

Below is a concise side-by-side comparison of key updates introduced in “C-2025-01-01 Adoption of Building Information Modelling for Capital Works Projects in Hong Kong” (the 2025 Circular) relative to the previous “C-2021-02-02 Adoption of Building Information Modelling for Capital Works Projects in Hong Kong” (the 2021 Circular). Items not mentioned below remain largely consistent between the two documents.

1. Effective Date and Supersession

- 2021 Circular:
 - Came into effect on 1 January 2022.
 - Superseded DEVB TC(W) No. 12/2020.
- 2025 Circular:
 - Takes effect on 1 February 2025.
 - Explicitly supersedes DEVB TC(W) No. 2/2021.

Key change: The 2025 Circular replaces the contents of the 2021 Circular, with all directives effective starting 1 February 2025.

2. Making BIM Models Contractually Binding

- 2021 Circular:
 - States an “ultimate goal” to include BIM models in e-tendering and “work towards” making them contractually binding.
 - Does not set a specific date on when it becomes mandatory to treat BIM models as part of contract documents.
- 2025 Circular:
 - Explicitly requires that for construction works tenders with BIM adoption invited on or after 1 April 2025:
 - Selected parts of BIM models must be included in tenders and contractually binding.
 - Mechanical, Electrical & Plumbing (MEP) installations, existing site conditions, or information on proprietary products may remain “for reference only,” unless the project office decides otherwise.
 - Provides expanded instructions (Annex 3 and Annex 4) on mandatory tender clauses to incorporate the BIM model as part of the legally binding tender documents.

Key change: The 2025 Circular firmly establishes and enforces a date (1 April 2025) to include design BIM models in tender documents and treat designated portions of the BIM models as legally binding.

3. BIM Roadmap and Mandatory Uses

- 2021 Circular:
 - Requires mandatory adoption of BIM technology for capital works projects over HK\$30 million.
 - Lists mandatory and optional BIM uses in Annex 1 (covering design, construction, and certain feasibility/project management stages).
- 2025 Circular:
 - Maintains the same HK\$30 million threshold and the mandatory uses.
 - Incorporates updated references to advanced BIM applications from the prior memos (such as 6-D sustainability evaluation, asset management, 3-D control and planning, underground utility surveying, etc.).
 - Confirms that the list of mandatory BIM uses in Annex 1 remains in force but clarifies more details (e.g., existing site conditions modeling, contractual-binding elements, etc.).

Key change: While the scope of mandatory uses remains mostly the same, the 2025 Circular clarifies that certain details in the BIM model (especially for digital fabrication and asset management) must be upheld more rigorously, and it provides updated references on these.

4. BIM Workflow, Collaboration, and KPI Monitoring

- 2021 Circular:
 - Emphasizes re-engineering of workflow for better BIM collaboration.
 - Stipulates collecting Key Performance Indicators (KPIs) to chart the effectiveness of BIM adoption.
- 2025 Circular:
 - Continues stressing that regular BIM collaboration meetings are crucial during design and construction.
 - Notes that WDs have accumulated sufficient experience in BIM adoption, so mandatory KPI submissions to DEVB are discontinued. However, WDs are “encouraged” to do internal KPI tracking and share findings as needed.

Key change: The 2025 Circular formally ends the blanket requirement to submit BIM KPIs to DEVB, reflecting that WDs have matured in BIM usage.

5. Transition to BIM CDCP (Common Data Collaboration Platform)

- 2021 Circular:
 - Requires establishing a “Common Data Environment (CDE).”
 - Encourages WDs to consider how to manage BIM data collaboratively.
- 2025 Circular:
 - Renames the requirement from “CDE” to “BIM CDCP (Common Data Collaboration Platform).”
 - Expands the scope to ensure the BIM model becomes “a single source of truth” throughout the project life cycle, including asset management.
 - Directs WDs to develop roadmaps for departmental BIM CDCP usage and for cross-department exchange of BIM data.

Key change: Instead of a generic “CDE,” the emphasis is now on a more standardized, department-wide “BIM CDCP,” with an explicit plan to connect to the Government BIM Data Repository.

6. Contract and Tender Provisions

- 2021 Circular:
 - Provides sample clauses in Annex 2 on training requirements for consultants and contractors, plus references to sub-consulting.
 - Lists general requirements that tender documents must be software-neutral and open.
- 2025 Circular:
 - Retains the same training provisions (Annex 2).
 - Adds new Annex 3 and Annex 4 with detailed clauses and instructions on how exactly to make BIM models (or parts of them) binding and how to distinguish “reference only” elements.
 - Details the obligations of both clients (furnishing BIM data) and contractors (using BIM data properly, disclaimers for reference data, etc.).

- Introduces more comprehensive disclaimers and clarifications for proprietary products, MEP installations, existing conditions, and references.

Key change: The 2025 Circular supplies much more explicit contract language to handle the legal and contractual aspects of BIM data.

7. BIM Capacity Building and Training Requirements

- 2021 Circular:
 - Stresses that project teams should have in-house BIM knowledge, not rely solely on external experts.
 - Requires BIM Team Leader and BIM Coordinator roles, with minimum training requirements (CIC-Certified BIM Manager / Coordinator).
- 2025 Circular:
 - Keeps the same core position requirements.
 - Adds more detail on thresholds and expansions to the “BIM coordinator or sub-coordinator” roles.
 - Maintains that WDs and contractors must coordinate consistent, accredited BIM training.

Key change: No major changes; the 2025 Circular reaffirms the approach from the 2021 memo and subsequent updates but emphasizes maintaining staff readiness to manage contractually binding BIM.

8. Exemptions and Coverage

- 2021 Circular:
 - Allows the Heads of WDs to exempt certain low-technical-content or specialized scenarios from mandatory BIM use.
- 2025 Circular:
 - Continues to allow exemptions where projects have “little design technical content” (e.g., paving, painting, minor maintenance, term contracts).
 - Adds an explicit note that if the scope truly does not need design-level BIM modeling for tender, WDs may exempt the contractually binding model requirement.

Key change: The new Circular clarifies that for projects in which the design scope is minor, WDs can exempt the binding BIM requirement (Annex 3) at D2 level or above.

9. Other Notable Updates

- References to Previous Circulars:
 - 2025 Circular supersedes DEVB TC(W) No. 2/2021 and integrates the interim updates circulated by memo in June 2023 (on making BIM contractually binding, establishing a BIM CDCP, and strengthening BIM capacity building).
 - Overall Document Length and Annexes:
 - The new 2025 Circular is more extensive (29 pages), incorporating prior addenda and providing new annexes with standard tender clauses and disclaimers.
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10. Conclusion

In summary, the 2025 Circular preserves much of the core framework from the 2021 Circular—particularly the requirement to adopt BIM for projects over HK\$30 million, the list of mandatory BIM uses, and the focus on capacity building. The most significant enhancements now mandate (1) incorporation of parts of BIM models into tender documents as legally binding material, (2) a transition from a generic Common Data Environment to a departmentally coordinated BIM Common Data Collaboration Platform, and (3) removal of mandatory KPI reporting to DEVB (WDs may continue internally). All of these reflect the Government’s push toward fully integrated BIM workflows and higher-quality BIM data for downstream uses, including asset management and smart city planning.