

**Government Workplan on Streamlining Development Control 2025**  
**(new measures, positions as at November 2025)**

**1. By Q3 2024**

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
1.	To enable web-based Construction Noise Permit (CNP) application and vetting system (e-CNP system)	<p>Environmental Protection Department (EPD) has promulgated the e-CNP system on EPD website and opened it for wider use by the construction trade since September 2024. Furthermore, the guidelines and website for preparing CNP applications have been updated to incorporate the e-CNP system. It is estimated that using the e-CNP system for renewals can save applicants approximately 80% of the preparation time compared to traditional paper-based applications.</p> <p>EPD has further introduced and promoted the use of e-CNP system among Government's Works Departments, Hong Kong Construction Associated, Construction Industry Council, public utilities and the associated contractors through a webinar and hands-on training sessions in February 2025.</p>	Q3 2024  [implemented]	EPD
2.	To build-in an automatic escalation system in Independent Checking Unit's (ICU) Housing Electronic Plan Submission System (HePlan)	<p>Officers at chief level will receive an alert through ICU's HePlan when plan submissions and applications for occupation permit have been withdrawn and re-submitted twice.</p> <p>The industry has been informed through HePlan.</p>	Q3 2024  [implemented]	HB/ICU

3.	To circulate Development Bureau (DEVB) General Circular No. 1/2024 on Adopting a Facilitating and Collaborative Mindset (the Circular) internally and conduct seminars to promote the facilitating and collaborative mindset among the staff	Since the promulgation of the Circular, B/Ds have circulated it internally to disseminate the policy directions set out therein among relevant staff. To further promote the facilitating and collaborative mindset, B/Ds have conducted internal seminars to help colleagues better understand the spirit/requirements of the Circular.	Q3/Q4 2024 & on-going [implemented]	CEDD DSD EPD FSD LandsD LCSD PlanD TD WSD
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## 2. By Q4 2024

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
4.	To relax the notification requirements for appointment of registered contractor and the commencement of building works or street works	<p>To permit notification of appointment of registered contractor and commencement of building works or street works to Building Authority to be not less than 1 day prior to commencement of works if the specified Form BA10 is submitted via ESH by granting the modification to regulation 20(1) of the Building (Administration) Regulations.</p> <p>The new measure has been promulgated via the revised PNAP ADM-17 issued in December 2024.</p>	Q4 2024  [implemented]	BD
5.	To streamline the application procedures for modification/exemption of Regulation 33(1) of B(A)R for deferring the submission of minor amendments for secondary structural elements (such as curtain wall, balustrade, cladding, canopy, external ceiling or similar elements not	<p>To minimise the repetitive procedures in the application for modification/exemption of B(A)R 33(1) for secondary structural element amendment submission, once the permit for modification/exemption of B(A)R 33(1) for deferring the submission of minor amendments of superstructure plan has been granted, such permit is also applicable to all associated secondary structural element amendment plan submissions, provided that the first consent to the commencement of the respective secondary structural element works has been granted.</p> <p>The new measure has been promulgated via the revised PNAP ADM-19 and announced through the Buildings Department's (BD) circular letter on 31 October 2024.</p>	Q4 2024  [implemented]	BD

	affecting the overall stability of the building)			
6.	To allow staged submission of pile foundation plan	<p>To facilitate the construction progress and reduce the number of amendment submissions required due to design changes, it was proposed to allow an alternative submission arrangement by separating a pile foundation submission into two stages. Under this proposal, the registered structural engineer (RSE) is only required to provide the essential construction information and design assumptions of the proposed pile foundations in the stage 1 plan submission to BD for approval. Having obtained the approval of the stage 1 foundation plans, the RSE may apply for the consent to the commencement and carrying out of pile foundation works. Other information such as the column/wall layout and the presumed column/wall load schedule, as well as the pile load schedule with the compatibility check of the superstructure and foundation system can be included in the stage 2 foundation plans submitted to BD for approval at the later stage of pile foundation works.</p> <p>The building industry has been consulted and they are generally supportive of the proposal. The new measure has been promulgated via revised PNAP APP-18 and announced through BD's circular letter on 31 October 2024.</p>	Q4 2024  [implemented]	BD
7.	To issue New District Practice Notes (DPNs) to: (1) lay down the pre-submission enquiry /	The Geotechnical Engineering Office (GEO) of Civil Engineering and Development Department (CEDD) currently entertains applicants' request for pre-submission meetings and will provide clarification on submission requirements upon enquiry (stipulated in DPN 124). Moreover, GEO currently maintains a high level communication	Q4 2024  [implemented]	CEDD

	<p>workshop mechanisms</p> <p>(2) lay down the communication protocol between applicants and relevant processing officers; and</p> <p>(3) further promote the facilitating and collaborative mindset</p>	<p>channel with RGE representatives of Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee (APSEC), including a half-yearly meeting to exchange views on geotechnical control issues.</p> <p>The GEO has established a communication protocol to ensure that the applicants would be informed on the contact details of the relevant processing officers.</p> <p>New DPNs have been promulgated to formally setup the pre-submission meeting mechanism and formalize the communication channel and protocol.</p>		
8.	To review/update guidelines and devise FAQs and checklists to facilitate the preparation of drainage submissions and drainage impact assessment	Promulgated on Drainage Services Department (DSD) website Technical Note No.1 - Technical Note on preparation of Drainage Submission (Technical Note). The Technical Note has been reviewed and updated as appropriate to adopt a facilitating and collaborative mindset. FAQs and checklists have been included in Technical Note No. 1 to facilitate the preparation of drainage submissions and drainage impact assessment.	Q4 2024 [implemented]	DSD
9.	To review the library of comments on submissions for internal reference by DSD processing officers for consistency as well as clear and specific reasons for rejecting	The library of comments has been reviewed and updated as appropriate to adopt a facilitating and collaborative mindset. Upon rejection of applications/ submissions, applicant may refer to the guidelines with FAQs and checklist for DSD's requirements before re-submission. If necessary, applicant could contact DSD's processing officer for direct communication / clarification on the reasons for rejection. The latest version of library is available on DSD's intranet for reference by processing officers.	Q4 2024 [implemented]	DSD

