

AI 工具箱

研究和資訊檢索



AI You Can Trust - **Vertical AI**

AI Tender Check based on a Domain-Specific Ontology Augmented Generation

A Hong Kong **Vertical AI** company

紮根香港的垂直領域人工智能企業

Elvis Li, Chief Executive Officer

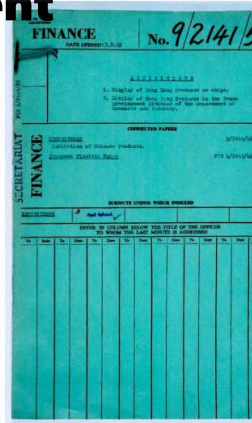
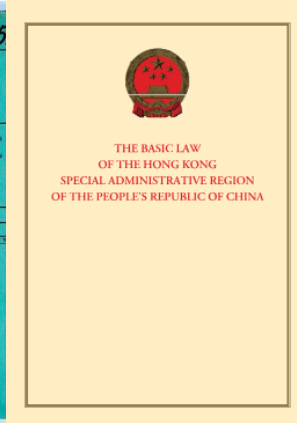
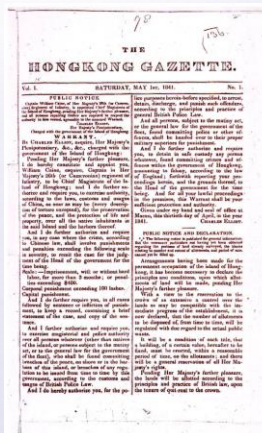
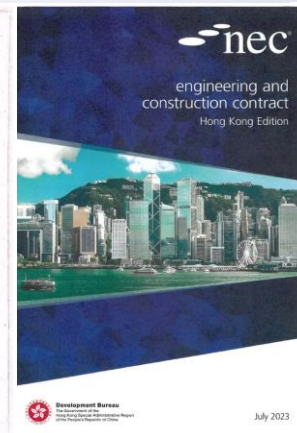
isBIM Limited 香港互聯立方有限公司

THE CHALLENGE

Why Generic AI Falls Short in Government

- **Genenic AI:** Smart but lacks domain expertise
- **Compliance gaps:** Doesn't understand government regulations
- **Integration complexity:** Difficult to deploy across departments
- **Limited scalability:** Works in silos, not across workflows

Government needs AI that understands government



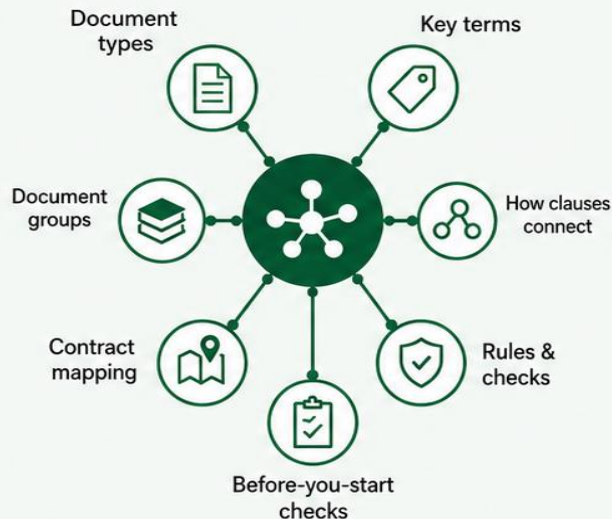
RAG

Finds similar information



- Finds related text from documents
- Good at searching for similar content
- But may miss how documents connect

ONTOLOGY LAYER



OAG

AI guided by ontology



- Finds the right evidence in the right context
- Connects clauses, annexes and schedules
- Gives clearer, more traceable answers

