



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

PFMD Annual General Meeting 2023

The PFMD Annual General Meeting was successfully held on Tuesday, 7 November, at the Surveyors Learning Centre with 20 attendees, two students from PolyU studying for BSc degree in property management, and some proxies. I gave a brief account of the PFMD Annual Conference and activities connected with the Guangzhou/Shenzhen Property Management Associations, local professional institutes, etc. PFMD Honorary Treasurer Sr Amy Tang was pleased to announce a good surplus for the division generated from QPFMA and PFMD annual conference and CPD incomes.

Also, the following members were elected to the PFMD Council 2023-2025:

Chairman	CHAN Kwok Hung Kenny
Vic-Chairman	LI Tak Hong, Dick
Vice-Chairman	LEE Man Ho, Louis
Honorary Secretary	LEUNG Chin Pak, Patrick
Honorary Treasurer	CHAN Hoi Yung, Shelley
Council Member	CHAN Kan Ip Philip
Council Member	CHAN Wai Kin, Raymond
Council Member	CHAN Yuk Kit
Council Member	HUI Wah Lun, Daniel
Council Member	LAU Wai Kin, Elvis
Council Member	LEE Kin Wai
Council Member	LEE Leung Si, Rebecca
Council Member	LEE Man Kwong, Jonathan
Council Member	LEUNG Chi Fai
Council Member	PANG Sun Cheong

Council Member	TANG Ngar Man Amy
Council Member	WONG Kwai Sang, Kays
Council Member	YAO Jie Ning Maxine
Council Member	YEUNG Tak Wah, Denny

Note: Alan SIU, Oliver CHAN, and Alan WONG were endorsed as Co-opted Members.



Newly-Elected Council Members and Other AGM Participants
Front: Patrick LEUNG (1st from left), Louis LEE (2nd from left), Kenny CHAN (3rd from left), Charles HUNG (3rd from right), Shelley CHAN (2nd from Right), Dick LI (1st from right)

Newly-elected Chairman Sr Kenny CHAN announced that according to its regulations (page 2, Clause 4), the PFMD shall:

- Promote excellence in the practice of PFM with a focus on:
 - Strategic Facilities Planning & Asset Management
 - Space Planning & Management
 - Real Estate Design & Project Management
 - Corporate Real Estate
 - Operations, Maintenance, & Property Management
- Advance the study of PFM and of all kindred matters, arts, and sciences.
- Encourage friendly exchanges between members on practical, technical, and ethical subjects.

4. Ensure that proper training and support are available for PFM members.
5. Uphold the PFM profession's dignity and the Institute's reputation.

In this regard, it was suggested to incorporate:

1. Further marketing/promotions to the general public/universities/schools/media
2. More recognition by the Mainland/general public/government/private sector
3. Further collaboration with recognised worldwide/local institutes
4. More new members
5. Further interactions with PFM members
6. More CPDs/site visits/workshops
7. Revamp/update website details
8. More studies/practice guidelines

where applicable, for new Council's deliberations.

The AGM concluded with a small drinks gathering, during which members thoroughly enjoyed and took the opportunity to socialise with each other and exchange knowledge and experiences. The party ended at about 8:30 pm.



AGM Participants at the Drinks Gathering

China International Property Management Industry Expo 2023 (中國國際物業管理產業博覽會 2023)

Reported by Sr Charles HUNG, PFMD Chairman

The PFMD organised a group tour to the China International Property Management Industry Expo 2023 in Futian District, Shenzhen, on 13 October.

The Expo was organised by the China Property Management Association (中國物業管理協會). Its exhibition areas were spacious and divided into different zones, which covered the institutional organisation booths including the PMSA (Property Management Services Authority Hong Kong) and other property management associations. Over 200 traders associated with property management, green/sustainability products, IT businesses, some discussion platform areas, etc, joined this event. The Expo provided knowledge exchange platforms to promote advanced and modern IT property management skills with a view to raising its standards and attracted over 800 participants.



PFMD Chairman Sr Charles Hung (6th from left), HKIS President Sr Paul Wong (7th from left), Vice President of the Shenzhen Property Management Association Mr Chen Yaozhong (8th from left), Deputy Director of Kai Shing Management Services Limited Mr Kevin Chu (7th from right), Chairman of the Expo Organising Committee Sr Louis Lee (6th from right)

At the “Discussion Forum of ‘The New Area of Innovative Facility Management in the Greater Bay Area’” (粵港澳大灣區現代物業創新發展論壇) organised by the Shenzhen Property Management Industry Association (深圳物業管理協會), PFMD researcher Dr Cynthia Hou gave a talk on manager’s remuneration under the Deed of Mutual Covenant (DMC) in the morning. Sr Paul Wong opened the afternoon session by highlighting the importance of promoting the Hong Kong PM industry’s role in advancing economic development, quality of life, and social stability through its collaboration and knowledge exchanges with its GBA counterparts. Mr Kevin Chu, Deputy Director of Kai Shing Management Services Limited, introduced his company’s property management work in Hong Kong. Ex-PFMD Chairman and PMSA Vice Chairman Sr Prof Eddie Hui explained the licencing regimes of property management practitioners and discussed the PMSA’s work and goal of raising professional standards to protect property owners’ interests.