	applications/ submissions =			
10.	To introduce streamlined arrangements for the application of Specified Process (SP) licence for Cement Works	EPD introduced the checklist to facilitate the submission of applications for SP licences for cement works, and streamlined requirements to facilitate the processing of SP licences for modular cement grouting plants at construction sites. The checklist and the streamlined requirements were promulgated on EPD's website. It is estimated that the licence processing time could be shortened by a few months.	Q4 2024  [implemented]	EPD
11.	To allow staged submission of design information of highway structures and other public road aspects for new town / new development area and housing developments	Applicants are allowed to provide information by stages in detailed design stage. The measure has been mentioned on Highways Department's (HyD) website.	Q4 2024  [implemented]	HyD
12.	To introduce pre-submission meeting arrangement for: (1) submission of design information of highway structures and other public road aspects for new town / new development	Liaisons between HyD and applicants were piloted to streamline the resolution of issues for complicated cases before the final submissions and ACABAS meetings. HyD also welcomes applicants to make use of pre-meeting or pre-submission enquiry and conference to discuss about the innovative ideas / processes / approaches. The measures have been mentioned in HyD's website.	Q4 2024  [implemented]	HyD

	area and housing developments (2) complicated submissions to Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS)			
13.	To set up an internal escalation system for HyD application cases	To set up an internal escalation system for escalating application cases, which failed to obtain approval over three rounds of submission, to a directorate officer for review if necessary (subject to the applicant's request).	Q4 2024 [implemented]	HyD
14.	To enhance the communication between the applicants and the processing officers, the contacts of the immediate supervisors of the case officers will be provided in all the correspondence with the applicants	<p>Currently, only the contacts of case officers are provided in the correspondence with the applicants. By mandating to add the contacts of the immediate supervisors of the case officers, it can ensure that the communication channel will not be affected by any staff posting or leave arrangement throughout the application process and post-execution submission stage.</p> <p>The measure was promulgated via internal email in late November 2024. LandsD also informed the industry at the Land Sub-committee (LSC) Meeting of Land and Development Advisory Committee (LDAC) on 2 December 2024. Members in general welcomed the new measure.</p>	Q4 2024 [implemented]	LandsD

15.	To simplify and streamline the processing of Short Term Waiver (STW) applications by combining the procedures of issuance of Binding Basic Terms Offer (BBTO) and execution of formal STW letters.	<p>To streamline the waiver documentation through standardization of all the essential conditions and terms in the form of a Schedule together with control on the total built-over-area and building height for waiver fee assessment in the BBTO letter, the requirement for a waiver plan and execution of waiver letter can be dispensed with.</p> <p>Internal guidelines were issued to promulgate the proposed measure on 31 December 2024.</p>	Q4 2024 [implemented]	LandsD
16.	To provide more information on strategic viewing points to facilitate conduction of visual impact assessment (VIA)	<p>The current locations and panoramic views of strategic viewing points available in Planning Department's (PlanD) website has been further elaborated and updated as appropriate to facilitate the preparation of VIA in support of planning applications and/or compliance with approval conditions.</p> <p>PlanD's website has been updated in November 2024 to incorporate the following additional information on the "Ridgelines to be Preserved" as viewed from relevant Strategic Viewing Points:-</p> <ul style="list-style-type: none"> <li>(i) there is a clear indication that when conducting VIA, reference should be made to the panorama photo for interpreting the extent of ridgelines to be preserved;</li> <li>(ii) reference to the building free zone for ridgeline preservation in the Hong Kong Planning Standards and Guidelines has been</li> </ul>	Q4 2024 [implemented]	PlanD



		included; and (iii) the purpose of preserving views to the ridgelines and the requirement that rooftop structures (except for antenna) should be taken into account have been clearly spelt out.		
17.	To enhance the arrangement on Road Works Permit submission to Police	For land development projects, project managers or their representatives should notify the respective Road Management Offices by obtaining the Road Works Commencement Notice (RWCN), following the established procedure. For those notifications which encountered difficulties, the subject project proponent could notify the Traffic Branch Headquarters of Hong Kong Police Force by sending the list for liaison purpose.  Relevant Road Management Offices have been briefed accordingly.	Q4 2024  [implemented]	Police
18.	To introduce the new arrangement that for planning applications under s.16 and s.12A of Town Planning Ordinance, WSD has waived the submission of Water Supply Impact Assessment for some minor projects with insignificant effect to	WSD has adopted the practice to carry out in-house assessment for minor projects to assess if the existing water supply system is adequate to supply water to the proposed development instead of asking the developer/consultant to carry out the Water Supply Impact assessment. The new arrangement will also be disseminated to the applicants through the updating of the relevant Guidance Notes for planning applications.	Q4 2024  [implemented]	WSD

	existing waterworks infrastructure.			
19.	To introduce self-certification of compliance of plumbing works in catering business trades	WSD introduces a self-certification scheme for catering business trades by the submitting party for satisfactory completion of plumbing works. This scheme is founded on relatively simple plumbing works and the data analytics indicating good performance of licensed plumbers involved, which provides adequate confidence to the Water Authority (WA) to grant approval to effect water supply without conducting or witnessing inspections. Rather, WSD may carry out site audit afterwards, on a risk-based manner, for compliance monitoring.	Q4 2024 [implemented]	WSD

