



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

Next Generation of Smart Property and Facility Management in the Greater Bay Area

Reported by Sr Louis Lee, PFMD Annual Conference Organising Committee Chairman, and Sr Charles Hung, PFMD Chairman

The Greater Bay Area (GBA) is a unique region that boasts a combination of economic power, cultural diversity, and technological advancement. With its dynamic cities, bustling industries, and growing population, this part of the world has emerged as a centre of innovation and progress. During its rapid growth, it has demonstrated a greater need for efficient and sustainable property management.

Smart property and facility management will lead the way in adopting environmentally-friendly practices and promoting energy-efficient buildings and green management that fosters a culture of sustainability associated with advanced technologies such as AI, the internet of things, etc. Smart property and facility management can streamline operations, reduce costs, and deliver personalised services that encourage collaboration, community involvement, etc.

The PFMD has organised a whole-day conference entitled, "Next Generation of Smart Property and Facility Management in the Greater Bay Area," for Friday, 22 September 2023. The Guest of Honour will be Ms Winnie Ho, Secretary for Housing, while other prominent speakers representing the Guangzhou and Shenzhen Property Management Associations, private practitioners from the GBA and Hong Kong (including Sr Hon Tony Tse and the

President of the Guangdong Property and Facilities Management Association of the GBA), and various Hong Kong Government Officials will provide useful information to keep members abreast of the property and facility management industry's latest developments.

The success of property management in the GBA demands collective efforts, shared visions, and close commitments. Let everyone unite and seize this opportunity to share their knowledge and experiences to make this conference a productive and successful one.

For more information on the conference, please refer to pages 41-42.

CE100HK Funding Boosts the Sustainable Performance with a Free Green Certification

Reported by Sr Danny Leung, PFMD Council Member

Benson Ng, Founder and CEO of CE100HK, and Rocky Lau, CE100HK's Technical Advisor, were invited to deliver speeches to members on 11 January. Benson announced that CE100HK was an environmental advocacy platform that aimed to promote 100 percent renewable energy with three key initiatives (see Figure 1): CE100HK solar, carbon credit trading, and the development of local and overseas renewable energy projects. The first initiative concerns a green fund sponsored by the Hong Kong business community for 100 selected schools, 100 industrial/commercial buildings, and 100 housing estates to install rooftop power systems. The second covers the development of carbon credit trades on its voluntary carbon market for

a number of leading corporations and financial institutions that are inaugural members of the Hong Kong International Carbon Market Council, which allows them to explore carbon opportunities in the region. The third initiative specialises in expediting carbon neutrality through the construction of solar farms locally and worldwide.



Figure 1: Core CE100HK Initiatives

The second speaker, Rocky Lau followed by focusing on the technical aspects of CE100HK's carbon reduction funding projects, which included the requirements for installing solar PV panels on the rooftops of village houses and commercial or industrial buildings (Figure 2), the provision of battery stations to meet the peak demands of fast/middle EV charging facilities (Figure 3), and the core integration of BIM 7D (sustainability) and 8D (occupational safety and health) with AI platforms to achieve energy-efficient operations (Figure 4).

1.13 機電工程署對香港屋頂太陽能發電系統的安全規範：

相關規定:	備註
安裝商要求:	需要具備電業承辦商資格證書
離地高度:	村屋: < 2.5米高 工商樓宇屋頂: < 1.5米高
風荷載要求:	Wind Code 2004 需要有力學計算書, 並且得到RSE的計算核准
承重荷載要求:	< 100kg/平方米 需要RSE的計算核准
小型工程認證:	MW 3.5, MW 1.5 需要AP的認證
WR1 電力設備安裝認證	村屋: 需要電工A牌的認證 工商樓宇: <400 kw 的項目需要電工A牌的認證 >400 kw 的項目需要電工B牌的認證
消防規定:	需要安置一個滅火筒
關火層規定:	超過25層樓的建築物, 天台作為關火層, 50%的空間不能有障礙物 解決方法是用: Solar Floor 的產品來鋪設50%的空間
EMSD備案	每個發電裝置都必須在EMSD備案

