

**For discussion  
on 13 March 2018**

**Legislative Council Panel on Food Safety and Environmental Hygiene**

**Installation of Air-conditioning System at Tai Wai Market**

**Purpose**

This paper briefs Members on the proposed project to install an air-conditioning (A/C) system and carry out improvement works at Tai Wai Market (the Market) of the Food and Environmental Hygiene Department (FEHD) to enhance its operating environment.

**Background**

2. Commissioned in 1985, the Market occupies the ground floor of the Grandeur Garden at Chik Fai Street, Tai Wai, Sha Tin. The location and site plan of the Market is at **Enclosure 1**. The Market, with 195 stalls, has a site area of about 4 020 square metres. At present, mechanical ventilation by means of ducts and fans without A/C is provided at the Market<sup>1</sup>.

**Justifications**

3. With the passage of time, the existing ventilation system is inadequate to cope with the rising expectations of market tenants and members of the public, resulting in increasing requests for installation of an A/C system to provide a better and more comfortable working and shopping environment. Following the established mechanism<sup>2</sup>, FEHD conducted a questionnaire survey in

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<sup>1</sup> Pending the provision of A/C system, FEHD has installed/provided additional exhaust trunks, 12 evaporative air coolers and 32 fans in the Market as interim measures to improve ventilation.

<sup>2</sup> According to the established mechanism, a request for the retrofitting A/C at a public market will first be discussed at a meeting of the relevant Market Management Consultative Committee (MMCC). Where there is a consensus among members of the MMCC that the request should be further explored, the FEHD will conduct a questionnaire survey to gauge the extent of support from market tenants for the request.

August 2014 to gauge the views of all tenants of the Market. With sufficient support<sup>3</sup> from the tenants for retrofitting A/C, the Architectural Services Department (ArchSD) conducted a preliminary feasibility assessment and worked out two options for consulting the MMCC. At its meeting in July 2015, the MMCC endorsed the option of retro-fitting a full-fledged A/C system (instead of mere enhancement to the existing ventilation system), together with other improvement works to the Market as a package. Detailed design work then ensued and is now complete.

4. As announced in the Policy Address in October 2017, the Government is committed to improving the facilities of existing FEHD public markets, especially in retro-fitting A/C, and better meeting the public demand for shopping daily fresh provisions. Following this policy direction, the proposed project at the Market is a mature one in the pipeline for seeking funding approval, as an early contribution to the whole programme that would provide an enhanced operating environment for the tenants and thus attract patronage.

## **Project Scope**

5. The scope of works comprises the following -

- (a) installation of a full-fledged A/C system in the Market;
- (b) reprovisioning of two existing poultry stalls affected by the installation of new A/C system and associated alteration works;
- (c) improvement works to building services and other facilities associated with the installation of the A/C system, including the electricity supply and mechanical ventilation system, barrier-free facilities, windows and louvres, and refuse collection point; and
- (d) other improvement works to facilities of the Market, including the

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<sup>3</sup> The support rate in Tai Wai Market was 97%. Since 1 July 2015, the threshold of tenants' support for retrofitting A/C facilities in public markets was lowered from 85% to 80%. If 80% or more of the tenants support the proposal, the Government will conduct a detailed technical feasibility study. Taking into consideration the findings of the study, the extent of works required, cost effectiveness, length of business disruption and tenants' views, the Government will decide whether there is a case for bidding resources for A/C installation.

loading/unloading bays (in particular installation of sound-absorbent facilities), signage system, refurbishment of toilet facilities and replacement of roller-shutters for market entrances.

6. The works will be carried out in three phases for about 18 months in total. The first two phases will last for about ten months in total. Phase 1 will involve re-provisioning of two poultry stalls. Phase 2 will involve the improvement works for electricity supply. In both Phase 1 and Phase 2, the Market will continue normal operation. In Phase 3, full market closure for about eight months will be required for extensive building works for installation of the A/C system as well as other general improvement works. The works to be carried out in different phases are shown at **Enclosure 2**. The artist's impression after the A/C retrofitting works is at **Enclosure 3**. Rental waiver to the affected tenants will be applied in accordance with the prevailing policy.

### **Financial Implications**

7. The proposed project was upgraded to Category B in 2016. The capital cost of the project is estimated to be \$109.7 million in money-of-the-day prices.

