

**For Information
on 16 October 2001**

**Subcommittee to Follow Up on the Outstanding
Capital Works Projects
of the Former Municipal Councils**

**Retrofitting of Air-Conditioning
to 19 Existing Markets and/or Cooked Food Centres**

PURPOSE

The paper serves to brief Members on the latest position in respect of the projects to retrofit air-conditioning system (“A/C”) to 19 existing markets and/or cooked food centres (“CFCs”) under the management of the Food and Environmental Hygiene Department (“FEHD”).

BACKGROUND

2. In late 2000, FEHD conducted a review on the retrofitting of A/C to existing markets and/or CFCs, making reference to the experience of three recently completed ex-Provisional Regional Council (“ex-ProRC”) A/C retro-fitting projects, namely, Shatin Market, Yan Oi Market and Tai Kiu Market. At the Subcommittee meeting on 7 December 2000, Members considered the review result and supported the Administration’s recommendation to proceed with the projects to retrofit A/C to 19 existing markets and/or CFCs. Retrofitting of A/C to these 19 markets and/or CFCs had either been injected in the ex-Provisional Urban Council Capital Works Programme or endorsed by ex-ProRC.

3. At the Subcommittee meeting on 4 April 2001, Members considered the proposed priority of the retrofitting projects. We informed Members that we would expedite the preparation of Preliminary Project Feasibility Study (“PPFS”) reports for these projects for the purpose of bidding funds under the Capital Works Resource Allocation Exercise (“RAE”). Upon earmarking of capital funds, we would consult stall lessees on their willingness to proceed with retrofitting. The stall lessees would be provided with information to facilitate them to consider the matter in detail, such as the extent of recurrent costs that would need to be borne by stall lessees, arrangements during works period, etc. The projects would only proceed upon obtaining a 85% majority consent from stall lessees. This percentage should ensure that the projects receive a reasonable level of support from the lessees and gives some allowance to prevent the supporting rate from falling below 50% by the time of completion of the project which may be a few years later.

LATEST POSITION

4. The latest position of the 19 projects is as follows -
- (a) Architectural Services Department (“ArchSD”) has completed all the PPFS reports for the 19 markets and/or CFCs;
 - (b) the total project cost is estimated to be \$2,367m;
 - (c) the estimated project costs will cover not only A/C retrofitting works, but also works in compliance with the *Fire Safety (Commercial Premises) Ordinance* and Barrier Free Access, as well as some general improvement works such as repaving of floor finishes in common area with associated water proofing works, physical segregation of poultry section with separate air-conditioning and ventilation system, refurbishment of toilets, etc.;

- (d) subject to 85% of the stall lessees accepting the recurrent implications of the proposed A/C installations, Government will implement the works in the relevant markets and/or CFCs as soon as possible;
- (e) the current resources would also cover works for the Yue Wan Market CFC, Kwun Chung Market and Bowrington Road Market so that the fire safety requirements for these facilities can be upgraded concurrently with the A/C retrofitting and general improvement works of the markets/CFCs located in the same building; and
- (f) the retrofitting works for the CFCs originally to be pursued separately will now be included as part of the 19 projects.

— A list of the 19 projects with earmarked funding for implementation is at Annex.

WAY FORWARD

5. Arch SD would employ consultants to work out first the schematic designs for individual markets/CFCs. Meanwhile, we will brief the relevant District Councils on the latest position of the A/C retrofitting projects in January and February 2002. When the schematic designs have been completed (scheduled for late February 2002), we would brief the relevant Market Management Consultative Committee (“MMCC”) and stall lessees on the details of the project, including possible levels of recurrent costs that need to be borne by them, options for the works programme and the operational arrangements during and after the improvement works. The briefings are scheduled to be carried out between March and May 2002.

6. Following the briefings to MMCCs and stall lessees concerned, we would conduct a questionnaire survey among stall lessees on their consent to the A/C retrofitting works and to pay its recurrent implications. The survey would also include issues such as options of works programme and arrangements for affected stall lessees.

7. Upon obtaining a 85% majority consent from stall lessees, the consultants would proceed with the working drawings and tender documents. Should everything goes smoothly, we will be able to commence the projects in early 2003 with a view to completion between 2004 and 2005.

**Environment and Food Bureau
Food and Environmental Hygiene Department
October 2001**

**Retro-fitting of air-conditioning and
general improvement works
to 19 existing markets and /or cooked food centres (CFCs)**

<u>Urban District</u>	<u>Markets/CFCs</u>
Wong Tai Sin	1. Ngau Chi Wan Market and CFC
Sham Shui Po	2. Po On Road Market and CFC
Kwloon City	3. Tokwawan Market
Yau Tsim Mong	4. Fa Yuen Street Market and CFC 5. Kwun Chung Market and CFC
Kwun Tong	6. Ngau Tau Kok Market and CFC
Central & Western	7. Sheung Wan Market
Eastern	8. Yue Wan Market and CFC
Wan Chai	9. Bowrington Road Market and CFC
Southern	10. Aberdeen Market and CFC
<u>New Territories</u>	
Tsuen Wan	11. Yeung Uk Road Market 12. Tsuen Wan Market 13. Tsuen King Circuit Market
Sai Kung	14. Sai Kung Market
Kwai Tsing	15. North Kwai Chung Market 16. Wing Fong Street Market
Tuen Mun	17. San Hui Market
Yuen Long	18. Tung Yick Market
North	19. Shek Wu Hui CFC

