

NEXT GENERATION OF SMART PROPERTY & FACILITY MANAGEMENT IN GREATER BAY AREA

智慧大灣區・物管新世代



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TABLE OF CONTENTS

目錄

MESSAGE FROM THE GUEST OF HONOUR

主禮嘉賓獻辭

Ms. Winnie HO Wing-yin, JP 何永賢女士，太平紳士 03

MESSAGE FROM THE PRESIDENT OF THE HONG KONG INSTITUTE OF SURVEYORS

香港測量師學會會長獻辭

Sr Paul WONG Kwok-leung 黃國良測量師 04

MESSAGE FROM THE HKIS PROPERTY AND FACILITY MANAGEMENT DIVISION CHAIRMAN

香港測量師學會物業設施管理組主席獻辭

Sr Charles HUNG Chuen-ka 熊傳筊測量師 05

MESSAGE FROM PROPERTY AND FACILITY MANAGEMENT DIVISION CONFERENCE 2023 ORGANISING COMMITTEE CHAIRMAN

香港測量師學會物業設施管理組研討會籌備委員會主席

Sr Louis LEE Man-ho 李文豪測量師 06

CONFERENCE PROGRAM

研討會流程

07

SPEAKER BIOGRAPHY & PRESENTATION ABSTRACT

講者介紹 • 演講摘要

Sr Hon Tony TSE Wai-chuen, BBS, JP 謝偉銓測量師 BBS，太平紳士 09

Mr LI Yongxin 李永新先生 11

Mr CHEN Zuoqin 陳作勤先生 12

Mr Nixon CHAU 周宏謙先生 13

Ar Donald CHOI Wun-hing, JP 蔡宏興建築師，太平紳士 15

PANEL DISCUSSION SESSION 問答環節 (I)

*"Exploring the Opportunities and Challenges of
Smart Technology Adoption in Property and Facility
Management Across the Greater Bay Area"*

「大灣區物業與設施管理 智能技術應用之機遇與挑戰」

17

TABLE OF CONTENTS

目錄

Mr CHEN Yaozhong 陳耀忠先生	18
Mr CHEN Haizhao 陳海照先生	19
Mr Arthur LEE Hok-yin 李學賢先生	20
Ms Bella CHHOA 蔡碧林女士	22
Mr IP Siu-chuen 葉少存先生	24
PANEL DISCUSSION SESSION 問答環節 (2)	
"Embracing the Future: Your Visions for Technology Adoption in Property and Facility Management within the Greater Bay Area over the Next 10 Years" 「邁步向前：未來十年大灣區物業與設施管理科技化之願景與趨勢」	26
SPONSOR ADVERTISEMENT	
贊助商呈獻	27
ACKNOWLEDGEMENT	
特別鳴謝	34
ABOUT ORGANISING COMMITTEE	
關於我們：物業設施管理組研討會組織委員會	35
ABOUT THE HONG KONG INSTITUTE OF SURVEYORS	
關於我們：香港測量師學會	36
ABOUT HKIS PROPERTY AND FACILITY MANAGEMENT DIVISION	
關於我們：物業設施管理組	37



MESSAGE FROM THE GUEST OF HONOUR

主禮嘉賓獻辭



Ms Winnie HO Wing-yin, JP 何永賢女士，太平紳士

Secretary for Housing
Housing Bureau
The Government of the Hong Kong Special Administration Region of the People's Republic of China
房屋局局長
中華人民共和國香港特別行政區政府

Congratulations to the Hong Kong Institute of Surveyors (HKIS) – Property and Facility Management Division (PFMD) on successfully hosting the PFMD Conference 2023!

The conference's theme – "Next Generation of Smart Property & Facility Management in Greater Bay Area" – offers a platform to leverage strengths, share best practices, and explore smart solution in smart property and facility management in Greater Bay Area, aligning with the government's Smart City blueprint.

The Housing Bureau is committed to enhancing the efficiency and sustainability of public housing in Hong Kong. We have integrated innovative technology and Artificial Intelligence (AI) in both construction and management services. New technology in the construction of housing bring improvements in efficiency, quality, safety and sustainability while reducing waste and pollution. Additionally, the digitalization of estate management services provide convenience to tenants.

The conference programme covers various important aspects, such as AI technology, Asset Management, IoT and ESG. Embracing innovation and collaboration is crucial for improving the quality and efficiency of our property and facility management services.

I express my sincere gratitude to HKIS for their continuous contributions to the industry, and I eagerly look forward to working together hand-in-hand to achieve the well-being of the community.





MESSAGE FROM THE PRESIDENT OF THE HONG KONG INSTITUTE OF SURVEYORS 香港測量師學會主席獻辭



Sr Paul WONG Kwok-leung 黃國良測量師

President
The Hong Kong Institute of Surveyors
香港測量師學會會長

On behalf of the Hong Kong Institute of Surveyors (HKIS), I extend my warmest welcome to all esteemed guests, speakers, members, and participants at the HKIS Property and Facility Management Division Conference 2023.

It is an immense honour to have government officials, academics, industry experts, and stakeholders from Hong Kong and other cities in the Greater Bay Area gathered here today to share their invaluable experiences and insights on the theme of "Next Generation of Smart Property & Facility Management in Greater Bay Area" (「智慧大灣區·物管新世代」). I am particularly delighted to welcome Ms. Winnie HO Wing-yin, JP, Secretary for Housing, HKSAR Government as our esteemed Guest of Honour, and the delegates from Shenzhen and Guangzhou who join us today.

The rising demand for property management and infrastructural development in the Greater Bay Area has brought forth new dynamics within the industry. Technological advancements have especially played a pivotal role in fostering efficient growth to meet the ever-expanding market needs. Given that the city is facing demographic shifts and increasing lifespans, the six divisions of the HKIS have been working together with their expertise to explore any innovative solutions to face these new dynamics.

This conference serves as a platform to embrace this new era, where a diverse range of experts and leaders will convene to discuss the latest trends and smart technologies, challenges, and opportunities to fulfil different stakeholders' aspirations. Together, let's contribute to the sustainable development of our region.

Lastly, I would like to express my heartfelt gratitude to all participants, speakers, moderators, sponsors as well as the organising committee, who have made this conference possible.

My heartfelt thanks also go to the Guangzhou Property Management Association and Shenzhen Property Management Industry Association for their great support and participation.

I wish you all an engaging and enjoyable conference today. Thank you.





MESSAGE FROM PROPERTY AND FACILITY MANAGEMENT DIVISION CHAIRMAN

香港測量師學會物業設施管理組主席獻辭



Sr Charles HUNG Chuen-ka 熊傳筵測量師

Chairman
Property and Facility Management Division
The Hong Kong Institute of Surveyors

香港測量師學會物業設施管理組主席

On behalf of the HKIS - Property and Facility Management Division (PFMD), it is my great pleasure and honour to welcome all of you to the HKIS Property and Facility Management Division Conference 2023.

Property and facility management is present everywhere in our lives, and our members have been playing a crucial role in our society by delivering excellent services to our clients and stakeholders. In the meantime, our division is devoted to supporting the formulation and implementation of property management policies in Hong Kong. We also actively liaise with property management industry associations in cities throughout the Greater Bay Area to enhance our professionalism and contribute to the growth of the industry.

With the theme of 'Next Generation of Smart Property & Facility Management in the Greater Bay Area' (智慧大灣區·物管新世代), we are pleased to connect professionals, experts, and industry practitioners from Surveying to Information Technology, government to the private sector, in Hong Kong and Mainland China. We aim to share the latest industry applications and exchange ideas.

We are honoured to have gained tremendous support from the Government of the Hong Kong Special Administrative Region of the People's Republic of China, the Shenzhen Property Management Association, the Guangzhou Property Management Association, and the Guangdong Property and Facilities Management Association of the Greater Bay Area for this conference.

This conference will serve as a significant event for our long-term collaboration and exchange with Mainland practitioners. Together, we can expedite infrastructural connectivity and develop a high-quality living environment for citizens in the Greater Bay Area.

