



關注會員，助進專業

Caring our members, fostering our professionalism!

Newsletter Issue No. 113

1 November 2017

Editor's Note



Annual Dinner cum Excellence in Facility Management Award (EFMA) 2017 Presentation Ceremony

On 31 October 2017, the EFMA was held successfully with 400 distinguished guests and attendees.

The Honourable Matthew CHEUNG Kin Chung, GBM, GBS, JP, Chief Secretary for Administration, HKSAR, was invited as our Guest of Honour and delivering an impressive speech.



HKIFM would like to take this opportunity to welcome our new Honorary Fellows, Ir SIT Wing Hang, JP, Director of the Electrical & Mechanical Services Department (EMSD); Mr. SO Hing Woh, Victor, SBS, JP, Chairman of the Board of the Urban Renewal Authority and Sr. TSE Wai Chuen, Tony, BBS, Chairman of Property Management Services Authority.

The following awards were presented to the winners of EFMA : Grand Award, Most Popular Facility Award, FM People Award, Theme Award, Excellence Award, and Merit Award. *Congratulation to all winners.*



Percy Kong

Percy Kong
Director of Communications

Recent Event

Annual Dinner cum Excellence in Facility Management Award (EFMA) 2017 Presentation Ceremony

The event, successfully held at Holiday Inn Golden Mile on 31 October 2017 with approximately 400 distinguished guests and attendees, was highlighted by presence of The Honourable Matthew CHEUNG Kin Chung, GBM, GBS, JP, Chief Secretary for Administration, The Government of The HKSAR, as our Guest of Honour and delivering an impressive speech.

Another spotlight of the evening was certainly presentation of plaque to our new Honorary Fellows, Ir SIT Wing Hang, JP, Director of the Electrical & Mechanical Services Department (EMSD); Mr. SO Hing Woh, Victor, SBS, JP, Chairman of the Board of the Urban Renewal Authority and Sr. TSE Wai Chuen, Tony, BBS, Chairman of Property Management Services Authority.



Welcome speech by President, Dr. Edmond CHENG Kam Wah



Speech by Guest of Honour, The Honourable Matthew CHEUNG Kin Chung, GBM, GBS, JP, Chief Secretary for Administration



Ms. Celine TAM, Chairperson of EFMA 2017 Organizing Committee



New Honorary Fellows Ir. SIT Wing Hang, Alfred, JP and Sr. TSE Wai Chuen, Tony, BBS

Winners of Grand Award & Theme Award 2017 (Facility Maintenance & Renovation) Gold



Grand Award (Institutional & Government Properties)
Cluster Facility Management, Kowloon West Cluster, Hospital Authority



Grand Award (Office Building)
Exchange Tower



Grand Award (Retail)
apm



Theme Award Gold
Exchange Tower

Annual Dinner cum Excellence in Facility Management Award (EFMA) 2017 Presentation Ceremony

Speech by CS at Annual Dinner of Hong Kong Institute of Facility Management cum Presentation Ceremony

Following is the speech by the Chief Secretary for Administration, Mr Matthew Cheung Kin-chung, at the Annual Dinner of the Hong Kong Institute of Facility Management cum Presentation Ceremony of the Excellence in Facility Management Award 2017 today (October 31):

Edmond (President of the Hong Kong Institute of Facility Management, Dr Edmond Cheng), Council Members of the Hong Kong Institute of Facility Management, distinguished guests, ladies and gentlemen,

It gives me great pleasure to join you all tonight at the Annual Dinner cum Presentation Ceremony of the Excellence in Facility Management Award 2017 organised by the Hong Kong Institute of Facility Management (HKIFM).

First of all, my warmest congratulations to the winners of this year's Award! The HKIFM has been organising the Excellence in Facility Management Award since 2010. The increasing number of nominations and awardees reflects the continuing expansion of the facility management industry over the years as well as the recognition by stakeholders and the community at large of the Award and the Institute's success in staging such a meaningful event for the industry. I also express my gratitude to the Judging Panel for their hard work in completing a challenging task and contributing their valuable advice in the process of adjudication.

As announced by the Chief Executive, Mrs Carrie Lam, in her maiden Policy Address earlier this month, this term of Government is determined to develop Hong Kong into a liveable city. Our people's aspiration for a liveable city has grown in step with social development. Among all necessary elements, quality facility management is an indispensable building block that makes up a quality city, where people will be keen to stay and make it their home. To this end, the HKIFM provides a valuable platform for facility management professionals of different disciplines to provide training, enhance professional standards, promote facility management techniques and know-how, and develop ties and mutual recognition with other facility management organisations in Hong Kong, the Asia-Pacific region and even worldwide.

