

**For discussion  
on 22 May 2003**

**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 –

- (i) to brief Members on the latest position in respect of the retro-fitting of air-conditioning (“A/C”) and general improvement works to 19 individual markets and/or cooked food centres (“CFC”); and
- (ii) to provide Members with information on the proposed scope of works and the related details on the general improvement projects for individual markets and CFCs with a net support rate<sup>1</sup> below 85%.

**Background**

2. At the Subcommittee meeting held on 19 February 2003, we informed Members that A/C retro-fitting and general improvement works would be carried out for five markets/CFCs – Fa Yuen Street Market, Fa Yuen Street Market CFC, Yue Wan Market, Yue Wan Market CFC, and Bowrington Road Market CFC - since they had attained a net support rate of 85% or above. For markets and CFCs with a net support rate below 85%, we would only carry out general improvement works.

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<sup>1</sup> *Net support rate is the rate excluding those stall lessees who have indicated support for the project with conditions/requests that the Government could not entertain.*

3. At the February meeting, some Members requested the Administration to re-consider lowering the support threshold from 85% to 70% and to report to the Subcommittee further details of the proposed scope of improvement works for markets and CFCs which could not attain the 85% support requirement. In response, we undertook to seek to boost the support rate of markets and CFCs that had a support rate close to 85% before the close of the 2002-03 financial year (i.e. 31 March 2003) and to provide Members with information on the proposed scope of general improvement works, cost estimates, and tentative implementation programmes for individual markets and CFCs with a net support rate below 85%.

### **Latest Position**

4. Since the last Subcommittee meeting, we have conducted another round of intensive lobbying on stall lessees in markets and CFCs which had a support rate close to 85% and succeeded in securing a net support rate of 85.2% and 85.4% respectively for Shek Wu Hui CFC and San Hui Market. Hence, by the deadline of 31 March 2003, a total of three markets and four CFCs have attained a net support rate of 85% or above as follows -

| <u>Name of Market/CFC</u>      | <u>Net support rate as at<br/>19 February 2003</u> | <u>Current net<br/>support rate</u> |
|--------------------------------|--|-------------------------------------|
| (i) Bowrington Road Market CFC | 91.7%  | <b>100%</b>                         |
| (ii) Fa Yuen Street Market CFC | 100%   | <b>100%</b>                         |
| (iii) Yue Wan Market           | 89.2%  | <b>89.2%</b>                        |
| (iv) Fa Yuen Street Market     | 86.3%  | <b>86.3%</b>                        |
| (v) San Hui Market             | 75.7%  | <b>85.4%</b>                        |
| (vi) Shek Wu Hui CFC           | 59.3%  | <b>85.2%</b>                        |
| (vii) Yue Wan Market CFC       | 85%  | <b>85%</b>                          |

A table showing the current support rates for all the 19 markets and/or CFCs is at Annex A.

5. We would proceed with A/C retro-fitting and general improvement works for the seven markets/CFCs set out in paragraph 4. The total estimated project cost is about \$370 million.

6. Regarding the remaining 15 markets and/or CFCs with a net support rate below 85%, we propose to proceed with essential improvement works in compliance with the latest statutory requirements (including works to comply with fire safety requirement and provision of barrier free access for people with a disability) and other general improvement works such as upgrading of existing ventilation and/or drainage systems, replacement of floor and wall finishes in common areas, lighting improvement, upgrading of entrances, signages, escalators, etc. having regard to the remaining operating life of the systems, viability, and value-for-money dimensions. The project cost of the improvement works for these markets and CFCs amounts to about \$370 million. Proposed scope of works and related details for individual markets and CFCs are at Annex B.

## **Way Forward**

7. We would inform the relevant Market Management Consultative Committees (MMCC) of the latest consultation outcome and the proposed way forward for individual markets and CFCs. Subject to any further views of the MMCC and the stall lessees concerned, we would finalize the scope of works and seek the necessary funding approval for individual projects to facilitate early implementation of the A/C retro-fitting and/or other general improvement works.

8. The A/C retro-fitting and general improvement works to Bowrington Road Market CFC and Yue Wan Market & CFC have already been approved by the Public Works Subcommittee (PWSC) in April 2003. Works for the two projects are scheduled to start in late 2003 for completion in late 2004. For other A/C retro-fitting/general improvement projects costing over \$15 million, we plan to submit

funding requests to PWSC successively by end of 2003.

