



## 工程和物業管理 工地安全研討會 2018

Site Safety Forum for Works Contracts and  
Property Services Contracts

房屋署  
房屋署助理署長  
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挖泥機翻墮 壓斃司機 26/1/2018

升降機維修突上升 老技工慘遭夾死 24/2/2018

<星島日報

重建地盤墮鐵棒 扑暈工人 7/3/2018

採棚拋三人 好爸爸墮斃 27/3/2018

018

10 噸鑽樁機傾塌壓工人 事主命危 須切膀胱恐截肢 23/4/2018

18

搵食艱難！釘板工無工開乜都撈 當地盤雜工墮斃 29/4/2018

【東方網

工人裝狗臂架失足 飛墮 3 層樓跌落天井受傷 1/5/2018

引用來源:東網1/5/2018

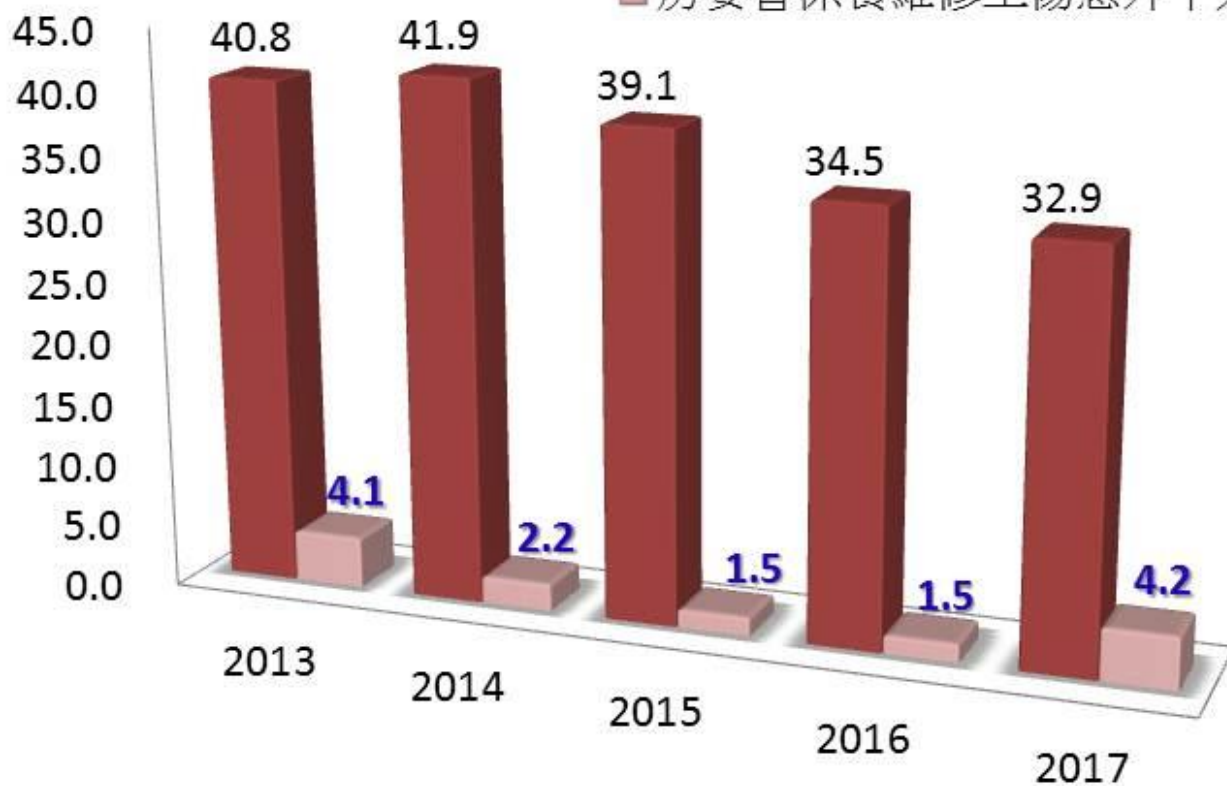
【東網 05 月 01 日(二) 13:07】





# 房委會保養維修的工傷意外

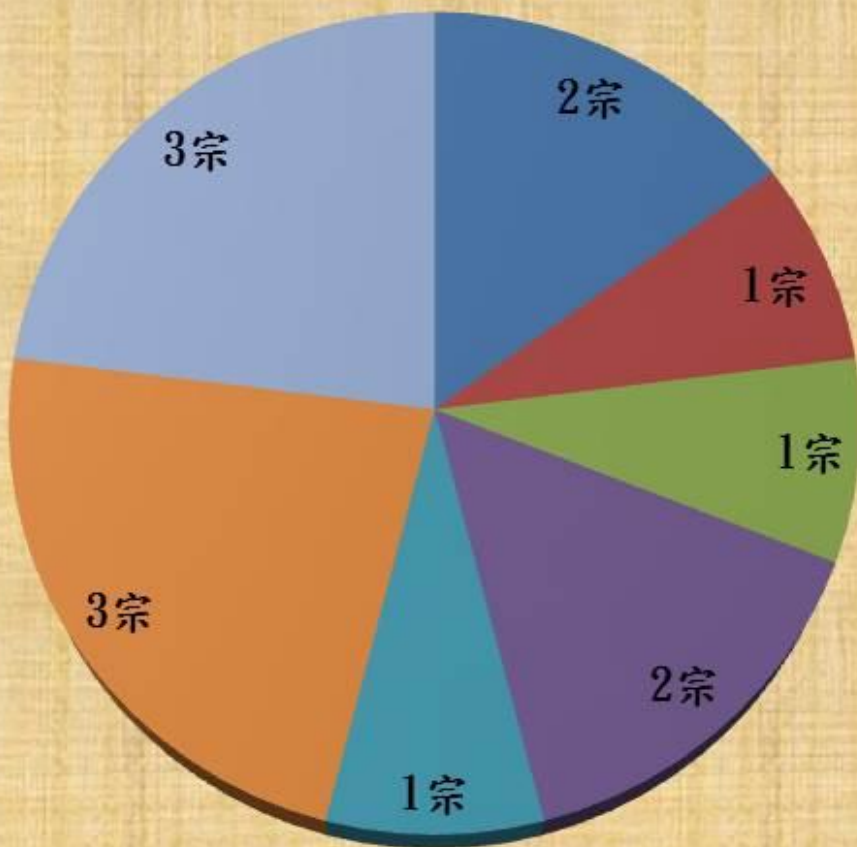
- 整體香港建造業工傷意外千人率
- 房委會保養維修工傷意外千人率



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## 2017年維修保養和改善工程意外類別



- 滑倒、絆倒或在同一高度跌倒  
(2 - 在平地上滑倒)
- 觸及開動中的機器或觸及以機器製造中的物件  
(1 - 被砂輪爆裂所傷)
- 被手動工具所傷  
(1)
- 受困於物件之內或物件  
(2 - 被雜物壓傷小腿或手指)
- 提舉或搬運物件時受傷  
(1 - 搬運物件時受傷)
- 人體從高處墮下  
(3 - 梯台級上滑倒)
- 被移動物件或移動物碰撞  
(3 - 夾到手指受傷)



# 工地安全策略

- 有賞有罰採購策略和表現監察機制
- 加強合約要求及管理
- 持續研究、培訓和安全意識推廣



# 1. 有賞有罰採購策略 和表現監察機制

Strict Compliance – Zero Tolerance for Gondola

嚴格遵從 - 吊船-零容忍

- 深化安全「零容忍」政策，新增吊船評核項目

No.1 –  
Erection and Use of  
Gondola  
安裝及操作吊船



Notice with sufficient safe working load information  
告示清楚列明吊船的安全操作負荷、限載人數等資料



Gondola overloaded with excessive materials and debris.  
負載量超出該吊船的安全操作負荷



Installation complied with drawings  
安裝吊船及其



Installation of unauthorized sunshade and wooden board  
安裝未經批准裝置 (例如：太陽擋及木欄板)



With proper insulation between outrigger metal part and lightning protection component  
提供正確絕緣保護避免外伸支架與接地線接觸



Improper outrigger metal part contact to existing lightning protection component  
外伸支架與接地線直接接觸

