

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Environmental Hygiene – Retail markets and cooked food centres**

#### **33NM – General improvement to five markets**

Members are invited to recommend to Finance Committee the upgrading of **33NM** to Category A at an estimated cost of \$73.9 million in money-of-the-day prices for carrying out general improvement to five markets.

### **PROBLEM**

We need to upgrade the existing provisions of five markets in Hong Kong to meet the latest building and fire safety requirements and to improve the existing condition of these markets with a view to providing a better environment for both stallholders and patrons.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Health, Welfare and Food, proposes to upgrade **33NM** to Category A at an estimated cost of \$73.9 million in money-of-the-day (MOD) prices for carrying out general improvement to five markets.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The scope of **33NM** comprises –
- (a) essential improvement works that need to be carried out in all five markets to meet the prevailing building/fire safety requirements such as barrier-free access provision and upgrading of fire services installations; and
  - (b) general improvement works for individual markets having regard to their prevailing physical conditions including upgrading of existing ventilation system; improvement of general lighting, refuse collection rooms, external wall finishes, ceiling and internal wall finishes at common area and waterproofing layer at the rooftop; addition of a cargo lift cum lift for persons with disability, new toilet facilities, public address system and signage.

\_\_\_\_\_ The five markets are Sheung Wan Market, Tsuen Wan Market, Yeung Uk Road  
\_\_\_\_\_ Market, North Kwai Chung Market and Wing Fong Street Market. A brief  
\_\_\_\_\_ description of respective works at the five markets is at Enclosure 1. The location  
plans for the five markets are at Enclosures 2A to 2E. A computer rendered  
drawing for the proposed works is at Enclosure 3. We plan to start the proposed  
works in January 2007 for completion between October 2007 and April 2008.  
During this period, we shall arrange temporary closure of the markets by zones if  
necessary so as to minimise disruption to the normal operation of the markets and  
inconvenience caused to the public. The markets will remain open throughout the  
construction period. Where necessary, affected stallholders will be relocated to  
temporary stalls within the markets. Some may be required to suspend business  
for several weeks depending on the various scope and programme of works in  
each market. Rental waiver/reduction will be granted to the tenants affected by  
market improvement works in accordance with Government's established  
procedures.

**/JUSTIFICATION .....**

## JUSTIFICATION

4. The five markets were built in the 1980s and 1990s and are the major retail outlets for fresh food provisions in their respective districts. They have been in use for about 16 to 25 years. With the passage of time, the markets fall short of current standard in respect of fire services installation and provision of barrier-free access. Over the years, regular and scheduled maintenance works have been conducted to ensure the smooth operation of the facilities. Nevertheless, the existing internal finishes and building services equipment of the markets have been subject to normal wear and tear. It is therefore necessary to upgrade the conditions of these markets with a view to meeting the latest statutory requirements and improving the working and shopping environment for stallholders and patrons.

## FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$73.9 million in MOD prices (see paragraph 6 below). Detailed breakdown is as follows –

	\$ million	
(a) Building	30.1	
(b) Building services	30.6	
(c) Consultants' fees for construction stage –	3.7	
(i) contract administration	2.2	
(ii) site supervision	1.5	
(d) Contingencies	6.4	
Sub-total	70.8	(in September 2005 prices)
(e) Provision for price adjustment	3.1	
Total	73.9	(in MOD prices)

/We .....

We propose to engage consultants to undertake contract administration and site supervision of the project. A breakdown of the estimate for consultants' fees is at Enclosure 4. The total floor area to be refurbished is about 28 000 square metres (m<sup>2</sup>). The estimated construction unit cost, represented by the building and the building services costs, is \$2,168 per m<sup>2</sup> of floor area in September 2005 prices. We consider this unit cost reasonable as compared with similar projects implemented by the Government.

6. Subject to approval, we will phase the expenditure as follows –

<b>Year</b>	<b>\$ million (Sep 2005)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2006 – 07	1.0	1.01500	1.0
2007 – 08	32.0	1.03023	33.0
2008 – 09	21.0	1.04568	22.0
2009 – 10	12.0	1.06136	12.7
2010 – 11	4.8	1.07728	5.2
	<hr/> 70.8 <hr/>		<hr/> 73.9 <hr/>

7. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2006 to 2011. We intend to award the contract on a lump-sum basis because we can clearly define the scope of works in advance, leaving little room for uncertainty. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

8. At present, the annual recurrent expenditure for the five markets is \$25.8 million. We estimate the annual recurrent expenditure upon completion of the project will be increased to \$27.2 million.

