

Government Workplan on Streamlining Development Control 2026
(new measures, position as at August 2026)

1. By Q1 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
1.	To streamline the procedures for application of Letter of Approval (LoA) and Certificate of Exemption (CoE) for Agriculture Structures	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. 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. LandsD's internal guidelines was issued on 13 August 2025. AFCD compiled the "Guide to Application for Letter of Approval and Certificates of Exemption for Erecting Agricultural Structures on Private Agricultural Land" and updated the internal flowchart for processing LoA and CoE applications in March 2026.	Q1 2026 [implemented]	AFCD, LandsD

2.	To introduce optional self-certification for connection to public drainage and sewerage systems	DSD is considering the introduction of an optional self-certification for the connection to public drainage and sewerage systems. This would allow applicants to hire independent professional(s) to self-certify satisfactory completion of drainage connections works, for simple sites as pilot scheme, which would replace on-site technical audit by DSD before the issuance of satisfaction letter.	Q1 2026 [implemented]	DSD
3.	To review and update relevant guidelines to promulgate optional self-certification for connection to public drainage and sewerage systems	DSD Advice Note No. 2 – How to make Drainage Connections published on DSD’s website will be reviewed and updated to incorporate the proposed optional self-certification for connection to public drainage and sewerage systems. Checklist would be included as appropriate.	Q1 2026 [implemented]	DSD
4.	To enhance the communications with the property developers, building owners and/or other interested parties in relation to the application process for use/resumption permits for the lifts/escalators.	The responsible person for the lift who employs or arranges the registered lift engineer to carry out the examination of the lift would apply for the use/resumption permits for the lifts. However, the property developer and building owner may not be aware that the application process may take longer time because there are defects and/or clarifications associated the submission required to be followed up by the applicants. EMSD met the relevant stakeholders on 12 November 2025 and shared with them the common defects arising from the applications. The stakeholders recognized the need of enhanced communications between EMSD and the interested parties (property developers, building owners, authorized persons, and property management agents etc) and proactive action required by the interested parties on defects	Q1 2026 [implemented]	EMSD

		rectification so that the application could be timely processed. The proposed measure includes the amendment of the statutory forms and IT systems so that the interested parties would be in the communication loop about the application status and inspection findings. The measure applies to the similar applications for escalators as well. The enhancement measure was launched on 1 March 2026. Feedback from the stakeholders would be collected in due course.		
5.	Dedicated communication channel for advance notification of use permit applications for new lift/escalator installations	EMSD set up a dedicated channel to enable the property developers to notify EMSD in advance their submission schedule of use permit applications arising from large-scale projects, which could enhance the bilateral communication and facilitate EMSD to better plan the manpower resources for timely processing the applications. The channel via email was established and various developers have made use of the channel to submit their schedule of use permit applications in particular large-scale and/or significant projects. This has facilitated the communication with stakeholders and the processing of use permit applications.	Q1 2026 [implemented]	EMSD

6.	Streamlining measures for submission of electronic copies of environmental impact assessment (EIA) reports and other documents under the Environmental Impact Assessment Ordinance (EIAO) and their uploading onto the EIAO website	To simplify the requirements of submission and uploading of electronic copies of EIA reports and other documents to be submitted under the EIAO with reference to the latest and widely-accepted technical specifications; and provide adequate briefing/training to the relevant stakeholders (e.g. project proponents and their consultants) to facilitate efficient and resource-saving workflows.	Q1 2026 [implemented]	EPD
7.	To launch a new feature in the mobile application of FSD ‘One-Stop Coordination Office for New Fire Protection Facilities Acceptance’, enabling stakeholders to access real-time updates on the progress and estimated timelines of various fire service installations (FSI) acceptance procedures	To enhance efficiency and transparency in the FSI acceptance process for new developments, FSD has introduced a new function in its official mobile application in Q1 2026. The feature allows industry stakeholders — including developers, project architects, engineering consultants, registered FSI contractors, and relevant government departments — to view up-to-date information on the progress of each acceptance case. The application can also display estimated timelines for key procedures such as pre-acceptance meetings, on-site inspections, and plan amendments. This enhancement aims to assist stakeholders in better planning construction schedules and allocating resources more effectively, thereby reducing delays caused by unclear timelines or communication gaps.	Q1 2026 [implemented]	FSD

