

WSH Forum for Facilities Management Industry 2022

Marina Properties Pte Ltd (MPPL), A Subsidiary of Pontiac Land Group

Sharing on Safe Work & Best Practices – A Safer & Healthier Workplace

By VP Tan EL, MPPL



Contents





Marina Properties Pte Ltd (MPPL)





MPPL - Going above and beyond

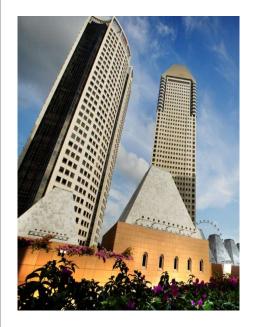
Marina Properties Pte Ltd is the property & facilities management arm of Pontiac Land Group, offering dedicated in-house services including 24-hour security, safety, housekeeping and technical support to its luxury properties.

We provide attentive and reliable services. Our team seeks to inspire and evoke a sense of comfort, safety and security for all its occupants and visitors.

Marina Properties Pte Ltd (MPPL)



Commercial



Millenia Singapore



- Centennial Tower
- Millenia Walk
- Millenia Singapore Car parks

Medical



Camden Medical

Residential





HANA



Ardmore Residence



Brentwood Villa

Contents





P

COVID-19 FEBRUARY 20'

a) Shortage of Personal Protection
 Equipment (PPE) and training staff to
 don and operate with the PPE











Do it right the 1st time



COVID-19 FEBRUARY 20'

- a) Formulating enhanced pandemic SOPs
- a) Manpower arrangements



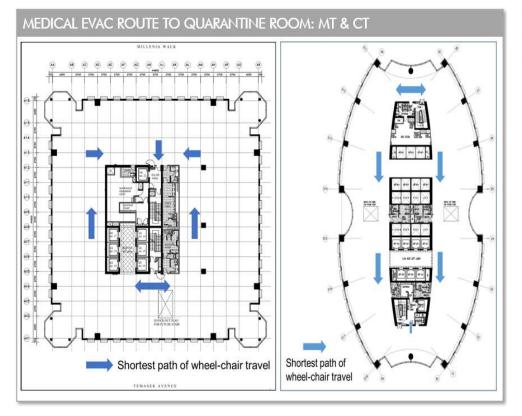


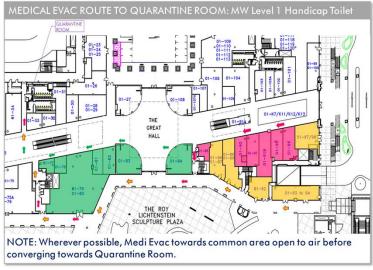
Do it right the 1st time

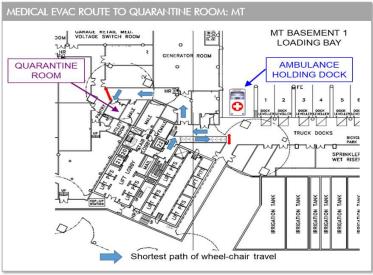


COVID-19 FEBRUARY 20'

a) Immediate implementation of enhanced pandemic SOPs & Layout Plans.



