

Collaboration in Maintenance Works for Public Swimming Pools

機電工程署
EMSD



Jardine Engineering Corporation



Contract No. **2206EM23T**

Contract Type **NEC4 TSC Main Option A**

Triennial Term Contract for Overhaul, Maintenance and Related Works of Water Treatment Installations at Various Swimming Pools in Hong Kong Special Administrative Region

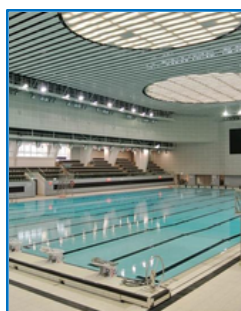
Contract Sum
HK\$197,566,200

Client
Electrical & Mechanical Services Department

Contract Period
01 Aug 2024 - 31 Jul 2027

Main Contractor
The Jardine Engineering Corporation, Limited

Project Overview



This Public Swimming Pools service contract involves the overhaul, maintenance, replacement, and operational support of water treatment systems across all public swimming pools in the HKSAR. This initiative represents a significant milestone, being **the first adoption of the NEC Term Service Contract (TSC)** for swimming pool maintenance by the Electrical and Mechanical Services Department (EMSD), introducing a collaborative and proactive approach to long-term maintenance management. Moreover, this contract is the **first** to integrate multiple regional swimming pool water treatment maintenance contracts into a single, territory-wide arrangement, thereby streamlining operations, enhancing efficiency, and ensuring consistent service standards across all public swimming pools in the HKSAR.

Scope of Works

- Filtration Systems
- Regenerative Media Filter Systems
- Disinfection and Chemical Dosing Systems
- Water Circulation Equipment
- Water Quality Monitoring Instruments
- Electrical Systems and Ancillary Equipment

Challenges

Limited rectification time

It demanded immediate action to address system shut down and water leakage issues, preserving valuable resources and avoiding extended downtime.

Critical action to resume the filtration system

Immediate restoration was essential to uphold water quality and safety standards. All remedial works required meticulous planning and swift, effective solutions to minimize disruption and ensure continuity of public services.

I&T Solutions

Smart Site Safety System (4S) to strengthen a safety culture

The NEC framework promotes a spirit of mutual trust and co-operation, encouraging contracting parties to embrace measures on Innovation and Technology in their service delivery. Guided by this principle, we foster collaboration, open communication, and show commitment to achieving common objectives. Throughout the execution of the contract, senior management actively participates in joint site inspections and meetings, during which all parties work together toward common goals. To further strengthen site safety and supervision, this service contract has fully adopted 4S devices and successfully obtained the Smart Site Safety System Label, emphasizing our commitment to leveraging technology for a safer working environment. In addition to these digital safety measures, NEC-inspired collaboration led to several innovative solutions to minimize confined space operations and reduce manual handling risks.



First Portable Media Conveyor in Maintenance Project bringing multiple benefits



The Portable Media Conveyor is used for removing and refilling filter media in filter tanks, streamlining the material handling process while significantly reducing entry time to confined space, minimizing physical strain and the risk of injury.



Innovative Moon Lifter to reduce manual handling



The Moon Lifter assists workers in lifting salt bags to the top of brine tank. It utilises real-time force and position detection to maintain dynamic balance, enabling smooth, stress-free movement, effectively achieving zero-weight maneuvering. Unlike traditional hoists, the Moon Lifter allows intuitive, hands-on control without the need for buttons, intelligently adjusting torque and speed in response to motion feedback for seamless and user-friendly operation.

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Innovative Approach to Safety

The Safety Charter:

The Safety Charter, organized by the Municipal Services Division (MunSD) of EMSD with the contracting partners, sets a new standard for workplace safety through collaboration and shared accountability. This initiative formalises a common goal to zero accident via leadership meetings, safety workshops, best practice sharing, and co-created solutions to eliminate hazards and enhance efficiency. The Charter strengthens communication and trust, ensures consistent safety standards, reduces incident risks, and enhances operational resilience — **empowering all parties to proactively create safer workplaces and establish a model of excellence for industry-wide best practices.**



Outstanding NEC Team Performance Awards

The service team has been honored with the prize of “Outstanding NEC Team Performance Awards 2025”, a recognition to our unwavering commitment and successful collaboration

Building Stronger Partnerships for Zero Accidents

The NEC facilitates the development of a collaborative and integrated multi-party platform to enhance safety performance in public E&M services. MunSD has introduced two key initiatives, the MunSD Safety Bulletin and Contractor Forum.

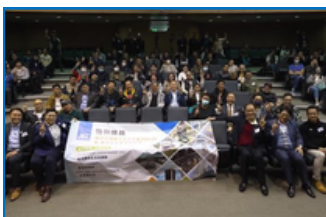


EMSD Safety Bulletin

It aims at strengthening collaboration and promoting a safety-first culture across different services contracts. Launched in January 2025, the Safety Bulletin has served as a continuous communication platform for sharing useful safety information, practical solutions, updated standards, and successful cases from the industry with contractor partners, thereby driving collective efforts toward the goal of “Zero Accident”.

Environment, Health and Safety (EHS) Seminar & Safety Promotion

Safety is our top priority. Beyond regular training, we promote awareness through safety alerts and educational videos. To reinforce this commitment, JEC has organized **Annual Subcontractor Environment, Health and Safety Forum** to foster a strong safety culture, improve working conditions, and boost morale. The forum encourages our subcontractor partners to address hazards proactively. Senior management from JEC also participated to share corporate expectations, safety insights, and reviews of past incidents, creating a valuable platform for open dialogue and mutual learning.



EMSD Contractor Forum

The inaugural MunSD Contractor Forum was successfully held on 16 May 2025, brought together senior management from over 20 contractor partners. The forum provided a high-level platform for dialogue on new outsourcing models, NEC contract principles, integrated management of term service contracts, and innovative safety campaigns. It also emphasised the importance of cultivating a strong safety culture and adopting innovation and technology to further enhance service performance.

