

Dear Readers,

Welcome to a new edition of our newsletter.

1. Curfew lifted in Yangon

The Ministry of Information under the National Defence and Security Council (“NDSC”) on 26 December 2025 announced the lifting in Yangon Region of the remaining curfew from 1:00 am to 3:00 am, starting from 27 December 2025.

CONVENIENCE TRANSLATION - ACCURACY NOT GUARANTEED

Curfew lifted in 44 townships in Yangon Region

Ministry of Information / Nay Pyi Taw / December 26, 2025

In 44 townships (excluding Cocogyun Township) in Yangon Region, a curfew was imposed from 1:00 AM to 3:00 AM under section 144 Code of Criminal Procedure for security, stability and rule of law. It has been learned that now that regional peace and stability have improved further in Yangon Region, the curfew from 1:00 AM to 3:00 AM will be lifted from the morning of 27 December 2025, with the aim of promoting economic, social and religious activities, facilitating public transportation and further developing businesses.

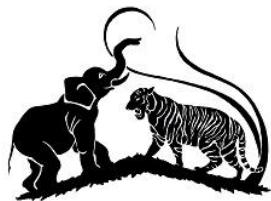
[\(Original\)](#)

2. Recent developments concerning construction projects

(a) Building Code

By letters dated 30 June 2025, the Ministry of Construction under the (then) State Administration Council distributed an updated “National Building Code 2025” to the Myanmar Engineering Council, the Myanmar Architect Council, the High-rise and Public Building Projects Committee and other organisations which in turn instructed their members to comply with it.

The Building Code is available in Burmese (where it is not referred to as a “code”, but as “standard guidelines”) and in English and composed of several parts which are published



in separate volumes. We collated them into one document for easier handling ([Burmese](#)/[English](#)).

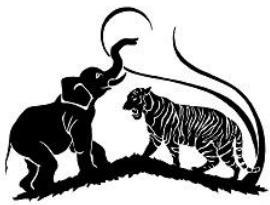
The Code, whose English version comprises 1,211 pages, deals with the following matters:

- Part 1: urban planning; management related to buildings and the urban environment (among others, building permits and building completion certificates)
- Part 2: architecture and urban design
- Part 3: structural design
- Part 4: soil and foundation
- Part 5A: lighting; part 5B: installation of electrical and related equipment; part 5C: installation of lifts and escalators; part 5D: water supply, drainage and sanitation; part 5E: heating, mechanical ventilation and air-conditioning; part 5F: fire safety, fire protection systems and means of escape
- Part 6: building materials
- Part 7: construction management and planning, construction practices, workplace safety and building maintenance

The Code goes back to a 2012 draft in English whose creation was coordinated by the Ministry of Construction and which was solidified in 2016. The Code does not specify on which legal basis it was created, but the Ministry of Construction declared the 2016 version compulsory with effect from 1 October 2018. The 2016 Code was replaced by an updated, bilingual version in 2020 which in turn is now being replaced by the 2025 version.

The foreword of the 2025 Code suggests that provisions were added to ensure the construction of earthquake-resistant buildings.

It is not clear which norm will prevail if there are inconsistencies: E.g., the Code provides in para. 2.11.5.2 for a maximum height of 9 feet in case of fences which are so constructed as to permit the passage of light and air, whereas the building regulations (see below) of the Yangon City Development Committee ("YCDC") allow for 10 feet.



In this context, the Fire Services Department published a Fire Safety Code in 2020 ([Burmese](#)/[English](#)) and the Ministry of Environmental Conservation and Forestry an Environmental Impact Assessment Procedure in 2015 ([Burmese](#)/[English](#))

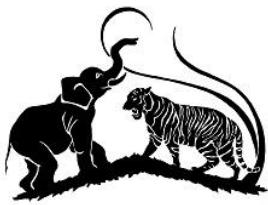
(b) YCDC's building regulations

Since at least 2015, possibly earlier, the YCDC has published a booklet summarising the building procedures and terms and conditions within the YCDC area (the “**Regulations**”). The latest version of this booklet was published on the YCDC’s “Yangon Building Permit System” [website](#) on 14 October 2025. We prepared an English [convenience translation](#).