In closing, I would like to express my sincere appreciation to Ms. Winnie HO Wing-yin, JP, the Secretary for Housing, Sr Hon Tony TSE Wai-chuen, BBS, JP, the Legislative Council Member, all the speakers, moderators, and sponsors for their unwavering support and dedication to this year's conference. Also, I extend my heartfelt thanks to the Organising Committee and its Chairman, Sr Louis LEE Man-ho, for their dedication to making this conference a great success.

Thank you.





MESSAGE FROM THE ORGANISING COMMITTEE CHAIRMAN

香港測量師學會物業設施管理組研討會籌備委員會主席



Sr Louis LEE Man-ho
李文豪測量師

Organising Committee Chairman
Property and Facility Management Division Conference 2023
The Hong Kong Institute of Surveyors

香港測量師學會
物業設施管理組研討會籌備委員會主席

As the Chair of the Organising Committee for the HKIS – Property and Facility Management Division Conference 2023, I am pleased to welcome all of you to this event. This year's conference theme, "Next Generation of Smart Property & Facility Management in the Greater Bay Area" (智慧大灣區·物管新世代), holds immense significance for our profession, and I am delighted to witness the gathering of numerous experts and stakeholders eager to delve into its exploration.

The signing of the "Framework Agreement on Deepening Guangdong-Hong Kong-Macao Cooperation in the Development of the Greater Bay Area" in 2017 marked a significant milestone in fostering closer connections between Hong Kong and Mainland China. The adoption of technology is a crucial aspect of national policy. This conference is a remarkable event that showcases the application of technology in property and management within the Greater Bay Area.

I extend my sincere appreciation to Ms. Winnie HO Wing-yin, JP, the Secretary for Housing, and Sr Hon Tony TSE Wai-chuen, BBS, JP, Legislative Council Member, for their invaluable support. I would also like to express our heartfelt thanks to the distinguished speakers and moderators from Hong Kong.

Furthermore, I would like to express my special gratitude to Mr. Li Yong-xin, the President of Guangdong Property and Facilities Management Association, Mr. CHEN Yao-zhong, the Vice President of Shenzhen Property Management Industry Association, and esteemed speakers from other cities who have travelled to Hong Kong to join this momentous conference. Their presence and contributions exemplify the spirit of collaboration and unity among property professionals in the Greater Bay Area.

In conclusion, I would like to express my heartfelt gratitude to Sr Charles Hung Chuen-ka, the Chairman of the Property and Facility Management Division, and all members of the Organising Committee for their unwavering support. I encourage all of you to take full advantage of this event by engaging in discussions, sharing your experiences, and networking with your peers to further arm ourselves with greater knowledge, enhanced capabilities, and a stronger dedication to the continued growth of our profession.

Thank you.





CONFERENCE PROGRAM 研討會流程

Time	Programme	Speaker
Opening Ceremony		
0840 – 0905	Registration 開放登記	
0905 – 0910	Welcome Speech 致歡迎辭	 Sr Paul WONG Kwok-leung 黃國良測量師 President The Hong Kong Institute of Surveyors 香港測量師學會會長
0910 – 0915	Opening Remarks 致開幕辭	 Sr Charles HUNG Chuen-ka 熊傳筵測量師 Chairman Property and Facility Management Division The Hong Kong Institute of Surveyors 香港測量師學會物業設施管理組主席
0915 – 0935	Keynote Speech by Guest of Honour 主禮嘉賓主題演講	 Ms Winnie HO Wing-yin, JP 何永賢女士，太平紳士 Secretary for Housing Housing Bureau The Government of the Hong Kong Special Administration Region of the People's Republic of China 中華人民共和國香港特別行政區政府房屋局局長
0935 – 0945	Group Photos 大合照	
Session 1		
0945 – 1010	The Challenges for Smart Property and Facility Management 「物管新世代面對的挑戰」	 Sr Hon Tony TSE Wai-chuen, BBS, JP 謝偉銓測量師BBS，太平紳士 Founding President of Guangdong Property and Facilities Management Association of the Greater Bay Area cum Legislative Council Member (Architectural, Surveying, Planning and Landscape) Legislative Council, HKSAR 廣東省粵港澳大灣區物業及設施管理聯合會創會會長 暨香港特別行政區立法會議員(建築、測量、都市規劃及園境界)
1010 – 1040	The Practice of Smart Property and Facility Management 「智慧物業服務實踐」	 Mr LI Yongxin 李永新先生 President Guangzhou Property Management Association 廣州市物業管理行業協會會長 &  Mr CHEN Zuoqin 陳作勤先生 Deputy General Manager of Guangzhou Yuexiu Services Group Limited and Director of the Digital and Intelligence Committee of Guangzhou Property Management Association 廣州越秀物業發展有限公司副總經理暨 廣州市物業管理行業協會數智化工作委員會主任
1040 – 1055	Refreshment Break 茶歇	
Session 2		
1055 – 1120	Artificial General Intelligence (AGI) Innovation for Inclusion: Accelerating the Transformation of Property & Facility Management 「通用人工智能： 創新普惠 加速物管數字化轉型」	 Mr Nixon CHAU 周宏謙先生 Managing Director & General Manager SenseTime Hong Kong 商湯科技亞太區香港總經理
1120 – 1145	ESG - The Soul of Corporation 「ESG —企業的精髓所在」	 Mr Donald CHOI Wun-hing, JP 蔡宏興建築師，太平紳士 Executive Director & Chief Executive Officer Chinachem Group 華懋集團執行董事兼行政總裁
1145 – 1215	Panel discussion 問答環節 Exploring the Opportunities and Challenges of Smart Technology Adoption in Property and Facility Management Across the Greater Bay Area 「大灣區物業與設施管理— 智能技術應用之機遇與挑戰」	 Moderator: Sr Prof. Eddie HUI Chi-man, MH, JP 許智文教授，榮譽勳章，太平紳士 Professor of Department of Building & Real Estate, The Hong Kong Polytechnic University; Vice Chairman of Property Management Services Authority; Past Chairman of The Hong Kong Institute of Surveyors— Property and Facility Management Division 香港理工大學建築及房地產學系教授； 物業管理業監管局副主席； 前香港測量師學會物業設施管理組主席
1215 – 1220	Souvenir Presentation to Speakers & Moderator (AM Session) 致送紀念品予講者及主持人(上午時段)	



CONFERENCE PROGRAM 研討會流程

Time	Programme	Speaker
1220 – 1340	Lunch 午宴	
Session 3		
1355 – 1425	The Core of Integrated Facility Management (IFM) Business - Creating Value for Client 「IFM 業務的內核－為客戶創造價值」	 Mr CHEN Yaozhong 陳耀忠先生 Vice President Shenzhen Property Management Industry Association 深圳市物業管理行業協會副會長 &  Mr CHEN Haizhao 陳海照先生 Secretary of the Party Committee and Managing Director of China Merchants Property Operation (CMPO) 招商局積餘產業運營服務股份有限公司黨委書記、 董事總經理
1425 – 1450	Shaping Smart Facility Management with BIM-AM & IoT 「以建築信息模擬－資產管理和 物聯網技術建構智慧物業管理」	 Mr Arthur LEE Hok-yin 李學賢先生 Assistant Director/3 Electrical & Mechanical Services Department, Hong Kong Special Administrative Region 香港特別行政區機電工程署助理署長/3
1450 – 1510	Refreshment Break 茶歇	
Session 4		
1510 – 1535	Enhancing Customer Journey through Innovation 「加強創意革新以提升顧客旅程」	 Ms Bella CHHOA 蔡碧林女士 Director - Asset Management Sino Land Company Limited 信和集團資產管理董事
1535 – 1600	An Uplift of Intelligent Property & Facility Management for Enjoyment of Smart Service and Quality Lifestyle 「提升智能物業設施管理， 創造貼心服務和優質生活」	 Mr IP Siu-chuen 葉少存先生 Director Hong Yip Service Company Limited 康業服務有限公司董事
1600 – 1630	Panel discussion 問答環節 Embracing the Future: Your Visions for Technology Adoption in Property and Facility Management within the Greater Bay Area Over the Next 10 years 「邁步向前：未來十年大灣區物業與 設施管理科技化之願景與趨勢」	 Moderator: Prof CHAN Yuk-kit, James, MH, JP 陳郁傑教授，榮譽勳章，太平紳士 Managing Director Charterwealth Professional Limited 卓劃專業有限公司董事總經理
1630 – 1635	Souvenir Presentation to Speakers & Moderator (PM Session) 致送紀念品予講者及主持人(下午時段)	
1635 – 1640	Closing Remarks 致閉幕辭	 Sr Louis LEE Man-ho 李文豪測量師 Organising Committee Chairman Property and Facility Management Division Conference 2023 The Hong Kong Institute of Surveyors 香港測量師學會 物業設施管理組研討會籌備委員會主席

