



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

New Stream of Property & Facilities Management Services in Demand

Whilst many PFMD professional counterparts are still busy providing PFM services in residential, commercial, and industrial buildings, the emergence of Covid-19 and SARS over the past 2 years have given rise to booming new businesses. As a result of enormous netizen purchases and orders, the required PFM services have created a great need for large warehouses and logistic centre management, which, in turn, have led to increased demand for prospective PFM services. Simultaneously, the advancement of technologies and iCloud services have also allowed data centres to flourish.

In February, an overseas developer beat seven other bidders to acquire a new data centre site of about 4,000 square metres in the New Territories for HK\$813 million. This investment indicated investor confidence in this type of investment. A facility with a gross floor area of 20,140 square metres will be completed there by 2023. In terms of logistics development, the emphasis will be on the efficiency, productivity, and effectiveness of the management of limited resources and space. As can be seen in China, the use of robots and data managers for in-house transfers and transporting goods and services to designated areas is not an uncommon practice, whilst good data centre management requires advanced telecommunications infrastructure, emergency support, a stable power supply, cooling system, and reliable work environment.

How can one keep these resources and facilities safe and reliable at a reasonable cost? An integration of the facilities and management are the new technologies and skills for PFM professionals to learn and practise in the near future.

Working with the Higher Institutions of Learning

A career talk and sharing session on the PFM practice via webinar to third and fourth year students in HKU's BSc in Surveying programme was held on 27 April. Sr Kays Wong introduced the background of the PFMD and its core business, activities, and career prospects, while Sr Dr Danny Cheng, a PFMD member, shared the roles of PFM surveyors and his unforgettable experiences of dealing with the pandemic at some large housing estates.

Interesting experiences were shared during the session. Positive feedback with questions received from students regarding the takeover of a new development and measurement of the effectiveness and standards of property management services were explained and discussed.



Adjunct Professor Sr Prof Bay Wong (Left) and Sr Kays Wong (Right)



Sr Kays Wong speaks to HKU surveying students via webinar.

Accreditation of the Technological and Higher Education Institute of Hong Kong (THEi) BSc (Hons) in Surveying (QSD and PFM Streams)

Further to the HKIS-THEi webinar meeting on 19 March in the presence of the Institute's staff, graduates, students, and PFMD representatives Sr Kays Wong (PFMD) and Sr Prof Dr James Chan, the Accreditation Panel conducted a site visit to THEi's Chai Wan Campus to clarify some data and inspect the campus' teaching rooms, tools, and other facilities. The delegation also inspected students' assignments and projects.



Tools and Equipment Used by THEi Students

Article in Sing Tao Daily

An article entitled 物業管理新常態 by the PFMD was published in the column 高深可測 in Sing Tao Daily on 15 April 2021.

物業管理新常態

高深可測 新冠病毒的爆發及蔓延實在是在我們物業及設施管理界近年來最嚴重的挑戰。除了要加强改善所有物業的環境衛生及前線工作人員所面對的風險外，還需提醒各業主、住客和訪客的防疫意識，增添工作人員的防疫裝備及樓宇消毒設施，和改善物業的環境衛生。在疫情下，管理工作必須與時並進，從預防性、突發性及長遠性的不同角度來安排。

管理運作的改變

政府曾安排僱員在家工作，並勸喻各公司能作相同安排，從而減少病毒的傳播。初時運作上可能略有不便，但隨着科技的進步及香港人拼搏靈活的精神，一些技術上的問題亦已解決。除了在電郵或其他手機應用程式可與對方視像或通話外，並可進行聯席會議，減少各方的交通時間及費用，隨時和客人溝通，促進工作效率。另外，某些屋邨亦充分利用物業的內聯網，將最新的疫情資訊，例如注射疫苗的地點能迅速地通知住客。有公司甚至能代住客安排採購防疫及消毒物品，方便居民。

新科技應用

近期，有很多大廈已採用免接觸性的消毒噴液、紅外線體溫計及應用長久性的消毒塗劑在門禁系統、出入大門和公共空間。此外，有大廈升降機已開始使用無接觸式的設施，即是在升降機不用按鈕的情況下也能使用，避免直接接觸到病菌從而減少病毒傳播的機會。我們還見到有商場已開始應用機械人進行消毒殺菌，除了節省人手，還可徹底進行消毒工作，亦能提高場內的歡樂氣氛。而在公眾廁所，很多商場已使用非接觸性的洗手設備，自來水及鹼液可自動噴出，旁邊的暖風機可把水分抽乾。這些自動化設備不但能減少病菌的傳播，還能夠節能及節水，提倡環保意識。

最後我想提醒各位同業，能安裝上述的自動化設備當然是最好的，但我們亦應該考慮客人的負擔能力，從而將最佳的方案推行，才達到雙方互贏。

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CPD Report

MIC: Hong Kong's First High-Rise Concrete Modular Integrated Construction Design for the Fire Services Department in Tseung Kwan O

(Reported by Sr Danny Leung)

The PFMD organised the above-captioned sharing session on 7 April via Zoom. Mr Terence Chan, Project Architect of Ho & Partners (**hpa**) made a speech on the topic with over 100 registrants in attendance.