### 3. By Q1 2025

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
20.	To enhance the self-certification mechanism for processing plan submission on hoarding, covered walkway and gantry	BD, in collaboration with TD and HyD, to enhance the self-certification mechanism for processing plan submission on hoarding, covered walkway and gantry (the hoardings). The enhancements include expanding the mechanism to cover hoardings of all types of building works (except for hoardings of non-standard design used for demolition works), incorporating standard designs of green hoardings (i.e. the standard details of bolt-and-nut connections and precast concrete footings) into the mechanism, and relaxing the design restrictions on gantries for temporary vehicular access on construction sites (including to streamline the requirements for the provision of a larger gantry or multiple gantries, and gantry at egress and ingress points of lease or existing run-in/out) so as to encourage the wider adoption of green hoardings and self-certification mechanism for erection of hoardings, thereby streamlining approval process and enhancing site operation efficiency. The enhancement measures were promulgated via revised PNAP APP-21 and APP -23.	Q1 2025  [implemented]	BD (together with HyD and TD)
21.	To streamline the witnessing process for test boring, pile installation/test by BD staff	To facilitate the construction process, it is proposed to accept witnessing process for test boring and installation of mini-piles, socketed steel H-piles, and driven H-piles before installation of rock socket (or final set for driven piles) by the Technical Competent Person of the RSE's stream (without the presence of BD staff) on a	Q1 2025  [implemented]	BD

		<p>case-by-case basis, provided that all required records should be kept on site and submitted to BD for record upon completion of test boring/installation.</p> <p>The new measure has been announced through BD's circular letter on 31 March 2025.</p>		
22.	To allow a staged submission approach for the pile selection process.	<p>To facilitate the pile selection process for pile foundation, BD accepts that some of the structural documents (e.g. concrete cube test reports showing the 28-day concrete cube strength for bored piles) may be submitted at a later stage. BD is now reviewing whether there are other structural documents that could be submitted in later stage and a checklist of required essential information to be submitted for selection of piles is being prepared. A list of structural documents that could be submitted at later stage has been provided by BD in order to facilitate early selection of piles for conducting proof test. This streamlining measure covers all types of foundation works.</p> <p>The new measure has been announced through BD's circular letter on 31 March 2025.</p>	<p>Q1 2025</p> <p>[implemented]</p>	BD
23.	To establish a monitoring and alert system on seeking comments or approval from authorities	<p>Consultants occasionally take an excessive amount of time to seek the approval from authorities on design or technical submission, thus delaying the delivery of projects and affecting their cash flow.</p> <p>DEVB Technical Circular (Works) No. 2/2025 was issued on 22 January 2025 for the mandatory adoption of Digital Project Delivery System (DPDS) in consultancies under the Capital Works</p>	<p>Q1 2025</p> <p>[implemented]</p>	DEVB

		Programme with pre-tender estimate exceeding \$15 million. The DPDS serves as a tool for tracking the response time from and providing alert to the employer's representatives and the consultants regarding outstanding comments and submissions.		
24.	To promulgate guidelines to prevent excessive requirements on consultants and facilitate time-linked payment	<p>As the depth of consultancy study should not be excessive in relation to the consultancy stage, suitable guidelines will be promulgated to include a core list of deliverables for each consultancy stage. On the other hand, the maximum percentage allowed for time-linked payment would be reviewed so as to facilitate more time-linked payment, thus avoid over-specifying number of deliverables in consultancy agreement for the purpose of meeting payment requirement.</p> <p>The proposed guidelines on the preparation of payment schedule and the determination of list of deliverables for different stages of consultancies were promulgated in March 2025.</p>	Q1 2025  [implemented]	DEVB
25.	To streamline approval procedure for ACABAS submissions	Some consultants have reported that ACABAS requested highly detailed photomontages and consultants had to submit a few round of submissions to obtain approval. HyD is drafting updated technical guidelines on ACABAS submissions to provide clearer approval requirements and exemplary cases for consultants' reference. To ensure cost-effective design, ACABAS is also required to consider the cost-effectiveness element when providing comments, striking a balance between costs and achieving aesthetically pleasant designs. The checklist for submission to ACABAS has been uploaded in HyD's website in January 2025.	Q1 2025  [implemented]	DEVB

26.	To update DSD internal guidelines	DSD has promulgated internal instruction and conducted internal briefing session to disseminate the requirements of streamlining development process in DSD.	Q1 2025 [implemented]	DSD
27.	To simplify submission forms and establish a template of energy audit report to streamline the submission process under the Buildings Energy Efficiency Ordinance (Cap. 610)	The standard energy audit template was incorporated in the Code of Practice for Building Energy Audit 2024 edition gazette on 22 November 2024. The simplified submission forms for the compliance of Cap.610 were launched in end-Q1 2025.	Q1 2025 [implemented]	EMSD
28.	Self-certification of Compliance of Road Traffic Noise Impact Assessment (RTNIA) of public housing development	The EPD-HD Joint Technical Notes (TN) for self-certification of RTNIA for public housing developments was officially issued and implemented.	Q1 2025 [implemented]	EPD, HD
29.	To streamline private swimming pool license application process (e.g. publishing list of common mistakes that hinder the approval process for the reference of applicants)	FEHD has reviewed relevant performance pledges and workflow in detail. Since 12 March 2025, a new function was added to the Online Licence Application Tracking Facility (ATF) system, allowing swimming pool licence applicants to check the status of their applications through the internet, submit relevant documents or plans and access the correspondence sent by FEHD through the platform, so as to provide the applicants with a comprehensive	Q1 2025 [implemented]	FEHD

		<p>understanding of the entire application process.</p> <p>In addition, FEHD has streamlined the application procedure, e.g., the applicant can choose to provide a pool water test report issued by an accredited laboratory to demonstrate the capability of maintaining the quality of such pool water to the required bacteriological and chemical standard and as a proof of compliance of related licensing requirements of application. Since February 2025, FEHD will process licence applications even when temporary occupation permit (TOP)/ occupation permit (OP) has not been issued. The applicant only needs to submit the TOP/OP to FEHD before the issue of the licence. FEHD will no longer refer applications to Building Authority for verifying TOP/OP. Referral to Building Authority is only required for cases involving structural alterations.</p>		
30.	To introduce facilitation measures for acceptance of sites under Short Term Tenancy (STT) / STW and Planning Application (PA)	<p>In case of sites under STT, STW and PA solely require the provision of fire extinguishers, submission of certificates, i.e. F.S. 251, issued by Registered Fire Service Installation Contractor (RFSIC) would suffice for acceptance. On-site inspections for these sites are no longer required.</p> <p>The industry has been informed through various established channels in Q1 2025.</p>	Q1 2025 [implemented]	FSD

