



Editor's Note

HKIFM 23rd Anniversary Dinner cum Excellence in Facility Management Award (EFMA) 2022 Presentation Ceremony and HKIFM 23rd Annual General Meeting (AGM)



To promote the facility management profession and recognize the excellence in performance of delivering quality service to business owners, building occupants and facility users, the HKIFM is proud of presenting the EFMA award to individual organization, service providers of specialized sectors and outstanding FM practitioners.

On 8 December 2022, Sr Prof Gary Yeung (President, HKIFM) and Ms Celine Tam (Chairperson, EFMA 2022 Organizing Committee) officiated the ceremony. We invited Ms Winnie Ho Wing Yin, JP, Secretary for Housing, as our Guest of Honour and presented certificates to our new Honorary Fellows, as well as Grandmaster and Grand Awards to the winning organizations.

On 15 December 2022, the AGM was held to review major accomplishments in 2021/2022 and elect office bearers and council members for the new term of 2022/2023.

Percy Kong

Percy Kong

Chairperson, Communication Committee



Recent Event

HKIFM 23rd Anniversary Dinner cum Excellence in Facility Management Award (EFMA) 2022 Presentation Ceremony

The HKIFM 23rd Anniversary Dinner cum EFMA 2022 Presentation Ceremony was successfully held on 8th December 2022. The evening welcomed hundreds of distinguished guests and participants to celebrate with us and witness the achievements of the awarded facility management teams.

Ms Winnie HO Wing Yin, JP, Secretary for Housing, was Guest of Honour and presented certificates to our new Honorary Fellows, as well as Grandmaster and Grand Awards to the winning projects.



Welcome speech by President,
Sr Prof Gary YEUNG



Speech by Guest of Honour,
Ms Winnie HO Wing Yin, JP
Secretary for Housing



Speech by Ms Celine TAM,
Chairperson, EFMA 2022
Organizing Committee



New Honorary Fellow
Mr Walter CHAN, SBS, JP



New Honorary Fellow
Dr Edmond CHENG



Vote of Thanks by Vice President,
Ir Sr Jonathan LEE



Ms Winnie HO, Honorary Fellows and Past Presidents giving a toast with
President Gary YEUNG and Vice President Jonathan LEE

Recent Event

HKIFM 23rd Anniversary Dinner cum Excellence in Facility Management Award (EFMA) 2022 Presentation Ceremony



Group photo of Ms Winnie Ho with Council Members



Thanks to the EFMA 2022 Judging Panel

Winners of EFMA 2022 Grandmaster Award



Grandmaster Award - Kowloon West Cluster Cluster Facility Management, Hospital Authority



Grandmaster Award - Olympian City Sino Estates Management Limited

Recent Event

HKIFM 23rd Anniversary Dinner cum Excellence in Facility Management Award (EFMA) 2022 Presentation Ceremony

Winners of EFMA 2022 Grand Award



Grand Award - Harbourside HQ
Jones Lang LaSalle Management Services Ltd



Grand Award - Caribbean Coast
MTR Corporation Limited



Grand Award - Aegean Coast
Kai Shing Management Services Limited



Grand Award - The Entrance
Hang Luen Chong Property Management Co Ltd



Grand Award - YOHO MALL
Kai Shing Management Services Limited

Winners of Theme Award (Gold) & Outstanding Professional Integrity Award (Gold)



Theme Award (Residential) -
Grand Central
Sino Estates Management Limited



Theme Award (Commercial) -
Kowloon Commerce Centre
Kai Shing Management Services Ltd



Theme Award (Institutional & Others) -
Union Hospital
Union Medical Centre Limited



Outstanding Professional Integrity Award -
Island Garden
Nan Fung Property Management

Winners of FM People Award (Gold)



Managerial - LO Hoi Yan Fiona
Kai Shing Management Services Limited



Officer - LAW Man Pui Mandy
Savills Property Management Limited



Young Practitioner - KWOK Kin Yung
Inventor Property Service Co Ltd



Supervisory - CHAN Wai Chung Tommy
Sino Estates Management Limited

Recent Event

Ming Pao supplement published on 8 December 2022
(Click here for full version of the supplement)