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# 1. 有賞有罰採購策略和表現監察機制

- 檢視現行升降機和電動樓梯安裝工程及保養維修工地安全稽核系統
- 繼續執行安全支付計劃

採購周期和採購管理



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## 2. 加強合約要求及管理

- 繼續執行「建築工程突擊安全抽查系統」和改善工程的抽查視察機制
- 分區定期保養合約落實對棚業分判商的資格要求「職安健星級企業」
- 繼續定期為升降機現代化及加裝升降機項目工地進行安全稽查







## 2. 加強合約要求及管理

- 在物業管理服務、潔淨及護衛合約上繼續全面實施「工傷意外提示及警告制度」



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### 3. 持續研究、培訓和安全意識推廣

- 制定工作計劃提升至ISO 45001職業安全健康管理體系標準
- 鼓勵承辦商加入關顧文化管理
- 繼續與職安局研究推行針對工地安全的改善措施
- 更新職業安全及健康網上課程及工地安全手冊



HOUSING DEPARTMENT  
Estate Management Division



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### 3. 持續研究、培訓 和安全意識推廣

Strict Compliance (嚴格遵從) Zero Tolerance for Gondola (吊船-零容忍)口訣

- 宣傳吊船安全九公格口訣
- 與職安局及電梯業協會的代表繼續定期舉行安全事務會議

負載 勿超重 	吊船 咪亂裝 	絕緣 要做好 
夾架 跟圖安 	協助 上落船 	高掛 防墮扣 
生繩 常保養 	電線 無破損 	電箱 要上鎖 

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Site Safety Forum for Works Contracts and Property Services Contracts

## 「多提示、多關心！」



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香港房屋委員會  
Hong Kong Housing Authority

職業安全健康局  
OCCUPATIONAL SAFETY & HEALTH COUNCIL



工程和物業管理 工地安全研討會 2018

Site Safety Forum for Works Contracts and  
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同心協力  
實現一個安全完善的工作環境

謝謝

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 香港房屋委員會  
Hong Kong Housing Authority

 職業安全健康局  
OCCUPATIONAL SAFETY & HEALTH COUNCIL

Here is the footage of  
Site Safety Forum 2018 for Works Contracts and Property Services  
Contracts

which was held on 3 July 2018

The speaker is

Assistant Director of Housing (Estate Management)(3)

Mr. Luk Hing-chuen

He is now delivering the keynote speech

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(00:24)

Distinguished guests and colleagues

Today we will discuss on the site safety management issue  
in maintenance works and property management  
and the measures to let workers go home safely  
as Miss YEUNG just said

As the largest landlord in Hong Kong  
the Housing Authority (HA) provides accommodation  
to millions of people in the territory

Proper estate management  
as well as routine maintenance and repairs  
are closely related to people's daily lives

As HA is a responsible employer  
we always remind ourselves and our working partners  
to improve site safety in estate management  
maintenance and improvement works

Industrial accidents occurred  
one after another in Hong Kong lately

In this year  
we have at least one serious incident every month  
causing long-term suffering

to the workers concerned and their families  
The number of industrial accidents related to  
the maintenance and improvement works of

public housing estates is on the rise  
In 2017, 13 industrial accidents occurred  
in HA maintenance works representing  
an accident rate of 4.2 accidents per thousand workers  
which is below the industry average of  
32.9 accidents per thousand workers  
However, compared with the figure in previous two years  
that is, 5 accidents or the rate of  
1.5 accidents per thousand workers  
the number has increased

We have conducted some analyses  
For the above 13 industrial accidents  
the causes of the accidents  
and the extent of their injuries were minor  
3 each for slipping from step platform  
and finger injuries caused by clamping  
2 each for slipping on level ground  
and calf injuries caused by toppled objects  
The rest were injuries  
when handling objects and using hand tools  
Although most of these were minor injuries  
As Mr. Ying or Ms. Yeung just said  
we felt deeply upset about these accidents  
We will continue to cooperate with the industry  
to strengthen site safety culture  
and hope to reduce these accidents to zero  
which is our goal  
We hope to promote and implement  
three strategies of site safety  
to strengthen existing guidelines  
that we have implemented and later this year  
we will introduce some new measures  
I hope that friends and workers  
in the industry can cooperate

to further enhance the culture of site safety management

Our first strategy is procurement strategy and performance monitoring mechanisms with incentives and sanctions