31.	To establish “One-stop Coordination Office for New Fire Protection Facilities Acceptance” (One-stop Coordination Office)	A “One-stop Coordination Office for New Fire Protection Facilities Acceptance” has been officially established with effect from 13 March 2025. It provides one-stop co-ordination services in respect of the acceptance inspection of fire protection facilities of new residential buildings and projects that facilitate business operations and benefit the people.	Q1 2025 [implemented]	FSD
32.	To compile templates of replies to various land development-related applications for HyD internal reference	To compile templates of replies to various land development-related applications for internal reference.	Q1 2025 [implemented]	HyD
33.	To introduce and extend the launch of optional self-certification for the issuance of Certificate of Compliance (CC) and “No Objection to Occupy” Letter for New Territories Exempted Houses (NTEHs) to all districts	An optional self-Certification of Compliance (SCC) scheme for NTEHs has been introduced to allow applicants to hire professional(s) to self-certify compliance of requirements under the relevant land instrument(s) with a view to streamlining LandsD’s processing of applications for CC/ “No Objection to Occupy” Letter for NTEHs. The pilot scheme has been introduced to the Yuen Long district since January 2025 and extended to the North district in July 2025. Given the positive response from various stakeholders, the SCC will be implemented as a standard procedure by all New Territories District Lands Offices by end-2025.	Q1 2025 [implemented]	LandsD



34.	To expedite the processing of applications for lease modifications / consent to allow Gross Floor Area (GFA) exemption for aboveground car park	LandsD targets to issue a Lands Administration Office (LAO) Practice Note to inform the industry how the enhanced GFA exemption arrangement for aboveground car park promulgated by BD would be dealt with under lease. For existing leases where aboveground parking spaces are not fully exempted from GFA, LandsD plans to expedite the processing of applications for lease modification / consent for the aforesaid GFA exemption by (i) setting a time pledge for LandsD's issuance of offer letter to the applicant; (ii) providing a checklist to facilitate applicants' preparation of submissions; and (iii) considering the possibility of adopting standard rates for charging premium. LandsD LAO Practice Note No. 3/2025 was promulgated on 19 March 2025.	Q1 2025  [implemented]	LandsD
35.	To set a time pledge for granting approval or disapproval of plumbing proposals for new building cases	Before proceeding to apply for commencement of plumbing works on site, approval has to be obtained from the Water Authority on the plumbing design proposal, which may take time especially for new building cases. As such, WSD would set a time pledge for granting approval or disapproval of plumbing proposals for new building cases. The time pledge has been promulgated via WSD website.	Q1 2025  [implemented]	WSD

#### 4. By Q2 2025/Mid 2025

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
36.	Self-certification for plan submission of simple structural works	<p>To speed up the plan processing procedures while upholding building safety at the same time, it is proposed to introduce a self-certification system for fast track processing of structural plan submission for simple structural works (SSW).</p> <p>Under the system, SSW are put into five categories, namely categories A to E works, viz.</p> <p>(A) minor works fulfilling Minor Works items under minor works control system;</p> <p>(B) secondary structural elements in new superstructure development;</p> <p>(C) secondary structural elements of higher complexity (i.e. stone cladding) in new superstructure development;</p> <p>(D) single-storey structure and single-family house; and</p> <p>(E) shallow foundation supporting (D) works.</p> <p>SSW fulfilling the eligibility criteria could be processed on a fast track basis by relying on (i) self-certification by the RSE of the project (for Cat A to B); or (ii) self-certification by RSE of the project together with checking and certification by an independent checking engineer (for Cat C to E).</p> <p>With the adoption of the self-certification system, processing time</p>	Q2 2025  [implemented]	BD

		<p>for plan submissions of SSW by BD can be reduced to 40 days for first submission/major revision and 20 days for amendment submission.</p> <p>PNAP ADM-23 “Self-certification System for Plan Submission of Simple Structural Works” was promulgated on 30 June 2025.</p>		
37.	Set up of a Task Force for Northern Metropolis to streamline the procedures for handling complex environmental matters related to the Northern Metropolis projects	In view of the increasing number of capital works projects in relation to the Northern Metropolis (NM), EPD set up a Task Force which serves as an one-stop contact point to facilitate the resolution of complex interface issues between the relevant specialist teams and project teams of the NM projects. Meetings will be arranged with a view to resolving the disputes on an ad hoc basis.	Q2 2025  [implemented]	EPD
38.	To promulgate a checklist and template of FS Notes for new railway projects	<p>The checklist and template aim to facilitate the industry stakeholders to adopt a consistent fire safety design on new railway infrastructures. The initiative is currently on trial and comments from relevant stakeholders will be collected and consolidated in due course. FSD plans to forward the checklist and template to relevant stakeholders through proper channel(s) in the future.</p> <p>Comments from relevant stakeholders have been collected and incorporated. The checklist and template have been promulgated and put in place on 1 January 2025. FSD’s Railway Development Strategy Division and stakeholder’s collaboration are continuously strengthening in order to streamline the processing of fire safety</p>	Q2 2025  [implemented]	FSD

		design on new railway infrastructure.		
39.	To promulgate a revised Fire Safety Requirements (FSRs) for Temporary Storage and Structures under STT/STW and PA	<p>Applicants are required to fulfill the fire-safety related conditions under the application of STT/STW/PA. To ensure that the FSRs remain relevant and aligned with present-day standards, streamlined measures will be introduced alongside revisions to the FSRs. These updates are tailored to the operational modes associated with these types of applications, thereby enhancing clarity, promoting compliance within the stipulated timeframes, and expediting the processing of applications.</p> <p>A seminar was conducted on 16 June 2025 to announce the revised Fire Safety Requirements to relevant stakeholders, including registered FSI contractor and relevant B/Ds, to facilitate implementation following the event.</p>	Q2 2025  [implemented]	FSD
40.	To promulgate a checklist to facilitate preparation of the submissions to ACABAS	The checklist is available in HyD's website.	Q2 2025  [implemented]	HyD
41.	To promulgate a list of common pitfalls in highway structures design submission	The list will be available in HyD's website.	Q2 2025  [implemented]	HyD

