



Property & Facility Management Division  
Sr Charles Hung PFMD Council Chairman

## 「文物時尚 • 荷李活道」2022 遊記 Hollywood Vogue: HKIS Tour Event 2022

A HKIS tour event, Hollywood Vogue, took place on Sunday, 22 November, and featured speaker Sr Raymond Chan and his helper, Sr Patrick Leung, of the PFMD Council. The tour began at the Dr Sun Yat-sen Museum on Castle Road at 2:00 pm and proceeded to the Medical Museum, YMCA, and News Expo before it finished at 3:30 pm. The event was fully booked and the participants found the history and stories behind each site interesting. It was a meaningful tour that produced good, lasting memories.

Sr Patrick Leung, 及各組別如建築測量組、土地測量組等都有積極主動配合協助派出導賞員，各展所長為活動作出生動介紹及向公眾展示了測量師們在保育文物建築上的卓越成就，及為測量行業作推介吸納新血。

我們當日步行的路線正是和香港開埠初期的舊城區相關。在此我們由衛城道甘棠第起步，現時是孫中山紀念館，昔日為何甘棠先生的故居。此幢在第一次世界大戰期間興建的豪華大宅，曾於華洋隔離政策下第一次容許華人作居所地，當時堅道以上地區均禁止華人居住。甘棠第大宅亦是過百年歷史的鋼框西式建築，並經歷了時代變遷的洗禮。我們也介紹了活化過程及現今消防建築條例協調的過程。

在堅巷的醫學博物館（即前病理學院），我們介紹了昔日十九世紀末香港發生的鼠疫，那次鼠疫起源於內地雲南及至本港做成嚴重的生命和財產損失，程度不亞現今的 SARS 和 COVID 病毒，故極具溫故知新的感受。

附近一帶是早年中產華人居住地段如儒林臺等地，加上很多女仕穿上長衫旅遊打卡，故此我們亦在此討論了名作家張愛玲書中的小說人物及研究了昔日來港的滿清遺老、文人雅士以及逃避侵華戰事人們的生活點滴。

在必利者士街的 YMCA，各遊客們觀賞民初年間由美國芝加哥 YMCA 資助建造的會館及其過百年歷史的室內泳池及懸空跑步徑建築。

此外我們也途經孫中山昔日學生時代居所遺址，及到永利街拍攝得獎電影一歲月神偷的外景場所觀賞。我們在 PMQ 即舊警察宿舍及前中央書院遺址為導賞活動作結。

在同日很多公眾人士亦參觀了中央街市、大館、文武廟、梅夫人館及其他歷史文物建築處所，而當日的高潮是晚上於大館內舉行了一場過百人舞動的大坑舞火龍。

謹希望在明年可有另一場精彩及有分量的文化盛宴和大家分享。



Sr Raymond Chan Leading the Group Tour

(L-R): PFMD Council Member Sr Patrick Leung, PFMD Chairman Sr Charles Hung, PFMD Council Member Sr Raymond Chan, and HKIS Past President Sr Vincent Ho, MH, JP

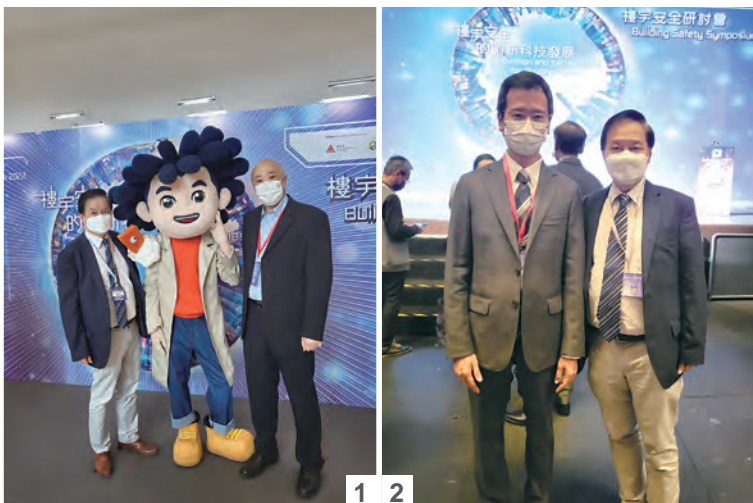
在 2022 年 11 月 20 日為慶祝香港回歸 25 週年，HKIS 應邀參與了一項別出心裁的文化旅遊項目，提供了專業導賞讓公眾人士欣賞多處歷史文物建築及深入了解測量師在這方面的貢獻。

在活動舉行當日有十多處位於中上環的歷史街區、文化建築、特色店舖、廟宇及博物館等場所都參與開放，並且有多條街道被局部封閉以容納大量訪客，部份場所亦加插樂器演奏及精彩時裝表演，令人目不暇給。

前會長何鉅業測量師及物業設施管理組熊傳笏測量師、物業設施管理組理事 Sr Raymond Chan 和

## Enhancements to Building Drainage Systems

The Buildings Department proposed changing the drainage regulations at the Building Safety Symposium during the Building Safety Week 2022 held on 28 October. Its proposals were incorporated into PNAP APP-164 for the early implementation of some enhanced standards (e.g. connecting kitchen floor drains to sink basin waste pipes, cross-ventilation between drainage stacks and ventilation pipes, no drainage connections within restricted zones, extending ventilation pipes to suitable heights and locations, etc). The drainage amendments will be submitted to the Legislative Council in 2023.



