

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

政府總部  
發展局  
工務科

香港添馬添美道 2 號  
政府總部西翼 18 樓



Works Branch  
Development Bureau  
Government Secretariat  
18/F, West Wing,  
Central Government Offices,  
2 Tim Mei Avenue, Tamar, Hong Kong

Ref. : DEVB(PSGO) 38/12

Group : 5

4 June 2026

**Development Bureau**  
**Technical Circular (Works) No. 5/2026**

**Multi-trade Integrated Mechanical, Electrical and Plumbing (MiMEP)**

**Scope**

This Circular sets out the policy and guidelines on the adoption of Multi-trade Integrated Mechanical, Electrical and Plumbing (MiMEP) for projects<sup>1</sup> under Capital Works Programme (CWP) with pre-tender estimate exceeding \$30 Million, and Repair, Maintenance, Alternation and Addition (RMAA) projects with MEP cost estimate exceeding \$4 Million, with tenders to be invited on or after 1 October 2026.

**Effective Date**

2. This Circular shall take immediate effect.

**Effect on Existing Circulars and Circular Memoranda**

3. This Circular has no effect on existing circulars.

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<sup>1</sup> Including projects funded under Heads 702 to 707, 709 and 711; and Capital Subvention Projects under Head 708 of the Capital Works Reserve Fund (CWRF).

## **Background**

4. Conventionally, Building Services (BS)/Mechanical, Electrical and Plumbing (MEP) installations works would commence in the late stage of the construction cycle when the majority of builder's works are completed. BS/MEP contractors are usually needed to work concurrently in congested area and under a tight time frame. In some cases, BS/MEP contractors may need to accelerate the installation works to catch up with the main project programme. The above practices may entail higher programme, financial and on-site safety risk. On the other hand, the RMAA works are sometimes scattered in nature with limited space and very often the BS/MEP contractors are usually needed to complete the works within short span of time (e.g. replacement of air-conditioning system in hospital / data centre) to minimize the disturbance to the user.

5. MiMEP captures the full benefits from off-site construction technologies and manufacturing MiMEP modules in a safe and controlled environment, which allow projects to optimise the on-site construction processes to overcome the above mentioned situations. It offers numerous advantages including improved efficiency, shorter construction period, enhanced site safety, better building quality, reduced construction waste, lower site labour demand as well as minimized construction-related nuisance, etc.

6. In order to better drive and promote the development of high productivity construction including Modular Integrated Construction (MiC) and MiMEP, the Development Bureau (DEVB) established a cross-departmental Steering Committee on High Productivity Construction (SC) in 2023. To support the Steering Committee's works, a Consultative Committee (CC) for collecting ideas and views from industry stakeholders as well as a Technical Sub-committee (TSC) providing technical advice to the Steering Committee were also set up. The SC engaged industry stakeholders through a variety of two-way communication channels to gain in-depth understanding of their opinions, concerns and values, such as the adoption requirements / definition for MiMEP and payment arrangement.

7. To take forward the initiatives as announced in Chief Executive's Policy Address 2025, the Government plans to promote the wider adoption of MiMEP in Capital Works Programme and RMAA works in order to uplift the productivity and to enhance the works quality and site safety of the MEP installation.

## **Policy**

8. The Government shall continue to lead by example through capital works projects and RMAA projects to spearhead the wider adoption of MiMEP. MiMEP coverage shall be **at least 50%** of the qualifying area<sup>2</sup>, for both new projects under CWP with pre-tender estimate exceeding \$30 Million<sup>3</sup>, and RMAA projects with MEP cost estimate exceeding \$4 Million<sup>4</sup>. The policy is applicable to projects in the whole project lifecycle including feasibility, investigation, planning, design or construction stages irrespective of modes of delivery. Projects under the threshold are encouraged to adopt MiMEP wherever practicable.

## Definition of MiMEP

9. MiMEP refers to the off-site integration of mechanical, electrical and/or plumbing (MEP)<sup>5</sup> trade<sup>6</sup> components, into a single volumetric assembly of prefabricated module and transported to the site for installations so as to enhance productivity<sup>7</sup> and cost effectiveness.

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<sup>2</sup> The methodology of calculation of MiMEP coverage and qualifying area is illustrated in **Annex I**.

<sup>3</sup> For medical facilities, given the complexity and diversity in planning requirements, PSGO shall be consulted on the MiMEP adoption requirements.

<sup>4</sup> Applicable to RMAA projects for replacement of chiller plant, air handling unit(s) and water pump(s). Other RMAA projects are encouraged to adopt MiMEP as far as practicable.

