



### Property & Facility Management Division

Sr Dr Kenny Chan PFMD Council Chairman

It was my great pleasure to be elected PFMD Chairman during the AGM on 7 November with strong support from the four elected office bearers, nineteen fellow Council Members, and two YSG representatives which composes the Council. All of us are dedicated and committed to serve every PFMD member. Please do not hesitate to contact me or any other PFMD officers/council member, who will listen to your concerns where appropriate. Meanwhile, let us collaborate to advance the PFM profession and PFMD, which requires the support/participation from each of you. Let's meet/chat at the PFMD's CPDs and associated functions/activities in due course. I hope to see all of you very soon. In the meantime, please do enjoy reading the following summary of activities/events.

## QPFMA 2024

As members know, the PFMD presents a biennial award known as the QPFMA (Quality Property Facility Management Award). This is intended to raise PFM standards via the joint efforts of the HKIS/PFMD and HKAPMC (Hong Kong Association of Property Management Companies). The PFMD is pleased to form the Joint OC with the following members from both organisations:

HKIS/PFMD	HKAPMC
Sr Dr Kenny Chan (Chairman)	Sr Dr Edmond Cheng (President)
Sr Charles Hung (Immediate Past Chairman)	Dr Johnnie Chan (Past President)
Sr Kays Wong (Past Chairman)	Sr Andrew Lee (Past President)
Sr Daniel Hui (Past Chairman)	Mr Sanford Poon (Vice President)

Sr Dick Li (Vice Chairman)	Mr Kevin Chu (Vice President)
Sr Louis Lee (Vice Chairman)	Ms Eva Wong (Hon Secretary)
Sr Patrick Leung (Hon Secretary)	Ms Bernice Mak (Hon Treasurer)
Sr Ir Dr James Chan (Council Member)	Mr Ken Wong (Council Member)
Sr Ir Dr Philip Chan (Council Member)	Mr T K Share (Council Member)
Sr Amy Tang (Council Member)	Ms Fion Chen (Association Secretariat Manager)

The first OC meeting was held on 12 December to deliberate on essential issues such as project programme/events, main themes, guests of honour, jury panels, etc.

## Water Seepage Investigations and Expert Witnesses

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

A CPD on the above topic was held on 6 November with 188 participants. Water seepage is a common building defect in Hong Kong's multi-storey buildings. The problem not only annoys and inconveniences affected owners and occupants, but could also damage a building's structure.

Sr Denny Yeung, Managing Director of Asian View Surveyors and Engineers, shared his experiences in handling water seepage investigations.

First, he introduced the typical details for waterproofing applications (Figure 1) and explained some of the following non-destructive water seepage test methods and technologies :

1. Rapid Infrared Thermographic Survey (RITS)
2. Dye Water Ponding/Flush Test
3. Ultrasonic Testing
4. Positive/Negative Pressure Water Pipe Test
5. Conductivity Testing
6. Moisture Meter Test
7. Microwave Scanning Test
8. Pipe Inspection Borescope

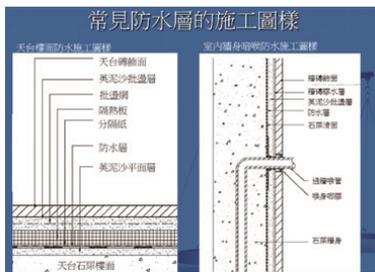


Figure 1: Typical Method Statement for Waterproofing Application



Figure 2: Rapid Infrared Thermographic Survey

Later, Denny cited the typical applications of these methods with different features (Figures 2-4) including the severity level of spalling concrete (Figure 5).

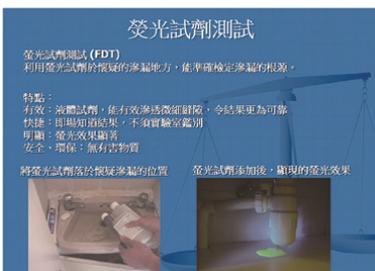


Figure 3: Dye Water Ponding/Flush Test

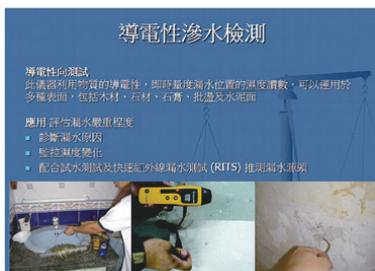


Figure 4: Conductivity Testing

**石屎剝落的嚴重程度**

Severity level	Description
1	- Good original surface, hard material
2	- Small chip or popouts
3	- Surface spalling that exposed coarse aggregate
4	- Spalling of concrete with 1/3d to 1/2d in depth
5	- Spalling of concrete result in 10% to 15% area of component affected
	- Large spall 150mm or more in width and depth 1/2 to 1d
	- Spalling more than 15% area of beam or 30% area of slab
	- Spalling depth > 1d

