

**Food and Environmental Hygiene Department**  
**Central and Western District**  
**Market Management Consultative Committee**  
**Digest of Meeting**  
**(September 2015 – April 2016)**

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
1. Obstruction of Passageway	<p>1.1 Number of prosecutions against obstruction of passageway since last meeting (1 September 2015 to 30 April 2016):</p> <p><u>Sheung Wan Market</u>: 7 (2 wet goods stalls, 4 dry goods stalls, 1 fish stall)</p> <p><u>Sai Ying Pun Market</u>: 7 (4 vegetable stalls, 3 fish stalls)</p> <p><u>Centre Street Market</u>: 1 (1 food related dry goods stall)</p> <p><u>Shek Tong Tsui Market</u>: 3 (1 flower stall, 1 fruit stall, 1 footwear stall)</p> <p><u>Smithfield Market</u>: 5 (4 vegetable stalls, 1 fruit stall)</p> <p><u>Queen Street Cooked Food Market</u>: 0</p>	<u>All markets</u>
2. Management and Cleansing	<p>2.1 To enhance environmental hygiene to combat human swine influenza, “Market Cleansing Day” has been introduced and will remain in force. The “Market Cleansing Day” for markets in the District is on the 5<sup>th</sup> and the 20<sup>th</sup> of each month. He appealed to stall operators to enhance cleansing by cleaning up their own stalls on the cleansing days. They should move the shelves to facilitate cleansing and wash the walls to maintain environmental hygiene.</p>	<u>All markets</u>

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
	<p>2.2 Stall operators raised the issue relating to cleansing of air ducts above stalls and other high places. In addition to the existing scheduled cleansing, the management company would arrange special cleansing operation at height when required. As replacement of water mains and painting works by the Architectural Services Department (ASD) were in progress, the special cleansing operation would be postponed until late March 2016. Upon completion of the replacement works, the management company would arrange cleansing at height to further improve the cleanliness of the high places.</p>	<p><u>Sheung Wan Market</u></p>
	<p>2.3 Some stall operators reported that the management company failed to cleanse the passageways every day and remove the gratings to thoroughly cleanse the drains on a regular basis. The management company had already urged the cleansing workers to cleanse the passageways and drains thoroughly every day and the situation had improved. Comprehensive cleansing works was conducted in the cooked food centre during Chinese New Year to cleanse the drains and remove oil and grease. The result was satisfactory.</p>	<p><u>Sheung Wan Market</u></p>
	<p>2.4 District Council Member Mr HUI Chi-fung aired the views of the elderly that the lift floor and the area outside the lift in Bonham Strand were quite wet. The situation had improved after the management company increased the</p>	<p><u>Sheung Wan Market</u></p>

Agenda	Summary	Market
	<p>frequency of cleansing and mopping. Some stall operators suggested covering the lift floor with non-slippery material. After discussion with the Electrical and Mechanical Services Department (EMSD), it was found that the existing stainless steel lift floor was already anti-slip. It was believed that slippery floor was caused by lift users who wetted the floor. The management company would enhance cleansing and mopping and the Food and Environmental Hygiene Department (FEHD) would closely monitor the situation. If the anti-slip stainless steel flooring was damaged as a result of abrasion, replacement would be arranged immediately.</p> <p>2.5 The representative of stall operators pointed out that cleansing of the public area in the Market at noon and at night was not satisfactory. FEHD had instructed the management company to step up supervision of cleansing workers to ensure that cleansing work was thoroughly carried out every night and that the Market was clean and hygienic at all times.</p> <p>2.6 Some stall operators reported that the lighting system of the market should be activated earlier in the morning. After adjusting the pre-set on/off time by EMSD, the lighting system activated fully at 5:45 in the morning. Stall operators were satisfied with the arrangement.</p>	<p></p> <p><u>Sai Ying Pun Market</u></p> <p><u>Sai Ying Pun Market</u></p>