The speech began with an introduction to the project architect's scope of work: the construction of five quarter blocks of 16-17 storeys each with eight units on each floor to produce a total of 648 three-bedroom units of 50 square metres each. Terence highlighted the advantages of concrete modular integrated construction (MiC) in terms of the high percentage of offsite fabrications, mild future maintenance concerns, improved quality & workmanship, good noise and fire resistance, and better safety & environmental friendliness, which contributed to the success of this project (Figure 1).



Figure 4: Safety Measures

During the Q&A session, Terence responded to delegates' queries, which emphasised the statutory compliance/fulfillment of such a new construction technique. Before closing, he mentioned that there was a slightly higher wastage of the PVC conduits used for vertical cabling, as the standard three-metre conduits had to be shortened to 2.6 metres to allow for installation offsite. This problem could be resolved if suppliers are willing to produce conduits tailor-made for MiC.



Figure 1: MiC Achievements of This Project

The main content of Terence's speech concerned nine key challenges for this project:

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|-----------------------------|----------------------------|
| Design | Large Production Line |
| Logistics (Figure 2) | Quality Control |
| Lifting Capacity (Figure 3) | Safety Measures (Figure 4) |
| Material Selection | Installation |
| Material Shipping | |



Council Member Sr Danny Leung (left) and Terence Chan



Figure 2: Logistics Figure 3: Lifting Capacity

CPD in May 2021

Event Name	: Briefing Session for the Codes of Conduct Issued under the Property Management Industry Licencing Regime 物業管理業發牌制度下的操守守則簡介會
Speaker	: Mr Kevin Cheung, General Manager (Regulatory), Property Management Services Authority (PMSA)
Moderator	: Sr Jack Lee, MHKIS (PFM)
Event Date	: 21 May 2021 (Friday)
Event Time	: 7:00-8:30 pm
CPD Hour(s)	: 1.5
Venue	: via Zoom
Division	: PFMD
Organiser	: PFMD
Fee	: <u>Free of Charge</u> for HKIS members; HK\$100 for non-members
Priority	: Cantonese supplemented by English
Details	<p>The PMSA recently issued two new codes of conduct to offer practical guidance to licencees. At this briefing session, a PMSA representative will not only introduce these two codes and their companion best practice guides, but also explain what disciplinary offences are, how complaints against property management companies and their staff are handled, and what disciplinary procedures are adopted.</p> <p>Programme Rundown</p> <p>7:00-7:09 pm: Welcome and Opening Speech (by Moderator)</p> <p>7:10-7:44 pm: Introduction to the Codes of Conduct</p> <p>7:45-8:30 pm: Q&A Session</p>

CPD in June 2021

Event Name	: Sharing of the Prizewinning Dissertation, "A Study on the Cost and Time Implications Brought about by the Integration of BIM and RFID Asset Tagging Technologies for Facility Management in Hong Kong"
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Speaker	: Mr Matthew Cheung Yiu Him Matthew is a THEi graduate who obtained first class honours in 2020. He has been with Rider Levett Bucknall Limited as a quantity surveyor since July 2020. During his four years at THEi, he acquired knowledge and experience in different fields of the construction industry including property and facility management, quantity surveying, and the computer-aided design of buildings. Carrying out a comprehensive study of the use of building information management (BIM) and radio frequency identification (RFID) technologies for his postgraduate dissertation, Matthew obtained second prize in the Best Dissertation Award competition for the PFMD in July 2020 and a best student award from the Chartered Institute of Housing (Asian Pacific Branch) in recognition of his outstanding student achievements. These recognitions encouraged him to delve further into those technologies that could potentially improve Hong Kong's living environment.
Moderator	: Sr Jack Lee, MHKIS (PFM)
Event Date	: 2 June 2021 (Wednesday)
Event Time	: 7:00-8:30 pm
CPD Hour(s)	: 1.5
Venue	: via Zoom
Division	: PFMD
Organiser	: PFMD
Fee	: <u>Free of Charge</u> for HKIS Student members and Full-Time Higher Education Students HK\$130 for HKIS members and HK\$150 for non-members
Language	: Cantonese supplemented by English
Details	<p>Life cycle costing is a major issue in the construction industry because other than the initial costs involved during the construction stage, the costs during the operation and maintenance (O&M) stages are also significant. But the new technologies of RFID asset tagging and BIM can be adopted for a structure and should lower its time and facility management costs.</p> <p>On one hand, the BIM system in asset management (BIM-AM) provides valuable as-built information and an as-built model to a client, while the data and specifications of equipment, building elements, and components can be inputted to the model. On the other hand, RFID asset tagging allows frontline staff to read the tags placed on equipment or machines so that the relevant maintenance records and operational conditions stored in the BIM database can be referenced for the sake of maintenance and quality control.</p> <p>This CPD will mainly focus on the dissertation, which thoroughly investigates the cost and time implications brought about by the integration of BIM and RFID asset tagging technologies for facility management in Hong Kong. From the introduction of both technologies to the research methodologies and discussion of the findings, the CPD will cover most of the dissertation's highlights to give the audience a sense of how both technologies could assist facility management.</p>