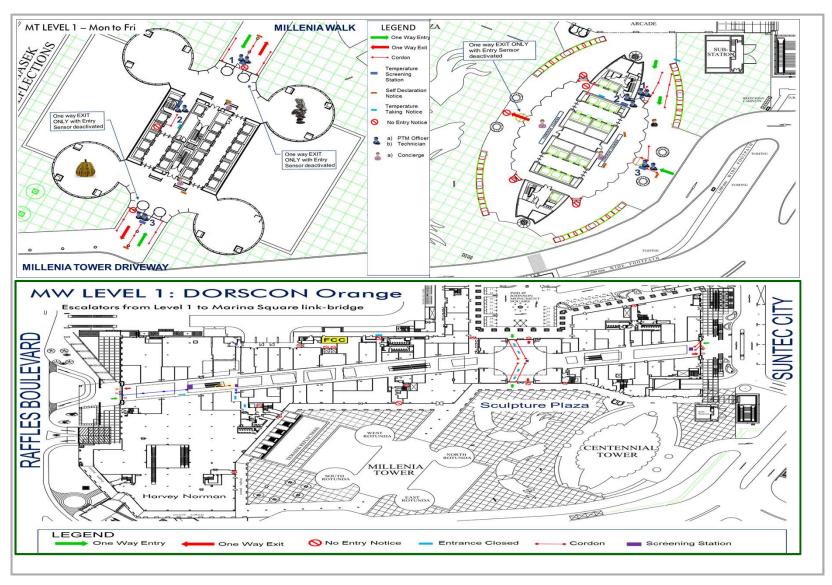




Do it right the 1st time

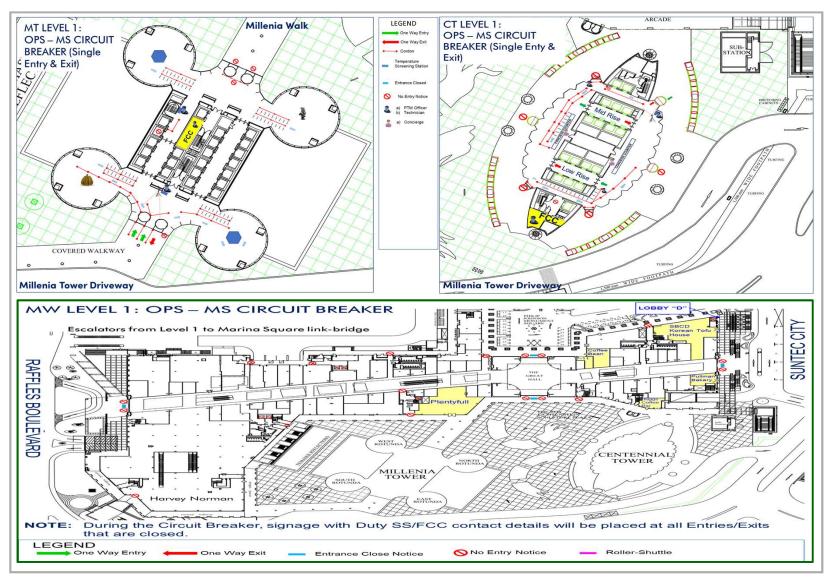
DORSCON Orange: Access Controls





Circuit Breaker: MT, CT & MW





P

COVID-19 FEBRUARY 20'

- a) Shortage of Personal Protection Equipment
- b) Carrying out enhanced pandemic SOPs
- c) Manpower arrangements
- d) Deploying technology to manage the continuously changing modus of operandi

SafeEntry Barcode Scanning













Handheld flash thermometer



Palm/Fore head Temperature Scanner



Flir E8 thermal scanner



Mass Thermal Scanner

Tapping on Technology – SEVDS Turnstiles



Automated SafeEntry and Vaccination Differentiation (SEVDS) Turnstiles















SafeEntry and Vaccination Verification Turnstiles



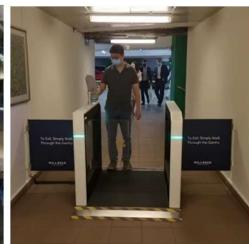




Table-top and Simulation Exercises (Office, Mall & Medical)







Exercise Focus

- Building Management SOP Pandemic
- Tenant SOP Suspected visitor or staff unwell with symptoms in tenant premises.

Such simulated exercises of suspected and infected cases help to validate and enhance our Preparedness, Response Plans and Procedures



Activation by Tenant – Office

Duty Sup

FCC receives a call with regards to a staff is having a high-fever and symptomatic of pandemic(Tenant at MT lv 29). Duty Sup activates "CODE BLUE"

Respond Team Medical Response & DECON Team - MT FCC to Don PPE i.e. N95 Mask, Disposable Isolation Gown, Disposable Goggles, Disposable Headscarf and footwear scarf.









Activation by Tenant – Mall

Duty Sup

FCC receives a call with regards to a staff is having a high-fever and symptomatic of pandemic(Tenant at #02-62). Duty Sup activates "CODE BLUE"

Respond Team Medical Respond & DECON Team to gather at MW FCC to Don PPE i.e. N95 Mask, Disposable Isolation Gown, Goggles, Headscarf and footwear scarf.









Activation by Tenant – Medical



The Medical Response Team (MedRT) will proceed to verify patient contact details, temperature and travel history.







