



By post and by email at compliance@pmsa.org.hk

29 August 2025

Ms Raina LI
Property Management Services Authority
Units 806-8, 8/F
Dah Sing Financial Centre
248 Queen's Road East
Wan Chai, Hong Kong

Dear Ms LI

**Consultation on the
Draft Best Practice Guides on
「處理冷氣機滴水問題」 and 「處理物業滲水情況」**

On behalf of the Institution, I am pleased to present to you our views and suggestions as set out in the enclosure for your consideration on the captioned subject.

The Institution welcomes the opportunity to work with the Authority and offer our expertise and experience on the area of concern if and when it is needed.

Thank you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandy SO', is written over the typed name.

Ms Sandy SO
Senior Executive Manager –
External Affairs



Enclosure

Views from The Hong Kong Institution of Engineers on the Best Practice Guides on 「處理冷氣機滴水問題」

The Hong Kong Institution of Engineers (HKIE) is pleased to present its views on the Property Management Services Authority's (PMSA) draft *Guidance Notes on Dripping Air-Conditioner*.

2. While HKIE acknowledges the comprehensive effort in preparing this draft to assist property management companies and practitioners in handling air-conditioner dripping issues, we would like to offer the following perspective for the Authority's consideration.

Section on Methods of Observation (Page 12, Item (h))

3. HKIE welcomes the inclusion of various observational methods listed to detect and assess dripping air-conditioner problems. In light of recent advancements in technology, HKIE suggests that an additional method — drone inspection — be included in the list of recommended observation methods.

4. Drone inspection provides the advantage of accessing hard-to-reach locations where conventional inspection may be difficult or unsafe. It allows for efficient, timely, and safe detection and monitoring of air-conditioner units at height or other inaccessible areas. Incorporating drone inspection can enhance the overall effectiveness and efficiency of observation and maintenance processes.

5. We recommend the PMSA consider providing guidelines in the Notes for the appropriate use of drone inspection, ensuring operators adhere to relevant safety, privacy, and regulatory requirements.

6. The HKIE looks forward to continued collaboration with the PMSA to promote professional and technological advancement in the property management sector and to further refine the Guidance Notes to serve the industry and the public better.