The excellence awards under the 12 categories to be presented tonight cover commercial buildings, shopping malls, residential buildings as well as declared monuments. The Award recognises excellent facility management in Hong Kong and the wider Asia-Pacific region. Each award affirms the strenuous efforts made by each recipient and the remarkable achievement of the Hong Kong facility management industry in the past year, achieving the objective of the facility management profession, that is, integrating people, work process and physical assets to serve the strategic objectives.

These awards echo well with the Government's policy on developing a quality city that is well managed and equipped with various public facilities. Our standard of city management has always been acclaimed internationally. As one of the safest cities in the world, Hong Kong attaches great importance to safeguarding the safety of our citizens' homes. With this in mind, we have put in great efforts to promote the maintenance of our ageing building stock over the years. There are over 5 000 residential and composite buildings aged 50 years or more in Hong Kong. Without timely inspection and maintenance, they will pose hazards to both the residents and passers-by. The Operation Building Bright initiative launched in 2009 has largely been completed, benefiting 3 000 buildings. To further improve our building stock, thereby safeguarding public safety, we plan to launch Operation Building Bright 2.0 at a cost of around \$3 billion. The initiative will adopt a risk-based approach, focusing on the most needy owners and providing more targeted assistance. Subsidy will be provided to owner-occupiers of aged residential or composite buildings with rateable values not exceeding the prescribed level for undertaking primarily inspections of their buildings and repair works as required under the Mandatory Building Inspection Scheme.

Apart from structural safety, enhancing fire safety of old buildings is also critical in protecting lives and properties. In view of this, the Government also plans to devote about \$2 billion to subsidise owners of old composite buildings to undertake fire safety enhancement measures as required by the Fire Safety (Buildings) Ordinance.

We hope to launch Operation Building Bright 2.0 and the subsidy scheme for fire safety works in the second half of next year to assist owners in tackling structural hazards and enhancing the fire safety standards of their buildings. In addition, the Urban Renewal Authority (URA) is carrying out a study on the Building Rehabilitation Strategy with a view to prolonging the serviceable lifespan of buildings and arresting urban decay. The URA is also setting up a one-stop Building Rehabilitation Platform, with the participation of professional bodies and members of the industry, to provide comprehensive information and technical assistance to owners.

The enactment of the Property Management Services Ordinance in June 2016 and the appointments to the Property Management Services Authority in December 2016 are important milestones in providing a legislative framework to regulate and promote the development of the property management industry. In implementing the regulatory regime, the Property Management Services Authority will engage with stakeholders, including those in the facility management and property management fields. I am delighted to note that many associations in these fields, including the HKIFM, have been offering constructive views to the Authority. I look forward to the further co-operation among the Government, the Property Management Services Authority, and the facility management and property management industries for early implementation of the regulatory regime to achieve a "win-win-win" situation.

Annual Dinner cum Excellence in Facility Management Award (EFMA) 2017

Speech by CS at Annual Dinner of Hong Kong Institute of Facility Management cum Presentation Ceremony (Cont'd)

Apart from promoting quality facility management, the facility management industry also provides an increasing number of employment opportunities for people of varied education background and, more importantly, quality job opportunities to facilitate the development of their career path. This ties in well with our policy objective of nurturing a wider pool of talent of diverse expertise to sustain the economic and social development of Hong Kong. The Government will assume a more active role in planning our human resources. We will establish the Commission for the Planning of Human Resources, to be chaired by me, early next year. The Commission will consolidate the resources and efforts of the Government and various sectors such as the business, education and professional sectors, and collectively formulate, examine, co-ordinate and take forward policies on human resources in a holistic manner. Through this initiative, we aim to ensure that our human resources will cater for the short-, medium- and long-term development needs of Hong Kong and keep up with our country's latest developments as well as the evolving trends in the global market. This will enable our citizens to seize the manifold and enormous opportunities ahead for upward mobility. The Government will also draw up a talent list for attracting professionals to Hong Kong in a more effective manner to support our development as a high value-added and diversified economy. We welcome any views and suggestions from facility management professionals on how our planning of human resources for the industry and Hong Kong should be taken forward.

With the mission of promoting facility management as one of the leading disciplines and professions in the management of built asset and facilities in the territory, the Institute will certainly continue its unrelenting efforts in fostering and promoting good facility and city management in Hong Kong. My congratulations again to the awardees and the Institute on the successful staging of this year's event. I wish you all continued success in the years ahead.

Thank you.