The Regulations deal with the following matters:

- Height limits within, on the boundary of, and outside the Shwedagon restricted area
- Other restricted areas (Shwe Bone Pwint Pagoda, Moe Kaung Pagoda, Shin Saw Pu Road, Khaing Shwe Wa Street in Kamaryut, Golden Valley, vicinity of Insein Prison)
- Zone to avoid impacts on aviation (the map and the sketch in the Regulations are not very clear)
- Height of walls and fences
- Power line spacing
- Parking space requirements
- Setbacks
- Building coverage ratio and floor area ratio
- Minimum floor heights
- Building height depending on road width and slenderness ratio
- Installation of lifts
- Duties and disciplines of registered engineers

Expressions used in the Regulations were defined [in 2020](#).



(c) Building permits and building completion certificates

On 11 July 2024, the YCDC published standard operating procedures (“**SOP**”) for the issuance of building permits and building completion certificates ([Burmese](#)/[English](#)).

The SOP distinguish between permits for the construction of low, medium and high-risk buildings and additionally specify procedures for minor building works and temporary structures ([definition](#)) and for the issuance of a “technical administrative information sheet” (by which the YCDC informs the landowner of basic planning terms so that the landowner may create a preliminary design of the building) and demolition permits.

Whether a building is low, medium or high-risk can be determined with an [online tool](#) based on a matrix that is composed of construction risk elements, occupancy rates and use risk elements.

The Burmese version furthermore contains SOP for contractor’s licences (famously, a licenced contractor must own real estate worth at least MMK 150,000,000), soil testing business licences, piling business licences and surveyor’s licences.

It should be noted that the Ministry of Construction requires contractors to additionally register their companies with a [contractor registration working committee](#).

A list of official fees for building permits and other administrative services as well as of penalties was [published](#) on 10 April 2025.

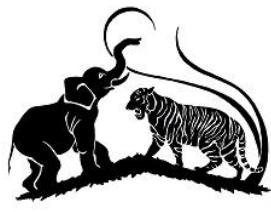
(d) Zoning regulations

The YCDC published drafts of zoning regulations ([Burmese](#)) and development permit rules and regulations ([Burmese](#)/[English](#)) in 2022. The drafts have not been enacted yet.

3. Geographical indications

On 21 November 2025, the Ministry of Commerce under the NDSC issued rules for the registration of geographical indications ([Burmese](#)) and the corresponding forms ([bilingual](#)). The official fees do not seem to have been published yet.

Geographical indications are names or signs identifying products from a specific place, linking their quality, reputation or characteristics to that origin, like Champagne, Scotch Whisky or Darjeeling Tea (or, in a Myanmar context, possibly Ayardaw Thanakha, Bagan Lacquerware or Ywar Ngan Coffee and other products that are associated with a particular locality). Legal entities



representing producers from the respective locality and government departments may apply for the registration and protection of the geographical indication.

4. Prohibition of pesticide components

On 9 December 2025 ([Burmese](#)), the Pesticide Registration Board under the NDSC prohibited the use of thiamethoxam and clothianidin in the Nay Pyi Taw Union Territory, in Bago, Magway, Mandalay, Yangon and Ayeyarwaddy Regions and in Shan State for 2 years to eliminate their residue in agricultural products.

5. Certification of compliance with standards

On 9 October 2025, the National Standards Council under the NDSC with Notification 85/2025 ([Burmese](#)) established the following Myanmar standard (MMS) marks to certify products that comply with the relevant standard, depending on whether compliance is voluntary or mandatory:

(Voluntary Standard Mark)



Certified to: MMS XXXX: YYYY
Certification No: ZZZZ
License No: AAAA

(Mandatory Standard Mark)



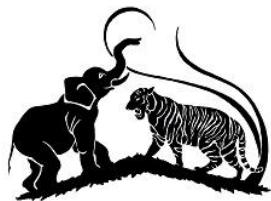
Certified to: MMS XXXX: YYYY
Certification No: ZZZZ
License No: AAAA

Businesses wishing to affix the certificate to their product must apply to a testing organisation accredited by the National Standards Council.