*The conference will be mainly conducted in English supplement with Mandarin / Cantonese

*The programme rundown may be subject to change



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Sr Hon Tony TSE Wai-chuen, BBS, JP 謝偉銓測量師 BBS, 太平紳士

Founding President of Guangdong Property and Facilities Management Association
of the Greater Bay Area cum Legislative Council Member
(Architectural, Surveying, Planning and Landscape) Legislative Council, HKSAR

廣東省粵港澳大灣區物業及設施管理聯合會創會會長暨
香港特別行政區立法會議員(建築、測量、都市規劃及園境界)



ABOUT THE SPEAKER

Tony Tse Wai-chuen is a professional surveyor, member of the Legislative Council for the Architectural, Surveying, Planning and Landscape functional constituency, Fellow member of the Hong Kong Institute of Surveyors, Founding President of the Hong Kong Property and Facilities Management Association of the Greater Bay Area, non-executive director (non-official) of the Urban Renewal Authority Board, member of the Advisory Committee on the Northern Metropolis, member of the Standing Committee on Disciplined Services Salaries and Conditions of Service, member of the Council of the Hong Kong Repertory Theatre. He is also a member of the National Committee of the China Association for Science and Technology.

Mr Tse was awarded the Bronze Bauhinia Star in 2014 and was appointed as Justice of the Peace in 2020. He was awarded the "Lifetime Achiever Award" by the Royal Institution of Chartered Surveyors in 2017 and received Outstanding PolyU Alumni Award in 2021 and a member of the 13th National Committee of the Chinese People's Political Consultative Conference.

After graduating from the Hong Kong Polytechnic (now the Hong Kong Polytechnic University) in 1976, Tony joined the Civil Service and had served at the former Crown Lands and Survey Office (now the Lands Department) for 12 years. His last position held was Senior Estate Surveyor. Thereafter, he has held senior positions in many local companies, and is now the Director of Brand Star Ltd.

Tony Tse has been engaged in the surveying and property development field for more than 40 years. He was the President of the Hong Kong Institute of Surveyors. He participates enthusiastically in public affairs and has been appointed to various public services, including: chairperson of Property Management Services Authority, vice-chairman of Independent Police Complaints Council, members of the Town Planning Board.

講者介紹

謝偉銓先生現為香港立法會建築、測量、都市規劃及園境界功能組別議員，為香港測量師學會資深會員。現亦為廣東省粵港澳大灣區物業及設施管理聯合會創會會長、市區重建局非官方非執行董事、北部都會區諮詢委員會委員、紀律人員薪俸及服務常務委員會委員、香港話劇團理事會理事。他同時是中國科協全國委員會委員。

謝先生於 2014 年獲頒銅紫荊星章，2017 年獲頒皇家特許測量師學會終身成就獎，於 2020 年獲委任為太平紳士，及於 2021 年獲香港理工大學頒發「傑出理大校友」榮譽並為第 13 屆全國政協。

1976 年畢業於香港理工學院(今香港理工大學)後，謝先生即加入香港政府工務局任職見習產業測量師，工作近 12 年，離職時為高級產業測量師。其後先後於香港置地物業有限公司、卓德測計師有限公司、英皇集團、市區重建局、恒基兆業地產等企業任職，2011 年創立誌星物業發展顧問公司。

謝先生從事房地產業務達 40 年，除專注地產發展外，亦熱心參與公共事務，曾獲選為測量師學會會長，並多次獲香港特別行政區政府委任社會職務，謝先生曾歷任物業管理業監管局(物監局)主席、獨立監察警方處理投訴委員會(監警會)副主席、香港城市規劃委員會委員等。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

The Challenges for Smart Property and Facility Management

Property is an important asset for many people. Where there is a property, there is a need for property and facility management services. Property management is therefore closely linked to our daily life. Nowadays technological innovations transform the model of the provision of property management services. Such can be witnessed in particular during the outbreak of Covid-19 period.

The wide use of innovation and technology in property management such as cloud technology, the Internet of Things, artificial intelligence etc no doubt will improve efficiency, lower costs, and enhance performance. However, it does not mean such is free from challenges. To name a few:

- 1) Are property management practitioners well prepared for the change and there is sufficient training course for them to be equipped to master the change?
- 2) Can the industry have unified practice standard and acceptable level for the practitioners and companies to follow? It will not only confine to Hong Kong but the 9+2 Greater Bay Area.
- 3) How to enhance the social status of the industry and to attract more young talents to join the sector?

As accelerated by technological development and public expectation, property management has become a profession which covers multiple professional and technical skills, including asset management, legal knowledge, organisation and communication skills. Quality smart property management will bring substantial benefits to us, but there are significant challenges which the profession has to face and overcome.

演講摘要

物管新時代面對的挑戰

物業對許多人來說均是一項重要的資產，有物業的地方就需要物業和設施管理服務，因此物業管理與我們的日常生活關係密切。現今，創新科技正在改變物業管理服務的模式，特別是在新冠疫情期間，這一點尤其明顯。

物業管理中廣泛使用的創新和技術，如雲端技術、物聯網、人工智能等，能提高物業管理的效率、降低人工成本，增強績效。然而，並非沒有挑戰。以下是其中一些：

- 1) 物業管理從業員是否對這些改變有足夠的準備，有足夠的培訓課程，令他們對改變能有效地掌握？
- 2) 物管行業能否有行業統一的實踐標準和接納的水平，供從業人員和公司遵循。這不僅限於香港，還包括大灣區？
- 3) 如何提高該行業的社會地位，吸引年輕人才加入行業？

隨著科技發展和更高的公眾期望，物業管理已成為一個涵蓋多種專業和技術，包涵資產管理、法律知識、組織和溝通技能等的職業。優質智能物業管理將為我們帶來實質的利益，但行業必須克服面臨的巨大挑戰。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr Li Yongxin 李永新先生

President
Guangzhou Property Management Association
廣州市物業管理行業協會會長



ABOUT THE SPEAKER

Mr. Li Yongxin, Deputy Secretary of the Party Committee and Deputy General Manager of Guangzhou Yuexiu Property Development Co., LTD. (HK.06626); The seventh president of Guangzhou Property Management Industry Association. He has been engaged in the property industry for 28 years, serving as the fifth executive Vice president and the sixth president of Guangzhou Property Association, and was awarded the 20th anniversary of the establishment of Guangzhou Property Management Industry Association, the 20th anniversary of the establishment of Guangzhou Provincial Property Management Industry Association, the 40th anniversary of the development of Guangdong property management industry, and the 2021 Chinese real estate Industry Innovation figure.

