



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

Pursuit of Smart Management

In recent years, a new trend of smart management has been much discussed, learned, and implemented in various aspects of property and facilities management. So, what exactly is smart management? To refresh members' knowledge, "SMART" is broken down as:

- **S:** Specific (targeting a particular area for improvement)
- **M:** Measurable (goal must be quantifiable)
- **A:** Attainable (goal should be practical given the available resources)
- **R:** Relevant (goal should relate to business objectives)
- **T:** Time-based (goal must be achieved within a specific time period)

The above keywords should have already been implanted in everyone's minds. However, have the PFM smart management policies and operations achieved the above objectives and goals when its members put them into practice? Also, have they also considered integrating the new technologies (artificial intelligence and big data, smart living, the internet of things, a low-carbon footprint, green management, energy savings, sustainability, environmental protection, etc.) into their Smart Management?

As professionals, PFMD members must keep up with the latest technologies and living standards for the benefit of their clients. These are two of their primary goals to pursue. The PFMD will work with members to achieve them through its CPD events in the near future.

Visit

Sr Kays Wong attended the MTR Society Link Gathering on 19 June as one of the HKIS representatives. The MTRC's Operations Director, Dr Tony Lee, briefed the audience on the new features of the entire Tuen Ma Line including its facilities provisions. He also led a

visit to the Sung Wong Toi Station and explained the archaeological discoveries unearthed there during construction. The relics have become part of the station.



Sr Kays Wong points at Sung Wong Toi Station on a route map with MTRC Operations Director Dr Tony Lee.

CPD Reports

Sharing the awarded dissertation of "A study on the cost and time implications brought by the integration of BIM and RFID asset tagging technologies for facility management in Hong Kong"

Reported by Sr Jack Li, PFMD Council Member

The HKIS's research committee has been organising outstanding final year dissertation awards for surveying students from various universities and colleges. This year is the first time that the PFMD has invited the winning students to present their dissertations and findings at a CPD event.

Mr Matthew Cheung, a first class honours THEi graduate, shared his award-winning dissertation, “A Study on the Cost and Time Implications Brought by the Integration of BIM and RFID Asset Tagging Technologies for Facility Management in Hong Kong,” on the evening of 2 June.

Unlike other speakers who have discussed BIM and RFID, Cheung applied an academic framework to critically review the benefits for the facility management industry when the two technologies are combined. He first introduced their backgrounds and current trade applications. Then he cited the model of Meadati, Irizarry, and Aknoukh (2010) to support the advantages of integrating BIM and RFID applications. The main aims of his research were to prove the time and cost savings and for that he adopted an interview research strategy. Respondents included Sr Gary YUENG, former PFMD Chairman on the management staff of EMSD. Cheung followed that by explaining the merits and limitations of systems integration. He also gave three scenarios under routine and urgent repair situations, elaborated on seven positive factors for achieving cost and time savings, and identified three negative factors that affected a building’s time and cost burden.

This 90-minute long seminar ended after Cheung answered some questions from participants. Special thanks go to THEi, especially Mr Cheung’s dissertation supervisor, Dr Ken Chan, for convincing his student to share his findings with members and for handling the seminar’s logistical arrangements.



(L-R): Sr Jack Li, Sr Louis Lee, Matthew Cheung, PFMD Council Vice Chairman Sr Charles Hung, and Dr Ken Chan

Site Visit: Water World Facility at Ocean Park

Reported by Sr Dick Li, PFMD Council Member

The captioned Site Visit for PFMD Council Members was conducted on 18 June.



PFMD Chairman Sr Kays Wong Presents a Certificate of Appreciation to Mr George Tso, Executive Director, Design and Engineering.



Group Photo Taken Inside the VIP Meeting Room at Water World



Project presentation in a Water World VIP meeting room conducted by:

1 Mr Ken Wong 2 Mr James Lee 3 Sr Dick Li

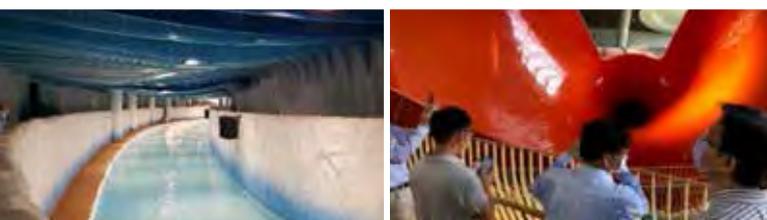


PFMD Chairman Sr Kays WONG Presents Certificates of Appreciation to:

4 Mr James Lee 5 Mr Ken Wong 6 Mr Nefield Kiang
7 Ms Heiso Chan 8 Mr Simon Tse



Walkthrough Inspection of Water World's Facility Area



The visit began with an introductory session at Ocean Park's Summit area, which provided an overview of Water World. Then it was back to the Water World VIP meeting room for a briefing session conducted by Mr Ken Wong, Director, Water World Engineering; Mr James Lee, Head of the Construction Department; Sr Dick Li, Project Manager; and Ms Heiso Chan, Systems Manager, Water World Engineering.

