



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

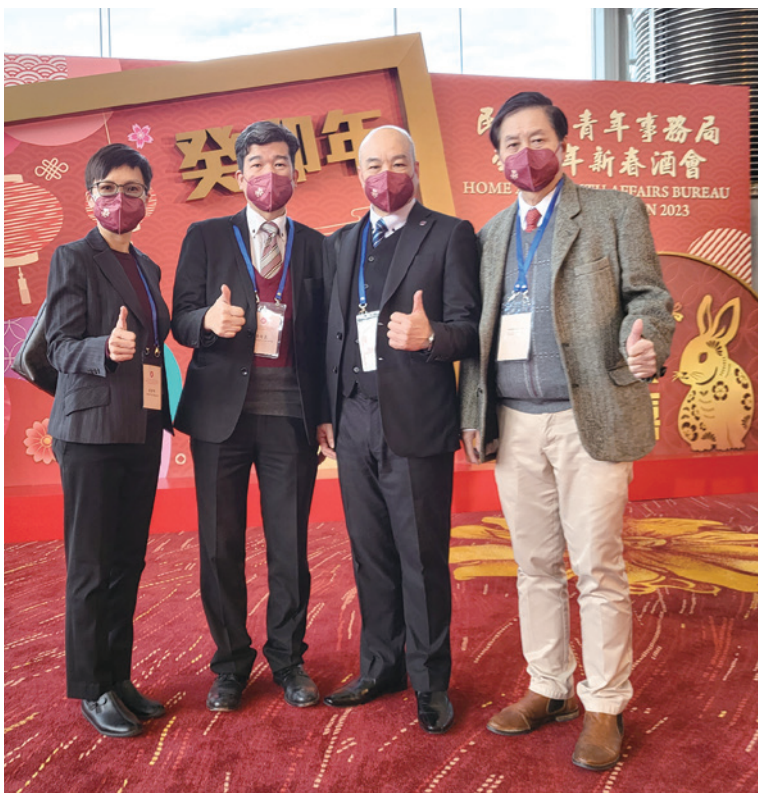
The Home and Youth Affairs Bureau Spring Reception

PFMD Chairman Sr Charles Hung was invited to attend the Home and Youth Affairs Bureau Spring Reception on 27 January at the Hong Kong Convention and Exhibition Centre. The reception was well-attended by all district representatives and the Hon Alice Mak Mei Kuen, SBS JP, Secretary for Home and Youth Affairs, who gave an inspiring opening speech in the presence of the Chief Executive, John Lee Ka Chi, GBM, SBS, PDSM, PMSM. The CE also talked to the district representatives. The reception provided good opportunities for participants to exchange ideas on their community work and ended in a good and harmonious manner.

Modern Painting Technology for External Walls

Reported by Sr Jack Lee, PFMD Council Member

On 22 September 2022, Ms Michelle Tsang, General Manager of SKK (HK) Co, Ltd, was invited to deliver a CPD, “Innovation Painting Technology for Building Maintenance on External Wall Surface,” to members. She started by comparing the different resins of external wall coatings designed for their respective performances through different tests such as an accelerated weather test, repeated warming and cooling test, fungal test, and agal resistance test.



(L-R): Former QSD Chairlady Sr Amelia FOK, HKIS President Sr Paul Wong, HKIS Vice-President Sr Robin Leung, and PFMD Chairman Sr Charles Hung

Testing Item	Acrylic Resin	Polyurethane Resin	Silane Resin	Fluorocarbon Resin
1. Adhesion Test (ASTM D 4541)	100%	100%	100%	100%
2. Washability Test (ASTM D 1308)	100%	100%	100%	100%
3. Salt Water Resistance Test (ASTM D 1308)	100%	100%	100%	100%
4. Thermal Shock Test (ASTM D 1308)	100%	100%	100%	100%
5. Fungal Resistance (ASTM D 1308)	100%	100%	100%	100%
6. Algal Resistance (ASTM D 1308)	100%	100%	100%	100%
7. Abrasion Resistance (ASTM D 1308)	100%	100%	100%	100%
8. Chemical Resistance (ASTM D 1308)	100%	100%	100%	100%
9. UV Resistance (ASTM D 1308)	100%	100%	100%	100%
10. Impact Resistance (ASTM D 1308)	100%	100%	100%	100%
11. Fire Resistance (ASTM D 1308)	100%	100%	100%	100%
12. Flexibility (ASTM D 1308)	100%	100%	100%	100%
13. Hardness (ASTM D 1308)	100%	100%	100%	100%
14. Durability (ASTM D 1308)	100%	100%	100%	100%

(Top Right-Bottom Right): Ms Michelle Tsang and Sr Jack Lee

Michelle also introduced the most updated innovative painting technology such as a pattern-design texture coating system, a fair face-like coating system; and a spray-on granite coating system that was the most popular for maintaining external walls. Moreover, she demonstrated with job references the advantages of a pre-fabricated sheet-type coating system over a real stone replacement in terms of weight, cost, ease of matching the original colour, application time, etc.

