

**For discussion  
on 9 May 2006**

**LegCo Panel on Food Safety and Environmental Hygiene**

**General Improvement Works to Five Markets**

**Purpose**

This paper briefs Members on the latest position and proposed scope of works in respect of the general improvement works to five public markets and invites their views.

**Background**

2. To enhance the competitiveness of public markets, the Food and Environmental Hygiene Department (FEHD) has since 2000 carried out/been undertaking general improvement works in 34 markets and 6 Cooked Food Centres (CFCs) under 29 minor building works projects<sup>1</sup> (covering 29 markets); and under seven capital works projects<sup>2</sup> (covering 5 markets and 6 CFCs). The total costs of the 29 minor building works projects and seven capital works projects are **\$88.7 million** and **\$408 million** respectively.

3. To improve the shopping environment and atmosphere in public markets, the Department plans to undertake general improvement works in 2006/07 to the following five markets as one capital works project at a total capital cost of \$70.8 million (in September 2005 prices) -

<u>Market</u>	<u>Estimated Cost</u>
Sheung Wan Market	\$15.5 million
Tsuen Wan Market	\$17.0 million
Yeung Uk Road Market	\$16.6 million
North Kwai Chung Market	\$6.6 million
Wing Fong Street Market	\$15.1 million
Total :	<u>\$70.8 million</u>

<sup>1</sup> The cost of a minor building works project does not exceed \$15 million.

<sup>2</sup> The cost of a capital works project exceeds \$15 million.

## **Proposed Scope of Works**

4. These five markets were built in the 1980's and 1990's and are major retail outlets for fresh food provisions in their respective districts. With the passage of time, they now fall short of the current standards in respect of fire services installation and provision of barrier-free access. While regular and scheduled maintenance works have been conducted over the years, their existing internal finishes and building services equipment have been subject to normal wear and tear. It is therefore necessary to upgrade the conditions of these markets.

5. The proposed scope of works for the five markets generally includes –

- (a) essential improvement works that need to be carried out to meet the prevailing building/fire safety requirements such as upgrading of fire services installations and provision of barrier-free access for people with a disability; and
- (b) general improvement works including upgrading of existing ventilation/drainage system, improvement of general lighting and signage, lime-washing and provision of additional toilet to maintain/upgrade the markets so as to improve the environmental hygiene and shopping/trading environment.

6. Details of the proposed scope of works for each market are tabulated at **Annex**. Subject to funding approval by the Finance Committee, the projects would commence in early 2007 for completion in about 12 to 16 months.

7. In view of the nature of works, construction will be carried out in phases with minimum disruption to the stall lessees and the general public. The markets will remain open throughout the construction period. Where necessary, affected stallholders will be relocated to temporary stalls within the markets (or 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 affected tenants in accordance with Government's general guidelines for granting rental concession to tenants affected by market improvement works.

### **Local Consultation**

8. We have completed the consultation with the Market Management Consultation Committee (MMCC) of respective markets and the respective District Councils on the proposed scope of works. The relevant stallholders and District Councils are generally supportive of the project proposals.

### **Advice Sought**

9. Subject to Members' comments on the proposed projects, we would group these under a single project and make a submission to the Public Works Subcommittee in June 2006 and to the Finance Committee in July 2006.

**Health, Welfare and Food Bureau**  
**Food and Environmental Hygiene Department**  
**May 2006**

## Proposed General Improvement Works to Five Markets

S/N	Name of Market (Year of Commissioning)	Cost Estimate	Implementation Programme		Proposed Scope of Improvement Works
			Start Date	Completion Date	
1.	Sheung Wan Market (Central and Western District)  (1989)	\$15.5M	Early 2007 (Tentative)	End 2007 (Tentative)	(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 ceiling water-proofing and lime-washing of ceiling (f) replacing ramps in poultry section (g) refurbishing refuse collection rooms (h) refurbishing toilets and providing toilet for people with a disability (i) providing public address system
2.	Tsuen Wan Market (Tsuen Wan District)  (1981)	\$17.0M	Early 2007 (Tentative)	End 2007 (Tentative)	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage

S/N	Name of Market (Year of Commissioning)	Cost Estimate	Implementation Programme		Proposed Scope of Improvement Works
			Start Date	Completion Date	
					(e) improving conditions of walls and ceilings in common area (f) providing an additional cargo lift cum lift for people with a disability
3.	Yeung Uk Road Market (Tsuen Wan District)  (1990)	\$16.6M	Early 2007 (Tentative)	End 2007 (Tentative)	(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
4.	North Kwai Chung Market (Kwai Tsing District)  (1984)	\$6.6M	Early 2007 (Tentative)	End 2007 (Tentative)	(a) upgrading of fire services installations and provision of barrier-free access (b) improving ventilation system (c) improving general lighting (d) providing new signage

5.	Wing Fong Street Market (Kwai Tsing District)  (1982)	\$15.1M	Early 2007 (Tentative)	End 2007 (Tentative)	(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 waterproofing at roof garden
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