



嘉怡

物業管理有限公司

2019年工程和物業管理工地安全研討會

主題：安全工地作業之關愛文化
「安全高處工作」

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- 為房委會超過10個公共租住屋邨，商場及工廈提供物業管理服務
- 上述房委會合約的僱員人數超過1,000人
- 今年大會主題為「安全高處工作」，由本公司的安全從業員同大家交流及分享實際經驗
- 內容圍繞管理公共屋邨事務



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「安全工地作業之關愛文化」理念：

- 建立健康及愉快的工作環境
- 保障員工的健康及安全
- 建立正面的企業形象
- 提高機構生產力及競爭力



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透過「安全工地作業之關愛文化」
從而令僱員可以：

- 認識工作環境及了解潛在的危害
- 提倡精神健康及積極思維
- 協助保持身心健康及發展推動正面能量
- 減除員工有潛在壓力會爆發的機會

物業管理行業 之 高危工作



簷篷頂工作

使用防墮系統



簷篷頂工作

防墮保護及豎梯



有蓋行人橋頂工作

設於橋頂之防墮系統



加建穩固豎梯及護欄



修改現有矮牆，工友減少再要攀越而進出簷篷



使用平行鋼索系統訓練





護欄作防墮保護



進入升降機槽底之防墮設施



進入升降機槽底 之防墮設施



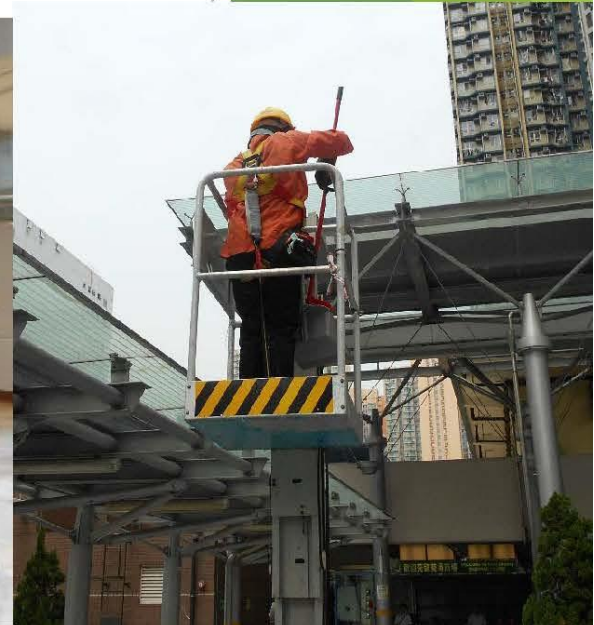
流動工作台



流動工作台



電動升降台



離地工作三寶 梯台



離地工作三寶

工夫橈



離地工作三寶

輕便工作台



短片

香港房屋委員會
屋邨管理服務承辦商大獎2018
「最佳物業服務公司(安全管理)」



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— 多謝 —



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問題一：

今次我們講的〔安全工地作業之關愛文化〕的主題是什麼？



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問題二：

上述演講文中提及的「離地工作三寶」是哪幾項呢？

Here is the footage of

“Safety Forum 2019 for Works Contracts and Property Services Contracts”

which was held on 3 July 2019

by the Hong Kong Housing Authority

The Speakers are

Mr. Ma Wing Cheung & Mr. Li Wai Lun

Safety Liaison Officers of Nice Property Management Limited

Their topic is Safe Work at Height

Now may we invite two guests

Safety Liaison Officers

from Nice Property Management Limited

Mr. Ma Wing Cheung and Mr. Lee Wai Lun

to share with us

Mr. Ma and Mr. Lee, please

Greetings

This is Safety Forum 2019

for Works and Property Services Contracts

The caring culture this year is about

working at height in safety

I am Alan, I am Ma

Under Housing Authority, Nice Property Management Ltd

manages over 10 housing estates

including management services of malls and factory buildings

We have over 1000 employees

The theme this year is “Working at height in safety”

Our safety officers will share

practical occupational safety and health experience

and occupational safety and health environment

based on public housing management services

This year’s theme: site safety and caring culture

have given us a few ideas

First is to build a healthy and pleasant work environment

Ensure safety and health of staff

build a positive business image

and enhance productivity and competitiveness

The theme this year is caring culture

Have you received the caring fund?

I am still waiting

I have not received it yet

This year's theme: site safety and caring culture

focuses on care and concern

Employees will improve on a few areas

They will better understand the work environment and identify the initial hazards

promote mental health and positive mind-set

help maintain good physical and mental health

Our society needs positive energy

Under all circumstances, we must stay positive

to face the present and the future

With positive energy, the staff will feel less pressure

In a relaxing work environment

goals at work will be easily achieved

Let us consider work at height

Let me explain it

These are dangerous acts

We shall look at practical work

Public housing estates are all installed with fall arrest system

horizontal lifelines and sturdy guard rails

Our workers only have to put on personal protection equipment

such as safety helmet and safety harness

anchor the safety harness onto the horizontal lifeline

Then, they can move safely and swiftly

Look at the photo. It is an old photo

Let me explain it to you

All safety helmets come with a Y-type chin strap

It must be equipped with Y-type chin strap

There are safety vertical ladders

to prevent dangers when workers climb in the shaft

Workers can reach their location of operation with ease

Also there are covered walkways and footbridges

equipped with fall arrest system

Workers harness the lanyard to the horizontal lifeline

and they can move freely

There are vertical ladders and guard rails at various areas

Workers can move to different areas using vertical ladders

This minimises the potential hazards of climbing

Guard rails prevent falling from height

Access to the canopies

through doors will reduce climbing risks

For the use of horizontal lifeline and fall arrest system

We provide training and all staff must join

the training and theory courses taught by competent persons

and do a practicum before they are allowed to work

Other than fall protection equipment

what else are provided for workers?