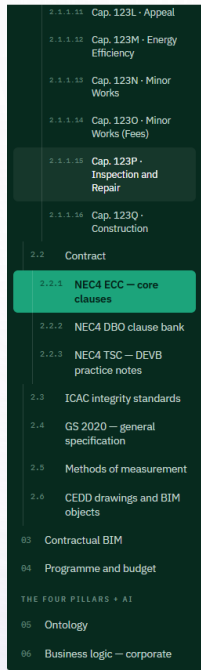
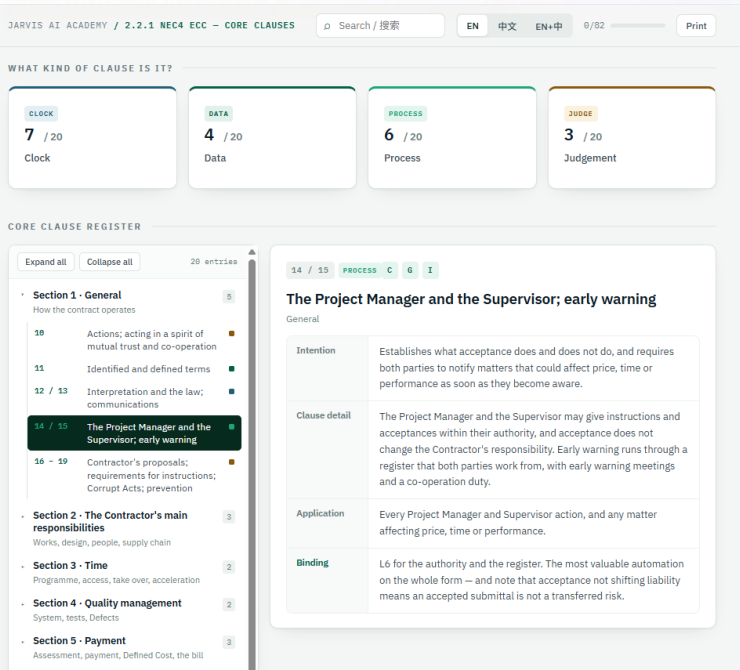


OAG helps AI understand document meaning, connections and rules before answering.



JARVIS Knowledge

Built-in compliance with HKSAR regulations



Domain Expertise

- Pre-trained on government workflows
- Built-in compliance with HKSAR regulations
- Understands tender processes, licensing, inspections

Rapid Deployment

- Weeks, not months
- Integrates with existing systems
- Minimal disruption to operations

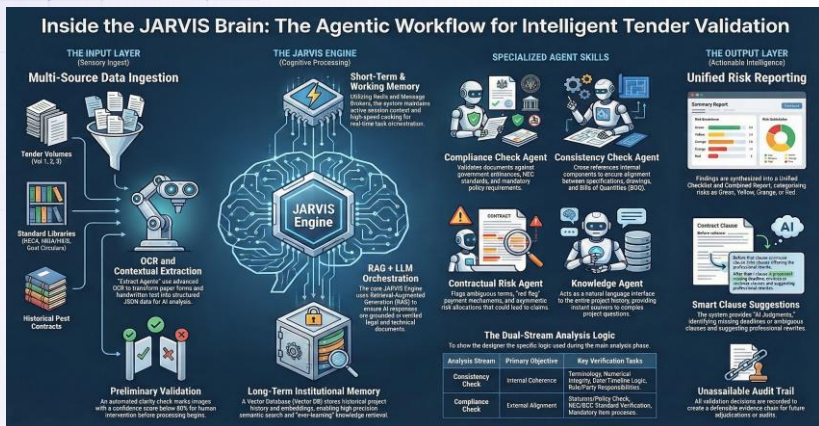
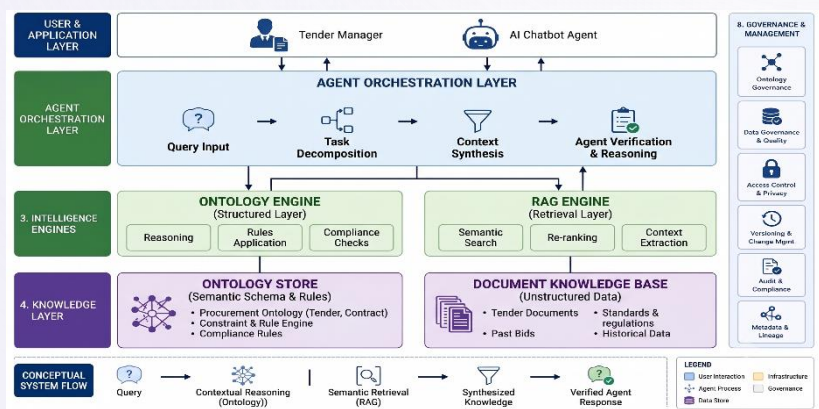
Proven Scalability

- Deploy once, scale across departments
- Aligned with 200 AI procedures target by 2027
- Supports AI Efficacy Enhancement goals



JARVIS AI Platform

EPD - Tender Checking



The Government of the Hong Kong Special Administrative Region

Press Releases

GovHK 香港政府一站通 繁體版 簡體版

RSS | Font Size: A A A | Sitemap

AI Efficacy Enhancement Team announces implemen

GO



AI Efficacy Enhancement Team announces implementation of 30 Efficacy Enhancement Projects

The Government announced today (August 17) that the AI Efficacy Enhancement Team has so far facilitated and implemented the first batch of 30 Efficacy Enhancement Projects (see Annex), which are being rolled out in phases starting from mid-2026.

