

Organiser:



The HKIFM

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COMMERCE AND ECONOMIC
DEVELOPMENT BUREAU

Collaborator:

THE UNIVERSITY OF HONG KONG 香港大學
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The HKIFM – PSDAS Conference BIM for FM - a client's perspective

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Information

“Knowledge communicated or received concerning a particular fact or circumstance”

- **“People”**: the essential entity
- must be in existence to communicate or receive the knowledge.

Information

- ◆ “Building Information Modeling (BIM)”- itself alone would be useless if “**People**” is not in existence
- ◆ In FM, “**People**” is also one of the dominant entities

Definition of Facility Management

Facility Management is the process by which an organisation integrates its **people**, work process and physical assets to serve its strategic objectives

source: HKIFM

Facility management is a profession that encompasses multiple disciplines to ensure functionality of the built environment by integrating **people**, place, process and technology.

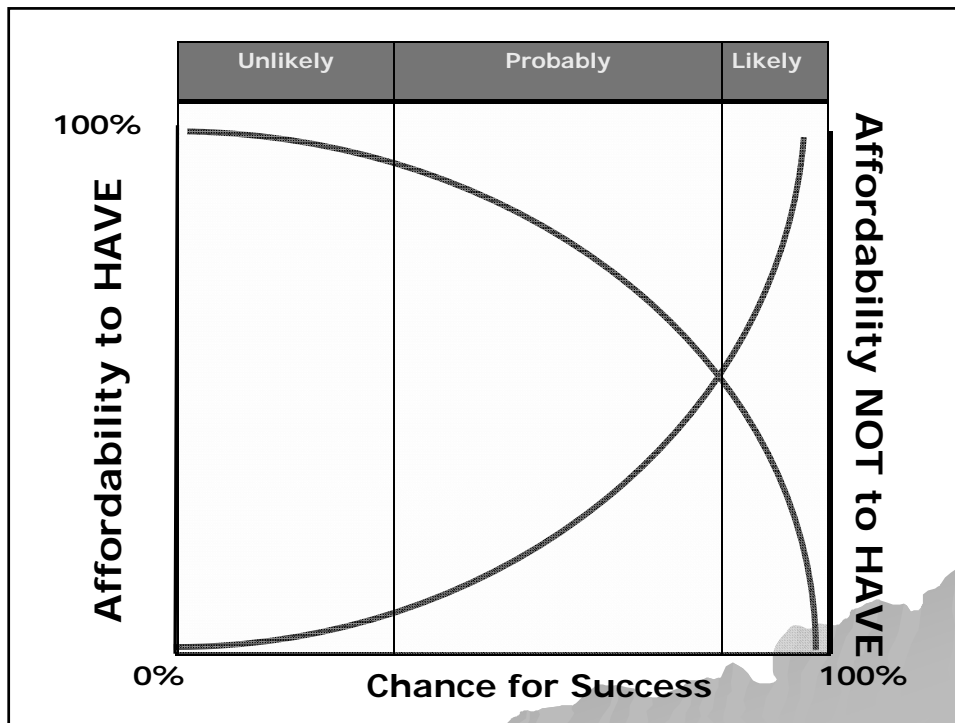
Source : IFMA

The important aspect

- ◆ Various types of **“People”**
 - Each type involved at different stages
 - Each with different level of **“affordability”** in providing and receiving **information**

Affordability

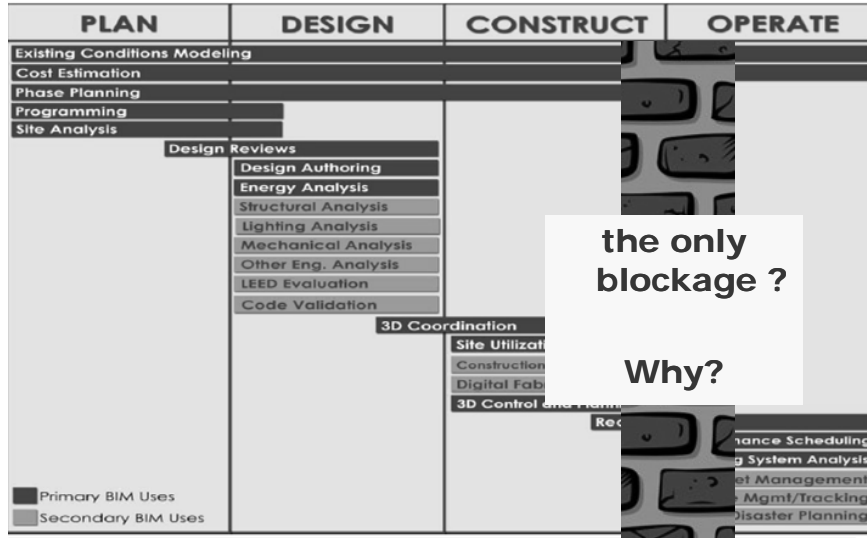
- ◆ decision and /or implementation of system, affected by:
 - affordability for **“having”**
 - affordability for **“not having”**
- ◆ Both need to be well considered



