

Head 25 — ARCHITECTURAL SERVICES DEPARTMENT

Controlling officer: the Director of Architectural Services will account for expenditure under this Head.

Estimate 2025–26 **\$2,808.9m**

Establishment ceiling 2025–26 (notional annual mid-point salary value) representing an estimated 1 975 non-directorate posts as at 31 March 2025 reducing by 23 posts to 1 952 posts as at 31 March 2026..... **\$1,377.1m**

In addition, there will be an estimated 42 directorate posts as at 31 March 2025 and as at 31 March 2026.

Controlling Officer’s Report

Programmes

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|---|--|
| Programme (1) Monitoring and Advisory Services | This programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development) and Policy Area 27: Intra-Governmental Services (Secretary for Development). |
| Programme (2) Facilities Upkeep | This programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Financial Services and the Treasury). |
| Programme (3) Facilities Development | This programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development). |

Detail

Programme (1): Monitoring and Advisory Services

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	390.4	399.6	408.0 (+2.1%)	407.1 (–0.2%)
				(or +1.9% on 2024–25 Original)

Aim

2 The aim is to provide effective professional and technical advice to the Government and quasi-government organisations, and to oversee and facilitate subvented and entrusted projects.

Brief Description

3 The Department provides professional and technical advice. This includes:

- advice on building, engineering and landscape services as well as planning and development-related issues;
- advice to the Government on matters related to building construction costs, practices, standards, statutory compliance as well as other technical issues for government building works;
- advice on matters related to built heritage conservation; and
- advice to the Government on matters related to green building design.

4 The Department is responsible for facilitating and ensuring that government subvented and entrusted projects follow government requirements. The work involves:

- vetting budget, design, tender documents, tender recommendations and final accounts; and
- facilitating compliance with design standards and tendering requirements.

The above work is carried out according to the corresponding principles of subvention and entrustment.

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5 The key performance measures in respect of monitoring and advisory services are:

Targets

	Target	2023 (Actual)	2024 (Actual)	2025 (Plan)
vetting budget and design within 30 days (%).....	99	100	99	99
vetting tender documents within 21 days (%).....	99	100	100	99
vetting tender recommendations within 14 days (%).....	100	100	100	100
vetting final accounts within 90 days (%).....	99	100	100	99
providing advice on building and engineering services and planning and development issues within ten days (%).....	99	100	100	99

Indicators

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
subvented/entrusted projects reviewed.....	671	639	640
advice given: subvented/entrusted projects.....	38 459	45 222	42 000
advice given: landscape issues.....	1 665	1 634	1 635
advice given: environmental issues.....	1 323	1 463	1 465
advice given: architectural/technical, built heritage conservation and other issues.....	22 358	21 774	21 750

Matters Requiring Special Attention in 2025–26

6 During 2025–26, the Department will:

- advise on environmentally-responsible practices by advocating energy conservation, prevention of pollution and reduction in consumption of natural resources;
- promote sustainable development by introducing best practices including green building design when providing advice;
- advise on matters related to built heritage conservation;
- advise on architectural and landscape matters for large-scale government projects;
- promote and improve quality, environmental and anti-bribery management standards through maintaining ISO 9001:2015, ISO 14001:2015 and ISO 37001:2016 certification; and adopt the principles of ISO 50001:2018 to enhance energy management;
- provide advice on a safe and healthy working environment for building works through promoting site safety, and promote awareness of safety and health of staff, contractors, consultants and stakeholders through maintaining ISO 45001:2018 certification;
- promote rooftop and vertical greening, and enhance practices on greening, landscape works and tree management in government building works;
- promote city well-being in design;
- encourage participation in the Considerate Contractors Site Award Scheme to promote environmental awareness and performance; and
- enhance existing information systems and develop new ones for improved efficiency and transparency.

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Programme (2): Facilities Upkeep

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	1,345.6	1,394.8	1,407.7 (+0.9%)	1,406.5 (–0.1%)
				(or +0.8% on 2024–25 Original)

Aim

7 The aim is to provide efficient and cost-effective professional and project management services for the maintenance and refurbishment of buildings and facilities.

Brief Description

8 The Department is responsible for facilities upkeep. The work involves:

- maintenance and repair of all government buildings and facilities; and
- refurbishment, fitting-out, alteration, addition and improvements and emergency repairs to all properties maintained by the Department.