<sup>5</sup> MEP refers to building services disciplines typically includes heating, ventilation and air-conditioning, electrical services, fire services, plumbing and drainage services, lift services etc.

<sup>6</sup> Trade refers to Designated Trade Divisions set out in column 2 of Schedule 1 to the Construction Workers Registration Ordinance (Cap. 583).

<sup>7</sup> For avoidance of doubt, a module with more than one pipe / duct and 2 nos. of pipes / ducts with diameter larger than or equal to 20mm of a trade in a supporting frame / system, such as drainage pipes riser module, is allowed under circumstances where the productivity of the building services installation is enhanced. The supporting frame / system incorporated in the MiMEP module shall be designed to maximize the accommodation of multiple trades within the allowable building services installation zone as far as practicable to enhance productivity.

## Adoption of MiMEP

10. MiMEP involves a greater degree of stakeholders collaboration and a broader range of activities that take place earlier in the project lifecycle. A holistic design approach shall be adopted from the outset to ensure effective MiMEP implementation.

11. During planning/design stage, early collaboration among architectural, building services and structural designers is essential. At the same time, early consultation with contractors would enjoy valuable industry experience in developing MiMEP strategy and project delivery. Incorporating Operational and Maintenance (O&M) considerations during early planning stage of MiMEP is also essential for ensuring long-term efficiency and accessibility. Proper planning would support future inspectability and mitigate challenges related to operation and maintenance. Through early collaboration, the technical, logistical and operational aspects of MiMEP modules, in particular modules sizes and configuration, module types and site logistics, should be addressed to enable seamless integration of MiMEP considerations across the project lifecycle.

12. To avoid abortive design work and adverse impact to the project programme and cost, project teams shall take into account MiMEP considerations since the project inception stage and during the review of the preliminary design by the departmental Review Committee<sup>8</sup>.

13. Robust Building Information Modeling (BIM) integration is necessary for ensuring accuracy, facilitating clash detection, and improving coordination in adopting MiMEP. Traceability of component (e.g. RFID, QR code) is also important to facilitate tracking of materials and equipment associated with each module from production, delivery and installation. The as-built BIM model should then be handed over to the maintenance agent to facilitate asset management over the whole asset lifecycle.

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<sup>8</sup> Refer to requirements stated in ETWB TC(W) No. 19/2003.

## Milestone Payment

14. The adoption of MiMEP requires comprehensive design and implementation plan including logistics arrangements to facilitate the manufacturing, delivery and assembly process. To reflect the actual resources spent and work done by the contractors in adopting MiMEP with a view to reflecting their cash flow, milestone payment mechanism for MiMEP works was formalized (see **Annex II**). Project teams shall adopt the milestone payment mechanism for MiMEP works under capital works contracts and RMAA works, with payments released upon achievement of defined milestones.

## Multi-trade Integrated Mechanical, Electrical and Plumbing Dedicated Section

15. To facilitate the adoption of MiMEP, an MiMEP Dedicated Section is established under the Project Strategy and Governance Office (PSGO) of DEVB to serve as a one-stop platform to provide technical advice and supports to individual project and further promote the adoption of MiMEP to the industry.

16. Project teams are encouraged to approach the MiMEP Dedicated Section at early stage of the project for advice on their MiMEP design proposal if they consider there are issues on the MiMEP adoption in their projects.

## **Exemption**

17. There may be exceptional ground<sup>9</sup> affecting the MiMEP coverage or suitability of adopting MiMEP in projects. When such circumstances arise, the project team concerned shall seek exemption from the SC via the PSGO of DEVB.

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<sup>9</sup> Examples of exceptional grounds include particular project limitation and/or other site constraints.

18. To facilitate the SC in considering to grant exemption for adopting MiMEP, the following project information shall be submitted:

- (a) brief description of the project;
- (b) project implementation programme;
- (c) design constraints;
- (d) user requirements, such as any special functional or operational requirements;
- (e) design options;
- (f) justifications for not meeting the required MiMEP coverage or adopting MiMEP for different design options, e.g. particular project limitation, other site constraints, etc; and
- (g) any other information as may be required by PSGO.

19. Subject to sufficient information being provided for projects seeking exemption, the SC will grant its decision normally within 28 calendar days upon receipt of the application for exemption.