### **Public Consultation**

8. Since 2015, we have initiated consultations on the proposed A/C project with various stakeholders, including the MMCC of the Market, and the Management Office and Incorporated Owners (the MO & IO) of the Grandeur Garden, and responded to their comments and requests by shortening the full market closure period and minimising the number of stalls affected as far as possible. We also addressed the concerns of the MO & IO about any possible impact of the new A/C system on the ceiling of the Market and any possible adverse noise impact arising from the operation of the new A/C system. At the latest consultation session held in October 2017, the MMCC noted the full market closure of about eight months and supported the project. As regards the MO & IO of the Grandeur Garden, they were briefed on the details of the project in October 2017, with site visits arranged further to alleviate their concerns. They were assured that the Government would be responsible for

rectifying latent defects to the works arising from the new A/C system.

9. We presented the latest progress of the project, including the scope of works, the works programme by phases and the views of the stakeholders to the Health and Environment Committee (HEC) of the Sha Tin District Council on 9 November 2017. HEC members unanimously supported the proposed project, and requested the Government to, amongst others, further expedite the works programme so as to minimise the impact on the tenants of the Market.

### **Environmental Implications**

10. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term environmental impact. We have included in the project estimates 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.

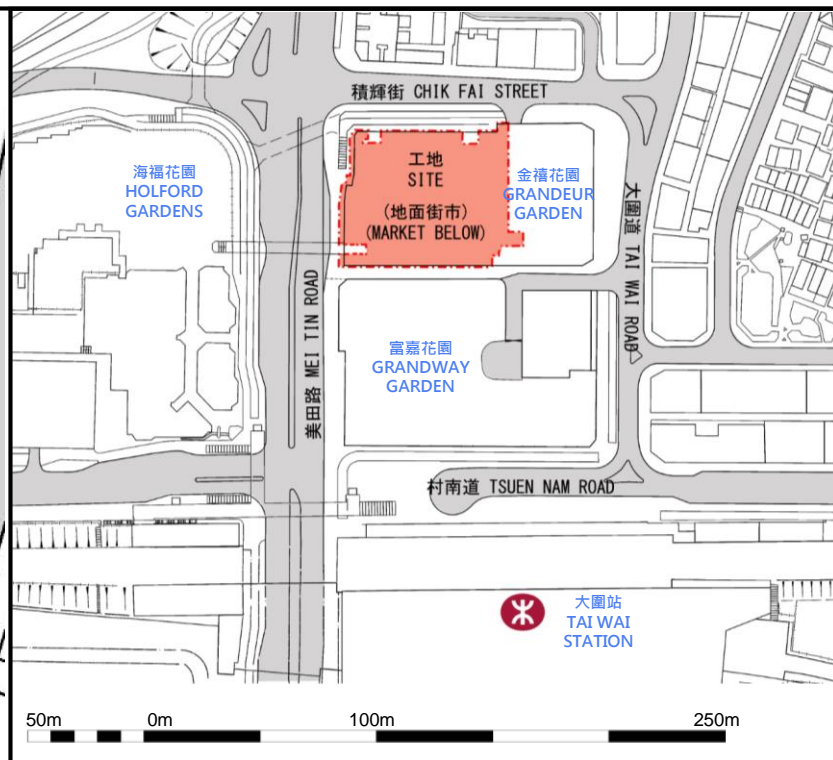
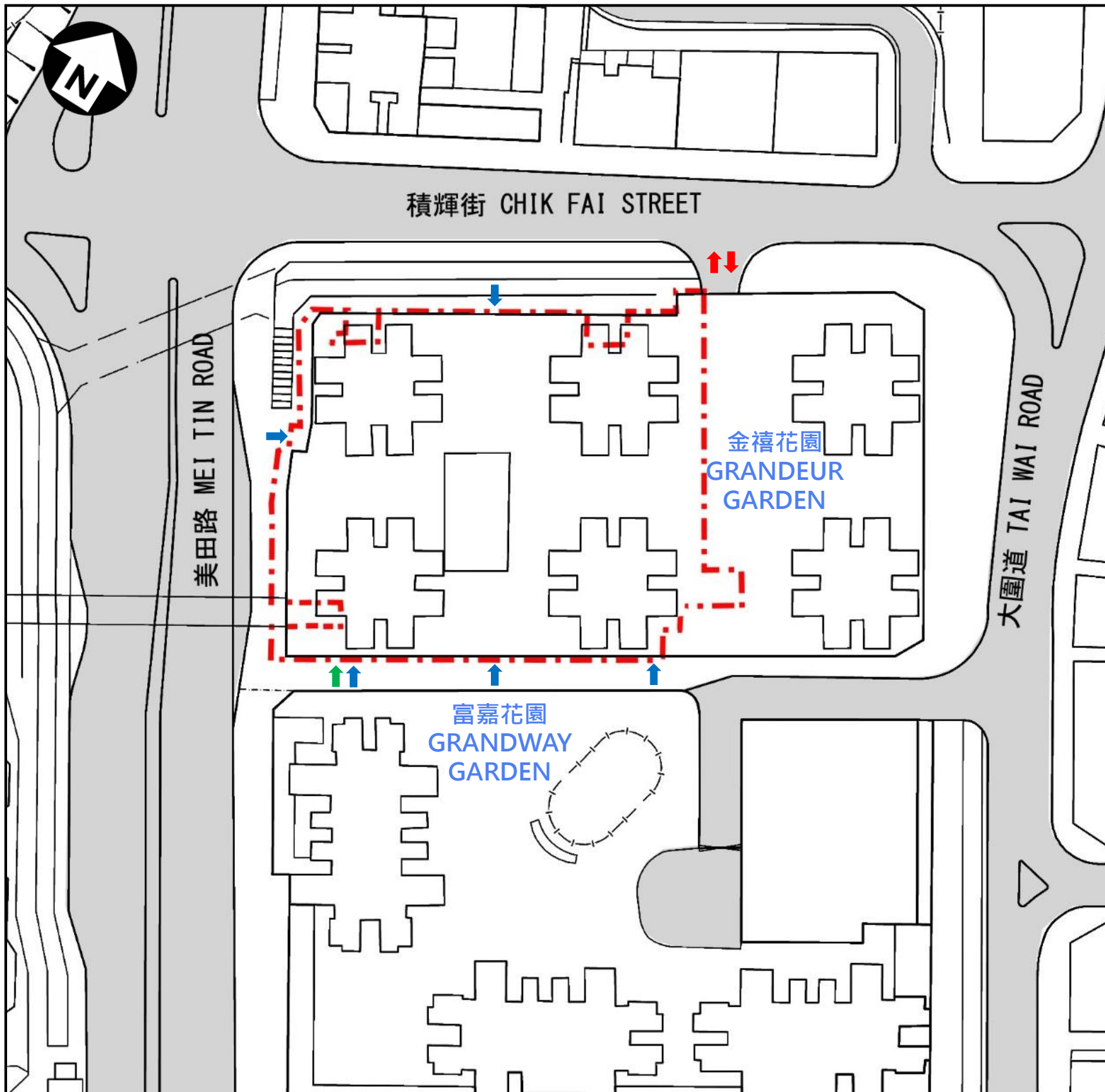
### **Implementation Plan**