MedRT prepping for handling infected patient

DECON Team



Verification at Isolation Room and Med Evac (MT)

Response Team The Medical Response Team (MedRT) verifying patient contact details, temperature and travel history.



MedRT conducting interview and verification - Mall



MedRT conducting interview and verification - Office



MedRT conducting interview and verification - Medical



MedRT evacuating the patient to "Quarantine Room"

Response Team MedRT wheeling the patient



Fireman Lift



Quarantine Room









Medical Response Team ferrying the patient using Fireman Lift through the shortest route

Reassured while waiting for the ambulance



DECON Team (HSKP): DECON Tenant's Isolation Room



DECON TEAM will move-in immediately to decontaminate the surface areas of the isolation room, work area to prevent infection.



DECON Team (HSKP) decontaminated all contact surfaces

Medical Evacuation Simulation – CODE BLUE (23rd Jan 2020)



DECON Team (HSKP): DECON Service Lift & Quarantine Room



DECON TEAM will move-in immediately to decontaminate the surface area of the Fireman Lift and Quarantine Room once patient is Med Evac by the ambulance.









DECON Team (HSKP) decontaminated contact surfaces



MedRT & DECON Team: Doffing Personal Protective Equipment (PPE)



MedRT & DECON TEAM will doff their PPE outside the "Quarantine Room" once all the areas are decontaminated.





MedRT & DECON Team wipe down all used equipment and doffing the PPE per the MOH guidelines.



All used PPE being disposed in Biohazard bin/bags

Medical Evacuation Simulation Exercises – CODE BLUE



De-brief and Group photos after successful completion of exercise



On site debrief

Tenants were shown the quarantine room as they are not allowed to follow the Med Evac during actual situation, including the ambulance holding area.

After the exercise, a debrief was conducted & feedback gathered.





Technology – Sensors & Touchless Buttons



Automated Doors and Contactless Lifts Buttons









High Touch points -Automated Door Sensors





Contactless Lifts' Buttons





Central Command & Monitoring Centre (CCMC)

CCMC allows monitoring of all critical systems mirrored to the CCMC at MW:

- a) Security Surveillance and Access System
- b) FAS & Lift Systems
- c) EPS and PGS of Car park
- d) Intercom systems









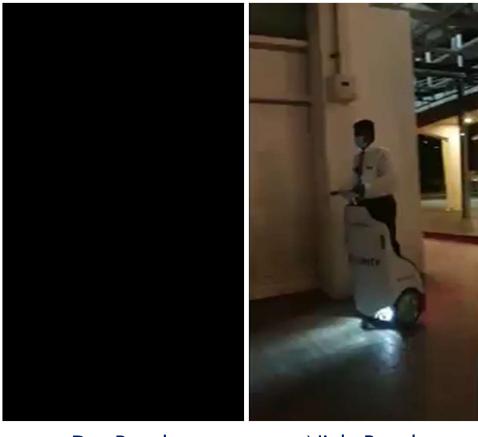


Technology – Enhanced Security & Safety Patrol



Self Balancing Personal Mobility Devices

- Enhance operational capabilities and improve productivity
- Allow Officer to respond to incidents more efficiently
- Increase Security Patrol frequency around Millenia Singapore External perimeter
- PMD allows a better commanding view while conducting security patrol
- External Patrol of Millenia Singapore



Day Patrols

Night Patrols

Contents









Safety Cages and Covers for Cat Ladders









Safety Railings







Millenia Tower

Millenia Walk

Making Our Workplace Safer







Before

After

Hazard: Risk of fall from height due to no fall protection barriers while clearing dried leaves

Safety Measure: Installation of Fall Protection Railings (Engineering Control)

Making Our Workplace Safer





Hazard: Risk of fall from height due to incorrect equipment for maintenance works at the grease injector room

Safety Measure: Installation of working platform with Protective Guard Rails (Engineering Control)

Safer Workplace for Maintenance Works





Before

Hazard:

The conventional way of performing maintenance works by means of fireman ladder which is placed against the structure





