



The Hong Kong Institute of
Facility Management

The FM Communicator

Newsletter Issue No. 13, 1stQ 2006

Dear Members / Professionals / Friends / Readers,

Welcome to the 13th Issue! As our membership rank continues to swell along with our status as a professional institute, we can look forward to having a fruitful 2006 with various projects being planned or in progress including but not limited to professional seminars, technical conferences, and recreational events. At the same time, we are always under pressure to bring the best possible service for the increasing membership and to assist in creating an environment through which our members at large may learn, grow, and prosper professionally.

During the first 3 months, the Hong Kong economy continued to thrive, in particular the financial service industries with various IPO (initial public offerings) in the pipeline and equity trading pushing to earlier highs. The LINK REIT (real estate investment trusts) debuted and its share price had risen some 70% or so with hedge funds participating. More REIT had been reported to be established soon. Meanwhile, there was an apparent management crisis at the KCRC (Kowloon-Canton Railway Corporation) in addition to reported technical defects, which might or might not have to do with the management fiasco. Eventually, this event appeared to have prompted the speeding up of the 'merger' between the KCRC and the MTRC (Mass Transit Railway Corporation, the equivalent of 'subway' to people not entirely familiar with Hong Kong). In any event, this would make a good, enlightening, and interesting academic management case study.

A Message from our President Mr. Alfred Sit

In the last issue of the FM Communicator, I have mentioned the submission of a new project proposal under the Professional Services Development Assistance Scheme (PSDAS) to the Commerce, Industry and Technology Bureau (CITB) of the Government of the HKSAR. The proposal has since then been revised and resubmitted in response to feedback from the CITB, and I trust it has a good chance of getting approved shortly. Let me take the opportunity to provide some initial information below. The details of particular events will be advised to members at a later stage on fixing of the detailed arrangement.

The project includes a conference in Chongqing, two technical visits to Tokyo and Pearl River Delta, and a joint research with Tongji University. The conference is a major event to be held in Chongqing in October this year. It will be organized jointly with Chongqing University, China. We have organized similar conferences in Beijing in 2004, and Shanghai in 2005. Chongqing is chosen for 2006. The city will become the most important city in the western part of China by 2010 and a mega-city by 2020, with an estimated population of over 11 million. Extensive investments in power plants, infrastructure, highways, rails and bridges as well as business facilities (such as exhibition centres, sports stadium, research and

training institutes, etc.) demand specialists' advice on the whole life cycle management for those facilities. It is among the top cities which are of interest for external investors. Up to now only a handful of FM companies have set up their branches there. It will be an excellent spot and occasion for promotion and penetration into the China market as far as real estate and FM are concerned. The conference will tentatively cover four areas of FM:

- Changing Customer Need in the FM Market
- Human Resources Development for FM
- Quality Management of FM
- Technology and Workplace

The second major event of the PSDAS project is a joint research with Tongji University, China. The objective of the research is to find out the current status of the FM profession and its potential in Mainland China. Facility managers in Hong Kong will thus be benefited with a more in-depth understanding of the systems, technical knowledge, as well as maintaining professionalism in Mainland China. The scope of investigation will include education, qualifications, professional standards, and core competences of FM in the future. There will be desk search, questionnaire survey of users, service providers and clients, covering major developed cities such as Beijing, Shanghai, Guangzhou, Chongqing, as well as emerging cities such as Xian, Tianjin, Harbin. Information about the market potential and the attributes of the facility management in Mainland China will be collected so that Hong Kong's Facility Managers will be in a better position to develop and promote FM in the emerging market. Knowledge base will be set up to capture and share established FM standards and best practice in Mainland China. The likely edge of application of advanced technology in facility management and successful experience in Hong Kong over Mainland China will be identified, thereby extending the opportunities of Facility Managers' career in Mainland China. Moreover, the Institute will develop appropriate FM curriculum and technical training to enhance the Hong Kong facility management profession's competitiveness, based on the information (such as standards, technology, skill requirement of professional of the facility management in the Mainland China) to be obtained through the research.

We believe our young members are one of the important pillars for the long term development of the Institute. I must thank Mr. Andrew Kung and Mr Nelson Ho who have kindly agreed to organize some functions for our young members in the year. We have to arouse the interests of our young members and to attract them to take part in our activities. As a medium term objective, we hope to be able to launch the young members' committee of the Institute.