9 The key performance measures in respect of facilities upkeep are:

Targets

	Target	2023 (Actual)	2024 (Actual)	2025 (Plan)
attending to emergency repairs e.g. a burst water pipe, within one hour of notification in Hong Kong, Kowloon and new towns in the New Territories (%)§	99	99	99	99
attending to urgent repairs e.g. a broken window, within one day of notification (%)§	99	99	99	99
completing minor repairs within the agreed time scale (%)	99	99	99	99
completing major maintenance and refurbishment work within the agreed time scale (%)	99	99	99	99
carrying out scheduled maintenance inspections of all buildings (%)	100	100	100	100
achieving satisfactory performance in client satisfaction survey for minor repairs (%)	98	99	99	98
completing technical checking of contractors' submitted accounts within 14 days (%)	97	99	98	97

§ These include inspections and assessments on site, as well as immediate remedial actions taken as appropriate.

Indicators

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
expenditure on works			
maintenance (\$m)	845.2	907.3	929.1
refurbishment and improvement (\$m)	3,873.1	3,583.9	3,694.8
building floor area of properties maintained (m ²)	33 910 000	34 110 000	34 574 000
no. of works orders completed	442 041	447 794	454 000

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Matters Requiring Special Attention in 2025–26

10 During 2025–26, the Department will:

- upkeep facilities in an environmentally-responsible manner by conserving energy, preventing pollution and reducing the consumption of natural resources;
- enhance and promote preventive maintenance and best practices in facilities upkeep;
- promote and improve quality, environmental, anti-bribery and energy management standards through maintaining ISO 9001:2015, ISO 14001:2015, ISO 37001:2016 and ISO 50001:2018 certification;
- ensure a safe and healthy working environment for maintenance and refurbishment works through promoting site safety and maintaining ISO 45001:2018 certification;
- promote and incorporate green building features in existing buildings;
- implement the Green Contractor Award Scheme to achieve continual improvement in the Department’s quality and environmental performance;
- enhance existing information systems and develop new ones for improved efficiency and transparency;
- continue to explore and implement new modes of service delivery to further improve efficiency and cost-effectiveness; and
- conduct client satisfaction surveys and implement improvement measures to enhance services provided to client departments.

Programme (3): Facilities Development

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	971.2	991.2	1,012.7 (+2.2%)	995.3 (–1.7%)
				(or +0.4% on 2024–25 Original)

Aim

11 The aim is to provide efficient, cost-effective and timely architectural and associated professional and project management services for the design and construction of buildings and related facilities.

Brief Description

12 The Department is responsible for the development of new facilities. The work involves:

- assisting user departments in developing their requirements;
- designing the facilities to meet users’ requirements and the Government’s needs; and
- appointing consultants and contractors and monitoring their works to ensure the facilities are developed up to standard.

13 In 2024, the Department was able to meet the demand for its services through the use of outsourcing, increased application of technology as well as the maintenance and enhancement of a robust Integrated Management System encompassing quality, environmental, anti-bribery, occupational health and safety management.

14 The key performance measures in respect of facilities development are:

Targets

	Target	2023 (Actual)	2024 (Actual)	2025 (Plan)
completing design and documentation within the agreed time scale (%).....	100	100	100	100
completing projects within approved project estimates (%).....	100	100	100	100
completing projects within the agreed time scale (%).....	100	100	100	100

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Indicators

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
no. of projects completed.....	30	34	32
expenditure on building projects (\$m).....	21,092.3	28,207.8	36,068.7
value of projects under design and construction (\$m).....	349,846.4	337,955.5	312,666.1

Matters Requiring Special Attention in 2025–26

15 During 2025–26, the Department will:

- deliver services in an environmentally-responsible manner by conserving energy, preventing pollution and reducing the consumption of natural resources;
- achieve sustainable development by continuing to enhance and promote best practices, including green building design, in providing advice and when designing and constructing buildings;
- promote and improve quality, environmental and anti-bribery management standards through maintaining ISO 9001:2015, ISO 14001:2015 and ISO 37001:2016 certification; and adopt the principles of ISO 50001:2018 to enhance energy management;
- provide a safe and healthy working environment for building works, and promote awareness of safety and health of staff, contractors, consultants and stakeholders through maintaining ISO 45001:2018 certification;
- promote rooftop and vertical greening, and enhance practices on greening, landscape works and tree management in government building works;
- promote city well-being in design;
- incorporate green construction practices in new works projects and achieve continual improvement in quality and environmental performance through implementing the Green Contractor Award Scheme;
- enhance existing information systems and develop new ones for improved efficiency and transparency;
- enhance systematic risk management, design for safety, non-contractual partnering, integrity management and value management in public works projects;
- enhance services provided to client departments through conducting post-occupancy evaluation on selected projects and implementing improvement measures;
- enhance buildability and constructability of the projects through innovative construction methods for improving the efficiency of construction; and
- adopt Building Information Modelling in design and construction of major public works projects at different works stages to enhance productivity and cost-effectiveness.

