



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

PolyU Green Deck Proposal

PFMD Chairman Sr Charles Hung attended a joint professional forum on 15 October at the Central Market to share the PFMD's views on PolyU's proposal to build a green deck over the Hung Hom Cross-Harbour Tunnel Toll Plaza. It would enhance the environment, improve connectivity to the neighborhood's districts and landmarks (Tsim Sha Tsui East, Hong Kong Coliseum, Hung Hom MTR Station, and PolyU), and revitalise the local economy such as shops on middle floors, including Adventure Park, and theme gardens on rooftops. The scheme was well received by the professional institutes, as it should benefit the environment, rebuild community connectivity, and improve the local economy. The public consultation process will continue and HKIS members are welcome to give their views on this meaningful community-based project.

Development of Environmental Social Governance (ESG) in Property Management

Charles was invited to join a luncheon organised by the Chartered Institute of Housing Asian Pacific Branch (CIHAPB) on 31 August and attend its seminar at the International Property Management and Procurement EXPO at the Hong Kong Convention and Exhibition Centre. Dr William Yu, founder and CEO of the World Green Organisation, gave an interesting talk on how environmental changes affect property management (eg climate change giving rise to flooding, which may affect buildings). But such changes may also generate business opportunities in a low-carbon economy in the form of energy savings and waste recycling. Property management companies are key stakeholders when it comes to improving the ESG performances of buildings.

The second speaker, Solicitor KY Kwok, shared his legal opinion on how to comply with the Personal Data (Privacy) Ordinance in property management. The last speaker, Mr Alan Siu, CEO of PMSA, updated the audience on the status of PMP and PMC licences, as well as the newly-launched PMSA App. The seminar ended after a Q&A session.



Left – Mr Alex Lui, Poly U Project Director (Green Deck)
Right – Sr Charles Hung, PFMD Chairman

Left – Ms Theresa Yeung, Director, ARUP
Right – Sr Charles Hung, PFMD Chairman



Sr Charles Hung, PFMD Chairman, at the 2nd International Property Management and Procurement Expo at the Hong Kong Convention & Exhibition Centre



(L-R): Sr Jonathan LEE, PFMD Vice Chairman; Matthew NG, CIHAPB Chairman; Alan Siu, CEO, PMSA; Sr Charles Hung, PFMD Chairman

On 7 October, PFMD Vice Chairman Sr Jonathan Lee conducted a sharing session with former Secretary of the Environment Mr KS Wong to exchange views on Hong Kong's quest to become a net carbon zero city. Coincidentally, it was the anniversary of the Hong Kong Climate Action Plan 2050 launch. Over the last ten years, four major strategies of sustainability – renewal energy & net zero electricity generation, energy savings & green buildings, green transport, and waste reduction – have made clear advancements to various extents. More developers and corporate clients have committed resources to practicing ESG and highlighted their sustainability records in their annual reports.

Green finance has been an impetus for driving green projects in both new and existing buildings. The portfolio assessment of BEAM Plus EB with the attraction of lower application fees have convinced more existing building owners to acquire BEAM Plus accreditation. During a building's life cycle, property and facility managers play an important and active role to achieve long term decarbonisation.



(L-R): Former Secretary of the Environment Mr KS Wong and PFMD Vice Chairman Sr Jonathan Lee

MiC Project from a Surveyor's Point of View

**Reported by Sr Danny Leung,
PFMD Council Member**

Two speakers, Sr Charles Hung, Project Director, and Abbie Fung, Design Manager, Ho & Partners Architects, were invited to deliver a speech titled, "MiC Project from a Surveyor's Point of View," on 17 June.

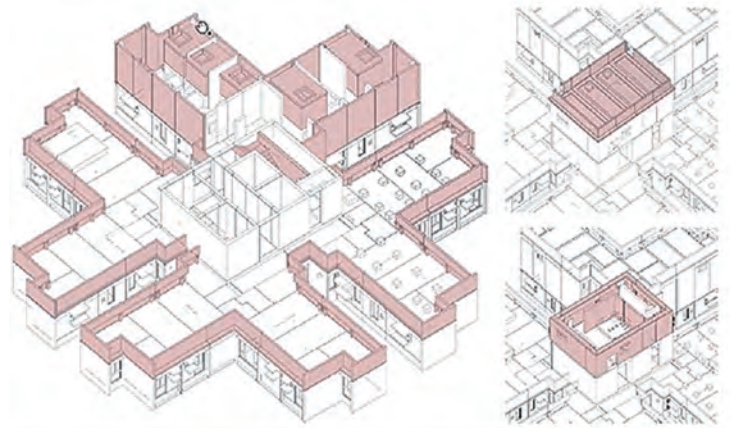
Charles started his speech with the term, "buildability," which means an integration of the design and construction processes so that the former would complement the latter without sacrificing quality. This can be achieved by engaging construction contractors during the design stages of a project. Charles elaborated on the application of the basic concepts of buildability to site access, project scheduling, construction techniques such as top-down concepts, work study, and component assembly strategy.