Mainland speakers ranged from government officials (eg 深圳市住房和建設局) to private property management companies (eg 保利物業) and IT companies (eg Tencent). They illustrated the application of AI, BIM, IoT, etc, to the property management and other industries. The topics were interesting and provided a

good platform for knowledge exchanges and innovation from wider perspectives to improve professionalism and internationalism.

The HKIS’s journey to foster closer links and more joint events with its Mainland counterparts has been fruitful.

A Site Visit to Discovery Bay’s Unique Facilities

Reported by Sr Maxine YAO, Council Member

Fourteen PFMD surveyors joined a group tour of the unique facilities in Discovery Bay on 14 November. The delegation first boarded a vessel, which doubled as a “floating classroom,” and learned about the past, current, and future development of this corner of Lantau Island. Members also had the opportunity to learn how to be captains. Then they went to a hotel stable to see a horse and try to manage it. They visited “Green Icon” to learn about the process of solid waste classification, farming, greenhouses,



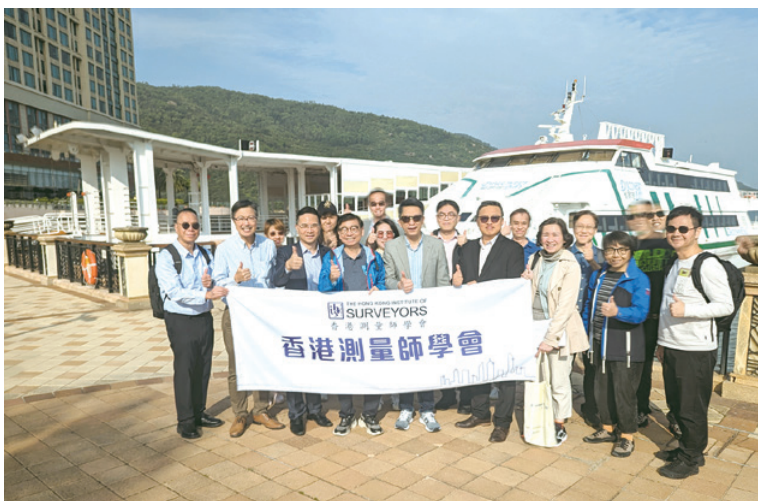
Visiting Tour Group Photo



PFMD Surveyors on the Roof of a Luxury Show Flat

and orchards. In this neighbourhood, 18 town villages had their own farms to create a truly green and environmentally-friendly livelihood.

Finally, the delegation visited a reservoir with a water depth of nearly 50 meters and a luxury show house on top of Discovery Bay Hill. One can buy a detached house with a full sea view in Hong Kong for under \$100 million.



Sr Daniel Hui (2nd from left); Assistant Director of Discovery Bay Services Management Mr Ernest Lee (3rd from left); Sr Kays Wong (4th from left); Sr Kenny Chan (5th from right); Director of Discovery Bay Services Management Mr Simon Tu (4th from right); Sr Maxine Yao (3rd from right)

Property and facilities managers in Discovery Bay seem to enjoy “small chief executive” status there, as they have to manage vessels, buses, a tunnel, eight schools, a reservoir, golf course, yacht club, hotel, and shopping malls. In terms of diversity, over half of the 20,000 residents in Discovery Bay are expatriates and the ratio of tenants to owners is 50:50. Those who manage property and facilities have to cater to a wide range of clients representing different nationalities and cultures. This explains why property managers seem like minor lords of a small town.

Health and Safety for A&A Works

Reported by Sr Dick LI, PFMD Council Member

Sr Dick Li joined an HKIS project management seminar on 19 October at the HKIS Surveyors Learning Centre to deliver a talk on “Health and Safety for A&A works” to over 150 attendees.

During the seminar, six division representatives spoke about the entire building process from the planning to the design, construction, project management, land surveying, cost control, and facilities management stages, among other things. Each division presented its professional role in handling site constraints, difficulties, limitations, etc.

The ensuing Q&A session featured many questions asked and answered in a lively atmosphere. Project Management Committee Chairman Sr Bay Wong showed his appreciation for Sr Dick Li and presented him with a certificate of appreciation at the end.



(L-R): Sr Dick Li and Sr Bay Wong



Sr Bay Wong (middle), Sr Dick Li (2nd from right), and Other PFMD Council Members