42.	To facilitate and expedite the checking and verification of lease approvals for processing pre-sale consent applications	To facilitate and expedite the checking and verification of lease approvals for processing pre-sale consent applications, applicants will be required to produce the supporting documentary evidence of lease approvals. Two new Legal Advisory and Conveyancing Office (LACO) circulars with revised Annexes and Appendices have been issued in April 2025 to promulgate the proposed measure.	Q2 2025  [implemented]	LandsD
43.	To facilitate the issuance of pre-sale consents for sale of residential units in uncompleted developments involving phases	To streamline building plan processing and facilitate the issuance of pre-sale consents for sale of residential units in uncompleted developments involving phases, (a) phased design, disposition and height (DDH)/design and disposition (DD), general building plan (GBP) and landscaping proposal will be considered for approval; and (b) phased approval of DDH/DD proposal and landscaping proposal will be accepted in considering pre-sale consent applications.  A new LAO Practice Note and new LACO circulars with revised Annexes and Appendices have been issued in April 2025 to promulgate the proposed measure.	Q2 2025  [implemented]	LandsD
44.	To provide information on the contact officers of concerned B/Ds to the purchaser / grantee upon completion of the land transaction	To specify the head of the handling office of the responsible bureaux or departments (i.e. post name in lieu of the bureaux or departments) in the standard letter, advising the purchaser / grantee the contact officer of the responsible bureaux or departments under various clauses which should be approached in the first instance in making any applications for approval / consent upon completion of the land transaction including land sale, land exchange, lease modification and private treaty grant.	mid-2025  [implemented]	LandsD

45.	To introduce a pilot scheme to facilitate waiver applications for holding activities in public open spaces in private developments	<p>LandsD has streamlined the processing of applications to waive the lease restriction to facilitate holding activities in public open spaces within or adjacent to shopping malls or commercial developments under a 2-year time-limited pilot scheme as steered by DEVB. Under the streamlined arrangement, upon the receipt of a valid application, a waiver will be offered to the applicant within 4 weeks and open for acceptance for 2 weeks.</p> <p>An Information Note on the scheme has been uploaded to LandsD's website in April 2025.</p>	Q2 2025  [implemented]	LandsD
46.	To set out the time targets for the key steps for processing of applications for lease modifications, land exchange, private treaty grants and other land transactions ("land transactions")	LAO Practice Note No. 2/2023 was issued in March 2023 to set out the general procedures and requirements with regard to applications for land transactions. In order to enhance the transparency on the processing of land transactions, an information note to supplement LAO Practice Note No. 2/2023 was promulgated to set out the time targets for each key step for processing land transaction applications.	Q2 2025  [implemented]	LandsD

47.	To review the sites designated “Comprehensive Development Area” (“CDA”) on statutory plans	To review the need to rezone “CDA” sites to other zonings as appropriate to allow greater planning flexibility (e.g. to obviate the need for planning application). This measure will be implemented by reviewing the “CDA” sites on a biennial basis. Town Planning Board (TPB) decisions will be uploaded in TPB’s website. Relevant statutory plans will be amended to rezone appropriate “CDA” sites to other zonings.	Q2 2025  [implemented]	PlanD
48.	To provide a “Checklist and Considerations of Temporary Traffic Arrangement (TTA) for Road Works”	To provide guidance to industry stakeholders for preparation of TTA submissions, TD has uploaded the “Checklist and Considerations of Temporary Traffic Arrangement (TTA) for Road Works” to TD’s website on 13 June 2025.	Q2 2025  [implemented]	TD
49.	To pilot self-certification of compliance of plumbing works in government contracts	While government contracts are controlled under a robust procurement system to engage competent consultants & contractors as well as a good quality assurance system to ensure compliance with contract requirements, also with the adoption of the Registered Plumbing Contractor system, WSD has high confidence on the quality of the completed plumbing works. As such, WSD would like to pilot self-certification of compliance of the whole of the plumbing works that WSD may approve connection of water supply upon receiving the required certification and satisfactory water test reports without the need to carry out final inspection of the completed plumbing works. Rather, WSD may carry out site audit afterwards, on a risk-based	Q2 2025  [implemented]	WSD

		<p>manner, for compliance monitoring.</p> <p>ArchSD has nominated all of the second batch of Light Public Housing Projects (at Tuen Mun Area 54, Siu Lam, Chai Wan, Ma On Shan and the five vacant school premises) to participate in the pilot self-certification scheme.</p> <p>Subject to successful implementation in government contracts, this initiative may be extended to private sector projects.</p>		
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## 5. By Q3/Q4 2025

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
50.	To streamline the submission of foundation plans in non-scheduled areas with deferred submission of site specific ground investigation (GI) information	<p>To facilitate early submission of foundation plans and to shorten the foundation construction period, as well as to reduce the cost for pre-drilling works, it is proposed to accept the foundation plans for non-scheduled areas submitted for approval based on the existing GI information within 20m from the site boundary obtained from the Geotechnical Information Unit of the GEO, or from the previous development of the site.</p> <p>A Building Sub-Committee (BSC)/Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee (APSEC) paper was circulated to BSC/APSEC members on 25 April 2025 for seeking their views on the proposed streamlining measures and the members are generally supportive of the proposal. The new measure has been promulgated via the revised PNAP APP-18.</p>	Q3 2025  [implemented]	BD
51.	To introduce a performance pledge for vetting of Tree Preservation and Removal Proposals (TPRPs) by relevant	As there was no performance pledge for relevant B/Ds (except for LandsD) to provide their comments/reply on the TPRPs, DEVB had contemplated the implementation of a 6-week performance pledge for other B/Ds to provide their comments on such TPRPs. LandsD had been liaised with the relevant B/Ds to secure their agreement for the proposal.	Q3 2025  [implemented]	DEVB, LandsD

