



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman



牛氣沖天

The spirit of the Ox symbolises reliability, strength, fairness, patience, kindness, and honesty. I hope all PFMD members assume and channel these positive attributes this year in their daily work to meet all challenges, but not be opinionated and stubborn, which are the negative attributes of the ox.

In the fight against the Covid-19 pandemic, special attention should be paid to the protection of frontline staff, as several positive cases were found in these staff after tests for the virus. In-depth cleaning and preventive standard procedures in environmental hygiene should be followed and supervised closely by management. New and effective sanitisers, tools, and high-technology will be introduced to members from time to time. As can already be seen, some property management companies are using smart robots to clean the common areas intensively and effectively. In addition, touchless lift buttons and auto doorways, automatic sensor water taps and long-lasting nano sanitizers are becoming the new normal as a part of smart facilities management. The PFMD urges members to explore more new technologies for use on all types of infrastructure.

In the past month, the PFMD has the following issue and activities to share.

FSD Circular Letter No.2/2021

A Practical Guide for the Design, Installation, Acceptance, and Maintenance of Fire Service Installations and Equipment

Members should consult the above guide by visiting the following website for details:

https://www.hkfsd.gov.hk/eng/source/licensing/Practical_Guide.pdf

HKIS Media Briefing 2021

“Hire Professionals to Manage High-Risk Buildings”

A media briefing was held on 19 February at the Surveyors Learning Centre. I raised the PFMD’s concern over the latest outbreak of the pandemic in some ageing (three-nil) buildings and districts. The PFMD wishes the Government or statutory bodies to set up funds and subsidies, as well as establish a new specialised office to appoint property and facility management professionals to manage these high-risk buildings. This year, the Division will encourage members to apply more innovative technologies to their work to combat the pandemic. We shall also provide technical support to the Government with efforts to improve the quality of life in the Three-nil buildings, whenever necessary.

THEi Surveying Students Career-Sharing Seminars

A career-sharing seminar was held with THEi students on 8 February. Around 50 students joined this session. Sr Shelly Chan and I shared our career paths and work experiences with the students. We hoped that the talk gave them a better understanding of the PFM industry and provided a good blueprint for them to choose their streams of study and prepare for their careers after graduation.

Response to The 2020-2021 Budget: the PFMD's Perspective

(Please refer to the HKIS News section for the HKIS's Response to the Budget dated 24/2/2021 for details.)

CPD Activities and Events

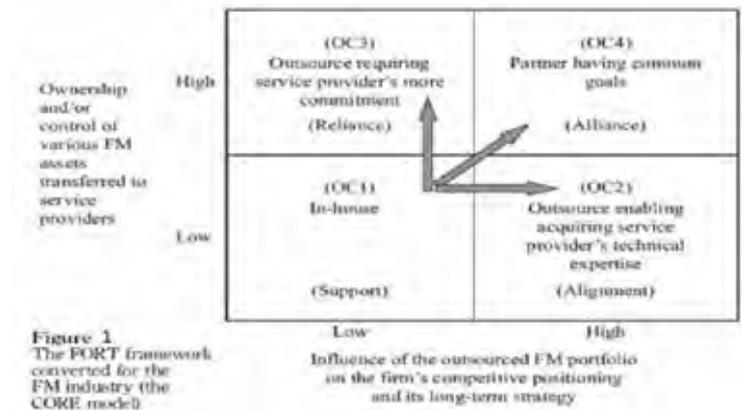
ISO 41001: 2018 and FM Outsourcing Management

Reported by Sr Danny Leung, PFMD Council Member

The captioned sharing session was organised by the PFMD on 19 February via Zoom. Two speakers gave speeches followed by a Q&A session.

During the first session, Dr Lawrence LOK Ka Leung, Distinguished Professor at the National Research Base of Intelligent Manufacturing Service of Chongqing Technology and Business University (CTBU), presented the Contingency Outsourcing Relationship Model (CORE) shown in Figure 1. CORE originated in the Four Outsourcing Relationship Types (FORT) model.

While CORE is used in the globalised facility management (FM) industry, FORT was originally used in the global information technology industry. The purpose of Lawrence's paper was to analyse CORE through the relationship rankings for a client and globalised FM service provider in the four categories (in-house, technical expertise, commitment, and common goals) and the application of this model with the aid of artificial neural networks (ANNs).



During the second session, Mr Ian van der Pool, MFM, Chairman of the European FM Standards Committee, CEN/TC348 (EN15221-series of FM standards), and the current Head of Delegation for the Netherlands in ISO/TC267, focused on ISO41001, which helps organisations manage, operate, and maintain facilities, assets, and services to meet ever-changing operational requirements efficiently and effectively.