After

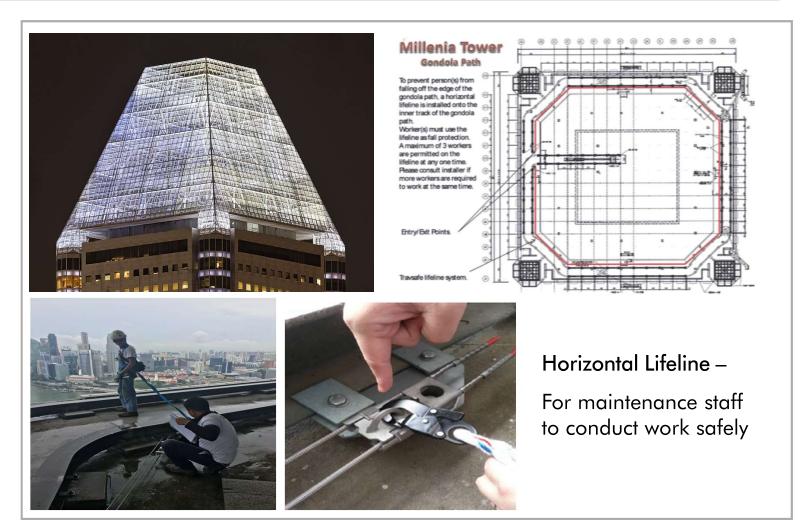
Safety Measure:

Engineering Control

- Install Cat Ladder with safety cage and locking mechanism
- Working platform with guard rails



Safer Workplace at MT Rooftop – Horizontal Lifeline System









Safer Workplace - Fall Arrest System and Anchorage Point





Safe Arrest System and Anchorage Points









For Safe Access to perform work activities i.e. cleaning, landscaping & maintenance works

Making Our Workplace Safer



Anti Slip Coating to address Slip & Fall Hazards

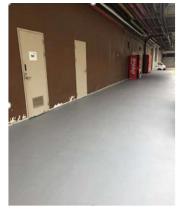




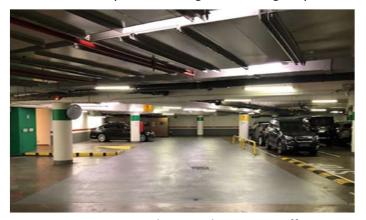
Staircases and walkway which are heavily utilized







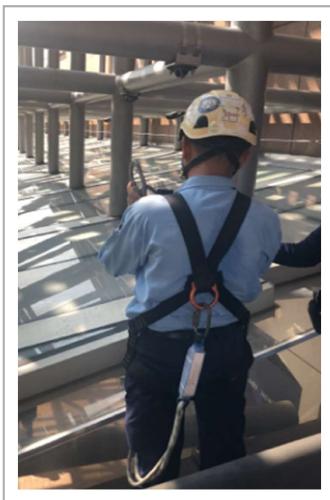
Walkways at loading/unloading bay



Carpark Arrival & Drop Off

Safer Workplace at MW Canopy – Refresher Training









Refresher Training – For maintenance staff to conduct work safely

Fall Arrest System



Comprehensive WSH Training Programme

WSH TRAINING PROGRAMME FOR 2022												
	January	February	March	April	May	June	July	August	September	October	November	Decembe
WSH Training	Why is Personal Protective Equipment (PPE) important?	Permit to Work System for Hazardous Work Activity	Sharing of WSH Related Videos from WSHC	What is Occupational Health? / Dealing with Occupational Health	WSH Guidelines on Cleaning Svcs / Basic Chemical Awareness	WSH Managing Heat Stress	Workplace Accident Reporting Protocol	Basic Hazard Identification / What is Risk Assessment	Safety Provisions for Mobile Tower Aluminium Scaffold	Work at Height Awareness / Ladder Safety Guidelines	Permit to Work System for Hazardous Work Activity	WSH Guidelines Safe Liftin Operation Lorry Loads Mobile Cro
WSH Training	Safe Management Measures Covid- 19 inc ART Supervision Refresher	Basic Fire Safety Awareness & Evacuation Procedures	WSH Guidelines on Safe Use of Machinery/ Mechanical Hazards	Work at Height Awareness / Ladder Safety Guidelines	Basic Electrical Safety/Lock- Out Tag Out (LOTO)	Basic Fire Safety Awareness & Evacuation Procedures	Sharing of WSH Related Videos from WSHC	Understanding your obligations under WSH Act		Safety Measures for Hot-work	WSH Guidelines on Safe Use of Machinery/ Mechanical Hazards	Why is Perso Protective Equipmer (PPE) important
WSH Training	Workplace Accident Reporting Protocol	Basic Hazard Identification / What is Risk Assessment	Proper Techniques of Manual Handling	How to Prevent Slip, Trip & Fall at the Workplace	Safety Measures for Hot-work	Why is Personal Protective Equipment (PPE) important?	What is Occupational Health? / Dealing with Occupational Health	Sharing of WSH Related Videos from WSHC	Proper Techniques of Manual Handling	Basic Electrical Safety/Lock-Out Tag Out (LOTO)	WSH Guidelines on Cleaning Svcs / Basic Chemical Awareness	Basic Fir Safety Awarenes Evacuation Procedur
Fire Evacuation Exercise				CERT Practical Training - Donning of Equipment					CERT Practical Training - Donning of Equipment			