**Health, Welfare and Food Bureau**  
**Food and Environmental Hygiene Department**  
**May 2003**

**Retro-fitting of A/C and General Improvement Works to 19 Existing Markets and/or Cooked Food Centres  
Outcome of Consultation with Stall Lessees as at 31.3.2003**

|     | Market/CFC                 | No. of occupied stall | No. of Letter of Intent returned |      | No. of lessees supporting the proposed works and agreeing to pay A/C recurrent cost |               |
|-----|----------------------------|-----------------------|----------------------------------|------|---|---------------|
|     |                            |                       | No.                              | %    | No.   | %             |
| 1.  | Po On Road Market          | 411                   | 331                              | 80.5 | 71  | 17.3 (*16.3%) |
|     | Po On Road Market CFC      | 17                    | 15                               | 88.2 | 6   | 35.3 (*0%)    |
| 2.  | Tokwawan Market            | 243                   | 243                              | 100  | 22  | 9.1           |
| 3.  | Bowrington Road Market     | 259                   | 228                              | 88   | 110   | 42.5 (*29.3%) |
|     | Bowrington Road Market CFC | 12                    | 12                               | 100  | 12  | 100           |
| 4.  | Shek Wu Hui CFC            | 27                    | 27                               | 100  | 23  | 85.2          |
| 5.  | Kwun Chung Market          | 151                   | 151                              | 100  | 0   | 0             |
|     | Kwun Chung Market CFC      | 12                    | 12                               | 100  | 0   | 0             |
| 6.  | Fa Yuen Street Market      | 161                   | 160                              | 99.4 | 139   | 86.3          |
|     | Fa Yuen Street Market CFC  | 15                    | 15                               | 100  | 15  | 100           |
| 7.  | Ngau Tau Kok Market        | 404                   | 376                              | 93.1 | 215   | 53.2 (*51%)   |
|     | Ngau Tau Kok Market CFC    | 20                    | 19                               | 95   | 17  | 85 (*80%)     |
| 8.  | Ngau Chi Wan Market        | 359                   | 329                              | 91.6 | 86  | 24            |
|     | Ngau Chi Wan Market CFC    | 14                    | 13                               | 92.9 | 9   | 64.3          |
| 9.  | Sheung Wan Market          | 161                   | 161                              | 100  | 4   | 2.5           |
| 10. | Aberdeen Market            | 279                   | 221                              | 79.2 | 53  | 19 (*15.1%)   |
|     | Aberdeen Market CFC        | 10                    | 10                               | 100  | 1   | 10            |

|     | Market/CFC                | No. of occupied stall | No. of Letter of Intent returned |      | No. of lessees supporting the proposed works and agreeing to pay A/C recurrent cost |               |
|-----|---------------------------|-----------------------|----------------------------------|------|---|---------------|
|     |                           |                       | No.                              | %    | No.   | %             |
| 11. | Yue Wan Market            | 296                   | 281                              | 94.9 | 266   | 89.9 (*89.2%) |
|     | Yue Wan Market CFC        | 20                    | 20                               | 100  | 17  | 85            |
| 12. | Tung Yick Market          | 268                   | 268                              | 100  | 189   | 70.5 (*61.6%) |
| 13. | San Hui Market            | 260                   | 253                              | 97.3 | 222   | 85.4          |
| 14. | Sai Kung Market           | 151                   | 151                              | 100  | 100   | 66.2 (*29.1%) |
| 15. | Tsuen Wan Market          | 385                   | 205                              | 53.2 | 52  | 13.5 (*9.6%)  |
| 16. | Tsuen King Circuit Market | 140                   | 129                              | 92.1 | 3   | 2.1           |
| 17. | Yeung Uk Road Market      | 323                   | 236                              | 73.1 | 34  | 10.5 (*9.3%)  |
| 18. | North Kwai Chung Market   | 222                   | 222                              | 100  | 32  | 14.4 (*13.1%) |
| 19. | Wing Fong Street Market   | 114                   | 114                              | 100  | 25  | 21.9 (*20.2%) |

Note :

The figure in (\*) shows the net support rate for individual markets/CFCs i.e. the support rate excluding those stall lessees who have indicated support for the project with requests/conditions that the Government could not entertain.

