



中華人民共和國香港特別行政區政府總部食物及衛生局

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The People's Republic of China

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[English Translation]

6 July 2020

Clerk to Panel on Food Safety and Environmental Hygiene  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong  
(Attention: Miss Josephine SO)

Dear Miss SO,

**Panel on Food Safety and Environmental Hygiene**  
**Follow-up actions on implementation of the Market Modernisation**  
**Programme and development of new public markets**

Regarding the captioned issues raised at the Panel meeting on 12 May 2020, our response is set out below.

Items (a), (b) and (g) – Market Modernisation Programme

The Government has earmarked \$2 billion for the implementation of the 10-year Market Modernisation Programme (MMP) to carry out various types of hardware improvement works for public markets managed by the Food and Environmental Hygiene Department (FEHD), with the aim of improving the operating environment of public markets to benefit the public and tenants. Apart from overhauling four public markets (namely Aberdeen Market, Yeung Uk Road Market, Ngau Tau Kok Market and Kowloon City

Market), we plan to carry out minor refurbishment or improvement works for 11 public markets<sup>1</sup> (including Ngau Tau Kok Market and Shui Wo Street Market) under the MMP with a view to upgrading the facilities of the venues as soon as possible. Depending on the circumstances, the works may include renovation of internal facilities, beautification of external walls, replacement of floor tiles, transformation of idle space to include the element of social functions, repainting market facilities, repairing facilities, renovation of toilets, maintenance of drainage systems and piping and installation of rodent-proof devices, etc. Our target is to confirm the actual scope of works and implementation timetable in individual markets within this year after consultation with the tenants concerned.

In identifying candidates for projects of different scales under the MMP, the prime objective is to maximise the impact of possible hardware improvement within the 10-year time frame. Public markets would be selected with regard to their geographical location and distribution, condition of facilities, business viability, community needs and tenants' readiness. In particular, we would seek to ensure that the location of markets to be covered under the MMP is conducive to their future business viability, and that there is a reasonable spread of such markets across the territory to benefit the community at large. The FEHD will continue to follow up on the first phase projects and identify more markets suitable for the MMP, so as to make the best use of the \$2 billion earmarked. If needed, the Government will seek additional resources for implementation of the MMP.

In taking forward the MMP overhaul projects, the FEHD will keep close liaison with the stakeholders including the respective Market Management Consultative Committees (MMCC) during the process with a view to improving the facilities and management of the markets concerned through the overhaul works and involvement of the Committees. We will also report to the relevant District Councils in a timely manner having regard to the progress of work.

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<sup>1</sup> These markets include Nam Long Shan Road Cooked Food Market, Mong Kok Cooked Food Market, Luen Wo Hui Market, Ngau Tau Kok Market, Yeung Uk Road Market, Shek Tong Tsui Market, Fa Yuen Street Market, Ngau Chi Wan Market, Quarry Bay Market, Tsuen Wan Market and Shui Wo Street Market. Apart from the MMP, the FEHD has been taking forward measures to improve the operating environment of public markets among which the installation of one additional passenger lift in Sai Kung Market is being explored.

### Item (c) – Tai Po Hui Market Cooked Food Centre

Regarding the repair and improvement works at Tai Po Hui Market Cooked Food Centre, the FEHD has been liaising with tenants on the respective works details, including the scope of works, construction period and the arrangement of full closure of cooked food centre, etc. on a number of occasions since July 2019. At the special meeting of MMCC held in October 2019, over 80% of the tenants in the cooked food centre agreed to carry out the works between February and July 2020. After reaching a consensus with the tenants, the cooked food centre was fully closed on 3 February 2020 for commencement of the works which is expected to be completed within five months. Under the existing policies, the Government will consider arranging rental waiver for the affected tenants during the works period, and after resumption of business of market stalls, etc. after fully taking into account the relevant circumstances of the improvement works.

Furthermore, in view of the current economic situation, the rental of market stalls under the FEHD was reduced by 50% from October 2019 to March 2020, and is reduced by 75% from April to September 2020, in order to provide support to market tenants.

### Items (d) and (e) – Temporary Markets

Providing a temporary or permanent market requires the use of scarce land resources and entails public financial commitment, both capital and recurrent. We have to duly assess the need for the market and cost-effectiveness and to ensure proper use of public resources. Furthermore, temporary markets will also need to fulfil the relevant hygiene and safety requirements. Considerable amount of resources will also be required to provide the basic facilities, such as ceiling, stall partitions, electrical installations, water supply system, drainage system, sewage system, ventilation facilities, lighting systems, fire safety system, refuse handling facilities, loading and unloading areas, etc. The difficulty in identifying suitable locations for the provision of temporary markets in developed areas such as Tseung Kwan O, Tung Chung, Yuen Long, etc. cannot be underestimated.

As for Tin Shui Wai Temporary Market, we keep an open mind for its future arrangements and will consider its way forward taking into account the situation after the commissioning of the new public market in Tin Shui Wai.

Item (f) – Tung Chung Town Centre New Public Market

The project of Tung Chung New Public Market is expected to be built by a developer and the market design will be prepared by the developer according to the requirements and conditions specified by the Government. The technical feasibility study for the entire development project (including the public market portion) is underway. We will brief the District Council concerned on the project details in a timely manner upon completion of the technical feasibility study.

Regarding the operation of new public markets, same as other public markets, the FEHD as the landlord is responsible for determining the rental level and signing tenancy agreements with tenants. We will consider adopting a new operation mode for new public markets, which includes ways to enhance the role of service contractors in market management, such as formulating promotion and development strategies for markets, advising on the trade mix in markets and enforcing tenancy agreements, etc. With the aim to serve the overall interest of the community, we will listen to stakeholders' views during the process of formulating specific recommendations.

Yours sincerely,

[Signed]

(Gilford LAW)  
for Secretary for Food and Health

c.c. Director of Food and Environmental Hygiene (Attn: Mandy CHEUNG)