In-house Safety conducts TBM during the morning sessions



Lifting supervisor conducts TBM to lifting crew prior to hoisting activity @ CM



In-house Safety Executive conducts TBM at CM (Upgrading Project)





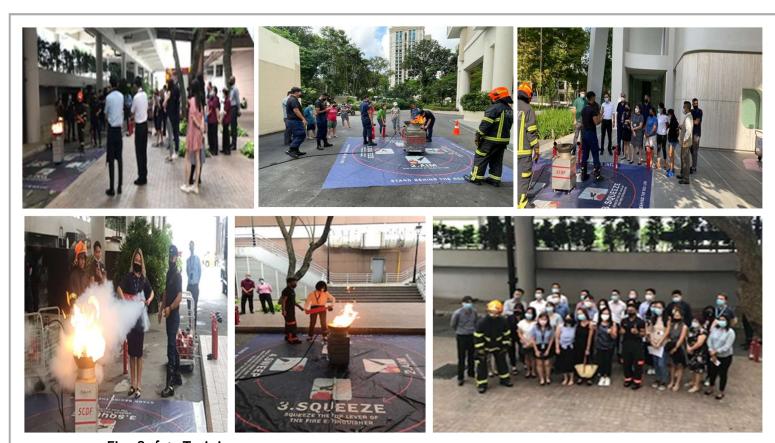
TBM & Awareness for our front-liners



TBM for the operational team at TC

Practical Fire Extinguisher Training by SCDF





Fire Safety Training
SCDF conducting practical fire extinguisher training for tenants' appointed fire wardens & tenants





































Best Practices









Safety Notices for Awareness

Checkpoint with Organised PPE







5S Concept & Housekeeping – 'Sort, Strength, Shine, Standardise & Sustain'

Best Practices





Fibre Glass Platform Ladder – For Electrical Works



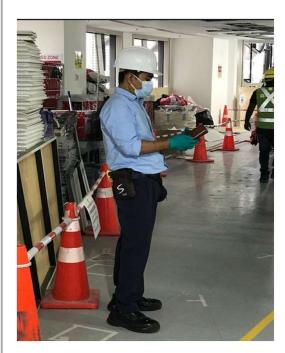
Buddy system with proper PPE

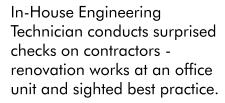


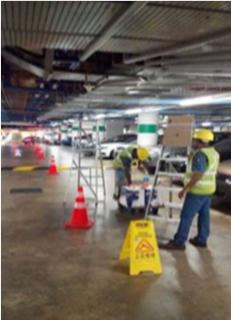
Temporary DB with Warning Sign, Poster on CPR and Permit-to-Work

Best Practices









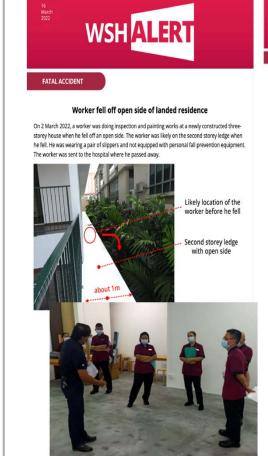


Top <u>upper 2 rungs were blanked off</u> to prevent users from stepping onto it

Safety Tip: <u>Always</u> use the right equipment for the correct job!

