



Property & Facility Management Division  
Sr Charles Hung PFMD Council Chairman

## Hong Kong Alliance of Professional Housing, Property and Facility Management

Reported by Sr Charles HUNG, PFMD Chairman

The Hong Kong Alliance of Professional Housing, Property and Facility Management was formed in December 2021 with the objective to promote housing, property, and facility management services and improve the overall image of other relevant professions and industries through collaboration. It has over 20,000 members and includes the following professional bodies and associations.

1. Building Services Operation and Maintenance Executives Society (BSOMES)
2. Chartered Institute of Housing Asian Pacific Branch (CIHAPB)
3. Hong Kong Institute of Real Estate Administrators (HIREA)
4. The Hong Kong Association of Property Management Companies (HKAPMC)
5. The Hong Kong Association of Property Services Agents (HKAPSA)
6. The Hong Kong Institute of Facility Management (HKIFM)
7. The Hong Kong Institute of Housing (HKIH)
8. The Hong Kong Institute of Surveyors, Property and Facility Management Division (HKIS PFMD)
9. Housing Managers Registration Board (HMRB)
10. International Facility Management Association, Hong Kong Chapter (IFMA HK Chapter)
11. Royal Institution of Chartered Surveyors (RICS)



Group photo of the Alliance members with the Chief Executive in the middle



### Group Photo of the Council

Front Row (L-R): Sr Philip Chan, Sr Louis Lee, Sr Jonathan Lee, Sr Dr Kenny Chan, Sr Amy Tang, Sr Charles Hung, Sr Kays Wong, Sr Maxine Yao, Sr Shelley Chan, Sr Daniel Hui, and Sr Patrick Leung  
Back Row (L-R): Sr Danny Leung, Sr Denny Yeung, Sr Dick Li, Sr Alan Siu, and Sr Gary Wang

A spring dinner party was successfully held on 2 February at the Hong Kong Convention and Exhibition Centre with the Chief Executive in attendance. During the party, he gave an inspiring speech to praise the good work of Property Management Practitioners in the past, especially during the pandemic, when front line staff faced extreme difficulties trying to solve problems on the spot. As property management is a growing profession, the Government will rely on Property Management Practitioners to continue to enhance their services in the future.

The ceremony concluded with group photos of all professional bodies and PFMD Council members.



The Honourable Chief Executive, John Lee Ka Chiu, GBM, SBS, PDSM, PMSM



(L-R): Ricky Yeung, Deputy Director (Estate Management), Housing Department, and Sr Charles Hung, PFMD Chairman

3. Dye water flush test
4. Spray water test (for windows & external walls)
5. Moisture meter test
6. Positive pressure water pipe test
7. Negative pressure water pipe test
8. Microwave scanning test

Generally speaking, an RITS and moisture meter are used at the same time. The RITS provides a general view and area of water seepage, while the moisture meter provides a more “exact reading” of the moisture content of the spot point and moisture development – that is, from ‘ground zero’ of the leak source to its vicinity. Once the source is found and marked, a report could be made on it with recommendations on how to repair it.

Denny also shared one interesting expert witness case that involved tracing the source of water penetration from an external wall. In this case, a spray water test was performed on the external wall of a flat. The test requirements were spraying water at a water pressure of 35 psi about 300 mm from the external wall for one hour. The test started at 11 am and finished by 1 pm on the same day. Water leakage was observed along the ceiling of the flat’s master bedroom. The test was successful because it concluded that the flat’s seaward-facing external wall caused the water leak instead of common water seepage from the flat above.

The PFMD was grateful to Denny for delivering such an interesting topic on water seepage.

## Water Seepage Problems in Residential Buildings

**Reported by PFMD Co-opted Council Member, Sr Nick Pang**

A CPD on the above topic was held on 12 August 2022 for over 140 participants. Water seepage is a common building defect in Hong Kong’s multi-storey buildings. The problem not only causes annoyance and inconvenience to affected owners and occupants, but may also damage a building’s structure. Water seepage cases may involve over \$10 million in legal claims.



Sr Denny Yeung, managing director of Asian View Surveyors and Engineers, shared his experiences in handling water seepage investigations. He explained some of the following non-destructive water seepage test methods and technologies:

1. Rapid infrared thermographic survey (RITS)
2. Dye water ponding test



As water seepage investigations take up much of a property management staff's time in its daily work, the PFMD formed a working group on water seepage investigation problems on 17 March 2022 with a view to improving the existing methods of water seepage investigation and providing effective solutions to solve this problem. The members of the group are as follows:

Sr Charles Hung, Chairman
Sr Denny Yeung, Vice Chairman
Sr Louis Lee, Secretary
Sr Kays Wong, member
Sr Jonathan Lee, member

The group's terms of reference are:

- (1) To identify the constraints to improving the existing procedures in water seepage investigations.
- (2) To study and evaluate the effectiveness of the current legislation.
- (3) To explore the possibility of solving water seepage problems under insurance cover.

Members are encouraged to express their views on the above terms to the working group so that it could find ways to improve the property management industry's handling of this important issue.

## Work Safety and Statutory Update for PFM Practitioners

**Reported by Sr Ray Ng, PFMD Council Member**

On the evening of 30 September 2022, the PFMD was delighted to be joined by the Labour Department (LD) to deliver a rich and enlightening talk to PFM practitioners on an OSH case-sharing, review, and legislation update. By sharing some common accidents related to some recent PFM practices in Hong Kong, the LD's Ms Iris Siu alerted practitioners to the issue of accident prevention from the perspective of employers/proprietors/occupants. Moreover, Iris updated members on the LD's 2022 legislative amendment proposal to raise the penalty for OSH legislation violations, so as to sufficiently deter duty holders.

The talk was a very good refresher for PFM practitioners.



(L-R): PFMD Council Member Sr Ray Ng presents a souvenir to the LD's Ms Iris Siu.

## Risk Management in Integrated Management Systems (IMS)

Reported by Sr Alan S Wong, PFMD Co-opted Member

On 14 October 2022, Ms Connie SY Sham, Head of Audit, HKQAA, and PFMD co-opted member Sr Alan S Wong shared their valuable experiences with risk management in integrated management systems at the Surveyors Learning Centre. Risk refers to an uncertainty over outcome in which negative issues relate to threats, while positive issues relate to opportunities.

To manage the threats, Connie shared most crucial measures covering avoidance of risk, mitigation of the probability/severity of risk, transferring to another party, etc. Regarding opportunity, organisations have to exploit and enhance by raising the effect or probability of further sharing with another party.

aspects with the responsible personnel; (ii) useful tools such as registers of legal and other requirements, and (iii) the final outcome of an organisation's legal responsibility.

In conclusion, the speakers recommended a holistic risk management process with key identified elements in IMS to manage risk. Members found the talk interesting and useful for their day-to-day office management plans.



Ms Connie SY Sham shares the cruxes of risk management in IMS

Alan shared his empirical experiences with the environmental aspects of IMS risk management. His analysis from management's point of view covered: (i) a register of environmental

A promotional graphic for the HKIS YouTube channel. It features the HKIS logo and name in English and Chinese, along with the website address www.youtube.com/TheHongKongInstituteofSurveyors. Below this, it says 'SUBSCRIBE TO HKIS YOUTUBE CHANNEL' and displays the YouTube logo. A QR code is provided for easy access to the channel. The background of the graphic shows a stylized cityscape of Hong Kong.