Charles cited the first concrete high-rise modular integrated construction (MiC) project in Hong

Kong, the Disciplined Services Quarters for the Fire Services Department in Pak Shing Kok, as an example of buildability with early planning under site access (Figure 1), as well as MiC development under project scheduling and roof pre-casting elements under work study (Figure 2).

MiC is a good example of using prefabrication techniques to minimise site works with less labour force/materials wastage. Buildings can be subdivided into various components, which are factory-made in a controlled environment, so as to achieve better quality. MiC also improves on-site construction speed, thereby reducing a project's overhead costs. However, there are some site constraints, such as large storage areas that may hinder the development of MiC, and some shortcomings such as the risk of water penetration; double wall construction, and many joints/gaps that may experience future maintenance and aesthetic problems.

The talk also addressed maintenance issues that arise from MiC in terms of its durability, weathering, repairs, etc, while taking into account life cycle costing in the long run.

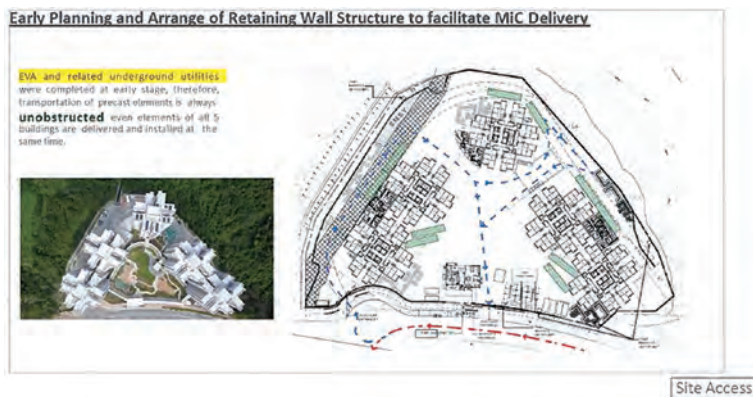


Pre-fabrication/Work Study

Figure 2: Roof-Pre-casting Elements under Work Study

Abbie followed by discussing the use of a BEANiE Platform to monitor the MiC process from factory to site through RFID, as well as BIM technology for enhancing the visualisation of progress-tracking and improving the productivity and accuracy of the mould. The BEANiE Platform is also supported by a mobile app for the quick retrieval of BIM.

During the Q&A session, Charles responded to an attendee's enquiry about maintenance issues such as water seepage, joint deterioration, external wall finishes, etc. Abbie added that no funding was available to subsidise MiC construction, but six percent of an MiC floor area could be disregarded from a property's GFA calculation as per PNAP APP-161.



Site Access

Figure 1: Early Planning under Buildability – Site Access

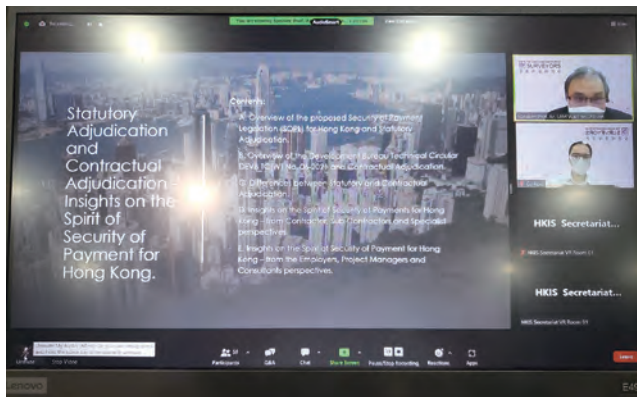


(L-R): Sr Danny Leung, Sr Charles Hung, and Ms Abbie Fung

Statutory Adjudication and Contractual Adjudication – Insights into the Spirit of Security of Payment for Hong Kong

**Reported by Sr Jack Lee,
PFMD Council Member**

On 28 June, the PFMD invited Prof Wilson Lam to deliver a CPD on the above topic. Prof Lam introduced an overview of the proposed Security of Payment Legislation (SOPL) for Hong Kong and the differences between statutory adjudication and contractual adjudication.



A comprehensive survey conducted in 2011 by the Government and Construction Industry Council found significant payment problems experienced by main contractors, sub-suppliers, consultants, sub-consultants, etc. In response,

the Government wants to adopt overseas jurisdictions’ experiences with SOPL to resolve some existing payment problems – especially those concerning late or default payments, pay-when-paid clauses, and multiple subcontracting systems in Hong Kong.

The Development Bureau’s Technical Circular (Works) No 6/2021 shows how to implement 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 through adjudication.

The proposed SOPL means that:

- 1) Parties can agree on payment period lengths between application and payment, which cannot exceed 60 calendar days for interim payments and 120 calendar days for final payments.
- 2) Parties have a right to adjudication in the event of non-payment and when there is a dispute.
- 3) Pay-when-paid and conditional payment clauses are prohibited.
- 4) Unpaid parties have the right to suspend or slow down their work, etc.

The PFMD thanks Prof Lam for delivering such an informative CPD and hopes he can return to update members on the progress of SOPL in the near future.



(L-R): Sr Jack Lee and Prof Wilson Lam