The Hong Kong Institute of Facility Management
香港設施管理學會

卓越設施 創科推動 薈萃專才 機遇處處



《施政報告2022》提及建設「北部都會區」，香港陸續有大量基礎建設和房屋項目落成，需要專業設施管理機構及團隊用心服務，為市民帶來更優質的生活。香港設施管理學會（學會）籌辦「卓越設施管理獎2022」今日舉行頒獎典禮，邀請香港特別行政區政府房屋局局長何永賢太平紳士擔任主禮嘉賓，表揚設施管理業界（包括機構及個人從業員）的傑出表現。學會亦期望藉今年的主題獎，鼓勵業界善用智能科技，推動香港發展成為智慧城市，並進一步與大灣區各城市聯繫發展。

學會是一個非牟利組織，在1999年由一群資深設施管理專業人士成立，致力推動業界成為香港主要界別及專業團體。2020年，物業管理業監管局（物管局）按《物業管理服務條例》（第626章）訂立業界從業員兩個級別的發牌制度，包括物業管理員（第1級）及物業管理員（第2級）牌照，而學會更是物管局首批六個「認可專業團體」之一。

▶香港設施管理學會會長楊文佳教授測量師表示，香港陸續有大量基礎建設和物業落成，需要專業設施管理機構及團隊。學會將持續舉辦多元化活動，提升會員的專業水平。



各司其事 持續發展

香港是國際大都會，醫療、教育、購物商場及住宅物業等大型設施均需要聘用專業設施管理團隊管理。學會會長楊文佳教授測量師表示：「設施管理是一個綜合服務的概念，協助機構統一處理所有非核心業務。以醫院為例，非核心業務如保安、清潔、設備維修、物流，以至分配病房等工作，可交由設施管理團隊負責，好處是讓醫護團隊更專注核心業務，即提供優質醫療服務予市民大眾，發揮最大效益及功能。」

「可持續發展」已成為全球關注議題，政府亦公布《香港氣候行動藍圖2050》，社會各界都以實現「碳中和」為目標。設施管理團隊在這方面也擔當重要角色，除着重環境及能源管理的專業知識，更推行設備維護及廢物回收等措施，減少資源耗費，協助設施達到可持續發展目標。楊會長指出：「現時香港上市公司每年都要提交『環

境、社會及管治報告』（ESG報告），而要達到環保目標，必須有準確的能源管理計劃。部分設施管理團隊成員具有能源審核的專業知識，正好在這方面切入，協助機構提升節能效果。」

善用創科 提升效能

楊會長認為，雖然2019年冠狀病毒疫情持續，設施管理業界面對前所未有的挑戰，但也帶來許多發展機遇。「我們留意到近年業界發展各種智能設備，除最常見的機械人外，還有一些免接觸式及自動化設備，例如物聯網（IoT）傳感器。前線人員可以利用這些創新科技及設備，遠距離監測設施狀況，包括室內空氣質量、二氧化碳含量、溫度及冷氣系統運作等。」

由於設施管理業界善用創新科技，不但提高管理效率及效益，亦可減省人力資源，紓緩業界人手短缺的壓力。「在這個發展趨勢下，業界需與時並進，掌握創新科技。2020年通過的物業發牌制度，更要求從業員每年持續進修，我相信創新科技是其中一個重要的進修領域。」

促進交流 凝聚專業

經過多年發展，學會已匯聚大量設施管理專才，他們的專業能力可以進一步拓展到大灣區其他城市。楊會長表示：「學會一直與粵港大灣區各城市的設施管理業界緊密聯繫，現正計劃與廣州及澳門等地成立聯會，舉辦交流研討會及具競爭性的獎項等活動，從而互相學習與設施管理相關的新科技、新知識。長遠而言，學會希望透過聯會，做到各地設施管理專業人員資格互認，讓香港年輕從業員走進大灣區不同城市自由發展。」

楊會長續表示，2020年，物管局確立發牌制度，過去兩年加入學會的專業會員大增，學會將繼續舉辦各類專業講座、持續進修活動及參觀「卓越設施管理獎」的得獎設施物業，提升會員的專業水平。

