



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

Early Participation of PFM Surveyors in Project Designs Saves Maintenance Costs

Recently, I had a discussion with a veteran architect who told me about his experiences in designing kitchens. He usually took advice from his wife prior to finalising his projects. His rationale was simple. As his wife worked mostly in the kitchen and knew every inch of it, her opinions were particularly valued.

Likewise, in any project, PFM professionals are usually their ultimate property operators and managers after the building is completed. Current practices see many property management staff only start to get involved in their building's management when the project is nearly complete. However, the experiences of PFMs suggest that maintenance problems are challenging and costly to resolve due to defective designs. There are cases in which external curtain walls experience serious water seepage due to faulty designs and workmanship. Other cases highlight the difficulty, if not impossibility, of cleaning the internal and external glass roofs of high-rise atria, as tracks and safe stairways are often not provided to cleaners. There have also been complaints about the high maintenance costs of outdoor condenser of the split type air-conditioners in curtain walls design building due to the prohibition on scaffolding works outside a unit's windows. That forces maintenance workers to use work platforms suspended from the roof. One can imagine the inconvenience and costs incurred to the owners and the problems their building managers encounter. Therefore, we would strongly recommend that all future projects should seek PFM professional input during their early stages, so as to save on future management and maintenance costs and result in waste reduction policies.

Waste Disposal (Charging for Municipal Solid Waste) Amendment Bill 2018 by the Legislative Council

After discussing the issue for many years, the Legislative Council passed the captioned Bill on 26 August. As the said Bill will have a significant impact on everyone in Hong Kong, PFM members and their companies will need to manage and coordinate the various measures, such as costs and management implications, to meet the new statutory requirements in all property sectors in order to reduce waste. Therefore, the PFMD has set up a special task force to respond to these new requirements. The task force will be coordinated by Council Member Sr Tim Law and members are encouraged to give comments and suggestions to the Division Council as soon as possible.

As informed, "the Government will also maintain close liaison with stakeholders and various sectors including property management companies, frontline cleaning staff, and waste collectors through various platforms, so as to provide relevant practitioners with related information and training, and draw up guidelines to assist them to prepare for the implementation of MSW charging."

For further details, please refer to:

<https://tinyurl.com/yz3mblgn>



Small Unmanned Aircraft Order

The Small Unmanned Aircraft Order (SUA Order) was gazetted on 16 July and will commence on 1 June 2022. As SUAs, commonly known as drones, may carry out activities such as building

inspections and external wall conditional surveys, this could affect the common interests of the estate or development and not be limited to privacy issues, insurance, and public safety. Members are reminded to pay attention to this development and comment on it.

For further details, see:

<https://tinyurl.com/yz4zhwj6>



The Central Market Revitalisation Project Preview Tour

Reported by Sr Amy Tang

On 17 August, Sr Kays Wong, Sr Rebecca Lee, and I accepted an invitation from the Chinachem Group and Urban Renewal Authority (URA) to join their Central Market Revitalisation Project Preview Tour.

Central Market represents a URA-led conservation and revitalisation project and falls under the Government’s new initiative to conserve Central. The URA commenced the restoration and preservation works for this 80-year-old Grade 3 structure by using innovative restoration methods, repair materials, and project management software to enhance both the work quality and efficiency. In terms of operations, the URA partnered with Chinachem to jointly operate and manage this building located in the heart of Central.

The URA and Chinachem will work together to inject the concept of “Playground for All” into the Central Market and turn this landmark, which operated as a wet market from 1939 to 2003, into a vibrant community hotspot that personifies “approachable,” “energetic,” and “gregarious” to preserve collective memories and deliver new experiences to the community.



1. Sr Kays Wong, Sr Rebecca Lee, and Sr Amy Tang at the Central Market Revitalisation Project
2. Central Market (4th Generation)
3. Central Market in 2021
4. What was sold in this stall? (Answer: fish)
5. And this one? (Answer: pork)



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- 6. Market during the Old Days
- 7. Modern Arts at Central Market

CPD EVENT

Sharing of the Latest Developments in Tri-generation Using a Case of its Application to a High-rise Commercial Building in Hong Kong

Reported by Sr Danny Leung

Mr Herman Choy, Director of Kolar Husky Company Limited, kindly delivered a CPD

on 18 August. The event began with a brief introduction to the report on a long-term decarbonisation strategy prepared by the Council for Sustainable Development in November 2020, in which recommendations across key areas, including the built environment and energy, were put forward.

As a supporting organisation, the HKIS is mandated to promote decarbonisation, so this PFMD-organised session was a golden opportunity to demonstrate its support for this strategy.

Herman briefly introduced the term, “Tri-generation or combined cooling, heat, and power (CCHP),” which is the process by which some of the heat produced by a cogeneration plant is used to chill water for air conditioning or refrigeration (Figure 1). A waste heat absorption chiller (Figure 2) is linked to the combined heat and power (CHP) to provide this functionality (Figure 1).

One Taikoo Place was Hong Kong’s first commercial building to employ a bio-diesel tri-generation system developed with Kolar’s significant contributions as the service provider.