Sharing of Monthly Relevant Accident Case Studies







Engineer dies after falling through false ceiling

On 8 April 2022, an engineer was on a maintenance catvalk performing inspections at the maintenance level of a building. One of the grating covers of the catvalk above the false ceiling had been removed as part of the inspection works. The engineer stepped on a false ceiling panel below the catvalk opening. The panel gave way, causing her to fall about 30 metres to her death.

The engineer was not wearing fall arrest equipment.



Figure 1: Overview of accident scene





FATAL ACCIDENT

Renovation company owner fell through ceiling board

On 2 May 2022, the sole proprietor of a renovation company was surveying the 2nd floor of a shophouse, where the wooden flooring had been removed, exposing the floor beams and the false ceiling board of the 1st floor. He fell between the exposed floor beams, through the false ceiling board and landed about four metres below. He was sent to the hospital where he passed away.

No fall prevention or protection measures were implemente

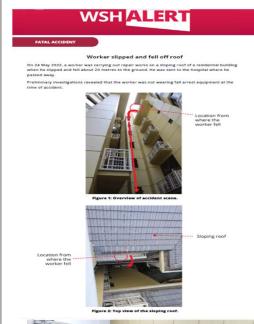


Exposed floor beams



Sharing of Monthly Relevant Accident Case Studies







FATAL ACCIDENT

Worker dies after falling from a ladder

On 21 April 2022, a worker suffered head injuries after falling about 1.2m from an A-frame ladder while trying to hang items to the top of a tentage. He passed away two days later.



Location where worker was found.

WSHAlert

Slipped ladder caused worker to fall

19 January 2022, Ref: 2122063

On 24 December 2021, a worker fell about 1.7 metres to the floor when the A-frame ladder he was on slipped. The ladder was leaning against the edge of a mezzanine level and was not secured. The worker struck his head against the floor and succumbed to his injuries three days later.



Recommendations

A-frame ladders are not designed for use as leaning ladders. To prevent similar accidents, consider the following measures:

Select the right ladder

 Do not use an A-frame ladder as a leaning ladder. When using an A-frame ladder, ensure it is placed on stable and flat ground and that it is fully opened with spreaders locked.

Consider using a step platform (see Figure 2) to work at a higher level. Platform ladders will allow workers to work safely for more complex tasks (e.g. transfer of goods) and for longer durations.













Non-compliance of MPPL Staff on Workplace Safety

For Non-Compliance of Workplace Safety, we conduct Counselling Sessions, give Verbal Warning & Refresher Training. Letter of Warning issued to staff for repeated non-compliance.

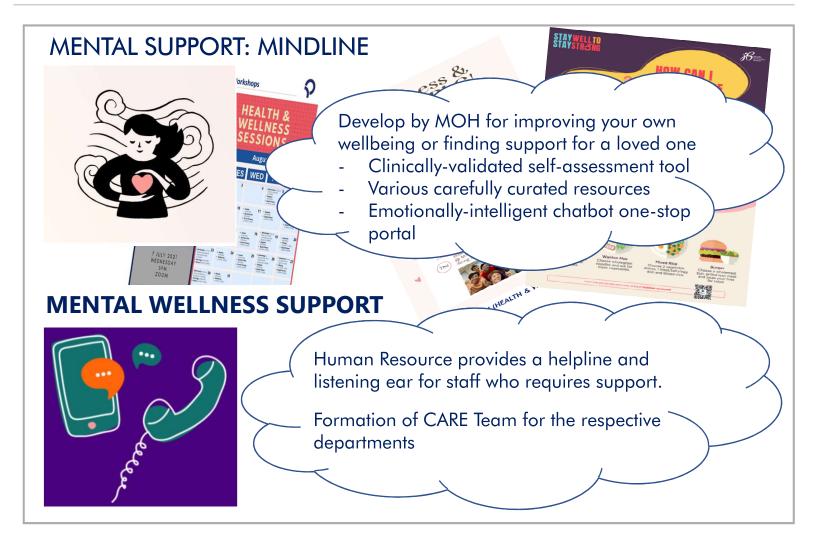
Contents











Living the Healthier Way~







Virtual classes are still ongoing!
All April classes are now open for registration.
To participate, simply reserve a spot via the Healthy 365 app.

