

For information
on 2 May 2002

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

**Retro-fitting of Air-conditioning and General Improvement Works
to 19 Existing Markets and/or Cooked Food Centres**

Purpose

The purpose of this paper is to brief members of the latest position on the consultation with relevant District Councils (“DCs”), Market Management Consultative Committees (“MMCCs”) and stall lessees in respect of the proposed retro-fitting of air-conditioning (“A/C”) and general improvement works to 19 existing markets and/or cooked food centers (“CFCs”).

District Council Consultation

2. At the Sub-committee meeting on 7 March 2002, Members were informed of the time-table of DC consultation and the preliminary result of consultation with ten DCs as at 8 February 2002.

3. The Food and Environmental Hygiene Department (“FEHD”) has now completed consultation with all 15 relevant DCs for the A/C retro-fitting projects in their respective districts. Amongst them, 13 expressed support for the retro-fitting projects and one (the Tsuen Wan DC) offered no comment at this stage. The remaining one, Kowloon City DC, requested for additional information. Supplementary information on project details were further presented at the Kowloon City DC meeting held on 21 March 2002. At the meeting, Members deferred giving a view on the project pending outcome of MMCC consultation. A table summarizing the views of the DCs is at Annex.

Market Management Consultative Committee Consultation

4. Meetings were organized for stall lessees with participation from both FEHD and the Architectural Services Department to brief market stall lessees and to enable them to understand the impact the projects would have on them. At the meetings, stall lessees voiced out their views on the projects and raised questions on how they might be affected. The most common points of concern are —

- (a) The adverse impact on business during the works period. Stall lessees requested that the number of stalls to be temporarily or permanently closed as a result of the works should be kept to the

minimum. Some lessees gave suggestions on how the future layout could be improved;

- (b) The temporary resiting and rental waiver arrangement arising from disruption to business during the works period; and
- (c) The unwillingness of stall lessees to pay A/C recurrent costs.

5. To tackle the above concerns, FEHD explained to the stall lessees the temporary resiting and rental waiver arrangement based on the experience with similar projects in the past and the rationale for requesting them to pay the A/C recurrent charges. FEHD also exchanged views with them on how the future layout of stalls can be re-configured, taking on board their suggestions where possible and appropriate.

6. After meeting the MMCC and stall lessees of the individual markets, FEHD issued a letter of intent to each stall lessee in the affected market/CFC to obtain their views on the implementation of the project. The letter set out the details of the project such as the revised layout plan and the likely recurrent A/C cost to be incurred. FEHD pointed out clearly that the retro-fitting works would not proceed unless 85% of stall lessees of the individual markets or CFCs support the project.

Latest Position

7. As far as the response to the letter of intent is concerned, as at 16 April 2002, both Ngau Tau Kok CFC and Fa Yuen Street CFC have obtained a support rate of 84.2%. Bowrington Road CFC has a support rate of 83.3% while Shek Wu Hui CFC has a support rate of 77.8%. FEHD is still collecting response to the letter of intent in respect of the other markets and/or CFCs. FEHD would consolidate the stall lessees' view and the support rate for all the 19 individual markets and/or CFCs in mid-May to assess the overall situation. Members would be kept informed of the progress.

Food and Environmental Hygiene Department
24 April 2002

DC Consultation on A/C Retro-fitting Projects

Summary of DCs' Views

	<u>Date of Meeting</u>	<u>District Council</u>	<u>A/C retro-fitting Projects</u>	<u>Supportive (✓) to A/C retro-fitting project</u>	<u>Major Views of DC Members/ Proposed Follow-up actions</u>
1.	03.1.2002	Yau Tsim Mong	a) A/C Retro-fitting to Fa Yuen Street Market and CFC b) A/C Retro-fitting to Kwun Chung Market and CFC	✓	<ul style="list-style-type: none"> • Generally no objection to the proposed way forward. • Commented that the 85% support rate was too high to achieve.
2.	15.1.2002	Sai Kung	A/C Retro-fitting to Sai Kung Market	✓	<ul style="list-style-type: none"> • Generally welcomed and supported the retro-fitting project and urged for early implementation. • Worried that the 85% support rate could not be met.
3.	15.1.2002	Kwun Tong	A/C Retro-fitting to Ngau Tau Kok Market and CFC	✓	<ul style="list-style-type: none"> • Generally welcomed and supported the project.
4.	15.1.2002	North	A/C Retro-fitting to Shek Wu Hui CFC	✓	<ul style="list-style-type: none"> • Generally welcomed and supported the project.
5.	24.1.2002	Central & Western	A/C Retro-fitting to Sheung Wan Market	✓	<ul style="list-style-type: none"> • <u>Would write to the Legislative Council ("LegCo") on the following three motions passed at the meeting :-</u> <ol style="list-style-type: none"> (1) To urge the Government to proceed with the retro-fitting works immediately. (2) To raise objection to the Government's proposal on charging A/C recurrent cost. (3) To urge the Government to retro-fit A/C to Shek Tong Tsui Market and CFC.