Ends/Tuesday, October 31, 2017
Issued at HKT 21:27

Source: HKSAR Government Press Releases



The Hong Kong Institute of Facility Management Excellence in Facility Management Award 2017

CONGRATULATIONS



The HKIFM would like to congratulate the following winners for their outstanding achievements in Facility Management

Grand Award (Institutional & Government Properties)

Cluster Facility Management, Kowloon West Cluster, Hospital Authority

Grand Award (Office Building)

Exchange Tower - Sino Estates Management Limited

Grand Award (Retail)

apm - Kai Shing Management Services Limited

Excellence Award (Asia Pacific)

Metropolis Tower - Synergis Property Management (Shenzhen) Company Limited

Excellence Award (Corporate Real Estate)

Society for the Prevention of Cruelty to Animals (HK) - Synergis Management Services Limited

Excellence Award (Industrial)

World Tech Centre - Harriman Property Management Limited
Fook Hong Industrial Building - Hong Hing Enterprise Limited (Nan Fung Group)
YKK Building - Jones Lang LaSalle Management Services Limited
Golden Dragon Industrial Centre - Main Shine Development Limited (Nan Fung Group)
Kowloon Plaza - Sino Estates Management Limited
Metro Centre II - Sino Estates Management Limited
Sino Industrial Plaza - Sino Estates Management Limited
Sunley Centre - Sino Estates Management Limited
Westley Square - Sino Estates Management Limited
Ming Pao Industrial Centre - Urban Property Management Limited

Excellence Award (Institutional & Government Properties)

The Hong Kong Federation of Youth Groups Building - Synergis Management Services Limited
Tuen Mun Public Riding School - Synergis Management Services Limited

Excellence Award (Office Building)

Prosperity Millennia Plaza - ARA Asset Management (Prosperity) Limited
Prosperity Place - ARA Asset Management (Prosperity) Limited
CITIC Tower - CITIC Tower Property Management Co., Ltd
Cit Tower - Harriman Property Management Limited
Telford House - Harriman Property Management Limited
Sunlight Tower - Henderson Sunlight Property Management Limited
Hutchison House - Hutchison Property Management Company Limited
Grand Century Place - Kai Shing Management Services Limited
Metroplaza Office Towers - Kai Shing Management Services Limited
New Town Tower - Kai Shing Management Services Limited
Nan Fung Tower - New Cham Management Limited (Nan Fung Group)
Cameron Plaza - Sino Estates Management Limited
Hong Kong Pacific Centre - Sino Estates Management Limited
Kwun Tong Harbour Plaza - Sino Estates Management Limited
Sino Plaza - Sino Estates Management Limited
Skyline Tower - Sino Estates Management Limited
Nina Tower - Sources Fanie Management Limited
New World Tower - Urban Property Management Limited
The Harbourfront - Whampoa Property Management Limited
Landmark East - Wing Tai Properties Estate Management Limited

Excellence Award (Large-scale Residential)

Double Cove - Double Cove Management Ltd (Henderson Land Group)
Sky Tower - Goodwell Property Management Limited
Iberite - Shun Tak Property Management Limited
Hong Kong Gold Coast - Sino Estates Management Limited

Excellence Award (Medium-scale Residential)

Aegean Coast - Kai Shing Management Services Limited
New Town Plaza III (Residential) - Kai Shing Management Services Limited
The Wings II - Kai Shing Management Services Limited
Yoho Midtown - Kai Shing Management Services Limited
Kwai Chung Plaza - Main Shine Development Limited (Nan Fung Group)
Aria - Royal Elite Service Company Limited
Grand Palisades - Sino Estates Management Limited
Pacific Palisades - Sino Estates Management Limited
Viva - Sino Estates Management Limited
Riva - Supreme Management Services Limited
The Leighton Hill - Supreme Management Services Limited
The Coronation - The Coronation Estates Management Limited
The Hermitage - The Hermitage Estates Management Limited
Illumination Terrace - Urban Property Management Limited
Grand Waterfront - Well Born Real Estate Management Limited (Henderson Land Group)

Excellence Award (Small-scale Residential)

Stars By The Harbour - Goodwell Property Management Limited
Harbourfront Landmark - Harbourfront Landmark Premium Services Limited
Chelsea Court - Harriman Property Management Limited
Birchwood Place - Kai Shing Management Services Limited
Hollywood Heights - Kai Shing Management Services Limited
King's Park Villa - Kai Shing Management Services Limited
Line Stardom - Kai Shing Management Services Limited
Bowen's Lookout - Sino Estates Management Limited
One Mayfair - Sino Estates Management Limited
Park Metropolitan - Sino Estates Management Limited
The Avery - Sino Estates Management Limited
The Camphora - Sino Estates Management Limited
Three Bays - Sino Estates Management Limited
Shouson Peak - Supreme Management Services Limited
Clovelly Court - Urban Property Management Limited
Scholastic Garden - Urban Property Management Limited
Hill Paramount - Well Born Real Estate Management Limited (Henderson Land Group)