/PUBLIC .....

## **PUBLIC CONSULTATION**

9. The Legislative Council Panel on Food Safety and Environmental Hygiene discussed the proposed improvement works for the five markets in May 2006, and indicated support for this project. We also consulted the Market Management Consultation Committee of respective markets and the respective District Councils on the proposed scope of works. The relevant stallholders and members of District Councils are generally supportive of the project proposals.

## **ENVIRONMENTAL IMPLICATIONS**

10. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499) and will not cause long-term environmental impact. We have included in the project estimate the cost of implementing suitable mitigation measures to control short-term environmental impacts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, and frequent cleaning and watering of the site.

11. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

12. We will also require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip-ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

/13. ....

13. We estimate that the project will generate about 800 tonnes of C&D materials. Of these, we will reuse about 24 (3%) tonnes on site, deliver 640 tonnes (80%) to public fill reception facilities<sup>1</sup> for subsequent reuse, and 24 tonnes (3%) to sorting facilities in order to retrieve the inert portion for reuse as public fill. In addition, we will dispose of 112 tonnes (14%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites, together with the cost for handling the materials at sorting facilities is estimated to be \$33,680 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities, \$100/tonne at sorting facilities and \$125/tonne<sup>2</sup> at landfills).

## LAND ACQUISITION

14. The project does not require any land acquisition.

## BACKGROUND INFORMATION

15. We upgraded **33NM** to Category B in December 2005. We engaged consultants to undertake detailed design and tender documentation of the project at a total cost of \$1.0 million and we have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants have completed the detailed design and are finalising tender documents.

16. The proposed general improvement works will not involve any tree removal or planting proposals.

/17. ....

<sup>1</sup> Sorting facilities and public fill reception facilities are specified in Schedule 3 and Schedule 4 respectively of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

<sup>2</sup> This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m<sup>3</sup>), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

17. We estimate that the proposed works will create about 160 jobs (142 for labourers and another 18 for professional/technical staff) providing a total employment of 1 700 man-months.

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Health, Welfare and Food Bureau  
June 2006

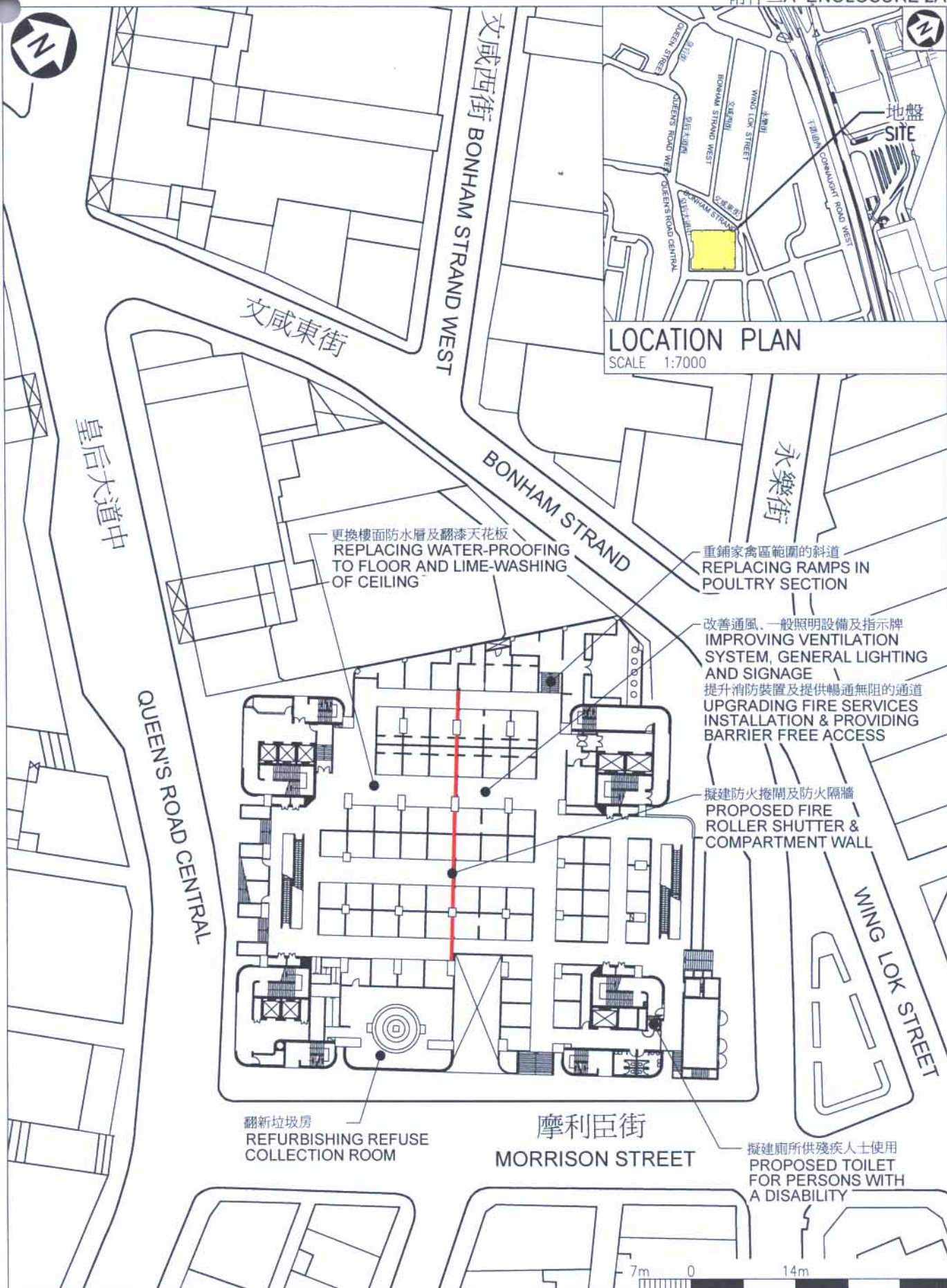
## 33NM - General improvement to five markets