The first batch of 30 Efficacy Enhancement Projects involves 13 departments and includes 10 high-impact flagship projects covering areas closely related to the public and business, such as transport licences, leisure and sports facilities, food business licences, environmental hygiene, complaint handling and environmental protection.

These 30 Efficacy Enhancement Projects mainly optimise the workflow of various application processing matters or public service queuing, to make them easier and faster, thereby enhancing users' experience. For example, the adoption of AI has drastically reduced the processing or waiting time for certain cases by 90 per cent. Meanwhile, some projects have streamlined internal government procedures to improve work efficiency. For instance, through AI technology application and/or process re-engineering, the processing time for certain workflow has been compressed from several days to several hours, while the time required for case triage or analysis has also been shortened by half or more.

"The implementation of these projects resulted from the support and efforts by relevant departments. The Team has also established an AI dedicated task force comprising experts in AI and data science from the Digital Policy Office and the Census and Statistics Department. The task force collaborates with leading AI enterprises to assist government departments in taking forward projects in partnership by using AI technology. This arrangement ensures AI applications match with the actual operational needs of departments and new developments and trends of AI," said the Deputy Chief Secretary for Administration, Mr Cheuk Wing-hing.

"With the objectives of achieving pragmatic implementation and a swift rollout, we are striving to

23. AI Tender Document Review	EPD	It assists in reviewing tender documents in regard to whether they comply with the relevant works project standards, guidelines and regulations, thereby reducing potential human errors and discrepancies. It also ensures that works projects will not be delayed due to errors in the tender documents, nor will result in contractors' large claims or legal lawsuits.
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Related Links

TD leverages AI to enhance service efficacy and promote smart mobility (with photos/videos)

Attachment

First batch of Efficacy Enhancement Projects



JARVIS AI Platform

A document-checking problem, not a decision problem



1

The problem

A tender pack runs to thousands of pages across six or more volumes drafted by different hands. Statutory requirements, procurement rules, circulars and standard clauses all have to hold true at once. Nobody reads it end to end in one sitting.

2

What was built

A checking tool that reads every volume, applies 100–1,000 configured check items, and returns findings ranked by severity. Every finding carries a confidence score and cites its document, page and clause.

3

What it changes

Faults are found before issue rather than after award — the point at which they become variations, claims or legal proceedings. The judgement on every finding stays with the authorised officer.

The Government's own objective for item 23: reduce human error and inconsistency in tender documents, so projects are not delayed by faults in them or exposed to large contractor claims and legal proceedings.





JARVIS AI Platform

EPD - Tender Checking



Compliance Checking

- DevB policy mandates (SSSS, DWSS, National Security clause)
- SOPA payment timelines and illegal 'pay when paid' clauses
- Z-clause risk — compensation event shifts violating mutual trust
- Obsolete standards references in specifications (ISO, BS, IEC)
- Statutory date alignment and transitional arrangements

Consistency Checking

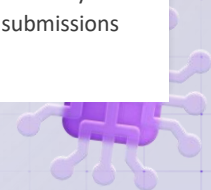
- Cross-document tolerance contradictions (e.g. pile head $\pm 15\text{mm}$ vs $+25/-0\text{mm}$)
- Legacy term references (e.g. 'Supervising Officer' in NEC4 contracts)
- BIM standards alignment across Volumes and Conditions of Contract
- Appendix vs. main body inconsistencies
- automated checking items deployed (100-1000 items)

Contractual Risk

- Ambiguous wording open to two readings
- Risk and liability shifted onto the Employer
- Retention, certification and pricing exposure
- Standard clauses silently amended or dropped
- Scope, variation and compensation-event gaps

Submission Checking

- Document completeness and format verification
- Corporate and personnel qualification validation
- Arithmetic checks and price proposal verification
- Scope mapping — ensuring full coverage of requirements
- Cross-data consistency across bidder submissions





JARVIS AI Platform

EPD - Tender Checking



Overview

Settings

Open workspace

PROJECTS

4

Active tender projects

DOCUMENTS

23

PDFs loaded across projects

STANDARDS

24

Compliance standards catalogued

Projects

Select a project to view its dashboard.