	B/D within coloured area or outside lot boundary.	With the agreement of the relevant B/Ds, a performance pledge has been promulgated on 19 September 2025 which is applicable to new submissions and amendment submission received on and after the said date.		
52.	To review the updating of technical assessments in planning, design and construction stages	<p>Development projects will normally involve planning and engineering feasibility studies or engineering feasibility studies, detailed design and construction stages, which straddles a few years. During the course, various technical assessments conducted (such as TIA, DIA, and EIA) will have to be updated to reflect the latest circumstances. Updates on technical assessments should be kept to absolute minimum and on need basis. Besides, it is prudent to clearly state the scope and methodology for the technical assessments and the reimbursement arrangement for subsequent updating of the technical assessments in order to avoid contractual dispute and promote collaborative culture.</p> <p>Bureaux and departments should adopt a facilitating and collaborative mindset to expedite the acceptance/approval process (e.g. providing specific and solid comments, giving clear and specific reasons for rejection, etc.) for different submissions. Project teams should also take a supportive role to facilitate the consultants to liaise with the authorities and approval parties on accepting the technical assessments and establish the genuine need for subsequent updating. The guidelines on processing and updating technical assessments were promulgated in September 2025.</p>	Q3 2025 [implemented]	DEVB

53.	To further review GFA exemption arrangements for car parking areas	To conduct a review to look into enhancing the current arrangements on GFA exemption for car parking areas as set out in BD's Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2 on Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b).	Q3 2025  [implemented]	DEVB
54.	To streamline the procedures on crop assessment for issuance of ex-gratia allowances (EGAs) to eligible cultivators affected by land resumption or clearance	<p>In view of the dramatic increase in demand for crop assessment services required under public development projects, AFCD, LandsD and CEDD have collaborated to review the current crop assessment procedures and introduced the following streamlining measures to expedite the crop assessment exercises:</p> <p>(a) Grouping the same type/species of crops for holistic assessment instead of assessment by individual crops;</p> <p>(b) Reducing the number of crop quality categories from five to three; and</p> <p>(c) Maintaining videographic records for unclaimed crops in case of future claims, in lieu of conducting crop assessment along with claimed crops.</p>	Q3 2025  [implemented]  [newly added]	DEVB, AFCD, LandsD, CEDD
55.	To introduce streamlined approach in the preparation of submissions for removal of asbestos materials	EPD proposes to devise a simple checklist for commonly found low risk/non-friable asbestos containing materials, which can expedite the preparation and approval of submissions by registered asbestos consultants. The checklist will be implemented for trial in government development projects in Northern Metropolis.	Q3 2025  [implemented]	EPD

56.	To review the Master Schedule of Notes (MSN) and Definition of Terms (DoT)	To review the MSN and DoT to cater for B/Ds' various initiatives from time to time, so as to streamline the planning application process, achieve better comprehension and reflect the latest planning circumstances. Revised MSN and DoT will be promulgated via TPB's website.	Q3 2025  [implemented]	PlanD
57.	To streamline the procedures for application of Letter of Approval (LoA) and Certificate of Exemption (CoE) for Agriculture Structures	<p>To facilitate and reduce the time for processing applications from farmers for the necessary approvals in constructing agricultural structures, the following enhancement measures are being considered: (a) relaxing the restriction on the roofed-over-area of agricultural structures; (b) streamlining the procedures for processing CoE applications; and (c) compiling an application guideline which sets out clearly the processing procedures, approval requirements, and contact information.</p> <p>The enhancement measure of relaxing the roofed-over-area threshold from 1,000 sq. ft. to 5,000 sq. ft. has taken effect from 11 August 2025. Relevant guidelines will be issued by the AFCD.</p>	Q4 2025	AFCD, LandsD
58.	To review approval procedure to avoid excessive vetting layers	<p>Works departments have set up various committees / steering groups to approve important submissions to safeguard their quality.</p> <p>Consultants for the Government often need to navigate multiple layers of approval, including initial approval from the project office, followed by reviews from headquarters, working groups, steering groups, etc. This multi-tiered process can slow down project progress and create frustration among stakeholders.</p>	Q4 2025	DEVB

		<p>In light of this, DEVB will discuss with works departments to review their internal vetting procedures (other than those vetting committees involving external parties) with the goal of limiting the vetting layers to an absolute minimum, and in any case, not more than 2 rounds, thereby streamlining the process. As a general principle, works departments are also required to provide comments in one comprehensive and exhaustive response rather than engaging in back-and-forth exchanges of correspondence with the consultants, and give clear and specific reasons in cases of rejections, with an aim to provide guidance to consultants in addressing the submission deficiencies.</p>		
59.	<p>To establish a high level panel to provide steer, and facilitate departments in reaching consensus on matters which affect the project cost and time</p>	<p>During the design development, project teams may encounter difficulties in reaching consensus with different authorities and maintenance parties, in particular on the formulation of cost savings initiatives. B/Ds should set up an internal mechanism (with timeframe) to escalate the unresolved issues to directorate level for steer when necessary to avoid further dragging on of the matters.</p>	Q4 2025	DEVB

