

## Keynote Address by Miss Rosaline WONG Lai-ping Acting Assistant Director of Housing (Estate Management) 2

First of all, I would like to thank our guests for their valuable advice on works procedures of new works projects offered in the previous session. I am sure all these views and suggestions will help the industry come up with innovative ideas for works procedures.

The Housing Authority (HA) is committed to enhancing site safety. As a responsible landlord and employer, we hope to work in close partnership with the industry on estate management as well as maintenance and improvement (M&I) works. In recent years, the safety performance of our M&I works has been improving. The accident rate of HA's maintenance works dropped from 4.1 per 1 000 workers in 2013 to 2.2 per 1 000 workers in 2014, representing a significant decrease of 46%. This shows that the management of the Housing Department (HD) is determined to honour its safety pledge with the safety awareness of all personnel heightened, while the efforts of the industry on improving site safety have borne fruit.

I call on our contractors to follow proper works procedures and formulate site-specific design for the works. This can allow their workers to clearly understand the safety measures and requirements, thus improving site safety.

The Estate Management Division will further develop and enforce the three strategies for site safety, namely:

- Research, training and promotion;
- Contract requirements and administration; and
- Procurement strategy and performance monitoring mechanism with incentive and sanctions.

Now I would like to share with you the measures taken by HD in the past year and those to be implemented soon:

### Research, Training and Promotion

- On further enhancing the occupational safety and health (OSH) performance and promoting a caring environment for our staff members and stakeholders, the Estate Management Division has been awarded the OHSAS 18001 Occupational Health and Safety Management System certification for the planning, design, project management and contract administration for the planned M&I of public housing. Through the implementation of OHSAS 18001, we assess OSH risks systematically and allocate resources for different levels of impact more efficiently, thereby achieving cost-effectiveness and better performance.
- For greater OSH awareness among our staff members, an OSH training programme was launched online at the end of last year. The programme comprises a total of 24 sessions offered in three phases. The first and second phases were completed with 16 sessions provided on maintenance and estate management, covering topics such as the formulation of safe operation procedures, considerations on implementation techniques, contingency plans and other factors that might affect the implementation of the procedures. The remaining eight sessions will be introduced at the end of this year.
- Last year, we continued to organise the Occupational Safety Forum for Cleansing Service with the Occupational Safety and Health Council and share experience and views with our counterparts in the industry.

### Contract requirements and administration

- With effect from 1 October 2013, the cleansing service contractors on HA's List are required to obtain OHSAS 18001 certification for the Occupational Health and Safety Management System. All our contractors have responded proactively by meeting the new requirement before the expiry of the 18-month grace period.
- This year, we will upgrade the safety auditing system for M&I works to ensure that all the auditing items of the safety management system are enhanced so as to raise site safety standards.



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### **Procurement strategy and performance monitoring mechanism with incentives and sanctions**

- We have tried to improve the contractors' performance on site safety through procurement strategies. Starting from last year, building maintenance contractors who fail in the safety audit for two consecutive quarters will be suspended from tendering. We have also established a Surprise Safety Inspection Programme for building works to enhance our monitoring mechanism, and the Pay for Safety Scheme has been updated to encourage contractors to strengthen safety management and safety training for their workers.
- Early this year, the Building Services Maintenance Assessment Scoring System was updated with a view to raising maintenance contractors' site safety awareness.
- To safeguard the safety of workers, we developed an Occupational Injury Alert and Warning Triggering System early this year to enable property services contractors, cleansing service contractors and security service contractors as well as their workers to be alert to the possibility of accidents at all times, thereby minimising safety risks of the workers. Under the system, assessment is made based on the accident rate per 1 000 workers. In response to the total number of injury cases that the contractors are involved in the four-quarter period under assessment, HD will remind related companies to adopt corresponding improvement measures. It will also take regulatory actions accordingly. The system began to collect data in early 2015 and will commence operation in early 2016.

We will continue to implement the above strategies in pursuing the goal of zero accident. Lastly, I would like to call on all my colleagues and working partners to join hands in providing a safe and good working environment for all the workers in Hong Kong.



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