



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

From Corrective to Predictive Maintenance

In recent years, there has been much concern over the health of the living environment and workplace due to unexpected, persistent pandemics such as SARS and Covid-19. These crises have demonstrated the importance of having proper building services and facilities. As a result, the need to improve building environments has contributed to the rapid development of maintenance strategies and technologies. In retrospect, building maintenance has progressed from corrective or ad hoc to routine, planned, and preventive.

With the advancement of building information modelling (BIM), artificial intelligence (AI), the intelligence of things (IoT), and robotics platforms, new technologies and knowledge will help PFM managers retrieve, select, and analyse the big data they collect and use them to devise the most effective and efficient forms of maintenance for their buildings. Therefore, facility managers do not only engage in standard maintenance, but also employ newer techniques to upgrade their predictive maintenance practices.

To keep abreast of the latest information and knowledge, the PFMD has conducted a series of CPD programmes related to the abovementioned topics to encourage members to be among the pioneers in the profession.

Members are reminded to:

1. Consider becoming registered professional surveyors (RPS). The position is in your best interest, recognised by the various divisions within the profession, and prized by the government, other public bodies, and the Mainland.
2. Please visit www.legislation.gov.hk to read the full Surveyors Registration Ordinance (Cap 417) and <http://www.srb.org.hk>.
3. The PMSA's upcoming CPD seminar

講座主題：法規系列
日期：2021年10月25日（星期一）
時間：下午6時30分至8時30分

物業管理公司及其員工於提供物業服務時，經常需要收集及使用客戶的個人資料，尊重及保障個人資料私隱，可贏取住客的信任及支持，有助履行物業管理職責。物業管理公司及物業從業員應如何應用《個人資料（私隱）條例》於日常工作中，以保障客戶的個人資料私隱？

《2018年廢物處置（都市固體廢物收費）（修訂）條例草案》已於今年8月26日獲立法會通過，標誌着香港的都市減廢新里程。物業管理公司和物業從業員於推行和落實垃圾收費新法例時擔任甚麼角色，業界應如何為落實垃圾收費作好準備？

物業管理業監管局（監管局）舉辦「持續專業發展講座法規系列」，邀請了個人資料私隱專員公署代表、環境保護署代表以及監管局成員擔任嘉賓講者，為業界講解相關條例的規定和剖析與業界有關的個案，以協助掌握條例的要求。

對象

- 物業管理人員持牌持有人（第1級）及（第2級）（包括臨時牌照持有人）
- 物業管理業人士

講座重點

- 《保障個人資料私隱：物業管理指引》
- 實施「都市固體廢物收費」的準備工作
- 淘大花園參與「都市固體廢物收費試點計劃」的經驗分享

Further Details: <https://www.pmsa.org.hk/tc>

Outreach Activities

1. IFMA Integrate Conference, 8 September 2021 New Operational Mode of FM after the Covid-19 Pandemic

Sr Kays Wong represented the HKIS at the conference this year, which focused on new technological changes and a new operational mode. The pandemic has led to massive changes in terms of innovation and technology in people's daily lives. Ensuring a safe, comfortable, and effective living environment requires new modes of FM.



Mr Kenneth Tsang, President of IFMA (Hong Kong Chapter), and Sr Kays Wong, PFMD Chairman

2. 建築、測量、都市規劃及園境界立法會議員及選舉委員會當然委員與業界交流會

Our Council Members Sr Amy Tang and Sr Johnathan Lee participated in the discussion meeting of the captioned organised by the PMSA on 11 September 2021



From Left to Right: Sr Johnathan Lee, Mr Alan Siu (CEO), Sr Amy Tang, Ms Diana Pang (GM, Regulatory) and Ms Connie Yip (GM Operation and Service)



Legislative Councillor Sr the Hon Tony Tse and Ex-officio Members of the Election Committee

3. Meeting on Smart Lamppost Development in Hong Kong

On 13 September, PFMD Council Member Sr Ray Ng attended a meeting on Smart Lamppost Development in Hong Kong at the Tamar Government Offices. During this session, representatives of professional institutes, including the HKIS, HKIA, HKIE,

HKIUD, etc., expressed and exchanged their views and comments with Government officers on Pilot Scheme continuation. Lampposts equipped with smart devices such as thermal detectors, air-quality sensors, Geo-QR codes, RFID tags for blind patrons, Wi-Fi antennae, etc., can provide convenient data services, collect various real-time city data, enhance city and traffic management, and facilitate future infrastructure development for 5G mobile communications services in Hong Kong. This was a key infrastructure project mentioned in the Government's 2017 Policy Address.

As dedicated professionals, PFM surveyors should seize this opportunity to connect all buildings/facilities under their management to the smart city grid, so as to make life better and more efficient with minimal environmental impact and inconvenience to Hong Kong's citizens.

