

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

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Works Branch  
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2 Tim Mei Avenue, Tamar, Hong Kong

Ref. : DEVB(PSGO) 38/1  
Group : 5

31 March 2020

**Development Bureau**  
**Technical Circular (Works) No. 2/2020**

**Modular Integrated Construction (MiC)**

**Scope**

This Circular sets out the policy on the adoption of Modular Integrated Construction (MiC) for new building works<sup>1</sup> with total construction floor area (CFA) larger than 300m<sup>2</sup> under the Capital Works Programme (CWP) to be tendered on or after 1 April 2020.

**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.

**Background**

4. MiC is a construction method whereby freestanding volumetric modules with finishes, fixtures, fittings, furniture and building services installation, etc. manufactured off-site and then transported to site for assembly.

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

5. The Government has been promoting the adoption of MiC in the construction industry. MiC has the benefits of enhanced efficiency, shortened construction period, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance, etc. MiC not only contributes to the quality and sustainable built-environment but also help ease some of the challenges of the local construction industry.

6. The Government will lead the wider adoption of MiC in new government building works as well as building projects funded by the Government. DEVB has established a MiC Steering Committee (SC) to oversee the MiC policy. The Terms of Reference and membership of the SC are enclosed in **Annex I**.

## **Policy**

7. MiC shall be adopted for new building works of suitable building types as listed in **Annex II**.

8. The policy is applicable to projects in the feasibility, investigation, planning or design stages irrespective of modes of delivery. To avoid abortive design work and adverse impact to the project programme and cost, the project teams shall consider adoption of MiC in preparing the Technical Feasibility Statement (TFS).

## **Exemption**

9. There may be exceptional grounds<sup>2</sup> affecting the suitability of adopting MiC in projects. When such circumstances arise, the project office / works agent concerned shall seek exemption from the SC via the Project Strategy and Governance Office (PSGO) of Development Bureau (DEVB).

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<sup>2</sup> Examples of exceptional grounds include stringent site constraints and/or project programme limitation, etc.

10. To facilitate the SC in considering to grant exemption for adopting MiC, 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 aesthetic requirements;
- (e) building design options;
- (f) justifications for not adopting MiC for different design options, e.g. stringent site constraints, project programme limitation, etc ; and
- (g) any other information as may be required by PSGO.

11. 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.

12. Adoption of MiC may be suitable in some circumstances<sup>3</sup> even for projects or building types other than those listed in **Annex II**. In such cases, the project offices are encouraged to duly consider adopting MiC in their projects and could seek steering from the SC if necessary.

### **Management and Updating of Project List**

13. The PSGO shall be responsible for managing and updating the project list in **Annex II** on a need basis.

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<sup>3</sup> With needs of relocation and reassembly, expediting construction, minimising environmental nuisances, etc.

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## **Enquiries**

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

**( LAM Sai-hung )**  
**Permanent Secretary for Development (Works)**

**STEERING COMMITTEE ON  
MODULAR INTEGRATED CONSTRUCTION**

**TERMS OF REFERENCE**

1. To oversee the MiC policy in Hong Kong
2. To steer and oversee adoption of MiC in government and government-funded building projects, including vetting projects seeking for exemptions, resolving hurdles and coordinating efforts of various departments
3. To provide high-level technical advice and support to other policy bureau or departments on adoption of MiC
4. To explore ways to encourage adoption of MiC in projects other than those in item 2 above
5. To identify and address regulatory issues relating to MiC
6. To review and address MiC supply chain issues including manpower resources and training

# **STEERING COMMITTEE ON MODULAR INTEGRATED CONSTRUCTION**

## **MEMBERSHIP**

### **Chairman:**

Permanent Secretary for Development (Works)

### **Members:**

Director of Architectural Services

Director of Buildings

Director of Electrical and Mechanical Services

Director of Water Supplies

Head of Project Strategy and Governance Office, DEVB

Deputy Secretary for Financial Services and the Treasury (Treasury)<sup>3</sup>, FSTB

Deputy Director of Environmental Protection (1), EPD

Deputy Commissioner/Planning & Technical Services, TD

### **Secretary:**

Chief Assistant Secretary (Works)<sup>1</sup>

### **Ad-hoc members** (to be invited on a need basis):

Deputy Director of Fire Services, FSD

Deputy Director of Planning/District, PlanD

Deputy Director of Marine, MD

**Adoption of MiC in various building types**

	Building types	Accommodations	
		List 1*	List 2 **
1.	Staff quarters	<ul style="list-style-type: none"> <li>• Residential units</li> <li>• Kitchens / pantries</li> <li>• Lavatories</li> </ul>	<ul style="list-style-type: none"> <li>• Corridors / communal areas</li> <li>• Others, e.g. management offices / recreational facilities</li> </ul>
2.	Hostels		
3.	Residential and Care Homes		
4.	Schools	<ul style="list-style-type: none"> <li>• Classrooms</li> <li>• Pantries</li> <li>• Lavatories</li> </ul>	<ul style="list-style-type: none"> <li>• Principal / teachers' rooms, special rooms, laboratories, libraries</li> <li>• Corridors / communal areas</li> <li>• Others, e.g. management offices</li> </ul>
5.	Office buildings	<ul style="list-style-type: none"> <li>• Office areas</li> <li>• Pantries</li> <li>• Lavatories</li> </ul>	<ul style="list-style-type: none"> <li>• Corridors / communal areas</li> <li>• Others, e.g. management offices / receptions / guard rooms / typical E&amp;M rooms</li> </ul>
6.	Medical facilities	<ul style="list-style-type: none"> <li>• General wards</li> <li>• Consultation rooms</li> <li>• Treatment rooms</li> <li>• Accommodation for medical staff, e.g. quarters and offices</li> <li>• Education facilities, e.g. classrooms</li> <li>• Pantries</li> <li>• Lavatories</li> </ul>	<ul style="list-style-type: none"> <li>• Special wards</li> <li>• Operation theatres</li> <li>• Accommodations of special equipment</li> <li>• Corridors / communal areas</li> <li>• Others, e.g. management offices</li> </ul>
7.	General		<ul style="list-style-type: none"> <li>• Staircases and lobbies of above buildings where practicable</li> </ul>

\* For accommodations under List 1, the use of MiC is mandated. Exemption from SC is required if MiC is not adopted.

\*\* Accommodations under List 2 are encouraged to adopt MiC whenever practicable. However, flexibility to best suit the functional and technical requirements of individual project is allowed for project office / works agent.