Figure 5: Severity Level of Spalling Concrete

Denny also shared one interesting expert witness case that involved tracing the source of water penetration from an external wall (Figure 6). In this case, a spray water test was performed on the affected flat's external wall. The test requirements called for spraying water at a water pressure of 35 psi about 300 mm from the external wall for two hours. The test started at 11 am and finished by 1 pm. Water leakage was observed along the ceiling of the flat's master bedroom. The test was successful because it concluded that the flat's seaward-facing external wall caused the water leak instead of common water seepage from the flat above.



Figure 6: Tracing the Source of Water Penetration from an External Wall as an Expert Witness

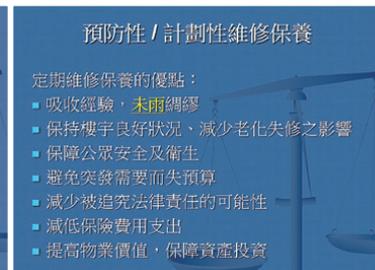


Figure 7: Tracing the Source of Water Penetration from an External Wall as an Expert Witness

In closing, Denny highlighted the advantages of preventive/planned maintenance (Figure 7) as an effective measure against water leaks and corresponding building defects. The PFMD thanked him for delivering such an informative topic on water seepage.



Figure 8 (L-R): Sr Danny Leung, Sr Denny Yeung, and Sr Kays Wong

## PMSA Meeting Regarding the Draft Code and Guide on “Handling the Instrument of Proxy”

**Reported by Council Member Sr Jack Lee**

On 4 December, the PMSA consulted various property & facility management professional bodies via Zoom to learn more about the Code of Conduct draft and its companion, Best Practice Guide on “Handling of the Instrument of Proxy”.

Council Members Sr Jack Lee and Sr Nick Pang joined this meeting, which started with an introduction to both publications by the PMSA, which wants to provide a guide for licenced property management practitioners to handle the instrument of proxy more effectively and professionally. It set out the principles, standards, procedures, and standard proxy forms in a fair, transparent, and accountable manner.

Insights, feedback, and suggestions for the draft code and guide were shared, with discussions on the difficulties encountered under different scenarios such as only 48 hours being insufficient to process the instrument of proxy before the associated owners’ meeting.

The consultation ended with a thank-you note and appreciation from the PMSA, while they will enrich the content of the draft code and guide based on the valuable feedback/suggestions received before finalising both.

## HKIS Drinks Gathering with the Housing Department

A drinks gathering with the Housing Department was held on 5 December with the purpose of fostering a better understanding and working relationship between both parties. It was well attended by representatives of the Institute’s six divisions and senior officials of the Housing Department. Immediate Past Chairman Sr Charles Hung, Past Chairman Sr Kays Wong, Vice Chairman Sr Louis Lee, and Council Member Sr Amy Tang led the PFMD delegation.

During the reception, Sr Kays Wong had the opportunity to explain the roles/work of PFM surveyors to Miss Rosanna Law, JP, Permanent Secretary for Housing/Director of Housing, and Mr Ricky Yeung, Deputy Director (Estate Management). Other PFMD members elaborated on the range of PFM services that they provided in housing management.

The PFMD hopes that this gathering enhanced the working relationship and friendship between its members and various Housing Department officials.



PFMD Past Chairman Sr Kays Wong (L) and Miss Rosanna Law, JP, Permanent Secretary for Housing/Director of Housing (R)

## CPD: Latest Technological Innovations in Pest Control

**Reported by Council Member/  
Moderator Sr Maxine Yao**

On 6 December, Mr Luby Chun, the Director of Master Clean, introduced the latest innovative technologies to perform smarter pest control in buildings and homes covering mosquitos, flies, bedbugs, termites, and rodents. The impressive technologies included an In2Care mosquito control station and Biofuture Rodent Trapper (BRT). The former uses a unique approach called autodissemination. Its stations attract adult mosquitoes to lay their eggs inside them, so they should be strategically placed in areas where mosquitoes are likely to breed such as flower pots, drains, and other small containers.

The Biofuture Rodent Trapper (BRT) is an eco-friendly device that operates by luring rodents to it with foods that they prefer. Rodents climb into the machine via an external ladder and once the sensor detects them, it triggers a mechanism to flip the platform, causing the rodent to fall into the rodent capture bucket below. The bucket, filled with BioHit, renders the rodent unconscious and eventually dead. All foods and components involved in the process are totally “free” of toxic substances. The sensor can also report to a mobile app the number of rodents caught so that the service provider can clear the capture bucket before it overflows.



