

CONTROLLING OFFICER'S REPLY

EEB(F)144

(Question Serial No. 3510)

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 (Donald NG)

Director of Bureau: Secretary for Environment and Ecology

Question:

Regarding the air-conditioning system of Tai Wai Market since its commissioning, please advise this Committee:

1. of the annual expenditure on maintenance;
2. of the number and causes of breakdowns each year;
3. of the amount of air-conditioning fee waived for or compensation paid to stall tenants due to the breakdowns;
4. whether the Government has carried out any improvement works in the past year to reduce the flowing away of cool air in Tai Wai Market; if yes, the details; if no, the reason(s); and
5. whether measures are in place to improve the functions and reliability of the air-conditioning system.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 65)

Reply:

1. The Food and Environmental Hygiene Department (FEHD) does not maintain information about the maintenance expenditure on the air-conditioning system of Tai Wai Market.
2. The air-conditioning system of Tai Wai Market was put into use on 1 October 2020. Information on the occasions where air-conditioning supply was suspended since then is tabulated below:

Year	Number of occasions where air-conditioning supply was suspended	Cause
October 2020 to 2021	3	Malfunction of components and signalling issues with fire services system
2022	1	Malfunction of components
2023	2	Malfunction of components

Year	Number of occasions where air-conditioning supply was suspended	Cause
2024	3	Signalling issues with fire services system
2025	7*	Malfunction of components

Remark: *All 7 cases occurred between 23 May and 15 June. There were several intermittent and temporary breakdowns in the system during the aforementioned period due to ageing components in the air-conditioning units. Thorough inspection and tests were conducted by the manufacturers to identify the faulty components, procurement and replacement were made. The air-conditioning system has been functioning properly after the replacement of the components concerned, and no further default reports were received in the second half of the year.

3. Most of the breakdowns in the air-conditioning system were caused by faulty components. After replacing the components concerned, the system was re-started and resumed functioning within a short period of time. Since the overall operation of the market was not affected during the downtime, it did not meet the conditions that would trigger the mechanism for granting a rental reduction.
4. To enhance the effectiveness and efficiency of the air-conditioning of Tai Wai Market, in addition to installing air curtains at every entrance to block hot air from the outside, the Architectural Services Department has installed split-type air-conditioners at the 2 main market entrances facing Grandway Garden in November 2025 to enhance the cooling effects there.
5. The Electrical and Mechanical Services Department (EMSD) has assumed responsibility for the repair and maintenance of the air-conditioning system of Tai Wai Market since mid-July 2025. To improve system reliability and operational efficiency, EMSD has stepped up routine inspection of the air-conditioning system and associated equipment. At the same time, FEHD has requested EMSD to procure adequate spare components in advance so as to carry out repairs promptly when necessary and to reduce the downtime. FEHD will continue to monitor the operation of the air-conditioning system of Tai Wai Market and maintain close communication with EMSD to ensure that the system functions properly.

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