

Fujian Property Management Association successfully held the first Fujian Community Safety Management Forum in Fuzhou with the theme of "Co-creation and Co-construction to Make Communities Safer"

Fujian Property Management Association September 28, 2018 21:09

9.27

Heinrich's Law states: "Behind every serious accident, there are 29 minor accidents, 300 failed precursors and 1,000 potential accidents."



On the afternoon of September 27, the first Fujian Community Safety Management Forum was held at the West Lake Hotel in Fuzhou, under the guidance of the China Property Management Association, hosted by the Fujian Property Management Association, co-organized by Fujian Yongan Property Management Co., Ltd., and undertaken by Fuzhou Tangshi Network Information Technology Co., Ltd. (Zhongwu Education). Shen Jianzhong, President of the China Property Management Association, Wang Hai, Deputy Director of the Fujian Provincial Department of Housing and Urban-Rural Development, Fu Xinxing, Director of the Real Estate Market Supervision Division, Chen Bingan, Director of the Fire Prevention Department of the Fujian Provincial Public Security Fire Brigade, Lin Yao, Deputy Director of the Fujian Special Equipment Inspection Institute, and other special guests, as well as Zhao Zheng, President of the Fujian Property Management Association, Lin Changqing, Vice President, Liu Yutao, Executive Vice President and Secretary-General, senior consultants, and other provincial association leaders, property companies, real estate companies, and nearly 400 people attended the forum. The forum was hosted by Lin Changqing, Vice President of the Fujian Property Management Association and Chairman of Fujian Yongan Property Management Co., Ltd.

Public safety is an important manifestation of social stability and good social order, and an important guarantee for people to live and work in peace and contentment. This forum took community safety management as its theme and "co-creation and co-construction to make the community safer" as its main line, and conducted in-depth discussions and exchanges on community safety management, hot spots in industry development, and difficult issues.



▲Zhao Zheng, President of Fujian Property Management Association, delivered a speech

In his welcome speech, Zhao Zheng, President of the Fujian Property Management Association, first expressed his gratitude to all the leaders, guests, and property colleagues who took the time to attend the forum. President Zhao said that it is urgent to solve community safety issues and establish a sense of prevention for community safety. In the era of property + Internet, the property industry has developed rapidly, but it has also exposed many "hard-to-solve" problems in the property industry. In the daily community management process, property practitioners should ensure the safety and stability of facilities and equipment, and regularly inspect and maintain key equipment such as monitoring equipment, fire equipment, and elevators to ensure the stable operation of the equipment. Property companies should always be ready to solve problems, let employees see them, do them, and remember them in their hearts. They should know how to learn and apply advanced management knowledge and scientific and technological technologies to build communities into safe, civilized, and comfortable communities.



