

Keynote Speech by Mr LUK Hing-chuen Assistant Director of Housing (Estate Management)(3)



Mr LUK Hing-chuen
Assistant Director

As a responsible landlord and employer, the Housing Authority (HA) hopes to work in close partnership with the industry to improve site safety on estate management as well as maintenance and improvement works. In recent years, the safety performance in cleansing service as well as maintenance and improvement works of the public rental housing estates has been improving. The accident rate of HA's cleansing work in 2016 was 11.4 accidents per thousand workers, a drop of 5.89% from the previous year. The accident rate of maintenance works was 1.5 accidents per thousand workers, far below the industry average of 34.5 accidents per thousand workers. This is the result of the continuous commitment of Housing Department's management on work safety, the increased safety awareness at all levels and the unrelenting efforts of the industry on improving site safety.

As always, our Estate Management Division (EMD) continues to promote and enforce the three strategies for site safety. Now I would like to share with you the measures we have taken in the past year and those to be implemented soon:

The first strategy: Procurement strategy and performance monitoring mechanism with incentives and sanctions

- On procurement strategies, we have linked the Surprise Safety Inspection System for building works to the Housing Authority Safety Auditing System (M&I), with a view to strengthening the monitoring mechanism on contractors' performance on site safety, and continued to encourage contractors to enhance safety management and safety training for their workers by implementing the Pay for Safety Scheme.
- Early last year, we updated the Building Services Maintenance Assessment Scoring System to raise the site safety awareness of maintenance contractors.
- To safeguard the occupational safety and health (OSH) of workers, we introduced the Occupational Injury Alert and Warning Triggering System in all the property management service contracts, cleansing service contracts and security service contracts in early 2016. Through this system, we hope to remind contractors to enhance their safety management in workplace by showing their performance in this aspect on a regular basis, thus creating a safer working environment for employees.

The second strategy: Strengthening contract requirements and administration

- We have upgraded the safety auditing system for maintenance and improvement works by enhancing the auditing items and introducing random check mechanism so as to raise the site safety standards.
- We introduced a new specification in district maintenance term contracts awarded in mid-2016 requiring bamboo scaffolding sub-contractors to be certified under OSH Star Enterprise – RMAA Safety Accreditation Scheme. We hope to ensure work safety through stringent safety audit and effective implementation of safety management system.

The third strategy: Research, training and promotion

- To further enhance OSH performance and promote a caring environment for our colleagues and stakeholders, EMD continues to assess OSH performance systematically and promote a safety culture in estates through the implementation of OHSAS 18001 Occupational Health and Safety Management System, thereby achieving continuous improvement in the working environment.
- On 6 April this year, we held a safety seminar on lift modernisation to enhance the safety awareness of lift contractors and their frontline staff during execution of works.
- Recently, we have considered the provision of safety devices on bin cleansing machines (e.g. the installation of wire mesh barriers and sensors) to prevent cleaning workers from getting injured when cleaning large refuse bins.
- We have been collaborating with the Occupational Safety and Health Council (OSHC)



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on implementing measures to improve the operation of gondolas, with a view to enhancing site safety during execution of work. A number of trial measures, including the use of automatic safe load indicator and anti-tilt device, have been launched, with full implementation expected by the end of the year.

- With respect to outsourced property management services, in order to raise the awareness of the industry on OSH and increase their understanding of the importance of occupational safety, we have organised a seminar on OSH with OSHC early this year to promote measures that can prevent common accidents. We have received positive feedback from the industry and more than 300 frontline staff members attended the seminar.

The theme of the forum this year is about how careful design can facilitate smooth execution of work and prevent accidents for protecting the safety of workers. By incorporating safety considerations in the design of work, we can ensure smooth process of work and reduce work hazards and accidents due to inadequacy in the coordination on safety.

Lastly, I hope that all our colleagues and working partners can work together to create a safe and sound working environment for our workers.

Thank you!



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