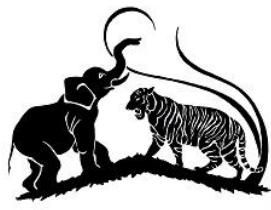
6. Committees

As expected, the November and December editions of the Myanmar Gazette reported the (re-) establishment of various committees, among them:

- Automotive Industry Policy Supervisory Committee (31 October 2025)
- Central Body for Tobacco and Tobacco Product Consumption Control (13 October 2025)
- Multimodal Transport Central Body (22 September 2025)
- Tourism Committee (16 October 2025)



- Working Committee for the Supervision and Care of Tourists; Working Committee for the Supervision and Care of Diplomats; Working Committee for the Supervision and Care of United Nations Organisations and International Non-Governmental Organisations; Working Committee for the Supervision and Care for Foreigners Entering with Other Visas (18 November 2025; [English translation of the previous notifications](#))
- Thilawa Special Economic Zone Management Committee (29 October 2025)
- Micro, Small and Medium Enterprises Development Committee (22 September 2025)
- Cybersecurity Inspection Team (29 September 2025; duties include the inspection and supervision of the compliance with, and the implementation of, cybersecurity directives, action plans and guidelines.)
- National-Level Social Security Board (2 September 2025)
- Myanmar Food and Drug Authority (15 September 2025)
- Central Body of Electronic Transactions (17 September 2025)
- Farmland Management Committees at Various Levels (26 August 2025)
- Committee to Prevent Increased Imports (30 August 2025; to implement the WTO Agreement on Safeguards that allows member states to take countermeasures if imports of any kind of goods significantly exceed domestic production)
- Myanmar Consumer Protection Commission (30 August 2025)
- Central Body for Private Healthcare Services (2 September 2025)
- Task Force to Combat Money Laundering and Terrorist Financing (2 September 2025)
- Steering Committee to Combat Illicit Trade (26 August 2025)
- Steering Committee for the Establishment of an Assets Management Company (25 August 2025; to resolve non-performing loans in banks)
- Privatisation Committee



7. **MIC's proposal assessment team**

The Myanmar Gazette dated 5 December 2025 reported that the MIC reshuffled its proposal assessment team.

CONVENIENCE TRANSLATION - ACCURACY NOT GUARANTEED

Republic of the Union of Myanmar

Myanmar Investment Commission

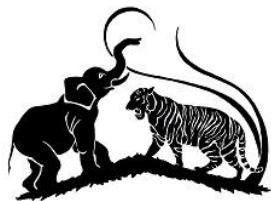
Notification No. 6/2025

1387, 9th Waxing Day of Thadingyut

(30 September 2025)

Reorganisation of the Proposal Assessment Team

1. The Myanmar Investment Commission of the Republic of the Union of Myanmar hereby reorganises the Proposal Assessment Team with the following persons according to rule 149 Myanmar Investment Rules to assist the Commission in reviewing investment applications and to screen proposals according to the relevant sector:
 - (a) Daw Aye Sandar Lwin Team Leader
Deputy Director General
Department of Investment and Company Administration
Ministry of Investment and Foreign Economic Relations
 - (b) Director Member
Internal Revenue Department
Ministry of Planning and Finance
 - (c) Director Member
Customs Department
Ministry of Planning and Finance
 - (d) Director Member
Department of Environmental Conservation
Ministry of Natural Resources and Environmental



Conservation

(e) Director Member
Department of Electric Power Planning
Ministry of Electric Power

(f) Director Member
Industrial Supervision and Inspection Department
Ministry of Industry

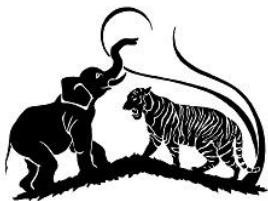
(g) Director Member
Department of Labour
Ministry of Labour

(h) Director Member
Department of Trade
Ministry of Commerce

(i) Director Member
Department of Urban and Housing Development
Ministry of Construction

2. The Proposal Assessment Team shall perform the following duties according to rule 64 Myanmar Investment Rules:

- (a) Verifying whether the investor is acting and investing in accordance with the laws of the Union;
- (b) verifying whether the investment business is a business that requires a permit;
- (c) verifying whether the proposal is in conformity with the Myanmar Investment Law;
- (d) verifying whether the investor complies with environmental protection policies and human rights, and verifying whether, in carrying out investment

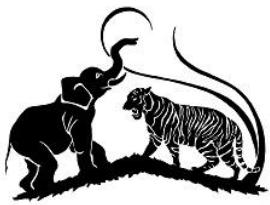


activities, natural resources are used with effective technology and a waste management strategy;

- (e) verifying whether the investor, associates and the holding company are able to contribute money to the investment business;
- (f) verifying whether the investor, associates and the holding company have a good character a good reputation in the business world;
- (g) verifying whether there is, because of the proposed investment, an impact on national development, security, economic, social and cultural policy objectives announced by the Union government or a government of a Region or State, and verifying compliance with these policies;
- (h) verifying whether the amount of electricity to be consumed is appropriate depending on the nature of the business and verifying the availability of electricity for the proposed business;
- (i) verifying equipment, spare parts and construction materials to be imported from abroad;
- (j) verifying whether prices and salary rates in the proposal are appropriate;
- (k) verifying employment opportunities;
- (l) verifying tax and customs duty matters.

