

31 March 2025

To : All Authorized Persons
Registered Structural Engineers
Registered Geotechnical Engineers
Registered Inspectors
Registered General Building Contractors
Registered Specialist Contractors
Registered Minor Works Contractors

Dear Sir/Madam,

**Extension of Adopting Smart Site Safety System
for Qualified Supervision
of All Types of Building Works Involving Mobile Plants and Tower Cranes**

Further to our circular letter dated 28 March 2024 announcing the mandatory requirement of qualified supervision for superstructure works by the adoption of Mobile Plant Alert System¹ and Tower Crane Alert System¹ under the Smart Site Safety System (4S), this circular letter announces that with effect from 1 July 2025, conditions requiring qualified supervision by the adoption of the said two systems under 4S for a development project of which the estimated total cost of building works exceeds \$30 million would be imposed under item 6 of section 17(1) of the Buildings Ordinance upon granting (a) the first approval of plans or major revision of plans, and/or (b) the first consent to the commencement and carrying out of building works (including demolition works, site formation works, excavation and lateral support works, foundation works, pile cap works and superstructure works) that involve the use of mobile plants and/or tower cranes. The above conditions will also be imposed in granting the first approval and/or the first consent for an alteration and addition project that involves structural works and meets such cost threshold.

2. Details of implementation are given in the revised Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-162 and Practice Note for Registered Contractors 80 that are available in the Buildings Department website².

Yours faithfully,



(LAI Ho-cheong)
Assistant Director/New Buildings 2
for Building Authority

c.c. The Real Estate Developers Association of Hong Kong

¹ Refer to the unsafe acts/dangerous situation alert system for mobile plant operation danger zone (Mobile Plant Alert System) and unsafe acts/dangerous situation alert system for tower crane lifting zone (Tower Crane Alert System).

² https://www.bd.gov.hk/en/resources/codes-and-references/practice-notes-and-circular-letters/index_pnap.html.