## Brief description of works at the five markets

Name of Market (Year of Commissioning)	Construction Floor Area (m <sup>2</sup> )	Estimated cost (\$million) (in Sep 2005 prices)	Proposed Scope of Works	Tentative start date	Estimated completion date
Sheung Wan Market, Central and Western District (1989)	6 400	15.5	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage (e) replacing water-proofing to floor and lime-washing of ceiling (f) replacing ramps in poultry section (g) refurbishing refuse collection rooms (h) refurbishing toilets and providing toilet for persons with a disability (i) providing public address system	January 2007	April 2008
Tsuen Wan Market, Tsuen Wan District (1981)	6 000	17.0	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage (e) improving conditions of walls and ceilings in common area (f) providing an additional cargo lift cum lift for persons with a disability	January 2007	April 2008



Name of Market (Year of Commissioning)	Construction Floor Area (m <sup>2</sup> )	Estimated cost (\$million) (in Sep 2005 prices)	Proposed Scope of Works	Tentative start date	Estimated completion date
Yeung Uk Road Market, Tsuen Wan District (1990)	10 000	16.6	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage (e) improving conditions of walls and ceilings in common area (f) providing toilet facilities on 2/F (g) improving finishes at external wall	January 2007	April 2008
North Kwai Chung Market, Kwai Tsing District (1984)	2 800	6.6	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage	January 2007	October 2007
Wing Fong Street Market, Kwai Tsing District (1982)	2 800	15.1	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage (e) providing toilet for persons with a disability (f) replacing waterproofing at roof garden (g) lime-washing of ceiling	January 2007	February 2008
<b>Total</b>	<b>28 000</b>	<b>70.8</b>			



title  
**33NM**  
為五個街市進行一般改善工程 -  
上環街市  
**GENERAL IMPROVEMENT  
TO FIVE MARKETS -  
SHEUNG WAN MARKET**

drawn by  
PETE LAU  
approved  
W.K. LAI  
office  
ARCHITECTURAL BRANCH

date  
MAY 06  
date  
MAY 06

drawing no.  
**AB/6953/XA101**

scale  
1:700



ARCHITECTURAL  
SERVICES  
DEPARTMENT





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SITE

CHUNG ON ST

支

CHUNG ON S

STYLE

STLE

賽馬會逸園  
Jockey Club  
Tat Wah Park

SCALE 1:5000

樓期  
仁八  
德第

Tak Yan Building  
Stage 8

荃豐大廈  
Tsuen Fung  
Building

華仁樓  
Wah Yan Bldg

傳耀樓  
Chuen Yiu Lau

海壩街 HOI PA STREET

TSUEN WAN MARKET STREET

荃灣街市街

A number line with a solid dot at 5 and an open circle at 10. The line is labeled with 5m, 0, and 10m.