OWI24004 – Organic Waste Treatment Facilities

OWI24004

Default

3

SOURCES

12

DOCS

8

STANDARDS

1 template

Open in Workspace

ASM25013 – Air Quality Monitoring Stations Contract No. 20 (Tap Mun, Tsuen Wan, Tung Chung and Yuen Long AQMS)

ASM25013

3

SOURCES

5

DOCS

6

STANDARDS

1 template

OWI24004 – Organic Waste Treatment Facilities

OWI24004 - 1 template



DOCUMENTS

12

PDFs loaded



STANDARDS

8

Compliance checks



REPORTS

3

Analysis sources



COMPLIANCE

40%

Latest report

Documents 12

Standards 8

Reports 3

Activity 5



0 Interpretation

Tender Document_OWI24004.pdf



0 Tender Form

Tender Document_OWI24004.pdf



1 Terms of Tender

Tender Document_OWI24004.pdf



2 General Conditions of Contract

Tender Document_OWI24004.pdf



3 Special Conditions of Contract

Tender Document_OWI24004.pdf



3A Service Specifications

Tender Document_OWI24004.pdf



3B Annexes to Terms of Tender

Tender Document_OWI24004.pdf

停止搜尋錯誤



What the Department found

Recorded feedback



Report was easy to read.



Addendum issued (for compliance).

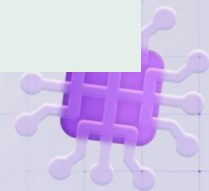


Inconsistencies found but no action is required.



Subject team clarified that there is no discrepancy in these documents.

Recommendations were reviewed clause by clause with the project team, and an addendum was issued where the team confirmed a change was needed. Findings that needed no action were closed by the subject team — reported here as recorded, because a checking tool that never over-flags is one that under-reads.



Why this pattern generalises

The cross-department question



Departments differ in function, but their daily work scenarios overlap — applications, audits and assessments, enquiries, monitoring. Where a solution lands successfully in a pilot department, the experience, technology and operating model can be adapted and extended to others.

1 Every works department issues the same document types

NEC, PAH and GCC-form contracts share structure, standard clauses and circular references across CEDD, DSD, ArchSD, HD and WSD. The volumes differ in content, not in kind.

2 Service and supplies tenders share the bottleneck

Under the Stores and Procurement Regulations, completeness and qualification checking is the constraint in almost every department — the same reading task against a different rule set.

3 The failure mode is identical everywhere

A fault caught before issue costs minutes. The same fault after award becomes a variation, a claim or a legal proceeding, whichever department issued the pack.





What transfers, and what must be rebuilt



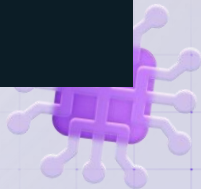
Transfers unchanged

- The reading engines — compliance, consistency, contractual risk, submission checking
- The source-linked finding format: document, page, clause behind every item
- The assistant officers query in English or Chinese
- The audit trail and the human-in-the-loop design
- The deployment model, including fully on-premise installation

Re-configured per department

- The rule set — check items are rebuilt against each department's contract forms, circulars and protocol
- Severity and confidence thresholds, calibrated to the department's own tolerance
- Integration points, where a department runs different systems of record

The tool checks documents. It does not manage the tender process, and it does not replace the tender board.





JARVIS AI Platform

Jarvis AI, Jarvis Agents and Jarvis AIOS



Tender checking is one assembly on a platform built for the whole contract lifecycle — which is what makes the next department a configuration exercise rather than a new build.

1

Jarvis AI

the reading layer

Built on sixteen years of Hong Kong practice, Jarvis reads the industry's own language — specification clauses, SMM5 codes, RISC forms, NEC and GCC contract mechanics — across contracts, drawings, BIM models and site records. Behind it: some 6.5 million words and 4,500+ rules.

2

Jarvis Agents

the platform

Specialist agents each hold one job: intake and OCR, rule checking, cross-document consistency, retrieval. They are assembled in Agent Studio, so a new circular or a department's house rule is a configuration change rather than a software release.

3

Jarvis AIOS

the operating system

One command layer across the contract lifecycle: tender, supervision, measurement and payment, handover. It connects to the systems a department already runs — DWSS, SSSS, DPDS, BIM/CDE, e-Payment — rather than replacing them.