Now, a lot of new estates under Housing Authority

are provided with guard rails along the canopies

Workers doing maintenance work

on pipes or plastering

will be safer

Workers doing canopy cleaning work

are also protected from falling from height

Another aspect, I wish to send a reminder

lift shaft is a type of work at height

The guard rail prevents unauthorised people from entering

There is also a vertical ladder

In addition to the provision of basic equipment

Cleansing workers entering the lift pit

to do regular cleaning

require a lift worker to lock the lift

That will prevent dangerous incidents

There are other fall protection facilities

such as retractable fall arrestor

These arrestors are subject to annual examination

They need to pass the examination before use

There are also fixed anchorage device

Let us look at the real work situation

Cleansing workers shall go into the lift pit

as it is full of rubbish there

like coins and paper bills

Cleansing workers use a vertical ladder

to get to the lift pit

Before a cleansing worker goes in, he needs to put on

a retractable fall arrester and attach it to

a fixed anchorage device

After that, he will need to put on the personal protective equipment (PPE)

before work commencement

We wish to observe the estates under Housing Authority

better understand risks and hazards

Mobile working platforms

are commonly used in public housing estates

We mainly use mobile working platforms to do inspection and maintenance work

or as a safe means of access or egress

for workers to reach their work locations

To build a mobile working platform

a competent person has to be on site to provide guidance

inspection, examination and issue Form 5

before workers can use the platform

Also electric elevating work platforms are commonly used

especially in new public housing estates

Electric elevating work platform is very convenient

Workers on the platform can adjust the height

to carry out maintenance and examination

and even transport cleansing workers to podiums to clean up

The main thing is to harness the safety belt

to a designated point

All workers are required to receive training

either in theory lessons or a practicum

Then they are allowed to use the working platform

I know the Chinese dish "3 fried delicacies"

but what are the 3 work at height safety buddies?

Please tell me more

"Above ground" in fact does not imply being unrealistic

Actually it is very practical

A-ladders are now forbidden

They are rarely used in housing estates

Replacing them are the 3 work above ground safety buddies

There are different step platforms with different heights

for workers to choose

For wall repairs, maintenance and cleaning

step platforms are commonly used. They are more steady

The other buddy is the hop-up platform

It covers a bigger work area

For changing wall tiles, cleaning walls and painting walls

workers can use a hop-up platform

The extent of the work area is larger

and the platform is more sturdy and safer

Also there is a light-weight platform

It is more mobile

For higher walls or ceilings

workers can use a mobile working platform

to do maintenance work

Before work, our safety officer

will give workers a brief introduction

on how to use the platform and how to erect the platform

how to use it after completing the erection

how to dismantle it after use and properly store the platform

All would need to be explained

I would like to take this opportunity to tell our friends

work while safety comes first

Let us watch a video

Nice Property Management Limited

was awarded the property management award in 2018

Video please

Why Me?

I am just in my 20s

I am getting old

it has nothing to do with me

You, accident killer, want to do something bad?

We have adequate safety management

Why should I be afraid of you?

Working without hesitation

Follow instructions

Do not rely on luck

Stop to risk one's life

stay alert to workplace hazard

Hold safety measures tightly

Assessment to be completed

Say no to messy

High standard of awareness

Higher standard of safety

Stay alert for life-long living

What are you doing, Fai?

Stand straightly now

Bend your knees into a semi-squat posture

Keep your back straight

Lift with your hands and thigh muscles

Do not use the force of the back only

Woo...Oh.....

I have my personal protective equipment

Work at height with working platform

Woo...Oh.....

Do not give up even in trouble

Safety measures are to be obeyed

Very Good

Woo.....Oh....

The ideal place is discovered finally

Right?

As long as we implement the good practice of safety management

The accident will be avoided

Accident Killer, go now

Hi, teen

What drive you here

under the bad weather

to wear a lot of personal protective equipment for work?

Love?

Responsibility?

Safety

Did not your boss teach you?

Our sharing today will end here

Thank you

Thank you, Mr. Ma and Mr. Lee

Now that we have watched the video

how about asking the audience a question

When we say

caring culture for site safety

what is the theme? Anyone got the answer?

Please raise your hand

Yes, please. What is the theme?

Work above ground. Is it correct?

It's ok

It should be "Work at Height"

It is a kind of working above ground

Acceptable, please clap, congratulations

You have won a gift coupon

Another round of applause to

Mr. Ma and Mr. Lee

Thank you

After the video

and the sharing of Mr. Ma and Mr. Lee

we realise that not only huge works

require our attention to safety

in fact, small and medium sized works

also call for our safety awareness

Measures, policies, training are all needed

to provide our workers a safe work environment

Like what Mr. Ma and Mr. Lee have said

we work with positivity and happiness

Thank you for watching