drawn by	PETE LAU
approved	W.K. LAI
office	ARCHITECTURAL BRANCH

date	MAY 06
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date

drawing no.  
AB/6953/XA102

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1:500

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DEPARTMENT



改善公眾地方的牆身及天花板  
IMPROVING CONDITION OF WALL  
& CEILING IN COMMON AREA

提升現有樓梯  
作火警逃生用途  
UPGRADING  
EXISTING  
STAIRCASE FOR  
FIRE EXIT

在二樓增設廁所  
PROVIDING TOILET  
FACILITIES ON 2/F

改善外牆飾面  
IMPROVING  
FINISHES AT  
EXTERNAL  
WALL

改善通風、  
一般照明設備  
及指示牌  
IMPROVING  
VENTILATION  
SYSTEM,  
GENERAL  
LIGHTING  
AND SIGNAGE  
提升消防裝置及  
提供暢通無阻的通道  
UPGRADING  
FIRE SERVICES  
INSTALLATION  
& PROVIDING  
BARRIER FREE  
ACCESS

禾笛街

河背街

HO PUI STREET

LOCATION PLAN

SCALE 1:10500

WO TIK STREET

新村街

SAN TSUEN STREET

荃灣豪華廣場

Tsuen Wan Hoover Plaza

川龍街

CHUEN LUNG STREET

擬建防火捲閘及防火隔牆  
PROPOSED FIRE  
ROLLER SHUTTER &  
COMPARTMENT WALL

7m 0 14m

title  
**33NM**  
為五個街市進行一般改善工程 -  
楊屋道街市  
**GENERAL IMPROVEMENT  
TO FIVE MARKETS -  
YEUNG UK ROAD MARKET**

drawn by  
PETE LAU

approved  
W.K. LAI

office  
ARCHITECTURAL BRANCH

date  
MAY 06

date  
MAY 06

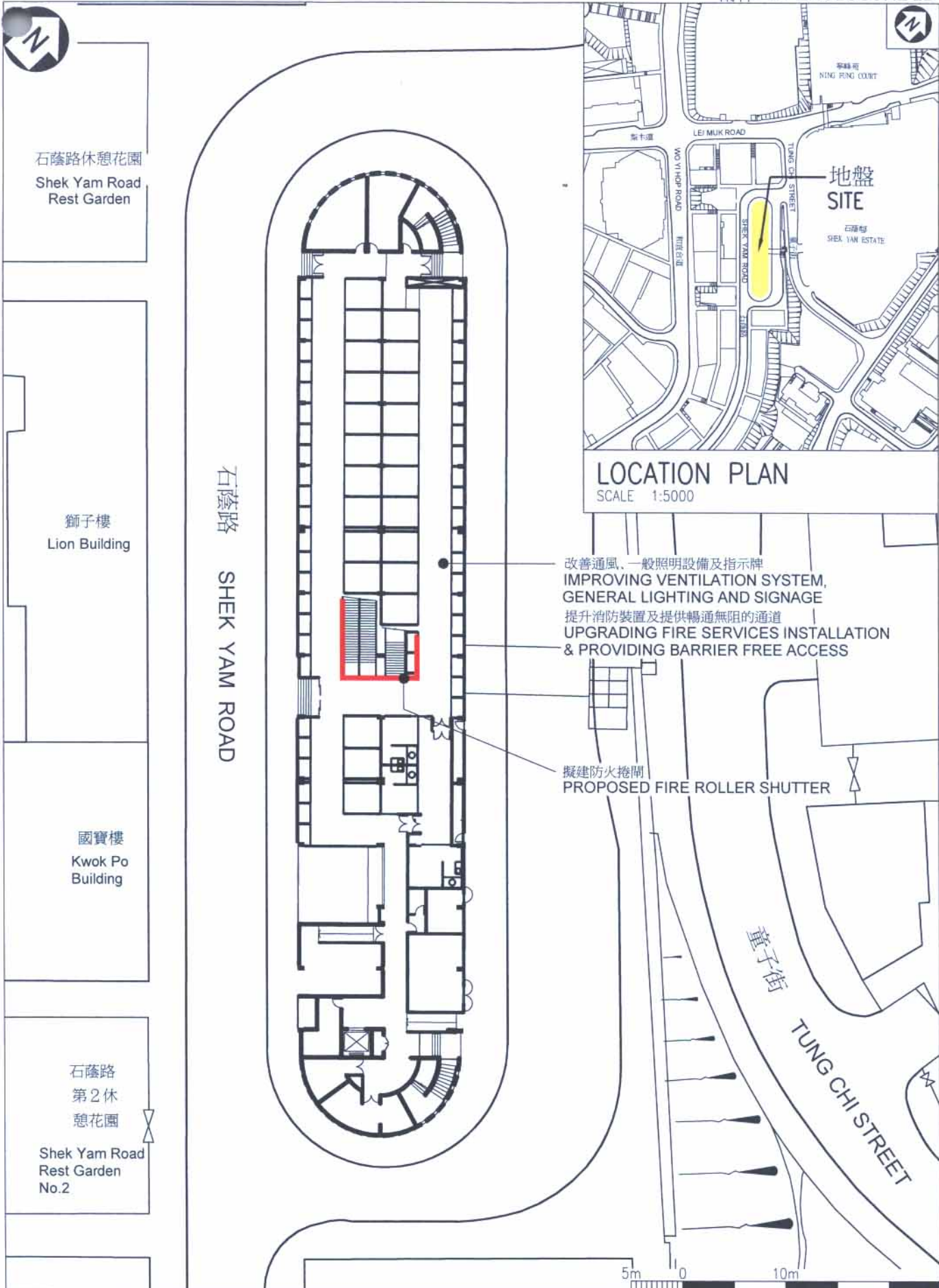
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**AB/6953/XA103**

