

HASAS(NW) – 2024Q4-2025Q1
Summary on Audit Findings
房委會安全稽核制度 - 2024年第4季及- 2025年第1季
安全稽核結果

Occupational Safety and Health Council
職業安全健康局



Content

1. Overview on HASAS (NW) & HALENSAS Performance
2. Summary on Audit Findings 2024 Q4 – 2025 Q1

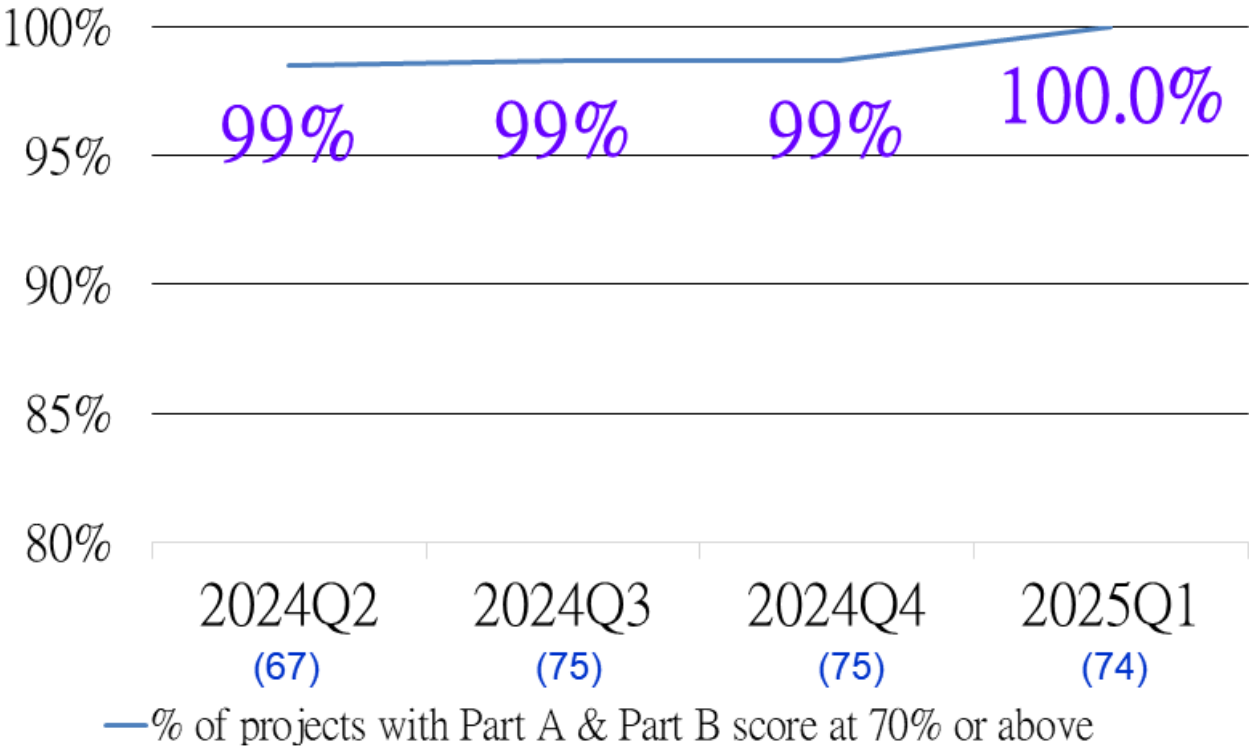
Overview on HASAS Performance

安全審核表現總覽

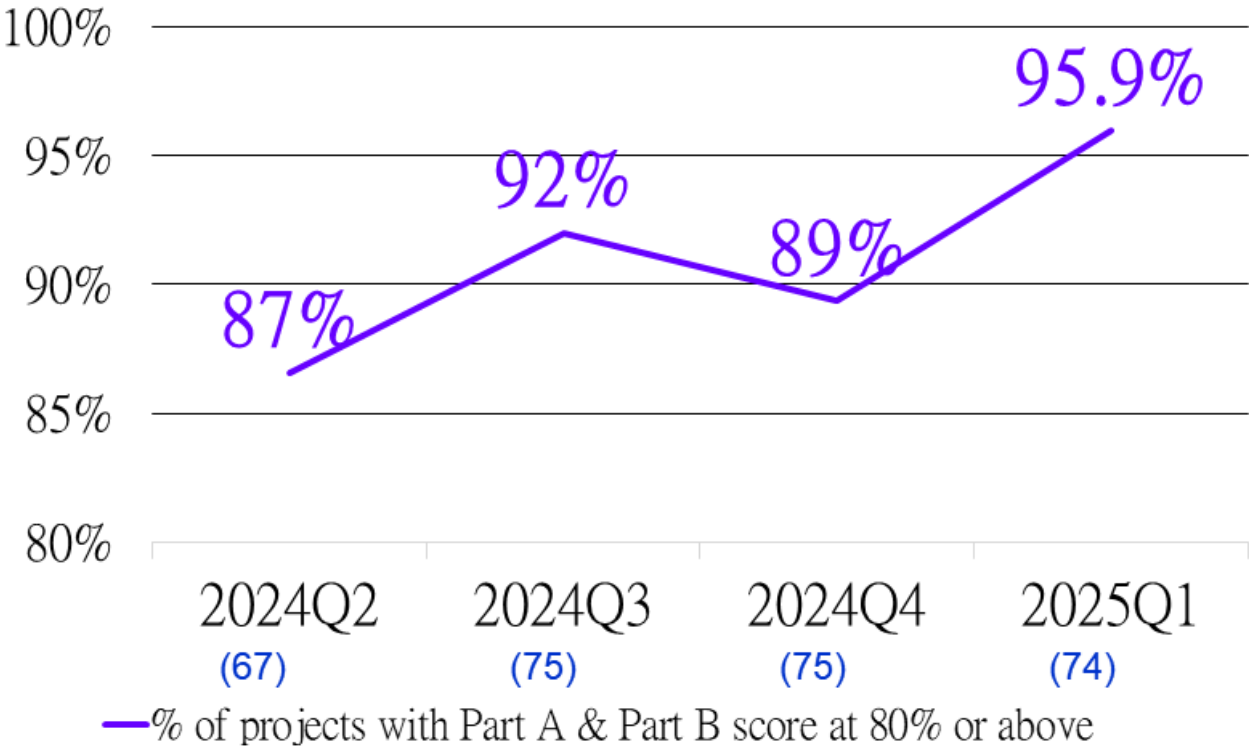
Score trends of all HASAS contracts (from 2014 to 2025Q1) Chart 1A