60.	To strengthen department's ability on project time and cost management from planning, design, construction to operation phases	<p>DEVB will arrange training workshops to departments:</p> <ul style="list-style-type: none"> <li>i) To enhance project time and cost management from planning, design, construction to operation phases;</li> <li>ii) To deepen the understanding on design-for-safety; and</li> <li>iii) To improve construction productivity,</li> </ul> <p>through re-affirming the importance of adopting a facilitating and collaborative mindset (DEVB General Circular No. 1/2024), carrying out preliminary design review before proceeding with the detailed design (ETWB TC(W) No. 19/2003), and how to make the most from the "Buildability Evaluation System" in accordance with DEVB TC(W) No. 6/2018 and DEVB TC(W) No. 6/2020.</p>	Q4 2025	DEVB
61.	To facilitate environmental assessments by opening up environmental data layers through Hong Kong Environmental Database, with extended coverage of data and collaboration with data owner and user	EPD plans to update the data layer and promulgate on EPD's website.	Q4 2025  [implemented]	EPD

62.	Self-certification of changes to the Road Traffic Noise Mitigation Plan (RTNMP) after first approval	A memorandum specifying the streamlined arrangement for submission of Revised Road Traffic Noise Mitigation Plan (RTNMP) for Government's road projects governed by the Environmental Impact Assessment Ordinance (EIAO) was issued to project proponents of respective road projects on 15 October 2025, which took immediate effect.	Q4 2025  [implemented]	EPD
63.	To introduce streamlined measures on the application for Discharge Licence under the Water Pollution Control Ordinance (WPCO) (Cap. 358)	<p>EPD proposes to introduce a self-checking system which enables a qualified professional (from the client government department, or resident engineers) to carry out on-site pre-submission check prior to the formal application submission for a discharge licence under the WPCO.</p> <p>To facilitate a smooth implementation, starting from 1 August 2025, a trial run was commenced for the government development projects of the Northern Metropolis and for DEVB to consult the related works departments on the streamlined arrangement.</p>	Q4 2025  [implemented]	EPD

64.	<p>To further promote and encourage the use of the e-submission option for applicants for consent to sell, consent to mortgage or charge and consent to underlet or licence</p>	<p>For the purpose of promoting and encouraging the use of the e-submission option for applicants for consent to sell, consent to mortgage or charge and consent to underlet or licence:</p> <p>(i) To issue a letter to the management company or manager of the Developments, explaining and highlighting the benefits of the e-submission option and enclosing a step-by-step guide, submission tips and useful information relevant to the e-submission option such as hyperlink of the “Hong Kong Property for Hong Kong People” (HKPHKP) page of LandsD’s webpage, the designated email address of LACO for the e-submission option and the direct telephone contact number in LACO for enquiries concerning HKPHKP consent applications; and</p> <p>(ii) To improve the design or layout of the HKPHKP page of LandsD’s webpage to attract readers’ attention to the e-submission option.</p> <p>Item (i) will be implemented by Q4 2025; while Item (ii) will be implemented on LandsD’s webpage by Q4 2025.</p>	Q4 2025	LandsD
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65.	To introduce mandatory compliance checklist system for the issuance of CC for non-NTEHs	<p>Currently, submission of compliance checklist is optional for application of CC. It is proposed to introduce a mandatory compliance checklist system so that the lot owners, when applying for CC, must provide a duly completed compliance checklist demonstrating the extent of compliance with the positive obligations together with documentary proofs from the relevant B/Ds. In doing so, the lot owners would conduct a self-assessment on their readiness for complying various positive obligations under lease before submitting the application, which in turn will streamline the subsequent processing of the CC application.</p> <p>LandsD will put in place administrative measures and promulgate a Practice Note.</p> <p>As a further enhancement measure, LandsD is exploring stipulating target timeframes for B/Ds to provide their comments to CC applicants with a mechanism to escalate the case to higher authority and DEVB if necessary.</p> <p>We plan to inform the industry through the existing established channels (e.g. LSC of LDAC) and implement the proposal in Q4 2025.</p>	Q4 2025	LandsD
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66.	To streamline applications for permission to the use of temporary ground reinforcements onto Government land (GL) for deep excavation in private projects	<p>The Government has prepared to facilitate the applications for permission to the use of temporary ground reinforcements onto GL, without the need to provide full justifications for their use as against alternative methods available, subject to requirements below including:-</p> <ul style="list-style-type: none"> <li>(i) The temporary ground reinforcements shall not compromise/sterilize the future development and use of the GL and should be removed after foundation work.</li> <li>(ii) The temporary ground reinforcements shall not affect stability of the GL.</li> <li>(iii) The concerned GL will not be required for development or other uses during the proposed occupation period.</li> </ul> <p>LandsD is in liaison with relevant B/Ds for the implementation details. DEVB will take the lead to engage relevant B/Ds and stakeholders, such as private developers and their registered building professionals under the Building Ordinance with an aim to inform them through BD's established channels upon implementation in Q4 2025.</p> <p>LandsD is now reviewing the above requirements with preparation of the information note on delivering the streamlining arrangement for implementation. In collaboration between DEVB(WB), LandsD, PlanD and BD, BD will issue the Circular Letter in Q4</p>	Q4 2025	DEVB, LandsD, PlanD, BD
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		2025, tentatively to announce the streamlined arrangement on application for carrying out such temporary works encroaching into the GL.		
67.	To adopt “iAM Smart” on Online Comments related to Planning Applications and Representations	To enhance submission of public comments on planning applications and representations/further representations on statutory plans through ‘iAM Smart’ (i.e. the mobile app) with auto-filling of the required personal data.	Q4 2025 [implemented]	PlanD
68.	To review the requirements for technical assessments at the planning application stage	<p>To review the Guidance Notes on Planning Applications and relevant TPB Guidelines with a view to streamlining the requirements for technical assessments as part of the submission to the TPB, in collaboration with relevant B/Ds.</p> <p>Inputs from relevant government departments have been consolidated where appropriate. The revised Guidance Notes and TPB Guidelines will be submitted to TPB for consideration in due course.</p>	Q4 2025	PlanD

