

CONTROLLING OFFICER'S REPLY

FHB(FE)105

(Question Serial No. 1371)

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:

As the Department is planning to close public markets which are under-utilised, please advise this Committee of the following:

The number of markets with high vacancy rates in the territory and the timetable for closing the markets concerned; whether the use of these markets will be changed upon their closure, e.g. converting into cooked food centres, elderly centres or places for the provision of child care services; if yes, the details.

Asked by: Dr Hon CHIANG Lai-wan (Member Question No. 2)

Reply:

To enhance the patronage of existing public markets, as an on-going initiative, the Food and Environmental Hygiene Department (the Department) conducts promotional activities. These include thematic exhibitions and workshops, festive celebration activities, display of multi-language recipes as well as publication of booklets and quarterly newsletters to provide updated market information. In addition, the Department will appropriately let out long-standing vacant stalls at reduced upset auction prices and introduce a greater variety of service trade stalls to enhance the occupancy rate of public markets.

In addition, the Government is following up the Consultant's improvement proposals for the six selected markets in phases. The Department consulted the Market Management Consultative Committees (MMCCs) of Sheung Fung Street Market and Lockhart Road Market in the fourth quarter of 2015 on the recommended improvement works. The MMCCs expressed support for some of the proposals that do not require temporary closure of stalls or suspension of business. The Department is carefully considering their views and will conduct feasibility studies, work out the estimated costs and seek funding according to the established mechanism for taking forward the improvement works at those two markets. We will start following up on the Consultant's recommended improvements for the remaining four markets in 2016-2017.

Apart from the improvement works for the six markets selected by the Consultant, we have been implementing various improvement works in public markets to improve the operating environment. In 2016-17, in addition to regular maintenance and daily management of markets, the Department will carry out improvement works in Fo Tan Cooked Food Market (East), Fo Tan Cooked Food Market (West), Kwun Chung Market, Haiphong Road Temporary Market, Pei Ho Street Market and Tsuen Wan Market. The estimated cost of these improvement works is \$68.5 million. The scope of works may include installation of a goods lift, improvement of ventilation, lighting systems and fire services, refurbishment of external walls, refurbishment of toilets, etc.

Nonetheless, as a result of demographic changes, new development/redevelopment projects and competition from other fresh provision outlets, the appeal of some public markets has been diminishing over time thus leading to reduced patronage and high vacancy rates (the vacancy rates of individual public markets are provided at Annex). When considering whether a under-utilised public market is to be closed, we take into account a host of factors, including vacancy rate, prospects for improvement, availability of alternative sources of fresh provision outlets in the vicinity, and the likely cost-effectiveness of upgrading works and the views of the relevant District Councils, etc. Where a market is closed and the premises is no longer required by the Department, the vacated premises will be handled according to established procedures. Depending on the circumstances, the Government Property Agency, Planning Department or Lands Department may be requested to seek inputs from other government departments on proposals to put the premises to gainful long-term use.

Looking ahead, we shall continue to work with relevant bureaux/departments and District Councils on identification of public markets that may be closed.

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Serial No.	Name of Market	As at 31 December 2015		
		No. of stalls	Occupancy rate*	Vacancy rate
1	Aberdeen Market	335	99%	1%
2	Aldrich Bay Market	71	85%	15%
3	Apleichau Market	63	98%	2%
4	Bowrington Road Market	296	99%	1%
5	Causeway Bay Market	51	98%	2%
6	Centre Street Market	46	85%	15%
7	Chai Wan Kok Cooked Food Market	32	94%	6%
8	Chai Wan Market	173	95%	5%
9	Cheung Chau Cooked Food Market	17	100%	0%
10	Cheung Chau Market	237	100%	0%
11	Cheung Sha Wan Cooked Food Market	28	43%	57%
12	Cheung Tat Road Cooked Food Market	12	100%	0%
13	Choi Hung Road Market	116	74%	26%
14	Electric Road Market	99	95%	5%
15	Fa Yuen Street Market	180	100%	0%
16	Fo Tan (East) Cooked Food Market	24	100%	0%
17	Fo Tan (West) Cooked Food Market	15	100%	0%
18	Haiphong Road Temporary Market	88	66%	34%
19	Heung Che Street Market	223	96%	4%
20	Hung Cheung Cooked Food Market	11	100%	0%
21	Hung Hom Market	224	100%	0%
22	Hung Shui Kiu Market	215	37%	63%
23	Java Road Market	194	96%	4%
24	Ka Ting Cooked Food Market	16	69%	31%
25	Kam Tin Market	41	100%	0%
26	Kik Yeung Road Cooked Food Market	14	93%	7%
27	Kin Wing Cooked Food Market	17	100%	0%
28	Kin Yip Street Cooked Food Market	14	100%	0%
29	Kowloon City Market	581	98%	2%
30	Kut Shing Street Cooked Food Market	11	100%	0%
31	Kwai Shun Street Cooked Food Market	12	92%	8%
32	Kwu Tung Market Shopping Centre	98	100%	0%
33	Kwun Chung Market	218	99%	1%