講者介紹

李永新先生，現任廣州越秀物業發展有限公司(HK.06626)黨委副書記、副總經理；廣州市物業管理行業協會第七屆會長。他從事物業行業28年，歷任廣州物協第五屆常務副會長、第六屆會長，獲評廣州市物業管理行業協會成立20週年功勳人物，廣州市物業管理行業協會成立20週年功勳人物，廣東物業管理行業發展40週年功勳人物，2021中國房地產行業創新力人物。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr CHEN Zuoqin 陳作勤先生

Deputy General Manager
Guangzhou Yuexiu Services Group Limited and Director of the Digital and
Intelligence Committee of Guangzhou Property Management Association

廣州越秀物業發展有限公司副總經理暨
廣州市物業管理行業協會數智化工作委員會主任



ABOUT THE SPEAKER

Mr. Chen Zuoqin, Senior Engineer, Deputy General Manager of Yuexiu Services (HK.06626), Director of the Digital and Intelligence Committee of Guangzhou Property Management Association. He has over 30 years of experience in the real estate and property management industry, 17 years of engineering design experience in a Grade A architectural design Institute, and years of technical management experience in a real estate develop company. He also has rich experience in property management industry, especially in facilities and equipment management, digitization, intelligent management, safety management field. Owner of Awarded as Outstanding Person of Guangzhou Property Management Industry 25th anniversary.

講者介紹

陳作勤先生，高級工程師，現任越秀物業（HK.06626）副總經理，廣州市物業管理行業協會數智化工作委員會主任。他從事房地產與物業管理行業超過 30 年，有 17 年甲級設計院的工程設計經驗，以及多年發展商技術管理經驗。他還擁有豐富的物業管理行業經驗，特別是設施設備管理、數字化、智能化管理、安全管理等方面經驗。獲評廣州市物業管理行業 25 週年傑出人物。

PRESENTATION ABSTRACT

The Practice of Smart Property and Facility Management

Taking Guangzhou as an example, this presentation introduces intelligentization and digitalization practices in property management services field, from government, industry associations, enterprises, communities, and residential areas perspectives.

演講摘要

智慧物業服務實踐

以廣州市為例，從政府、行業協會、企業、社區、小區五個方面介紹物業服務標準化建設與實踐



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr Nixon CHAU

周宏謙先生

Managing Director & General Manager,
SenseTime Hong Kong
商湯科技亞太區香港總經理



ABOUT THE SPEAKER

Mr. Nixon Chau is the Managing Director and General Manager of SenseTime Hong Kong. He has over 20 years of experience in business development across Canada, Singapore, Mainland China, Hong Kong, Macau and Taiwan markets. Nixon is currently responsible for the overall thought leadership, go-to-market strategy and building C-suit client relationships with key accounts in Hong Kong.

Prior to joining SenseTime, Nixon worked at Pivotal, SAP and Oracle. Apart from his business endeavors, Nixon is passionate about building Hong Kong start-up ecosystem. He is the advisory board member of the CUHK Alumni Entrepreneurs Association (CUAEA) and fully supports the development of the Chinese University of Hong Kong. Nixon holds an Executive MBA from the Chinese University of Hong Kong and a BSc in Computer Science from the University of British Columbia in Canada. He also participated Technology & Innovation Management Program at UC Berkeley. He is fluent in English, Cantonese and Mandarin.

講者介紹

周宏謙為商湯科技亞太區香港總經理。他在業務拓展資歷深厚，在中國大陸、港澳台、新加坡和加拿大有超過20年的專業經驗。周宏謙在商湯科技負責香港市場業務拓展，市場戰略以及與關鍵客戶管理層建立戰略關係。加入商湯科技前，他曾在Pivotal, SAP和Oracle擔任過類似的執行職務。周宏謙除了在商業領域取得出色成就，亦對培育香港初創企業生態充滿熱情，是香港中文大學創業校友會(CUAEA)的顧問委員會成員，全力支持香港中文大學的發展。周宏謙擁有香港中文大學高級管理人員工商管理碩士(EMBA)、美國加州大學伯克利分校科技與創新管理證書、加拿大不列顛哥倫比亞大學計算機科學學士學位。他精通英語、廣東話和普通話。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

Artificial General Intelligence (AGI) Innovation for Inclusion: Accelerating the Transformation of Property & Facility Management

This presentation will discuss how Artificial General Intelligence technologies can significantly enhance and transform property and facility management. Automation enabled by AGI can increase operational efficiencies, optimize resource allocation, and provide data-driven insights to improve decision-making. As AGI systems take on more routine tasks, property and facility managers will have more time for creative and value-adding work. AGI also has the potential to revolutionize maintenance through predictive analytics and remote monitoring. With proper implementation, AGI technologies can enable more sustainable practices, higher service quality, and an improved work environment for all property and facility management stakeholders.

演講摘要

通用人工智能：創新普惠 加速物管數字化轉型

此演示將討論人工一般智能技術如何大大提升和革新物業和設施管理。AGI 使可能的自動化可以增加運營效率，優化資源分配和提供基於數據的洞察力以改善決策。當 AGI 系統接手更多例行任務時，物業和設施管理人員將有更多時間從事創造性和增值的工作。AGI 也有可能通過預測分析和遠程監測革新維修。通過恰當的執行，AGI 技術可以促進更可持續的實踐、更高的服務水平以及改善物業和設施管理行業所有利益相關者的工作環境。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Ar Donald CHOI Wun-hing, JP 蔡宏興建築師，太平紳士

Executive Director & Chief Executive Officer
Chinachem Group
BFA, BArch, BSc, MA, MBA, Architect AIBC, MRAIC, RIBA, RAIA,
APEC Architect, FHKIA, FHKIUD, PRC Class 1 Registered
Architect Qualification, Registered Architect, Authorised Person
華懋集團執行董事兼行政總裁



ABOUT THE SPEAKER

Donald has worked globally as architect and developer for over 30 years. He is familiar with both public and private construction projects and believes in the power of design and technology to empower society. He is currently the Chief Executive Officer of Chinachem Group. He was the Managing Director of Nan Fung Development and before Nan Fung, Director of Foster and Partners and the Authorised Person – Architect for the Hong Kong International Airport Passenger Terminal (HKIA Silver Medal Winner) and many infrastructure projects at Chek Lap Kok. The airport was awarded the Top Ten Construction Projects in the World and has won numerous awards including the Best Airport in the World since opening in 1998.

Donald is active in community services. He has held multiple leadership roles in NGO and professional bodies that focus on community, design and innovation. He is the Board Chairperson of the Construction Innovation and Technology Application Centre and also a Board member of the Business Environment Council, Hong Kong Design Centre, Hong Kong Green Building Council, Habitat of Humanity HK and Hong Kong Science and Technology Parks Corporation. Donald also serves as a Member of the Council for Carbon Neutrality and Sustainable Development, Land and Development Advisory Committee and the Hospital Governing Committee of Hong Kong Eye Hospital & Kowloon Hospital. He was the Former President of Hong Kong Institute of Architects and the Hong Kong Institute of Urban Design, as well as the former Chairman of the Architects Registration Board, HKSAR.

講者介紹

擔任建築師和發展商已超過 30 年的蔡宏興，熟悉公共和私人發展項目，他相信設計和科技的力量可提升社會的競爭力。現為華懋集團執行董事兼行政總裁，曾任南豐發展有限公司董事總經理、Foster and Partners 董事、香港國際機場建築師及多個赤鱗角基建項目的認可人士。香港國際機場自 1998 年啟用後屢獲殊榮，其中包括二十世紀全球十大建築之一，並多次獲選為全球最佳機場。

工作以外，蔡宏興積極參與社區服務，於多個專注設計、創新及社區的非政府組織和專業機構擔任領導職務。他現為建造業創新及科技應用中心董事會主席，同時出任商界環保協會、香港設計中心、香港綠色建築議會、香港仁人家園、及香港科技園公司的董事會成員。亦為碳中和及可持續發展委員會委員、土地及建設諮詢委員會委員、香港眼科醫院及九龍醫院醫的院管治委員會委員。蔡宏興更是香港建築師學會前任會長、香港城市設計學會前任會長及香港建築師註冊管理局的前任主席。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

ESG – The Soul of Corporation

Why is there an urgency to incorporate ESG into today's business practices? How can ESG contribute to business, planet and society? In today's rapidly changing world, companies cannot underestimate the transformative power of ESG practices. Integrating ESG into business practices will result in a range of benefits. However, challenges like standardised metrics, transparency enhancement, low-carbon transition and potential changes in climate-related regulation and policy must be earnestly confronted.