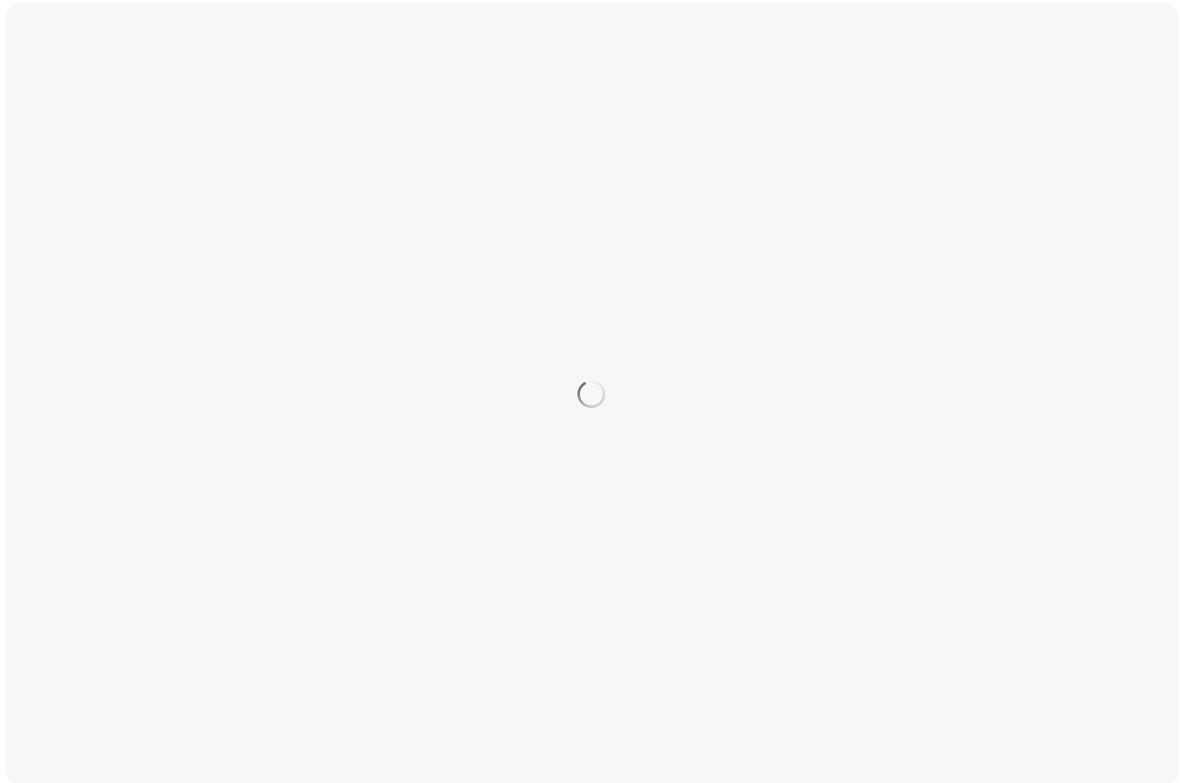
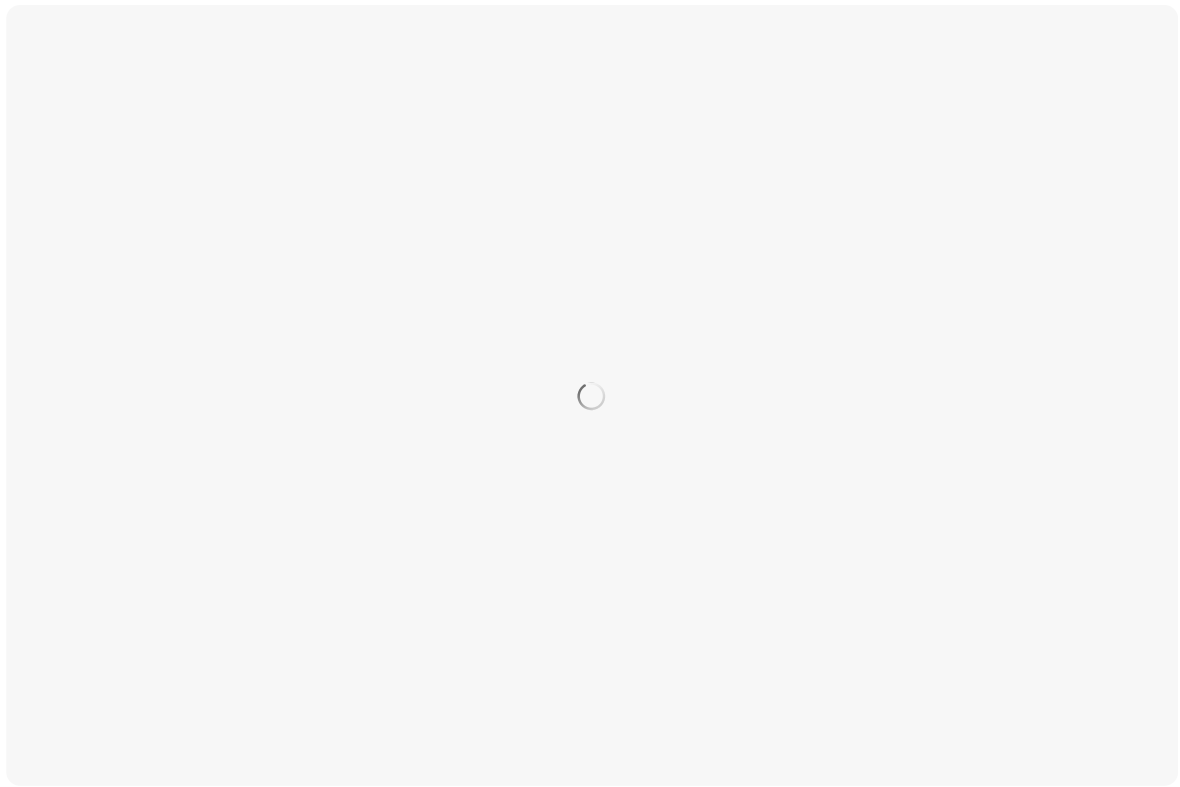
▲Wang Hai, Deputy Director of the Fujian Provincial Department of Housing and Urban-Rural Development, delivered a speech

