

CONTROLLING OFFICER'S REPLY

FHB(FE)164

(Question Serial No. 1647)

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 “occupancy rate” and “vacancy rate” of each public market in the territory;
- how the land will be used after closure of the markets and the estimated expenditure involved; and
- the number of markets that were closed in the past 5 years (i.e. from 2014 to 2018), the expenditure involved, and the reason(s) for the closure.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 54)

Reply:

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

As promulgated in the 2018 Policy Address, the Food and Environmental Hygiene Department (FEHD) is conducting a comprehensive review of the usage and development potential of existing markets, with a view to formulating appropriate development plans for meeting the policy objectives of optimising land uses, benefitting the public and promoting district development.

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 to better serve the community. When considering whether an under-utilised market is to be closed, 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, 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 2019, 3 markets, namely Shau Kei Wan Market, Tsuen King Circuit Market and Tai Yuen Street Cooked Food Market were closed due to consistently high vacancy rate. Their closure resulted in reduction of annual operating cost of about \$11.4 million.

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Occupancy rates and vacancy rates of public markets

Annex

Serial No.	Name of Market ^a	As at 31 December 2018		
		No. of stalls	Occupancy rate ^b	Vacancy rate ^c
1	Aberdeen Market	335	96%	4%
2	Aldrich Bay Market	71	92%	8%
3	Apleichau Market	63	97%	3%
4	Bowrington Road Market	296	93%	7%
5	Causeway Bay Market	51	96%	4%
6	Centre Street Market	46	76%	24%
7	Chai Wan Kok Cooked Food Market	32	88%	13%
8	Chai Wan Market	174	92%	8%
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	66%	34%
14	Electric Road Market	99	81%	19%
15	Fa Yuen Street Market	180	92%	8%
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	69%	31%
19	Heung Che Street Market	225	95%	5%
20	Hung Cheung Cooked Food Market	11	91%	9%
21	Hung Hom Market	224	98%	2%
22	Hung Shui Kiu Market	172	72%	28%
23	Java Road Market	194	94%	6%
24	Ka Ting Cooked Food Market	15	60%	40%
25	Kam Tin Market	41	100%	0%

Serial No.	Name of Market ^a	As at 31 December 2018		
		No. of stalls	Occupancy rate ^b	Vacancy rate ^c
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	95%	5%
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	85%	15%
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	95%	5%
39	Lockhart Road Market	166	74%	26%
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	91%	9%
44	Nam Long Shan Road Cooked Food Market	28	82%	18%
45	Ngau Chi Wan Market	402	87%	13%
46	Ngau Tau Kok Market	466	86%	14%
47	North Kwai Chung Market	222	91%	9%
48	North Point Market	42	83%	17%
49	On Ching Road Flower Market	13	100%	0%
50	Pei Ho Street Market	234	99%	1%
51	Peng Chau Market	18	100%	0%
52	Plover Cove Road	244	82%	18%

Serial No.	Name of Market ^a	As at 31 December 2018		
		No. of stalls	Occupancy rate ^b	Vacancy rate ^c
	Market			
53	Po On Road Market	449	89%	11%
54	Quarry Bay Market	113	69%	31%
55	Queen Street Cooked Food Market	11	100%	0%
56	Sai Kung Market	209	91%	9%
57	Sai Wan Ho Market	274	98%	2%
58	Sai Ying Pun Market	102	87%	13%
59	San Hui Market	324	98%	2%
60	Sha Tau Kok Market	66	100%	0%
61	Sha Tin Market	172	99%	1%
62	Sham Tseng Temporary Market	29	90%	10%
63	Shek Tong Tsui Market	151	91%	9%
64	Shek Wu Hui Market	393	100%	0%
65	Sheung Fung Street Market	71	99%	1%
66	Sheung Wan Market	223	98%	2%
67	Shui Wo Street Market	302	98%	2%
68	Smithfield Market	216	99%	1%
69	Stanley Waterfront Mart	20	85%	15%
70	Sze Shan Street Cooked Food Market	17	82%	18%
71	Tai Kiu Market	379	97%	3%
72	Tai Kok Tsui Market	135	97%	3%
73	Tai O Market	26	88%	12%
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	85%	15%
78	Tang Lung Chau Market	34	94%	6%
79	Tin Wan Market	180	96%	4%
80	Tokwawan Market	267	97%	3%
81	Tsing Yeung Cooked Food Market	18	100%	0%
82	Tsing Yi Market	76	99%	1%

Serial No.	Name of Market ^a	As at 31 December 2018		
		No. of stalls	Occupancy rate ^b	Vacancy rate ^c
83	Tsuen Wan Market	381	89%	11%
84	Tsun Yip Cooked Food Market	56	93%	7%
85	Tui Min Hoi Market	34	56%	44%
86	Tung Chau Street Temporary Market	359	32%	68%
87	Tung Yick Market	446	41%	59%
88	Tung Yuen Street Cooked Food Market	8	100%	0%
89	Wanchai Market	50	100%	0%
90	Wing Fong Street Market	114	85%	15%
91	Wo Yi Hop Road Cooked Food Market	18	100%	0%
92	Wong Nai Chung Market	69	96%	4%
93	Yan Oi Market	108	94%	6%
94	Yau Ma Tei Market	144	90%	10%
95	Yee On Street Market	65	92%	8%
96	Yeung Uk Road Market	318	96%	4%
97	Yue Kwong Road Market	197	87%	13%
98	Yue Wan Market	380	94%	6%

^a The information in respect of a cooked food market is not included as it was closed in February 2019.

^b 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.

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