HASAS



HASAS



HASAS Critical Pass Items

Chart 1C(1)

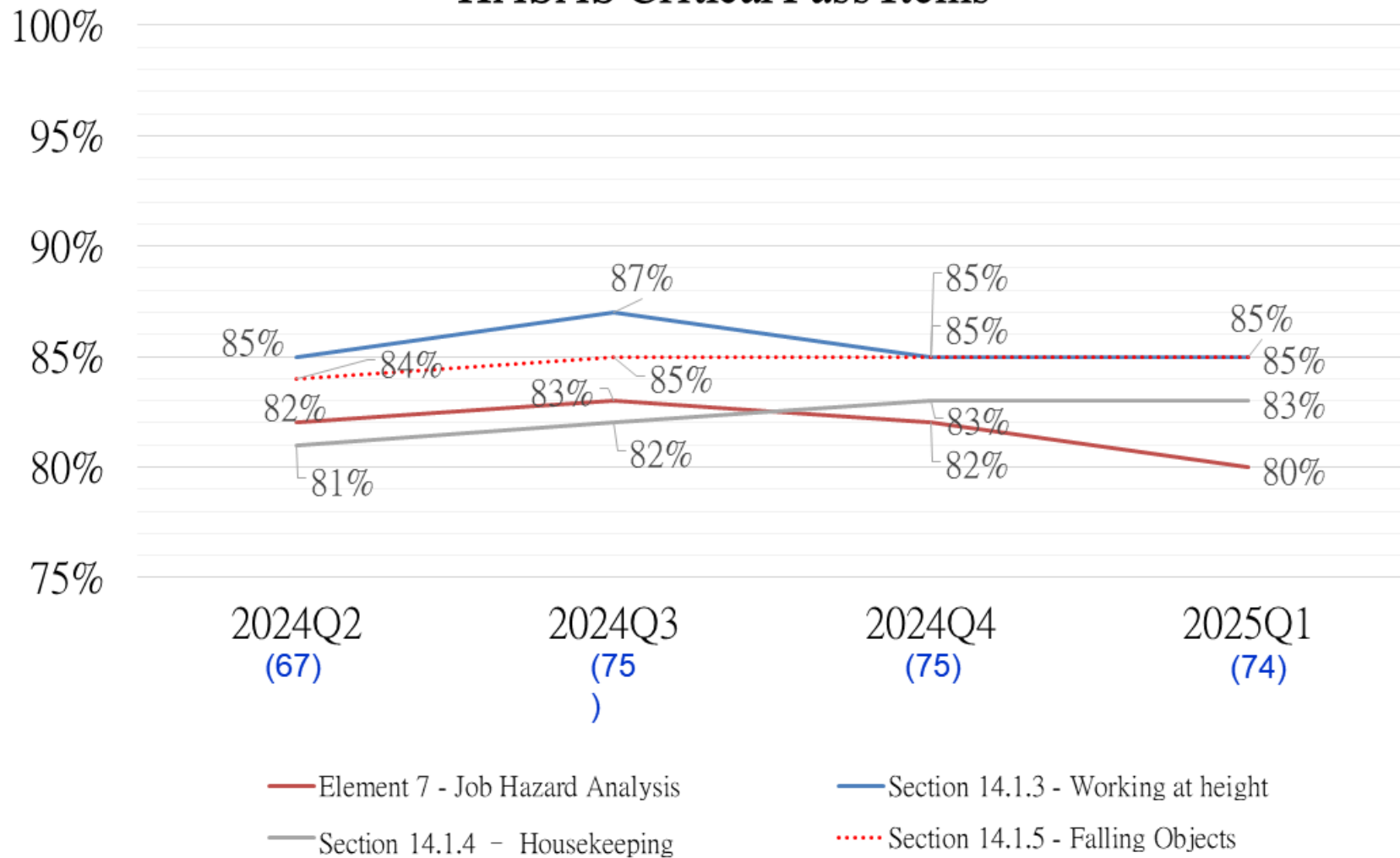
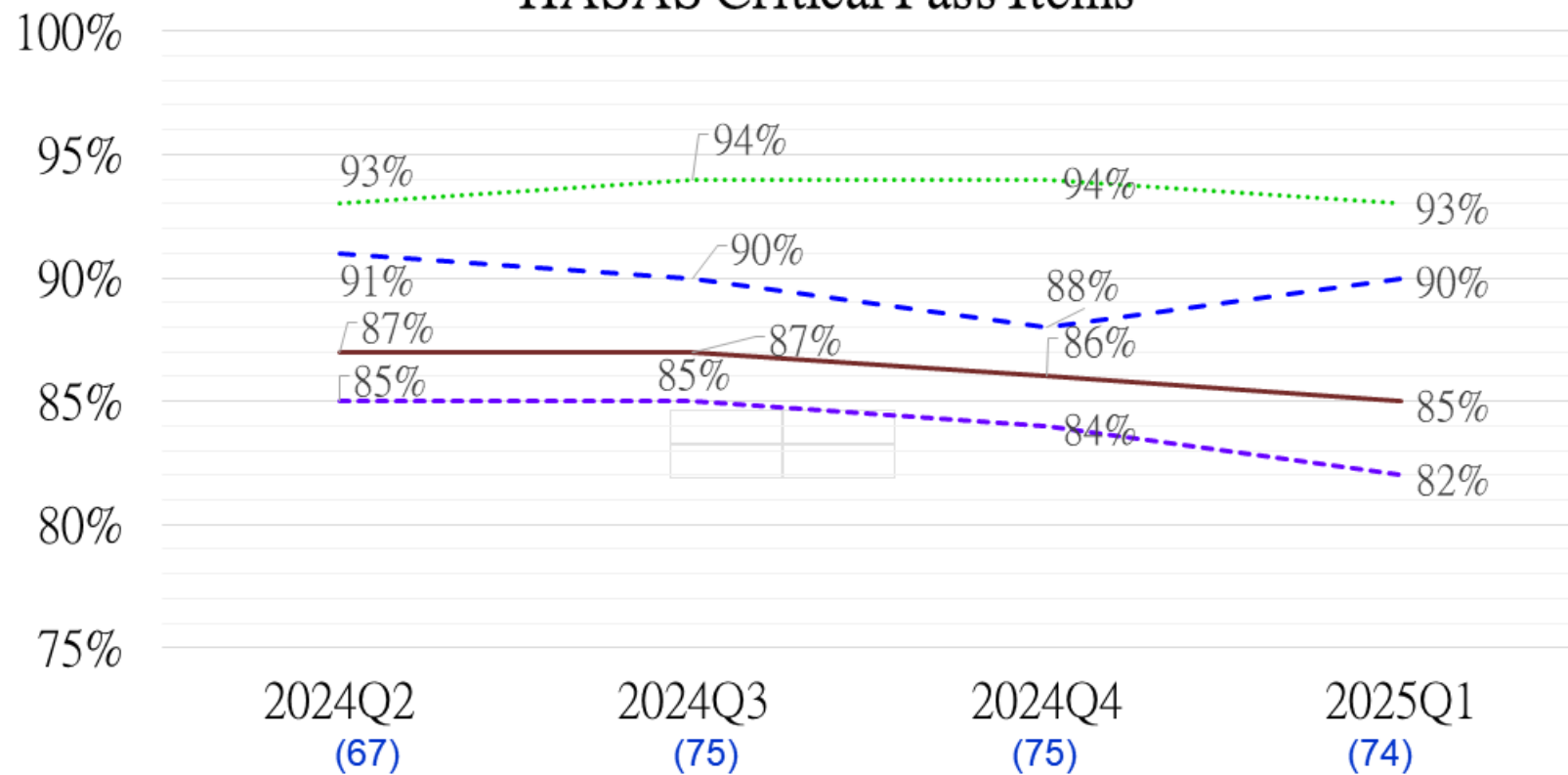


