



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

PFMD Annual General Meeting

The PFMD's Annual General Meeting was successfully held on 1 November at the Surveyors Learning Centre with about 20 members present. Chairman Sr Charles Hung summarised the division's annual report by outlining its major activities including external connections and social activities, education, and over 30 CPDs with overwhelming support from members.

The Honorary Treasurer, Sr Amy Tang, reported a healthy divisional account. The Chairman expressed his sincere thanks to the Council and other members of the division for their full support and helping the PFMD enjoy a successful year.

The meeting concluded with a group photo.



Meeting with the Hong Kong Institute of Housing (HKIH)

On 18 October, Sr Charles Hung met HKIH President Ms Patricia Chang during the HKIH annual dinner cum HKIH Elite Award Presentation Ceremony at the Hong Kong Convention and Exhibition Centre. The Secretary for Housing, Ms Winnie Ho, delivered a speech on the excellent contributions of property management professionals and HA's core values with the 4Cs: customer focus, caring, creativity, and commitment.

The Elite Awards acknowledge and appreciate property managers' hard work and high standards of professionalism to improve Hong Kong's living environment. They provide an extra incentive to property management professionals and practitioners to continue their good work. The event was successful and provided a good opportunity for practitioners to network with their peers.



Ms Winnie Ho, Secretary for Housing



(L-R): PFMD Chairman Sr Charles Hung and HKIH President Ms Patricia Chang

Professionalism and Integrity of Property Management Services

Sr Charles Hung and Sr Patrick Leung attended a seminar jointly-organised by the ICAC and PMSA (Property Management Services Authority) on 25 October at ICAS headquarters. The topics discussed included the importance of rules on anti-corruption measures and risk management associated with finance including its educational aspects. It also updated us on the latest developments in security services including some advanced technologies.

The seminar was well-received with over 150 participants, who shared their experiences with the speakers during the Q&A sessions.

Innovative Decarbonisation Technology to Improve Energy Savings in Buildings

Reported by PFMD Co-opted Council Member, Sr Nick Pang

A CPD on the above topic was held on 15 July. Climate change is one of the world’s biggest challenges. The Paris Climate Conference agreed to try to limit global warming increases to 1.5°-2° Centigrade. Mechanical ventilation and air-conditioning units usually consume the most energy in commercial buildings. Mr Kenny Chan, Technical Consultant for Solar Farm Hong Kong Limited, shared the latest technology, graphene nanomaterial, which recovers the heat exchange capacity of coils from air-cooled chillers with anti-corrosion functions to improve their performances. The coating can enhance thermal conductivity and produce a protective layer against corrosion. Some commercial buildings in Hong Kong have used this technology to enhance their performances with remarkable outcomes.



(L-R): PFMS Council Member Sr Patrick Leung, PFMD Chairman Sr Charles Hung, Assistant Director/Corruption Prevention Mr Alpha Leung, and Hong Kong Institute of Certified Property Managers Chairman Dr Lobo Fung

The Problems

REALITY IN THE FIELD

Air-cooled heat exchangers are the heart of chiller systems. Weather, environmental conditions, dirt and debris are constantly damaging outdoor cooling equipment. Outdoor conditions cannot be managed, but maintenance can be. The U.S. Department of Defense studies^[1] have shown that within the first thirty (30) days, an outdoor uncoated coil can begin to lose operational efficiency due to corrosion and that anti-corrosive coatings can double the useful life of air-cooled condensing equipment.

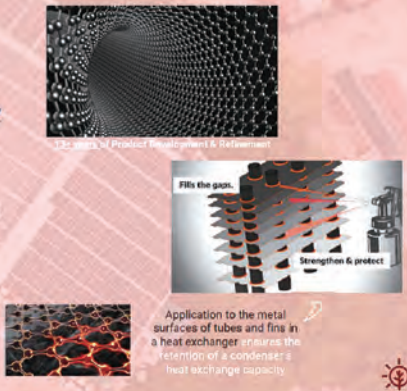
[1] Reference: 1. Beltelman, Alfred D, and Susan A Drozdz. "Demonstration of Corrosion-resistant Coatings for Air-Conditioning Coils and Fans." DoD Corrosion Prevention and Control Program, June-2015.



Solution

Graphene Nanomaterial Technology

- Nano layers of conductive graphene
- Very high thermal conductivity
- Excellent heat conduction channel
- Polymer produces a stable corrosion protective conductive layer



Application to the metal surfaces of tubes and fins in a heat exchanger ensures the retention of a condenser's heat exchange capacity

Photovoltaic systems are a hot technology in Hong Kong with income generation potential. They are also a renewable technology. Mr Benny Lo, Solar Farm's Head of Finance, shared some completed projects with their estimated annual incomes and a self-cleaning coating for solar panels to improve their efficiency.

Solution on Solar Industry

Maintenance Technology
Self-Cleaning Coating

Photocatalyst Superhydrophilic Physical Properties
1. No sticky dust / 2. Decomposition of organic matter such as bird droppings under sunlight

Solar Energy & Photovoltaic panel efficiency improvement > 20%




PIAJ
Self-Cleaning UV
Anti-Bacterial UV
Air Purifying UV

The PFMD is grateful to Solar Farm for coming to deliver such an interesting topic for enhancing facility management, as well as saving energy, which should benefit the community as a whole.



PolyU Alumni Reunion Day 2022

The Faculty of Construction and Environment's (FCE) Alumni Reunion Day at PolyU was held on 13 August to celebrate its 85th anniversary. Joining the event were PFM members who were among its highly-valued alumni: Sr Patrick Leung, an outstanding Young BRE Graduate who attained a BSc(Hons) in Property Management in 2009, and Sr Prof Eddie Hui, who leads the course. Apart from the warmest welcome speeches delivered by the President and Faculty Dean, the presentation ceremony for the FCE's Outstanding Alumni Award 2022 was officiated and followed by exhibitions and tours to show the faculty's latest facilities and achievements. The gathering also provided a good opportunity for alumni to re-connect with one another and encourage them to support each other's work in the years to come.



2nd from right: Sr Dr Sandy Tang, Scheme Leader, BSc (Hons) Scheme in Surveying and Built Environment
3rd from right: Sr Charles Hung, PFMD Chairman
5th from right: Sr Prof Eddie Hui
3rd from left (front row): Sr Shelley Chan, PFMD Council Secretary
2nd from left (front row): Sr Patrick Leung, PFMD Council Member
2nd from left (rear row): Sr Alan Siu, PFMD Council Member