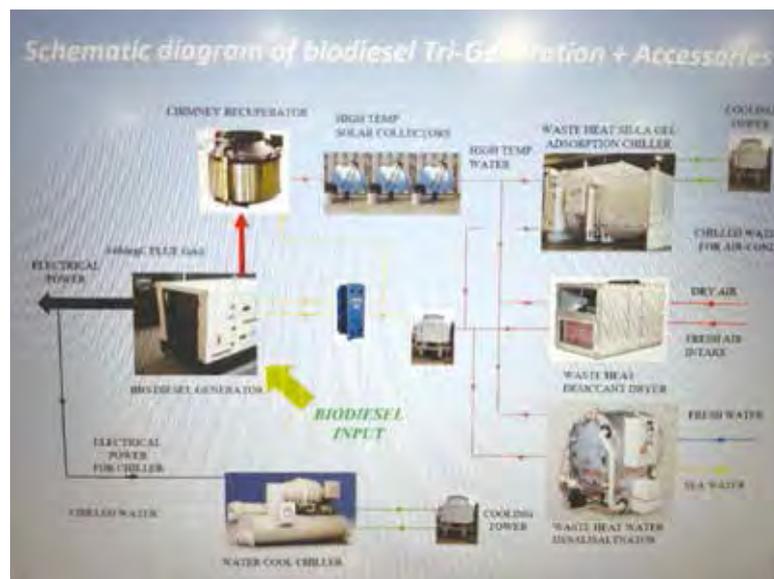


Figure 1: Schematic Diagram of the Biodiesel Tri-generation System



Figure 2: Waste Heat Power Absorption Chiller

Herman then highlighted the Benefits of Tri-generation including:

- Onsite, high efficiency production of electricity and heat
- Reduced fuel and energy costs
- Lower electricity use during peak summer demand
- Using engine heat to produce steam for onsite use
- Significant reductions in greenhouse gas emissions
- No harmful chemical pollutants, since water is used as the refrigerant
- Higher chance of attracting green financing

During the Q&A session, Herman addressed enquires on the ability of bio-diesel tri-generation to achieve its maximum potential for high-rise commercial buildings like hotels and residences, where there is 24/7 demand for both hot water and conditioned air supply.

The PFMD expresses its sincere thanks to Herman for sharing his professional insights with members.



PFMD Council Member Sr Danny Leung presented a souvenir to the Speaker Mr Herman Chou

September 2021 CPD

A New Era of Traditional Industries: Unlocking Business Value by Data from the Internet of Things and BIM and Further Application to Artificial Intelligence

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| Organisers: | PFMD and the Hong Kong Computer Society (HKCS) |
| Language: | Cantonese supplemented by English |
| CPD Code: | Formal Events |
| Speakers: | Spencer Fung EXCO member, Artificial Intelligence Specialist Group, Hong Kong Computer Society Founder and CEO of Optix Solutions Limited |

Spencer has over 20 years of R&D experience in artificial intelligence (AI) and big data analytics. He is an EXCO Member of the Artificial Intelligence Specialist Group (AISG) of the HKCS. Spencer has investigated different AI algorithms and applications, as well as introduced AI technology to different industries including aviation, transportation, manufacturing, logistics, and facility management. He helped many multinational companies deploy AI solutions to successfully create value by reducing operational costs. He is widely recognised by various industries and has been honoured with numerous awards including Top 10 Cognitive Technology Consulting/Services Companies, 2019; the 25 Most Valuable AI Companies in Asia in 2017; Hong Kong ICT Awards 2015: Best SME ICT (Adoption) Gold Award; Hong Kong Awards for Industries 2015: Productivity and Quality Award; etc.

Spencer's vision is to promote the use of advanced technology to enhance business operations in different industries. Hence, he formed Optix Solutions to do this.

Can Leung

EXCO member, Construction Industry Group, Hong Kong Computer Society

Technical Director of AECOM ISD, CCBM, MHKIBIM, MACS, MHKCS, AHKI Arb, ACI Arb
Accredited NEC3 ECC Project Manager

Can has over 30 years' experience in information systems development, security management and BIM technology. She has been involved in BIM works for many large scale infrastructure projects. Her responsibility for digital solutions include BIM consultancies, BIM adoption strategies and standards, and BIM integration with different systems. Her current primary role is Technical Director of AECOM's Innovative Solutions Department (ISD).

During her session, Can will present the digital twin platform for facilitating management at the "618 Shanghai Street" redevelopment project and how its technology integrates with BIM, Building Management System (BMS), and the Internet of Things (IoT). 618 Shanghai Street is the first URA project to use BIM as a tool to enhance design coordination, prevent crashes in construction, construct quality buildings, and improve the operational efficiency of facilities management (FM). This project has leveraged several BIM technologies across its life cycle

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| Event Date: | 24 September 2021 |
| Event Time: | 7:00~8:30 pm |
| CPD Hour(s): | 1.5 |
| Divisional PQSL Hour(s): | 1.5 |
| Venue: | By online media: Zoom |
| Fee: | HK\$150 for members; HK\$210 for non-members |

Details

The rapid growth of AI and other advanced technologies development have continuously transformed traditional industries. With the advent of digital transformation, companies seek low-risk and efficient ways to employ advanced technologies to define new business processes and models. In a nutshell, to formulate a management strategy that would integrate the coordination, prioritisation, and implementation of digital transformations is the first step towards the success of the transformation.

This talk will begin by exploring where AI is now by covering popular technological areas such as deep-learning, speech recognition, chat bots, robots, planning and scheduling, etc. Second, Spencer will share some successful AI cases and reveal how technology has transformed traditional business operations. Then Can will discuss a URA case to show how technology enhances preventive maintenance operations.

Programme Rundown

7:00~:10 pm: Welcome and Opening Speech (by Moderator)

7:10~8:15 pm: Presentations by the Speakers

8:15~8:30 pm: Q&A Session