



## Property & Facility Management Division

Sr Kays Wong PFMD Council Chairman

# Be Prepared for Danger in Times of Peace 居安思危

At the time this message was written, the Hong Kong Observatory had just raised Strong Wind Signal No.3.

As our professional instincts and standard practices remind us, taking immediate precautions during a typhoon is important for avoiding the potential damage to and destruction of people's lives and properties. Not only should we ensure the proper functioning of drainage systems and other safety measures; we have to consider the possible urgent and unexpected incidents that we may not be able to handle under normal circumstances. In the case of the July black storm in Hong Kong this year, heavy rainfall caused serious flooding in many parts of the city, suspended public services, and closed offices. At the same time, severe flooding caused by prolonged heavy rainfall in Henan Province and its main city, Zhengzhou, caused severe casualties, including deaths, and damage to buildings and properties.

In other news, the pandemic still poses great challenges to surveyors' routine work and services to their clients despite the employment of the most stringent safety measures. Thus, surveyors have to be proactive in their management practices well before signs of trouble appear. As prevention is better than cure, surveyors must ensure that good planning, practices, and drills are important even when they are safe and at peace.

## Code of Conduct

Members are reminded that the new codes of conduct for the property management industry

entitled, **“Prevention of Corruption”** and **“Prescribed Conditions on Licences”** were gazetted on 23 July. They can visit the website at [www.pmsa.org.hk](http://www.pmsa.org.hk) for further details. The major contents of these codes of conduct are as follows.

### **Code of Conduct: “Prevention of Corruption”**

The content of this code of conduct covers the following aspects and sets out the requirements concerning corruption prevention and integrity matters:

1. Integrity Policy and Requirements for Licenced Property Management Companies (PMCs)
2. Developing the Integrity Capabilities of Staff by Licenced PMCs
3. Managing Integrity Risk by Licenced PMCs
4. Probity Requirements for Licenced Property Management Practitioners (PMPs)

### **Code of Conduct: “Prescribed Conditions on Licences”**

This code of conduct provides practical guidelines for PMC and PMP licencees to comply with the requirements in the PMSO and Property Management Services (Licencing and Related Matters) Regulation, so as to avoid committing disciplinary offences. Its contents cover the following aspects:

1. The need to continue being a suitable person to hold a licence and meet the criteria for holding it.
2. Licenced PMCs have to display copies of the licences.
3. Licenced PMCs would appoint licenced PMPs (Tier 1) to manage properties.
4. The property should display the name and licence number of the licenced PMP (Tier 1) appointed.
5. Licencees shall state the name and licence number on documents.

### Honours and Appointments

PFMD Council Member Sr Professor Hui Chi-man was appointed a Justice of the Peace effective from 1 July 2021.

Another Council Member, Sr Lee Man Kwong, was appointed a member of the Lift and Escalator Safety Advisory Committee for two years starting on 9 July by the Secretary for Development. The main objective of the Committee is to tender advice to the Director of Electrical and Mechanical Services on matters relating to the administration and enforcement of the Lifts and Escalators Ordinance. Members may contact Man Kwong to offer comments and suggestions on relevant matters.

Congratulations to both Council Members.

### CPD Event: Digital Transformation of Facilities Management: Technologies Will Make or Break Your Business

Reported by Sr Jack Li

The PMFD welcomed Mr Elvis Li, CEO of isBIM Limited, a leading BIM consultant in Asia, to share his experiences with and knowledge of digital transformation on 20 July. Elvis started by introducing digital transformation and the challenge of implementing it by the facilities management industry. He explained that digital transformation, by being implemented in and integrated with innovative technologies such as IOT, Robot, Drone, Digital Twin, AI, and SAAS at different stages, has given businesses new competitive advantages.

