



Editor's Note

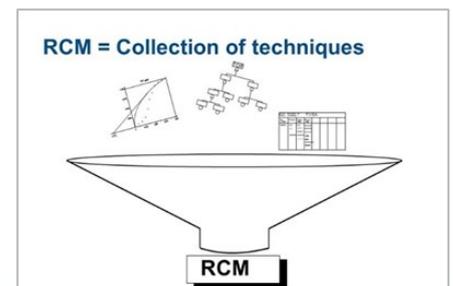
Reliability, Maintainability and Risk (Part 3)

Customer satisfaction is one of the evaluation criteria of building performance assessment - how good is a building. *Fit-for-purpose* facilities and systems in operation fulfil part of the requirements for customer satisfaction.



In May FMC, we introduce the “the seven basic questions” of reliability-centred maintenance (RCM). Maintenance is defined as efforts to ensure that physical assets continue to fulfil their intended **functions** (John Moubray). The objectives of maintenance with respect to any asset are defined by the functions of the assets and its associated desired standards of performance.

For this reason, the RCM process starts by defining the functions and performance standards of each asset in its operating context. It also places great emphasis on the need to quantify performance standards where possible. These standards cover output, product quality, customer service, environmental issues, operating costs and safety.



In July FMC, we are going to explain the significance of the first RCM question:

*What are the functions and associated performance standards
of the asset in its present operating context?*

Percy Kong

Percy Kong

Director of Communications

Recent Event

The Comprehensive Certificate Course on Facility Maintenance & Renovation for FM Professionals was successfully completed on 23 June 2017 (Friday).

All speakers have presented you with practical information and valuable experience sharing in order to broaden, refresh, and update his/her knowledge in relation t to Facility Maintenance and Renovation.



Our Vice President Sr. Gary YEUNG was sharing the topic of “Essential of Facility Maintenance & Renovation”



The speaker Ir. Daniel MOK was sharing his topic



Our Director of Communication Ir. Dr. Percy KONG was presenting the certificate to our participant

Upcoming Event

Title	Event Date
Excellence in Facility Management Award (EFMA) 2017	2017
Technical Visit to Hong Kong Housing Society's The Tanner Hill at North Point	8 July 2017
Technical Visit to EPD's Chemical Wastes Treatment Centre at Tsing Yi (To be advised)	15 September 2017
Technical Visit to T-Park (To be advised)	11 November 2017

Supporting Event

Title	Organizers	Event Date
WSBE17 - World Sustainable Built Environment Conference 2017 Hong Kong	CIC & HKGBC	5-7 June 2017
The Environmental Forum - "Green Building and the Community – Latest Development and Case Sharing"	HKGBC & OUHK	7 June 2017
HKIS Annual Conference 2017	HKIS	9 September 2017
Building Management Week 2017	WSD, BD, EMSD, FSD, F&EHD, HAD	21-24 September 2017
Construction Manager of the Year Awards (CMYA) 2017	CIOB	September 2017
The Council of Asian Shopping Center Conference 2017	ISCM	18-19 October 2017

Related Information

Title	Organizers	Issue Date
Building Safety Quarterly Issue No. 8 (English version and Chinese version)	Buildings Department	June 2017

FM Blog

Reliability-centred Maintenance (RCM)

RCM – A Better Way

<u>Traditional Maintenance</u>	<u>Reliability Centered Maintenance</u>
<ul style="list-style-type: none"> • Focuses on preserving the operation of the component • Considers only scheduled maintenance on component or fix-when-failed • Scheduled maintenance, if any, based on manufacturers' or vendors' recommendation • More corrective maintenance • Very reactive approach 	<ul style="list-style-type: none"> • Focuses on preserving the function of the system • Considers many options • Fix-when-failed only when cost effective • Scheduled maintenance based on the failure characteristics of the component in its operating context • Less corrective maintenance • Proactive approach



When we maintain an asset, the state we wish to preserve is one in which it continues to fulfil its intended **functions**.

Every item of equipment usually has more than one – often several – functions. They can be divided into four categories :

- Primary functions - they are the reason why the asset exists, for example, the primary function of a pump is to pump something;
- Secondary functions - they are usually less obvious than the primary functions, but their failure can still have serious consequences - sometimes more serious than the failure of a primary function. For example, the primary function of the wall of building might be to protect people and equipment from the weather, but it might also be expected to support the roof. Typical secondary functions include : containment, support, appearance, hygiene, gauges.
- Protective devices - these work in one the five ways :
 - ◇ Draw the attention of the operator to abnormal conditions (e.g. warning lights);
 - ◇ Shut down the equipment in the event of a failure (e.g. emergency push button);
 - ◇ Eliminate or relieve abnormal conditions which follow a failure and which might otherwise cause more serious damage (e.g. fire fighting equipment);
 - ◇ Take over from a function which has failed (e.g. standby plant);
 - ◇ Prevent dangerous situations from arising in the first place (e.g. guards).

CPD Requirements for Members

Continuing professional development (CPD) is a common requirement of most professional institutes to ensure effective execution of professional duties throughout the members' working life. With the approval of the Council, the Institute has laid down the CPD requirements for its members.

In brief, all members (including fellows) and associates should complete a minimum of 20 hours per year on a mandatory basis starting from 1 July 2015. The CPD may come under 3 categories: (1) education and training, (2) community, institutional, and social services, (3) private study. A minimum of 10 hours should fall within the type of education and training, of which at least 4 hours should be related to activities organized by the HKIFM. Private study should be subject to a maximum claim of 5 hours per year.

The detailed requirements have been uploaded to the HKIFM homepage. Please click [HERE](#) for details.

Recruitment

HKIFM is committed to promoting the facility management profession in the territory. Just contact us via email: communication@hkifm.org.hk, if you wish to join the various committees to work with our experienced Committee Directors for the well-being of all members.

Please contact Mr Percy Kong, Director of Communication, should you have any comments and suggestions on this issue of FM Communicator.

E - Communication@hkifm.org.hk
T - (852) 2537 0456

