



Building Plan Submissions

Use of Building Information Modelling for Mathematical Calculation of Areas

To promote the adoption of Building Information Modelling (“BIM”) technology in private development projects, the Lands Department (“LandsD”) with effect from the issuance of this Practice Note (“PN”) accepts BIM files for area calculations in general building plans (“GBP”) submissions, in addition to the Computer-Aided Design drawing files allowed under Lands Administration Office Practice Note Issue No. 3/2018. This PN advises on the general requirement for the use of BIM in area calculations in GBP submissions for compliance checking under lease¹.

2. This PN is to be read in conjunction with paragraph 24 of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (“PNAP”) ADM-19 on “Building Approval Process” and PNAP ADV-34 on “Building Information Modelling (BIM)”, issued by the Buildings Department (“BD”), which advise on the use of BIM in the preparation of GBP submissions to BD.

General Requirement

3. When BIM files are used to demonstrate area calculations in a GBP submission, the Authorized Person (“AP”) should fulfil the requirements stated in the “Guidance Notes on Use of Building Information Modelling for Mathematical Calculation of Areas” (“the Guidance Notes”), available on LandsD website (<https://www.landsd.gov.hk>). In particular, for GBP submissions in hardcopy format, BIM files should be submitted in a form of non-rewritable DVD-ROM diskette(s). For GBP submissions via Electronic Submission Hub (“ESH”)², BIM

¹ All references to “lease” in this PN shall include Government Lease or Conditions of Sale/Grant/Exchange, etc. and “lease” shall be construed accordingly.

² ESH, being a digital platform for receiving and processing of building plans, documents and applications submitted under the Buildings Ordinance (Cap. 123), serves an alternative means to the paper-based mode of submission.

files should be uploaded simultaneously with the electronic copy through ESH. In parallel with the submission of GBP and BIM files, AP should also submit a set of Coloured Building Plans³ to facilitate compliance checking under lease. A GBP submission may be rejected without further checking if (i) these requirements and (ii) the time frame or technical requirements as set out in the Guidance Notes are not complied with.

Consent to the Use of BIM Data

4. BIM files submitted to LandsD in support of a GBP submission will also be used for updating 3-Dimensional Digital Map and other spatial data. The BIM files will also be kept in the Government BIM Data Repository to facilitate smart city applications of the Government, such as city planning and urban design. The submission of BIM files from AP will be taken as permitting the use of the BIM models for such purposes by the Government.

Application and Effective Date

5. For the avoidance of doubt, any approval or disapproval under lease will only be given to a GBP submission either in hard copy format or electronic format accepted by BD under PNAP ADM-17. In case of any discrepancy between the GBP submission and BIM files submitted, the GBP submission shall prevail.

6. This PN takes immediate effect and applies to all GBP submissions with BIM files submitted (including re-submissions, major revisions or any amendments).



(Maurice LOO)

Director of Lands

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³ Coloured Building Plans should be prepared in accordance with paragraphs 6 to 9 of the Guidance Notes which must be identical to the floor layout plans in the GBP and duly coloured to show the extent of site coverage, transfer plate and gross floor area accountable and non-accountable areas under lease.