

CONTROLLING OFFICER'S REPLY

FHB(FE)358

(Question Serial No. 4929)

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 “providing new public market facilities” and “managing and maintaining existing public markets”, please advise this Committee of the following:

1. (i) the number and locations of the new public markets planned to provide and the estimated expenditure involved; and (ii) the names of existing public markets where refurbishment and maintenance are to be carried out and the estimated expenditure involved, with a breakdown by year (2018-2019 and 2019-2020);
2. the occupancy rate of stalls in each public market, with a breakdown by year (2016-2017 and 2017-2018), and whether the Department has adopted measures to improve the occupancy rate of markets assessed as under-utilised; and
3. the under-utilised markets which were closed in the past 2 years (2016-2017 and 2017-2018) and the expenditure involved; whether the Department has any plan to convert those closed markets into cooked food centres or community kitchens; and whether expenditure will be earmarked for conducting the relevant studies.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 94)

Reply:

- 1(i). In her maiden Policy Address in October 2017, the Chief Executive pledges that the Government would make available resources for building new public markets to offer wider choices of fresh provisions to the public in Tung Chung, Tin Shui Wai and Hung Shui Kiu. The Government has initially identified suitable sites in the east of Tung Chung New Town Extension Area as well as in the southwest of Hung Shui Kiu New Development Area to build sizable public markets. Well-connected by public transport and close to future train stations and public transport interchanges, these two new market sites will be accessible to more members of the public. As regards the proposed new public market in Tin Shui Wai, we are actively exploring the possible locations.

The Government will also study the need and feasibility of providing new public markets in districts where relevant facilities are alleged to be insufficient. The Government will consider factors including the population and demographic mix of the area; community needs; the availability of market facilities and the number of fresh provision retail outlets in the vicinity. On the suitability of any potential sites for a new public market when the need for it is confirmed, consideration will be given to their geographical location, existing and planned uses, usable area and ancillary transport facilities nearby, in order to ensure that, upon completion, the markets will be of a substantial scale and viability and that public funds and land resources can be optimised.

The Food and Environmental Hygiene Department (FEHD) has set up a dedicated team of 21 staff to take forward the planning of new markets, among other duties. Details of any new market projects would only be available at a later stage.

- 1(ii)&2. The occupancy rate of each public market in 2016 and 2017 is provided at Annex I.

As an on-going initiative, FEHD has been taking forward measures to improve the operating environment of public markets as appropriate.

In 2018-19, FEHD will carry out improvement works in 10 markets set out in Annex II. The estimated cost of these improvement works is \$50.1 million. The scope of works includes beautification of market façade, entrances and loading bays, building services facilities and signages, upgrading the toilet facilities, fire services installation, barrier free access facilities and lightings, improvement of mechanical ventilation system, water scrubber system, CCTV, power monitoring system, conversion of former poultry stalls into trading stalls etc. In addition, to ensure smooth operation of escalators and lifts in public markets, we have earmarked about \$300 million for the replacement of 87 escalators and 33 lifts in 26 public markets since 2015-16. A list of the markets having lift/escalators replaced in 2018-19 is at Annex III. The replacement works are expected to be completed progressively in the coming years.

Promotional activities are also conducted to enhance the patronage of public markets. These include festive celebration and thematic activities, display of multi-language recipes as well as publication of booklets which provide updated market information. FEHD will continue to 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. The dedicated team will also draw up a programme to modernise, revitalise and consolidate existing public markets as appropriate, with a view to upgrading market facilities and identifying other management measures to improve the overall viability of the markets concerned.

3. 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. In 2017-18, 2 markets, namely 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 \$10.1 million.

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.

Occupancy rate of each public market in 2016 and 2017

Serial No.	Name of Market@	Occupancy rate as at 31 December*	
		2016	2017
1	Aldrich Bay Market	86%	94%
2	Apleichau Market	100%	97%
3	Centre Street Market	78%	78%
4	Chai Wan Market	95%	95%
5	Lei Yue Mun Market	100%	100%
6	Luen Wo Hui Market	99%	100%
7	Mong Kok Cooked Food Market	100%	100%
8	Peng Chau Market	100%	94%
9	Queen Street Cooked Food Market	100%	100%
10	Sai Ying Pun Market	89%	89%
11	San Hui Market	99%	98%
12	Sha Tin Market	98%	98%
13	Shek Wu Hui Market	100%	100%
14	Tai Kiu Market	99%	97%
15	Tai Kok Tsui Market	100%	100%
16	Tai Po Hui Market	99%	100%
17	Tsing Yi Market	100%	99%
18	Wanchai Market	96%	98%
19	Yan Oi Market	97%	98%
20	Yee On Street Market	98%	98%
21	Yue Wan Market	94%	95%
22	Bowrington Road Market	99%	95%
23	Hung Hom Market	100%	99%
24	Java Road Market	95%	95%
25	Lockhart Road Market	80%	77%
26	Pei Ho Street Market	98%	99%
27	Sai Wan Ho Market	97%	97%
28	Sheung Wan Market	100%	99%