Chart 1C(2)

HASAS Critical Pass Items

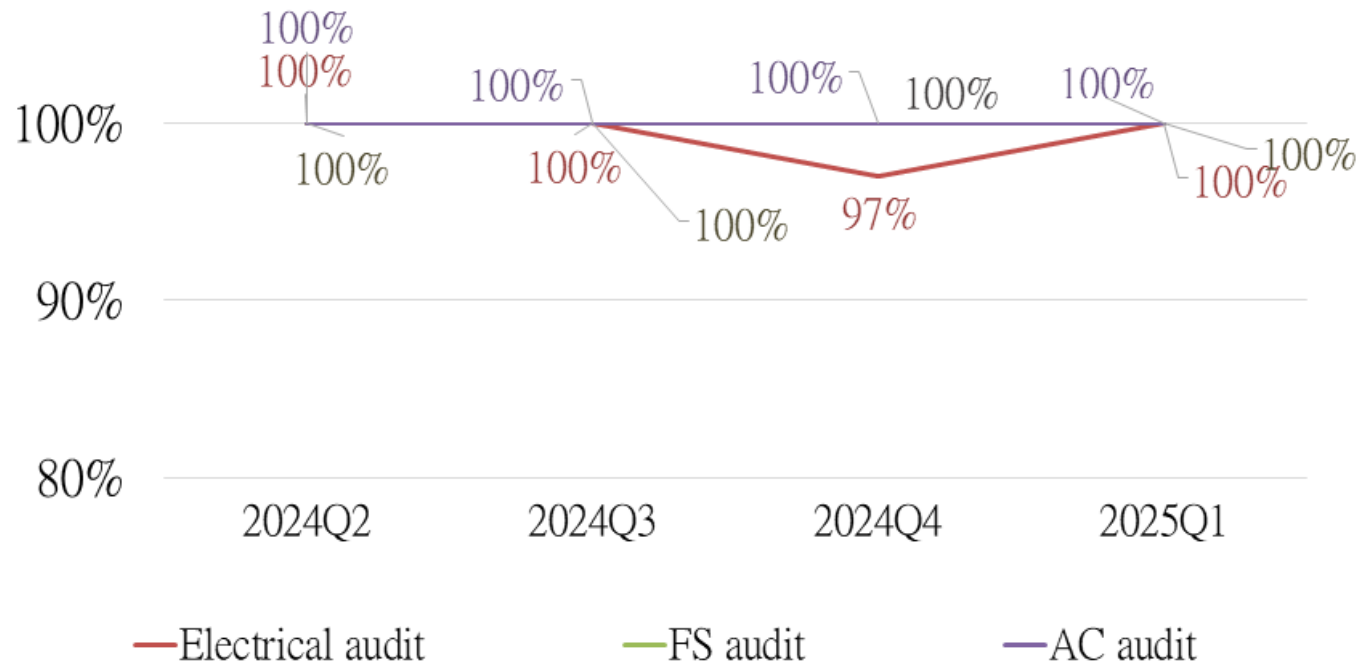


-- Section 14.2.3 - Lifting Operations
 -- Section 14.4.1 - Tower Crane

.... Section 14.3.2 - Electrical Supply System
 --- Section 14.4.2 - Mobile Crane

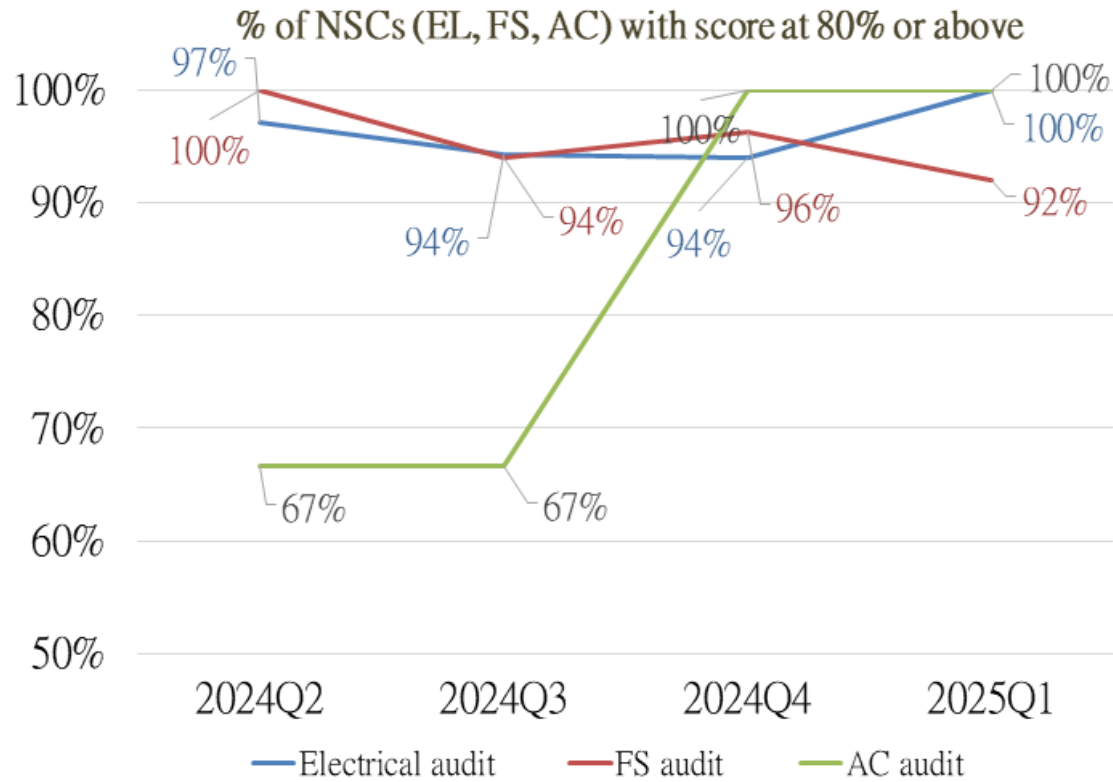
