

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

Welcome to the Site Safety Forum for Works Contracts and Property Services Contracts 2013.

First of all, I would like to thank our guests for their valuable opinions and suggestions on new works offered in the previous session, which provide us with a picture of various innovative measures and designs developed by new works contractors on sites to improve site conditions and work safety in a more effective and sustainable manner.

Today, I have the honour to deliver the keynote address at this forum for the third year. I would like to take this opportunity to reiterate that as a responsible landlord and employer, the Housing Authority (HA) is deeply concerned about the working environment and safety measures provided by its contractors of estate management, as well as maintenance and improvement (M&I) works. As a member of the industry, HA would like to join hands with our counterparts to enhance site safety in the concerned areas.

HA always adopts a proactive approach to ensuring site safety through the implementation of various initiatives. For example, the project to install horizontal lifeline fall arrest systems on canopies was completed as scheduled in December 2012. At present, improvement works are being carried out in lift lobbies for the installation of the safety belt anchorage system, which is designed to prevent cleansing and maintenance workers from falling into the lift shaft at work. With regard to site safety management, we have required the contractors for lift refurbishment works to not only follow the established procedures in accordance with the Guideline on Safety of Lift Shaft Works issued by the Construction Industry Council, but also install additional protective devices as appropriate. Moreover, the contractors have to ensure that working platforms fully compliant with the safety specifications are used when carrying out works in the lift shaft. As for maintenance & improvement (M&I) works contracts, after conducting a test run in early 2012, we fully implemented the site safety auditing system for five types of M&I works contracts in the fourth quarter of 2012 where individual contractors' performance in the site safety auditing system was included as part of the site safety performance benchmark in the Maintenance Assessment Scoring System. Also, we are exploring ways to count the contractors' site safety performance as part of the assessment criteria for district term M&I contractors in the Preferential Tender Award System to be implemented in due course. On the other hand, following the completion of the review of the Pay for Safety Scheme for M&I works in May 2013, the new provisions of the Pay for Safety Scheme have been incorporated into the tenders to be granted from mid-June 2013 onwards. Regarding estate management, HA is planning to require tenderers to obtain the OHSAS 18001 Occupational Health and Safety Management System Certification by enhancing HA's cleansing service contracts, as well as the relevant cleansing service provisions in the estate services contracts.



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**ZERO** 零事故  
Incident

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HA has been actively fostering the culture of safe and healthy estates at different levels. For instance, housing estates under HA will continue to participate in the Hong Kong Safe and Healthy Estate Accreditation Scheme organised by the Occupational Safety and Health Council. Recently, we held a thematic seminar on safety awareness for about 6 000 estate management staff and contractors to raise their awareness of safety and health. Moreover, we also organised the Occupational Safety Forum for Cleansing Service 2013 at the beginning of this year, in a bid to boost safety awareness and promote a safety culture in the cleansing service industry by conveying the relevant message to all frontline workers.

Even though we have a good safety management system in place, its successful implementation depends on the commitment of all the parties concerned. I have a vision that each and every stakeholder in the industry will strive to ensure site safety. I hope we can join hands and, as the theme of today's forum advocates, "I act with a caring heart", to turn this vision into reality. In the up-coming session, we are going to discuss by making reference to four accident cases involving estate cleansing and M&I works. I appeal to you for your enthusiastic participation and valuable suggestions to enhance the industry's safety awareness and determination to take it forward.



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