In his coming presentation, Donald will delve into the urgency of addressing climate risk and championing climate justice, demonstrating the impact of ESG on operational efficiency, risk management, and long-term value creation.

Furthermore, Donald will delve into how Chinachem Group actualises '3Ps' - People, Prosperity, and Planet - to create tangible and intangible values for communities and also spotlight some of ESG initiatives and how these innovative initiatives contribute to enhancing Chinachem Group's climate resilience.

Embracing ESG is not only a matter of responsibility but also a strategy. Companies that integrate ESG principles contribute to a better world while strengthening their long-term prosperity. Though the journey may be challenging, the rewards are significant for those who seize the transformative potential of ESG.

演講摘要

ESG — 企業的精髓所在

為何企業需要盡快實踐 ESG? ESG 如何為企業自身、環境和社會帶來貢獻? 在瞬息萬變的環境中，企業不應低估 ESG 的潛力，將 ESG 融入企業實務將帶來很多好處。在認同 ESG 重要性的同時，我們必需認真看待隨之而來的挑戰，如統一的量度指標、增強透明度、低碳轉型和與氣候相關法例及政策變動等。

Donald 的演講將深入探討應對氣候風險和支持氣候公義的重要性，通過貫徹 ESG 如何帶來營運效率提升、風險管理改進和長遠價值。

他亦會探討華懋集團如何實現三個「P」原則，即平衡人、繁榮和環境的發展，為社區帶來有形和無形的價值，並重點介紹一些創新 ESG 項目及其如何增強集團的氣候韌力。

秉持 ESG 不僅是企業責任，更是一種策略。實行 ESG 的企業能貢獻社會，更能保障自身持續發展。過程可能充滿挑戰，但成功把握 ESG 機遇的企業將獲得顯著成果。



PANEL DISCUSSION 問答環節 (1)

“Exploring the Opportunities and Challenges of Smart Technology Adoption in Property and Facility Management Across the Greater Bay Area”

「大灣區物業與設施管理－智能技術應用之機遇與挑戰」

Moderator
主持人

Sr Prof. Eddie HUI Chi-man, MH, JP 許智文教授，榮譽勳章，太平紳士

Professor of Department of Building & Real Estate, The Hong Kong Polytechnic University;
Vice Chairman of Property Management Services Authority;
Past Chairman of The Hong Kong Institute of Surveyors – Property and Facility Management Division

香港理工大學建築及房地產學系教授；
物業管理業監管局副主席；
前香港測量師學會物業設施管理組主席



ABOUT THE MODERATOR

Prof Eddie Hui is Professor of the Department of Building and Real Estate of The Hong Kong Polytechnic University.

Over the last 20 years or so, Prof Hui has served the community in many ways. For example, he was a member of the Long-Term Housing Strategy Steering Committee and the Real Estate Services Training Board of the Vocational Training Council. He was a member of the Building Appeal Tribunal, the Town Planning Board and its Rural and New Town Planning Committee, the Expert Panel (of Planning Department) for Hung Shui Kiu New Development Area and the Sustainability Advisory Committee of the LINK REIT. He was also a non-Executive Director of the Urban Renewal Authority, Chairman of the Property and Facility Management Division of the Hong Kong Institute of Surveyors, Advisory Vice Chairman of China Real Estate Chamber of Commerce (Hong Kong and International), Chairman of EAA's Practice and Examination Committee and a member of the Supervisory Board of the HK Housing Society. Currently, Prof Hui serves as, for example:

- Vice Chairman, The Property Management Services Authority
- Member, Executive Committee, The Hong Kong Housing Society
- Member, Subsidised Housing Committee, The Hong Kong Housing Authority
- Chairman, Licensing Committee and Board, The Estate Agency Authority
- Member, Panel of Advisors, Land Sharing Pilot Scheme, Development Bureau

主持人介紹

許智文教授是香港理工大學建築及房地產學系教授。

過去 20 年，許教授以多種方式服務社會。例如，他曾是職業訓練局長期房屋策略督導委員會和房地產服務培訓委員會的成員。他曾任建築上訴審裁處、城市規劃委員會及其農村及新市鎮規劃委員會、洪水橋新發展區(規劃署)專家小組及領匯可持續發展諮詢委員會成員。他亦曾任市區重建局非執行董事、香港測量師學會物業及設施管理部主席、中國房地產商會(香港及國際)顧問副主席、監管局執業及考試委員會主席及香港房屋協會監事會成員。目前，許教授擔任例如：

- 物業管理事務管理局副主席
- 香港房屋協會執行委員會成員
- 香港房屋委員會資助房屋委員會委員
- 地產代理監管局牌照委員會及董事會主席
- 發展局土地共用先導計劃顧問團成員



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr CHEN Yaozhong 陳耀忠先生

Vice President
Shenzhen Property Management Industry Association
深圳市物業管理行業協會副會長



ABOUT THE SPEAKER

Chen Yaozhong, Guangdong Province, has a master's degree. Since 1987, he has worked at ChangCheng Property Group Co., Ltd., with over 35 years of experience in the property management industry. Currently serving as Chairman and CEO of ChangCheng Property Group Co., Ltd., and serving as Vice Chairman of the Shenzhen Property Management Industry Association (presiding). He is the honorary vice president of the China Property Management Association, a member of the Executive Committee of the Shenzhen Federation of Industry and Commerce, and a winner of the Shenzhen "May 1st" Labor Award. In 2021, he was awarded the title of "Outstanding Character in the 40th Anniversary of the Development of Property Management Industry in Guangdong Province" by the Guangdong Provincial Property Management Industry Association.

講者介紹

陳耀忠，廣東省河源人，碩士研究生學歷。1987 年至今，就職於長城物業集團股份有限公司，在物業管理行業中有超過 35 年的從業經驗。目前擔任長城物業集團股份有限公司董事長兼 CEO，並擔任深圳市物業管理行業協會副會長(主持工作)。系中國物業管理協會名譽副會長、深圳市工商聯合會執委會常務委員、深圳市「五一」勞動獎獲得者，2021 年被廣東省物業管理行業協會授予「廣東省物業管理行業發展四十週年功勳人物」稱號。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr CHEN Haizhao 陳海照先生

Secretary of the Party Committee and
Managing Director of China Merchants Property Operation (CMPO)
招商局積餘產業運營服務股份有限公司黨委書記、董事總經理



ABOUT THE SPEAKER

Formerly served as the Assistant General Manager of China Merchants Logistics Group and concurrently as the Managing Director of China Merchants Americold Logistics (Hong Kong) Co., Ltd. Served as the Secretary of the Party Committee and General Manager of Sinotrans Cold Chain Logistics Co., Ltd. Also held the position of Assistant General Manager of China Merchants Zhangzhou Development Zone Co., Ltd., and concurrently Chairman of Fujian Haiyun Cold Chain Warehousing Co., Ltd. Currently holds the positions of Secretary of the Party Committee and Managing Director of CMPO, leading the company's integrated transformation.

Since joining CMPO in 2021, Mr. Chen has vigorously developed the business model "Fertile Soil · Cloud · Forest" as comprehensive cloud technology platform strategy, which solidifies CMPO's leading position in the industry. He has propelled CMPO onto a path of transformative development, earning prestigious accolades such as the highest honor "Nüüwa Award" from China Merchants Shekou Industrial Zone Holdings Co., Ltd., "Top 10 Property CEOs in China" from Leju Finance, and "Best CEO of a Listed Property Management Company in Guangdong Province" in recognition of his outstanding contributions.