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DEPARTMENT





title  
**33NM**  
為五個街市進行一般改善工程 -  
北葵涌街市  
**GENERAL IMPROVEMENT  
TO FIVE MARKETS -  
NORTH KWAI CHUNG MARKET**

drawn by  
PETE LAU  
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W.K. LAI  
office  
ARCHITECTURAL BRANCH

date  
MAY 06  
date  
MAY 06

drawing no.  
**AB/6953/XA104**

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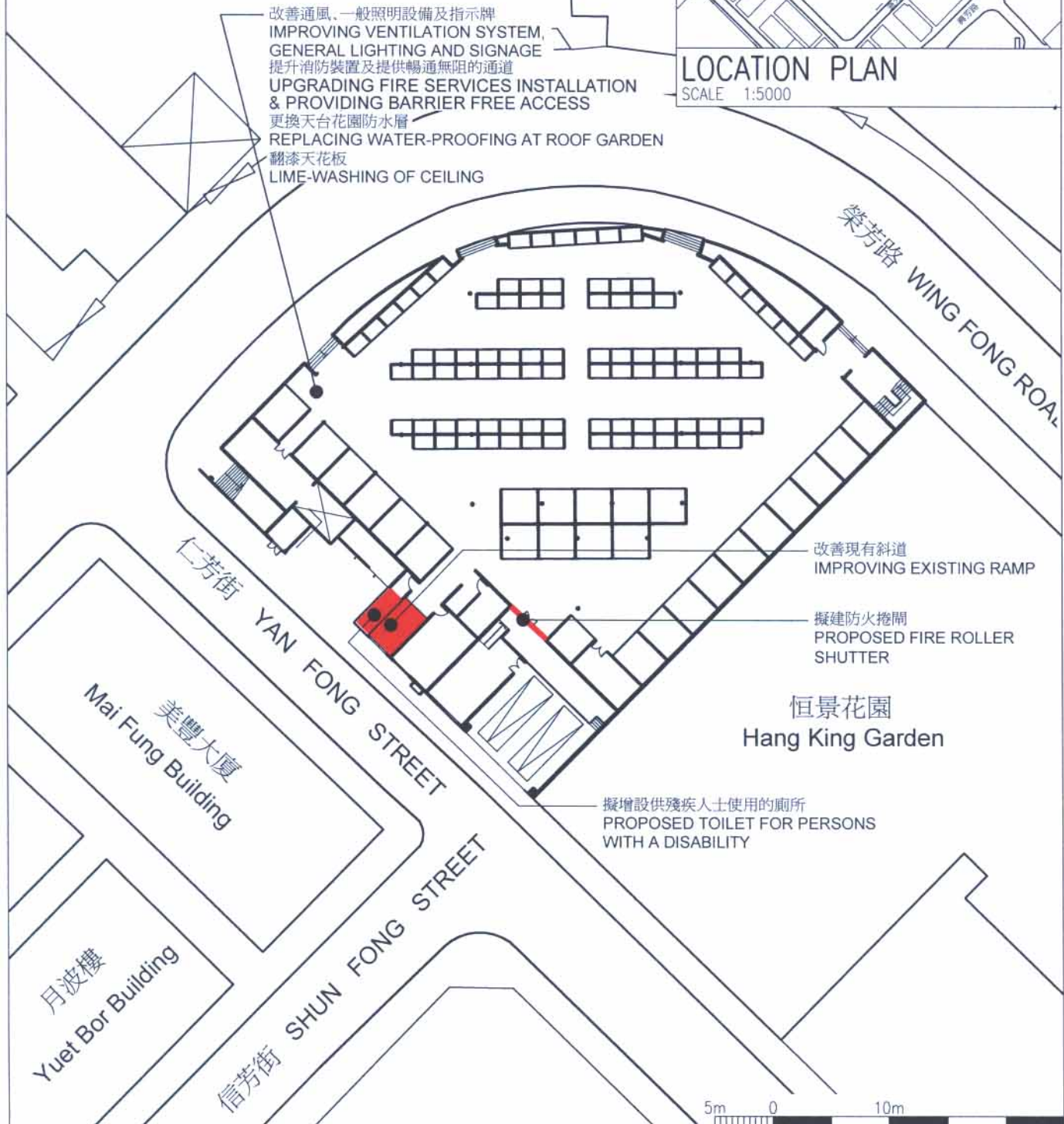


葵涌蘇浙公學  
Kiangsu-Chekiang College  
(Kwai Chung)



LOCATION PLAN  
SCALE 1:5000

- 改善通風、一般照明設備及指示牌  
IMPROVING VENTILATION SYSTEM,  
GENERAL LIGHTING AND SIGNAGE
- 提升消防裝置及提供暢通無阻的通道  
UPGRADING FIRE SERVICES INSTALLATION  
& PROVIDING BARRIER FREE ACCESS
- 更換天台花園防水層  
REPLACING WATER-PROOFING AT ROOF GARDEN
- 翻漆天花板  
LIME-WASHING OF CEILING



5m 0 10m

title  
**33NM**  
為五個街市進行一般改善工程 -  
榮芳街街市  
**GENERAL IMPROVEMENT  
TO FIVE MARKETS -  
WING FONG STREET MARKET**

drawn by  
PETE LAU  
approved  
W.K. LAI  
office  
ARCHITECTURAL BRANCH

date  
MAY 06  
date  
MAY 06

drawing no.  
**AB/6953/XA105**

scale  
1:500




ARCHITECTURAL  
SERVICES  
DEPARTMENT





## 擬議改善工程電腦繪圖

## Computer Rendered Drawing for Proposed Improvement and Upgrading Works

Title  33NM  爲五個街市進行一般改善工程 GENERAL IMPROVEMENT TO FIVE MARKETS	Drawn by LEUNG M.F.	Date May.2006	Drawing no.  AB/6953/XA106	Scale  NTS
	Approved by LAI W.K.	Date May.2006		
	Office ARCHITECTUARAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT

### 33NM – General improvement to five markets

#### Breakdown of the estimate for consultants' fees

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
<b>Consultants' staff costs</b>					
Consultants' fees for construction stage					
(i) Contract administration (Note 2)	Professional	-	-	-	0.9
	Technical	-	-	-	1.3
(ii) Site supervision (Note 3)	Technical	52.1	14	1.6	1.5
<b>Total</b>					<hr/> 3.7 <hr/>

\*MPS = Master Pay Scale

#### Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2005, MPS point 14 = \$18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreements for the provision of general improvement works to existing public markets and cooked food centres. The construction phase of the assignment will only be executed subject to Finance Committee's approval to upgrade **33NM** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.