Chart 1D(1)

% of NSCs (EL, FS, AC) with score at 70% or above



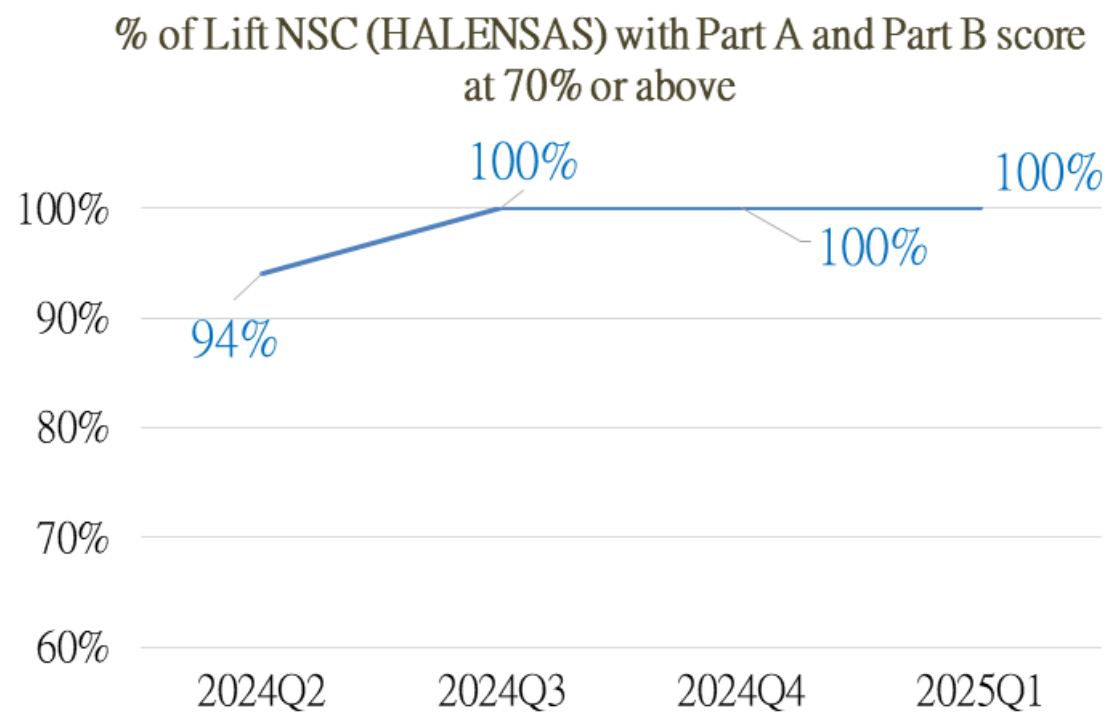
	2024 Q2	2024 Q3	2024 Q4	2025Q1
Electrical audit	34(34)	35(35)	32(33)	27(27)
FS audit	33(33)	33(33)	27(27)	25(25)
AC audit	3(3)	3(3)	2(2)	2(2)