講者介紹

曾歷任招商局物流集團總經理助理兼招商美冷(香港)控股有限公司董事總經理，中外運冷鏈物流有限公司黨委書記、總經理，招商局漳州開發區有限公司總經理助理兼福建省海韻冷鏈倉儲有限公司董事長。現任招商局積餘產業運營服務股份有限公司黨委書記、董事總經理，主導公司融合變革。

自 2021 年進入招商積餘以來，陳海照先生大力打造「沃土雲林」綜合性雲科技平台型商業模式，鞏固行業龍頭地位，推動招商積餘在融合變革中走上跨越式發展之路，榮獲招商蛇口最高榮譽「女媧獎」、樂居財經「中國十大物業年度 CEO」以及「廣東省物業管理行業最佳上市企業 CEO」等殊榮。

PRESENTATION ABSTRACT

The Core of Integrated Facility Management (IFM) Business - Creating Value for Clients

In this seminar, we will Analyze how various management styles and technological innovations add value to clients from within the facility management industry.

演講摘要

IFM 業務的內核－為客戶創造價值

從 FM 業務的內核出發，通過管理模式、科技創新等層面進行分析，如何為客戶創造價值。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr Arthur LEE Hok-yin 李學賢先生

Assistant Director/3
Electrical & Mechanical Services Department, HKSAR
香港特別行政區機電工程署助理署長 /3



ABOUT THE SPEAKER

Mr Arthur LEE is presently an Assistant Director of the Electrical and Mechanical Services Department (EMSD) of the Government of the Hong Kong SAR. He has served in various posts within the Department carrying a wide range of duties including design, operation and maintenance services of electrical and mechanical engineering systems; enforcement of legislation on the energy efficiency; and corporate support and business development.

He is now leading a multi-disciplinary team of professional and technical staff in the EMSD responsible for formulating strategies and plans to meet business objective of corporate, promoting and co-ordinating innovation and digital transformation, as well as managing all central support services at corporate level, so as to lead the EMSD in building a framework that promotes the application of technology and innovation.

講者介紹

李學賢先生現任香港特別行政區機電工程署助理署長，於機電工程署曾擔任多個職位，職責範圍涉及機電工程系統的設計、操作及維修服務，以至執行能源效益法例及提供企業服務等。

李先生現時領導機電工程署內由專業工程師及技術人員組成的跨專業團隊，負責制訂策略及計劃，以達到企業的業務目標，推動和統籌創新及數碼化轉型的工作，並管理企業層面的所有中央支援服務，帶領機電工程署建設促進科技應用和創新的架構。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

Shaping Smart Facility Management with BIM-AM & IoT

The Electrical and Mechanical Services Department (EMSD) has been walking through a journey of digital transformation to develop digitalised engineering solutions for smart facility management. Since 2014, the EMSD has been deploying innovative technologies and exploring the benefits of Building Information Modelling (BIM) application to operation and maintenance (O&M) workflow to achieve smart asset management for Electrical and Mechanical (E&M) installations in various government venues.

With the emerging Internet of Things (IoT) technologies, the EMSD is pioneering the deployment of the first of its kind Government Wide IoT Network (GWIN), elevating BIM-AM to BIM-Facility Management for applications such as smart meeting room, smart carpark and smart toilets via seamless integration of real-time sensor data to achieve "Digital Twin". The BIM-AM system supports remote monitoring, remote fault diagnosis and fast asset locating to optimise O&M efficiency. In this presentation, practical use cases would be presented, demonstrating the merit of BIM application in asset management, with a view to enhancing the O&M workflow for achieving smart facility management at government venues.

演講摘要

以建築信息模擬－資產管理和物聯網技術建構智慧物業管理

機電工程署 (EMSD) 致力實現數碼化轉型，為構建智慧物業管理，開發不同數碼化工程方案。自 2014 年以來，機電工程署一直發展創新技術，探索建築信息模擬 (BIM) 運用於營運及保養工作流程的好處，以實現各個政府場所內機電設備的智能資產管理。隨著物聯網 (IoT) 技術的出現，機電工程署作為行業先驅者，率先採用政府物聯通 (GWIN) 技術，透過實時傳感器數據，結合建築信息模擬及資產管理系統 (BIM-AM) 試用於物業管理，例如智能會議室、智能停車場和智能洗手間等，以實現數碼分身 (Digital-Twin)。建築信息模擬及資產管理系統並支援遙距監控、遙距故障診斷和快速資產定位，以提升保養維修效率。今次演講將會以實際應用個案，展示建築信息模擬應用在資產管理中的優點，提升政府場所內機電設備的管理營運及保養工作流程，以達至智慧物業管理。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Ms Bella CHHOA 蔡碧林女士

Director - Asset Management
Sino Land Company Limited
信和集團資產管理董事



ABOUT THE SPEAKER

Bella is currently the Director – Asset Management of Sino Land Company Limited overseeing the Asset Management of Sino Group's portfolios in Hong Kong and in Mainland China. She is also in charge of overall strategic direction for property management of Sino Group. She is a member of the Sustainability Steering Committee where she has incorporated sustainability initiatives and elements into daily property management operations. Prior to joining Sino, Director – Leasing and Management of a blue chip listed company managing the operations of the entire Hong Kong portfolio.

She has managed to revamp the iconic and prestigious mall in Hong Kong – Peak Galleria and promoted it as one of the most attractive destination to all travellers worldwide. She led to the establishment of the Sustainability Steering Committee in 2012 and led the company to become a constituent member of Dow Jones Sustainability Index (Asia Pacific) in 2017 and 2018 and to win the Best Corporate Governance Excellence Award (top tier companies) and the "Sustainability Excellence" award held by Chamber of Hong Kong Listed Companies in 2014 and 2015. Bella comes from a legal background and she has been in charge of various functions in the past, including legal, compliance, human resources, sustainability, and currently leasing and property management.

Her wide spectrum of experience has brought her the CSR Asia award for 'Asian Company Secretary of the Year' in 2013 and 2014 and she was also named by The Legal 500 as one of the most influential in-house counsels in Hong Kong and China in 2017. Bella is a solicitor qualified to practice in Hong Kong and the member of the Financial Reporting Review Panel of Financial Reporting Council.

講者介紹

蔡碧林 (Bella) 現任信和置業有限公司的資產管理董事，負責信和集團在香港和中國內地的資產管理，並主管整體物業管理的戰略方向。Bella 是可持續性指導委員會的成員，並將可持續發展的倡議和元素納入日常物業管理營運當中。在加入信和之前 Bella Chhoa 曾擔任一家藍籌上市公司的租務及物業管理董事，管理香港投資組合的營運。她成功改造了香港標誌性和著名的商場—山頂廣場，並將其推廣為全球最具吸引力的旅遊目的地之一。她於 2012 年成立了可持續發展督導委員會，並於 2017 年和 2018 年使公司成為道瓊斯可持續發展亞太指數的成份股，並於 2014 年和 2015 年獲得香港上市公司商會頒發的最佳企業管治卓越獎和可持續發展卓越獎。Bella 擁有法務資歷，過去曾負責多個職能，包括法律、合規、人力資源、可持續性，現在則是租賃和物業管理。她的廣泛經驗為她贏得了 2013 年和 2014 年的 CSRAsia 年度亞洲公司秘書獎，並於 2017 年被《Legal500》評為香港和中國最具影響力的公司內部法律顧問之一。Bella 是香港註冊律師，也是財務匯報檢討委員會的成員。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

Enhancing Customer Journey through Innovation

In this digital age, the challenges for shopping malls are bigger than ever. Customers' expectations for their shopping experience have been rising in recent years and delivering a great customer journey can help malls to suit Customers' needs, to attract shoppers, regain their loyalty and boost revenues. By adopting new technologies in daily property management like robotic, IoT, AI, and big data analytics, we can revolutionize interactions, optimize processes, and personalize customers' experiences.

