



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

PFM Towards a Digital Transformation

Time really flies. Having served as PFMD Chairman for two years, I hereby issue my final message in this capacity to my fellow members. Throughout my tenure, the PFMD faced unprecedented challenges to the profession. The sudden occurrence of Covid-19 and its rapid spread have brought new demands to combat this crisis. Not only have surveyors' daily tasks required them to implement stringent measures to their living environments to protect their health, staff, and clients, but all other tasks, activities, and events have had to continue under a "new normal".

Under such critical circumstances, the PFMD realises that the industry has rapidly and extensively updated its technology and skills. As shown in many practical cases, the application of new technologies and AI has been positive and resulted in the improvement of the quality of life, services, time savings, and work safety, as well as reduced costs. Thus, as PFM services are closely related to the development of new techniques, technologies, and facilities, the Division has arranged many CPDs and seminars to enrich its members with the latest hi-tech information and skills. Proficiency in the digital world will equip members with the means to deliver better professional services.

It is my sincerest wish that newly-elected Chairman Sr Charle Hung and the council will lead members to new horizons for the profession. I hope that members will continue to participate in all activities and events that the Division will arrange for them. (More details of the annual report will be sent to members in the future.)

Finally, may I express my sincerest thanks and heartfelt gratitude to my council and all members for their enthusiastic support during my chairmanship over these last two years.

Welcome, New PFMD Members

WU Wing Kwong

Maxine YAO Jie Ning

PANG Sun Cheong

Let us extend the warmest welcome to the PFMD's newest members!

Technical Circular (Works) No.6/2021

Security of Payment Provisions in Public Works Contracts

PFMD Council Member Oliver Chan reported that the Government has launched its new policy on implementing the Security of Payment Provisions in public works contracts with a view to facilitating the timely processing of contract payments and providing an interim mechanism for the speedy resolution of payment disputes before the enactment of the Security of Payment Legislation (SOPL).

The new policy will be applied in two stages:

- a. Tenders to be invited from Group B or Group C contractors on the "List of Approved Contractors for Public Works" by 31 December 2021
- b. Tenders to be invited from other contractors on the "List of Approved Contractors for Public Works" or the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" by 1 April 2022

Reaching Out Activities and Events

1. Global AI Challenge for Building E&M Facilities – Technical Conference

On 12 October, Sr Kays Wong attended the captioned international conference organised jointly by the Government’s Electrical and Mechanical Services Department (EMSD) and the Guangdong Provincial Association for Science and Technology. The conference focused on Artificial Intelligence (AI) technologies in the building electrical and mechanical (E&M) industry and gathered innovators from around the world who shared a common interest in building smart cities through AI innovation.

This conference covered the following main topics:

1. How AI can create a smarter world
2. How AI applications have revolutionised the traditional E&M industry
3. How AI lays the groundwork for smart cities



1. (L-R): Mr Alfred Sit, JP, Secretary for Innovation, with Sr Kays Wong
2. (L-R): Mr YH Pang, JP, EMSD Director, with Sr Kays Wong

2. Building Safety Symposium

Three PFMD Council members – Sr Kays Wong, Sr James Chan, and Johnathan Lee – joined the Buildings Department’s Seventh Building Safety Symposium on 22 October. The theme of this year’s symposium was “Shaping a Smart and Livable Built Environment”. Building professionals, members of the building management sector, government officials, and academics were invited to exchange views on the relevant issues.

As Secretary for Development, Mr Michael Wong, said, “the Government and the construction industry have been proactively combating challenges faced by the industry with new technology and innovative thinking to enhance productivity, cost-effectiveness, and construction and building safety. The Government and industry will continue to join hands to make good use of advanced technology in the various aspects of construction including design, construction procedures, materials, and quality control for works, building management, and so on to build a safe, healthy, and sustainable city together.”

The Director of Buildings, Mr Yu Tak-cheung, said that the Building Safety Symposium 2021 provided a good opportunity for the industry to add value and exchange ideas. The experiences shared by the speakers



3. (L-R): Sr Kays Wong, Mr Yu Tak-cheung, (Director of Buildings), and Sr Johnathan Lee
4. (L-R): Sr Dr Cheung Tin-cheung (Former Director of Buildings), HKIS President Sr Edwin Tang, Sr Karen Cheung (Assistant Director, Buildings Dept.), Sr James Chan, and Sr Kays Wong

on innovative and digital technologies that applied to the construction industry should lead to further reflection and discussion of the relevant issues among participants. Mr Yu added that introducing smart technologies to various construction aspects could help initiate a new era for the profession, as well as a sustainable and livable built environment, which would bring about new opportunities for the local construction industry.



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5. Key Technological Areas
6. (L-R): Sr Vincent Ho, Building Safety Mascot, and Sr Kays Wong

For more details, please refer to the technical circular as referenced above.

3. Invitation to Visit the Hong Kong Housing Society's Accessible and Adaptable Design Mock-up Flat Prototypes, 27 October 2021

Sr Charles Hung and Sr Kays Wong joined other HKIS members on a visit to these mock-up flats and exchanged ideas and comments with HKHS representatives, particularly on the aspects of kitchen and bathroom facilities arrangements for senior and disabled residents.