Chart 1D(2)



	2024 Q2	2024 Q3	2024 Q4	2025 Q1
Electrical audit	33(34)	33(35)	31(33)	27(27)
FS audit	33(33)	31(33)	26(27)	23(25)
AC audit	2(3)	2(3)	2(2)	2(2)

Chart 1E(1)

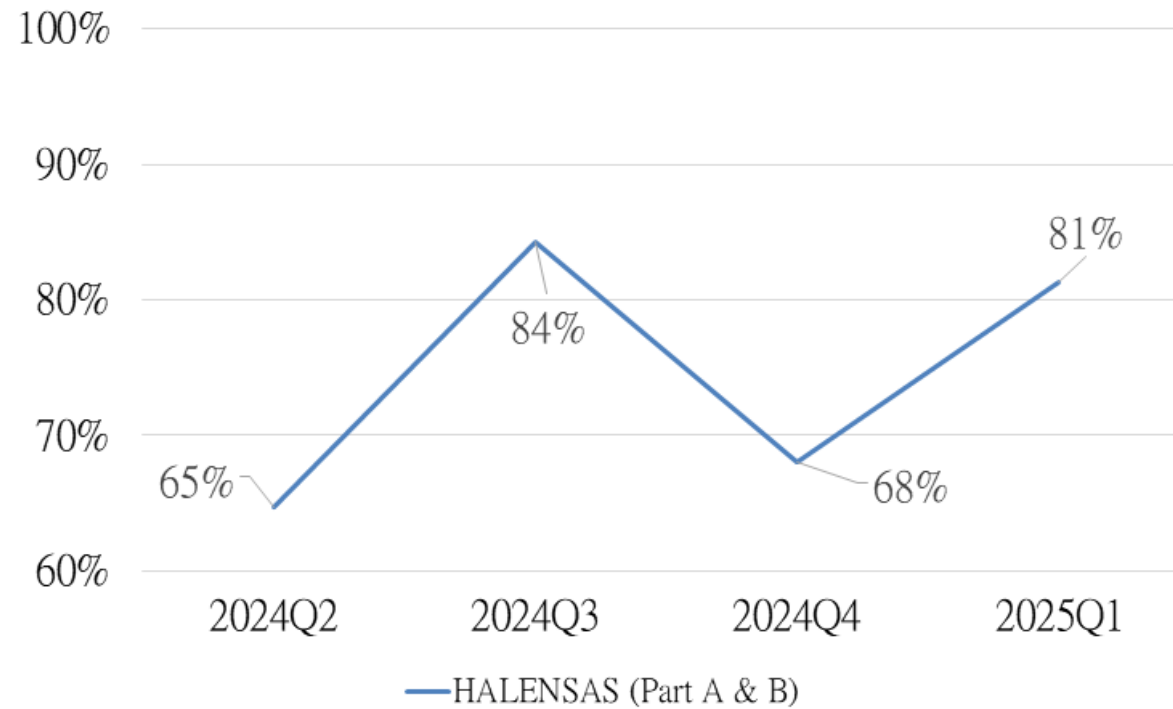


—HALENSAS (Part A & Part B)

	2024 Q2	2024 Q3	2024 Q4	2025 Q1
HALENSAS	16(17)	19(19)	25(25)	16(16)

Chart 1E(2)

% of Lift NSC (HALENSAS) with Part A and Part B score
at 80% or above



	2024 Q2	2024 Q3	2024 Q4	2025 Q1
HALENSAS	11(17)	16(19)	17(25)	13(16)

Safe Scaffold and Workplace 安全棚架及工作場所

GOOD PRACTICE 良好作業方式 ✓

- Provision of suitable platform ladder and hop-up platform
- 提供合適梯台及功夫橈



Housekeeping 工地管理

GOOD PRACTICE 良好作業方式



- Safe access & egress were provided
- 提供安全進出通道



- Walkway was kept clean and free of obstruction
- 保持通道整潔及暢通



Electrical Works 電業作業方式

GOOD PRACTICE 良好作業方式 ✓

- Provision of cable hangers
- 提供電線掛架



- Provision of designated battery charge location
- 提供指定的充電位置



Lifting Operations 吊運工序

GOOD PRACTICE 良好作業方式



- CCTV system was installed for lifting zone
- 於吊運區安裝閉路電視監察系統
- Provision of bridging chains for the air compressor to avoid rigging at height
- 為空氣壓縮機接駁吊鏈以便埋碼員可以站於地上進行埋碼工作



