



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

Welcoming New Members to the PFMD Council

The PFMD's first Council Meeting of 2022 was held on 4 January in both face-to-face and Zoom formats. It featured lively discussions of the PFMD's future plans to meet its visions and fulfil its mission.

The Council welcomes its new co-opted members, Maxine Yao, Denny Yeung, and Nick Pang, as well as helpers Gary Wang and Vincent Tsui to strengthen the team and allow it to complete its work in the years to come.



(L-R): Sr Shelley Chan, Gary Wang, Sr Amy Tang, Sr Dick Li, Sr Charles Hung, Sr Louis Lee, Sr Maxine Yao, Sr Nick Pang, Sr Denny Yeung, and Sr Jonathan Lee

Subtle Matters under Land Compulsory Sales for the Redevelopment Ordinance (LCSRO)

Reported by Sr Dick Li, PFMD Council Member

The webinar held on 14 March received a remarkable response of 166 registrants, of which 124 tuned in. Sr Flames Wong Yung Shing, who holds the unique, globally-recognised judicial record of land resumption valuation litigation cases, kindly accepted an invitation to share his practical experiences with the latest compulsory sale rulings and the proper way to professionally sell strata-title units to developers and agglomerate the title shareholdings for the redevelopment of old Chinese tenement buildings (Figure 1).



Figure 1

Sr Wong mentioned that one of the LCSRO's objectives was to facilitate urban renewal by assisting private developers whose redevelopment plans were obstructed by minority owners seeking to extract wholly unreasonable compensation. In addition, the LCSRO also provided the mechanism to ensure that the minority owners would receive fair and reasonable compensation for their interests in the properties.

There were statutory requirements in which an applicant had to satisfy the Lands Tribunal before an order for a compulsory sale could be granted. An applicant making an application under the LCSRO must prepare a valuation report that stated the assessed market value of each property on the lot on a vacant possession basis, which would be assessed as if the lot were not under application. No consideration would be given to the redevelopment potential of the property or lot.

Sr Wong illustrated the application procedures (Figure 2) with several examples (Figures 3 & 4), which showed that an applicant was required to show that s/he had taken reasonable steps to acquire all undivided shares in the lot. That included the practicality of the steps taken to convince minority owners to sell and the fairness of the terms made to them.

3. Overall Process – Evidence supporting Application

Citation : LDCS 17000/2020

- a) Applicant - a witness statement and supplemental witness statement
- b) Building Surveyor - a Condition Survey
- c) Structural Engineer - A Structural Assessment Report
- d) **Valuation Expert -**
 - (i) an Application Report pursuant to Part 1 of Schedule 1 to the Ordinance
 - (ii) a Supplemental EUV Report on the revised EUV
 - (iii) updated RDV Valuation Report
 - (iv) Rebuttal Report (if Respondents exist)
 - (v) Joint Expert Report (if Respondents exist)
 - (vi) Revised RDV Report (if Respondents exist)

Figure 2



Figure 3



Figure 4

Sr Wong also elaborated on technical terms such as Easement (Figure 5) and Adverse Possession (Figure 6) to allow the audience to better understand the LCSRO's subtle matters.

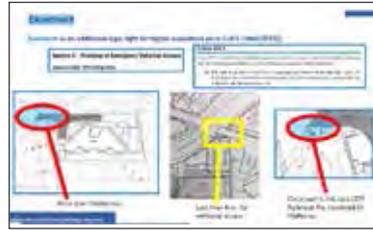


Figure 5

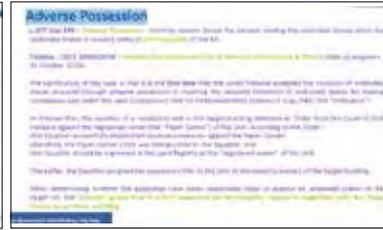


Figure 6

Many thanks go to Sr Wong for delivering such a valuable topic to members.

Growing Trend of Facility Management Technologies

Reported by Sr Alan Siu, PFMD Council Member

The captioned CPD event was organised jointly by the PFMD and HKIFM on 5 May via Zoom. Sr Gary Yeung, HKIS Fellow Member and HKIFM President, delivered a presentation on the captioned topic.

Gary began by introducing the “New Normal under Covid-19,” which included a reflection of 2003’s SARS epidemic and compared it to the industry’s current measures to combat Covid-19, as well as how it facilitated the growth of facility management technology. Various facility management technologies related to Covid-19 – robot cleaners, disinfecting stations, infrared temperature sensors, touchless doors, etc – were also discussed.

Gary presented multiple technologies that supported operational improvements, sustainability, and cost savings: HVAC management systems, energy management systems, IOT monitoring systems, and other monitoring systems. Among these systems, HVAC management trends and systems (see Figure 1) were discussed because HVAC is a key energy consumption system in most commercial buildings (see Figure 2); the system

is capable of monitoring equipment health, user comfort levels, energy use, and other performance parameters. Facility managers can rely on the system to make informed decisions on how to maintain and operate their equipment in the most efficient manner.



Figure 1: HVAC Management Trend



Figure 2: Fault Detection and Diagnosis

Following that, Gary introduced the smart facilities building solution (Figure 3), which offers a list of ideas for achieving sustainability and energy savings in managed premises. Selected solutions, such as transparent heat insulation and super hydrophobic nano-coating, were explained in detail. Gary then shared his thoughts on the future trends for facility management technology in which contactless touch, efficiency, accuracy, and energy savings were the desired attributes for a development.

Energy Saving and Anti-viral Solutions by Passive Design

- 1. Transparent Heat Insulation**
 - Apply thermal insulation coating onto the glazing windows to create temperature difference between the inner and outer sides of the glass exposed to sunlight.
 - 12°C difference
 - ~75% UV blocked
 - Significantly reduces HVAC cooling load
- 2. Super Hydrophobic Nano-Coating**
 - Recommended application: Outer wall: Glass; Stone; Ceramic
 - Avoid frequent manual cleaning and formation of dirty sewage marks after the application, which can reduce labour cost and water consumption.

Figure 3: Energy-saving and Anti-viral Solutions

During the Q&A session, Gary responded to several queries from delegates concerning the cost benefits and energy savings of selected solutions. He concluded the session by sharing his thoughts on the challenges for facilities managers who want to achieve sustainable and continuous savings in their operations, in which facility management technology will definitely play a big role.



Figure 4: Photo of Sr Gary Yeung (right) and Sr Alan Siu (left)