

**General Specification for Mechanical Installations
in Government Buildings
of the Hong Kong Special Administrative Region
2012 Edition**

The 2012 edition of the General Specification for Mechanical Installations in Government Buildings of the Hong Kong Special Administrative Region comprises updates and revisions to the 2007 edition.

The date and details for full implementation of the new General Specification for Mechanical Installations in Government Buildings of the Hong Kong Special Administrative Region 2012 edition will be announced in due course. Before the aforementioned date, the General Specification for Mechanical Installations in Government Buildings of the Hong Kong Special Administrative Region 2007 edition (Incorporating Corrigendum No. GSMI01) will still be the Contractual Document for the captioned installation. The new 2012 edition may be viewed on the ArchSD Homepage in preparation for its full implementation.

**MAJOR CHANGES IN THE GENERAL SPECIFICATION FOR MECHANICAL INSTALLATIONS
IN GOVERNMENT BUILDINGS OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION – 2012 EDITION**

Old Ref. No.	New Ref. No.	Major Changes
<p>The major changes in the Corrigendum No. GSMI01 of the General Specification For Mechanical Installations In Government Buildings of the Hong Kong Special Administrative Region 2007 Edition have been incorporated into the 2012 Edition.</p>		
<p>Table of Contents, Clauses in Sections A, B, C, D and E</p>		<p>Replace “Contractor” by “MI Contractor”.</p>
<p>Table of Contents, Clauses in Sections A, C and E</p>		<p>Replace “INSTALLATION” by “INSTALLATIONS”.</p>
<p>Clauses in Sections A, D and E</p>		<p>Replace “mechanical installations” by “Mechanical Installations” & replace “installation” by “Installations”.</p>

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Table of Contents Clauses in Sections A, B, C, D and E		Replace “Works” by “Installations” (except Manufacturer’s Works in Section D1 which has different meaning) & replace “installation” by “Installations”.
Clauses in Sections A, B and C		Replace “Chapter” by “Cap”.
PREFACE		
		The descriptions in the Preface are revised.
TABLE OF CONTENTS		
	A3.11	Add a new requirement for submission of label schedule.
PART A – SCOPE AND GENERAL REQUIREMENTS		
SECTION A1 – SCOPE OF SPECIFICATION		

Old Ref. No.	New Ref. No.	Major Changes
A 1.3.1	A 1.3.1	<p>Replace “the following words or expressions shall have the meanings assigned to them except when the context otherwise requires:-“ by “all words and expressions shall have the meaning as assigned to them under the Conditions unless otherwise provided herein. The following words or expressions shall have the meanings assigned to them except when the context otherwise requires:-“</p>
		<p>Replace “The Contractor employed by the Employer for the execution of the Works as defined in the Contract or the Contractor separately employed by the Employer to execute the builder’s work associated with the Works as appropriate “ by “The Contractor employed by the Employer for the execution of the Works or the Specialist Contractor separately employed by the Employer to execute the Specialist Works as appropriate”, in the definition of “Building Contractor”.</p>
		<p>Delete “Contract” & add the definition of “Conditions”.</p>
		<p>Replace “Contractor” by “MI Contractor” and the definition of “Contractor” as “The Nominated Sub-contractor of the Specialist Sub-contractor employed by the Building Contractor or the contractor directly employed by the Employer as appropriate for the execution of the Installations in accordance with the Contract”.</p>
		<p>Add the definition of “Installations”.</p>
		<p>Add the definition of “Proprietary brand name materials or products”.</p>
		<p>Add the definition of “Particular Specification”.</p>