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
	<p>2.7 Some stall operators reported that the Market was filled with the strong odour of bleach after cleansing. FEHD had instructed the management company to follow up the issue by telling cleansing workers to dilute the cleaning detergent in an appropriate ratio to avoid the adverse effects on tenants and the public.</p> <p>2.8 Some stall operators pointed out that water would flow from the footbridge on the 2<sup>nd</sup> floor to the pavement during rainy days or cleansing of the Market. The management company had checked the drainage of the footbridge and urged the cleansing workers to avoid splashing water on the pavements when cleansing the Market. The situation had improved.</p> <p>2.9 Some stall operators pointed out that the passageways and lifts of the Market had recently been used for transporting refuse. FEHD had instructed the management company to follow up the issue by conducting inspections to stop such activities.</p>	<p><u>Centre Street Market</u></p> <p><u>Centre Street Market</u></p> <p><u>Shek Tong Tsui Market</u></p>
<p>3. <u>Ventilation</u></p>	<p>3.1 Upgrading of air-conditioning system at UG and M1 floor was carried out by EMSD during night time from 27 March to 2 April.</p> <p>3.2 The performance of the air-conditioning thermostats on the ground floor of the market were considered far from satisfactory. EMSD had been carrying out upgrading of the air-conditioning</p>	<p><u>Sai Ying Pun Market</u></p> <p><u>Centre Street Market</u></p>

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
	<p>system since mid-December last year and the problem in question was expected to be solved upon completion of the above works in late May.</p>	
<p>4. <u>Repairs and Maintenance</u></p>	<p>4.1 The replacement of the Market's fresh water pipes commenced in June last year and was completed in late March 2016.</p> <p>4.2 Funding for replacement of four escalators (E1-E4) in the market had been secured. Members agreed after discussion that the escalators would be replaced one after another. EMSD stated that the estimated time required for replacing one escalator was five weeks and the whole project would take about four months to complete. The above works was expected to be carried out between August and November 2016, pending a detailed works schedule to be provided by EMSD.</p> <p>4.3 Refurbishment of the male and female toilets on the second floor commenced on 20 February by ASD and was expected to complete in early May. The refurbishment of the toilets on the ground floor and first floor would be carried out between early May and mid-July and between mid-July and late August respectively.</p> <p>4.4 Funding for replacement of water scrubber(s) on the second floor of the cooked food centre had been secured. The works was expected to take 30 to 36 working days. Stall operators</p>	<p><u>Sheung Wan Market</u></p> <p><u>Sheung Wan Market</u></p> <p><u>Sheung Wan Market</u></p> <p><u>Sheung Wan Market</u></p>

Agenda	Summary	Market
	<p>affected by the works would be granted waiver of rental and air-conditioning fee for the period of business suspension. EMSD said they would invite tenders and procure water scrubber(s). The project was expected to commence in July at the earliest. Stall operators decided after deliberation that the cooked food market would be completely closed in order to carry out the above works. Meanwhile, ASD would carry out some minor maintenance and refurbishment works and the management office would arrange cleansing and pest control services. Stall operators affected by the works would be granted waiver of rental and air-conditioning fee for the period of business suspension. FEHD would continue the discussion with stall operators to work out the actual period of stall closure, during which the above works would be carried out.</p> <p>4.5 The replacement of a batch of 50 devices used by the drainage pipes to block rubbish was completed in early October last year by ASD. FEHD would further procure and replace the aged or defective devices as and when necessary. Stall operators pointed out that defects were found in individual new devices. ASD would be mindful of the situation when procuring the devices for replacement. EMSD had completed the repair works for escalator E5 which was damaged due to sewage backflow caused by drain blockage. Stall operators were reminded not to</p>	<p><u>Sai Ying Pun Market</u></p>