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ANALYSIS OF FINANCIAL PROVISION

	2023-24 (Actual) (\$m)	2024-25 (Original) (\$m)	2024-25 (Revised) (\$m)	2025-26 (Estimate) (\$m)
Programme				
(1) Monitoring and Advisory Services	390.4	399.6	408.0	407.1
(2) Facilities Upkeep.....	1,345.6	1,394.8	1,407.7	1,406.5
(3) Facilities Development.....	971.2	991.2	1,012.7	995.3
	2,707.2	2,785.6	2,828.4 (+1.5%)	2,808.9 (-0.7%)
				(or +0.8% on 2024-25 Original)

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2025-26 is \$0.9 million (0.2%) lower than the revised estimate for 2024-25. This is mainly due to the decreased provisions for operating expenses and a net decrease of one post in 2025-26, partly offset by the increased provision for personnel related expenses.

Programme (2)

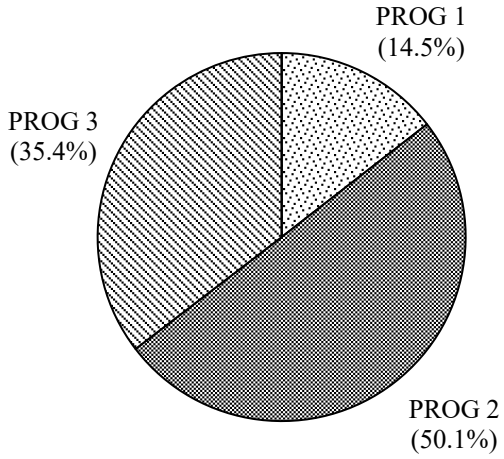
Provision for 2025-26 is \$1.2 million (0.1%) lower than the revised estimate for 2024-25. This is mainly due to the decreased provision for maintenance of government buildings, partly offset by the increased provisions for other operating expenses and personnel related expenses. There will be a net decrease of four posts in 2025-26.

Programme (3)

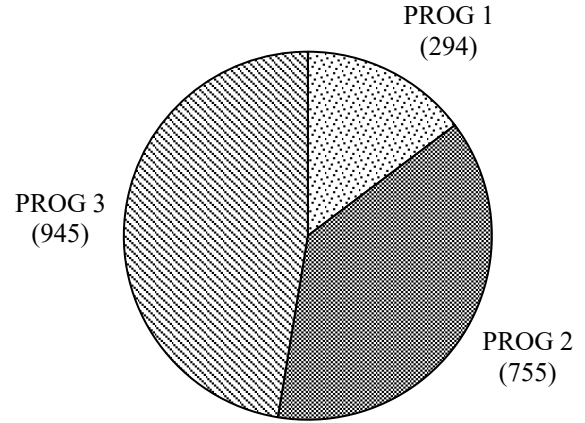
Provision for 2025-26 is \$17.4 million (1.7%) lower than the revised estimate for 2024-25. This is mainly due to the decreased provisions for operating expenses and a net decrease of 18 posts in 2025-26, partly offset by the increased provision for personnel related expenses.

