



中華人民共和國香港特別行政區政府總部食物及衛生局  
Food and Health Bureau, Government Secretariat  
The Government of the Hong Kong Special Administrative Region  
The People's Republic of China

11 June 2018

Clerk to Subcommittee on  
Issues Relating to Public Markets  
Legislative Council  
Legislative Council Complex  
1 Legislative Council Road,  
Central, Hong Kong  
(Attn: Miss Connie AU)

Dear Miss AU,

**Panel on Food Safety and Environmental Hygiene  
Subcommittee on Issues Relating to Public Markets**

**Follow-up to the meeting on 10 April 2018**

In response to the requests for information from members at the above meeting, I write to provide the Government's response below.

- (a) *The progress of and the anticipated dates of commencement and completion for building new public markets in Tung Chung, Tin Shui Wai and Hung Shui Kiu*

In her Policy Address in October 2017, the Chief Executive pledged that the Government would make available resources for building new public markets to offer wider choices of fresh provisions to the public in Tung Chung, Tin Shui Wai and Hung Shui Kiu. The Food and Environmental Hygiene Department (FEHD) set up a dedicated team in 2017 to take forward the planning of new markets among other duties, with regard to the schedules for the new town developments and availability of suitable sites.

We have initially identified suitable sites, one in the east of Tung Chung New Town Extension Area and another in the southwest of Hung Shui Kiu New Development Area, to build sizable public markets. As regards the

proposed new public market in Tin Shui Wai, we are actively exploring a possible location. The details of the projects concerned could only be determined at a later stage.

- (b) *Various processes involved in and the average time required for retrofitting an air-conditioning ("A/C") system in a public market (including, for example, conducting tender exercise, seeking funding approval, and carrying out different stages of retrofitting works) after crossing the 80% threshold of tenants' support for such works*

If there is sufficient tenant support, a technical feasibility study will be conducted. Taking into consideration factors such as the findings of the technical feasibility study, extent of works required, cost effectiveness, impact on business and market operation, and whether the implementation details are acceptable to the tenants concerned, the Government will decide whether there is a case for seeking funds to carry out the works for retrofitting air-conditioners.

When the case for retrofitting air-conditioners at a public market has been established, the Government will seek the required funding from the Legislative Council (LegCo). Upon receiving the approval from LegCo, a contractor will be engaged following the established practice to implement the proposed works.

The A/C retrofitting works in any given market would be unique. The details of the works and the lead time for completing the works are subject to a number of factors, including the scope of works, the site constraints, the surrounding environment, etc. The works period of each project should be considered, taking into account the impact of all relevant factors and the interests of different stakeholders.

As promulgated in the Policy Address in 2017, one of the measures is to expedite the installation of air-conditioning systems.

- (c) *The existing compensation arrangements for stall tenants who were affected by the retrofitting works of A/C systems, and had to be relocated to other stalls or moved to other public markets to continue their operation or close their businesses eventually*

As regards possible assistance to tenants of a market subject to an improvement project which would bring them long-term benefits, under the current policy, the Government will fully consider all the factors, such as the duration of works and the difficulties of stall business encountered by tenants

during the works period. Each case would be considered on its own merits and the proposed assistance would be subject to endorsement of the Financial Services and the Treasury Bureau.

Taking the present case of Tai Wai Market as example, over the first two phases of the retrofitting works during which the market would continue normal operation for about ten months, tenants may generally be allowed a 50% rental waiver. Over the final phase subject to full market closure, full rental waiver may be granted to tenants during the whole cessation period of seven months and two months after the completion of the works.

- (d) *The estimated A/C charges of the 99 public markets, assuming that these public markets were all retrofitted with A/C systems and the charges were to be borne by the Government*

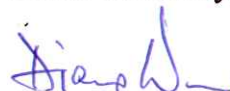
The recurrent costs of any project could only be determined when the scope of works is finalised, and upon completion of technical feasibility studies and cost-effectiveness assessment.

As an illustration, the recurrent A/C expenses incurred by the Department in the operation of 32 air-conditioned public markets in 2017-18 amounted to \$61.8 million.

- (e) *Whether the Administration would consider installing evaporative air coolers or oscillating fans in public markets before A/C systems were installed, and if so, provide a list of public markets with such temporary equipment already installed or planned to be installed*

Pending the provision of A/C systems, where the situation warrants following consultation with stakeholders like tenants or District Council members, FEHD may install additional facilities, such as exhaust trunks and mechanical fans, to improve the ventilation situation of public markets. From 1 January 2013 to 30 April 2018, FEHD installed nearly 400 such facilities at 28 market venues to improve the ventilation at public markets.

Yours sincerely,



( Miss Diane Wong )  
for Secretary for Food and Health

c.c. Director of Food and Environmental Hygiene