8.	To establish a digital platform for processing plan submissions (including fire safety proposals, prescribed plans under the Buildings Ordinance (Cap. 123) and submissions to consultative committees in relation to railway security and safety) of cross-boundary railway projects and Smart and Green Mass Transit System (SGMTS) projects	To streamline processing of the plan submissions for cross-boundary railway projects and SGMTS projects, it is proposed to establish a centralised digital platform to consolidate the processes of submission, inter-departmental review and approval in a single interface.	Q1 2026 [implemented]	HyD
9.	To facilitate excavation permit (XP) applicants to make reference to approved Traffic Impact Assessments (TIA) in supporting their Temporary Traffic Arrangement (TTA) submissions	Joint Utilities Policy Group (JUPG) members can voluntarily share their approved TIA reports with other industry stakeholders via the JUPG common platform. To facilitate XP applicants to shorten the TTA preparation time and effort, and also reduce the XP processing time, it is proposed to create a TIA inventory in the Excavation Permit Management System to enable XP applicants efficiently identify approved TIA records near their proposed excavation.	Q1 2026 [implemented]	HyD

10.	To review Town Planning Board (TPB) Guidelines	To review the TPB Guidelines taking into account the changing planning circumstances and development requirements as appropriate, to keep abreast of the latest development requirements. Revised TPB Guidelines will be promulgated via TPB's website. Proposed revisions to TPB Guidelines No. 16 on "Application for Development/Redevelopment within "Government, Institution or Community" Zone for Uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance", No. 20 on "Compliance of Approval Conditions", and No. 35D on "Extension of Time for Commencement of Development" were agreed by the TPB on 13 February 2026. The revised TPB Guidelines were promulgated via TPB's website on 6 March 2026. Another set of TPB Guidelines is under review as appropriate. Proposed revisions to TPB Guidelines No. 43 on "Application for Transfer of Plot Ratio under Section 16 of the Town Planning Ordinance" were agreed by the TPB on 21 August 2026, and the revised TPB Guidelines No. 43A were promulgated via TPB's website on the same date.	Q1 2026 [batch 1 implemented] Q3 2026 [batch 2 implemented]	PlanD
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2. By Q2 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
11.	To review approval procedure to avoid excessive vetting layers	Works departments have set up various committees / steering groups to approve important submissions to safeguard their quality. 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. In light of this, DEVB has discussed 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.	Q2 2026 [implemented]	DEVB

		The above key principles had been shared with the officers at D1 rank and senior professional level during the experience sharing session on 8 December 2025, and the 69th Consulting Engineers' Committee Meeting on 20 January 2026. Relevant guidelines have been promulgated in Q2 2026.		
12.	To establish a high level panel to provide steer, and facilitate departments in reaching consensus on matters which affect the project cost and time	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. The above message had been shared with the officers at D1 rank and senior professional level during the experience sharing session (refer to item 60 below) on 8 December 2025, and the 69th Consulting Engineers' Committee Meeting on 20 January 2026. Relevant guidelines have been promulgated in Q2 2026.	Q2 2026 [implemented]	DEVB

13.	To streamline applications for permission to the use of temporary ground reinforcements onto Government land (GL) for deep excavation in private projects	The Government is prepared to facilitate applications for permission to the use of temporary ground reinforcements onto GL subject to requirements including:- (i) The temporary ground reinforcements shall not compromise/sterilize the future development and use of the GL and should be removed after completion of foundation work, or utilise easily-breakable materials such as glass-fibre. For left-in ground reinforcements, the anchor heads should be removed. (ii) The temporary ground reinforcements shall not affect the stability of the GL. (iii) The concerned GL will not be required for development or other uses during the proposed occupation period. DEVB has taken the lead to engage relevant B/Ds and stakeholders, such as private developers and their registered building professionals under the Building Ordinance, and inform them through BD's established channels upon implementation. BD announced the streamlined arrangement on application for carrying out such temporary works encroaching onto the GL through the Circular Letter in conjunction with LandsD's Information Note issued on 7 July 2026.	Q2 2026 [implemented]	DEVB, LandsD, PlanD, BD
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14.	Self-certification of Compliance of Road Traffic Noise Impact Assessment (RTNIA) of private residential developments	The ProPECC PN 4/23 for self-certification of RTNIA of private residential development was issued in October 2023. This measure will be made mandatory for RTNIA submitted under land lease condition for further promulgation of this streaming measure.	Q2 2026 [implemented]	EPD
15.	To employ flexible land disposal arrangements for implementing industry policies and encouraging enterprises to set up businesses by granting tenancy that may be renewed up to a maximum of 21 years in total to provide greater certainty	DEVB will provide for tenancies which incorporate an option to renew that provide tenants a right to continue to rent the land for a fresh term after the expiry of the fixed term (fixed term max. of 7 years), for at most two renewals (i.e. “7+7”, “7+7+7” or “5+5+5”). The rent would be reviewed at the prevailing market level at the time when the tenant indicates intention to exercise the option, and may be adjusted upwards or downwards. The length of each tenancy fixed term may be flexibly determined according to the needs of individual industries and tenants and the policy intent of the relevant B/Ds, i.e. “7+7+7” or “3+3+3”, etc., and so long as each tenancy fixed term shall not exceed 7 years. DEVB has announced the arrangement via press release and also a general circular on 29 May 2026 setting out the enhanced measure for the flexible disposal of land to support policy-driven industry development, which is applicable across the territory.	Q2 2026 [implemented]	DEVB, LandsD
16.	To launch a three-year pilot scheme on “Pay for What You Build”	In lease modifications/land exchanges for non-residential developments, lot owners will be allowed to pay the required land premium as determined according to the proposed development intensity and the “preferred use” as advised by the lot owner subject to conditions, e.g. assignment restriction. LandsD issued the LAO PN No. 2/2026 on 29 May 2026.	Q2 2026 [implemented]	DEVB, LandsD