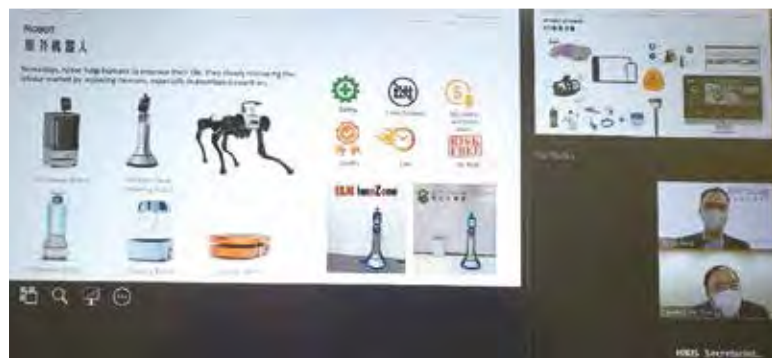
Different industries and countries explore digital transformation as they seek to benefit from the safety, cost, and quality that digital transformation can offer. As it has already been applied to facilities management, Elvis illustrated some examples of this in Hong Kong and abroad. They included disinfection, AI mobile fever-screening, and AI delivery robots through integration with IOT, Digital Twin, AI, BIM, etc. During the Q&A session, Elvis answered questions on cost, privacy, and security issues regarding the implementation of innovative technology. The PFMD expresses its gratitude to Elvis for presenting a very useful new technology to its members.



PFMD Chairman Sr Kays Wong and Council Member Sr Jack Li present a souvenir to Mr Elvis Li, CEO of isBIM Limited.



Digital Transformation Direction



Robots help humans improve their daily lives and work.

## CPD Event on 18 August 2021

Code :	2021126
Event Name :	Sharing of the latest developments in tri-generation with a case of its application to a high-rise commercial building in Hong Kong
CPD Code :	Formal Events
Speaker :	Mr Herman Choy, Director of Kolar Husky Company Limited
Event Date :	2021-08-18
Event Time :	7:00-8:30 pm
CPD Hour(s) :	1.5
Divisional PQSL Hour(s) :	1.5
Venue :	By online media (Zoom)
Division :	PFMD
Organiser :	Property and Facility Management Committee
Fee :	HK\$150 for members; HK\$210 for non-members
Priority :	First-come, first-served
Language :	Cantonese supplemented by English
Details :	Using 2005 as its base year, Hong Kong must reduce its carbon intensity by 65% to 70% by 2030. The global energy mix is shifting from fossil fuels to renewables. There are abundant examples of both public and private organisations working hard to decarbonise the economy. As this energy transformation, or “Green Deal,” gains momentum, new ecosystems and technologies will emerge. These developments will help grow renewables, develop new energy carriers, improve energy efficiency, reduce emissions, and create new markets for carbon and other byproducts as part of an increasingly circular economy.

	<p>At the same time, many of these commonly pursued steps to decarbonisation, such as increased electrification, the wide-scale use of renewable energy, and intensified energy efficiency measures, pose unique challenges.</p> <p>Kolar Huskey applied the first example of biodiesel tri-generation in Hong Kong to The CIC Zero Carbon Building. The system is in constant daily operation and commercially reliable.</p> <p>Herman Choy of Kolar Huskey will share the latest developments in this technology by presenting a case of its application to a high-rise commercial building in Hong Kong.</p> <p><b>Programme Rundown</b></p> <p><b>7:00~7:10 pm:</b> Welcome and Opening Speech (by Moderator)</p> <p><b>7:10~8:00 pm:</b> Introduction to the latest development of tri-generation with a case of its application in a high Rise Commercial Building in Hong Kong</p> <p><b>8:00~8:30 pm:</b> Q&amp;A Session</p>
Remarks :	<p>The event will be conducted online via Zoom. Successful registrants will be notified separately via e-mail with a weblink that will provide more details of the event.</p> <p>Please install the Zoom Application in advance at <a href="https://www.zoom.us/download">https://www.zoom.us/download</a>.</p> <ul style="list-style-type: none"> <li>• For mobile phone, iPad, and Android users, install the Zoom Cloud Meetings app from the App or Play Stores.</li> <li>• For PC and Mac users, download and install Zoom Client for Meetings.</li> </ul>
Payment:	<b>HK\$150</b>