- Create extraordinary customer journey
- Capture attention and convey information efficiently through technology
- Provide convenient parking with smart parking management
- Intelligent technologies for building management
- Innovative ESG Initiatives for Customer Engagement

演講摘要

加強創意革新以提升顧客旅程

在這個數碼時代，商場管理面臨重重挑戰。近年來，顧客對購物體驗的期望不斷提高，優質的顧客旅程可以幫助商場滿足顧客的需求，吸引消費，重拾忠誠度並提高商戶的收入。通過採用嶄新技術，如機器人、物聯網、人工智能和大數據分析，我們可以革新互動、優化流程並個性化顧客體驗。

- 創造非凡的顧客旅程
- 通過技術高效地吸引注意力和傳達信息
- 提供智能停車管理簡化和優化停車過程
- 建築管理的智能化技術
- 創新的 ESG 倡議促進顧客的參與



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

Mr IP Siu-chuen 葉少存先生

Director
Hong Yip Holdings Limited
康業控股有限公司董事



ABOUT THE SPEAKER

Mr. Ip Siu Chuen is the Director of Hong Yip Holdings Limited. He is responsible for the overall local property management of over 200 properties and asset management of the SHKP's investment properties as well as property management services of Hong Yip in South China. He is dedicated to leveraging innovation and technology to enhance corporate sustainable development, providing our customers with superior property management services and nurturing innovative initiatives for staff. Mr. Ip was appointed as the consultant of the charity association as well as has served in the government sector. Mr. Ip is the Fellow Member of The Institute of Shopping Centre Management, a Corporate Member of The Hong Kong Institute of Housing, a Member of the Registered Professional Housing Manager and has over 25 years' experience in the property and facilities management field. Mr. Ip holds a Master Degree in Business Administration from the Manchester University of UK and Master of Social Science, Housing Management in the University of Hong Kong.

講者介紹

葉少存先生為康業控股有限公司董事，負責管理香港逾 200 個物業及母公司新鴻基地產投資物業的資產管理，亦負責康業在中國華南地區的物業管理服務，同時善用大環境下的創科發展，提升企業可持續發展，培育員工的創意思維。葉先生過去曾為慈善團體顧問及參與政府公共服務。葉先生是一位商場管理協會資深會員、香港房屋經理學會會員、註冊專業房屋經理會員，並於物業及設施管理行業擁有逾 25 年豐富的經驗。葉先生獲英國曼徹斯特大學工商管理碩士及香港大學房屋管理社會科學碩士。



SPEAKER AND PRESENTATION ABSTRACT

講者介紹・演講摘要

PRESENTATION ABSTRACT

An Uplift of Intelligent Property & Facility Management for Enjoyment of Smart Service and Quality Lifestyle

In response to growing customer expectations for high-quality and value-added services, the Property and Facility Management (PFM) industry has recognized the need to adopt technology-driven approaches to enhance the customer experience.

Property and facility managers are now leveraging innovative tools and platforms such as Artificial Intelligence (AI), Big Data, Cloud Analytics, Robotics and Automation, Building Information Modelling (BIM), the Internet of Things (IoT) and customers' mobile application to optimize building operations and energy efficiency, personalize the customer experience, and enhance sustainability development. These cutting-edge technologies enable property and facility managers to collect, analyze, and leverage data in real-time to optimize building operations, also to assist property and facility managers to predict the maintenance and repair needs of the building, and E&M systems. Property and facility managers can also make use of Big Data, BIM, IoT and Cloud Analytics to improve building energy efficiency to reduce carbon emissions.

By implementing green technologies, such as solar panels, demand-apprached building services, smart waste management, the sustainability development of buildings and communities could be enhanced, and the target of carbon neutrality before 2050 in Hong Kong could be achieved.

演講摘要

提升智能物業設施管理，創造貼心服務和優質生活

為了回應客戶對高品質和增值服務日益增長的期望，物業和設施管理 (PFM) 行業已經採用智能科技來提升客戶體驗及提升服務。物業和設施經理可利用人工智能 (AI)、大數據、雲分析、機器人和自動化、建築信息模擬 (BIM)、物聯網 (IoT) 以及業戶專屬手機應用程式等創新工具和平台來優化建築運營和能源效率，個人化客戶體驗，並加強可持續發展。

這些尖端技術使物業和設施經理能夠即時收集，分析和利用數據，以優化建築運營，並協助物業和設施經理預測建築和機電系統的維護和維修需求。物業和設施管理人員可以利用大數據、建築信息模擬、物聯網和雲分析來提高建築能效，以減少碳排放。透過推行綠色科技，例如太陽能板、需求為本的設施服務、智慧廢物管理，可以促進建築物和社區的可持續發展，並實現香港在 2050 年前實現碳中和的目標。



PANEL DISCUSSION 問答環節 (2)

“Embracing the Future: Your Visions for Technology Adoption in Property and Facility Management within the Greater Bay Area Over the Next 10 years”

「邁步向前：未來十年大灣區物業與設施管理科技化之願景與趨勢」

Moderator
主持人

Prof James CHAN Yuk-kit, MH, JP
陳郁傑教授，榮譽勳章，太平紳士

Managing Director
Charterwealth Professional Limited
卓劃專業有限公司董事總經理



ABOUT THE MODERATOR

Professor Chan Yuk Kit, James graduated from the University of London in United Kingdom in 1982. In 1984, he was awarded a scholarship from the British Council for postgraduate study at the Imperial College, London. After that, he joined consultancy firms and was engaged in a variety of building projects.

Prof Chan has been appointed Managing Director of Charterwealth Professional Limited in 1996, and has since been in-charge a variety of building, civil, structural, geotechnical and facility management projects in Hong Kong. He has extensive experience in the property and construction markets.

Prof Chan has been appointed 'Justices of the Peace', and awarded 'Medal of Honor' and 'Chief Executive's Commendation for Community Service' by the Government of the HKSAR in recognition of his contribution to the building industry and community services.

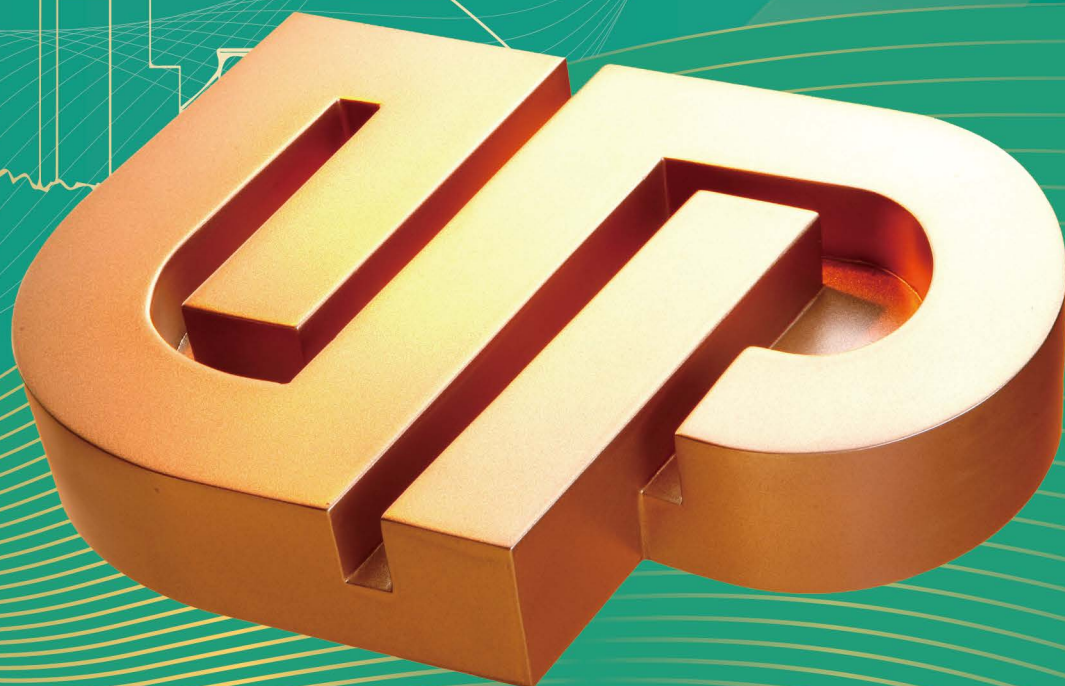
主持人介紹

陳郁傑教授在 1982 年畢業於英國倫敦大學，1984 年獲英國文化協會發放獎學金，於倫敦帝國理工學院攻讀研究課程。之後，他加入顧問公司並從事各類型建築項目。陳教授於 1996 年獲聘任為卓劃專業有限公司董事總經理，此後一直在香港負責統籌各項建築、土木、結構、岩土和設施管理工程。他在物業和建築市場擁有豐富經驗。陳教授獲香港特別行政區政府委任為「太平紳士」，並獲頒授「榮譽勳章」和「行政長官社區服務獎狀」以表彰他對建築界和社區服務的貢獻。

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富城集團為豐盛生活服務有限公司（上市編號：0331）成員，並為香港最具規模的物業資產及設施管理公司之一，於業界一直處於領導地位。富城集團擁有逾50年的豐富經驗，不斷推出嶄新獨特的營運模式，建立市場優勢，為客戶提供一站式全面優質的管理服務。

Urban Group, a subsidiary of FSE Lifestyle Services Limited (Stock Code: 0331.HK), is recognized as an industry pioneer and one of the largest private property asset and facility management groups in Hong Kong.