Excellence Award (Public Rental and Subsidized Purchase Housing)

Kwai Fong Estate - Modern Living Property Management Limited

Excellence Award (Retail)

China Hong Kong City - C.H.K.C. Building Management Limited
Citywalk 2 - Citywalk 2 Management Company Limited
Mira Place One - Henderson Real Estate Agency Limited
Tsuen Wan Plaza (Shopping Arcade) - Hong Yip Service Company Limited
East Point City (Commercial) - Kai Shing Management Services Limited
Landmark North - Kai Shing Management Services Limited
Metropolis Plaza - Kai Shing Management Services Limited
MOKO - Kai Shing Management Services Limited
New Town Plaza I - Kai Shing Management Services Limited
New Town Plaza II - Kai Shing Management Services Limited
Tai Po Mega Mall - Kai Shing Management Services Limited
Uptown Plaza - Kai Shing Management Services Limited
V city - Kai Shing Management Services Limited
wtc more - Kai Shing Management Services Limited
Golden Plaza - Sino Estates Management Limited
Olympian City - Sino Estates Management Limited
Tuen Mun Town Plaza Phase I (Shopping Arcade) - Sino Estates Management Limited
Tuen Mun Town Plaza Phase II (Shopping Arcade) - Sino Estates Management Limited
Hong Kong Market - Uni-China (Market) Management Limited
M.C. Box - Uni-China (Market) Management Limited

Merit Award (Small-scale Residential)

Mount Beacon - Sino Estates Management Limited
Valley View Terrace - Synergis Management Services Limited
Blessings Garden Phase 2 - Urban Property Management Limited
Regent On The Hill - Urban Property Management Limited
39 Conduit Road - Well Born Real Estate Management Limited (Henderson Land Group)
Harbour Pinnacle - Well Born Real Estate Management Limited (Henderson Land Group)
Régence Royale - Well Born Real Estate Management Limited (Henderson Land Group)

Merit Award (Public Rental and Subsidized Purchase Housing)

Ka Tin Court - Urban Property Management Limited

Merit Award (Retail)

Ma On Shan Plaza - ARA Asset Management (Fortune) Limited
Maritime Market - Uni-China (Market) Management Limited

Theme Award - Facility Maintenance & Renovation

Gold Award

Exchange Tower - Sino Estates Management Limited

Silver Award

Landmark North - Kai Shing Management Services Limited

Bronze Award

CITIC Tower - CITIC Tower Property Management Co., Ltd
Harbourfront Landmark - Harbourfront Landmark Premium Services Limited

FM People Award (Managerial)

Gold Award

YUEN Tik Sang - Area Manager (Mira Place One) / Henderson Real Estate Agency Limited

Silver Award

LI CHAN Kwai Chu - Senior Property Manager (Kwai Fong Estate) / Modern Living Property Management Limited

Bronze Award

SZE Ka Kee - Senior Estate Manager (Kwai Chung Plaza) / Main Shine Development Limited (Nan Fung Group)

Merit Award

LO Yan Yuen - Asst Maintenance Manager (Harbourfront Landmark) / Harbourfront Landmark Premium Services Limited
TANG Wing Chung - Manager (Riva) / Supreme Management Services Limited

FM People Award (Supervisory - Officer)

Merit Award

CHEUNG Fai - Senior Property Officer (Tuen Mun Town Plaza Phase II - Shopping Arcade) / Sino Estates Management Limited
HO Siu Wai - Senior Property Officer (Tuen Mun Town Plaza Phase I - Shopping Arcade) / Sino Estates Management Limited
KWOK Man Keung - Senior Property Officer (Park Metropolitan) / Sino Estates Management Limited
YAU Tak Yan - Property Officer (Mira Place One) / Henderson Real Estate Agency Limited

FM People Award (Supervisory)

Gold Award

MAK Siu Kay - Maintenance Supervisor (Exchange Tower) / Sino Estates Management Limited

Merit Award

FUNG Ka Wing - Maintenance Supervisor (Vision City) / Sino Estates Management Limited
LAI Pak Hung - Senior Building Supervisor (Pacific Palisades) / Sino Estates Management Limited
YEUNG Chi Shing - Assistant Club Supervisor (Yoho Midtown) / Kai Shing Management Services Limited

