



Property & Facility Management Division

Sr Prof Eddie Hui, MH PFMD Council Chairman

This has been a fruitful year for the PFMD. A number of critical issues and events were successfully accomplished. Moreover, some CPD events were organised to enhance the technical know-how of members.

I want to summarise the major activities organised and tasks performed over the past year for members' information.

1. Research

Two research studies were completed. One was entitled, "The Effective Use of Web-based Tools for Property Management Companies in Hong Kong". The PFMD commissioned HKU to conduct this study. Its objectives were twofold. First, the study would investigate the latest developments in web-based property management tools in Hong Kong. Second, it wanted to know how to improve the user-friendliness of the current interfaces, which should allow residents to accomplish the available functions more effectively. The study also explored the extent to which one can maximise the capabilities of web-based and cloud technologies and how this could benefit the PFM profession.

The other study was entitled, "The Relationship between Green-Certified (BEAM Plus) Buildings and Property Prices in Hong Kong," which the PFMD commissioned PolyU to conduct. The aim of this study was to investigate the relationship between the transaction prices of flats in residential developments and BEAMS Plus certifications.

Both reports have been uploaded to the HKIS website for your reference.

2. Regulation of the Property and Facility Management Industry

Following LegCo's enactment of the Property Management Services Ordinance, the Property Management Services Authority (PMSA) was established in late 2016. It is responsible for regulating the mandatory licencing regimes for property and facility management companies and practitioners in Hong Kong. In October 2017, the PMSA held two focus group meetings to solicit views on licencing issues for companies and practitioners. During these meetings, the PFMD spoke on behalf of its members. In addition, it worked with other major stakeholders of the industry (the HKIH, CIHAPB, HKAPMC, HKIFM, HMRB, and RICS) to draft and submit a joint letter to the PMSA to further articulate their concerns on important regulatory issues such as the definition of property management; licencing requirements for property management companies; and the academic requirements, professional qualifications, and amount of experience needed for Tier 1 and Tier 2 property management practitioners.

3. CPD Events and Site Visits

The following is a summary of the CPD events and site visits conducted by the PFMD over the past 12 months.

12 December 2016	Development and Application of Mobile Experience and Smart Infrastructure for the PFM Industry
21 January 2017	CPD Site Visit to QPFMA 2016 winner sites
26 April 2017	Sharing Session on "The Effective Use of Web-based Tools for Property Management Companies in Hong Kong" by HKU's Department of Real Estate & Construction
10 June 2017	CPD Visit to the Happy Valley Underground Stormwater Storage Scheme
16 June 2017	Licencing Requirements for Residential Care Homes for the Elderly in Hong Kong

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

10 August 2017	Sharing session on "The Relationship between Green-Certified (BEAM Plus) Buildings and Property Prices in Hong Kong" by the Department of Building and Real Estate, PolyU
19 August 2017	Technical Visit to a Residential Care Home for the Elderly (RCHE)
16 September 2017	Case-Sharing cum Site Visit to the BEAM Society Limited (BSL) – Office RenoGreen (Final Platinum in BEAM Plus Interior)
10 October 2017	Doctor's Sharing Session with Surveyors on Organ Donation and Transplant and Prevention Strategy for Infectious Diseases

- 1 Sharing session on "The Effective Use of Web-based Tools for Property Management Companies in Hong Kong" by HKU's Department of Real Estate & Construction
- 2-3 Technical Visit to a Residential Care Home for the Elderly (RCHE)
- 4-5 Doctor's Sharing Session with Surveyors on Organ Donation and Transplant and Prevention Strategy for Infectious Diseases

4. Membership Growth

As at 13 October, the total number of Corporate Members in the PFMD was 769. Of this number, 734 held multiple memberships. In addition, there were 33 probationers and seven student members.

5. Study Tour Sponsorship Assessment Working Group

The Division has been cultivating youngsters to study for and contribute to the PFM sector. In view of this, it recently set up a working group to review the study tour proposal(s). This initiative aims provide financial assistance to potential PFM practitioners for their study tours if they fulfill the Division's funding criteria.

6. Promoting Property and Facility Management Services

The PFMD has actively promoted itself to the general public through a wide range of activities over the past year. It was through these activities that it has played a more influential role in society – particularly among secondary schools and tertiary education institutions. In addition, it has spared no effort to support the structural learning process among probationers. Some major events are:

- a. Supporting the "Touring Central with Surveyors" activity as one of Cicerones in 2016 to allow participants in the Central Tour to understand how surveyors have contributed to the development of Hong Kong and, more specifically, the role of PFMD surveyors in this development process.



- b. Joining the mentorship programme at Shatin Pui Ying College and sharing the general duties of surveyors in the various divisions, as well as the experiences of PFMD surveyors in delivering project and property management services for various financial institutions in Hong Kong.
- c. Continuing to support PolyU's Info day by arranging for younger surveyors to share their personal experiences and career development paths with prospective students.
- d. Coordinating with PFMD Council members and the HKIS IT department to upload the PFMD's past exam papers, which dealt with assessing professional competency (APC), to the HKIS website. This helped APC probationers better prepare for their professional examinations.
- e. Preparing APC-related templates, such as those for Critical Analyses, Interim Assessment Reports, Training Plans, the Property Rotation Schedule and Competence Checklists, and CPD Event Log Sheets, to help probationers undergo the structural learning process and professional examinations more effectively.

7. Dispute Resolution Committee (DRC)

In order to increase the HKIS's public exposure, its DRC proposed the introduction of the Mediation Pro-bono Scheme to the public. The Scheme's pamphlet, application form, and disclaimer clause are being prepared for its launch in the near future.

8. Members Welfare Committee

The Members Welfare Committee arranged a drinks gathering on 5 June. In addition, the PFMD plans to hold following welfare events:

- a. Pet Fun Day in West Kowloon
- b. Different recreational activities: bowling, basketball, yoga, visit to TVB Studios
- c. Green ecotourism and cultural & ecological tour.

9. Heritage Committee

The Heritage Committee decided to invest \$2 million in the Funding Scheme for Public Engagement Projects on Built Heritage Conservation from the Built Heritage Conservation Fund. There were three Priority Project Themes to choose from:

- A. Timely Maintenance and Conservation of Privately-owned Historic Buildings
- B. Our Community's Built Heritage
- C. Young Force in Old Buildings

Following detailed discussions, the Committee decided to choose Theme A because it can demonstrate the expertise of surveyors and promote the HKIS's professional image to the public. A Task Force was formed to prepare the proposal and necessary documents, with one representative from each Division and YSG, along with two past presidents. The submission is now under review.

10. The Way Forward

I want to express my heartfelt gratitude to our Council Members for their unfailing support for and valuable contributions to the PFMD. Special thanks go to all fellow members for committing to the Division's well-being. With your support, I expect the PFMD's success to continue in the years ahead.