### **Enquiries**

20. Enquiries on this Circular should be addressed to Chief Assistant Secretary (Works) 1.

**( Ricky C K LAU )**  
**Permanent Secretary for Development (Works)**

### Calculation of MiMEP Coverage

1. The coverage of MiMEP to the qualifying area of the building shall be calculated by the following formula:

$$\text{MiMEP Coverage} = \frac{\text{Total area with MiMEP adopted (m}^2\text{) [A]}}{\text{Total qualifying area (m}^2\text{) [B]}} \times 100\%$$

$$\text{Total area with MiMEP adopted [A]} = (A1) + (A2) + (A3) + (A4)$$

(A1): area of plant room module

(A2): area of plant/equipment module not housed in a dedicated room

(A3): area of horizontal ceiling module

(A4): area of vertical riser module

$$\text{Total qualifying area [B]} = (B1) + (A2) + (A3) + (A4)$$

(B1): qualifying plant room area

2. Area of plant room module (A1) means (*see Diagram 1*):
- (a) The internal floor area<sup>10</sup> of a plant room, if  $\geq 65\%$  of the major plant/equipment of the concerned building services installations (by nos.) in the plant room is MiMEP; or
  - (b) In other cases, the total plan area of all MiMEP modules in a plant room, but not more than the internal floor area of the plant room.
3. Qualifying plant room area (B1) means (*see Diagram 1*):
- (a) The internal floor area of all the plant rooms for the concerned building services installations; and

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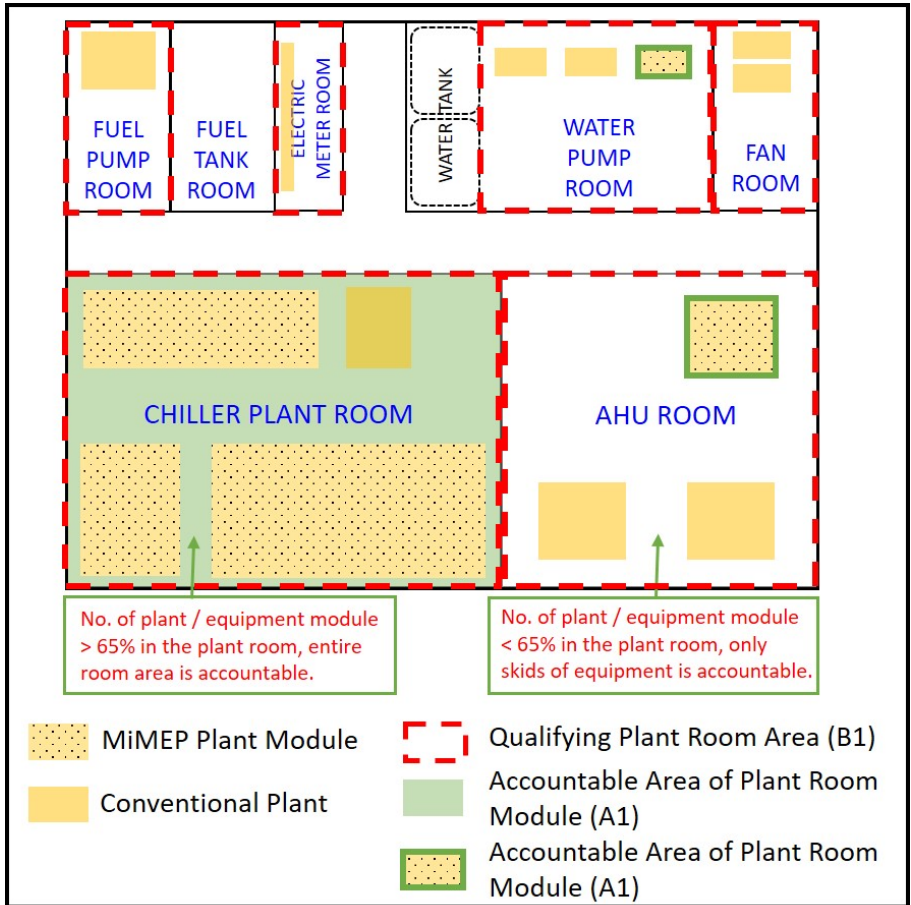
<sup>10</sup> "Internal floor area" means the floor area of all enclosed space measured to the internal faces of the enclosing walls. For RMAA projects and projects with phase completion, it should mean the portion of the floor area of the plant room(s) concerned.

- (b) Excluding the area of lift machine room(s) and/or generator room(s) without MiMEP module and the transformer room / consumer substation and the like used by power companies.
4. Area of Plant/Equipment Module not housed in a dedicated room (A2) (e.g. cooling tower module on roof) is the plan area of the module (*see Diagram 2*).
  5. Area of Horizontal Ceiling Module (A3) is the plan area of the module (*see Diagram 3*).
  6. Area of Vertical Riser Module<sup>11</sup> (A4) is the elevation area of the module, measured by multiplying the longest width and the longest height of the module (*see Diagram 4*).