智能科技 以人為本

「卓越設施管理獎2022」是業界年度盛事，劃分為「卓越設施管理獎」、「主題獎—智能科技」、「設施管理傑出人才獎」、「傑出專業誠信獎」及「最受歡迎設施獎」等組別，向業界及社會展示傑出設施管理服務及嘉許相關團隊。「卓越設施管理獎2022」籌備委員會（籌委會）主席譚佩儀表示：「學會一直致力推動業界作前瞻性發展。今年主題獎更以『智能科技+卓越設施』（FacTech）為題，鼓勵業界廣泛應用智慧科技，在日常運作中提升管理水平和服務質素。」

她續指出，智能科技及卓越設施，



▲「卓越設施管理獎」是業界年度盛事，上屆頒獎禮邀請前創科局局長陳永恆（前排左五）擔任主禮嘉賓。



▲評審委員會作實地考察，圖為映灣園特別添置發泡膠回收處理車輛。

兩者息息相關。近年購物商場不時有消毒機械人或客服機械人出現，亦有很多新入伙屋苑已引進智能住戶，住戶只需用手提電話掃一掃門禁系統的二維碼，就可進入屋苑範圍。這些設備可協助分擔保安員的工作量。「個別設施管理機構更利用創科公司研發出來的軟件或程式，從用戶角度出發，運用『以人為本』的設計及技術，創造切合需要的各種應用方案。其中有設施管理團隊利用智能科技，讓住戶的手提電話下載履歷專屬Apps後，可隨時查詢附近巴士路綫班次，亦可以透過專屬Apps預約會所設施及完成付款程序。這些實例引證住戶只需一個應用程式和創意智能科技，便可讓日常生活變得更加輕鬆。」

持續進步 精益求精

今屆獎項新增「卓越設施大師獎」，鼓勵歷屆「卓越大獎」得主，努力不懈地持續完善獲獎設施物業的管理服務。今年共有兩個得獎設施項目，分別是九龍西醫院聯網（九龍西聯網）及奧海城商場。譚佩儀表示：「雖然兩項得獎機構的核心業務截然不同，但有一個共通點：均能夠因應設施物業持份者的需要，不斷優化服務水平，反映兩個團隊奪得『卓越大獎』多年後，仍然努力不懈為客戶竭誠服務。」

目前香港仍要面對因傳染病而帶來的各種挑戰及風險，但九龍西聯網設施管理團隊積極引進各項即時制訂方案，以應對疫情突發轉急而令醫療服務需求激增的壓力。這些

準備有助九龍西聯網在2019年冠狀病毒第五波疫情爆發時，仍能維持旗下各間醫院運作暢順。另一個「卓越設施大師獎」得獎設施物業為奧海城商場，管理團隊透過智能科技設計商場Apps，方便購物人士安心享用商場內各項配套設施。奧海城商場亦持續舉辦各類型主題活動吸引人流，並成為區內其中一個假日消閒的好去處。」

表揚人才 恪守誠信

隨著香港的城市規劃及「可持續發展」方向，將有大量設施物業落成。相關管理團隊需要更多人才加入，設施管理絕對是朝陽行業。籌委會早在2017年增設「設施管理傑出人才獎」，劃分為「經理」、「主任」、「督導」及「青年從業員」四個組別，表揚各從業員對業界的貢獻。「學會開設『傑出人才獎』，除嘉許前線人員的努力外，亦激勵企業在招聘及培訓員工上投更多資源，包括獎賞有傑出表現的員工，讓他們在工作上獲得公司認同及個人滿足感。」

今年參賽機構及團隊，可選擇參加去年新增的「傑出專業誠信獎」，分享「誠信管理」的心得及經驗。設施管理團隊為客戶提供財務管理、當中涉及採購、人力資源及會計等職責。學會曾與康政公署合作舉辦相關講座，在業界宣揚廉潔信息，推廣以誠信執業的價值觀。特別是一些大型翻新及維修工程項目費用動輒涉及幾百萬至逾億元，有關從業員雖然面對很大誘惑，但必須堅持個人操守，遵守法例法規要求及維護專業道德，以保障客戶的利益，並維持服務機構的良好聲譽為大前提。

此外，為令公眾加深認識設施管理專業對香港未來發展的重要角色，籌委會繼續舉辦網上投票選出「最受歡迎設施獎」，讓市民亦可參與「卓越設施管理獎2022」，以示支持設施管理專業團隊持續為社會各階層用心服務。

