

Now, let's firstly invite our guest speaker,
Mr. Chan Siu Tack, Assistant Director (Estate Management)(2) of the Housing Department
to deliver the Keynote Address.
Mr. Chan, please.

Distinguished guests, Industry partners and Colleagues
After the tea break, welcome back to join
the Site Safety Forum for Works Contracts and Property Services Contracts 2014.
First of all, I would like to extend my gratitude to the guests of the previous seminar.
They gave us valuable comments and suggestions regarding risk assessment of new works projects,
so we can gain certain reflection about handling risks on construction sites.
As a responsible landlord and employer, the Housing Authority strives to work with the industry to
strengthen site safety relating to estate management, maintenance and improvement works.
The accident rate per 1000 workers has dropped from 4.8 in 2012 to 4.1 in 2013
that marks a 15% decrease under the Housing Authority's maintenance and repair works.
The result is very encouraging.
The accident rate was far much lower than that of the construction industry which was 40.8 per 1000
workers in the same year.
This achievement reflects that both the Housing Authority and contractors have contributed to promote
site safety.
In order to make progressive improvement, we can analyze the
statistics collected under the Safety Auditing System for the Maintenance and Improvement Works, which
has been launched for more than one year.
The statistics show that among the 14 safety management elements,
risk management is the element which contractors have had continual unsatisfactory performance.
This is exactly the theme of today's forum.
Estate maintenance management is risk-prone owing to its
scattered work locations and limited project duration.
There are certain challenges when it comes to monitoring.
Moreover, for restricted work area, and work environment involving flats or corridors of certain
households,
a more thorough consideration is needed for risk assessment.

I urge all contractors to conduct proper risk assessment,
take appropriate actions and implement monitoring work fully,
for the purpose of enhancing site safety.
Our Estate Management Division will also
continue to develop and carry out three strategies concerning site safety, which include:
a procurement strategy and performance monitoring mechanism with incentives and sanctions,
strengthened contract requirements and management,
sustained efforts to encourage
research and training to promote safety awareness.

Here comes the measures the Housing Department has implemented for a year, and its future plans.
First, we require the property management service providers

and cleansing service contractors on the Housing Authority's approved list to obtain OHSAS 18001, the Occupational Health and Safety Management Certification.

This requirement has been implemented since 1st October last year.

Also, a "safety audit" is included in the demerit point scheme for tender assessment of property management services provider contracts, where services providers will be allotted points for past serious site accidents at work sites under their management.

With regard to lift works and building services maintenance contracts, we've introduced a site safety auditing system for the maintenance and improvement works in lift modernisation contracts and lift addition contracts since September last year to cater for the special work processes involved in these two types of works. Besides, a surprise safety inspection system is imposed in the requirements of all building services maintenance contracts to improve works quality and raise the standards in the management of site safety provisions

We've also tried to improve the contractors' performance on site safety through procurement strategies. Starting from this year, building maintenance contractors who fail in the safety audit for two consecutive quarters will be barred from tendering. A Preferential Tender Award System (PTAS) was introduced in the tender invitations of district maintenance contracts in the fourth quarter of last year. Under the PTAS, records of serious accidents become part of the tender assessment criteria, and we are now exploring the feasibility of extending the PTAS to the tendering of lift modernisation contracts. All these show that the Department pays great attention to the contractors' records of accidents on site.

Incidents involving working at height often cause serious injuries or fatalities. Therefore, we've set up a working group on scaffolding safety with a view to strengthening the notification mechanism of scaffolding installation and the monitoring of competent persons of scaffolding. We'll also establish a surprise safety inspection system for building works to enhance the safety of working at height. In 2012, the Housing Authority had three accidents concerning maintenance work at height and two in 2013. We will proactively monitor the situation so as to achieve zero accident.

Last but not least, I sincerely encourage our fellows and partners to have close collaboration, realizing a safe working environment together. Thank you.