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Group :   5, 6

4 March 2026

Development Bureau
Technical Circular (Works) No. 3/2026

Adoption of Artificial Intelligence (AI) Technology

Scope

This Circular sets out the policy and requirements on the adoption of Artificial Intelligence (AI) under the Capital Works Programme, in –

(a) consultancies with pre-tender estimate **exceeding $15 million** (with Expressions of Interest (EOI) submission, or Technical & Fee (T&F) Proposal for one-stage process), and

(b) works contracts with pre-tender estimate **exceeding $30 million**

to be invited or tendered on or after **1 June 2026**.

2.   Consultancies invited or works contracts tendered prior to 1 June 2026 shall implement the adoption of AI technology stipulated in this Circular as far as practicable.

Effective Date

3.   This Circular takes immediate effect.

Effect on Existing Circulars and Circular Memoranda

4.   This Circular has no effect on existing circulars and circular memoranda.

Background

5.   As highlighted in the Chief Executive's 2025 Policy Address, the Government is promoting the wider adoption of AI technology in government services to assist departments in expediting their workflow. To echo with this initiative, DEVB has identified some high-impact AI applications among the diverse and ever growing market of AI technology for construction industry that could enhance time and cost effectiveness when delivering projects.

6.   Over the past few years, works departments and their consultants/contractors have been piloting AI applications on design optimisation, information search and retrieval, document checking and verification. Such applications delivered remarkable results by, for example, saving time in design development and option evaluation, and enhancing efficiency in document handling.

7.   Building on the success of pilot applications, it is proposed to adopt the selected AI applications that are technically mature with readiness to implement in suitable capital works projects with a view to enhancing the overall project efficiency and performance.

Policy

8.   Under the Capital Works Programme, consultancies with pre-tender estimate exceeding $15 million, and works contracts with pre-tender estimate

exceeding $30 million, shall adopt AI technology, as stipulated in the "Inventory of Adopting Artificial Intelligence in Capital Works Projects" (The **Inventory**)[1].

9.   For subvented projects and capital works projects entrusted to non-government agencies such as Airport Authority and MTR Corporation Limited, the policy should also be followed as far as practicable.

10.   Besides the adoption of AI as stipulated in the **Inventory**, project offices are encouraged to continue to proactively identify and deploy other AI-related technology into capital works projects to enhance overall performance, and advise Chief Assistant Secretary (Works) 1 of the progress and outcome of deploying such AI-related technology.

Adoption of AI

Design, Tender and Construction Stage

11.   When preparing consultancy brief/tender documents, the employer/client shall specify the use of AI with details as stipulated in the **Inventory**, which set out the baseline requirements for adoption. Apart from these requirements, additional provisions or enhancement to the **Inventory** may be imposed to address specific requirements of individual consultancy/works contract if appropriate and justified.

12.   The employer/client shall review and evaluate consultant/contractor's AI proposal against the baseline requirements in the **Inventory** prior to acceptance.

Upkeep the "Inventory of Adopting AI in Capital Works Projects"

13.   Given the rapid and continuous development of the AI technology, the **Inventory** is a living document subject to future updates by the Development Bureau as appropriate.

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[1] The **Inventory** set out the details of "Use Case", "Background", "Baseline Requirements" and "Outcome" which are accessible at the DEVB website.

Data Security and Privacy Protection in Adopting AI

14.   Project office shall implement measures to ensure the data security in accordance with Core Security Principles of the Baseline IT Security Policy promulgated by the Digital Policy Office (DPO) and the relevant parts of the derived employer/client's IT Security Policy that complies with the Security Regulations and the Baseline IT Security Policy.

15.   Project office shall also ensure compliance with the requirements under the Personal Data (Privacy) Ordinance (PDPO), including the six Data Protection Principles (DPPs) in Schedule 1 thereto, when handling personal data in the process of procuring, implementing and using AI solutions.

Exemption

16.   On exception grounds, the subject officer at D2 or above of the managing works department may exempt the adoption of AI as required under this Circular due to, for example, substantial impact on project delivery or projects of little technical content.

Enquiries

17.   Enquiries on this Circular shall be addressed to Chief Assistant Secretary (Works) 1.

(Ricky C K LAU)
Permanent Secretary for Development (Works)