Do note that the slots are limited, and available on a first-come-first-serve basis.

fitness Workout

Activity	Date	Time
Yogalates	4, 11, 18, 25 Apr	5PM to 6PM
Kpopx Fitness		6:15PM to 7:15PM
FightDO	5, 12, 19, 26 Apr	5PM to 6PM
K-Kardio		6:15PM to 7:15PM
Nirvana Fitness	6, 13, 20, 27 Apr	5PM to 6PM
Zumba		6:15PM to 7:15PM
Oxigeno	7, 14, 21, 28 Apr	5PM to 6PM
Kpopx Fitness		6:15PM to 7:15PM
Cardio Dance	1, 8, 15, 22, 29 Apr	5PM to 6PM
Piloxing		6:15PM to 7:15PM

MILLENIA SINGAPORE wates



Staying Healthy & Well

Stay well to stay strong! Join us at the Zumba sessions to keep fit and burn calories together.

6, 13, 20, 27 April 2022 (Wednesday) 6:30PM to 7:30PM Temasek Reflections (between Millenia Tower and Millenia Walk)

Reserve a spot via the Healthy 365 app now!







ESG
enterprisesg.com

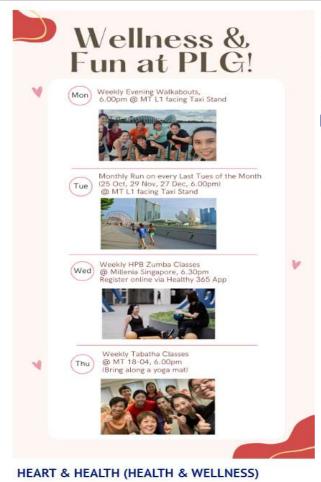
VIRTUAL HEALTH CLASSES

PHYSICAL WORKOUT

VIRTUAL HEALTH TALK

Mental Health & Wellness Initiatives





Stay Active and Keep Fit with our Weekly Tabata Classes

TABATA is a type of High-Intensity Interval Training (HIIT) workout that aims to yield the most benefits in a short amount of time. It gives you an immediate boost to your metabolic rate, burning fat quickly in a timeefficient way! You will get to do 8 different exercises within each set, with 20-sec per exercise and 10-sec rest in-between.

Join us for a fun 30min workout session every Thursday @ 6PM via zoom conducted by our very own PLG "instructor" (Karen Ang)! To register, click on the link below and select the dates which you are keen to participate in. An invite with the zoom link details will be sent to you thereafter.

Register for TABATA



Staying Healthy with 10 Simple Stretches while Working from Home

Some of us may face neck, back or shoulder strain from our Work From Home routine, as we sometimes forget to take a pause and stretch. Here are 10 simple stretches you can try out?





Eat With Your Family Day

On 2 September, we celebrated "Eat With Your Family Day" by encouraging everyone to make time to enjoy dinner with their loved ones by ending the work day an hour earlier than usual.

To make the occasion a special one, we had a lucky draw 2 winners (1 each from Corporate and MPPL) could win Grab Food vouchers to celenbrate the occasion with their family and loved ones.

Congratulations to Yvonne Cheah (Corporate) and Shu Shu (MPPL) for being the lucky winners! We hope that both of you had a sumptuous dinner with your loved ones.





Annual Health Screening





19 TH JULY 2022 (TUESDAY) 8:30 AM - 11:30 AM MILLENIA TOWER #18-04

Your Basic Package Includes:

- Blood Glucose
- Full Cholesterol (Lipid) Profile
- Height & Weight Measurement
- Body Mass Index
- Body Pressure Measurement

For package top-up and more information, please refer to the registration form. Note: For those who has taken X-ray in the past 6 months, it is advisable not to take the X-ray for this upcoming health screening.

Things to do before health screening:

- 1.NO Food at least 8 hours before health screening. Only plain water is allowed.
- If you are diabetic and on food restriction, please omit your anti-diabetic drugs for the morning.
- If you are on prescribed medication, please continue your medication as directed by your doctor.

Make your health always your priority







Contents





Achieving Our Goals...



Strategies

Proactive Actions
Create a culture of WSH
awareness

Implementation
Implement effective
management system

Communication
Communicate Safety &
Health matters regularly

Training
Train & equip all staff
with safety & health
mindset

Goals

Mitigate & Reduce occupational injuries

Safety & Health to become an integral part of business

A Safer & Healthier Workplace Environment

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