Accessible and Adaptable Design Bathroom

Lantau Tomorrow Consultancy Study on Artificial Islands in Central Waters

Sr Amy Tang, Sr Rebecca Lee, and Sr Kays Wong will join a joint professional forum on 13 November 2021 to discuss a detailed planning and engineering study for the artificial islands of about 1,000 hectares around Kau Yi Chau and a feasibility study on the priority road-and-rail link connecting the artificial islands.

PFMD Research

The HKIS Research Committee has approved the PFMD's recommendation to appoint THEi to supervise the PFMD's 2021 research paper, **"Smart Technologies Application in PFM in Hong Kong"**. Sr Prof Daniel HO will enhance the research proposal after interviews with some PFM stakeholders.

CPD in October

On 26 October, the PFMD jointly-organised a CPD event, "The Sharing of a Digital Transformation Journey: Perspectives from Property Developers and Professional Consultants," which started with an introduction to the background of two speakers, Mr Damien Wu, Director of Business Transformation and Innovation at the ChinaChem Group, and Mr Samuel Hui, Co-owner and Chief Transformation Officer of the HKBN Group.

During the CPD, Damien shared his business transformation and innovation journey, which employed outside-in and inside-out approaches. He introduced the idea of "innovation places"

and “smart city” vision, as well as their investment focus and R&D projects with some innovation examples. He further shared his experiences in tackling challenges during the transformation process.

Echoing Damien, Samuel shared his transformation bridging experiences as a professional by providing a chronology of HKBN’s transformation from a telecom provider into a leading technology solutions integrator with a shift from product-centricity to customer-centricity. Samuel also highlighted the co-ownership system that boosted startup partnerships in co-innovation and co-development with leading entrepreneurs, which incubated new uses of technology at scale.

During the Q&A session, both speakers further elaborated on how they faced challenges and handled failure during their transformation processes. They also gave examples of digital transformation applications in the PFMD industry.

The PFMD expresses its thanks to Damien and Samuel for sharing their experiences and insights into business transformation innovations and earnestly hopes to invite both speakers back to deliver more innovative ideas for the PFMD industry to members.



7. (L-R): Mr Samuel Hui, Sr Kays Wong, Mr Damien Wu
 8. (L-R): Sr Jack Li, Mr Samuel Hui, Sr Kays Wong, Mr Damien Wu, and Sr Louis Lee

CPD in November

Code	: 2021163
Event Name	: The Proper Use of UAS under the New SUA0 (Small Unmanned Aircraft Order) for Building and Facility Management Surveying
Speaker	: Sr Wong Yung Shing Sr Wong has been practising with the post-qualifications of general practice & valuation surveyor, chartered building engineer, and property litigation expert witness for 31 years and is well-versed in the land development process and aviation. From 2011 to 2015, he served as the executive director cum legal counsel for two Sino-foreign private jet JVEs and delegated or performed various in-depth duties of operating and managing a civil aviation business and aviation real estate including AOC matters, aircraft acquisition, compliance with air safety standards, pilot training, aircraft MRO, hangar, and liaisons with the CCAC for scheduling and dispatching. He also advised three local sub-hub governments in Chengdu on the design and planning of a civil airport and aerotropolis near Chengdu Shuangliu Airport. Since 2014, under the corporate names of UAS Limited (air service) and Data Oasis Limited (photogrammetry production), Sr Wong has applied UAS tools to the professional business of land, building, and property surveying with inputs of IT, IRT, VR, 3D, and AI technology. He disseminates his applied UAS aeronautical knowledge and practice experience to daytime students at the Hong Kong Polytechnic University and THEi (Chai Wan), private users, and civil servants, as well as provides UAS flying certification assessments that comply with international air laws. He now serves a flying team of aerial building defect inspectors who work for property management companies and government departments. Since 2020, he has advised the Civil Aviation Department on the promulgation of the new SUA0, which will take effect in June 2022. Sr Wong will disseminate the practical ways of using UAS under the new SUA0 in this CPD.
Moderator	: Sr Danny Leung
Event Date	: 12 November 2021
Event Time	: 7:00~8:30 pm
CPD Hour(s)	: 1.5
/ Divisional PQSL Hour(s)	
Venue	: Via Zoom online media
Organiser	: Property and Facility Management Committee
Fee	: HK\$150 for members; HK\$210 for non-members
Priority	: Cantonese supplemented by English
Details	: This seminar is organised to cover the following topics: 1) How to perceive UAS aviation within the framework of the PFM surveying business 2) Differences between the existing advisory safety requirements of using UAS and the new statutory requirements 3) How to perceive, apply, and comply with the new UAS flying requirements according to common aviation practices and minimise one’s professional liabilities
Programme Rundown	
	7:00~7:10 pm Welcome and Opening Speech by Moderator
	7:10~8:15 pm Talk conducted by the Speaker
	8:15~8:30 pm Q&A

Our VISION: A Truly Connected SMART COMMUNITY

