

CONTROLLING OFFICER'S REPLY

FHB(FE)168

(Question Serial No. 0703)

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:

With regard to the work of taking “action to close public markets which are under-utilised”, please provide information on the following:

- the “occupancy rate” and “vacancy rate” of each public market in the territory;
- how the land concerned will be used after closure of relevant markets and the estimated expenditure involved; and
- the number of markets that were closed in the past 5 years (i.e. from 2013 to 2017), the expenditure involved, and the reason(s) for the closure.

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 35)

Reply:

The occupancy rate and vacancy rate of each public market is provided at Annex.

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, with some having very low patronage and high vacancy rates. Closure of such markets may release precious land resources for more gainful use in terms of better serving the community. When considering whether an under-utilised market is to be closed, the Food and Environmental Hygiene Department (FEHD) 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. FEHD will consult the relevant District Council(s) and the market tenants to be affected on any market closure plans.

Where a market is closed and the premises are no longer required by FEHD, the vacated building space 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.

In the past 5 years ending 31 March 2018, 3 markets, namely Bridges Street Market, Shau Kei Wan Market and Tsuen King Circuit Market were closed due to consistently high vacancy rate. Closure of the said markets resulted in reduction of annual operating cost of about \$11.4 million.

Serial No.	Name of Market*	As at 31 December 2017		
		No. of stalls	Occupancy rate [^]	Vacancy rate [#]
1	Aberdeen Market	335	97%	3%
2	Aldrich Bay Market	71	94%	6%
3	Apleichau Market	63	97%	3%
4	Bowrington Road Market	296	95%	5%
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	174	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	39%	61%
12	Cheung Tat Road Cooked Food Market	12	100%	0%
13	Choi Hung Road Market	116	67%	33%
14	Electric Road Market	99	97%	3%
15	Fa Yuen Street Market	180	98%	2%
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	86	70%	30%
19	Heung Che Street Market	225	98%	2%
20	Hung Cheung Cooked Food Market	11	100%	0%
21	Hung Hom Market	224	99%	1%
22	Hung Shui Kiu Market	172	66%	34%
23	Java Road Market	194	95%	5%
24	Ka Ting Cooked Food Market	15	60%	40%
25	Kam Tin Market	41	100%	0%

Serial No.	Name of Market*	As at 31 December 2017		
		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	99%	1%
30	Kut Shing Street Cooked Food Market	11	100%	0%
31	Kwai Shun Street Cooked Food Market	11	91%	9%
32	Kwu Tung Market Shopping Centre	98	100%	0%
33	Kwun Chung Market	218	92%	8%
34	Kwun Tong Ferry Concourse Cooked Food Market	29	97%	3%
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	77%	23%
40	Luen Wo Hui Market	338	100%	0%
41	Mong Kok Cooked Food Market	14	100%	0%
42	Mui Wo Cooked Food Market	20	100%	0%
43	Mui Wo Market	35	100%	0%
44	Nam Long Shan Road Cooked Food Market	28	82%	18%
45	Ngau Chi Wan Market	402	90%	10%
46	Ngau Tau Kok Market	466	87%	13%
47	North Kwai Chung Market	222	97%	3%
48	North Point Market	42	93%	7%
49	On Ching Road Flower Market	13	100%	0%
50	Pei Ho Street Market	234	99%	1%
51	Peng Chau Market	18	94%	6%

Serial No.	Name of Market*	As at 31 December 2017		
		No. of stalls	Occupancy rate [^]	Vacancy rate [#]
52	Plover Cove Road Market	244	92%	8%
53	Po On Road Market	449	89%	11%
54	Quarry Bay Market	113	75%	25%
55	Queen Street Cooked Food Market	11	100%	0%
56	Sai Kung Market	209	95%	5%
57	Sai Wan Ho Market	274	97%	3%
58	Sai Ying Pun Market	102	89%	11%
59	San Hui Market	324	98%	2%
60	Sha Tau Kok Market	66	98%	2%
61	Sha Tin Market	172	98%	2%
62	Sham Tseng Temporary Market	29	90%	10%
63	Shek Tong Tsui Market	151	95%	5%
64	Shek Wu Hui Market	393	100%	0%
65	Sheung Fung Street Market	71	99%	1%
66	Sheung Wan Market	223	99%	1%
67	Shui Wo Street Market	302	99%	1%
68	Smithfield Market	216	100%	0%
69	Stanley Waterfront Mart	20	95%	5%
70	Sze Shan Street Cooked Food Market	17	88%	12%
71	Tai Kiu Market	379	97%	3%
72	Tai Kok Tsui Market	135	100%	0%
73	Tai O Market	26	85%	15%
74	Tai Po Hui Market	313	100%	0%
75	Tai Shing Street Market	442	93%	7%
76	Tai Tong Road Cooked Food Market	18	100%	0%
77	Tai Wai Market	195	86%	14%
78	Tai Yuen Street Cooked Food Market	20	35%	65%
79	Tang Lung Chau Market	34	94%	6%
80	Tin Wan Market	180	97%	3%
81	Tokwawan Market	267	99%	1%

Serial No.	Name of Market*	As at 31 December 2017		
		No. of stalls	Occupancy rate [^]	Vacancy rate [#]
82	Tsing Yeung Cooked Food Market	18	100%	0%
83	Tsing Yi Market	76	99%	1%
84	Tsuen Wan Market	381	90%	10%
85	Tsun Yip Cooked Food Market	56	93%	7%
86	Tui Min Hoi Market	34	59%	41%
87	Tung Chau Street Temporary Market	359	34%	66%
88	Tung Yick Market	446	41%	59%
89	Tung Yuen Street Cooked Food Market	8	100%	0%
90	Wanchai Market	50	98%	2%
91	Wing Fong Street Market	112	98%	2%
92	Wo Yi Hop Road Cooked Food Market	18	100%	0%
93	Wong Nai Chung Market	69	97%	3%
94	Yan Oi Market	108	98%	2%
95	Yau Ma Tei Market	144	94%	6%
96	Yee On Street Market	65	98%	2%
97	Yeung Uk Road Market	318	98%	2%
98	Yue Kwong Road Market	197	97%	3%
99	Yue Wan Market	380	95%	5%

* The information in respect of two public markets is not included as they have been closed since 28.2.2018.

[^] 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.

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