



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

From Corrective to Predictive Maintenance

In recent years, there has been much concern over the health of the living environment and workplace due to unexpected, persistent pandemics such as SARS and Covid-19. These crises have demonstrated the importance of having proper building services and facilities. As a result, the need to improve building environments has contributed to the rapid development of maintenance strategies and technologies. In retrospect, building maintenance has progressed from corrective or ad hoc to routine, planned, and preventive.

With the advancement of building information modelling (BIM), artificial intelligence (AI), the intelligence of things (IoT), and robotics platforms, new technologies and knowledge will help PFM managers retrieve, select, and analyse the big data they collect and use them to devise the most effective and efficient forms of maintenance for their buildings. Therefore, facility managers do not only engage in standard maintenance, but also employ newer techniques to upgrade their predictive maintenance practices.

To keep abreast of the latest information and knowledge, the PFMD has conducted a series of CPD programmes related to the abovementioned topics to encourage members to be among the pioneers in the profession.

Members are reminded to:

1. Consider becoming registered professional surveyors (RPS). The position is in your best interest, recognised by the various divisions within the profession, and prized by the government, other public bodies, and the Mainland.
2. Please visit www.legislation.gov.hk to read the full Surveyors Registration Ordinance (Cap 417) and <http://www.srb.org.hk>.
3. The PMSA's upcoming CPD seminar

講座主題：法規系列
日期：2021年10月25日（星期一）
時間：下午6時30分至8時30分

物業管理公司及其員工於提供物管服務時，經常需要收集及使用客戶的個人資料。尊重及保障個人資料私隱，可贏取住戶的信任及支持，有助履行物業管理職責。物業管理公司及物管從業員應如何應用《個人資料（私隱）條例》於日常工作，以保障客戶的個人資料私隱？

《2018年廢物處置（都市固體廢物收費）（修訂）條例草案》已於今年8月26日獲立法會通過，標誌着香港的都市減廢新里程。物業管理公司和物管從業員於推行和落實垃圾收費新法例時擔任甚麼角色，業界應如何為落實垃圾收費作好準備？

物業管理業監管局（監管局）舉辦「持續專業發展講座法規系列」，邀請了個人資料私隱專員公署代表、環境保護署代表以及監管局成員擔任嘉賓講者，為業界講解相關條例的規定和剖析與業界有關的個案，以協助掌握條例的要求。

對象

- 物業管理牌照持有人（第1級）及（第2級）（包括臨時牌照持有人）
- 物業管理業人士

講座重點

- 《保障個人資料私隱：物業管理指引》
- 實施「都市固體廢物收費」的準備工作
- 淘大花園參與「都市固體廢物收費試點計劃」的經驗分享

Further Details: <https://www.pmsa.org.hk/tc>

Outreach Activities

1. IFMA Integrate Conference, 8 September 2021 New Operational Mode of FM after the Covid-19 Pandemic

Sr Kays Wong represented the HKIS at the conference this year, which focused on new technological changes and a new operational mode. The pandemic has led to massive changes in terms of innovation and technology in people's daily lives. Ensuring a safe, comfortable, and effective living environment requires new modes of FM.



Mr Kenneth Tsang, President of IFMA (Hong Kong Chapter), and Sr Kays Wong, PFMD Chairman