

LegCo Panel on Food Safety and Environmental Hygiene

Follow-up actions arising from the meeting on 28 October 2003

Nuisance caused by the Tsuen Wan Slaughterhouse

Purpose

At the meeting of the LegCo Panel on Food Safety and Environmental Hygiene held on 28 October 2003, the Administration was requested to –

- (a) Respond to the concern about the possibility of cross contamination arising from slaughtering operations at the Tsuen Wan Slaughterhouse (TWSH) and cargo handling activities conducted in adjacent areas; and
- (b) to provide information on the reasons for extending the land lease for TWSH for a period of 50 years up to 2047, and whether compensation would have to be made to the operator if TWSH was to be relocated or closed down before expiry of the land lease.

Concern about the possibility of cross contamination arising from slaughtering operations at TWSH and cargo handling activities conducted in adjacent areas

2. Since all slaughtering activities of TWSH are confined to the premises of slaughterhouse building and carcasses and offal of slaughtered pigs are delivered directly to retail outlets by fully enclosed meat delivery vehicles, the presence of a cargo handling area in its vicinity does not pose any health hazard to the consumers of pigs processed at TWSH. To date, the cargo handling operation has not caused any contamination to pigs slaughtered at TWSH.

Reasons for extending the land lease for TWSH for a period of 50 years up to 2047, and whether compensation would have to be made to the operator if TWSH was to be relocated or closed down before the expiry of the land lease

3. The land on which the TWSH is sited is zoned for slaughterhouse use only. When the land was sold to Tsuen Wan Slaughter House Limited through open

tender on 27 January 1979, the land lease was classified as “special purpose lease”. According to the lease guidelines, unless the lot is used for purposes other than that specified in the original tender or is resumed for other public purposes, the lessee may rightfully expect that his lease can be extended. Therefore, approval has been granted for the lease to be extended to 30 June 2047.

4. The said lease does not provide for its early termination by the Government of Hong Kong Special Administrative Region (“the Government”). But in case the lessee ceases to use the facilities on the site, then the Government may legitimately resume the land and the buildings thereon and all rights granted to the lessee under the lease shall be terminated at the same time.

5. If the Government requires the removal or closure of TWSH for other public purposes before its lease expires, then statutory compensation under the relevant ordinance would normally be payable to the operator.

Health, Welfare and Food Bureau
Food and Environmental Hygiene Department
June 2004