Serial No.	Name of Market	As at 31 December 2015		
		No. of stalls	Occupancy rate*	Vacancy rate
34	Kwun Tong Ferry Concourse Cooked Food Market	29	100%	0%
35	Lai Wan Market	42	98%	2%
36	Lam Tei Market	7	100%	0%
37	Lau Fau Shan Market	25	88%	12%
38	Lei Yue Mun Market	20	90%	10%
39	Lockhart Road Market	166	83%	17%
40	Luen Wo Hui Market	338	99%	1%
41	Mong Kok Cooked Food Market	14	100%	0%
42	Mui Wo Cooked Food Market	20	100%	0%
43	Mui Wo Market	35	97%	3%
44	Nam Long Shan Road Cooked Food Market	28	89%	11%
45	Ngau Chi Wan Market	402	93%	7%
46	Ngau Tau Kok Market	466	86%	14%
47	North Kwai Chung Market	222	98%	2%
48	North Point Market	42	98%	2%
49	On Ching Road Flower Market	13	100%	0%
50	Pei Ho Street Market	227	100%	0%
51	Peng Chau Market	18	94%	6%
52	Plover Cove Road Market	244	97%	3%
53	Po On Road Market	449	96%	4%
54	Quarry Bay Market	113	92%	8%
55	Queen Street Cooked Food Market	11	100%	0%
56	Sai Kung Market	209	99%	1%
57	Sai Wan Ho Market	274	99%	1%
58	Sai Ying Pun Market	102	89%	11%
59	San Hui Market	324	100%	0%
60	Sha Tau Kok Market	66	100%	0%
61	Sha Tin Market	172	100%	0%
62	Sham Tseng Temporary Market	29	100%	0%
63	Shaukeiwan Market	82	56%	44%
64	Shek Tong Tsui Market	151	94%	6%
65	Shek Wu Hui Market	392	100%	0%
66	Sheung Fung Street Market	71	99%	1%
67	Sheung Wan Market	222	99%	1%
68	Shui Wo Street Market	302	99%	1%
69	Smithfield Market	216	100%	0%
70	Stanley Waterfront Mart	20	90%	10%

Serial No.	Name of Market	As at 31 December 2015		
		No. of stalls	Occupancy rate*	Vacancy rate
71	Sze Shan Street Cooked Food Market	17	88%	12%
72	Tai Kiu Market	379	98%	2%
73	Tai Kok Tsui Market	135	100%	0%
74	Tai O Market	26	88%	12%
75	Tai Po Hui Market	313	99%	1%
76	Tai Shing Street Market	446	95%	5%
77	Tai Tong Road Cooked Food Market	18	100%	0%
78	Tai Wai Market	195	89%	11%
79	Tai Yuen Street Cooked Food Market	20	80%	20%
80	Tang Lung Chau Market	34	97%	3%
81	Tin Wan Market	180	100%	0%
82	Tokwawan Market	267	99%	1%
83	Tsing Yeung Cooked Food Market	18	100%	0%
84	Tsing Yi Market	76	91%	9%
85	Tsuen King Circuit Market	241	21%	79%
86	Tsuen Wan Market	381	93%	7%
87	Tsun Yip Cooked Food Market	56	100%	0%
88	Tui Min Hoi Market	34	100%	0%
89	Tung Chau Street Temporary Market	359	50%	50%
90	Tung Yick Market	446	42%	58%
91	Tung Yuen Street Cooked Food Market	8	100%	0%
92	Wanchai Market	50	100%	0%
93	Wing Fong Street Market	112	93%	7%
94	Wo Yi Hop Road Cooked Food Market	18	94%	6%
95	Wong Nai Chung Market	69	97%	3%
96	Yan Oi Market	108	98%	2%
97	Yau Ma Tei Market	144	99%	1%
98	Yee On Street Market	65	95%	5%
99	Yeung Uk Road Market	318	98%	2%
100	Yue Kwong Road Market	197	100%	0%
101	Yue Wan Market	374	97%	3%

* Occupancy rate is the percentage of let-out stalls versus the total number of stalls in a market.