



The Hong Kong Institute of
Facility Management



The FM Communicator

Newsletter Issue No. 12, 4thQ 2005

Dear Members / Professionals / Friends / Readers,

Welcome to the 12th Issue! We have had our AGM and annual dinner at the World Trade Center Club last month and there were hundreds of members and guests. We also distributed during the event **the very first issue of our Chinese Journal titled “Professional Facility Management” or “專業設施管理”** to the participants and we think this is the first facility management professional journal published in Chinese and in China. Your humble editor would also like to take this opportunity to thank all those (such as Kenneth Chan, Edward Lee, Frankie So, Eva Kwok, John Ho, Dr Daniel Ho, Eileen Yeung, Kitman Leung, Annie Luk and several others) who had given their immeasurable input, advice, and time during the final weeks prior to print to make this publication a reality and a success, despite the extremely tight publishing schedule (those who had taken part could attest to this), and whose effort should be duly recognized. Many thanks. A new council was also sworn in and **our new President Mr. Alfred Sit** shall lead us into 2006.

Speaking of World Trade Center Club, it reminds us of WTO and the related Hong Kong-wide event now taking place as this newsletter is being drafted. Not only have world leaders and economists gathered here, so have the protestors from worldwide. Many administrative and policing units have been mobilized and put on alert in case severe protests or riots occur. Perhaps there are lessons to be observed here from a “facility” viewpoint. Meanwhile, the LINK REIT has finally launched and a few other REITS are also in the pipeline. Globally, the USA economy continues to spur on borrowed cash and there had been social unrest in much of West Europe earlier which in turn was sparked by ethnic-social riots in France.

A Message from our President Mr. Alfred Sit

Happy New Year!

The Annual Dinner 2005 was successfully held on 25 November 2005 at the World Trade Centre Club, attracting some 150 guests and follow members. Coincidentally, it was the fifth anniversary of the Institute since its inauguration in year 2000. We were very honored to have Mr. WU Moon Hoi, Marco, JP, Director of Buildings, as our Guest of Honor for the Annual Dinner. Guests and members alike fully enjoyed the dinner as a time for fun, relaxation and networking.

The inaugural issue of the **Professional Facility Management** **《專業設施管理》** has been published owing to the undeterred drive of Mr. Kenneth CHAN, our Immediate Past President and the immense effort and dedication of all editorial board members. This is the first known FM journal published in Chinese language. We shall use it as a platform for the promotion

and experience sharing with the Chinese-speaking FM communities. Suggestions and contribution of articles from fellow members are most welcomed.

We have also completed a project titled "**Strategic Facility Management in China**" which is funded by the Commerce, Industry and Technology Bureau of the Government of the HKSAR under the Professional Services Development Assistance Scheme (PSDAS). A number of seminars and conferences have been successfully held under the project. A CD-ROM called the Professional Development Pack has been produced to contain all the multi-media presentations and other material of the project.

Both the journal and the CD-ROM were distributed at the Annual Dinner, and thereafter mailed to all members. I hope you would enjoy reading and browsing through all these material.

In the year 2005, we have three very prestigious figures in the FM field added to our list of Honorary Fellows. They are Mr. WU Moon Hoi, Marco, JP, Director of Buildings, Ms. Wong Lai-chun, Executive Director of Hong Kong Housing Society, and Mr. PAU Shiu-hung, SBS, Vice President (Projects) of Hong Kong Science and Technology Parks Corporation.

In parallel, our total membership has grown up to about five hundred, thanks to the leadership of past presidents and many efforts of our active members. After a period of rapid growth, we think this is a time for consolidation. It is our prime target to better serve the needs of our members. Your feedback would therefore be most treasured. We also welcome more members to join the committee works. Young members are particularly welcomed.

We have submitted a new PSDAS project proposal and the approval is being awaited. I shall advise you more on this when there is an outcome.

Wish you all good health and a prosperous year for 2006.

Alfred W H SIT
President, HKIFM

Useful and Enlightening Content from:

<http://www.sympac.com.au/eercons/RCMAnalysisSheets.pdf>

This webpage contains an article on RCM, or Reliability Centered Maintenance (or RDM, Reliability Driven Maintenance), written by an Australian consulting group. It provides a simple introduction on the objectives that are involved and techniques that can be employed.

Announcements:

The first issue of our own Professional Facility Management (專業設施管理) journal: is now published and its content list and content could be viewed at:

http://www.hkifm.org.hk/CJ_Vol1_Issue1.html

Recent Events:

HKIFM-WWII Hiking Event December 18, 2005 Sunday: last year we had done the New Territories side in the Shing Mun Redoubt area and this year we revisited some of the battle paths on Hong Kong Island side, or the Wong Nai Chung Gap to be exact where some heavy

fighting between the Hong Kong defenders, comprising British, Canadian, and Indian units plus the Hong Kong Volunteers, and the Japanese Imperial Army took place in December 1941. The infamously dark period of 3 years and 8 months of Japanese occupation followed.

