

CONTROLLING OFFICER'S REPLY

FHB(FE)136

(Question Serial No. 0454)

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:

It is stated that the Food and Environmental Hygiene Department will “take action to close public markets which are under-utilised”. In this connection, please provide information on the following:

- (a) the definition of “utilisation rate”, the criteria used to determine whether the utilisation rate is high or low, and the list of public markets currently assessed as under-utilised;
- (b) the “occupancy rate” and “vacancy rate” of each public market in the territory; and
- (c) the number of markets that were closed in the past 5 years (i.e. from 2012 to 2016), the expenditure involved, and the reason(s) for the closure.

Asked by: Hon KWOK Wai-keung (Member Question No. 15)

Reply:

- (a) 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. When considering whether an under-utilised public market is to be closed, we will 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. The Food and Environmental Hygiene Department plans to close Shau Kei Wan Market and Tsuen King Circuit Market in 2017-18.
- (b) The information sought is provided at Annex.
- (c) In the past 5 years ending 2016, 1 market, namely Bridges Street Market, was closed due to consistently high vacancy rate. Closure of the said market resulted in reduction of annual operating cost of about \$1.28 million and the annual revenue forgone was about \$0.08 million.

- End -

Serial No.	Name of Market	As at 31 December 2016		
		No. of stalls	Occupancy rate*	Vacancy rate#
1	Aberdeen Market	335	99%	1%
2	Aldrich Bay Market	71	86%	14%
3	Apleichau Market	63	100%	0%
4	Bowrington Road Market	296	97%	3%
5	Causeway Bay Market	51	98%	2%
6	Centre Street Market	46	78%	22%
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	240	98%	2%
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	69%	31%
14	Electric Road Market	99	97%	3%
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	91%	9%
21	Hung Hom Market	224	100%	0%
22	Hung Shui Kiu Market	174	75%	25%
23	Java Road Market	194	95%	5%
24	Ka Ting Cooked Food Market	16	62%	38%
25	Kam Tin Market	41	98%	2%

Serial No.	Name of Market	As at 31 December 2016		
		No. of stalls	Occupancy rate*	Vacancy rate#
26	Kik Yeung Road Cooked Food Market	14	100%	0%
27	Kin Wing Cooked Food Market	17	100%	0%
28	Kin Yip Street Cooked Food Market	14	100%	0%
29	Kowloon City Market	581	100%	0%
30	Kut Shing Street Cooked Food Market	11	100%	0%
31	Kwai Shun Street Cooked Food Market	12	83%	17%
32	Kwu Tung Market Shopping Centre	98	100%	0%
33	Kwun Chung Market	218	98%	2%
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	100%	0%
39	Lockhart Road Market	166	80%	20%
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	86%	14%
45	Ngau Chi Wan Market	402	93%	7%
46	Ngau Tau Kok Market	466	87%	13%
47	North Kwai Chung Market	222	100%	0%
48	North Point Market	42	100%	0%
49	On Ching Road Flower Market	13	92%	8%
50	Pei Ho Street Market	227	98%	2%
51	Peng Chau Market	18	100%	0%

Serial No.	Name of Market	As at 31 December 2016		
		No. of stalls	Occupancy rate*	Vacancy rate#
52	Plover Cove Road Market	244	96%	4%
53	Po On Road Market	449	93%	7%
54	Quarry Bay Market	113	82%	18%
55	Queen Street Cooked Food Market	11	100%	0%
56	Sai Kung Market	209	99%	1%
57	Sai Wan Ho Market	274	97%	3%
58	Sai Ying Pun Market	102	89%	11%
59	San Hui Market	324	99%	1%
60	Sha Tau Kok Market	66	98%	2%
61	Sha Tin Market	172	98%	2%
62	Sham Tseng Temporary Market	29	90%	10%
63	Shaukeiwan Market	82	56%	44%
64	Shek Tong Tsui Market	151	98%	2%
65	Shek Wu Hui Market	392	100%	0%
66	Sheung Fung Street Market	71	100%	0%
67	Sheung Wan Market	222	100%	0%
68	Shui Wo Street Market	302	100%	0%
69	Smithfield Market	216	100%	0%
70	Stanley Waterfront Mart	20	95%	5%
71	Sze Shan Street Cooked Food Market	17	100%	0%
72	Tai Kiu Market	379	99%	1%
73	Tai Kok Tsui Market	135	100%	0%
74	Tai O Market	26	100%	0%
75	Tai Po Hui Market	313	99%	1%
76	Tai Shing Street Market	442	95%	5%
77	Tai Tong Road Cooked Food Market	18	100%	0%
78	Tai Wai Market	195	88%	12%
79	Tai Yuen Street Cooked Food Market	20	55%	45%
80	Tang Lung Chau Market	34	94%	6%
81	Tin Wan Market	180	100%	0%

Serial No.	Name of Market	As at 31 December 2016		
		No. of stalls	Occupancy rate*	Vacancy rate#
82	Tokwawan Market	267	98%	2%
83	Tsing Yeung Cooked Food Market	18	100%	0%
84	Tsing Yi Market	76	100%	0%
85	Tsuen King Circuit Market	241	20%	80%
86	Tsuen Wan Market	381	93%	7%
87	Tsun Yip Cooked Food Market	56	100%	0%
88	Tui Min Hoi Market	34	85%	15%
89	Tung Chau Street Temporary Market	359	41%	59%
90	Tung Yick Market	446	41%	59%
91	Tung Yuen Street Cooked Food Market	8	100%	0%
92	Wanchai Market	50	96%	4%
93	Wing Fong Street Market	112	92%	8%
94	Wo Yi Hop Road Cooked Food Market	18	100%	0%
95	Wong Nai Chung Market	69	99%	1%
96	Yan Oi Market	108	97%	3%
97	Yau Ma Tei Market	144	96%	4%
98	Yee On Street Market	65	98%	2%
99	Yeung Uk Road Market	318	97%	3%
100	Yue Kwong Road Market	197	98%	2%
101	Yue Wan Market	374	94%	6%

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

Vacancy rate is the percentage of stalls not leased versus the total number of stalls in a market.