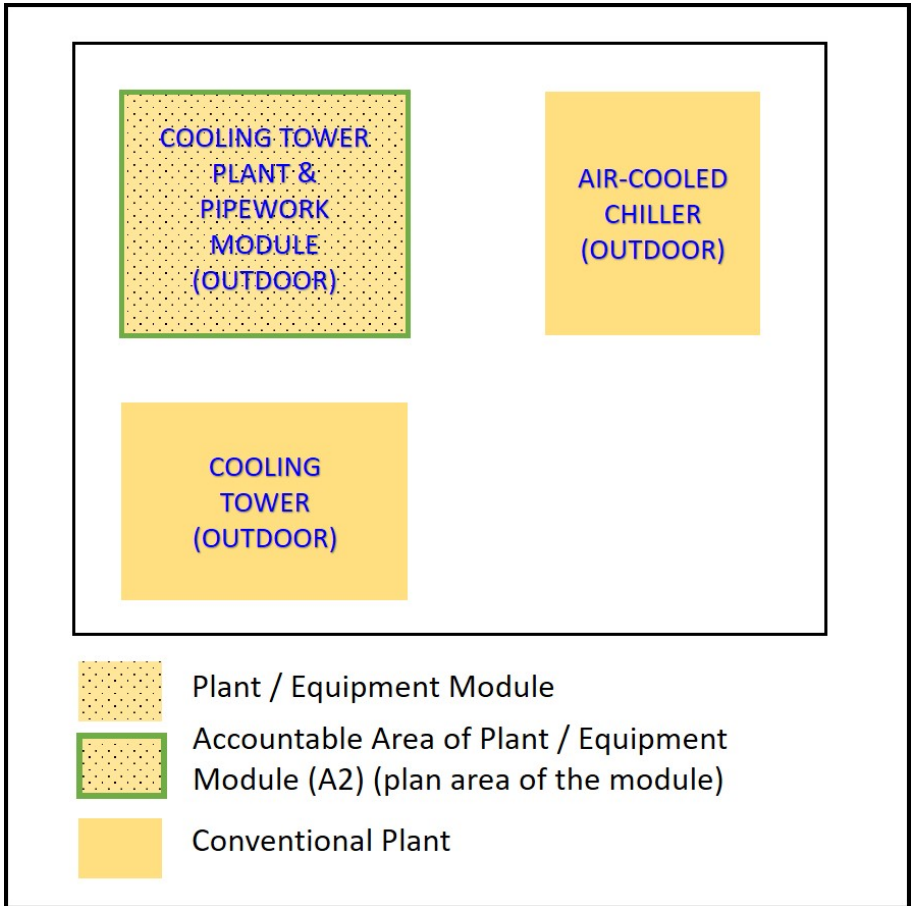
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<sup>11</sup> Exclude risers with one pipe/duct, or 2 nos. of pipes/ducts and any of them less than 20mm dia. and module inside plant rooms that are not housed in a pipe duct.

