#### DIVISIONAL NEWS & ACTIVITIES

組別簡訊



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 Chiu, 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.



(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

# 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.

		wing from	Arrefy Rein	Patratethone Resin	Silicon Resin	Pherecurbes Resis	
	Accelerated	Southern) (Rea Balanies Cut	LINE	LANE	1,000 2,000	1,000 2,000	
1.	Monthering Told MOTENCIA TOLD	MFs Gless	MUCHINA All	MINISTRAL SPECIMEN	SWICKER SWICKER	Statestillideben	
Н	Nadable: Test	Eptidious)	3,000	3,000	3.000	3.000	- Acceptable and the second
2	BARRY Tex	Toutel No	55.545-1990	85 K 5000	WS K 5200	NSK 5200	SURVEYORS
-		Resell Tot (Dav)	French 30	Percol	Pared	Panel	2442445
3	Revistance Ton (450-51)	For Ref No.	25 K 5400	REAL PROPERTY.	RCK 1500	St 5, 5000	
		Gless Extrators (%)	99%	975	160,	book,	1991
	Expected Life Span Warnarty Period (Y		50	1-16	80-13	15-21	
	Filter Manchess (2.5)			38	36	- 1	T.r.
	Opady EEE	All other order order, 7%	10	**	**	100	The state of the s
	Afreira 102(7)	Cross-Cut Tape Test	100,100	180100	196/196	180/140	
•	Giowines (CS)	ser minus sofercion	15-69	N2	12	40	
10	Reported Warring & Cooling Test	25 K. 5000 7.14	Strumentality, give retretion is 80° common after 7 cycles and	Sergiosendity place repetition is 10% or many often Copyles (s)	No thermality, ploo excess to 80 corners also G cyclo by	Neutromacity, plan spenior is NYs or more after 34 codes and	
10.1	Chemical Episcan	Acid reintener (URS KN400 R.22)	Passed for neuroscaleus en paint Sita when instended into 1% of sulfaria acid solution for 24 lears.	Perval for an amountages on paint files when increased into \$5, of sublate sold solution for 5 days. Passable filter schatters and re-	Found for no amendment on pulse files when interested into \$0, of splitters and solution for ? \$25. Founded Gives returning to	Pacaditir to stockites on paint tim when immunod ires St. of addings and wholes for I float Pacadist Clica stortion palms	HKIS Secretaria
	ACTION TO	Affait resistance (1980)	Fanol (40 beam) terrened in Sparatel Calcium Hydroxids.	senseathon or pair Ste when instanced into No redisor hedenoids actains for 7 days.	stanulaçõe en paire film objet inarcented into 3% redises Indunido sobrina for 7 diga.	unumbase or paint file when immented into 3% sodium laybonide relation for 7 days.	# HCS Secretorial VN Hoom 01
12	Famoublity	and the second second	0.tel	0.000	63nd	6345	
		Dament of married	Ham	New	Sen		
13	Reintly 2011	Signs of reading & polling	No	No	No.	No.	
	Funger and Algel resources	Test (Days)		38	N N		HKIS Secretari
	MARKET IN	Europi or Nigoliganosis	No.	No.		No.	HKIS Secretari

(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.

#### DIVISIONAL NEWS É ACTIVITIES 組別簡訊



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.

## 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

#### DIVISIONAL NEWS & ACTIVITIES

組別簡訊

# 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:

- Spray-on granite for mosaic and ceramictiled surfaces
- 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 Coopted 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