「卓越設施管理獎」自2010年舉辦至今，一直獲得業界踴躍支持。譚佩儀感謝一眾評審委員會成員付出寶貴時間，公平及公正地選出各組獎項的得主。尤其是今年以「智能科技」為主題，籌委會特別邀請多位創科界別的翹楚，組成「主題獎—智能科技」的專家評審團隊。「我們會汲取各界意見，並按業內發展需要，加入更多與時並進的元素，以延續『卓越設施管理獎』精益求精的精神。」



▲學會參觀仁安醫院的「中央消毒藥物供應部」，了解嚴謹的消毒工作流程及醫療設施的專業操作。



▲「卓越設施管理獎2022」籌備委員會主席譚佩儀表示，今屆獎項新增『卓越設施大師獎』，旨在表揚過往得獎的設施管理團隊在奪得『卓越大獎』後，仍然努力不懈為客戶竭誠服務。

Recent Event

HKIFM 23rd Annual General Meeting

The 23rd Annual General Meeting was held on 15 December 2022. Office Bearers and Council Members were successfully elected for the term 2022/2023.



The Hong Kong Institute of Facility Management List of Council Members for 2022/2023

President	Sr Prof Gary YEUNG Man Kai
Vice President	Ir Sr Jonathan LEE Man Kwong
Honorary Secretary	Sr Tim LAW Yeuk Tim
Honorary Treasurer	Mr Jacky YIM Chi Keung
Council Members	Mr Simon CHU Kit Kau Sr Jeffrey KWOK Pak Wai Ir Edward LEE Kam Hung Prof Rowson LEE Kin Hong Mr Jack MA Kin Hang Sr Eric WONG Yin Wai
Chairperson of Committee	
Communication	Ir Dr Percy KONG Tat Fun
Corporate Affairs	Dr Eric CHAN Kui Sing
Disciplinary	Mr LAM Cheuk Yum
Education & Membership	Sr LOW Hon Wah
Professional Development	Sr Nelson HO Siu Leung
Professional Practices	Ms Celine TAM Pui Ching
Programme	Mr Simon CHU Kit Kau
Research	Dr Joseph LAI Hung Kit
Young Member	Mr Teddy CHEUNG Ching Yeung
Immediate Past President	Dr Edmond CHENG Kam Wah

Supporting Events

Title	Organizers	Event Date
Symposium - IIBG Academia-Industry Exchange 2022	HKMU	2 December 2022
BIM Conference 2022 - "Advanced Digital Technology Application of Land and Building Development"	HKIS	6 December 2022
Webinar - ICAC's Case Studies on Property Management	BSOMES & ICAC	12 December 2022
Greater Bay Area Sustainable Built Environment Conference 2022	HKGBC	16 December 2022
Seminar - Identifying KPIs for Lift Maintenance Performance Evaluation	BSOMES & PolyU	20 December 2022
Jockey Club Age-friendly City Partnership Scheme - Application Deadline	HK Jockey Club Charities Trust	30 December 2022
"My Green Space" Student Competition 2022-23 - Registration Deadline	HKGBC	31 December 2022
Certified Carbon Auditor Training Course 19th Intake	EIHK	11 - 14 January 2023
Hong Kong Awards for Environmental Excellence - Registration Deadline	ECC	15 January 2023
Asia Pacific Conference 2023 - "Constructing Our Future"	CABE	17 February 2023
HKHS 75th Anniversary International Conference	HKHS	17 April 2023