Figure 2: Technical/Statutory Requirements for Installing Solar PV Panels on the Rooftops of Village Houses and Commercial or Industrial Buildings

Figure 3: Provision of Battery Stations to Meet the Peak Demands of Fast/Middle EV Charging Facilities

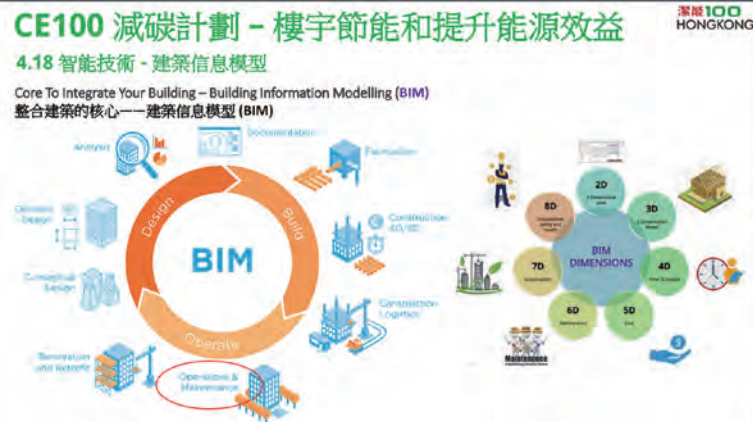


Figure 4: Core Integration of BIM 7D (Sustainability) and 8D (Occupational Safety and Health) with AI Platforms to Achieve Energy-Efficient Operations

Danny Leung thanks all speakers for kindly sharing their knowledge with members.



(R-L): Sr Danny Leung, Benson Ng, and Rocky Lau

Unmanned Aircraft Operations under the New Regulations

Reported by Mr Boris Wong, Event Organiser

On 6 February, Mr Flames Wong, Chairman cum Principal Legal Counsel of the Dynasty Premium Property & Asset Group, came to the Surveyors Learning Centre to conduct a CPD on the safety requirements for the regulatory use of small unmanned aircraft by the surveying profession under the new Small Unmanned Aircraft Order (SUAO, Cap 448G). He explained that small unmanned aircraft have been widely used in surveying and highlighted five important subjects:

- 1) Congruencies in and differences between the rules before and after the new SUAO including the pre-flight, in-flight, and post-flight safety requirements
- 2) New SUA aerial Inspection operational procedures
- 3) Procedures of successfully securing an AOP (advanced operations permission) from the Civil Aviation Department
- 4) Continuous compliance with auditing procedures and impact on the AOP
- 5) Procedures for successfully securing an ARRP (advanced rating remote pilot) qualification

The PFMD sincerely appreciates Mr Wong's willingness to devote time to deliver such useful information on this popular subject for members' future reference.



(L-R): Event Organiser Mr Boris Wong presents a souvenir to Mr Flames Wong, Chairman cum Principal Legal Counsel of the Dynasty Premium Property & Asset Group.

Membership Drive for PFM Surveyors

Reported by Mr Gary Wang, Event Organiser

The PFMD, in collaboration with Kai Shing Management Services Limited (KSMSL), convened a membership promotion webinar on 17 March. This initiative aimed to ensure that property management practitioners would be well prepared to follow the Property Management Services Ordinance (Chapter 626), which will take effect on 1 August 2023.

The HKIS is a member of the Property Management Services Authority. Sr Prof James CHAN, a member of the HKIS Board of Education, gave a valuable talk on the role of PFMD surveyors, its membership regulations, and the guidelines of the Assessment of Professional Competence Practical Task. The event attracted over 160 participants from the property management industry.