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A 1.3.1	A 1.3.1	Replace “the Specialist Sub-contractor’s tender for the Works Specialist Sub-contract or” for the definition of “Tender”
SECTION A2 – STATUTORY OBLIGATIONS AND OTHER REQUIREMENTS		
A 2.1.2(d)	A 2.1.2(d)	Replace “Code of Practice for Energy Efficiency of Electrical Installations issued by the Electrical and Mechanical Services Department, the Government of the HKSAR” by “Code of Practice for Energy Efficiency of Building Services Installations in Building”.
A 2.1.2(e)	A2.1.2(e)	Delete “Code of Practice for Energy Efficiency of Air Conditioning Installations issued by the Electrical and Mechanical Services Department, the Government of the HKSAR”.
A 2.1.2(h)	A 2.1.2(g)	Replace “Building Department” by “Buildings Department”
A 2.1.2(j)	A 2.1.2(i)	Replace “Code of Practice for” by “Code of Practice on” and add “published by Buildings Department” at the end of the sentence
A 2.1.3(e)	A 2.1.3(e)	Replace “Environment, Transport and Works Bureau” by “Development Bureau”
A 2.1.3(k)	A 2.1.3(k)	Replace “Confine Space” by “Confined Spaces”
A 2.1.4	A 2.1.4	Replace “BS, BS EN, ISO Standards, IEC Standards and Codes of Practice, etc. shall be deemed to include all amendments, revisions and standards superseding the standards listed herein, which are current at the closing date of the tender of the Contract unless otherwise specified.” by “BS, BS EN, ISO Standards,

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A 2.1.4	A 2.1.4	IEC Standards and Codes of Practice, etc. shall be deemed to include all amendments, revisions and standards superseding the standards listed herein, which are published before the date of first tender invitation for the Contract or the Nominated Sub-contract (as appropriate)unless otherwise specified.”
A 2.2	A 2.2	Replace “The documents forming the Contract are to be taken as mutually explanatory of one another but in case of ambiguities or discrepancies the same shall be explained by the Architect who shall issue to the Contractor instructions clarifying such ambiguities or discrepancies.” by “The documents forming the Contract are to be taken as mutually explanatory of one another but in case of ambiguities or discrepancies the same shall be dealt with in accordance with the Conditions.”
SECTION A3 – EXECUTION OF WORKS		
A 3.3	A 3.3	<p>Replace “All expenses properly incurred and losses suffered by the Employer as a result of the Contractor’s failure to comply with the above requirements are recoverable by the Employer from the Contractor.</p> <p>The Contractor shall ensure that such works are essential for the execution of the Works. In the event that any of such works is proved to be non-essential, unnecessary and/or abortive, the Contractor shall bear the full cost of such works including but not limited to any unnecessary or incorrect cutting-away and making-good and shall reimburse the Employer for all cost incurred in this connection.</p> <p>Upon completion of the builder’s works by the Building Contractor, the Contractor shall forthwith check and examine that all builder’s works so executed have been completed in accordance with his requirements. If at any time it becomes apparent to the Contractor that any builder’s works completed by the Building Contractor does not comply with his requirements in any respect whatsoever, the Contractor</p>

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A 3.3	A 3.3	<p>shall forthwith give notice in writing to the Architect and specify in details the extents and effects of such non-compliance in that notice. The Contractor is deemed to have satisfied with the builder's works after a period of 14 days from the date of completion of the builder's works if the above notice is not served to the Architect within such period. All additional expenditure properly incurred and all loss suffered in this connection by the Employer in having such works re-executed and rectified shall be recoverable by the Employer from the Contractor." by</p> <p>“All expenses properly incurred and losses suffered by the Employer as a result of the Contractor's failure to comply with the above requirements are recoverable by the Employer from the Contractor as a debt under the Contract or via the Building Contractor as if it is a debt liable to the Building Contractor under the Sub-contract as appropriate.</p> <p>The Contractor shall ensure that such works are essential for the execution of the Installations. In the event that any of such works is proved to be non-essential, unnecessary and/or abortive, the Contractor shall bear the full cost of such works including but not limited to any unnecessary or incorrect cutting-away and making-good and all cost incurred in this connection are recoverable by the Employer from the Contractor as a debt under the Contract or via the Building Contractor as if it is a debt liable to the Building Contractor under the Sub-contract as appropriate.</p> <p>Upon completion of the builder's works by the Building Contractor, the Contractor shall forthwith check and examine that all builder's works so executed have been completed in accordance with his requirements. If at any time it becomes apparent to the Contractor that any builder's works completed by the Building Contractor does not comply with his requirements in any respect whatsoever, the Contractor shall forthwith give notice in writing to the Architect and specify in details the extents and effects of such</p>