17.	To develop an Electronic Processing System for Planning Applications and Representations	To develop a platform for the electronic circulation of all 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 through an electronic platform and to provide a web-based interface for B/Ds to directly input their comments on the planning submissions, and to allow auto-filling of the B/Ds' comments into draft TPB/PC papers. Development of the Electronic Processing System (EPS) was completed by end-June 2026 and training sessions for users of PlanD and B/Ds were conducted from June to July 2026. On 3 August 2026, PlanD formally adopted the EPS to circulate planning submissions to B/Ds for comments. A hotline was set up to provide prompt assistance to users. The system has been operating smoothly.	Q2 2026 [implemented]	PlanD
18.	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 first control valve after the first fire service tank for giving a	While the part of fire services in the downstream of the first control valve of the first fire service tank will not cause contamination to the water supply, we consider no longer necessary for WSD to vet the plumbing proposal and conduct inspection for this part of fire services which concerns the performance of the fire service installations which is outside the purview of WSD. The measures have been promulgated via WSD Circular Letter to stakeholders on 24 April 2026.	Q2 2026 [implemented]	WSD

	conditional approval to the whole plumbing proposal, while the downstream side will adopt self-certification.			
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3. By Q3 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
19.	Facilitation measure on allowing Registered Structural Engineers (RSEs)/ Registered Geotechnical Engineers (RGEs) to present their cases at Structural Engineering Committee (SEC) meeting	BD has updated the internal manual for immediate use, allowing RSEs/RGEs to present their cases and recommendations and to answer members' inquiries at the SEC meeting with a view to enhancing the process of SEC's deliberation of cases. Nevertheless, the basic principle is that all fundamental issues pertaining to the case should be addressed before bringing up the case to the SEC for consideration. Such facilitation measure was announced in APSEC Discussion Forum held on 14 August 2026.	Q3 2026 [implemented]	BD
20.	To allow the presence of temporary structural supports for scaffolds (with the scaffolds removed at the time of occupation permit inspection) at localised areas during the application for an occupation permit (OP)	Upon the completion of building works resulting in a new building, the AP should ensure that all building works are satisfactorily completed in accordance with the approved plans and in full compliance with the BO and its subsidiary regulations, prior to the OP application. All temporary structures such as hoarding, scaffolding, contractor's shed, should be removed such that the new building is shown to be complete and the site is readily for inspection/examination by BD staff. The trade had suggested if the presence of those temporary structural supports for scaffolds be acceptable by the time of OP application with a view to advancing the site inspection/examination by BD. There was no doubt that those temporary structural supports would be completely removed and the affected areas be made good prior to the issue of OP by BD.	Q3 2026	BD

		On the condition that the structural support is removed and the external walls and affected areas are made good by the time of issuing the OP, BD preliminarily considered that the above suggestion was feasible and would continue to work out the facilitative measure with relevant stakeholders with a view to promulgating the measure by revising the relevant practice note.		
21.	To institutionalise and expand the scope of comprehensive inspection (CI) conducting in an early stage for large scale projects with a view to facilitating the formal occupation permit (OP) inspection	Under the current practice, CI covering measurement of key dimensions and identification of major non-conformities may be carried out during the construction period of a project. If CI has not been conducted (usually in small scale projects), measurements of key dimensions will be taken during the OP inspection. It is proposed to institutionalise this practice and expand the scope of CI (e.g. to include checking for the compliance with modification/exemption conditions) for large scale projects (e.g. residential developments with 500 flats or more or commercial developments with 100,000m² GFA or more) by revising the relevant Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) with a view to facilitating the formal OP inspection. It is further proposed that the CI could be initiated by the AP at a mutually agreed time frame.	Q3 2026	BD

