



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

QPFMA Assessment



The QPFMA received 149 submissions on 6 June. They were jointly assessed by HKAPMC and PFMD members on 4 July. The assessor panel comprised:

Kays Wong	KK Kwok
Kenny Chan	Louis Lee
Jonathan Lee	Patrick Leung
Shelley Chan	Philip Chan
Amy Tang	Ray Ng
Alan Siu	Raymond Chan
Danny Leung	Rebecca Lee
Dick Li	Denny Yeung
Jack Lee	Maxine Yao
James Chan	Nick Pang

The assessment was followed up with site visits from 30-31 July by the assessors and jurors. They were impressed by the application of IOT to property management systems such as smart toilets, leakage/smell detectors, air conditioning sensors, security alerts, fire safety signals, energy-saving devices, big data collectors, smart car park facilities, Covid-19 hygienic measures, robot cleaners, customer services, etc. Particular attention was given to sustainability aspects such as solar panels, wind turbines, rainwater harvesting tanks, food waste decomposers, farming in podium gardens, green walls, recycled facilities, etc.

The site visits were very meaningful and provided useful information for assessing and shortlisting those finalists who will present their work to the jurors from 27-28 August 2022.



Peggy Chan, Juror, Head of Facility Services, West Kowloon Cultural District Authority (5th from left); Sr Jonathan Lee, Assessor, PFMD Vice Chairman (6th from left); Sr Charles Hung, Juror, PFMD Chairman (6th from right); Sanford Poon, Juror, Director (Property Management) at the Hong Kong Housing Society (5th from right)

Smart Parking System for Smart Mobility in Hong Kong

Reported by Sr Louis Lee, Council Member



The PFMD was pleased to invite Mr Nelson NG, General Manager of Skidata Parking Systems Limited, to come share the latest developments in car park management on 13 May with members.

Without a doubt, car park management is the essential doorstep for commercial property management practitioners who want to present a good image to guests with cars. It has become more sophisticated nowadays when more technologies and big data analysis tools are used to enhance its operations.

Nelson started by sharing the general functions of car park management from parking information collection to the latest electric vehicle charging facilities. From there, he went on to discuss technological adoption with the combination of e-payments, mobile device communications, smart sensor information exchanges, and the application of big data parking analyses by artificial intelligent tools. Finally, Nelson covered the total driver experience enhancement due to pre-booking, contactless parking, and automatic free parking redemption services. Certainly, the future trends for vehicles, electric vehicle charging, and charging bay management was the most interesting part of the seminar. The audience was very happy to have learnt the latest technological applications in car park management during this CPD.



PFMD council member Sr Louis Lee (R) presents a souvenir to Mr Nelson Ng (L).

EV Charging Stations in Modern Car Parks

Reported by Sr Patrick Leung, PFMD Council Member

On 23 May, the PFMD was pleased to invite Mr Vincent Chung, Head of International Sales and Special Project at Cornerstone Technology (Holding) Limited, to come share his extensive experience on the issue of electric vehicle (EV) charging with members.

One hundred fifty-nine participants registered for this event and 80 percent of them joined online. With support by the Government, which

launched a HK\$2 billion EV-Charging at Home Subsidy Scheme in 2020, this programme has triggered an overwhelming market response and encouraged more premises to be equipped with EV charging facilities to support Hong Kong's carbon neutrality policy.

EV charging not only places chargers in car parks, but also includes a lot of support systems such as:

- Database management upgrades, which determine how data are shared with other internal systems and the Government's data database to allow the public to know the locations and availability of EV charging spaces and their associated charges.
- Connecting infrared and licence plate systems, which allow customers to access car parks without screening their payment devices at the gate to improve customer experiences.
- Upgrading the electrical infrastructure to balance out the distribution of electricity and increase its efficiency, even with additional electrical loads, so that car owners can enjoy the same charging amperage.
- Integrating the coupon system into the payment process allows customers to use shopping mall coupons to settle car park fees directly.

In addition, Vincent shared up-to-date charging standards, charging modes (IEC Modes 1-3, Types 1 and 2, and Type 4 [DC charger]), and some design lessons learnt with the audience. More interesting value-added solutions will be available for properties in the future along with more support from the Government and investment from financial institutions (eg green bond issues in 2022).



(L-R): Mr Vincent Chung, Head of International Sales and Special Projects, Cornerstone Technology (Holding) Limited, and Sr Patrick Leung, PFMD Council Member

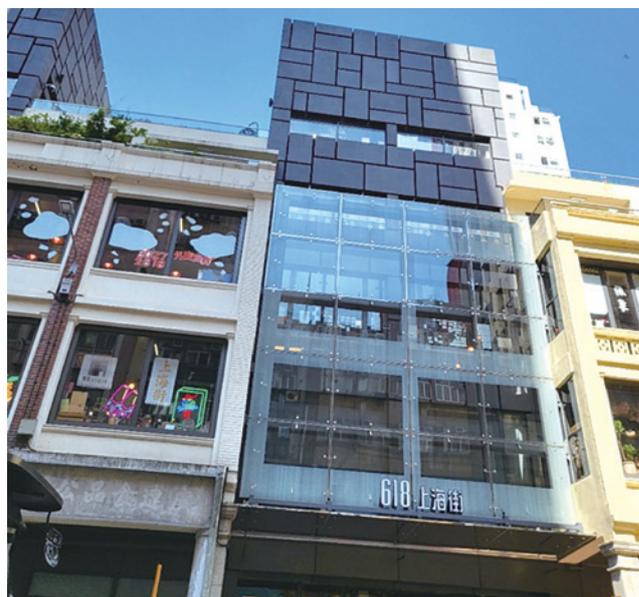
Property Management Associated with Heritage

Sr Charles Hung and the representatives from other Divisions attended a luncheon with the Development Bureau's Commissioner for Heritage and Antiquities and Monuments Office (AMO) representatives on 27 July with a view to discussing future collaboration in organising heritage-related activities. It also gave the PFMD an opportunity to introduce the potential roles of PFM surveyors in helping to preserve heritage buildings through effective property management and maintenance.



(L-R): PFMD Chairman Sr Charles Hung and AMO Executive Secretary Susanna Siu

A guided tour was organised by Sr Hon Tony Tse on the afternoon of the same day to visit the historic building at 618 Shanghai Street, owned by URA. The building has preserved heritage elements such as a brick wall facade, columns that have retained the calligraphy inscribed on them, arched frames, wavy terrazzo features, art walls, etc. It has adaptively reused its internal spaces for pre-war shops, kiosks, ground community spaces, Dignity Kitchen social enterprise, etc. The guests were impressed by the adoption of advanced technologies, QR codes, AR, a BIM-to-facility management platform that performed property maintenance and big data collection, etc.



618 Shanghai Street



Ms Maxine Yao, PFMD Co-opted Member (3rd from right), Sr Charles Hung, PFMD Chairman (4th from right), and Sr Hon Tony Tse (middle, front row)



(L-R): Sr Hon Tony Tse and PFMD Chairman Sr Charles Hung