JARVIS AI

Reading the data correctly comes first

Rubbish in Rubbish out

ALL OF THIS IS READABLE TODAY

- Scanned PDFs, including scans of printed PDFs
- Chinese company chops across the figures
- Handwritten dates, quantities and instructions
- English and Traditional Chinese in one cell
- Tables inside images, and Excel with merged cells
- Decisions sitting in email and WhatsApp

Reading the page correctly comes first.

Every rule you apply afterwards depends on it.



The Stress Test Material

Testing variables: Mixed fonts, multi-line technical specs, custom table structures, and critical handwritten audit stamps

Evaluation Dimension	GPT	Gemini	DeepSeek	Grok	Jarvis Pay	Gap Description
Invoice Number Recognition Accuracy	80%	80%	50%	90%	100%	Pay is the most stable in identifying invoice numbers.
Amount Recognition Accuracy	70%	60%	80%	90%	100%	Pay was accurate for amounts in all 10 test cases.
Date Recognition Accuracy	50%	60%	50%	60%	100%	Pay consistently recognizes both standard and handwritten dates.
Product Description Completeness	20%	10%	10%	10%	100%	General models commonly suffer from missing descriptions or unclear OCR issues.
Chinese Recognition Usability	20%	10%	20%	20%	100%	Pay preserves the original Chinese text, avoiding mistranslations or assumptions.
Structured Output Usability	20%	10%	10%	10%	100%	Pay's output format is better suited for ERP and financial systems.

JARVIS 首页 项目 任务 知识库 文档管理 进度分析

2025-04-21 02:15

Zone C

Progress Tracking 2025-05-14

Export PDF Export All View All Tasks View IQ Details

Task / Floor	Total	C1	C2	C3
F B1	0.00%	0.00%	0.00%	0.00%
M B0C	0.10%	0.00%	0.00%	0.00%
Installation of CHRP	0.00%	0.00%	0.00%	0.00%
Installation of air duct	2.10%	0.00%	0.00%	0.00%
Installation of branch air duct	0.00%	0.00%	0.00%	0.00%
F B5	0.00%	0.00%	0.00%	0.00%
Removal and installation of re...	0.00%	0.00%	0.00%	0.00%
Installation of FS Dampers and...	0.00%	0.00%	0.00%	0.00%
Installation of New Main syst...	0.00%	0.00%	0.00%	0.00%

Total 3

IQ Details

Jarvis AI - AI that understand your data

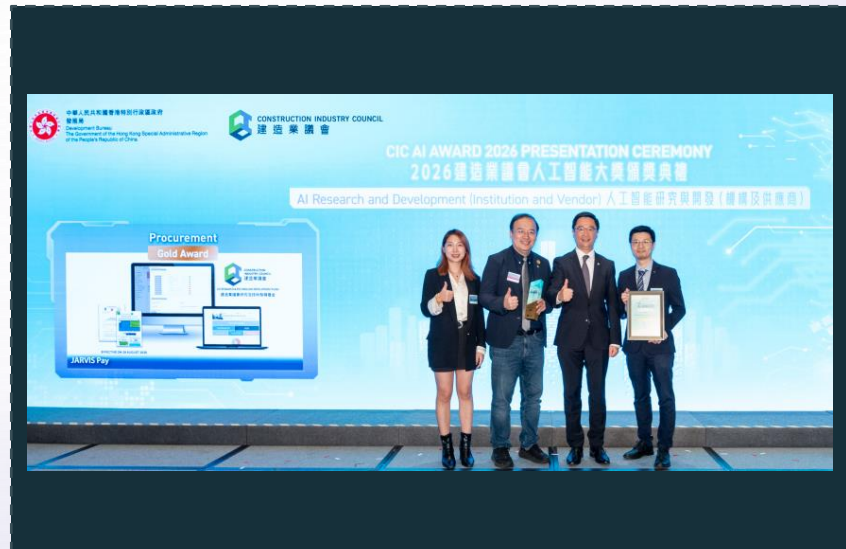


CHOOSE THE **RIGHT** PARTNER

Six questions. Ask them of everyone, including us.



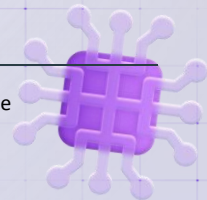
- 1 Do they already **know** your contract form? You should never have to explain what a RISC form is.
- 2 Have they read Hong Kong documents? Chops, handwriting and mixed script. Ask to see a difficult one.
- 3 Can it run inside your network, and can you leave with your data? Both halves matter.
- 4 How does the human stay in the loop? Ask where a person reviews, where doubt escalates, and what is recorded.
- 5 Is there a live reference like your project? Someone an engineer here could telephone.
- 6 Will they be here in five years? You are choosing a partner for the whole contract.