Agenda	Summary	Market
	<p>dump rubbish in the drains or remove the devices used by the drainage pipes to block rubbish.</p>	
	<p>4.6 The replacement and repair works for the Market's fresh water and sewage pipes was completed. FEHD was handling matters concerning waiver of rental and air-conditioning fee for stall operators who were affected during the course of works.</p>	<p><u>Sai Ying Pun Market</u></p>
	<p>4.7 Refurbishment of the Market's Unloading Area was in progress. Upon completion, the height restriction would be 3.4 meters. ASD had put up a warning sign at the entrance.</p>	<p><u>Sai Ying Pun Market</u></p>
	<p>4.8 Seepage was found at the canopy of the Market during heavy rainstorms. ASD had completed most of the necessary repairs. The situation had improved despite there being water leakage at certain parts of the canopy. Further repair works arranged by ASD would be carried out.</p>	<p><u>Sai Ying Pun Market</u></p>
	<p>4.9 Seepage was found at the external wall of the Market. ASD had completed the necessary repairs on 10 September 2015 and stall operators were thanked for offering cooperation on this matter. Since seepage had also been found at the roof of the Market, repair works arranged by ASD would be carried out.</p>	<p><u>Centre Street Market</u></p>
	<p>4.10 The upgrading of the fire service system of the Market commenced in mid-August 2015 and was substantially</p>	<p><u>Centre Street Market</u></p>

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
	<p>completed. The system would resume normal after testing.</p> <p>4.11 Stall operators reported that the lift buttons did not function properly and that the lift occasionally skipped G/F of the Market. The situation had improved after EMSD completed the necessary checking and maintenance work.</p> <p>4.12 EMSD completed the modernisation work of electrical installations in December last year. The modernisation work of the E5 escalator commenced in mid-February and was expected to be completed on 15 March. The modernisation work of the E6 escalator would commence immediately upon the completion of the aforementioned works and was expected to be completed on 12 April.</p> <p>4.13 The installation of handrails for the disabled and elderly at the Queen's Road West entrance near the fruit stall area on G/F was completed on 26 January. The stall operators were thanked for offering cooperation on this matter.</p> <p>4.14 A questionnaire survey to solicit stall operators' views on the retrofitting of air-conditioning systems was conducted on 7 October. About 90% of the questionnaires were returned to FEHD. According to the survey, less than 20% of tenants in the Market Portion on G/F and 1/F supported the retrofitting of</p>	<p><u>Centre Street Market</u></p> <p><u>Shek Tong Tsui Market</u></p> <p><u>Shek Tong Tsui Market</u></p> <p><u>Shek Tong Tsui Market</u></p>



Agenda	Summary	Market
	<p>air-conditioning systems, which was below the threshold of 80% tenants' support. Meanwhile, over 90% of the tenants in the Cooked Food Centre (CFC) on 2/F supported the retrofitting of air-conditioning systems. FEHD would commence a study on the retrofitting of air-conditioning systems in the CFC.</p> <p>4.15 District Council Member Mr YEUNG Hok-ming proposed to improve the promotional light box signs at the Market entrance by adopting a more updated design, so as to promote the Market and enhance customer flow.</p> <p>4.16 ASD suspended the operation of the escalator at Rock Hill Street for 5 consecutive days from 30 November, in order to construct truss-out scaffolds at the roof cover above the escalator and carry out repair works for the concretes and pipes at the roof cover. ASD would arrange to dismantle the truss-out scaffolds as soon as the replacement of the wind-proof roof cover was completed.</p> <p>4.17 The MTR Corporation Limited (MTRCL) carried out replacement works of floor tiles in the red brick area at the end of January, but the floor tiles in the affected area were not completely replaced. A further discussion was held between FEHD and MTRCL in mid-February. MTRCL undertook to carry out replacement works for the remaining affected area in mid-March.</p>	<p><u>Shek Tong Tsui Market</u></p> <p><u>Smithfield Market</u></p> <p><u>Smithfield Market</u></p>

