



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

Dialogue with the Media on the PFM's Roles of Combatting Covid-19

Reported by Sr Jonathan Lee,
PFMD Vice Chairman

Covid-19 on the frontlines, their assistance in implementing anti-epidemic measures (RAT/vaccination record checks; home quarantine measures; deep disinfections of common areas; repairs of defective drainage pipes; enhanced ventilation; application of advanced technologies such as touchless lift buttons, ultraviolet light disinfections, etc). For further details, please refer to the following extract from the HKET:



Distribution of Anti-epidemic Kits by PFM Staff

On 4 April, I attended a live interview with The Metro Finance Reporter (新城財經台) regarding the efficient and proper procedures of distributing the Rapid Antigen Testing (RAT) kits and the difficulties encountered, anti-epidemic measures in the PFM industry (ie, frequent disinfections and cleanings of common areas, body temperature checks, defective drainage pipe inspections, improved ventilation, etc), and updates on the licencing of the Property Management Services Authority's roughly 6,400 members. For more details, please refer to the following interview on YouTube: https://youtu.be/TKeiZe2D_Ss.

In addition, the PFMD published an article in the 12 April issue of the *Hong Kong Economic Times* (HKET) highlighting the great contributions of property and facility managers in combatting

讀者來稿

物管成疫情探熱針

Omicron 變異株的出現，為世界各地帶來了重重一擊，香港也不能幸免。在疫情下，物業管理公司服務着各個物業及每個家庭，堅守在抗疫最前線。而物業管理業也是疫情下另一支探熱針，探一探物業管理工作量便可知疫情狀況。

猶記得自 2 月中下旬開始，工作量已經令各物業管理從業員喘不過氣，包括製作即時有關確診個案的通告，發放緊急資訊，安排及協調公眾地方的清潔及消毒等；更不幸的是，有不少從業員確診，差不多有百分之三十的員工不是確診，便是成為緊密接觸者而未能上班，導致需要安排大量替工支援，人手極之不足。

同時，很多住戶改為在家工作或進行網課，忽然之間，所有日常的工作，學習、娛樂及活動全部都在一個狹窄的房子內發生。管理處收到的求助及投訴也比疫情前增多幾倍，尤其是噪音滋擾及冷氣滴水，跟進工作之多，可想而知。雖然大部分的求助個案都是單位與單位之間的事情，但管理處亦要擔起單位之間的協調角色。

主動求變 減病毒擴散

大型商場管理早在第一、二波疫情已先後結合科技，引入清潔機械人，在電梯的扶手位置安裝紫外光消毒，免觸式按鈕，智能消毒服務，環保噴塗消毒等，配合大範圍消毒或深度清潔的需要。從業員亦使用工程科學，減少病毒在物業內擴散，包括計算及增加冷氣系統鮮風量，以加強空氣流通；檢查公眾排氣管，渠管狀況，在大廈沖廁水缸加氯化劑消毒，空調系統消毒等。

刻下，業界更主動應變，配合政府各項緊急防疫措施，如疫苗通行證，關閉表列處所，居家隔離等等。「軟生」隨機應變，在逆境中積極進取，創出新局面的精神，正是香港人致勝之道，相信這信念充分在物業管理行業內體現。

在疫情下，物業管理從業員在每個物業亦扮演者重要的協調角色，聯繫着整個社區。由協助政府部門收取地區污水樣本，協助快速或核酸檢測，配合圍封大廈檢測工作，到分派防疫物資，關懷個別居家防疫住戶及提供適切協助，物業管理從業員都參與其中，就算是嚴峻的時刻，物業從業員亦走在最前線，與業戶共同面對。在此我特別想感謝每一位物業管理從業員緊守崗位，提供全面優質管理服務，與政府、社區，各業戶共同抗疫！期望疫情盡快過去，一同攜手建立一個更宜居安樂的城市。

■香港測量師學會物業設施管理組副主席李文光測量師

HKIS Voluntary Work at Shek Wai Kok Estate 行義抗疫 - 石圍角邨

Reported by Sr Maxine Yao, PFMD Co-opted Member

Sr Maxine Yao joined a volunteer activity co-organised by the Agency for Volunteer Services (AVS) and HKIS on 16 April to deliver care packages to the elderly living at Shek Wai Kok Estate.

All of the recipients were diagnosed with Covid-19 from February-March 2022. The HKIS noticed that the ventilation of their buildings was very good, so their residents might have been infected through social contact or airborne transmission.

The oldest recipient was in her 90s and all had recovered fully. Those with limited mobility did not know how long it would take to be vaccinated after they were infected. We explained the process to them and hoped they would be vaccinated in time.