Others 其他

GOOD PRACTICE 良好作業方式



- Provision of electrically operated retractable net for steel bending yard
- 於扎鐵場上方提供電動開關保護網
- Provision of sufficient welfare facilities
- 提供足夠的福利設施

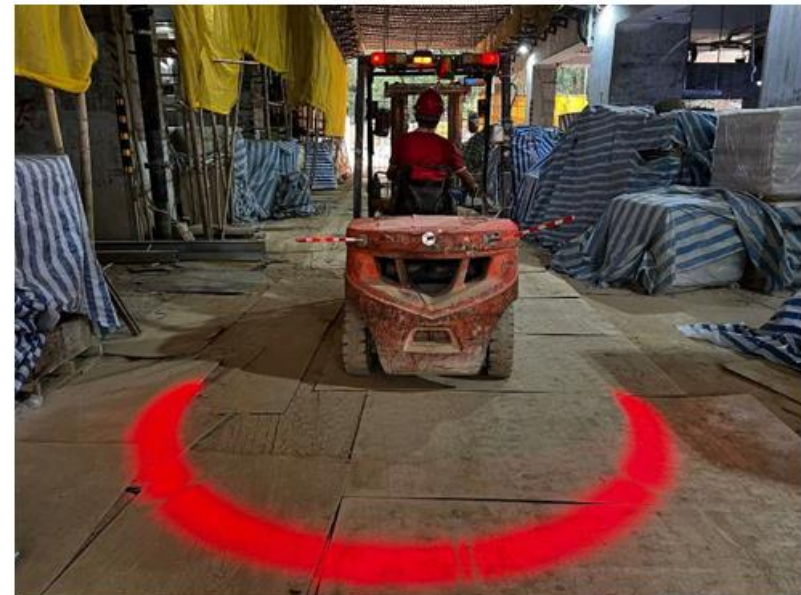


Others 其他

GOOD PRACTICE 良好作業方式



- Provision of somatosensory safety training facilities
- 提供體感安全訓練設施
- Provision of LED device for forklift truck to alert danger zone
- 為剷車提供LED裝置以警示危險區



HASAS(NW) –2024Q4-2025Q1
Summary on Audit Findings (NSC)
房委會安全稽核制度 - 2024年第4季及2025年第1季
安全稽核結果(指名承判商)

Occupational Safety and Health Council
職業安全健康局



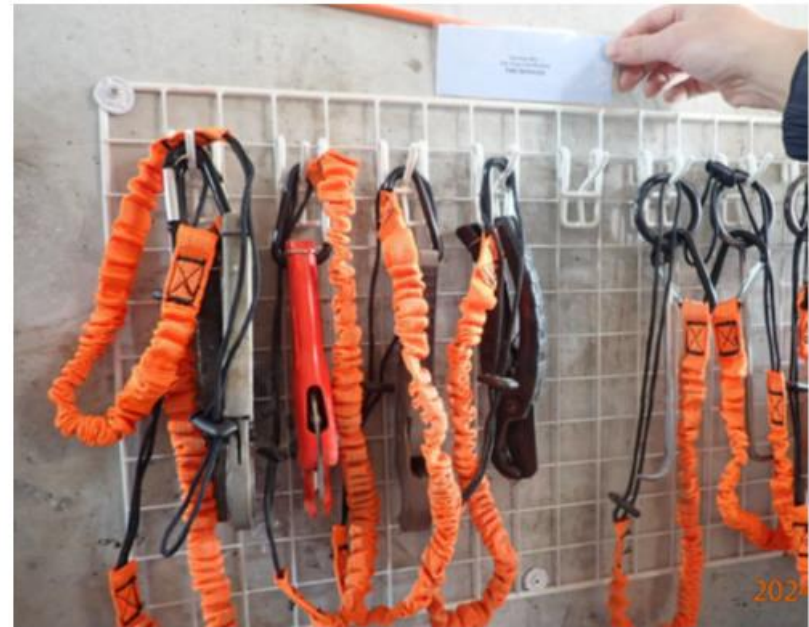
GOOD PRACTICE 良好作業方式



- Provision of suitable platform ladder
- 提供合適梯台



- Provision of tool lanyards
- 提供手工具掛繩



HALENSAS –2024Q4-2025Q1
Summary on Good and Bad Practices
房屋委員會升降機及電梯指定分包合約安全稽核制度
2024年第4季及2025第1季年安全稽核結果

Occupational Safety and Health Council
職業安全健康局



GOOD PRACTICE 良好作業方式



- Provision of tool lanyards
- 提供合適手工工具掛繩



- Materials were properly stored
- 物料妥善存放



Draft HASAS Version 1.8

Fine tuning audit questions and audit criteria according to updated
COPs and updated HKHA Specification

New Section

14.2.19 Temporary Works

- 7 questions, max score 27
- Relevant regulations, COP & safety information
- Risk Assessment
- Manage and monitor the erection, alternations, use and dismantling
- Design, method statement and completion certificate certified by appointed qualified persons
- Erected based on approved design drawings
- Video taken throughout the dismantling/removal process of specified temporary works
- Annual safety certificate certified by RSE for specified temporary work lasting over a year

Smart Site Safety Systems (SSSS)

- 6 new questions
- Implementation Plan: (Q6.1.9)
 - A structured SSSS deployment strategy must be developed.
- Centralized Management Platform (CMP): (Q6.1.10)
 - A digital system to monitor and manage SSSS efficiency.
- AI & Real-Time Monitoring: (Q6.1.5)
 - IP Cameras & Video Analytics: AI-driven surveillance for uncovered site areas, working floors, and building facades.
- Smart Monitoring Devices: (Q12.4.3)
 - Workers and supervisors should use smart helmets/wristbands for real-time safety tracking.
- Digital Permits: (Q4.1.6)
 - Online Permit-to-Work (PTW) System: Digital issuance, tracking, and management of work permits, movement permits, and hot work permits.
- Monitor confined space works: (Q14.1.2.8)
 - Real-time site worker counting and location tracking inside confined spaces. Real-time alert etc.
- Alerting unsafe acts or conditions for lifting operations: (Q14.2.3.6 -> Q14.4.1.15 and Q14.4.2.11)
 - Alerting against unsafe acts or conditions in tower crane lifting zone and mobile crane danger zone..