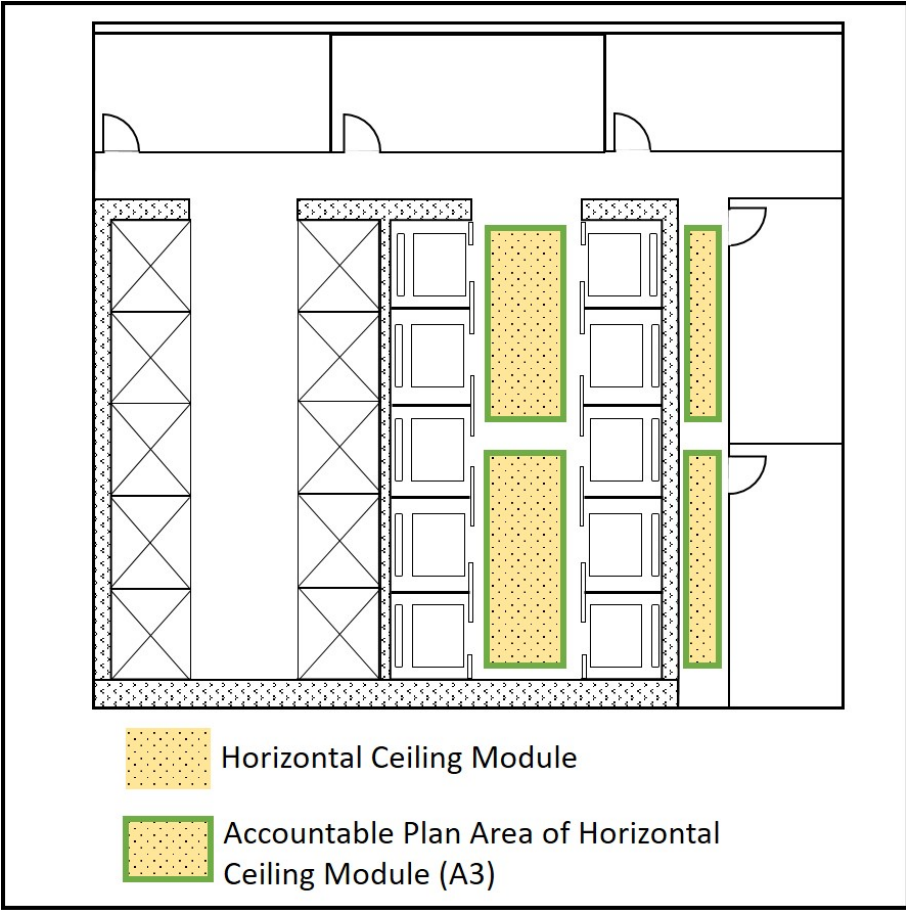
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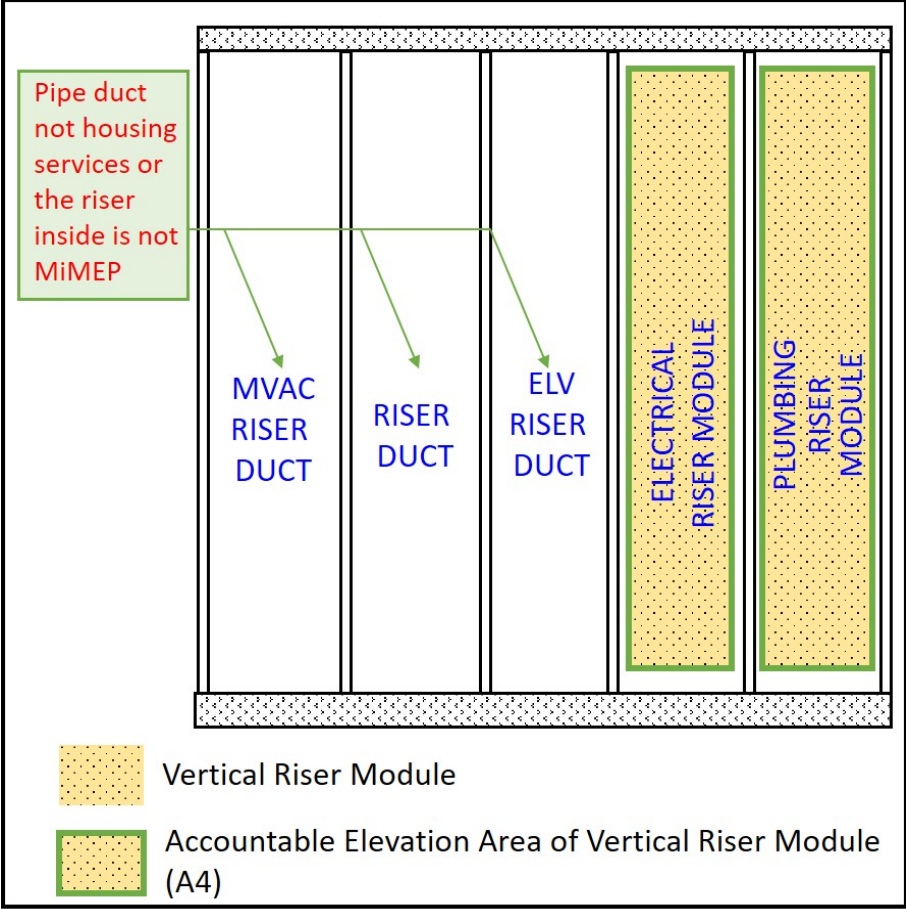
**Diagram 1**



**Diagram 2**



**Diagram 3**



**Diagram 4**

### MiMEP Milestone Payment

Stage	Milestone	Payment percentage of total MiMEP works value #
1	Drawings for MiMEP modules approved	4%
2	Mock-up for MiMEP modules approved	8%
3	Preparatory works necessary for commencement of fabrication off-site on respective MiMEP module(s) completed	8%
4	MiMEP modules completed off-site	50%
5	MiMEP modules delivered to Site	10%
6	MiMEP modules fixed-in-final-position	20%

*# Interim payment shall be certified according to the proportion of works completed in each stage; and the payment percentage should not be changed unless with SC-HPC's prior approval*