

# 設施管理 理學碩士學位

Faculty of Construction and Environment ■ 建設及環境學院



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學

## 教學語言

- 英語

## 修讀時間

- 一年(全日制)
- 兩年半(兼讀制)

## 所需修讀學分

- 30 學分

## 課程主任

- 黎鴻傑博士
- BEng(Hons), MSc, PhD,  
CEng, RPE, MHKIE,  
FCIBSE, FBSOMES, FPFM

## 電話

- (852) 2766-4697

## 電郵

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## 申請程序

申請人可透過 Study@PolyU 網站  
[www.polyu.edu.hk/study](http://www.polyu.edu.hk/study)，索取  
申請文件並遞交申請。

## 查詢

電話：(852) 2766-5029  
傳真：(852) 2362-2574  
電郵：[faculty.ce@polyu.edu.hk](mailto:faculty.ce@polyu.edu.hk)  
建設及環境碩士組合課程網址：  
[www.polyu.edu.hk/fce/study-at-fce/taught-postgraduate-programmes](http://www.polyu.edu.hk/fce/study-at-fce/taught-postgraduate-programmes)

非本地申請人在接受取錄前，要確保  
有充裕時間取得有效簽證來港就讀。  
如查詢簽證事項，可瀏覽教務處網頁  
[www51.polyu.edu.hk/eprospectus/tpg/student-visa-application](http://www51.polyu.edu.hk/eprospectus/tpg/student-visa-application)

如中、英文之課程資料有所差異，一  
概以英文版為準。

此單張由香港理工大學建設及環境學  
院出版，資料截至2021年4月為準，  
當中的內容或會修訂及變更。香港理  
工大學保留更改或停辦任何有關課程  
之權利。

## 課程目標

設施管理於過去數十年急速發展。最初，設施管理只在英美流行，但近來在歐洲、澳洲、東亞及東南亞亦日益普及。設施管理學教育及培訓的發展，起初源於在職專業人士對深造課程的需求，包括屋宇設備工程學，以至物業管理及空間規劃的專業人員。設施管理建基於管理學，並需對機構的核心業務性質及需求有明確的了解。

設施經理在支援業務計劃實行時所擔當的角色日益受到重視。為提高效率，設施經理必須具備廣博的知識，以便有效地管理屋宇、政策及作人員，並執行適當的管理程序。

## 課程架構

本課程採用學分混合制，讓學生可以靈活學習，更提供在香港，北美和英國的專業認可。

學生必須完成 10 科(包括4科必修核心科目及最少 3 科其他核心科目)或 7 科(包括 4 科必修核心科目及最少 2 科其他核心科目及)加一篇設施管理學專題論文(9 學分)。

## 專業認可資格

理學碩士學位課程獲香港設施管理學會(HKIFM)及皇家特許測量師學會(RICS)認可。

本課程符合英國特許屋宇設備工程師學會(CIBSE)對相關註冊工程師的學術要求。

## 入學資格

- 持有建築學、室內設計、建設、屋宇測量學、物業管理學、物業／設施管理學、屋宇設備工程學、工商管理榮譽學士學位，或同等學歷為佳；或
- 專業資格加與建築業或物業／設施管理相關的專業經驗，如 HKIE、HKIS、HKIA、CIBSE、CIOB、RICS、CIH、BIFM或HKIFM的正式會員資格。

報讀人士如具備豐富設施管理相關範疇的經驗，但欠缺正式資格也可獲考慮，並可能獲邀接受面試及經驗評估。在考慮是否取錄時，理大將決定其經驗能否被視為等同由認可大學頒發的榮譽學位。

申請人需符合香港理工大學之基本入學英語水平。

詳情請參閱網址 [www.polyu.edu.hk/study](http://www.polyu.edu.hk/study)

## 核心學習範圍

此為課程綱要，學生在註冊後將獲發可選修科目的詳細資料。

- 設施管理：專業實踐
- 策略性設施規劃及資產管理
- 研究項目
- 設施管理經濟學
- 物業資產的維修管理
- 設施支援服務管理
- 節能建築
- 持續性及建築環境
- 設施管理的法律範疇
- 職業健康與人類工程學
- 建築物碳足印審計

# MSc in Facility Management

Faculty of Construction and Environment ■ 建設及環境學院



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學

## Medium of Instruction

- English

## Normal Duration

- 1 year (Full-time)
- 2.5 years (Part-time)

