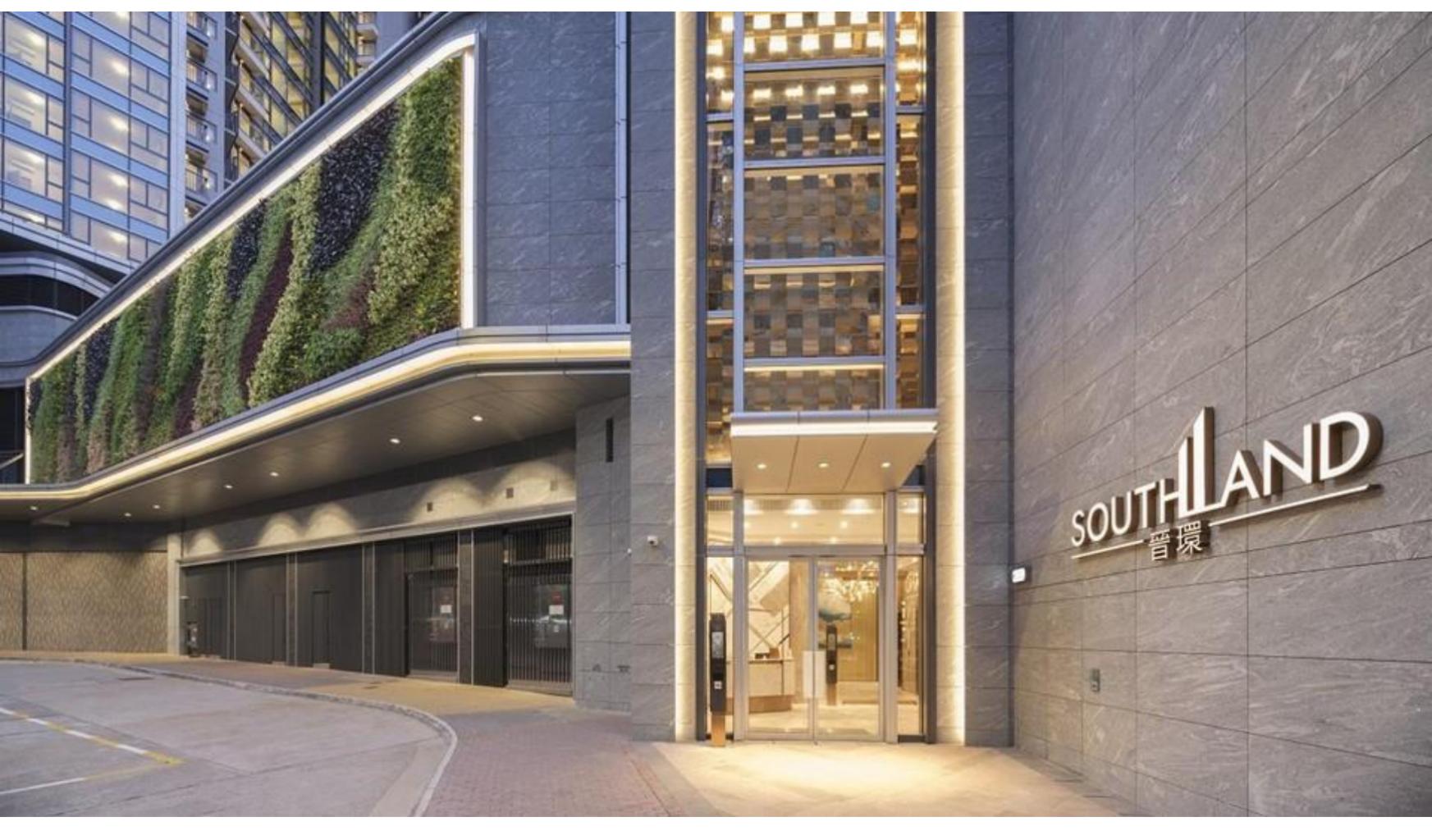




港鐵公司  
香港物業業務單位  
晉環

沒有最安全 只有更安全

物業安全經理  
黃景豪 King Wong



SOUTH LAND  
晉環

沒有最安全 只有更安全





# 「鐵路加社區」 發展概念



將安全管理系統帶入  
整個建築結構生命週期  
連繫及建設安全社區



# 管理層的領導及承諾

# 管理層進行安全巡查

## Senior Management Safety Visit



Mr. Kenny Chow – GM-PM

Mr. Chris Tsui – CPM-HKI&TC

"GM-PM and CPM conducted a site visit at SOUTHLAND on 12 January 2023. They inspected and reviewed the safety and hygiene of common areas including the central concierge, clubhouse, podium, floor lobbies and the management office. GM-PM reminded the team to upkeep the safety and hygienic condition of the newly managed property and encouraged the team to provide an outstanding customer service for the smooth handover."