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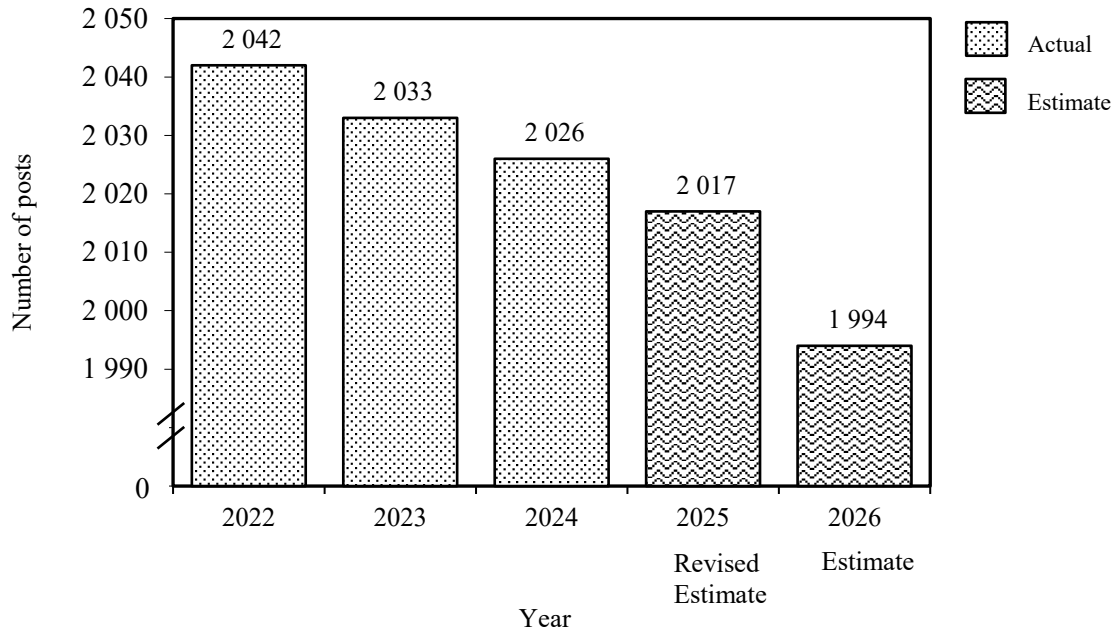
Allocation of provision to programmes (2025-26)



Staff by programme (as at 31 March 2026)



Changes in the size of the establishment (as at 31 March)



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Sub-head (Code)	Actual expenditure 2023–24	Approved estimate 2024–25	Revised estimate 2024–25	Estimate 2025–26	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	2,703,241	2,781,977	2,824,840	2,804,692
	Total, Recurrent.....	<u>2,703,241</u>	<u>2,781,977</u>	<u>2,824,840</u>	<u>2,804,692</u>
	Total, Operating Account	2,703,241	2,781,977	2,824,840	2,804,692
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Capital Account					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	3,946	3,602	3,602	4,199
	Total, Plant, Equipment and Works.....	<u>3,946</u>	<u>3,602</u>	<u>3,602</u>	<u>4,199</u>
	Total, Capital Account.....	3,946	3,602	3,602	4,199
<hr/>					
	Total Expenditure	<u>2,707,187</u>	<u>2,785,579</u>	<u>2,828,442</u>	<u>2,808,891</u>

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Details of Expenditure by Subhead

The estimate of the amount required in 2025–26 for the salaries and expenses of the Architectural Services Department is \$2,808,891,000. This represents a decrease of \$19,551,000 against the revised estimate for 2024–25 and an increase of \$101,704,000 over the actual expenditure in 2023–24.

Operating Account

Recurrent

2 Provision of \$2,804,692,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Architectural Services Department.

3 The establishment as at 31 March 2025 will be 2 017 posts. It is expected that there will be a net decrease of 23 posts in 2025–26. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2025–26, but the notional annual mid-point salary value of all such posts must not exceed \$1,377,147,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2023–24 (Actual) (\$'000)	2024–25 (Original) (\$'000)	2024–25 (Revised) (\$'000)	2025–26 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	1,440,840	1,480,257	1,525,666	1,532,327
- Allowances.....	20,046	21,013	21,066	21,265
- Job-related allowances.....	146	83	83	163
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	6,223	6,774	5,865	5,547
- Civil Service Provident Fund contribution.....	127,588	154,617	150,110	173,018
Departmental Expenses				
- Light and power.....	6,073	7,214	6,401	7,047
- Hire of services and professional fees	64,138	69,639	67,807	74,152
- Workshop services	12,320	13,821	13,171	13,944
- General departmental expenses	161,953	190,874	191,841	205,148
Other Charges				
- Maintenance of government buildings	863,914	837,685	842,830	772,081
	2,703,241	2,781,977	2,824,840	2,804,692

Capital Account

Plant, Equipment and Works

5 Provision of \$4,199,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents an increase of \$597,000 (16.6%) over the revised estimate for 2024–25. This is due to the increased cash flow requirement for replacement/procurement of hardware for the implementation of the Building Information Modelling System in 2025–26.