(L-R): KSMSL Property Officer Mr Gary WANG, KSMSL Assistant General Manager (Technical Services), Sr David LEUNG, KSMSL Assistant General Manager (Human Resources & Administration), Ms May LAM, Sr Prof James CHAN, and PFMD Council Member Sr Jack LEE

智慧大湾区·物管新世代

活动日期：二零二三年九月二十二日（星期五）

活动时间：上午九时至下午四时半

活动地点：香港理工大学—蒋震剧院

活动模式：线下实体研讨会

线上网络研讨会

(只适用于中国内地参与者或全日制学生)

持续专业发展编号 (HKIS): 2023111

持续专业发展时数 (HKIS): 6



活动亮点

本年年主题以「智慧大湾区·物管新世代」为题联系各地物业管理精英共治一炉，携手汇集创新见解与宏观视野，及提供平台予业界专业人士和学者讨论技术整合与应用的关键，共同探讨如何在大湾区物业设施管理上融入创新科技及工业技术，进一步提升行业效能，达致融入科技于生活之中，以推动大湾区区域协同发展，塑造可持续发展之大湾区。

主礼嘉宾



何永贤女士，太平绅士
香港特别行政区房屋局局长

主题演讲者

中国内地演讲者：



曹阳先生

深圳市物业管理行业协会会长

&



陈海照先生

招商局积余产业运营服务股份有限公司
党委书记、董事总经理



李永新先生

广州市物业管理行业协会会长

&



陈作勤先生

广州越秀物业发展
有限公司副总经理

香港特别行政区演讲者：



周宏谦先生

商汤科技亚太区
香港总经理



蔡宏兴建筑师，
太平绅士

华懋集团执行董事
兼行政总裁



蔡碧林女士

信和集团资产
管理董事



叶少存先生

康业服务有限
公司董事



李学贤先生

香港特别行政区
机电工程署
助理署长/3



谢伟铨测量师BBS，
太平绅士

广东省粤港澳大湾区物业及
设施管理联合会会长
暨香港特别行政区立法会议员
(建筑、测量、都市规划及园境界)

費用

线下实体研讨会 (全天会议, 包括午餐及茶歇)	早鸟优惠 (香港时间2023年7月31日23:59前)	标准费用
香港測量師學會會員	HK\$950	HK\$1,050
非香港測量師學會會員	HK\$1,050	HK\$1,150

線上研讨会 (只限国内参加者或学生)	早鸟优惠 (香港时间2023年7月31日23:59前)	标准费用
个人证 — 1次通行证 (线上及线下研讨会)	HK\$200	HK\$250
团体/企业/机构 — 10个通行证套票 (只限参加线上研讨会之内地或学生观众)	HK\$1,900	HK\$2,300
本科全日制学生	HK\$100	HK\$100

報名

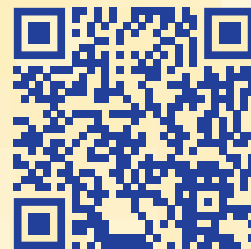
个人证 (1次通行证)
www.minerals.hk/pfmd/conf2023enrol

团体 / 企业 / 机构 (10个通行证套票)
www.minerals.hk/pfmd/conf2023/enrolgroup.pdf

个人证:



团体 / 企业 / 机构:



名額有限, 座位將以先到先得的方式接受報名

特别鸣谢:

支持机构:

中華人民共和國香港特別行政區政府
 發展局
 Development Bureau
 The Government of the Hong Kong Special Administrative Region
 of the People's Republic of China



* 此活动属物业管理业监管局「持续专业发展计划」下「核心」内容范畴内有关「专业实务」的「正式」学习活动, 物管人牌照持有人可借参与课程而获取最多5小时的认可持续专业发展时数。

查詢

施君澄先生 / 李穎翹小姐
 组织委员会秘书处 (广创作及推广传播有限公司)
 电话: (+852) 3500 9496 电邮: hkispfmd.conf2023@minerals.hk