11. We intend to take forward the project as soon as possible. Subject to funding approval by the Finance Committee within this legislative session, the works are expected to commence in the fourth quarter of 2018 for completion in the second quarter of 2020.

### **Advice Sought**

12. We plan to seek funding approval from the Finance Committee after consulting the Public Works Subcommittee. Comments from Members on the proposed project are welcome.

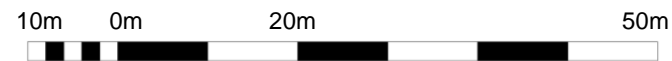
**Food and Health Bureau**  
**Food and Environmental Hygiene Department**  
**March 2018**



位置圖 LOCATION PLAN

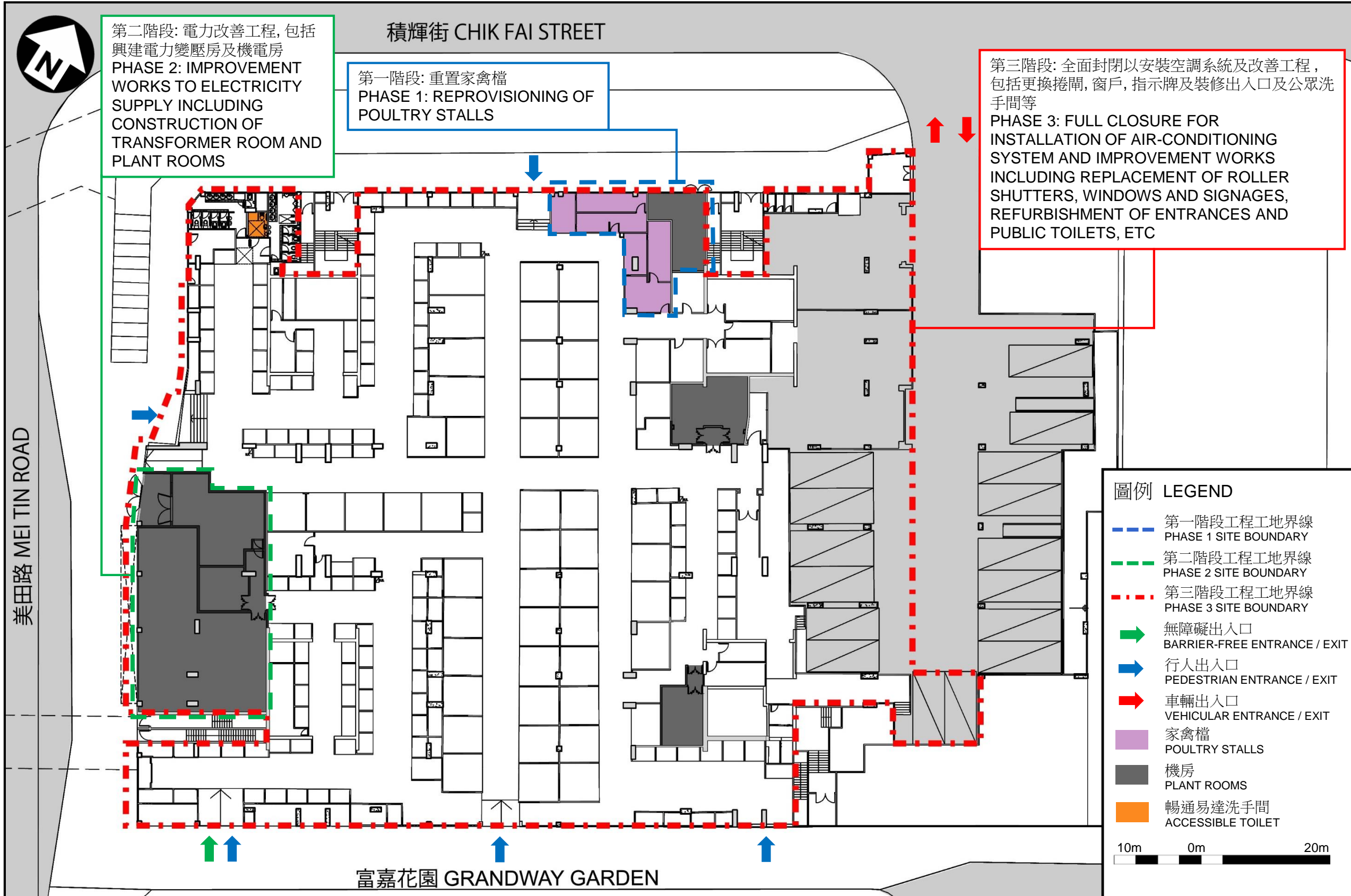
圖例 LEGEND

- - - 工地界線  
SITE BOUNDARY
- ➡ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- ➡ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ➡ 車輛出入口  
VEHICULAR ENTRANCE / EXIT



工地平面圖  
SITE PLAN

34NM  
大圍街市加裝空調系統工程  
INSTALLATION OF AIR-CONDITIONING SYSTEM AT TAI WAI MARKET



街市地下平面圖  
Market G/F Plan

**34NM**  
 大圍街市加裝空調系統工程  
**INSTALLATION OF AIR-CONDITIONING SYSTEM AT TAI WAI MARKET**





大圍街市美田路出入口外觀  
VIEW OF TAI WAI MARKET FROM MEI TIN ROAD

構思圖  
ARTIST'S  
IMPRESSION

34NM  
大圍街市加裝空調系統工程  
INSTALLATION OF AIR-CONDITIONING SYSTEM AT TAI WAI MARKET