



The Hong Kong Institute of  
Facility Management

# The FM Communicator

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**Dear Members / Professionals / Friends / Readers,**

**Wishing all members a Happy and Prosperous 2007!** We have had quite a busy 2006 with trips to a few places including Chongqing and Hangzhou to promote the concept of Facility Management and to share its applications with counterparts in these places. We had also organized a writing competition for students enrolled in FM related programs and awards were made. Several events including luncheon meetings, talks, and site visits were held throughout the year and the membership had also increased slightly during the year. We want and welcome more members and thus the current members are highly encouraged to entice their qualified friends and colleagues to join the institute. A new council has also been elected in December 2006 and Mr. Po Chi Lau, our well known and respected industry veteran, is now our new President for 2007.

**A Message from our New President Mr. Po Chi Lau**

Dear Fellow Members,

I am delighted to have been elected as President of the HKIFM for the Council 2006/2007.

There is probably no occasion more appropriate than this moment in my first President's Address for me to express my thanks for your support and active participation in events and activities of our Institute in the past years. I am together with our Council, looking forward to your continued support and participation as you did in the previous years.

Going forward in the year ahead, we are expecting bigger challenges as we grow in our technical capabilities and competitive market. We look forward to increase our membership by attracting more young members, distinguished professionals, academics, and establishments. By working closely with government departments, academic and professional institutions, and other related organizations inside and outside Hong Kong, we hope to become a technical and professional information source centre for all involved or interested in all aspects of facility management knowledge.

Many thanks for the great work and achievements accomplished before me by my predecessors- the various past Presidents: Dr. Chan Man-Wai, Dr. Daniel Ho, Mr. Frankie So, Mr. Kenneth Chan and Mr. Alfred Sit.

I look forward to be working with you all to accomplish our plan for the busy and interesting Year of 2007.

I would like to send you all my warmest greetings and wish you all the best, every success and prosperity in the New Year and beyond.

With sincere regard,

From LAU Po-chi  
President

### **A Message from our Past President Mr. Alfred Sit**

Dear Fellow Members,

First, a Happy New Year to all. It is still very clear in my memory that at my first President's address last year, I had asked for your support to the HKIFM Council 2005/06 and invited you all to join the forthcoming events organized by HKIFM.

As I have reported at the annual report of the Council, the year 2006 was full of joy and challenges. I am happy to note the successful organization of many major events by HKIFM like the International Conference at Chongqing as well as the steady growth of the number of our members in 2006.

I now solicit your support to the new Council in the years to come. With the able leadership and experience of the new President, Mr. Lau Po Chi, I am sure the HKIFM will continuously have a very successful year in 2007.

Again, may I wish you a very happy 2007.

Alfred W.H. Sit  
Immediate Past President

### **Useful and Enlightening Content from:**

**From the Journal of Real Estate Research: Modeling the Value Adding Attributes of Real Estate to the Wealth Maximization of the Firm**

[http://cbeweb-1.fullerton.edu/finance/journal/papers/abstract/New\\_Current/av28n04/Vol28n04a05.htm](http://cbeweb-1.fullerton.edu/finance/journal/papers/abstract/New_Current/av28n04/Vol28n04a05.htm) (click the download button)

**Greener and Healthier Medical Facilities**

<http://www.facilitymanagement.com/articles/grncleaning1006.html>

**Keeping Our Facilities Safe and Children Safer**

<http://www.facilitymanagement.com/articles/security1-1206.html>

**Purchasing a CMMS and the Benefits of Training**

<http://www.facilitymanagement.com/articles/cmms1-1206.html>

### **Announcements:**

**A Sustainable Development in Japan and China: a twin-country adventure:** we shall hold two exciting FM events in March and June 2007 respectively in Tokyo-Yokohama, Japan and in Zhuhai-Zhongshan-Macau, China. Watch out for details here and in our website!

**The Keys to Success: Property & Facility Management (CPD Series)** organized by the Department of Building & Real Estates (BRE) of the Hong Kong Polytechnic University will be held on 27 Jan 07. Places are limited. To enroll, please click here:

[http://www.hkifm.org.hk/doc/TheKeystoSuccess\\_PFM\\_Dec06.pdf](http://www.hkifm.org.hk/doc/TheKeystoSuccess_PFM_Dec06.pdf)

## Recent Events:

**Our Annual General Meeting and Dinner** was held recently in December 15, 2006 Friday and a new council led by our new President Mr. Po Chi Lau was elected. Many members, guests, and award recipients attended the dinner occasion at the World Trade Center Club.

**Hong Kong Real Estate Services and City Development Expo, Hangzhou** organized by the Hong Kong Trade Development Council was held on December 7-8, 2006. Our institute was one of the professional institutes from Hong Kong invited to give a talk on the broad subject of how FM may help sustain and enhance property values. Mr. Stephen Chung, i.e. your humble FMC editor, represented the institute in giving the said talk. The audience comprised many Mainland counterpart real estate and building professionals from Hangzhou and other regions of China. Our institute was also interviewed by the local professional magazines and press. We also had a booth in the exhibition venue and there were quite a few visitors.