## Credits Required for Graduation

- 30 credits

## Programme Leader

- Dr Lai Hung-kit, Joseph
- BEng(Hons), MSc, PhD,  
CEng, RPE, MHKIE,  
FCIBSE, FBSOMES, F.PFM

## Tel

- (852) 2766-4697

## Email

- joseph.lai@polyu.edu.hk

## Application Procedures

Prospective applicants can obtain application materials and submit applications via the Study@PolyU website at

[www.polyu.edu.hk/study](http://www.polyu.edu.hk/study)

## Enquiries

Telephone: (852) 2766-5029

Fax: (852) 2362-2574

Email: [faculty.ce@polyu.edu.hk](mailto:faculty.ce@polyu.edu.hk)

Website:

[www.polyu.edu.hk/fce/study-at-fce/taught-postgraduate-programmes](http://www.polyu.edu.hk/fce/study-at-fce/taught-postgraduate-programmes)

Before accepting an offer of admission, non-local applicants should ensure they have sufficient time to obtain a valid visa to study in Hong Kong. For enquiries on visa matters, please visit the Academic Secretariat website at

[www51.polyu.edu.hk/eprospectus/tpg/student-visa-application](http://www51.polyu.edu.hk/eprospectus/tpg/student-visa-application)

In the event of discrepancies between the English and Chinese versions of this leaflet, the English version shall prevail.

Published by the Faculty of Construction and Environment of The Hong Kong Polytechnic University (PolyU), this leaflet contains information known as of April 2021. Contents of this publication are subject to review and change, and PolyU reserves the right to alter or withdraw programmes described herein.

## Programme Aims

Facility management has developed rapidly over the past few decades, initially in North America and the UK, and more recently in Europe, Australia, East Asia and Southeast Asia. The development of facility management education and training has been driven primarily by demand at the postgraduate level, drawing from a broad base of existing professional disciplines ranging from those involved with engineering-based building services to those related to property management and space planning. Facility management as a discipline is grounded in the field of management, with a clear understanding of the nature and demands of an organisation's core business requirements.

The role of the facility manager is increasingly recognised as critical in supporting the realisation of business plans through the careful alignment of an organisation's physical assets with the appropriate sourcing of facility support services. To be effective, a facility manager must have broad knowledge of all of the elements that affect the efficient performance of buildings, appropriate policies, management processes and the people who work in them.

## Programme Structure

This programme has a credit-based structure that allows a flexible study mode leading to professional recognition in Hong Kong, North America, and the UK.

Students must complete 10 subjects (including 4 Compulsory Core Subjects and at least 3 other Core Subjects) OR 7 subjects (including 4 Compulsory Core Subjects and at least 2 other Core Subjects) plus a Facility Management Dissertation (9 credits).

## Professional Recognition

This programme is recognised by the Hong Kong Institute of Facility Management (HKIFM), and the Royal Institution of Chartered Surveyors (RICS). It is also accredited by the Chartered Institution of Building Services Engineers (CIBSE) as suitable further learning to meet the academic requirement for CEng registration.

## Entrance Requirements

- A Bachelor's degree with Honours in architecture, interior design, construction, building surveying, estate management, property/facility management, building services engineering, business or the equivalent; OR
- A professional qualification, plus relevant professional experience that is related to the building industry or property / facility management, e.g. full membership of the HKIE, HKIS, HKIA, CIBSE, CIOB, RICS, CIH, BIFM, HKIFM.

Candidates who have substantial experience in facility management-related areas, but who lack formal academic qualifications, may be admitted to the programme subject to an interview and/or a review of their experience. In considering such candidates, PolyU will decide whether their experience can be deemed equivalent to an Honours degree awarded by a recognised university.

Applicants must also meet the English language requirement of the University.

Please visit [www.polyu.edu.hk/study](http://www.polyu.edu.hk/study) for details.

## Core Areas of Study

The following is a brief summary of the core areas of study. Students will be provided with detailed information on the subjects available upon registration.

- Facility Management: Professional Practice
- Strategic Facility Planning & Asset Management
- Research Project
- Economics for Facility Management
- Maintenance Management of Built Assets
- Facilities Support Services Management
- Energy Efficient Buildings
- Sustainability and the Built Environment
- Legal Aspects of Facility Management
- Occupational Health and Ergonomics
- Building Carbon Footprint Assessment