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A 3.3	A 3.3	non-compliance in that notice. The Contractor is deemed to have satisfied with the builder's works after a period of 14 days from the date of completion of the builder's works if the above notice is not served to the Architect within such period. All additional expenditure properly incurred and all loss suffered in this connection by the Employer in having such works re-executed and rectified shall be recoverable by the Employer from the Contractor as a debt under the Contract or via the Building Contractor as if it is a debt liable to the Building Contractor under the Sub-contract as appropriate."
A 3.9	A 3.9	<p>Replace " ".... the representatives of the Architect on Site." by "...the Architect's Representative on Site."</p> <p>Replace "Materials and equipment delivered to Site and paid for in interim payment shall be the Employer's property. Such materials and equipment shall not be removed from Site without the approval of the Architect in writing and appropriate deduction shall be made in the next interim payment in accordance with the Contract." by "Materials and equipment delivered to Site are the Employer's property. Such materials and equipment shall not be removed from Site without the prior approval of the Architect in writing."</p>
A3.10	A3.10	<p>Delete " until finally inspected, tested and accepted...." from the first paragraph.</p> <p>Replace " Architect's representatives...." By ".....Architect's Representatives..." in the second paragraph.</p>
	A 3.11	<p>Add a new requirement for submission of label schedule as follows :</p> <p>" The contractor shall submit a schedule for all labels, notices, identifications and instructions for the Architect's approval prior to order and installation. The information of the schedule shall include the</p>

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	A 3.11	descriptions of the items, height and font type of the text, dimensions of the labels and materials used. The Chinese translation shall be referred to the “Glossaries of Term Commonly Used in Government Departments” issued by the Civil Services Bureau of the Government of the HKSAR.
SECTION A4 – DRAWINGS AND MANUALS		
A4.3.1	A4.3.1	Replace “The final approved as-built drawings shall be in 3 sets of hard copy” by “The final approved as-built drawings shall be in 1 set of hard copy....” in the second paragraph.
A4.4.2	A4.4.2	Replace “Unless otherwise specified in the Contract, the manuals shall be bound in durable loose-leaf four ring binders with hard covers.” By “Unless otherwise specified in the Contract, the manuals shall be bound in durable loose-leaf four ring binders with hard covers/ multi-ring binder with plastic covers.” in the second paragraph.
A4.4.3	A4.4.3	Replace “3 sets of hard copies....” By “4 sets of hard copies....” in the fourth paragraph.
A4.4.6		<p>Delete “A4.4.6 Intellectual Property Rights</p> <p>The Government shall become the absolute and exclusive owner of the Operation & Maintenance Manuals and the User Manual and all intellectual property rights subsisting therein free from all encumbrances.</p> <p>In the event that the beneficial ownership of any intellectual property rights subsisting in the above Manuals are vested in anyone other than the Contractor, the Contractor shall procure that the beneficial owner shall grant to the Employer a transferable, non-exclusive, royalty-free and irrevocable licence</p>

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		(carrying the right to grant sub-licences) to utilize the intellectual property rights in the manuals for the purposes contemplated in the Contract. For the avoidance of doubt such purposes shall, but not limited to, include providing free copying of the materials in the manuals by any subsequent owner or user of the installation, and/or any party responsible for the operation and maintenance of the installation in connection with any subsequent alteration, extension, operation and maintenance of the installation.”
PART B – GENERAL TECHNICAL REQUIREMENTS		
SECTION B2 – PLANT REQUIREMENTS		
B2.1	B2.1	Replace the 4 th last paragraph by “ Lubricating grease points shall be fitted with metal labels to indicate the special lubricant requirements.
PART C – TECHNICAL REQUIREMENTS		
SECTION C1 – STEAM BOILER		
Table 1.5.1(a) 2 nd column	Table 1.5.1(a) 2 nd column	Replace “Metres” by “metres”
SECTION C5 – STEAM BOILER		
C 5.3.9.3	C 5.3.9.3	Delete “(“ and “)kN” in the 1 st paragraph.
SECTION C6 – GONDOLA		