Legal Aspects in Water Leakage

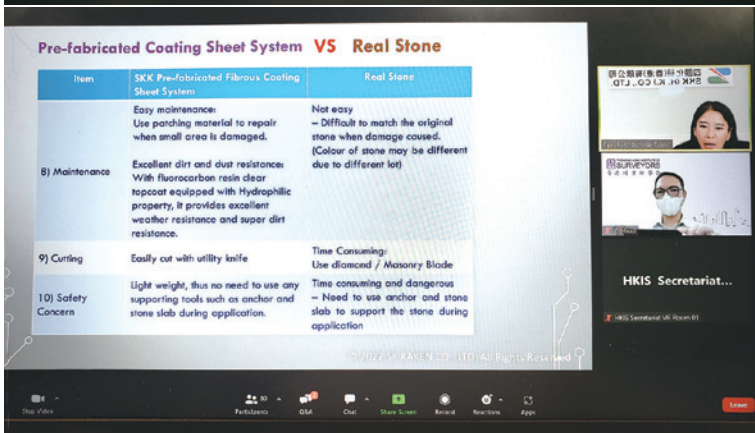
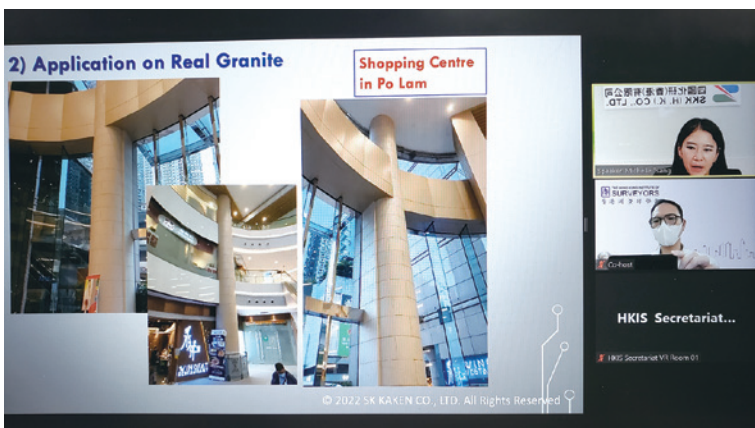
Reported by Sr Tim Law, PFMD Council Member

A CPD Webinar, “Case Sharing on Property Facility and Management – Water Leakage,” was jointly organised by the HKIS and HKIFM on 12 October 2022 for over 160 participants. The speaker, Mr Kwok Kwun Ying, Senior Partner at Li, Kwok and Law Solicitors & Notaries, shared his views on facility management legal cases that involved water leakage caused by damaged waterproof membranes on rooftops, common facilities (eg drainage and pipes) along external walls exclusively used by individual owners, and the professional roles and liabilities of practitioners.

The engaged audience raised many questions during the Q&A session. Hopefully, Mr Kwok will return to give more talks in the future so that members can keep abreast of the latest legal cases.



(L-R): PFMD Council Member Sr Tim Law; Mr Kwok Kwun Ying of Li, Kwok and Law Solicitors & Notaries; and Mr Teddy Cheung, HKIFM Council Member



Michelle finally shared some techniques and specifications during the design stages of renovation projects to minimise the cost of conducting them.

The PFMD sincerely thanks Michelle for providing it with updates on paint technology and knowledge. Members are welcome to contact her for more information.

Improvements in Paint Technology

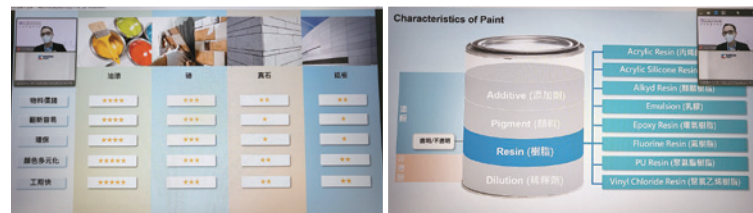
Reported by Sr Jack Lee, PFMD Council Member

On 16 November 2022, the PFMD invited Mr Kakuda Masakazu and Ms Tammy Chui of Hong Kong Kansai Paint Co, Ltd, to deliver a CPD, “Kansai Paint - Designed to Last with Pioneer Innovations,” which introduced paint characteristics and the new technology of today’s paints.

The key speaker was Tammy, who spoke about paint’s general components and the characteristics of different types of paint such as enamel, fluorocarbon, silicone, polyurethane, acrylic, epoxy, etc. She further illustrated with job references the benefit of adopting paint over using other materials to repair buildings due to its lower cost, ease and brevity of repair, environmental friendliness, and colour selection. Finally, Tammy introduced several new paint technology products:

- 1) Spray-on granite for mosaic and ceramic-tiled surfaces
- 2) Industrial paint applied to various building surfaces including aluminum panels, curtain walls, stainless steel, and sometimes underwater
- 3) “Precast” instead of liquid forms of paint
- 4) Paint that can absorb odors and disintegrate products
- 5) Tile-cleansing system

During the Q&A session, Kakuda and Tammy answered all questions professionally and stressed that due to improvements in paint technology, they would be happy to share their expertise and experiences at any time in the future at the request of PFMD members.



Application of Nanotechnology to Air Filtration and Sterilisation

Reported by Sr Maxine Yao, PFMD Co-opted Member

The PFMD Council invited Mr Eddie Fung, CEO of Nanofil Filtration Technology Limited, to give a talk on 23 November 2022 to introduce a Hong Kong innovation to kill germs, including the Covid-19 virus, using filters that are installed in fan coils and air-conditioners. In 2016, Eddie led and completed an R&D project to develop a nanofibrous air filter, which was funded by Hong Kong Science and Technology Park. He is devoted to continuously improving indoor air quality through nanotechnology, which can save both money and space. Members can seek further information from Eddie if they are interested.



(L-R) Mr Eddie Fung, CEO of Nanofil Filtration Technology Ltd and Sr Maxine Yao, PFMD Co-opted Member