Wang Hai, deputy director of the Fujian Provincial Department of Housing and Urban-Rural Development, first affirmed the significance of holding this forum in his speech. Deputy Director Wang Hai said that this forum focuses on community public safety. The topic of the forum is very good and very consistent with the current situation, which fully reflects the high attention paid by the property industry in our province to safety production. At the same time, Deputy Director Wang Hai put forward the following three requirements on how property service companies can strengthen community safety management: First, further improve safety production awareness. Since the beginning of this year, the Provincial Department of Housing and Urban-Rural Development has deployed a large number of safety inspections. It is hoped that property companies can strictly implement the various deployment requirements of the Provincial Department of Housing and Urban-Rural Development, tighten the safety production string, do a good job in various safety rectifications in the property management area, and actively cooperate with relevant competent departments to carry out safety prevention work. Second, we must conscientiously implement the main responsibility of enterprises. Make responsibilities clear and assign responsibilities to people, and adhere to the 24-hour safety production responsibility system. Do a good job in risk assessment, implement emergency plans, strengthen accident prevention, and strive to minimize the risks of various types of sudden safety incidents. Third, strengthen safety education and training for enterprise employees. Implement the safety management system and operating procedures for all employees to eliminate the phenomenon of "three violations". The Provincial Property Association should continue to increase the intensity of community safety publicity, actively promote safety education, skills training, and talent cultivation for property industry personnel, work hard on safety,

and promote the development of the industry. Deputy Director Wang Hai said that the Provincial Department of Housing and Urban-Rural Development will also actively explore the establishment of a new model of property management, use new concepts and technologies to improve service quality, and create a provincial property service information platform covering basic property data, industry supervision, special maintenance fund use management, corporate credit evaluation, owner evaluation, owner committee information, etc., improve the service quality supervision system and customer satisfaction evaluation system, increase the voice of owners in property services, smooth the channels for owners' safety complaints and supervision, and improve owners' safety awareness; further improve the supervision level of the property service industry, increase the intensity of basic service inspections, and reduce safety hazards; establish a new market supervision model that combines dynamic management and credit management, further improve the implementation of credit incentives and credit punishment measures for property service companies, improve the credit files of property service companies, and put property companies with major safety responsibility accidents on the "blacklist" and disclose them to the public in accordance with the law.



▲Lin Changqing, Vice President of Fujian Property Management Association and Chairman of Fujian Yongan Property Management Co., Ltd., hosted the forum



▲The launching ceremony of the vocational skills training for property management practitioners in Fujian Province

On the occasion of the forum, the Fujian Property Management Association held the "Fujian Property Management Industry Professional Skills Training Launch Ceremony " , and the heads of the nine municipal property management associations in the province jointly pushed the lever for the launch ceremony . This marks that under the leadership of the Fujian Property Management Association, the Fujian property industry talent skills training has taken an important step forward.



**▲Shen Jianzhong, President of China Property Management Association,
delivered a special speech**

Shen Jianzhong, President of the China Property Management Association, delivered a speech entitled "Alarm Bells Ringing, Safety First". President Shen said that it is very necessary to discuss and exchange safety management as the core strategy of development. As a property service company, the only way is to do a 100% good job in safety prevention. When looking forward to the future of community safety, property companies will inevitably face many new challenges. They must have awe for safety, and strengthen safety measures and implement safety responsibilities with an innovative and pragmatic attitude. Regarding how to

do a good job in the safety management of property service companies, President Shen put forward five requirements: First, strictly abide by national laws and regulations, national mandatory standards, industry standards or corresponding regulations. Second, innovate thinking, strengthen responsibilities, and establish a sound safety management system. Third, strengthen training and force special personnel to hold certificates before taking up their posts. It is imperative to improve the level of employee safety management education and do a good job in pre-job training. Fourth, use scientific and technological innovation as the driving force for safe development. Fifth, deeply combine safety management with industry integrity construction.



▲ Lin Yao, deputy director of Fujian Special Equipment Inspection Institute, gave a special speech

Lin Yao, Vice President of Fujian Special Equipment Inspection Institute, delivered a keynote speech on "Real Estate Elevator Safety Management and Technological Innovation". He started with different measures for elevator safety management at home and abroad, gave an overview of the basic use of elevators in my country, and introduced the current situation of elevator safety management in my country with a large amount of rigorous data. He also talked about the rules and regulations of elevator safety management in developed countries such as the United States, Singapore, and Japan, analyzed the characteristics and highlights of elevator safety management in various countries, and listed the relevant laws and policies issued by my country on elevator maintenance in elevator safety management, and proposed solutions from the perspective of technological innovation.