**The HKIFM-PSDAS Conference** was held on October 26, 2006 in Chongqing and there were some 200 attendees from Hong Kong, the Mainland, and overseas. Guest speakers from North America, the Mainland, Hong Kong etc had spoken and the topic was "Total FM Solutions: Mapping Customers' Aspirations in a Changing World".

**A technical visit** was held on October 14, 2006 to Bethanie, a second campus of the Hong Kong Academy for Performing Arts. This involved renovating an 1875 building into a modern campus facility. Details can be found here:

[http://www.hkifm.org.hk/doc/TechVist\\_00206\\_Bethanie.pdf](http://www.hkifm.org.hk/doc/TechVist_00206_Bethanie.pdf)

## Useful Web Resources:

We seek to introduce members and readers to **potentially useful and / or interesting web resource including web-sites and web-pages**. Members and readers are also encouraged to submit such resource for our consideration. In this issue, we have found:

**Personal Data Privacy: Guidance on Property Management Practices** was announced by the Office of the Privacy Commissioner for Personal Data, Hong Kong on November 28, 2006. For details, please visit their official website at [www.pcpd.org.hk](http://www.pcpd.org.hk).

## The Lighter Side:

We would like to share **a few jokes or light-hearted stories that we overhear or come across via the web / email from time to time** with members and readers. Members and readers are again encouraged to submit such resource for our consideration:

Who is a bigger headache for facility managers? James Bond or your average terrorist? Now before you Bond fans start to accuse your humble editor of perjury, let me confess that I had not missed any of the Bond movies to date (by now the Non-Bond fans out there would think I am a nut, well, can't please everyone) though Sean Connery remains my number 1 AAA+ idol, followed by Roger Moore A+, Pierce Brosnan B+, and the unranked others. Apart from the difference that Bond is usually perceived as a good guy while the average terrorist is generally considered a bad guy, they both share quite a bit of mutual habits and indulge in blowing buildings up, submachine-gunning people down, setting up explosive devices, engaging in espionage operations, driving fancy cars, and chasing beautiful women! Well, maybe not the last 2 activities for the terrorist. In any event, they both seek to destroy, ruin, neutralize, render unusable, or cause damage to built facilities, properties, and environments, thus not only keeping facility managers on their toes and nervous, but also making their lives and jobs difficult, if not impossible. However, fear not, my FM colleagues, as it is always easy

to spot James Bond, if not the terrorist, and here are 10 signs of James Bond:

- A) Be suspicious of people who wear a tuxedo even during broad daylight working hours when no one else is
- B) Be suspicious of people who like their martinis shaken not stirred
- C) Be suspicious of people who place bets on 00 and 7 when playing the roulette
- D) Be suspicious of people who call their bosses M or have colleagues named Q (or for that matter a secretary whose name has Money or Penny in it)
- E) Be suspicious of people who drive an Aston Martin (never mind the BMW, the AM is back!)
- F) Be suspicious of people who have degrees in Mathematics and Oriental Studies from Cambridge
- G) Be suspicious of people whose clothes never wrinkle even after having jumped from a plane, dived into water, or climbed a steep mountain
- H) Be suspicious of people who never sweat even after having karated with dozens of folks
- I) Be suspicious of people who attract the attention of beautiful ladies wherever they go
- J) Be suspicious of people who introduce themselves as "Bond, James Bond" and carry a license to use the Walther PPK 7.65mm pistol [isn't this obvious?]

Now, readers may ask what is to be done when a FM professional really meets such a person? Simple, call a lunatic asylum.

Here's a good one from one of our members and council members Mr. C. Y. Lam on where to place new recruits after giving them 100 bricks.

Put about 100 bricks in some particular order in a closed room with an open window. Then send 2 or 3 candidates into the room and close the door. Leave them alone and come back after 6 hours and then analyze the situation:

- 1) If they are counting the bricks, put them in the accounts department.
- 2) If they are recounting them, put them in auditing.
- 3) If they have messed up the whole place with the bricks, put them in engineering.
- 4) If they are arranging the bricks in some strange order, put them in planning.
- 5) If they are throwing the bricks at each other, put them in operations.
- 6) If they are sleeping, put them in security.
- 7) If they have broken the bricks into pieces, put them in information technology.
- 8) If they are just sitting there, put them in human resources.
- 9) If they say they have tried different combinations, yet not a brick has been moved, put them in sales.
- 10) If they have already left for the day, put them in marketing.
- 11) If they are staring out of the window, put them in strategic planning.
- 12) And then last but not least, if they are talking to each other and not a single brick has been moved, congratulate them and put them in top management.

**We hope you have enjoyed reading the above** and we would certainly look forward to receiving article contribution from members. We also need help on various committee work

and those interested could use the attached form indicating their interest. Thank you.

Best regards,

For and On behalf of the Editorial Team / HKIFM,

Stephen Chung

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