FM organises disparate stakeholder group requirements, as well as the interrelationships between core business activities, support services, and the environments needed to meet stakeholders' needs and wants. In short, ISO41001 can help FM-professionals better prepare for future crises. Ian presented a recent case study from Singapore as an example.

During the Q&A session, Ian summarised the benefits of ISO 41001:2018:

- It distinguishes itself as the best FM service.
- It benchmarks its FM services from an international standard perspective.
- It gives customers strong confidence in the quality of the FM services being delivered.
- It helps FM organisations manage their strategic planning and tactical operations.



Sr Danny Leung (left) presents souvenir to Dr Lawrence Lok Ka-Leung (right).

Site visit to Hong Kong 1st High-rise Concrete Modular Integrated Construction

Reported by Sr Dick Li, PFMD Council Member

The captioned site visit for PFMD members was conducted on 27 February 2021.



Group Photo Taken at the Entrance to the Construction Site



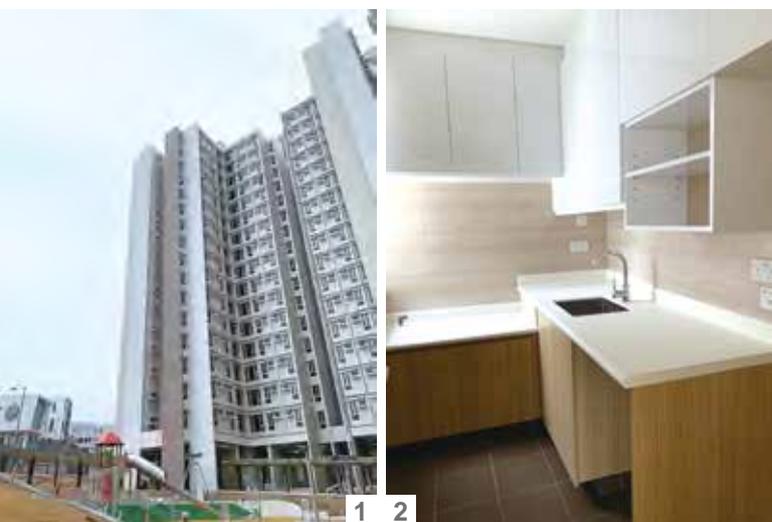
Group Photo Taken inside the Exhibition Centre of the Construction Site

The visit began with an introductory session inside the exhibition centre conducted by Mr Terence Chan, Project Architect of Ho & Partners (hpa).

- 1) Ho & Partners' Scope of Work: the construction of five quarters blocks of 16-17 storeys each and eight units on each floor to produce a total of 648 three-bedroom units of 50 square metres.
- 2) Advantages of Concrete Modular Integrated Construction (MiC) are 40~50% site labour reduction, 20% faster completion for a 30-month contract, environmental friendliness, improved quality and workmanship, and better construction site safety.
- 3) MiC Scheme: 71% precast in volume for the typical floor and sectional details of kitchen/living room/dining room/bathroom/bedroom modules.
- 4) Challenges for this construction project, such as design submission & approval, transportation logistics from factory to site, material selection when changing its timber flooring to floor tiles, raising the capacity to cope with the weight of modules ranging from 13-24 tons, a large factory production area, quality liability issue for factory inspections by authorised or competent persons, site safety measures with extra CCTVs for tower cranes, and installation in respect of setting out/tolerance.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



1. FSD Pak Shing Kok Married Quarters
2. Typical Kitchen Design

To visualise how individual modules are combined to form a flat, Terence conducted a walkthrough inspection tour after the briefing session. PFMD members learned how gaps between modules are properly sealed off to prevent water seepage from the rain and the methodology behind the installation of mechanical, electrical, and plumbing (MEP) systems.

In conclusion, how the MiC method is applied depends on the site. Various factors, including the type and nature of the building to be constructed, the site environment, traffic conditions in the site's vicinity, etc, have to be duly considered.



PFMD Chairman Sr Kays Wong (right) presents a certificate of appreciation to Ms Sammi Chan – Project Manager of Yau Lee Construction Co, Ltd (left).



Sr Kays Wong and Sr Charles Hung, Vice Chairman of the PFMD (right), present a certificate of appreciation to Ms Sammi Chan, Project Manager of Yau Lee, and Terence Chan, Project Architect of Ho & Partners (left).

Reminder- CPD Event on 19 March 2021

Topic:	風水學與私人屋苑及商場風水命理講座
Speaker:	鍾亦禮師傅 香港玄空星相研究協會 / 紐約玄空星相研究中心 / 澳門玄空星相研究協會 / 廣東玄空星相研究中心 / 馬來西亞玄空星相研究中心主席及會長
Event Time:	7:00-8:30 pm
CPD Hour(s):	1.5 PQSL Hour(s)
Organiser:	Property and Facility Management Committee
Fee:	HK\$150 for members; HK\$210 for non-members
Priority:	PFMD members