Alfred W H SIT
President, HKIFM

Useful and Enlightening Content from:

<http://www.facilitymanagement.com/>

We have introduced this website before and the reason for highlighting it this time is because it is currently (not sure when they may change the content) listing a few articles from their magazine which we think would be of use to members e.g. there is an article on how to select carpets for hospitals and schools.

<http://www.fma.com.au/content.cfm?infopageID=130>

This comes from the FMA of Australia and this article deals with FM contracting guidelines. It should be of use to members, facility managers, and consultants alike.

Announcements:

Visit to Shenzhen Water (Group) will be held on 18 May 2006 (Thursday). Click here for details: http://www.hkifm.org.hk/doc/2006_05_ShenzhenVisit.pdf

The 7th Asian International Showcase for Building Automation and Management Systems, featuring Asian Facilities Management and HVAC & R Show, will be held on 7-9 June 2006 at Hong Kong Convention & Exhibition Centre. Please click here for details: <http://www.asianbt.com/>

Green Building Award 2006: Conserving for Livable Environment – Building towards Sustainable Development has been inviting participation from interested parties by nominating potential projects for GBA2006. Please click here for more details: <http://www.hkpgbc.org/gba/index.htm>

Take a note of these upcoming events too:

<u>Tentative Dates</u>	<u>Description</u>
Some time in 2006	Visit to No. 1 Peking Road
8 July, 2006	Visit to EMSD new Headquarters in Kowloon Bay
16 July, 2006	Visit to Windmill of Hong Kong Electric Co. on Lamma Island
12 August, 2006	Visit to the Bethanie of HK Academy for Performing Arts
29 Sept, 2006	CPD event for young members to be held at IVE Morrison Hill
26-27 Oct., 2006	PSDAS Conference in Chongqing, PRC

Recent Events:

The Chinese New Year / Spring Luncheon and talk on 'FM in Science Park' were held jointly on 10 February 2006 (Friday) to celebrate the Year of the Dog and to learn of the detail intricacies in managing such colossal projects and facilities. Attendees found the talk interesting.

The HKIFM 6th AGM & Annual Dinner 2005 & 5th Anniversary Celebration: many photos were taken and are now available for viewing. Please click here: http://www.hkifm.org.hk/doc/2005_11_AGM_photos1.html

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:

<http://www.findarticles.com/>

This website, which claims to contain over 10,000,000 content items, helps you search for topic-related general, academic, and / or technical articles in the internet, ranging from cars to naturally facility management and built environment. It should be handy for academics and practitioners alike. Some articles may require a fee.

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:

Battle of the Sexes (i.e. which gender is better? And the neutral stand of 50 / 50 is ruled out as statistically and probability-wise, its chance of occurrence is pretty low) have been raging for centuries and now an answer appears imminent (guys, prepare yourselves psychologically if you happen to be of the “Big Man” syndrome) = women collectively are better overall. Proof:

- 1) Durability (longevity) = women last longer. In Hong Kong, they enjoy 82 years on average while guys get only 78.
- 2) Detail = women can spot the difference right away even when guys just have a simple haircut but how many of you (guys) out there who can always realize that even when your spouse or girlfriend has just had a totally new hairdo?
- 3) Memory = no contest here = women can remember all the ‘sentimental’ dates while guys sometimes even have problems remembering their own birthdays, never mind others’.
- 4) Emotional strength = men were thought to be emotionally stronger (on which women can depend so and so forth) yet “Broke Back Mountain” disproved all that.
- 5) Physical strength = well, just how many of you (guys) have recently been a construction site worker? Or served in the army? Or climbed the Alps? Or been a cowboy? Or even just fixed a leaking pipe?
- 6) Life insurance = guys’ cost more = here’s evidence: <http://www.britishlifeinsurance.co.uk/term-life-insurance-articles/cheaper-life-insurance-over-women.htm> = essentially because guys go kaput more.
- 7) Even biblical support = God made a guy first and then a woman. As later versions usually outsmart earlier versions, women are smarter and better.
- 8) World Peace and Weapons of Mass Destruction (WMD) = it seems that all WMD to date have been invented by guys. Not that it is believed women are more peace-loving, just that they do not seem to harbor ideas of wiping living things out in one stroke. Perhaps this has something to do with the presumably different brain structures = guys think Mr. A is an enemy, so wipe out A and A’s friends and relatives too, while women are more discreet and just torture Mr. A only. Suggestion = let women rule the world and see what happens = there may still be quarrels, but the chance of humanity being wiped out in total may have been reduced.

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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