- affordability of consumer and provider might vary / change
- Even for the same entity without change in other aspects

The facility life cycle

source: Project Execution Planning Guide



the only blockage ?
Why?

Information Flow

Facility life cycle, **People, Process & Technology**, and **Information Flow** for one "Place" in a nutshell

People P	People D	People C	People O
Process P	Process D	Process C	Process O
Technology P	Technology D	Technology C	Technology O
Place	Place	Place	Place

Information Flow

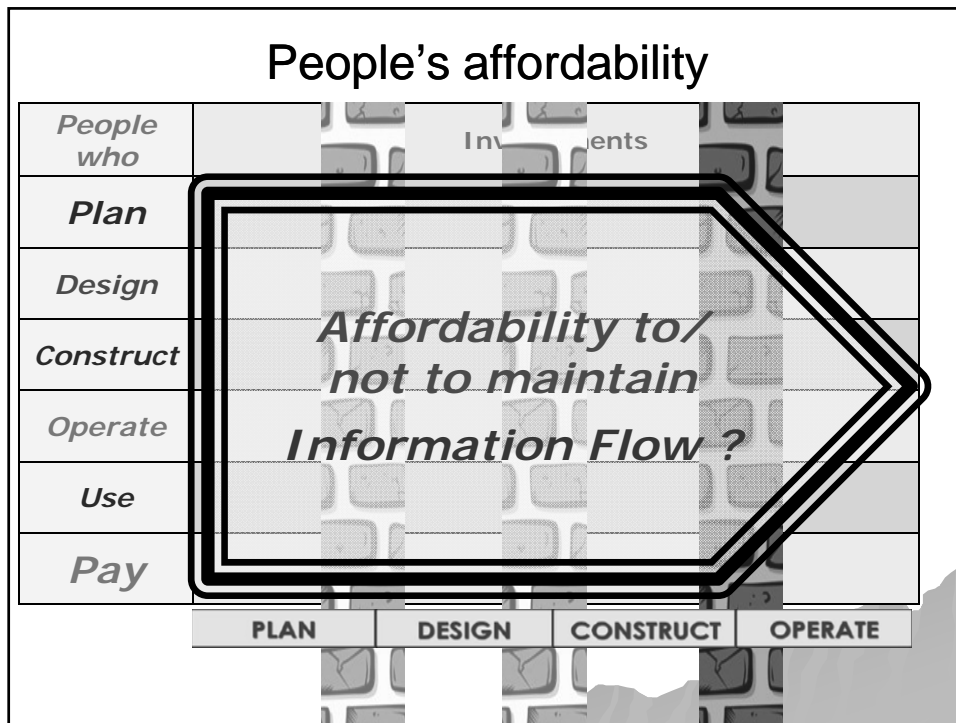
People's involvements

<i>People who</i>	Involvements			
Plan	Heavy	Nil?	Nil	Nil
Design	Not much	Heavy	Supervise	Nil
Construct	Not Much	Not Much	Heavy	Nil
Operate	Not Much or Nil?	Not Much or Nil?	Not Much or Nil?	Heavy
Use	Nil?	Nil?	Nil?	Heavy
Pay	?	?	?	?
	PLAN	DESIGN	CONSTRUCT	OPERATE

Information Flow

People's involvements

- ◆ levels of commitments, requirements, available resources, etc, of each party at various stages would be different
- ◆ concluded / summarised by the term "affordability"



Comparisons of affordability

In terms of:

- ◆ Time
- ◆ cost
- ◆ quality

case examples

- ◆Affordability issues in system implementation
- ◆Problems encountered and the end results

The Beliefs in BIM

- ◆a major evolution in FM Technology
- ◆all the “data” or “information” are already “there”

Reviews of these beliefs

- ◆ possible increase in affordability for “having” and decrease in “not having”
- ◆ rationales behind
- ◆ problems that may be encountered

- ◆ how to cater for such forthcoming “evolution”
 - to hide from it,
 - to let others do it first,
 - or to involve in it?