3. Notification No. 8/2023 dated 6 October 2023 issued by the Myanmar Investment Commission of the Republic of the Union of Myanmar on the reorganisation of the Proposal Assessment Team is repealed by this notification.

Mya Tun Oo
Chairman
Myanmar Investment Commission



8. Employment of veterans (both national servicepersons and professional soldiers)

According to the Myanmar Gazette dated 5 December 2025, the [Committee to Arrange Employment for Those Who Completed Military Service](#) under the NDSC established several working committees on 23 September 2025:

- Training Working Committee
- Working Committee to Provide Local Employment (whose duties are, among others, to coordinate with the Civil Service Board and UMFCCI to find jobs, and to make arrangements so that former military personnel may return to their former civilian jobs if they so wish)
- Working Committee to Provide Overseas Employment Opportunities (whose duties are, among others, to coordinate with the Myanmar Overseas Employment Agencies Federation and licensed overseas employment agencies, and to negotiate with the agencies reduced service fees)
- Working Committee for Investment Lending for the Practical Application of Vocational Skills (whose duties are, among others, to grant loans to former military personnel to start a business)
- Working Committee for Administrative Support

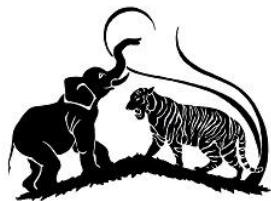
9. Duties and powers of farmland management committees

With a notification dated 26 August 2025, published in the Myanmar Gazette dated 28 November 2025, the Central Farmland Management Committee under the NDSC specified the duties and powers of the farmland management committees at the level of the Region/State/Nay Pyi Taw Council, district, township, and ward and village tract. ([AI-generated translation](#))

10. Registration of rice storage facilities

On 5 September 2025, the Ministry of Commerce under the NDSC issued Directive 1/2025 (published in the Myanmar Gazette dated 14 November 2025) which details registration requirements for the owners of rice storage facilities with a capacity of 25 metric tons or more (milled rice) or 2,500 baskets or more of paddy.

Registration is done online on myro.com.mm.



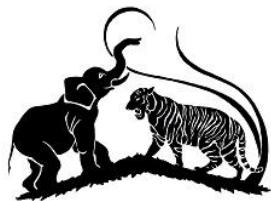
Rice storage facilities to be registered must:

- have the capacity to store 25 metric tons of milled rice or more, or 2500 baskets of paddy or more;
- be located in an area accessible for vehicles;
- have proper drainage systems in the surrounding area of the rice storage
- have a sturdy and durable structure with a robust roof (e.g., zinc), walls (e.g., brick), and floor (e.g., concrete);
- have proper ventilation inside the rice storage; and
- have fire prevention measures in place;
- have separate storage areas for raw paddy and processed rice.

The rice storage owner must submit the following documents for registration:

- Colour photo, citizenship scrutiny card copy and household list copy of the owner or the responsible person in the company;
- endorsement as to the ownership of the rice storage facility from the relevant Ward or Village Tract Administrator;
- if the rice storage is located within an Industrial Zone, endorsement from the manager of that Industrial Zone;
- endorsement from the relevant Department of Consumer Affairs office regarding the correctness of the rice storage's location, dimensions, and type;
- undertaking confirming the accuracy of information filled in the registration form on the MyRO website
- colour photo of the rice storage (front, back, left, right, interior);
- contact phone number and email address.

The registration certificate is valid for 1 year; an application for renewal must be filed 2 months before expiry.



Among others, registered rice storage owners must, between the 1st and 7th day of every month, enter the records of goods received, goods dispatched, and goods in stock into their account on the MyRO website.

We hope that you have found this information useful.

Sebastian Pawlita
Managing Director

About Lincoln Legal Services (Myanmar) Limited

Lincoln Legal Services (Myanmar) Limited provides the full range of legal and tax advisory and compliance work required by investors. We pride ourselves in offering result-oriented work, high dependability and a fast response time at very competitive prices. Please do not hesitate to contact us:

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