On the procurement strategy

we aim at improving

site safety performance of contractors

by enhancing the zero-tolerance policy

including gondola operation as an assessment item against common bad practices

Early last year, we have revised

the weighting in the construction section

under the Housing Authority Safety Auditing System

and we strengthened

the site safety requirements of contractors

This year, to improve safety awareness

we will review the existing related procedures

including the installation and maintenance processes

of lift and escalator as well as

the audit items and scoring standards

In addition, we will continue to implement

the Pay for Safety Scheme

Under this scheme, if the workers

can work safely in the month

the company is entitled to certain payment

The second strategy is

to strengthen contract requirements and administration

We will continue the surprise safety inspection system

for building works

and random check mechanism for improvement works

to raise site safety standard

In the beginning of this year

our district maintenance term contract (DTC)



incorporated a qualification requirement for bamboo scaffolding sub-contractors which is also known as the OSH Star Enterprise under RMAA Safety Accreditation Scheme

We hope to ensure work safety of high-risk activities through a stringent safety audit and effective implementation of the safety management system

We will continue to conduct safety audits regularly under Lift Modernisation Programme and Lift Addition Programme so as to monitor safety performance of contractors on sites

To safeguard the occupational safety and health of workers

In cleansing service contracts and security service contracts and Warning Triggering System we will continuously implement Occupational Injury Alert and Warning Triggering System cleansing service contracts and security service contracts

Through this system, we will regularly reflect the safety performance of contractors in the workplace for reminding them to enhance their safety management in the workplace to create a safer working environment for employees

The third strategy is continuous research training, and promotion of safety awareness

The Estate Management Division has a plan in place to upgrade the existing Occupational Health and Safety Management Systems OHSAS 18001 to ISO 45001

Work is in progress so as to ensure the planned estate maintenance and repair work

to be more systematic for assessment  
on performance of occupational safety and health  
in a more systematic manner  
and promotion of safety culture in estates  
to improve the working environment continuously  
and provide a comfortable and suitable environment  
for workers to work

In addition, contractors are encouraged  
to adopt a caring culture in their management  
and to organise more safety talks  
for the newcomers continuously

We will continue to work with the OSHC  
to explore ways to improve site safety  
to improve site safety and the works quality

We will update the online courses  
on occupational safety and health

As Ms. YEUNG mentioned earlier  
you can browse the HA website

Thereby enhancing the safety culture of the workplace

In addition, we have been promoting  
a rhythmical motto for gondola

This rhythmical motto aims  
to draw workers' attention before works  
on safety awareness for work at height in gondola  
so as to increase their safety awareness and  
also to improve their safety awareness of work at height

We will continue to hold safety meetings regularly  
with representatives from OSHC  
and Lift and Escalator Contractors Association  
for sharing safety information  
and drawing the attention of  
various parties to site safety measures and management

In recent years, there were accidents

involving maintenance work  
and some of them were fatal  
Previously, we focused our efforts  
on safety measures related to hardware  
such as the 4-leaf metallic gates of lift opening  
and safety assessment of gondola ropes  
so as to eliminate the hazards  
and minimise human error  
This aspect has always been our major work  
It is “people” who actually carry out the works  
With caring as the theme of this year’s forum  
we wish to explore ways to foster a caring culture  
to minimise or even prevent accidents  
and to ensure the safety of workers

We hope that our contractors and business partners  
could adopt a caring culture in project management  
and that the staff and workers could take the initiative  
to look out for each other, to the colleagues and workers  
With more reminders and care  
we could raise the workers’ safety awareness  
and foster a safety culture  
We hope that the promotion  
can draw more people to join our cause  
and get aware of their own safety  
because the safety of workers  
also means better protection to their families  
Last but not least  
I call upon all colleagues and business partners  
to join hands in building a safe  
and robust working environment  
Thank you

Thank you for watching  
(12:56)