

**CONTROLLING OFFICER'S REPLY****FHB(FE)330****(Question Serial No. 4650)**Head: (49) Food and Environmental Hygiene DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Market Management and Hawker ControlControlling Officer: Director of Food and Environmental Hygiene (Miss Vivian LAU)Director of Bureau: Secretary for Food and HealthQuestion:

In 2014, the Food and Environmental Hygiene Department commissioned a consultancy study on ways to improve the operating environment of public markets. In this connection, please advise on the following:

1. the progress of implementation of the recommendations concerned;
2. the implementation of improvement measures in the 6 selected markets in the past 3 years; and
3. the occupancy rate and vacancy rate of the 6 selected markets in the past 3 years.

Asked by: Hon KWOK Ka-ki (Member Question No. 154)Reply:

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 the Annex. Their occupancy rate and vacancy rate in the past 3 years are set out as follows -

Name of Market	Occupancy Rate * as at 31 December			Vacancy Rate # as at 31 December		
	2014	2015	2016	2014	2015	2016
Lockhart Road Market	89%	83%	80%	11%	17%	20%
Sheung Fung Street Market	100%	99%	100%	0%	1%	0%
Yau Ma Tei Market	99%	99%	96%	1%	1%	4%

Wing Fong Street Market	93%	93%	92%	7%	7%	8%
Tsuen Wan Market	96%	93%	93%	4%	7%	7%
Ngau Chi Wan Market	95%	93%	93%	5%	7%	7%

\* 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.

The Consultant also suggested implementing some non-physical improvement measures relating to the management, hygiene, as well as marketing and promotion of public markets. On the management of public markets, the Food and Environmental Hygiene Department (the Department) agrees with the Consultant and has given priority to tackling inactive stalls and keeping markets clean and tidy in general. On marketing and promotion, the Department has been organising various promotional activities in public markets, including festive promotions, games booths, cooking demonstrations and distribution of souvenirs. The Department will sustain its promotional efforts with a view to increasing customer flows in public markets and improving business viability. In 2017-18, the estimated expenditure for market promotional activities is \$7 million.

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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. 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/business suspension 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	