PFMD members are encouraged to familiarise themselves with the details of smart lampposts at smartlamppost.ogcio.gov.hk and offer their views to the Government on the lampposts' design. They can also recommend additional functions and applications that the lampposts should feature, collaborative opportunities for exploring potential applications for the lampposts, measures to further instill public confidence in this new technology, and the continued development of smart lampposts in Hong Kong.

CPD Event in September:

1. Project Management for Property Facilities: Statutory Requirements

Reported by Sr Louis Lee

On 2 September, Sr Ir Cr PF Chan conducted a talk on the statutory requirements for property facilities projects. He provided a comprehensive review of the prevailing legislation that a facility manager would likely encounter when managing property and facility

projects. Moreover, he highlighted the salient features of the statutory requirements, which include time, cost, and quality implications, so as to comply with building control, fire safety improvements, environmental protection, health and safety protection, fire safety installations, water supplies, and levies for construction works.

Sr Chan also discussed the latest developments in the control of water works promulgated by the Water Supplies Department, which came into effect this month. During the Q&A session, he showed his expertise by answering several questions on statutory applications.

The PFMD expresses its sincere thanks to Sr Chan for presenting an in-depth briefing on the captioned subject.

to seminar participants on the evening of 24 September. Spencer applied the classical scene from the movie, Avengers: End Game, to explain that AI is a way to solve complicated problems among trillion of handlings, of which only a few are efficient. (The first significant application of AI was probably the breaking of Germany's Enigma Code by the Allies during World War II.) Spencer also showed how he integrated AI into his projects to help with the logistical management of cargo terminals and bus companies.

Can handled the second part of the seminar. The URA is one of Hong Kong's major real estate players and widely adopts BIM and IoT in its daily property and facility management activities. Can briefed the audience on the BIM and IoT knowledge of 618 Shanghai from the concerns over its design to their implementation in its daily management. During the Q&A session, participants keenly asked questions about the payback period and other issues. Everyone enjoyed the evening.

This was the first seminar that the PFMD co-hosted with the Hong Kong Computer Society. Both hope to collaborate again on technological information projects to benefit their members in the future.



(L-R): Sr Kays Wong (PFMD Chairman), Sr PF Chan (Speaker), and Sr Louis Lee (Council Member) after the Talk

2. A New Era of Traditional Industries: Unlocking Business Value by Data from the IoT and BIM and Further Application of Artificial Intelligenc

Reported by Sr Louis Lee

This was a seminar jointly presented by the HKIS and Hong Kong Computer Society.

Artificial Intelligence is an essential innovative technology of Industrial 4.0. Spencer FUNG and Can LEUNG unraveled this mystery technology



Miss Can Leung, Mr Spencer Fung and Sr Louis Lee

CPD in October 2021

Event Name:

The Sharing of Digital Transformation Journey: The Perspectives of Property Developers and Professional Consultants

Co-Speakers:

Damien Wu Tat Ming, Director of Business Transformation and Innovation, Chinachem Group

Damien is responsible for formulating and executing business transformation strategies to enhance Chinachem's existing businesses and operations, as well as identifying new business models and revenue streams for future growth.

He has over 25 years of IT management, consulting, and startup experience. Prior to joining Chinachem, he held senior IT management roles at various multinational consulting firms and local conglomerates including Chinadotcom, Avanade (a Microsoft and Accenture joint venture), and Link REIT. He also co-founded or served as the CTO of two successful IT startups in Hong Kong: Resources Link (a joint venture with China Resources) and Wisers, a leading business intelligence solution provider.

Damien holds a Bachelor of Mathematics (Joint Honours in Management Accounting and Computer Science) degree from the University of Waterloo in Canada. He is also the Chairman of Smart City Consortium's Proptech Committee and an advisor for various organisations such as the Hong Kong Science and Technology Park, Logistics and Supply Chain MultiTech R&D Centre (LSCM), Innovation and Technology Commission, Hong Kong Proptech Association, etc.

Co-Speakers:

Samuel Hui, Co-Owner & Chief Transformation Officer of the HKBN Group

Samuel loves building bridges. His crowning achievement is building a Popsicle bridge that held 900lbs.

Today, the bridges Samuel builds are more metaphorical. At HKBN, he bridged the gap between business and technology by driving HKBN's digital transformation and that of its enterprise customers. He and his team serve as trusted advisors and delivery experts across a variety of topics including digital solutions, IoT, big data, etc. Samuel is also active in the startup ecosystem of co-developing innovations with leading entrepreneurs for the enterprise market.

Prior to joining HKBN, Samuel worked for Oliver Wyman (New York) as a management consultant to Fortune 500 FSI clients. He graduated with AB and BEng degrees in Mechanical Engineering from Dartmouth College in the US.

Event Date: 26 October 2021

Event Time: 7:00-8:30 pm

CPD Hours: 1.5

Venue: via Zoom

Division: PFMD

Organisers: PFMD and the Hong Kong Computer Society