## Senior Management Safety Visit



Mr. Chris Tsui – Chief Property Manager

"CPM-HKI/TC conducted a site visit at SOUTHLAND on 14 March 2023. He inspected and reviewed the safety of facilities at SOUTHLAND, such as the emergency genset room, lift & electrical plant rooms, the refuse chambers and clubhouse facilities. He reminded the team to pay attention to the housekeeping especially in lift & electrical plant rooms. Besides, the team should review recent safety alerts to ensure safety provisions and measures are adopted in the daily operation.

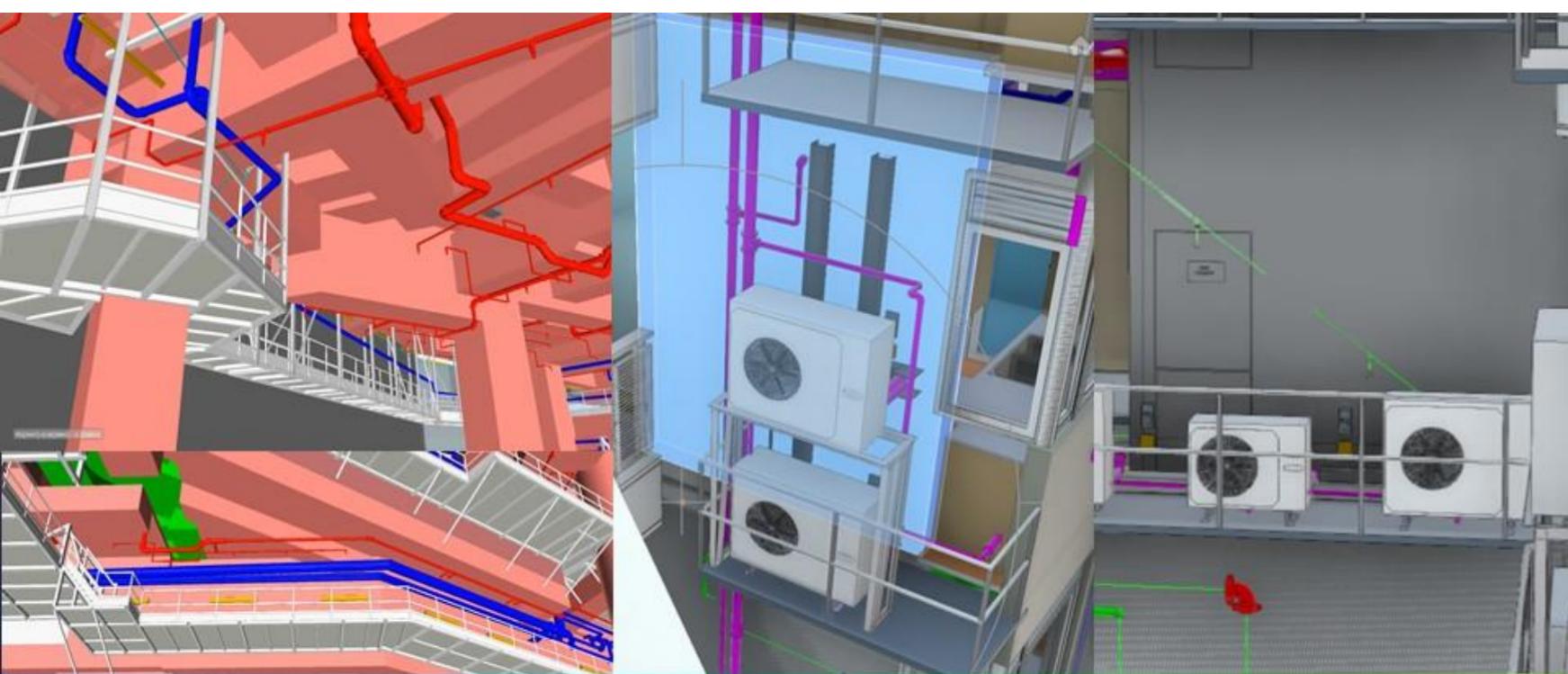
2023年至2024年6月物業管理部管理層巡查次數  
245次



舉辦年度港鐵公司物業安全研討會  
傳揚安全文化



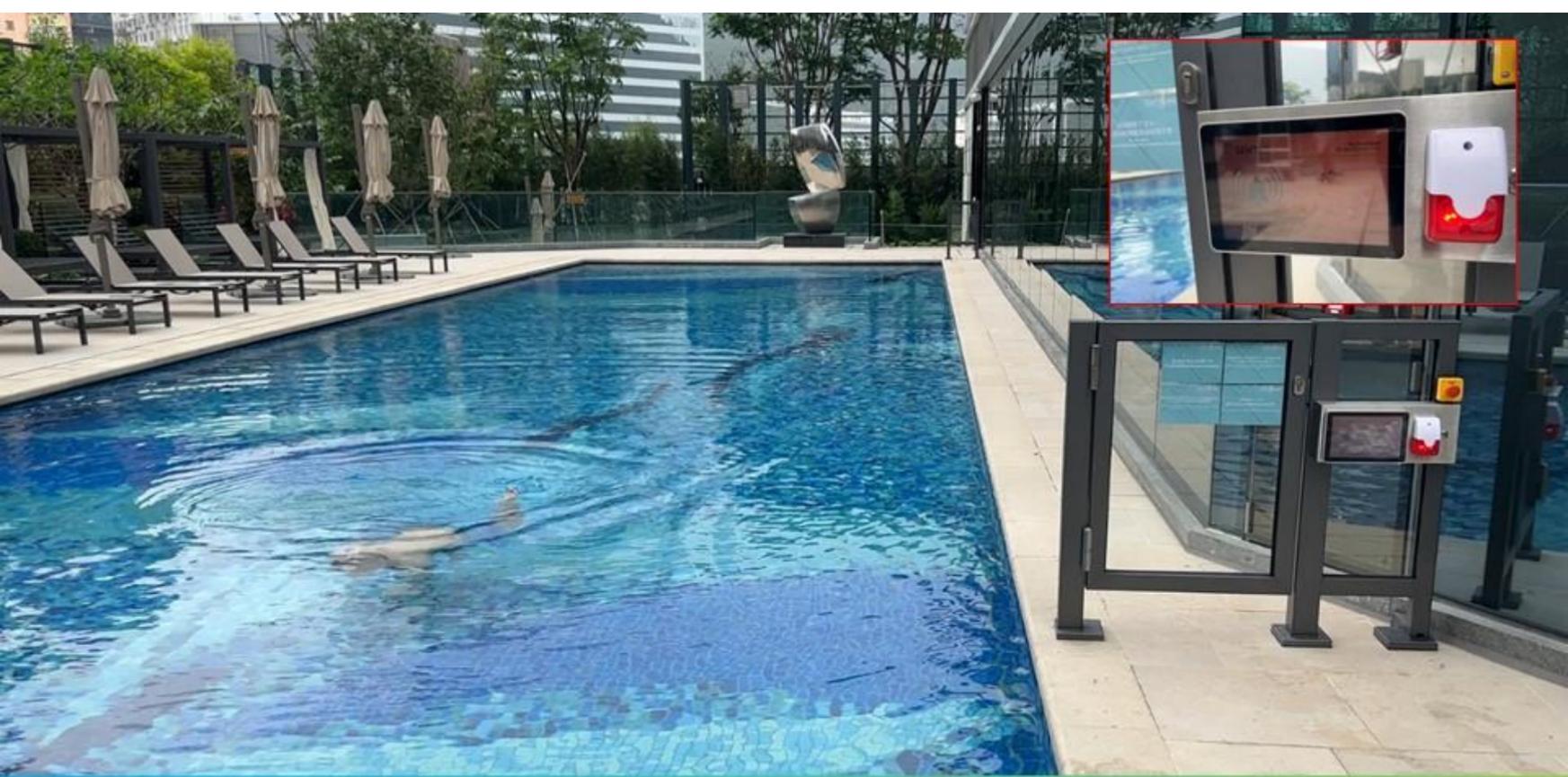
# 有效安全管理制度



在設計階段時便考慮建築以至  