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1. (L-R): Sr Charles Hung and Sr WC Tam, Assistant Director of Buildings, Buildings Department
2. (L-R): Sr Van Ho, Deputy Director of Buildings, Buildings Department, and Sr Charles Hung

## ISO 41001 in Facility Management Systems

**Reported by PFMD Vice Chairman  
Sr Jonathan Lee**

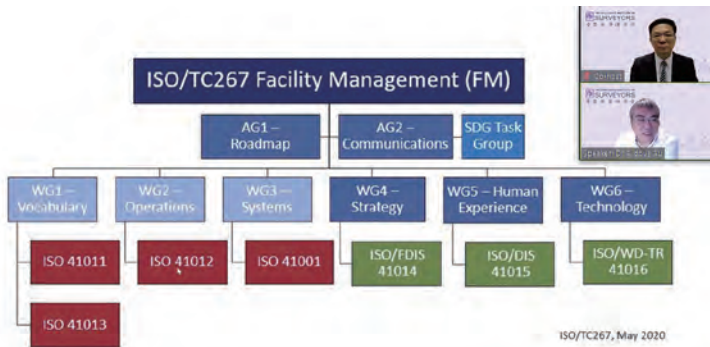
ISO 41001 is a relatively new ISO standard for facility management systems. It aims to help facility management teams improve their efficiency in areas ranging from procurement to operations and maintenance. Facilities management is an organisational function that integrates people, places, and processes within a built environment with the purpose of improving the quality of life and productivity of core businesses.

A webinar, “ISO 41001 Facilities Management (FM) – from Strategic Policy to Support Core Business of Clients,” occurred on 18 July to discuss the latest FM developments. The featured speaker, Dr Aldous Au, shared his expertise on FM, third party certifications, and management consultancy.

The talk was very practical, comprehensive, and informative. First, Dr Au showed how to develop an ISO standard in response to market needs and global expert opinions. Then he highlighted the concept of a demand organisation, as opposed to that of a client or customer, under the ISO41001 requirement by fulfilling a service level agreement and the ever-changing expectations of FM operations. Similar to the other ISO requirements, a high-level structure was applied to the FM standard to cover the context of organisation, leadership, planning, support, operations, performance evaluations, and improvements. Case studies in Macau, which adopted ISO41001, were discussed and illustrated its applicability to the hotel and real estate industries.

During the Q&A session, the audience enthusiastically exchanged views on how to deal with the potential changes of demand through the FM standard, the benefits of

ISO41001, etc. Dr Au's presentation received plenty of positive comments and appreciation.



ISO/TC267, May 2020

Ir Sze began by introducing the values and corporate culture of Sun Hung Kai (“Building Home with Heart”), where quality, efficiency, continuous improvement, teamwork, and sustainable development were the major values it wants to achieve. He then elaborated on sustainable development by discussing the Sydney Opera House.

Mr Lewis Lam then followed by presenting the journey and objectives of implementing a common data environment and digital twin at the International Commerce Centre (ICC), an iconic skyscraper in Hong Kong and one of the tallest buildings in the world. A digital twin is a common data environment system that incorporates information such as BMS, HVAC, BIM, façade inspections, lighting, etc (see Figure 1).

### Topics to Covered

- Background of standard
- Overview of ISO 41001
- Issues around industry adoption
- Case Sharing

### Background of standard



Group Photo with Sr Jonathan Lee (top right) and Dr Aldous Au (bottom right)

## Application of Modern Technology to Building Services Management

**Reported by Sr Alan Siu,  
PFMD Council Member**

The PFMD organised this CPD on 26 July 2022 via Zoom. Ir Garrick Sze, M&E Project Director at Sun Hung Kai Properties Limited; Mr Lewis Lam, Assistant General Manager of Kai Shun Management Services, Limited; Dr William Kam, Founder and CEO of Strategic Building Innovation; and Mr Dickson Mak, Director of Strategic Building Innovation, gave speeches on the captioned topic.



Figure 1: ICC's Digital Twin System

With support from Dr William Kam and Mr Dickson Mak, Mr Lam presented the functions and benefits of digital twinning, which included, but were not limited to, three-dimensional visualisation, mobile app utilisation, pipe corrosion screening, and inspections of critical pipe and overhaul work in the ICC's cooling tower. He then showed a video of how digital twinning worked in the ICC during its operational stage.