▲ Chen Bing'an, Director of the Fire Prevention Department of the Fujian Provincial Public Security Fire Brigade, gave a special speech

Chen Bing'an, director of the Fire Prevention Department of the Fujian Provincial Public Security Fire Brigade, gave a special speech on "The Key Points and Preventive Measures of Fire Safety Management in Community Properties". First, a short video was used to show the various types of fires caused by poor management of electric vehicles. The fire scenes shocked the participants on site, and they deeply realized that electric vehicle management is a very important task in community safety management. He also provided guidance and training on the key points and preventive measures of community property fire safety management from several aspects. Starting from three aspects, he started with fire inspection and rectification of fire hazards, maintenance and management of fire facilities, and fire safety publicity, education and training. He specifically pointed out the focus of community fire safety work in the future, and emphasized that in the community fire safety management of property service enterprises, the four major principles of "strictly implementing laws and regulations, insisting on self-prevention and self-rescue, implementing comprehensive governance, and implementing autonomous management" should be followed to fulfill fire safety responsibilities.



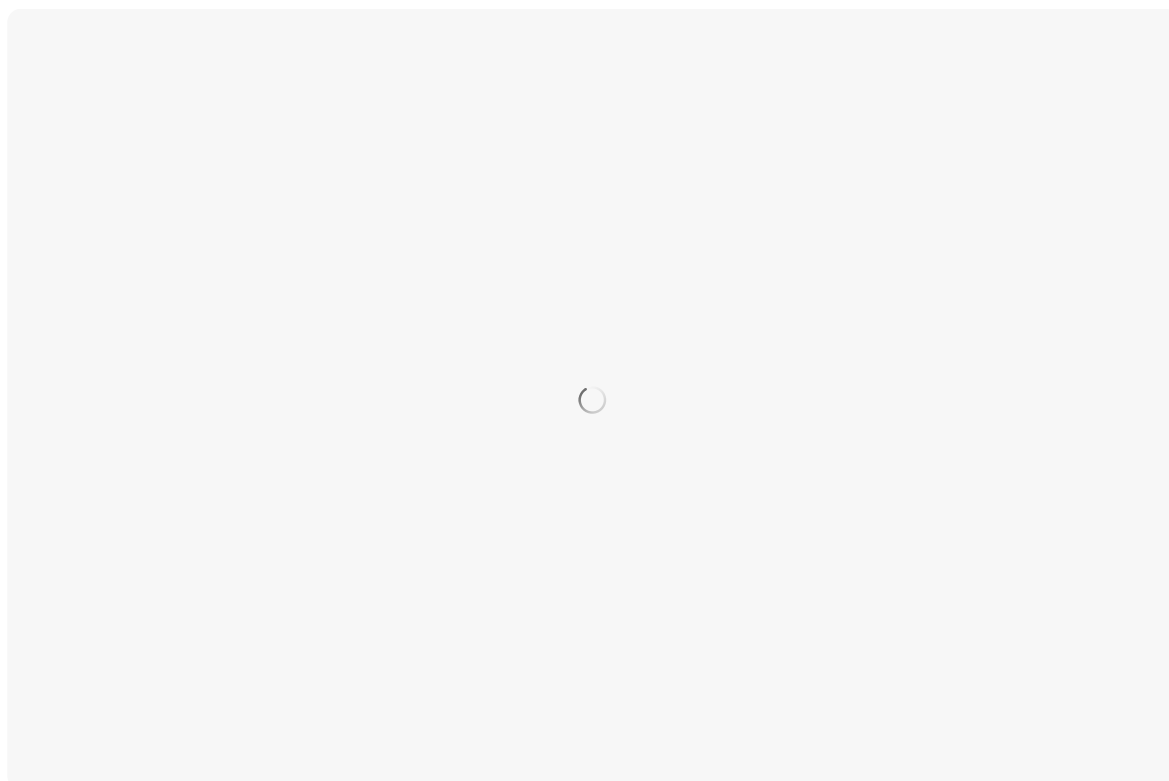
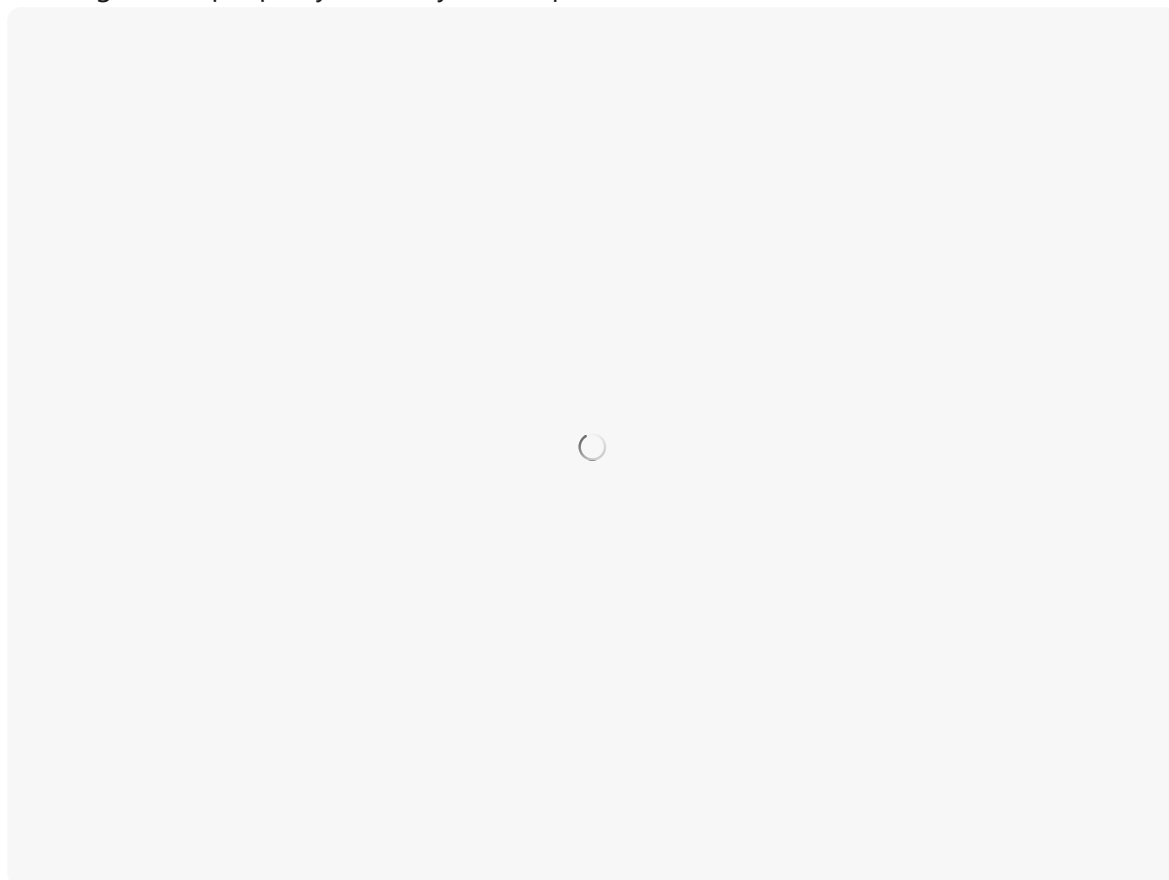
▲ Liu Xiaopeng, Sales Director of Fuzhou Tangshi Network Information Technology Co., Ltd., gave a special speech