**Proposed General Improvement Works to 15 Markets and/or CFCs  
that have attained a net Support Rate below 85% as at 31 March 2003**

| S/N | Name of Market/CFC           | Cost Estimate<br>(in \$ Million) | Tentative Implementation Programme |                 | Proposed Scope of Improvement Works <sup>#</sup><br>(in addition to upgrading of fire services installations and providing barrier free access)   |
|-----|------------------------------|----------------------------------|------------------------------------|-----------------|---|
|     |                              |                                  | Start Date                         | Completion Date |   |
| 1.  | Aberdeen Market and CFC*     | 27                               | Dec 03                             | Dec 04          | <ul style="list-style-type: none"> <li>(a) Lime-washing of ceiling</li> <li>(b) Repaving loading / unloading bays and the ramp leading to the bicycle parking area at basement level</li> <li>(c) Replacing internal wall and floor tiles in common area</li> <li>(d) Improving surface drainage system at basement level</li> <li>(e) Replacing four escalators</li> <li>(f) Improving ventilation system</li> <li>(g) Improving general lighting</li> <li>(h) Providing new signages</li> <li>(i) Refurbishing market toilets and providing toilet facilities for people with a disability</li> </ul> |
| 2.  | Ngau Chi Wan Market and CFC* | 50                               | Apr 04                             | Jun 05          | <ul style="list-style-type: none"> <li>(a) Lime-washing of ceiling</li> <li>(b) Replacing internal wall and floor tiles in common area</li> <li>(c) Improving drainage system</li> <li>(d) Improving ventilation system</li> <li>(e) Improving general lighting</li> <li>(f) Providing new signages</li> <li>(g) Installing water scrubber system to refuse collection point</li> <li>(h) Renewing in-house water supply pipes</li> </ul>   |

| <b>S/N</b> | <b>Name of Market/CFC</b>    | <b>Cost Estimate</b><br><i>(in \$ Million)</i> | <b>Tentative Implementation Programme</b> |                        | <b>Proposed Scope of Improvement Works<sup>#</sup></b><br><i>(in addition to upgrading of fire services installations and providing barrier free access)</i>   |
|------------|------------------------------|--|---|------------------------|--|
|            |                              |  | <b>Start Date</b>                         | <b>Completion Date</b> |  |
| 3.         | Ngau Tau Kok Market and CFC* | 55   | Apr 04                                    | Jun 05                 | (a) Lime-washing of ceiling<br>(b) Repaving loading / unloading bays<br>(c) Replacing internal wall and floor tiles in common areas<br>(d) Improving drainage system<br>(e) Improving ventilation system<br>(f) Improving general lighting<br>(g) Providing new signages   |
| 4.         | Tung Yick Market*            | 29   | Apr 04                                    | Jun 05                 | (a) Replacing water proofing layer, floor tiles and internal wall tiles in common areas of 1/F<br>(b) Improving drainage system<br>(c) Improving ventilation system<br>(d) Improving general lighting<br>(e) Providing new signages<br>(f) Refurbishing market toilets   |
| 5.         | Po On Road Market and CFC*   | 90   | May 04                                    | Oct 05                 | (a) Enlarging stall size and realigning stall layout<br>(b) Providing individual scalding facilities for each poultry stall<br>(c) Lime-washing of ceiling<br>(d) Replacing internal wall and floor tiles<br>(e) Improving drainage system<br>(f) Improving ventilation system<br>(g) Improving general lighting<br>(h) Providing new signages<br>(i) Refurbishing market toilets and providing toilet facilities for people with a disability |