69.	To introduce the arrangement that for the plumbing proposal for application for water supply for fire services, WSD will only consider the part from the connection point up to the terminal fitting after the roof fire service tank for giving a conditional approval to the whole plumbing proposal, while the downstream side will adopt self-certification.	<p>While the part of fire services in the downstream of the roof tank will not cause contamination to the water supply, we consider no longer necessary for WSD to vet the plumbing proposal for this part of fire services which concerns the performance of the fire service installations which is outside the purview of WSD.</p> <p>The measures will be promulgated via WSD Circular Letter to stakeholders.</p>	Q4 2025	WSD
70.	To introduce self-certification for plumbing installations in Modular Integrated Construction (MiC) units	WSD introduces a self-certification scheme for plumbing installations in MiC units by the submitting party for quality production of MiC modules. This scheme is founded on the existing well-established and robust quality control framework in place for ensuring that MiC production at off-site factories adheres to rigorous standards, drawing on the relevant experience of MiC providers over the years, which provide adequate confidence to the WA to streamline the prevailing procedures for regulatory control of plumbing works constructed by MiC method by allowing plumbing contractors and MiC providers to self-certify compliance of plumbing works.	Oct 2025 [implemented]	WSD

		<p>Apart from expediting the processing of application for water supply while ensuring compliance with quality standards, such scheme also recognizes advancements in plumbing materials and advocates the adoption of stainless steel plumbing materials with reference to the mature development of such application in Mainland China and the favourable material characteristics of stainless steel in safeguarding drinking water quality.</p>		
71.	<p>To introduce self-certification of compliance of plumbing works and separate water meters in subdivided units (SDUs) complying with relevant minimum standards (i.e. basic housing units (BHUs))</p>	<p>The Chief Executive announced in the 2024 Policy Address that a system on renting SDUs in residential buildings will be required to meet relevant minimum standards. SDUs complying with those standards will be recognized as BHUs before being allowed to be rent out legally. Amongst the minimum standards of living conditions of BHUs proposed by the Government, each BHU should be fitted with a separate water meter provided by WSD. The minimum standards will be prescribed under Housing Bureau (HB)'s Code of Practice (COP) on Basic Housing Units, which will be uploaded to HB's BHU thematic website in December 2025 tentatively.</p> <p>There are currently about 110,000 SDUs in residential buildings in Hong Kong. To cater for the significant amount of applications for installation of separate water meters for BHUs in the coming few years, WSD introduces a self-certification scheme for substantial plumbing works and installation of separate water meters. The self-certification scheme will be launched right after promulgation of HB's COP.</p>	Q4 2025 (tentative)	WSD

72.	To expedite approval for different types of projects	DEVB will formulate a mechanism for large-scale development projects, simplify works approval procedures, set clear performance pledges, and enhance co-ordination among relevant departments on vetting processes to expedite approval.	Q4 2025 [newly added]	DEVB
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## 6. By Q1 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
73.	To avoid repeating the public consultation in the planning process, local consultation will no longer be conducted by LandsD for certain land applications.	<p>To avoid repeating the public consultation in the planning process, local consultation will no longer be conducted by LandsD for certain land applications: (a) applications for permanent land instruments (i.e. lease modification, land exchange, private treaty grant, lot extension and amendments to approved Master Layout Plan or similar plans under lease) if the development proposals comply with the relevant statutory town plans; and (b) applications for temporary land instruments (i.e. short term tenancy, short term waiver and temporary waiver) if the proposed temporary use/development conforms to the zoned use (i.e. “Column 1” use under the Outline Zoning Plans (OZP)) or is a use or development which is always permitted as specified in the covering Notes of relevant OZP.</p> <p>We consider that separate local consultation is no longer necessary in processing the relevant land applications because a statutory public consultation process should have been conducted during the preparation of statutory town plan or proposing subsequent amendments; and full details of the planned land use of a particular site under the statutory town plan are readily available in the public domains and any proposed development to implement the planning intention should be encouraged and processed readily.</p>	Q1 2026	LandsD

		LandsD plans to inform the industry of the streamlined measure through the existing established channels.		
74.	To explore the streamlining of processing of land administrative procedures for Group II facilities in Joint Practice Note (JPN) No. 4	GFA exemption for Group II facilities in JPN No.4 on Development Control Parameters regarding Plot Ratio / Gross Floor Area may require lease modification to include a relevant specific GFA exemption provision. We will explore the scope to streamline the relevant land administrative procedures involved.	Q1 2026	DEVB, LandsD



## 7. By Q2 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
75.	To review TPB Guidelines	To review TPB Guidelines to keep abreast of the latest development requirements. The TPB Guidelines on Transfer of Plot Ratio is being reviewed taking into account the relevant initiatives under DEVB's on-going policy study on using new land to facilitate urban redevelopment and the views from practitioners/professional institutions to facilitate private sector's participation in urban renewal. Other TPB Guidelines will be reviewed to take into account the changing planning circumstances and development requirements, as appropriate. Revised TPB Guidelines will be promulgated via TPB's website.	Q2 2026 (tentative) & on-going	PlanD
76.	To promulgate new FAQs on key issues related to the submission of planning applications	To facilitate the applicants to better understand the assessment criteria for planning applications to avoid abortive work resulted from repeated submission of planning applications. This measure will be implemented by adding FAQs to TPB's website.	Q2 2026 (tentative)	PlanD

77.	To enable Electronic Processing System for Planning Applications and Representations	To develop a platform for the electronic circulation of planning submissions (including planning applications, public comments on planning applications, submissions for compliance with approval conditions, representations/ further representations on statutory plans, pre-application submissions, rezoning proposals, and other development proposals, etc.) to B/Ds, enable B/Ds to directly input and circulate their comments through the platform, and to allow auto-filling of the B/Ds' comments into draft TPB/PC papers. The Electronic Processing System is currently under development.	Q2 2026 (tentative)	PlanD
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