Revised according to COPs, Standards & Compliance

- Heat Stress:
 - Updated requirements for heat stress risk assessments and control measures.
- Scaffolding & Platforms:
 - Bamboo Scaffolding: Updated regulations per latest COP.
 - Light-Duty Working Platforms: Hop-up platforms/step ladders must comply with BS EN 131-7 safety standards.
- Tools:
 - Tool straps must comply with ANSI/ISEA 121-2018 standards.

Enhanced Training Requirements

- General Workers:
 - Must complete a 3.5-hour "Basic Safety for Construction General Workers" course (OSHC or equivalent)
- Digital & Smart Safety Systems (SSSS) Personnel:
 - Workers involved in Smart Site Safety System (SSSS) operations must receive specific training on its components
- MiC (Modular Integrated Construction):
 - Enhanced safety courses for both operatives and management staff (Yes/NA)
- MEWP (Mobile Elevating Work Platform):
 - Operators: should complete a 6-hour "MEWP Operator Safety Training"
 - Supervisors: should attend a 7-hour "MEWP Supervisor Training"

Others

- Mobile Elevating Work Platforms (MEWP)
 - Requires Secondary Guarding Devices (SGD),
 - Training for workers on a MEWP and supervisory staff
 - Permit To Work, and
 - Emergency rescue procedures.
- Lifting Safety:
 - Lifting plan to include control measures for loading/unloading of vehicles.
 - Maintain a list of lorry-mounted crane / operators employed by the contractor and his sub-contractors of all tiers for handling loading and unloading operations on the site.

Part	Section	No. of Questions 1.7 > 1.8	Score 1.7 > 1.8
A	1 to 13	119 > 124 (+5)	543 > 564 (+21)
B	14	360 > 375 (+15)	1899 > 1968 (+69)
Total of Part A & B		479 > 499 (+20)	2442 > 2532 (+90)

The END

Thank You!

This is a clip from the 28 April 2025 recording of the
Hong Kong Housing Authority
“Site Safety Seminar for Capital Works New Works Contracts”
The speaker on stage is Mr Jack FONG
Senior Consultant of Occupational Safety & Health Council
His topic is
Housing Authority Safety Auditing System
(For Building and Engineering Contracts)
and Housing Authority Lift and Escalator Nominated Sub-contracts,
Safety Auditing System Findings
in Quarter 4 of 2024 to Quarter 1 of 2025

(00:37)

Hello everyone, I am Jack FONG
Today, I would like to report on
the findings and results of the Safety Auditing System
from Q4 of 2024 to Q1 of 2025

Towards the end
I will also briefly preview
of the upcoming updated Version 1.8 of
the Housing Authority Safety Auditing System (HASAS)

Today, I will first briefly introduce the major changes
I believe everyone here today and those joining online
should have already received
the Housing Department’s document on Version 1.8
and the revamp of the Independent Safety Audit Scheme
I hope everyone will read it carefully as soon as possible
If you have any comments
you may provide feedback to the Housing Department
Without further delay, today we will first look at
the results of the Safety Auditing System

and the Lift and Escalator Nominated
Sub-contracts Safety Auditing System
including performance, audit findings and summaries

Let us first look at the chart

The main focus is on the last two red lines

What do they represent?

They represent contracts that scored 80 or above
in both Part A and Part B

From the chart, we can see
a slight increase from 2024 to Q1 of 2025
with an increase of 2.6%

As for the top line

if all seven critical items score 70 or above
it will be shown as the blue line

Among these, two items also increased by 1.4%

This can be regarded as a slight but encouraging improvement

If we look at the last two quarters

that is, from Q4 of 2024 to Q1 of 2025

there were 75 and 74 contracts respectively

If calculated based on scores above 70

in the most recent quarter, that is Q1 of 2025

all contracts passed in both Part A and Part B

As for scores above 80, we can see an increase

In Q1, 95.9% of contracts

scored above 80 in both Part A and Part B

As for the critical items

the top line actually includes overlapping items

The overlapping items are work at height and prevention of falling
objects

We can see that the performance in both quarters was the same, at 85
with no obvious change

The line in the middle represents site housekeeping which was also 83 in both quarters
The line at the bottom, however, shows a downward trend
That item is job hazard analysis with the score dropping to only 80

There is one point I would particularly like to remind everyone
Based on our past experience site housekeeping has always been the item most likely to lose marks among all critical items
But in the most recent two quarters we found that risk assessment, namely Element 7, Job Hazard Analysis has instead dropped to the lowest score
This is something everyone should pay attention to

As for another chart the green line at the bottom represents electrical work items, which dropped by 1%
The blue line in the middle represents tower cranes which increased by 2%
Mobile cranes dropped by 1% and lifting operations also dropped by 2%

In summary, a total of four items recorded a decrease
Only one item, namely tower cranes, increased by 2%