The event started at 9:30am from the Shell Gas filling station along Wong Nai Chung Gap Road (a bit above the Cricket Club) where a bus stop is located right next to it. Nonetheless, many participants came by taxi due to bus route changes or service suspensions which in turn were caused by measures taken for probable anti-globalization protests etc. This however did not prevent members' enthusiasm. Close to two dozen members and their guests joined the hike which lasted around 4 hours ending at Quarry Bay for a 'yum cha' lunch. The weather was sunny and pleasant too.

The HKIFM 6th AGM & Annual Dinner 2005 & 5th Anniversary Celebration was held on November 2005 (Friday) at World Trade Centre Club. It was well attended by industry professionals and leaders, including those from the government and public sectors. Mr. Marco Wu, JP, Director of Buildings of the Buildings Department was the invited guest of honor.

A CPD event with theme on **Stress, Motivation and Performance** was held on 11 November 25, 2005 (Friday).

On another note, the first in a series of facility management practice workshop on the topic of **Management Workshop Series: Developing & Managing FM Contracts** was held on November 17, 2005 at Royal Garden Hotel.

Meanwhile, **The CPD Series on Facility Management ~ Module 1 : Workshop on Facility Technology** jointly organized by the HKIFM & the Dept of Real Estates & Facilities Management, IVE (Morrison Hill) were held on November 26, 2005 and December 5, 2005.

The CII-HK Conference 2005 on "**Healthy Building - Community Health & The Built Environment**", organized by the Construction Industry Institute - Hong Kong and the Hong Kong Polytechnic University was held on November 30, 2005 at Conrad Hong Kong Hotel.

The Truth about Mold in Buildings organized by Department of Building Services Engineering, The Hong Kong Polytechnic University (HKPU) proceeded on November 17, 2005 (Thursday) at the HKPU.

The **Transform**, one-day conference and linked to two half-day intensive workshops, organized by Hong Kong Chapter of IFMA went ahead on November 2-3, 2005 at the Hong Kong Cyberport.

International Symposium on Scientific Feng Shui & Built Environment 2005 organized by Asian Institute of Intelligent Buildings (AIIB) and Building Services Operation and Maintenance Executives Society (BSOMES) on was held on October 7, 2005 at Wei Hing Theatre, the City University of Hong Kong.

The new HKIFM - PSDAS conferences titled '**Strategic Facility Management in China**' will be held on September 24, 2005 (Saturday) at LT6, 4/F Academic Building, City University of Hong Kong. Leading experts from the professional institutions, the clients and the service providers shared their insights on the strategic moves that corporations should consider.

The **Technical Seminar on Contemporary Legal Issues in the Utility Industry of Hong Kong** organized by the Hong Kong Institute of Utility Surveyors proceeded on September 10, 2005 at Chiang Chen Studio Theatre, The HK Polytechnic University.

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.fmdc-home.com/new/benchmarking/us_benchmark.asp

This website belongs to a FM consulting company headquartered in Canada and this webpage gives an idea and a list of content of benchmarking surveys. While admittedly there is an element of business promotion, it does show the serious intent of FM industry people and the corporate users in the USA and Canada as far as FM application is concerned.

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:

What are the similarities and differences between 'software' and 'hardware'? Answers:

- 1) Both have the word 'ware' in them
- 2) yet one is soft-led while the other is hard-led
- 3) Both seem to denote some form of touch and feel quality
- 4) yet one conveys a sense of foaminess while the other induces a sense of chunkiness
- 5) Both require engineers to create, design, and make
- 6) Both tend to break down every once in a while
- 7) yet while hardware engineers seem able to locate the cause for the breakdown in hardware in most instances, software engineers seem to be clueless in many an instance
- 8) And here's the big difference: the hardware generally comes with 'warranties' during which periods the engineers are obliged to fix up the problems or defects for free, while the software engineers charge you for the time and effort required to fix up problems they have created (or have simply missed) in the first place
- 9) Motto = if you want to be an engineer, be a software one. Having a war chest of professional sounding but difficult to decipher algorithms helps too!

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 and wishing you all a Happy New Year,
For and On behalf of the Editorial Team / HKIFM,

Stephen Chung

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INTEREST IN HELPING WITH HKIFM COMMITTEE WORK

Please fax to the HKIFM c/o Ms. Annie Luk at 852-25374426

Name: _____ (family name last)

Name in Chinese: _____

Company: _____

Title: _____

Mobile: _____

Office phone: _____

Office fax: _____

Address: _____

HKIFM Member: _____

AREA(S) INTERESTED: (please refer to the various committees below or visit http://www.hkifm.org.hk/about_p3.html#councillist. Tick any area in which you are interested, yet there is no need to commit right away or right now to any specific area, just a show of your interest would be very welcomed and sufficient)

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