FM People Award (Young Practitioner)

Gold Award

LI Shuk Ping - Senior Property Officer (Mira Place One) / Henderson Real Estate Agency Limited

Merit Award

CHAN Ching Yin - Assistant Property Officer (New Town Plaza III) / Kai Shing Management Services Limited

Most Popular Facility Award

Clovelly Court - Urban Property Management Limited

With sincere thanks to all sponsors and supporting organizations (in alphabetical order)

Diamond Sponsors



Supporting Organizations



Upcoming Event



The Hong Kong Institute of Facility Management 2017 Technical Visit (CPD171111)

Venue :

T - PARK
Tuen Mun, New Territories

Programme :

CPD Technical Visit

CPD hour :

2 points

Relevant Core Competency :

(1) Environmental Management

Language :

Cantonese

Supporting Organisations :

Title: Technical Visit to T-PARK

Date: 11 November 2017 (Saturday)

Time: 11:00am - 2:00pm

Assembly Point: MTR Tsuen Wan Station, Exit E (under the footbridge of Tsuen Wan Luk Young Sun Chuen) at 11:00am

Introduction :

T.Park is a futuristic waste treatment facility that fires up Hong Kong's "waste-to-energy" and resource recovery ambitions. It offers the best alternative solution for sludge disposal and sets the pace for a more sustainable Hong Kong.

"Sludge" is a thick mud-like by-product of sewage treatment. We produce close to 2 million cubic meters of sewage, which results in approximately 1,200 tonnes of sludge every day.

Burning is a highly effective method of sewage sludge treatment. Advanced incineration technology through the high-tech thermal process is adopted to ensure efficient and reliable treatment of sludge. With two plants of 4 incineration trains in the facility, T.PARK can handle a maximum capacity of 2,000 tonnes of sludge per day.

The heat energy generated from the incineration process is recovered and turned into electricity that can support the needs of the entire facility.

After incineration, sludge will be converted into ash and residues - a total reduction of 90% of the original sludge volume.



Source: Website of T.PARK

Participants who have attended the CPD event are entitled to have 2 CPD hours for the event. A "Participation e-Certificate", issued by the HKIFM, will be provided upon request.

Please note that the HKIFM has NOT arranged any insurance coverage for any participant on any personal accidents or virus infection arising out of this event. Participants should make their own insurance arrangements at their own expenses and expressly waive their claims against the HKIFM whatsoever howsoever.

Upcoming Event

Title	Event Date
Technical Visit to T-Park	11 November 2017

Supporting Event

Title	Organizers	Event Date
The Council of Asian Shopping Center Conference 2017	ISCM	18-19 October 2017
Asian Institute of Buildings Awards 2017	The Asian Institute of Buildings (AIOB)	16 November 2017
Annual Conference 2017	HKIBIM	22 November 2017
Property & Facility Management Division 2017 Annual Conference-Property & Facility Management in 22nd Century	HKIS	09 December 2017
RICS Awards Hong Kong and Hong Kong Annual Conference	RICS	23 March 2018 and May 2018

FM Blog

Reliability, Maintainability and Risk (Part 6)

In November FMC, we are going to introduce the fourth Reliability-centred Maintenance (RCM) question:

What happens when each failure occur?

Categories of Failure Consequences

The impact which any failure has on the organization – to extent to which each failure matters – depends on the operating context of the asset, the performance standards which apply to each function, and the physical effects of each failure mode. This combination of context, standards and effects means that every failure has an associated specific set of consequences.

According to the RCM methodology, the evident failures could be classified into three categories in descending order of importance, as follows :

- Safety and environmental consequences. A failure has safety consequences if it could hurt or kill someone. It has environmental consequences if it could lead to a breach of any corporate, regional or national environmental standard;
- Operational consequences. A failure has operational consequences if it affects production or operations (output, product quality, customer service or operating cost in addition to the direct cost of repair);
- Non-operational consequences. Evident failures that fall into this category affect neither safety nor production, so they involve only the direct cost of repair.

By ranking evident failures in this order, RCM ensures that the safety and environmental implications of every evident failure mode are considered. It also means that the safety, environmental, economic consequences of each failure (including risk) are assessed in one exercise, which is much more cost-effective than considering them separately. FM professional should pay attention to those potential hazards that are not evident to the operating crew under normal operating circumstances. Failure of protective device (e.g. battery-operated emergency EXIT lights) is an example to illustrate the meaning of "hidden" failure.

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