維修保養期間的工作安全

# 引入泳池遇溺偵測系統





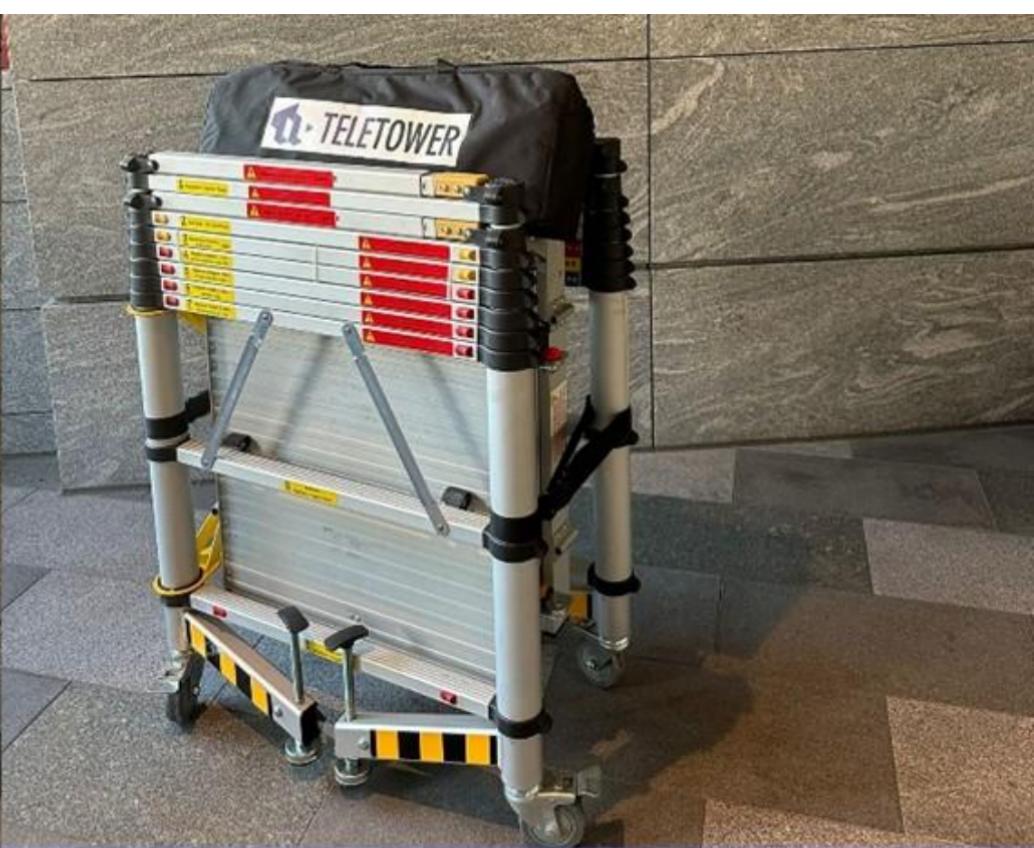
加強游泳池的救生服務



開邨前聯合安全評估



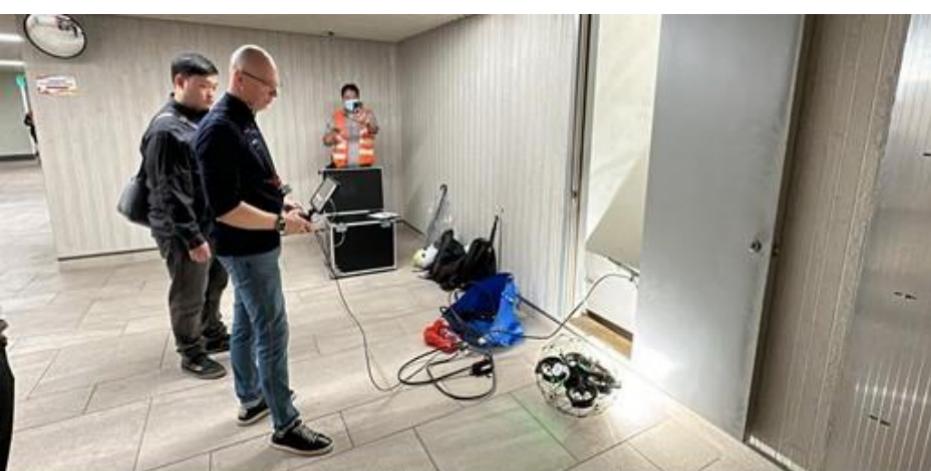
# 創新及持續改善



率先引入輕巧型可伸縮工作台



升降台上空高度偵測設備



# 採用無人機於密閉空間進行檢查



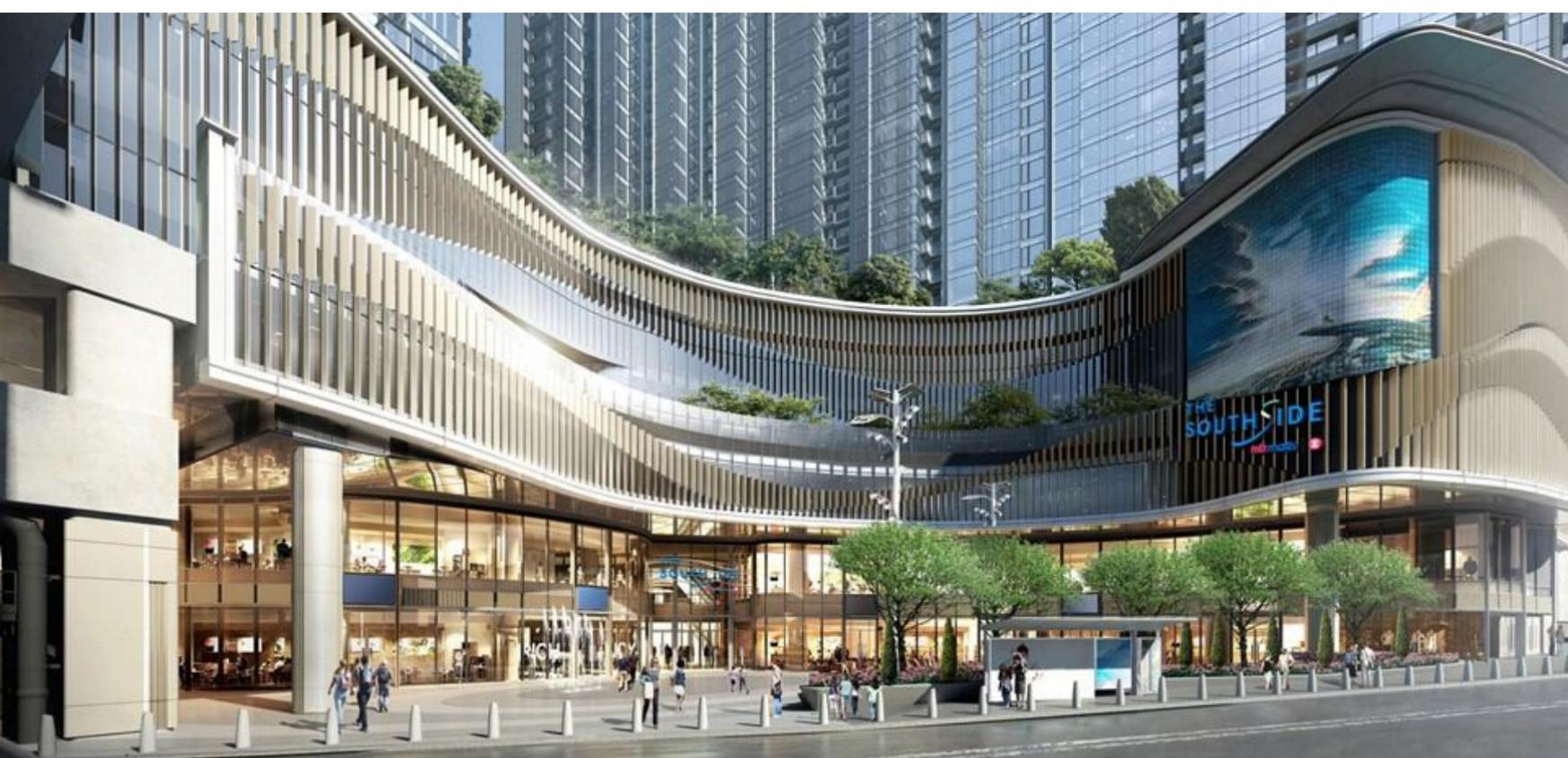
# 第十一屆最佳職安健物業管理大獎 分享會暨頒獎典禮

The 11<sup>th</sup> Best Property Safety Management Award Forum and Award Presentation Ce

31 · 5 · 2024



**最佳職安健物業管理大獎 - 金獎**



連繫及建設更安全的可持續發展社區

This is a clip from the 31 July 2024 recording of the

Hong Kong Housing Authority

"Safety Forum 2024 for Works and Property Management Services"

The speaker on stage is Mr Wong King Ho

Property Safety Manager, MTR Corporation Limited

His topic is

"No Safest. Only Safer."

