

## Keynote Address by Mr CHAN Siu-tack, Assistant Director (Estate Management) 2

Mr PESCOD, Distinguished Guests, Members of the Industry, Colleagues,

Welcome to the Site Safety Forum for Works Contracts and Property Services Contracts 2012.

First of all, I would like to thank our guests for their invaluable opinions and suggestions on industrial safety of New Works in the previous session, which have raised our awareness and understanding of the importance of industrial safety.

As a responsible landlord and employer, the Housing Authority (HA) has been deeply concerned about the working environment and safety measures of its management services, maintenance and improvement works contractors. On estate management, I mentioned in last year's forum that to ensure a safe working environment for workers performing cleansing work on canopies, we would install the horizontal lifeline fall arrest system on canopies. To date, installation of the system for around 118 estates has been completed with the works for the remaining 24 estates to be completed in December this year. For maintenance and improvement works, the HA appointed the Occupational Safety and Health Council in September last year as the advisor on site safety audit to explore and develop a site safety audit system suitable for estate maintenance and improvement works. The system was successfully developed and tried out early this year, and it was gradually put in place in the second quarter. With this independent system, we will be able to assess the contractors' safety performance during construction in an objective manner and enhance their awareness of work safety.

Many operations in estate management, maintenance and improvement works are subject to high risks. These include cleaning of canopies, maintenance works for external walls and replacement of lifts inside the lift shaft. Over the years, quite a number of accidents in the construction industry were related to these works. To prevent such industrial accidents, the HA has been actively implementing relevant site safety measures.

On the refurbishment of lifts, the HA has introduced a new safety measure (protective barriers) and, in accordance with the Guidelines on Safety of Lift Shaft Works issued by the Construction Industry Council, improved the procedures for access to the lift shaft.

With regard to working at heights, the HA has implemented various site safety measures by making reference to the guidelines issued by the Labour Department and the Construction Industry Council. Although the past few years saw a declining rate of similar industrial accidents of the HA and we are moving towards the goal of "zero accidents", we will not be complacent. We will continue to attach great importance to industrial safety and guard against accidents at all times.

Are we 100 per cent safe for performing the same task everyday and following the working procedures that we are accustomed to? The answer is "no". Management personnel of the industry have devised systems, guidelines and monitoring measures for industrial safety, but still the primary factor is "people". To attain the goal of "zero accidents", we have to deal with human behaviour as well. In the up-coming session, we will discuss industrial accidents in seven cases involving estate cleansing, maintenance and improvement works. We welcome your valuable suggestions to enhance the industry's awareness of and determination to ensure industrial safety. Thank you.

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Everybody loves to work safely Protective measure is vital for you and me