1) Key Challenges during Water World's Construction

- The project had some unique challenges.
- High quality construction to be completed within a short time period
- Curved raked slab edges
- Restricted site access with limited storage space
- Maintenance and facilities consideration

2) Water World and Attractions Overview: 26 Indoor & Outdoor Attractions

- All-Weather, Year-Round Attractions **(11)**
- Hong Kong's first-ever "surf rider" for guests to ride waves on a surfboard

- Indoor all-weather wave pool with eight exciting wave patterns
- An indoor lazy river where guests can enjoy a seven-minute leisurely journey on tubes
- Six different dynamic and state-of-the-art water slides
- Two attractions specially designed for younger guests: a toddler pool and themed children play structure that includes five water slides and 46 water play features

Outdoor Attractions (8)

- Outdoor wave pool with eight exciting wave patterns
- An outdoor crazy river where guests can enjoy a three-minute journey through a variety of interactive water features and have a magnificent ocean view in the infinity-edge zone
- Three dynamic and state-of-the-art water slides including eight-lane mat-racers
- Two resort-style cabana areas
- One infinity spa pool

Others (7)

- Four dining options: L1 Cafe, L2 Food Court, L2 Outdoor Wave pool Food Outlet, L3 Indoor Wave pool Food Outlet
- Two retail shops
- Indoor performance stage facing the indoor wave pool

3) Visit to the Back of House (BOH) Area and Aquatic Management System (AMS)

To visualise many Water World attractions and facilities seen in the presentation, PFMD Council members made a walkthrough inspection of the BOH after the briefing. They received a first-hand look at the constraints and difficulties the AMS system for water quality control faces. They also got a feel for the central control management system (CCMS).

Thanks to all for supporting this event.

Upcoming CPD Event

Code	2021098
Event Name	Digital Transformation of Facilities Management: Technologies Will Make or Break Your Business
CPD Code	Formal Events
Speaker	Mr. Elvis Li Mr. Elvis Li is the CEO of isBIM Limited, a leading BIM consultant in Asia. Graduated from the Hong Kong Polytechnic University in 1994, Elvis has been practicing in the building industry for more than 27 years. Over the years, Elvis has 11 years of experience in project management of various property development projects in Hong Kong and China, and over 16 years of experience in planning and implementing BIM and digital transformation projects. Elvis has gained his BIM project experience since 2002 and been collaborating his experience and knowledge from different fields of the industry. He has successfully created and implemented a series of "Digital Transformation" for building and civil projects from feasibility study, complex geometry optimization, design coordination, 4D simulation, BIM-based quantity takes off to facility management phase for over 1000 BIM projects in Asia.
Event Date	2021-07-20
Event Time	7:00 pm - 8:30 pm
CPD Hour(s)	1.5
Divisional PQSL Hour(s)	1.5
Venue	By online media – ZOOM
Division	PFMD
Organizer	Property and Facility Management Committee
Fee	HK\$150 for members; HK\$210 for non-members
Priority	First-come-first-served
Language	Cantonese supplemented by English
Details	This seminar is organized to cover the following topics: <ol style="list-style-type: none"> 1. Why we need digital transformation of facilities management? 2. Digital transformation empowers companies with new competitive advantages 3. Top technologies and practices will continue to influence facilitates management throughout the year 4. How to implement Digital transformation in your business <p>Programme Rundown 7:00 p.m. ~ 7:10 p.m. Welcome and Opening Speech (by Moderator) 7:10 p.m. ~ 8:15 p.m. Speech conducted by the Speaker 8:15 p.m. ~ 8:30 p.m. Q&A</p>
Remarks	The event will be conducted online via ZOOM. Successful registrants will be notified separately via email with the web link in due course to the online event. Please install the Zoom Application in advance at https://www.zoom.us/download . <ul style="list-style-type: none"> • For Mobile phones, iPads & Android, install the ZOOM Cloud Meetings app from App Store or Play Store. • For PC and Mac, download and install the Zoom Client for Meetings.
Payment	HKD 150

Should you have any queries, please email to us at kittylai@hkis.org.hk or contact Ms Kitty Lai at 2526 3679.