(00:23)

Hello everyone, I am honoured to represent MTR Corporation Limited

Hong Kong Property Business Unit - the SOUTHLAND project

to share at this forum

I am the Wong King Ho, Property Safety Manager of the MTR Corporate Limited

The SOUTHLAND is a property located above Wong Chuk Hang Station

It includes the MTR station and the newly opened shopping mall, The Southside

As the development affects many members of the public

It is crucial to implement effective safety measures

This ensures a safer environment for the community and residents

Therefore, the MTR Corporation Limited embraces

the cultural philosophy of "No Safest. Only Safer."

in our safety management system

We aim for continuous improvement

to achieve our vision of zero accidents

Thus, the MTR Corporation Limited has consistently applied

the concept of a "Rail plus Community" development

to build our neighbourhoods

We strive to ensure community safety

and provide benefits to all stakeholders

Therefore, we have integrated our safety management system throughout the entire lifecycle of construction to build our safe communities

Today, I will introduce three key action areas

The first key action point is the leadership and commitment of management

Our management team fully supports safety

Our leadership, including the directors, general managers, and general property managers strongly support safety by leading by example through safety inspections

From 2023 to the first half of 2024

we conducted a total of 245 safety inspections

The findings from these inspections are shared online

demonstrating our management's emphasis on safety

and showcasing clear safety leadership

Additionally, we hold the MTR Corporation Property Safety Forum every year

inviting our developers, contractors

subcontractors, property teams

and even workers to participate in our forum

The forum is chaired by our directors and general managers

Various awards are presented during the event

to recognize our contractors, property teams

and even workers for their outstanding contributions

For projects with no work-related injuries

we award the Zero Injury Achievement Award

Notably, one of our top-performing projects

has currently achieved seven million injury-free man-hours

On an individual level

if someone demonstrates exceptional safety performance

they are awarded the Safety Hero Award

Therefore, we recognise both property management companies and individuals

for their achievements in safety

We hope to instil the safety culture of "No Safest. Only Safer."

to every stakeholder

The second key is an effective safety management system

Our company emphasises the importance of safety in design

Therefore, in our development agreement

we commit to consider safety measures

during the design phase and throughout both construction

and maintenance stages

We also provide numerous guidelines

to educate developers and contractors

on implementing safe design practices

This ensures that safety measures can be upheld

throughout the property management process

The SOUTHLAND has also pioneered the introduction of a drowning detection system for

swimming pools

We aim to create a safer community for our users

We understand that swimming pools

are places for residents to swim

and any drowning incidents can pose serious dangers

Therefore, we have enhanced swimming pool lifeguard services

by introducing a drowning detection device

You can check out this video footage

The SOUTHLAND introduced the detection sensor

during the construction of the swimming pool

Residents and swimmers wear a detection wristband

If they remain motionless in water deeper than 80 centimetres

for 30 seconds

the system will be activated

and immediately alerting lifeguards

In the event of a drowning incident

immediate rescue can be initiated

which significantly reduce the chances of injury to residents

The system is not a replacement for lifeguards

but we aim to enhance lifeguard services

and more effectively ensure the safety of swimmers

At the same time, before property operations commence

we work together with various property teams

to conduct a joint safety assessment

The aim is to perform

another site walkthrough before operations begin

to identify any overlooked safety measures

and ensure improvements can be made

You can see that for example, this light fixture

may be installed at a lower position during the design phase

If a guest is careless and doesn't notice it

there is a chance of bumping into it and could lead to an accident

Therefore, we require developers to improve the situation

by raising the installation height of the light fixtures

This avoid our guests bumping into them  
and eliminates potential hazards  
ensuring that residents  
move into a much safer living environment upon their arrival  
Lastly, innovation and continuous improvement are vital

We have introduced Telescopic Scaffold Tower  
and as mentioned earlier we implemented the sponsorship scheme  
Before the sponsorship began  
we already introduced this scaffold tower  
to enhance tasks more convenience  
At the same time, we have introduced  
an overhead height detection device on the lift platforms  
This ensures that workers using the lift platforms  
are not at risk of fatal crushing injuries due to pressing the wrong controls

At the same time, we have adopted drones  
to conduct inspections in confined spaces  
Given that having colleagues enter these areas  
involves very high risks  
Therefore we use drones to conduct inspection  
which significantly reduces the chances of employees needing to enter confined spaces  
or other utility tunnels

Through these safety measures  
The SOUTHLAND has gained industry recognition  
We won the Gold Award for Best OSH Property Management this year  
At the same time we successfully maintained a zero-accident record  
In the future, MTR Corporation Limited will continue to deploy "Rail plus Community" concept

to create a safer environment

This will allow every stakeholder in our community

to live more safely, comfortably, and with peace of mind

That concludes my presentation today

Thank you

Thank you for watching

(06:25)