

CONTROLLING OFFICER'S REPLY

FHB(FE)183

(Question Serial No. 1820)

Head: (49) Food and Environmental Hygiene Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Market Management and Hawker Control
Controlling Officer: Director of Food and Environmental Hygiene (Miss Vivian LAU)
Director of Bureau: Secretary for Food and Health

Question:

Under "Matters Requiring Special Attention" in 2017-18, it is stated that the Food and Environmental Hygiene Department (the Department) will assist the Food and Health Bureau in developing proposals for improving the operating environment of public markets, taking into account the recommendations of the consultancy study conducted in 2014. With reference to a Legislative Council Paper (LC Paper No. CB(2) 643/14-15 (01)), it is noted that the proposals include retrofitting of air-conditioning in older markets and improvement on the interior and exterior design of the markets. Given that no details are provided under this Head, please advise this Committee on the following:

1. the implementation and effectiveness of the improvement plan for each of the 6 markets mentioned in the consultancy study conducted in 2014; whether the Department will formulate improvement plans for other markets based on the experience gained (if yes, the markets involved and details; if not, the reason(s));
2. the markets which have been included in the retrofitting programme, the progress of implementation in each of these markets, and the timetable for launching the first batch of projects; and
3. given the information on Aberdeen Market that the Department is working on the retrofitting of air-conditioning and that the project is quite large in scale, whether the Department will take the opportunity to also implement other improvement proposals mentioned in the above consultancy study to help attract patronage; the timetable for submission of the detailed design to the Southern District Council and this Committee for discussion and the details involved.

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 50)

Reply:

The information sought is provided as follows-

1. The Consultant commissioned by the Food and Health Bureau selected 6 representative markets for detailed study and put forward specific improvement recommendations. These 6 markets are Lockhart Road Market, Sheung Fung Street Market, Yau Ma Tei Market, Wing Fong Street Market, Tsuen Wan Market and Ngau Chi Wan Market. The Government is following up the specific improvement proposals for these markets in phases including gauging their feasibility and acceptability to the tenants. The experience gained and the improvement recommendations taken forward will serve as a reference for pursuing improvements to other similar markets in the future. The progress of the 6 selected markets is provided at Annex.
2. According to the established mechanism, when there is a request from market tenants for the retrofitting of air-conditioning facilities at a public market, the request will first be discussed at a meeting of the relevant Market Management Consultative Committee (MMCC). Where a consensus is reached by MMCC that the request should be further explored, FEHD will conduct a questionnaire survey to gauge the extent of support from market tenants. Since 1 July 2015, the threshold of tenants' support to retrofitting of air-conditioning facilities in public markets has been lowered from 85% to 80%. FEHD has completed the consultation with the MMCCs of those FEHD markets without air-conditioning. The MMCCs of 27 of these markets supported conducting a questionnaire survey to collect the tenants' views on the retrofitting of air-conditioning in the relevant public markets. The questionnaire surveys were subsequently conducted and completed. Out of the 27 public markets surveyed, 2 markets and 6 cooked food centres (CFCs) of the relevant markets attained sufficient tenant support. In addition, 3 markets / CFCs on which questionnaire surveys were conducted before 1 July 2015, have also met the tenants' support threshold. These 11 markets are Shui Wo Street Market CFC, Tai Wai Market, Aberdeen Market cum CFC, Ngau Tau Kok Market CFC, Shek Tong Tsui Market CFC, Fa Yuen Street Market CFC, Electric Road Market CFC, Quarry Bay Market CFC, Ngau Chi Wan Market CFC, Yeung Uk Road Market and Tsuen Wan Market.

With 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. The technical feasibility study for Tai Wai Market has been completed. With regard to Shui Wo Street Market CFC, Aberdeen Market cum CFC and Ngau Tau Kok Market CFC, the preliminary feasibility assessment is underway. FEHD is now following up with the Architectural Services Department (ArchSD) to conduct preliminary feasibility assessment for the other markets concerned. The proposed retrofitting works will be funded under the Capital Works Reserve Fund. We are unable to provide the cost of works and the works schedule at the present stage.

3. The experience gained and the improvement recommendations taken forward for 6 selected markets will serve as a reference for pursuing improvements to other similar markets in the future. FEHD would consult ArchSD to consider other improvement measures for Aberdeen Market cum CFC and the MMCC to gauge tenants' views

before drawing up the scope of works. We are unable to provide the timetable and details of the project at the present stage.

- End -

Name of Market	Progress
Lockhart Road Market	<p>The Food and Environmental Hygiene Department (the Department) has consulted the Market Management Consultative Committees (MMCCs) of these 2 markets. The MMCCs expressed support for some of the proposals that do not require temporary closure of stalls or suspension of business. Rejection of those that necessitate temporary closure/business suspension implies that the scope of improvement will be significantly less than that envisaged in the Consultancy Report. Having considered MMCCs' views and the results of the feasibility studies, the improvement works for Lockhart Road Market will include beautification of the façade and upgrading market external wall facing the major road, enhancement of the ventilating system, upgrading of market toilets, loading bay facilities, fire service installation, barrier free access and lightings, provision of Closed-circuit Television System and a new TV broadcast system, replacement of directional signboards and floor tiles, and conversion of former poultry stalls into trading stalls. The improvement works will commence in the second quarter of 2017 for completion in the fourth quarter of 2019, at an estimated cost of \$21.2 million.</p> <p>For Sheung Fung Street Market, the scope of improvement works is being finalised in consultation with relevant departments.</p>
Sheung Fung Street Market	
Yau Ma Tei Market	<p>The MMCCs of these 2 markets were consulted in the fourth quarter of 2016. The MMCCs expressed support for some of the proposals that do not require temporary closure of stalls or suspension of business. Rejection of those that necessitate temporary closure implies that the scope of improvement will be significantly less than that envisaged in the Consultancy Report. The Department is carefully considering their views and will conduct feasibility studies and seek funding approval according to the established mechanism for taking forward the improvement works.</p>
Wing Fong Street Market	
Tsuen Wan Market	<p>The Department is now following up on the Consultant's recommended improvements for these 2 markets. Recent surveys indicated that Tsuen Wan Market has attained the 80% threshold support rate for the installation of air-conditioning system. This will be taken into account in conducting the technical feasibility studies and further consultation with the MMCC.</p>
Ngau Chi Wan Market	