Liu Xiaopeng, Sales Director of Fuzhou Tangshi Network Information Technology Co., Ltd., shared the "Implementation of Public Safety Training for Property Service Enterprises" at the meeting and elaborated on the importance of property training. He believes that all equipment safety must ultimately be implemented by specific personnel and the training of implementation personnel. Only by systematically educating employees can sufficient motivation be provided for the better and faster development of the property industry.



The forum also set up a theme salon session. Zhao Zheng, President of Fujian Property Management Association and General Manager of Fujian Sanmu Property Service Co., Ltd., Lin Changqing, Vice President of Fujian Property Management Association and Chairman of Fujian Yongan Property Management Co., Ltd., Fang Zhijian, Vice President of Fujian Property Management Association and President of Fuzhou Property Management Association, Huang Jiahui, Senior Consultant of Fujian Property Management Association and President of Xiamen Property Management Association, Zhou Yong, Vice President of Fujian Property Management Association and General Manager of Fuzhou Rongqiao Property Management Co., Ltd., Xiang Lingyun, Vice President of Fujian Property

Management Association and General Manager of Xiamen Vanke Property Service Co., Ltd., and Liu Xiaopeng, Sales Director of Fuzhou Tangshi Network Information Technology Co., Ltd., conducted in-depth discussions on topics such as how to get out of the development dilemma and how to carry out skills training for property practitioners, and offered advice and suggestions for further carrying out talent training in the property industry in our province.



This forum was also a safety management training session. This method of training through meetings won unanimous praise from the delegates. It proposed

central tasks, established goals and approaches for property companies to do a good job in community safety management, and pointed out the direction for building a strong community safety line of defense and exploring the future development of community safety management.

Forum Highlights