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C 6.2	C 6.2	Replace “; and” by “.”
C 6.3.3.1	C 6.3.3.1	Replace “gondola installation” by “Gondola Installations”
C 6.3.3.2	C 6.3.3.2	Replace “gondola installation” by “Gondola Installations”
C 6.3.7	C 6.3.7	Replace “gondola installation” by “Gondola Installations”
C 6.3.15	C 6.3.15	Replace “gondola installation” by “Gondola Installations”
C 6.6	C 6.6	Delete “” (Open inverted commas) before the word “Factories”
C 6.7.2	C 6.7.2	Replace “Regulations” by “Regulation” in the 2 nd paragraph
C 6.7.3	C 6.7.3	Replace “Regulations” by “Regulation” in the 1 st paragraph
SECTION C7 – HOT WATER SYSTEM		
C 7.1	C 7.1	Replace “hot water system” by “Hot Water System”
C 7.3	C 7.3	Replace “hot water system” by “Hot Water System”
C 7.3.1	C 7.3.1	Replace “hot water system” by “Hot Water System”

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C 7.3.1.4(a)	C 7.3.1.4(a)	Replace “BS 2742:1969” by “BS 2742:2009 Use of the Ringelmann and miniature smoke charts”
C 7.3.5	C 7.3.5	Replace “hot water system” by “Hot Water System”
C 7.3.7	C 7.3.7	Replace “hot water system” by “Hot Water System”
C 7.3.8	C 7.3.8	Replace “hot water system” by “Hot Water System”
C 7.4.2	C 7.4.2	Replace “hot water system” by “Hot Water System”
C 7.6.1	C 7.6.1	Replace “hot water system installation” by “Hot Water System Installations”
C 7.6.2	C 7.6.2	Replace “installation of the hot water system” by “Installations of the Hot Water System”
SECTION C8 – INDUSTRIAL COMPRESSED AIR SYSTEM		
C 8.5.3	C 8.5.3	Replace “Undertaking” by “Undertakings”
SECTION C10 – PNEUMATIC TUBE TRANSPORT SYSTEM		
C 10.2(d)	C 10.2(d)	Replace “,” by “of”
C 10.6	C 10.6	Replace “HTM No. 2009” by “Health Technical Memorandum 2009”

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		Delete “The balancing and regulation of the distribution system together with the final adjustment of all automatic control system.”
C 10.6.1	C 10.6.1	Replace “natiounal” by “national”
SECTION C11 – VEHICLE TURNTABLE		
C 11.3.6	C 11.3.6	Replace “humidities” by “humidity”
PART D – INSPECTION, TESTING AND COMMISSIONING DURING CONSTRUCTION PERIOD		
SECTION D1 – GENERAL REQUIREMENTS		
D 1.2(b)	D 1.2(b)	Replace “Defects Liability” by “Maintenance”
SECTION D3 – HANDOVER INSPECTION		
D 3.1	D 3.1	Replace “contractor” by “Contractor”
PART E – TRAINING, INSPECTION, ATTENDANCE AND OPERATION AND MAINTENANCE DURING MAINTENANCE PERIOD		
SECTION E1 – TRAINING OF USERS AND OPERATION AND MAINTENANCE AGENTS		
E 1.1	E 1.1	Delete “.” (Full stop) after the word “Installations”
SECTION E4 – COMPLETION OF OUTSTANDING AND DEFECTIVE INSTALLATIONS		

Old Ref. No.	New Ref. No.	Major Changes
E 4.1	E 4.1	Replace “Defects Liability” by “Maintenance”