| <b>S/N</b> | <b>Name of Market/CFC</b> | <b>Cost Estimate</b><br><i>(in \$ Million)</i> | <b>Tentative Implementation Programme</b> |  | <b>Proposed Scope of Improvement Works<sup>#</sup></b><br><i>(in addition to upgrading of fire services installations and providing barrier free access)</i>   |
|------------|---------------------------|--|---|--|--|
|            |                           |  | <b>Start Date</b>                         | <b>Completion Date</b>                             |  |
|            |                           |  |   |  | (j) Installing fixed tables and chairs in the CFC  |
| 6.         | North Kwai Chung Market   | 7  | Dec 03                                    | Pending confirmation on works phase implementation | (a) Replacing internal wall and floor tiles in common area<br>(b) Improving ventilation system<br>(c) Improving general lighting<br>(d) Providing new signages   |
| 7.         | Yeung Uk Road Market      | 14   | Dec 03                                    | Nov 04   | (a) Providing individual scalding facilities for each poultry stall and converting the existing communal scalding room into a storage room<br>(b) Improving ventilation system<br>(c) Improving general lighting<br>(d) Providing new signages<br>(e) Providing toilet facilities on 2/F |
| 8.         | Sai Kung Market           | 13   | Oct 03                                    | Aug 04   | (a) Lime-washing of ceiling<br>(b) Repaving loading / unloading bays<br>(c) Improving ventilation system<br>(d) Providing new signages   |
| 9.         | Wing Fong Street Market   | 13   | Feb 04                                    | Dec 04   | (a) Providing individual scalding facilities for each poultry stall<br>(b) Lime-washing of ceiling<br>(c) Replacing internal wall and floor tiles in common area<br>(d) Improving ventilation system<br>(e) Improving general lighting<br>(f) Providing new signages                     |

| <b>S/N</b> | <b>Name of Market/CFC</b> | <b>Cost Estimate</b><br><i>(in \$ Million)</i> | <b>Tentative Implementation Programme</b> |                        | <b>Proposed Scope of Improvement Works<sup>#</sup></b><br><i>(in addition to upgrading of fire services installations and providing barrier free access)</i>  |
|------------|---------------------------|--|---|------------------------|---|
|            |                           |  | <b>Start Date</b>                         | <b>Completion Date</b> |   |
| 10.        | Bowrington Road Market    | 9  | Oct 03                                    | Nov 04                 | (a) Improving the surface drainage in South Block<br>(b) Improving ventilation system<br>(c) Improving general lighting<br>(d) Providing new signages<br>(e) Adding CCTV Camera points at the market office, loading bays and lift areas<br>(f) Improving the passenger lift in South Block<br>(g) Improving/replacing the goods lift |
| 11.        | Tsuen Wan Market          | 13   | Dec 03                                    | Oct 04                 | (a) Repaving loading / unloading bays<br>(b) Improving ventilation system<br>(c) Improving general lighting<br>(d) Providing new signages   |
| 12.        | Tsuen King Circuit Market | 11   | Dec 03                                    | Oct 04                 | (a) Improving ventilation system<br>(b) Improving general lighting<br>(c) Providing new signages  |

| <b>S/N</b> | <b>Name of Market/CFC</b> | <b>Cost Estimate</b><br><i>(in \$ Million)</i> | <b>Tentative Implementation Programme</b> |                        | <b>Proposed Scope of Improvement Works<sup>#</sup></b><br><i>(in addition to upgrading of fire services installations and providing barrier free access)</i>   |
|------------|---------------------------|--|---|------------------------|--|
|            |                           |  | <b>Start Date</b>                         | <b>Completion Date</b> |  |
| 13.        | Sheung Wan Market         | 12   | Dec 03                                    | Dec 04                 | (a) Lime-washing of ceiling<br>(b) Improving ventilation system<br>(c) Providing new signages<br>(d) Providing toilet for people with a disability on G/F and 1/F<br>(e) Repairing the ramps in poultry stall section with durable and non-slippery material<br>(f) Repairing the steps of staircases at main entrance |
| 14.        | Kwun Chung Market and CFC | 14   | Jan 04                                    | Feb 05                 | (a) Lime-washing of ceiling<br>(b) Improving drainage system<br>(c) Providing new signages<br>(d) Refurbishing market toilets on 1/F and 2/F<br>(e) Installing a goods lift to connect G/F and lower level of 1/F to improve goods transportation<br>(f) Installing fixed tables and chairs in the CFC                 |
| 15.        | To Kwa Wan Market         | 10   | Apr 04                                    | Dec 04                 | (a) Repaving loading / unloading bays<br>(b) Improving ventilation system<br>(c) Improving general lighting<br>(d) Providing new signages<br>(e) Refurbishing the market toilets<br>(f) Conducting water-proofing work to market ceiling<br>(g) Replacing two grease traps at basement level                           |

Note

- \* Project cost exceeding \$15 million and hence would require funding approval from PWSC and FC
- # Project scope would be finalized after consultation with the relevant MMCC and stall lessees concerned.