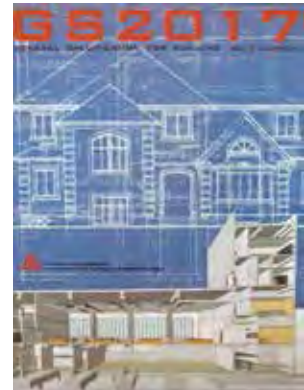
The visit was a meaningful event and participants gained valuable experience from it. Members are encouraged to join the voluntary works team in the future.

General Specification for Building 2022 Edition (ArchSD)

Reported by Sr Louis Lee, PFMD Council Member

The Architectural Services Department (ArchSD) has been preparing General Specification for Buildings (GS) to help the property and

construction industries draft suitable construction contracts for Government projects since 2003. The latest version came out in 2017. In view of the rapid application of modular integrated construction (MiC), ArchSD recommends a new section for MiC, which forms the new 27th MiC section in GS.



ArchSD kindly arranged a briefing session for various Government departments and professional associations on 1 March to introduce the new section and the changes to other parts of GS. The PFMD joined this session.

Incorporating more green specifications, revising technical requirements, and updating international standards and codes are the major aims. Below are some of the salient changes related to the property and facility management fields.

- Clause 1.02: Included the NEC ECC terminology table.
- Clause 19.06: Added that the nominal flow rate of a shower shall be less than or equal to nine litres per minute.
- Clause 19.07: Added that the nominal flow rate shall be less than or equal to two litres per minute for non-mixing water taps and less than seven litres per minute for mixing water taps.
- Clause 21.9: The VOC content of the product shall be less than 5% by volume in paint and varnish removers.
- Clause 25.83 & 25.85: New clauses to landscape pruning types and extents have been added.
- Clause 16.85, 20.35: Added new clauses of green environmental requirements to curtain walls and glazings.

In the new MiC session, MiC is well-defined. The qualifications and responsibilities of key participating professionals are clearly stated. The 2022 version of GS is scheduled to be released during 3Q/2022 after consolidating

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組別簡訊

comments from different parties. It will be adopted in ArchSD's tenders starting in 4Q/2022.

With regard to MiC, Sr Charles Hung, PFMD Chairman, will give a CPD talk on 17 June 2022. The details are below.

CPD Event 2022070: MiC Project from a Surveyor's Point of View

Code	2022070
Event Name	MiC Project from a Surveyor's Point of View
Speaker	<p>Sr Charles Hung, Director of Ho & Partners in charge of surveying works and PFMD Chairman</p> <p>Charles graduated from the UK Leicester Polytechnic and University of Reading in 1980 and 1985 with a BSc in Building Surveying (with commendation) and MSc in Project Management, respectively. He conducted research for his master's thesis on buildability concepts applied to the construction of the HSBC Headquarters in Central. Charles spent ten years working in various UK architectural, surveying, contractor, and development firms such as Vigers and Prudential Insurance, which are known to Hong Kongers. He was a senior project manager for a few notable projects such as a shopping precinct, Barks Walk, in Shakespeare's hometown of Stratford upon Avon; the hi-tech buildings at Frimley Business Park; supermarket/DIY stores (Texas, Waitrose, Presto, Payless/Halford), Prudential Headquarters on Minster Court in London, etc.</p> <p>Charles is an experienced professional who can really share his personal project management work experiences with members. He also spent five years at the Buildings Department and 18 years at the Housing Department. He is an excellent presenter who won the Best Presentation Award from the HKMA (2002) and the HKIS Building Surveyor Award competition (2021). Thus, he is capable of delivering an interesting talk.</p>
Event Date	2022-06-17

Event Time	7:00-8:30 pm
Registration Closing Date	2022-06-10
CPD Hour(s)	1.5
Divisional PQSL Hour(s)	1.5
Venue	By Zoom online media
Division/ Organiser	PFMD
Fee	HK\$150 for members; HK\$210 for non-members
Priority	First-come, first-served
Language	Cantonese supplemented by English
Details	<p>The talk will touch upon the important concepts of buildability being applied to the construction industry. The early application of buildability skills will improve the duration of construction, as well as the quality of the final product. MiC is a good example of the use of prefabrication techniques that can minimise site works with less labour/materials wastage. Buildings can be subdivided into various components that were factory-made in a controlled environment, so as to achieve better quality. This also improves construction speed on site, thereby reducing the overhead costs of construction.</p> <p>However, there are some site constraints (large storage areas) that may hinder the development of MiC and shortcomings such as water penetration risk, double wall construction, and many joints/gaps that may affect its overall appearance. The talk will also address the maintenance issues arising from MiC in terms of its durability, weathering, repairs, etc, while taking into account life cycle costs in the long run.</p> <p>Programme Rundown 7:00-7:10 pm: Welcome and Opening Speech (by Moderator) 7:10-8:15 pm: Speech Conducted by the Speaker 8:15-8:30 pm: Q&A Session</p>

Should you have any query, please e-mail us at kittylai@hkis.org.hk or contact Ms Kitty Lai at 2526 3679.