CIC AI Award 2026

A good partner welcomes all six questions.

Ask them early and you will save months. Any supplier worth working with will answer each one in a sentence, and will tell you plainly when the answer is no.



OTHER AI APPLICATIONS

Safety • Productivity • Efficiency • Quality



From Hong Kong deployments in public housing, infrastructure, environmental works and commercial development.

Safer sites

EAGLE EYE 360 • SSSS • JB-10

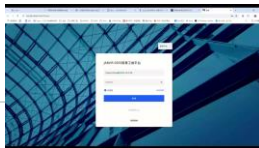
- PPE, restricted zones and fall hazards alerted at once
- Geofencing and plant-worker anti-collision run on their own
- Incident logs and safety returns write themselves

100%

of the route covered

Real-time

alerts to the team



More time to engineer

EAGLE EYE 360 • AI CHECK

- Unit inspection drops from 45 minutes to 15
- Capture runs automatically along set routes
- Invoice and record keying disappears, at 99.9% accuracy

45→15 min

per unit inspected

up to 80%

fewer site trips



Faster payment

JARVIS PAY • ANALYTICS

- Certification moves from fourteen days to under one
- Processing time halves, from ten days to five
- Slippage shows 30 to 60 days ahead, while you can act

14d → <1d

certification cycle

>90%

fewer handling errors



Quality you can prove

EAGLE EYE 360 • DWSS • AI CHECK

- 30+ defect types pinned with coordinates and screenshot
- The fix is re-checked before the ticket closes
- Concealed works recorded before backfill

95%+

inspection accuracy

~800

automated tender checks



Figures come from isBIM deployments and internal test sets in Hong Kong and the Mainland. Results vary with document quality, site conditions and contract form. Jarvis Pay runs on 25+ Hong Kong projects. Eagle Eye 360 runs on 700+ projects across 200+ enterprises.



isBIM Group



A **vertical AI** company for Accelerating Government Digital Vision

SHAREHOLDERS AND INVESTORS

思城控股
C Cheng Holdings
(HK Stock Code: 1486)

MTR LAB

香港铁路有限公司
MTR Lab
(HK Stock Code: 66)

阿里巴巴创业者基金
Gobi Partners
(AEF GBA Fund)

Awards and experience

2010

Founded in Hong Kong

2,800+

Projects engaged

200+

Enterprise clients

4,500+

Rules in the live rule base

- CIC AI Award 2026 — Gold, Procurement + AI
- Forbes China Technology Top 30
- Autodesk Certified Solutions Industry partner
- UN World Summit Award
- HKIBIM · RICS · MOHURD accreditations
- CIC Construction Digitalisation 2024 — Gold & Silver

Project reference — AI applications delivered

Jarvis AI Check

Tender checking · EPD

Document Hub

ArchSD

SMM5 AI Coding

HKIS

BO-DWSS

Buildings Dept

Digital Land Mgmt

CEDD

MiMEP AI Modeling

EMSD

AI Defect Inspect

Housing Dept

AI BIM FM

VTC

AI Progress Inspect

HK Land

Jarvis AI DPDS

MTR

Jarvis AI DWSS

LivD

Jarvis Pay

25+ HK projects

Jarvis AI Finance

AR / AP / cashflow

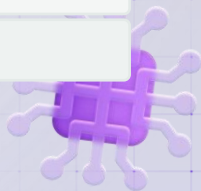
Eagle Eye 360

Site intelligence

Jarvis AI CDE

ISO 19650

Named organisations are counterparties on projects where the relevant Jarvis module has been deployed or piloted. Inclusion does not imply endorsement.





TAKE AWAY

Start your pilot today



1 isBIM is a local AI company

Hong Kong founded in 2010 and independently run. Built, deployed and supported here — by people you can call.

2 Start a pilot, and learn from it

Back-test a closed tender you have already signed off. Your officers learn the method on a case where they already know the answer.

3 Create your knowledge bank

Your own ordinances, circulars, forms and past decisions — structured, versioned and governed. Nobody can build this one for you.

4 Create your own AI

Trained on your domain and your language — finding the intention behind a clause, not the text that resembles it.

5 Create your own AI application platform

So the second application, and the tenth, reuse the same knowledge and the same engine — and cost a fraction of the first.



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