Related Information

Title	Organization
Guide for Continuing Professional Development (CPD) Electronic Recording System Mobile App 物業管理業監管局-手機應用程式.pdf (pmsa.org.hk)	PMSA
Code of Practice and Best Practice Guide - Carrying out Procurement for Clients and Prevention of Bid-rigging https://www.pmsa.org.hk/en/regulatory/codes-of-conduct/	PMSA
Code of Practice for Energy Efficiency of Building Services Installation, 2021 Edition (BEC 2021) Code of Practice for Building Energy Audit, 2021 Edition (EAC 2021) Codes & Technical Guidelines - Buildings Energy Efficiency Ordinance (emsd.gov.hk)	EMSD
Continuing Professional Development Scheme - Guidebook https://www.pmsa.org.hk/wp-content/uploads/PMSA-Continuing-Professional-Development-Scheme-Guidebook.pdf	PMSA
給物業管理人員的感染控制指引 (06/02/2022) https://www.chp.gov.hk/files/pdf/ic_advice_to_property_management_chp_tc.pdf 給物業管理人員的感染控制培訓 https://www.hkifm.org.hk/public_html/2022_doc/給物業管理人員的感染控制培訓_CHP_202202.pdf 物業管理的感染控制須知(影視教材) https://www.chp.gov.hk/tc/static/101468.html 預防2019冠狀病毒病 (COVID-19)給物業管理的健康指引 https://www.chp.gov.hk/files/pdf/advice_for_properties_management_for_nid_of_public_health_significance_chi.pdf 預防2019冠狀病毒病 (COVID-19)處理郵件、食品及包裝的健康指引 https://www.chp.gov.hk/files/pdf/advice_for_handling_mail_food_product_and_packaging_on_the_prevention_of_covid_19_chi.pdf	Centre for Health Protection
Epidemic Prevention Information - Healthy Drains Healthy Drains - Buildings Department (bd.gov.hk)	BD
Booklets / Handbooks of Best Practices for Operation and Maintenance Service of various E&M Installations https://www.emsd.gov.hk/en/publications/emsd_operation_maintenance_best_practices_booklets/index.html	EMSD

FM Blog

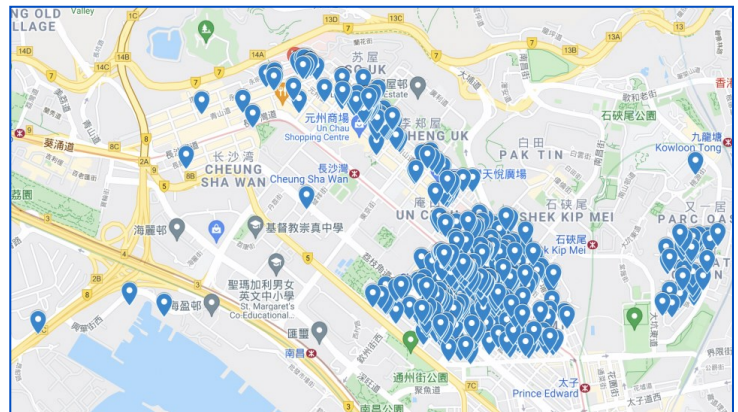
Member's sharing : "Three-nil Buildings" and Public Health (Source : Dr Rose Wong Miu Yee)

This article will talk about the relationship between "Three-nil Buildings" ^(Note 1) and public health with cases at the Sham Shui Po district. It tries to explore how facility management as well as property management have close connection in regard to the hygiene condition within the community, by analysis of the outbreak cases of COVID-19 at the "Three-nil buildings" in Sham Shui Po District between Q1 2020 and Q2 2021.

Note 1: Three-nil Buildings: No property management company, No Owners' Corporation (OC) and No owner/resident's organization in any form.

i. Distribution of "Three-nil" Buildings

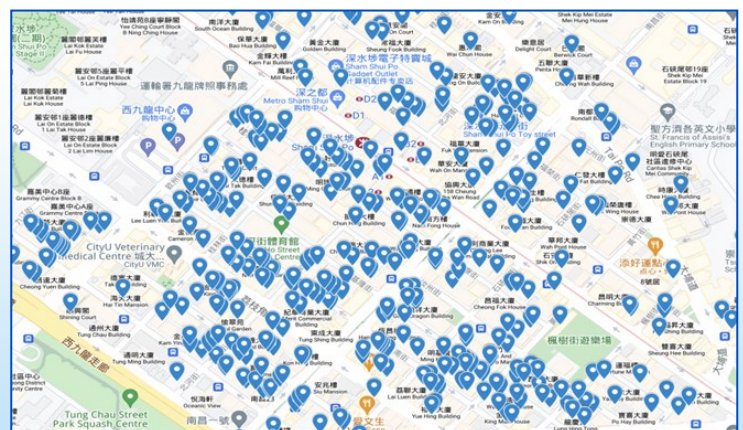
According to the Home Affairs Department, there are 541 Three-nil buildings within the Sham Shui Po District. As per the diagram on the RHS, it shows that the place covered by Three-nil buildings is mainly around the Sham Shui Po MTR station, which is also a densely populated region in a circular pattern.