As for the overall performance of nominated subcontractors it is generally satisfactory with no particular issues requiring separate follow-up
We can see that most of them achieved scores above 80

As for the performance under the Lift and Escalator Nominated Sub-contracts Safety Audit System all of them passed
and in terms of scores above 80, the most recent quarter recorded 81%
Next, let us look at some photos for more concrete examples

On both the left and right sides, we can see
that the step platforms and hop-up platforms comply with the standards
As mentioned just now
the current compliance standard is EN131-7
The situation on the left
shows a relatively ideal access arrangement
The right side is also the same
and is likewise a tidy and ideal access arrangement

For electrical cables, cable hangers are provided
and charging areas and charging stations are also provided
Among the better practices observed
a monitoring system has been installed
in the lifting zone and is operating properly
The photo on the right shows an air compressor
with chain positions reserved at all four corners
to facilitate lifting operation

As for good practices, one relatively ideal point is that
contractors generally provide
electrically-operated retractable protection nets
In general, when the building works reach the third floor
electrically-operated retractable protection nets should be provided
The contractor on the right has provided sufficient welfare facilities
including clean drinking water stations
with hot and cold water, and even carbonated water
An ice-making machine is also provided
to help workers cool down during summer

In terms of experiential training
some contractors have also provided relevant facilities on site
For forklifts, devices are also provided to indicate dangerous zones
such as warning lights
This is similar to the elevating work platforms

mentioned by Mr Glenn Ho just now
which can likewise indicate the operating zone

As for nominated subcontractors
we can generally see that EN131-7 standard step platforms
are already being used

On the right, we can see standard tool lanyards

On the left, we can see that in some lift installation processes
suitable tool lanyards are generally being used

Material storage areas have also been properly demarcated

Finally, with the little time remaining

I would like to briefly explain

the major changes in Version 1.8 of
the Hong Kong Housing Authority Safety Audit Scheme

The main changes

involve fine-tuning some questions and criteria
with revisions made according

to the latest legislation and codes of practice

as well as Housing Department specification requirements

One major change is the addition of Section 14.2.19
concerning temporary works

This section contains seven assessment questions,
with a maximum score of 27

The relevant content has been revised according to
codes of practice and Housing Department requirements

The first question is

whether there are rules, codes of practice,
and safety and health information

that can identify the relevant risks

It will then ask whether there is a specific risk assessment

After that, it also covers installation, dismantling and alteration works
and how these activities are managed and monitored

In addition, the method statement and completion certificate must be issued by a competent person

It also checks whether installation works are carried out according to the design drawings

The final two questions are relatively new requirements for contractors

If certain specific temporary works are carried out such as the dismantling of tower cranes or material hoists the whole process needs to be video-recorded

In addition, for temporary works with a longer duration there must be a certificate issued by

a Registered Structural Engineer every year

There are also some changes in other sections

For example, regarding the Smart Site Safety System (4S) many elements have been added

to the Housing Department's new contracts

We have mainly added six questions

including the need for an implementation plan and how it will be carried out

A central management platform also needs to be established

Artificial intelligence and some real-time monitoring requirements have also been added

For example, cameras are used to cover different locations including floors and material storage locations

Some smart monitoring devices have also been added

such as smart safety helmets and smart wristbands

to monitor the real-time safety and health conditions of workers

There are also digital permits

for managing certain permits

such as hot work permits

For confined spaces

a system is also required at entry and exit points

to count the number of persons in real time
and to conduct 4S monitoring of the real-time situation on site

In addition, there used to be one question relating to lifting operations
It has now been split into two questions

covering tower cranes and mobile cranes respectively

There are also some fine-tuning adjustments to heat stress management
mainly following the latest guidance requirements

of the Labour Department

including heat stress risk assessment and control measures

For scaffolding

changes have been made in accordance with

the latest code of practice requirements

Some previous horizontal-to-vertical ratio requirements

have now been changed to follow the new code of practice

As for portable working platforms like

step platforms and hop-up platforms

we have also added new requirements

clearly stating that they must comply with the EN131-7 standard

Tool lanyards must also comply with the relevant standards

Regarding worker training

some general worker training courses

have also been added to new contracts

The course duration is about three and a half hours

and may be provided by

the Occupational Safety and Health Council or other organisations

In addition, training on the 4S also needs to be provided to workers

so that they understand how the 4S operates

For Modular Integrated Construction

we have also added two training courses

for workers and management personnel respectively

This item is optional

and additional marks can be obtained after taking the relevant courses

As for MEWPs

two training courses have also been added

One is the operator course, with a duration of six hours

which may be provided by the Occupational Safety and Health Council or training institutions in the market

The other is the supervisor course, with a duration of seven hours

which may also be provided by the Occupational Safety and Health Council or training institutions in the market

As for additional protective devices

the new guidelines already include relevant requirements

and we have also incorporated them into the assessment scope

In addition, work permits

and emergency first-aid arrangements under hazardous conditions

have also been included as relevant questions

In terms of lifting management

the lifting plan also needs to cover loading and unloading operations involving external vehicles

because serious accidents have occurred in the past

involving drivers of external vehicles during unloading

due to the collapse of precast components

Therefore, in the lifting plan

such risks must be clearly identified

and the handling methods must be clearly listed

In addition, all external vehicle drivers entering and leaving the site must also have clear records

In summary, the new Version 1.8

will be officially implemented on 1 October

Part A will mainly add five new questions

while Part B will add fifteen new questions

making a total increase of twenty questions

The total score will increase by 90

After everyone receives our audit criteria

you may study the various changes carefully in detail

That is all I would like to share today

Thank you

Thank you for watching

(16:12)