Sr Maxine Yao (L) and Mr Luby Chun (R)

## The Belt and Road Office/Commissioner Visit

Over a dozen surveyors, including Sr Kays Wong, Sr Philip Chan, and Sr Maxine Yao, met with Ar Nicolas Ho, Commissioner of the Belt and Road Office (BRO), on 6 December to discuss the anticipated difficulties, business opportunities, and successful examples encountered by surveying professionals when working on projects in Belt and Road countries. Commissioner Ho introduced a series of Government-funded programmes to enable the surveying industry to do more under the national strategies to “go global” and “attract foreign investment” (走出去, 引進來) for Hong Kong.

Sr Kays has introduced the PFMD’s related projects to its Mainland counterparts in recent years, whilst hopes that the Division can attract more funding so that it could organise activities, such as visits to the Middle East, remain high. Sr Maxine once led an NGO project that secured funding from some Middle Eastern countries in the form of charity. But there were difficulties in building trust and establishing a religious relationship with these countries. Once these issues are resolved, more Middle Eastern countries should have the confidence to invest in Hong Kong.



(L-R): Sr Philip Chan, a BRO Official, Ar Nicolas Ho, Sr Kays Wong, and Sr Maxine Yao

## Inaugural Reception of the HKIWSS

PFMD Honorary Secretary Sr Patrick Leung represented the HKIS at the inauguration ceremony of the Hong Kong Institute of Water and Sanitation Safety (HKIWSS) on 13 December. The HKIS is pleased to collaborate with the Government, HKIWSS, and associated professional institutes to support Government initiatives such as the Enhanced Water Quality Monitoring Programme, Water Safety Plan Subsidy Scheme, etc, to ensure that building users will continuously enjoy high-quality water supplies.



Guests of Honour Assistant Director of Water Supplies Department, Mr Yau Hau Yin; Assistant Director of Buildings Department, Mr Pang Yuk Lung and Hong Kong Institution of Engineers, Ir Dr Lee Chin Hong



Photo 6 (L-R): HKIWSS Vice President Ir Dr Eric Wong Siu Wing, HKIWSS President Ir Dr Chan Ho-Fai, BBS, and Sr Patrick Leung

## Other Matters

- A membership assessment was conducted by a Panel of Assessors from the Divisional Membership Committee comprising PFMD

Council Member Sr Raymond Chan, Sr Dick Li, and Sr Louis Lee on 10 November.

- Sr Louis Lee, Sr Dick Li, and I joined a luncheon with Shenzhen PM Association representatives on 17 November.
- Sr Dr Philip Chan joined the event, 呼籲物業界參與消防處「物管同救心」行動” at 消防及救護學院 — 將軍澳百勝角路, which was organised via PMSA/FSD on 27 November with speakers Director of Fire Services Mr Andy Yeung, FSDSM; and PMSA Chairperson Dr James Wong, BBS, JP.
- PFMD Honorary Secretary Sr Patrick Leung joined the 7th HKIS charity event, Project Sparkle with Tung Wah, on 3 December. Its activities included making hand creams and distributing them to members of the Tin Shui Wai community.
- Sr Dick Li and fellow HKIS surveyors joined a meeting with the 廣州南沙經濟技術開發區投資促進局 on 14 December. They addressed 初步探討專業資格互認, 了解測量師在南沙的工作範疇 / 提供服務, 南沙方面配套, 南沙探訪團, 及香港人如何落地, and other topics.
- During the HKIS AGM on 15 December, Sr Dick Li, Sr Louis Lee, and I were nominated as Councillors for the coming HKIS General Council.
- Sr Kays Wong and Council Member Sr Dr Elvis Lau joined a meeting with Development Bureau/Principal Assistant Secretary (Works) and other HKIS Fellows regarding surveying manpower and the Government's subsidies for surveying courses on 18 December.
- Sr Dick Li was elected Vice Convenor of the “Ambassador for HKIS Career Talk” scheme under the HKIS Promotion Committee headed by Past President Sr Thomas Ho.
- The HKIS/PFMD commented on the 物業管理公司垃圾收費準備部署工作進度問卷調查 organised by the PMSA in November.
- CPD Chairman Sr Dick Li oversaw the production of the PFMD signature t-shirt & jacket for PFMD events such as site visits, competitions, etc. Please contact the PFMD if you wish to purchase one.