Ir Sze then shared the experience of applying digital twinning and a common data environment to Sun Hung Kai's new development in Kwun Tong (Figure 2). In addition, he introduced how DfMA, which included prefabricated modular AHUs, valve sections for chilled water pumps, chilled water pipe risers for office towers, and trunking and cable trays. Moreover, he

explained how Sun Hung Kai made use of technology – among them Microsoft HoloLens, laser scanning, and a BIM lean planner – to support construction planning for the new development project, which featured great teamwork between the project team, various consultants, and contractors (Figure 3).

During the Q&A session, the four speakers responded to several queries from delegates concerning the cost benefits and energy savings of the selected solutions. They closed the session by sharing some examples of past projects for reference. The encouraging results supported the notion that the solutions would benefit both existing buildings and new developments.



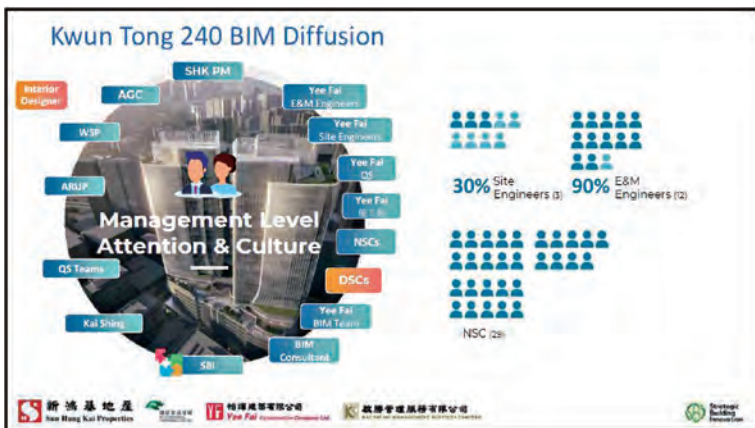
Figure 2: Kwun Tong New Development Dedicated Office for Digital Twins and MiMEP

Figure 4 (L-R): Dr William Kam, Mr Lewis Lam, Sr Alan Siu, Ir Garrick Sze, and Mr Dickson Mak

During the last session, Ir Sze explained the major hurdles to successfully concluding Sun Hung Kai's projects. A lack of expertise, cost-driven MEP contracts, late involvement of MEP professionals, and the lack of an integrated platform were all barriers. However, the efforts to implement various potential solutions to overcome these barriers using intelligent management combined with digital twinning should create more opportunities for building professionals to improve the efficiency and quality of future buildings and developments.

## Career Talk at a Secondary School

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



The PFMD organised a career talk at the Cheung Sha Wan Catholic Secondary School on 8 October in collaboration with the Energy Institute (Hong Kong Branch). Forty-one DSE students attended this event before participating in a workshop.

PFMD Council Member Sr Patrick Leung introduced the HKIS and the different roles of surveyors with emphasis on PFM surveyors as property managers, who are responsible for maintaining standards and enhancing the asset values of those properties under their management. He then shared his career development from a young surveyor's

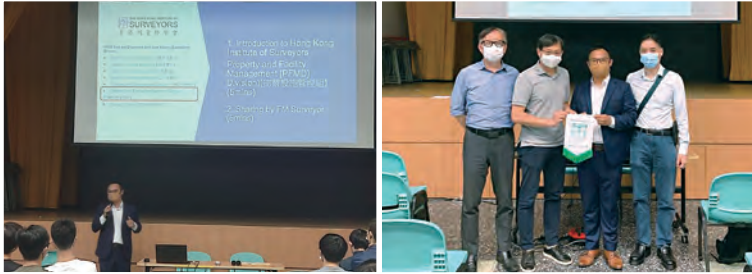
Figure 3: Kwun Tong New Development Project Team

# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

perspective. After finishing his BSc (Hons) in Property Management studies at PolyU, he went to work under a head of FM at a listed company in Hong Kong.

underlying theories, and familiarise themselves with the importance of PFM surveyors in ensuring the soundness of chiller plant operations in commercial buildings.



1. Sr Patrick Leung introduces the HKIS to students.
2. (L-R): Cheung Sha Wan Catholic Secondary School Vice Principal Mr Wong, Principal Mr Poon, Sr Patrick Leung, and Sr Danny Leung



Sr Danny Leung conducts a workshop.

PFMD Council Member Sr Danny Leung conducted the workshop with 12 sets of training kits provided to 41 DSE students, who were given an opportunity to evaluate the cooling performance of these kits, understand the

Vice Principal Mr Wong expressed his sincere gratitude to the Energy Institute and PFMD for organising such an informative talk and interesting workshop, which was a topic covered in DES Physics.



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