Serial No.	Name of Market@	Occupancy rate as at 31 December*	
		2016	2017
29	Smithfield Market	100%	100%
30	Tai Shing Street Market	95%	93%
31	Tokwawan Market	98%	99%
32	Wong Nai Chung Market	99%	97%
33	Aberdeen Market	99%	97%
34	Causeway Bay Market	98%	98%
35	Chai Wan Kok Cooked Food Market	94%	94%
36	Cheung Chau Cooked Food Market	100%	100%
37	Cheung Chau Market	98%	98%
38	Cheung Sha Wan Cooked Food Market	43%	39%
39	Cheung Tat Road Cooked Food Market	100%	100%
40	Choi Hung Road Market	69%	67%
41	Electric Road Market	97%	97%
42	Fa Yuen Street Market	100%	98%
43	Fo Tan (East) Cooked Food Market	100%	100%
44	Fo Tan (West) Cooked Food Market	100%	100%
45	Haiphong Road Temporary Market	66%	70%
46	Heung Che Street Market	96%	98%
47	Hung Cheung Cooked Food Market	91%	100%
48	Hung Shui Kiu Market	75%	66%
49	Ka Ting Cooked Food Market	62%	60%
50	Kam Tin Market	98%	100%
51	Kik Yeung Road Cooked Food Market	100%	100%
52	Kin Wing Cooked Food Market	100%	100%
53	Kin Yip Street Cooked Food Market	100%	100%
54	Kowloon City Market	100%	100%
55	Kut Shing Street Cooked Food Market	95%	93%
56	Kwai Shun Street Cooked Food Market	98%	99%

Serial No.	Name of Market@	Occupancy rate as at 31 December*	
		2016	2017
57	Kwu Tung Market Shopping Centre	99%	97%
58	Kwun Chung Market	99%	97%
59	Kwun Tong Ferry Concourse Cooked Food Market	98%	98%
60	Lai Wan Market	94%	94%
61	Lam Tei Market	100%	100%
62	Lau Fau Shan Market	98%	98%
63	Mui Wo Cooked Food Market	43%	39%
64	Mui Wo Market	100%	100%
65	Nam Long Shan Road Cooked Food Market	69%	67%
66	Ngau Chi Wan Market	97%	97%
67	Ngau Tau Kok Market	100%	98%
68	North Kwai Chung Market	100%	100%
69	North Point Market	100%	100%
70	On Ching Road Flower Market	66%	70%
71	Plover Cove Road Market	96%	98%
72	Po On Road Market	91%	100%
73	Quarry Bay Market	75%	66%
74	Sai Kung Market	62%	60%
75	Sha Tau Kok Market	98%	100%
76	Sham Tseng Temporary Market	100%	100%
77	Shek Tong Tsui Market	100%	100%
78	Sheung Fung Street Market	100%	100%
79	Shui Wo Street Market	98%	99%
80	Stanley Waterfront Mart	95%	95%
81	Sze Shan Street Cooked Food Market	100%	88%
82	Tai O Market	100%	85%
83	Tai Tong Road Cooked Food Market	100%	100%
84	Tai Wai Market	88%	86%

Serial No.	Name of Market@	Occupancy rate as at 31 December*	
		2016	2017
85	Tai Yuen Street Cooked Food Market	55%	35%
86	Tang Lung Chau Market	94%	94%
87	Tin Wan Market	100%	97%
88	Tsing Yeung Cooked Food Market	100%	100%
89	Tsuen Wan Market	93%	90%
90	Tsun Yip Cooked Food Market	100%	93%
91	Tui Min Hoi Market	85%	59%
92	Tung Chau Street Temporary Market	41%	34%
93	Tung Yick Market	41%	41%
94	Tung Yuen Street Cooked Food Market	100%	100%
95	Wing Fong Street Market	92%	98%
96	Wo Yi Hop Road Cooked Food Market	100%	100%
97	Yau Ma Tei Market	96%	94%
98	Yeung Uk Road Market	97%	98%
99	Yue Kwong Road Market	98%	97%

Remarks:

@ The information in respect of 2 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.

Improvement works to be carried out in 10 markets

S/N	Market/Cooked Food Market	Schedule	Estimated Cost (\$ million)
1	Lockhart Road Market	4/2017 – Q4/2019	21.2
2a	Kut Shing Street Cooked Food Market	12/2016 – 6/2018	2.0
2b		6/2017 – 9/2018	0.8
3	Sham Tseng Temporary Market	(Phase I) 6/2017 – 12/2017	0.8
		(Phase II) Under planning	
4	Sai Ying Pun Market	(Phase I) Q3/2017 – Q4/2017	4.6
		(Phase II) Under planning	
5a	Ngau Chi Wan Market	Under planning Q1/2018	1.1
5b		Under planning 6/2018	3.5
5c	Ngau Chi Wan Market Cooked Food Centre	Under planning	2.0
6	Sheung Fung Street Market	4/2018 – 12/2018	5.0
7	Tai Po Hui Market	Under planning	3.5
8	Mui Wo Market	Under planning	0.4
9a	Luen Wo Hui Market	Under planning	0.4
9b	Luen Wo Hui Market Cooked Food Centre	Under planning	4.2
10	Shek Wu Hui Market	Under planning	0.6
Total			50.1

List of the markets having lift/escalators to be replaced in 2018-19

District	Name of Market	Number of lifts to be replaced	Number of escalators to be replaced
Eastern	Sai Wan Ho Market	-	2
	Java Road Market	-	2
Kwun Tong	Ngau Tau Kok Market	-	1
Tsuen Wan	Yeung Uk Road Market	2	-
	Tsuen Wan Market	-	1
Tai Po	Tai Po Hui Market	1	-
Total		3	6

- End -