(Ref: Home Affairs Dept)

It is worthy to note the findings of Hong Kong 2016 Population By-census - Thematic Report: Persons Living in Subdivided Units (C&SD, 2018), the Subdivided Units. It states that there are 15,400 numbers of subdivided units in Sham Shui Po, with an average of 2.3 residents per subdivided unit in Hong Kong. There are at least 36,000 residents of Sham Shui Po living in subdivided units.

The Sham Shui Po MTR station is surrounded by a large shopping mall with small or medium size merchants, such as Sham Shui Po Gadget Outlet. On the other hand, the City University of Hong Kong is also located at this area, which brings even more floating population and rental demand.



(Ref: Home Affairs Dept)

FM Blog

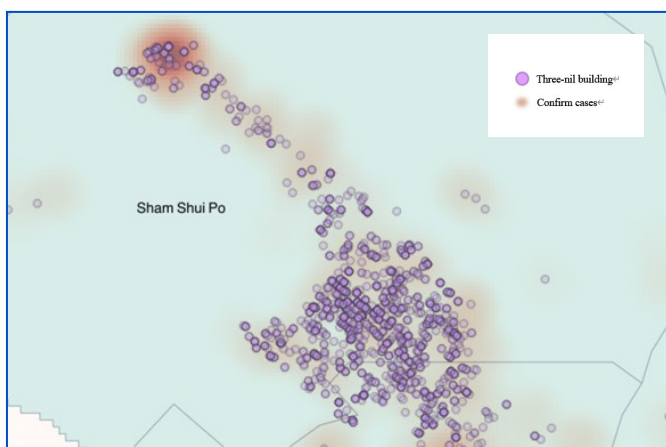
Member's sharing : "Three-nil Buildings" and Public Health

(Source : Dr Rose Wong Miu Yee)

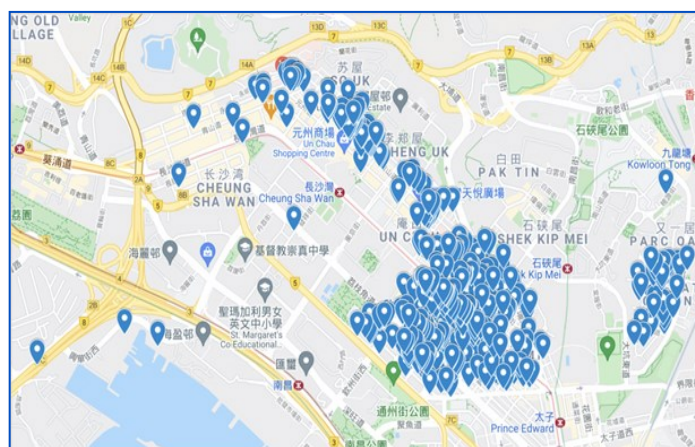
In addition, the Three-nil building spreads to the northwest of Sham Shui Po, mainly around the periphery of Un Chau Shopping Mall. With reference from these data, it can be estimated that most of the tenants or owners of Three-nil buildings in Sham Shui Po have high demands for the convenient transportation network and heavily rely on the supporting facilities for their daily life. Some of the college students and working population of Sham Shui Po also have residential needs, hence creating a high degree of aggregation and frequent traffic mobility. Risk prevention and hygiene control during the COVID-19 outbreak at Sham Shui Po is difficult and causes great impact as there is not any management agent at Three-nil buildings to handle the disease control and to liaise with the occupants for isolation.

ii. Distribution of confirmed cases

a. Overall situation during COVID-19



(Ref: Home Affairs Dept)



(Ref: Home Affairs Dept)

According to the combined data of the distribution of epidemic cases and the Three-nil building area, it is quite easily identified almost all confirmed cases are located within the Three-nil buildings. It demonstrates the aggregation and coefficient correlation of public health issues. Therefore, it is believed that the widespread of the epidemic is closely related to the sub-standard management and poor hygienic conditions of Three-nil buildings. The presence of Three-nil buildings increases the risk during COVID-19, and it is necessary to look in-depth in order to maintain the public health at Sham Shui Po and the nearby districts.

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 FM related activities. Private study should be subject to a maximum claim of 5 hours per year.

Please click [HERE](#) for details of the CPD requirements and download the logsheet.

Recruitment

HKIFM is committed to promoting the facility management profession in the territory. 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 Ir Dr 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