Agenda	Summary	Market
	<p>4.18 Both the replacement of air-conditioning system and the improvement works of water scrubber system were substantially completed on 2 April. The Cooked Food Market (CFM) had been reopened on 3 April. In addition to displaying banner(s) on the external wall to promote the reopening of the Market, FEHD also conducted promotional activities on 7 April, during which souvenirs were given out to customers who patronised the Market. FEHD was currently handling the waiver and concession of rental for stall operators affected by the above works. Some stall operators reported the uneven distribution of air-conditioning air flow in the Market. EMSD undertook to follow up the issue.</p>	<p><u>Queen Street Cooked Food Market</u></p>
	<p>4.19 EMSD cleaned the water scrubber system and the exhaust air ducts at night on 30 November and 1 December last year and carried out the same work again during the period of business suspension of the Market.</p>	<p><u>Queen Street Cooked Food Market</u></p>
	<p>4.20 FEHD had always been seriously concerned about the fire safety of its cooked food venues. FEHD and FSD co-organised a fire prevention talk in August with the aim to raise the awareness of fire prevention among cooked food market workers.</p>	<p><u>Queen Street Cooked Food Market</u></p>
	<p>4.21 EMSD commenced the upgrading of fire service system last September. The works was expected to be completed in early June.</p>	<p><u>Queen Street Cooked Food Market</u></p>

Agenda	Summary	Market
	4.22 ASD expected that the improvement works of the lighting system of toilets and the refurbishment of light boxes and signboards would be carried out in July.	<u>Queen Street Cooked Food Market</u>
5. <u>Standard of Fish Tank Water</u>	5.1 Among the 86 fish tank water samples taken for E. coli testing between September 2015 and April 2016, 84 were found satisfactory.	<u>Sheung Wan Market</u> <u>Sai Ying Pun Market</u> <u>Shek Tong Tsui Market</u> <u>Smithfield Market</u>
6. <u>Market Promotion</u>	6.1 Market management contractors organised promotional activities during the 2015 Christmas and 2016 Lunar New Year. Contractors said that small gifts would be distributed to market patrons in the coming Dragon Boat Festival.	<u>All markets</u>
7. <u>Pest Problem</u>	7.1 A total of 242 rodents were trapped alive and poisoned dead between September 2015 and April 2016.	<u>All markets</u>
8. <u>Security Problem</u>	8.1 Stall operators had raised the issue relating to the security at the staircase exit in the red brick area. After ASD had repaired the defective door closer, the rear door could now be closed properly.  8.2 The two-year security services contract was renewed on 1 April. The new contractor was Sky Wise Services Management Limited.	<u>Smithfield Market</u>  <u>Queen Street Cooked Food Market</u>
9. Other Business	9.1 The amended Imported Game, Meat, Poultry and Eggs Regulations came into	<u>Sheung Wan Market</u> <u>Sai Ying Pun Market</u>

<b>Agenda</b>	<b>Summary</b>	<b>Market</b>
	<p>operation on 5 December 2015. The amendments mainly extended control to imported eggs, such as the requirement of a health certificate or the permission in writing of a health officer for importing eggs. Details would be displayed on the notice boards in markets.</p> <p>9.2 In response to the Policy Address' proposal to provide additional chairs in markets, FEHD suggested the installation of seating facilities in markets and would study the issues concerned with ASD.</p> <p>9.3 FEHD had been receiving public's views that the speed of escalators in the markets should be increased. The Committee agreed with the suggestion. FEHD would study the arrangement with EMSD.</p> <p>9.4 MTRCL expected that in the second quarter of 2017 the works would be completed and the West Block would be handed over to FEHD. The entrance to the ground floor of West Block would then be re-opened.</p>	<p><u>Centre Street Market</u> <u>Shek Tong Tsui Market</u> <u>Smithfield Market</u></p> <p><u>Sheung Wan Market</u> <u>Sai Ying Pun Market</u> <u>Centre Street Market</u></p> <p><u>Sai Ying Pun Market</u> <u>Centre Street Market</u> <u>Shek Tong Tsui Market</u> <u>Smithfield Market</u></p> <p><u>Centre Street Market</u></p>

25 May 2016