22.	To simplify and standardize the submission requirement of Geotechnical Planning Review Report (GPRR) in support of planning applications under the Town Planning Ordinance (Cap. 131)	To provide a standardized GPRR, in a proforma format, for use by the applicants to screen their applications and to minimise the geotechnical information required at the planning stage.	Q3 2026 [implemented]	CEDD
23.	To provide supplementary air quality guidelines for planning cases	To review and formulate supplementary guidelines to streamline the consideration of air quality impacts of planning cases	Q3 2026 (tentative)	EPD
24.	To avoid repeating the public consultation in the planning process, local consultation will no longer be conducted by LandsD for certain land applications	To avoid repeating the public consultation in the planning process, it is proposed that 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.	Q3 2026	LandsD

		Separate local consultation may no longer be 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. If the proposal is implemented, LandsD plans to inform the industry of the streamlined measure through the existing established channels.		
25.	Further streamlining of the tree preservation and removal proposal (TPRP) mechanism	LandsD is reviewing the approval condition of TPRP in paragraph 8(b) of LandsD LAO PN 6/2023 that no tree removal works under an approved TPRP shall be commenced and conducted before the approval of foundation plans and site formation plans (including Excavation and Lateral Support (ELS) plans, if any) by BD.	Q3 2026	LandsD
26.	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. Some of the existing Group II facilities are being explored for exemption under lease without a lease modification.	Q3 2026	DEVB, LandsD

27.	To promulgate new Frequently Asked Questions (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 submissions of planning applications with low possibility of approval. This measure will be implemented by adding FAQs (including interpretation of the assessment criteria and examples of cases that would normally not be approved by TPB) to TPB's website.	Q3 2026 (tentative)	PlanD
28.	To review the Master Schedule of Notes to Statutory Plans (MSN)	To review the MSN 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 will be promulgated via TPB's website.	Q3 2026 (tentative)	PlanD
29.	To review the Definition of Terms used in Statutory Plans (DoT)	To review the 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 DoT will be promulgated via TPB's website.	Q3 2026 (tentative)	PlanD

4. By Q4 2026

	Proposed measures	Remarks	Timeframe	Relevant B/Ds
30.	To launch a Project Cost Management Platform	DEVB will launch a Project Cost Management Platform in phases from 2026 to expedite approval processes of public works projects, enhance decision making efficiency and optimise cost-effectiveness of design proposals.	End 2026 [implemented]	DEVB
31.	To review the PNAP on quality control and supervision requirements for MiC	DEVB and BD will examine options to streamline the inspection visits to accredited MiC factories under the MiC Manufacturer Accreditation Scheme for conducting Qualified Supervision and Quality Audit in PNAP ADV-36. The revised ADV-36 incorporating the streamlining measures will be presented to building industry stakeholders for consultation in September 2026, and is targeted for promulgation in end of 2026.	End 2026	DEVB, BD
32.	To introduce a time pledge for processing swimming pool license application	FEHD will explore setting a time pledge after gaining more experiences under the new streamlined process of swimming pool license application.	End 2026	FEHD
33.	Extending the streamlining measure for JPN No. 4 to cover site coverage restrictions	LandsD will explore the scope of further streamlining measure on site coverage accountability among LandsD, BD and PlanD	Q4 2026	DEVB, LandsD, BD, PlanD

34.	To conduct a new Study on Utilisation of Existing Industrial Stock	To review the utilisation of Industrial Building (IB) units and progress of transformation of industrial areas, understand the hurdles faced by owners and investors of IBs, explore rezoning of suitable industrial land to other uses such as residential and business uses, identify emerging uses in the IBs and explore if any emerging uses may be permitted in IBs while meeting fire safety or buildings concerns in consultation with B/Ds. The Study will form a basis for DEVB to put forward the recommendations including the way forward for the Revitalisation Scheme for IBs.	End 2026 (tentative)	PlanD
35.	To introduce self-certification of compliance of plumbing works in new village type houses	WSD is reviewing the applicability of self-certification by Registered Plumbing Contractors for new village type houses for satisfactory completion of plumbing works followed by WSD's random site audit on a risk-based manner for compliance monitoring.	End 2026 (tentative)	WSD

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