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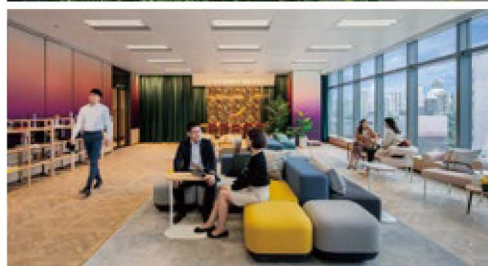


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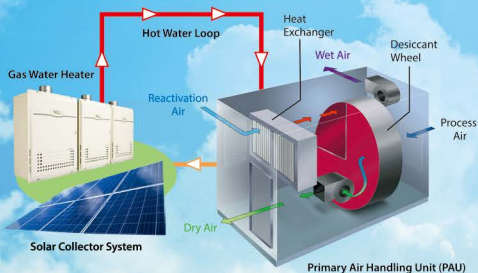


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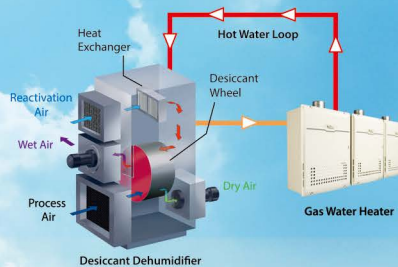


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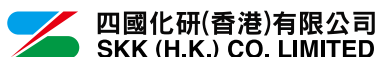


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ABOUT ORGANISING COMMITTEE

關於我們：物業設施管理組研討會組織委員會

ORGANISING COMMITTEE LIST

香港測量師學會及物業設施管理組研討會組織委員會成員

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Mr Boris WONG

.....
Mr Gary WANG



ABOUT THE HONG KONG INSTITUTE OF SURVEYORS

關於我們：香港測量師學會



About The Hong Kong Institute of Surveyors

Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 8 August 2023, the number of members reached 10722, of which 7683 were corporate members, 55 were associate members and 2984 were probationers and students.

HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

The Institute has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as building safety and unauthorized building works, problems of property management, town planning and development strategies, construction quality and housing problems. We have also issued guidance notes on floor area measurement, real estates valuation and land boundary survey, etc.

We have an established presence in the international arenas, have overseas connections, and have entered into reciprocal agreements with professional surveying and valuation institutes in Australia, Canada, Japan, New Zealand, Singapore, the United Kingdom, and Mainland China recognizing the counterpart's member's qualifications. In addition, HKIS is a member of various leading international surveying organisations.

關於我們：香港測量師學會

香港測量師學會是香港唯一依法例而設立的測量專業組織，成立於1984年，截至2023年8月8日，會員人數達10722人，其中正式會員佔7683人，副會員佔55人，見習測量師及學生佔2984人。

本會的工作主要是制訂專業服務的標準，包括制訂專業守則、釐訂加入專業測量師行列的要求，並鼓勵會員透過持續專業進修以增進專業技能。

香港測量師學會在政府訂定政策方面擔當重要的諮詢角色，並十分關注影響測量專業的事務。我們曾向政府提供的意見包括樓宇安全及僭建問題、物業管理問題、城市規劃及發展策略、建築質素和房屋問題，並就量度樓宇面積、房地產估價、測量土地邊界等標準發出指引。

至於與海外及國內聯繫方面，本會已和英國、澳洲、新西蘭、新加坡、日本、加拿大及中國的專業測量及估價學會簽署協議，互相認可對方的會員資格；此外，香港測量師學會也是多個國際知名測量組織的成員。



ABOUT HKIS PROPERTY AND FACILITY MANAGEMENT DIVISION

關於我們：物業設施管理組



物業設施管理組 Property & Facility Management Division

About Property and Facility Management Division

In the past, those of us from the three main branches of specialization of the surveying profession were engaged in property and facility management. In 1999, the General Council saw the need to coordinate the activities of professional surveyors in this field and established the first cross-divisional committee on Property Management. The PM Committee acted as the central source for coordinating activities internally and provided representations in outside government and other bodies related to property management activities. In 2003, the PM Committee was renamed Property and Facility Management Committee to embrace the growth importance in the development of facility management both globally and locally. Later in the year, the PFM Committee was reformed to become the Property and Facility Management Forum following the amendment of the HKIS constitution recognizing the establishment of specialist forums for cross-divisional and specialized services in the profession.

Nevertheless, the establishment of the forum did not give the property and facility management specialization enough recognition both inside and outside the profession. It was strongly believed that this specialization can only be enhanced and developed for members for the general good of the community with the formal status of a Division within the Institute. With the hard work of the PFM Forum Committee under the leadership of its chairman, Mr Michael Price and the approval of the General Council, the formation of the Property and Facility Management Division was approved with overwhelming support in the Extraordinary General Meeting held on 18 May 2005.

For the growth and development of the profession, Property and Facility Management Division would closely monitoring on the regulation of the property management industry and review of related government ordinances. It is considered that the pre-requisites on academic and professional qualifications for the registration of property management practitioners would have deep impact to the career development of PFMD in the long run, therefore, the division took the opportunity to raise our concerns towards the licensing of Property Management Companies and practitioners. Besides, we have further established a closer relationship and co-operation with our China counterparts in Beijing, Shanghai and Guangdong. Closer ties with the local and Mainland China open up opportunities to raise the recognition of our profession.

關於我們：物業設施管理組

物業設施管理在過去由三個主要的測量專業所提供。理事會有見需要，於 1999 年開設首個跨組別的物業管理委員會。物業管理委員會主要作為學會內部活動的集中協調及提供代表出席政府及其他機構有關物業管理的活動。物業管理委員會於 2003 年改名為物業設施管理委員會以覆蓋在香港及世界各地的重要性都日益增加的設施管理。在該年的後期，根據香港測量師學會修定的章程中認可為一些跨組別及專業服務設立專業論壇，物業設施管理委員會因而改革成為物業設施管理論壇。

然而，設立這一個論壇並未能給予物業設施管理專業在行內及行外有足夠的認知。明顯地，只有在學會內設立物業設施管理組才能使它有進一步發展。在物業設施管理論壇主席 Mr. Michael Price 的領導及其他成員的努力下，加上理事會的批准，物業設施管理組的成立正式於 2005 年 5 月 18 日的學會特別大會中通過。

物業設施管理組將會繼續緊密關注物業管理行業之規管及相關法例之修訂。由於新法例對物業設施管理測量師的職業發展有著長遠深刻影響，因此物業設施管理組藉著探討物業管理公司和從業人員發牌之事宜，提出本組別對註冊物業管理從業人員的學歷和專業資格等必備元素的關注，並推動相關事務的發展。此外，亦致力加強與中國北京、上海、廣東的同業的合作關係，從而制訂策略和計劃，並開拓發展模式，讓物業設施管理測量師在香港及中國大陸進一步獲得肯定及認可。



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