	<u>Date of Meeting</u>	<u>District Council</u>	<u>A/C retro-fitting Projects</u>	<u>Supportive (✓) to A/C retro-fitting project</u>	<u>Major Views of DC Members/ Proposed Follow-up actions</u>
6.	24.1.2002 & 21.3.2002	Kowloon City	A/C Retro-fitting to Tokwawan Market	Deferred giving a view on the project pending outcome of MMCC consultation.	<ul style="list-style-type: none"> • Generally supported market redevelopment rather than A/C retro-fitting and improvement works. • Some asked for more information about the project.
7.	25.1.2002	Tuen Mun	A/C Retro-fitting to San Hui Market	✓	<ul style="list-style-type: none"> • <u>A motion was passed</u> : to urge the Government to retro-fit A/C system to San Hui Market as quickly as possible, but objects the Government's proposed across-the-board requirement of 85% support from market lessees. • To set up a Working Group to prepare for consultation with MMCC and lessees.
8.	29.1.2002	Sham Shui Po	A/C Retro-fitting to Po On Road Market and CFC	✓	<ul style="list-style-type: none"> • Generally welcomed the Government's proposal to proceed with the A/C retro-fitting project but found it unacceptable to impose the following conditions:- <ol style="list-style-type: none"> (1) requiring 85% support rate from stall lessees; and (2) the stall lessees have to bear the A/C recurrent cost, in particular the maintenance cost.
9.	29.1.2002	Tsuen Wan	a) A/C Retro-fitting to Yeung Uk Road Market b) A/C Retro-fitting to Tsuen Wan Market c) A/C Retro-fitting to Tsuen King Circuit Market	Offered no comment at this stage.	<ul style="list-style-type: none"> • <u>A motion was passed</u> : As FEHD has not provided sufficient information, Tsuen Wan DC will not give any views at the moment but to urge FEHD to improve the market environment so that the lessees can continue their business.

	<u>Date of Meeting</u>	<u>District Council</u>	<u>A/C retro-fitting Projects</u>	<u>Supportive (✓) to A/C retro-fitting project</u>	<u>Major Views of DC Members/ Proposed Follow-up actions</u>
10.	7.2.2002	Yuen Long	Retro-fitting of air-conditioning to Tung Yick Market	✓	<ul style="list-style-type: none"> Generally welcomed and supported the retro-fitting project.
11.	15.2.2002	Kwai Tsing	a) A/C Retro-fitting to North Kwai Chung Market b) A/C Retro-fitting to Wing Fong Street Market	✓	<ul style="list-style-type: none"> Generally welcomed and supported the retro-fitting projects.
12.	21.2.2002	Eastern	A/C Retro-fitting to Yue Wan Market and CFC	✓	<ul style="list-style-type: none"> Generally supported the retro-fitting project but opined that the project should not be bound by the 85% consent requirement. Urged for early implementation.
13.	26.2.2002	Wan Chai	A/C Retro-fitting to Bowrington Road Market and CFC	✓	<ul style="list-style-type: none"> Generally welcomed and supported the retro-fitting project.
14.	4.3.2002	Southern	A/C Retro-fitting to Aberdeen Market and CFC	✓	<ul style="list-style-type: none"> Generally welcomed and supported the retro-fitting project but opined that the A/C maintenance cost should not be borne by stall lessees.
15.	5.3.2002	Wong Tai Sin	A/C Retro-fitting to Ngau Chi Wan Market and CFC	✓	<ul style="list-style-type: none"> Generally welcomed and supported the retro-fitting project. Would write to LegCo urging for early implementation.