

CONTROLLING OFFICER'S REPLY

FHB(FE)196

(Question Serial No. 2887)

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 “managing and maintaining existing public markets, including revitalisation as appropriate”, please advise this Committee of the following:

1. Please set out the names of existing public markets where refurbishment and maintenance are to be carried out and the breakdown of estimated expenditure involved in the coming 10 years.
2. In reply to the questions regarding the Budget last year raised by the Legislative Council, the Department stated that the capital and recurrent expenditure of any project that might be implemented under the Market Modernisation Programme could only be determined upon completion of technical feasibility studies and cost-effectiveness assessment. In this connection, please set out the progress of the studies, as well as the estimated capital and recurrent expenditure of each public market.
3. Please set out occupancy rate of stalls in each public market in the past 5 years. Has the Department adopted any measures to improve the occupancy rate of markets assessed as under-utilised?
4. Please set out the under-utilised markets which were closed in the past 5 years and the expenditure involved. Does the Department have any plans to convert those closed markets into cooked food centres or community kitchens? Will expenditure be earmarked for conducting the relevant studies?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 56)

Reply:

1&2. Having regard to a preliminary assessment of existing markets and views gathered from the Subcommittee on Issues Relating to Public Markets under the Legislative Council Panel on Food Safety and Environmental Hygiene, the Food and

Environmental Hygiene Department (the Department) has proposed that, in the first phase of the Market Modernisation Programme (MMP), a fundamental overhaul for 4 markets and refurbishment and minor improvement works for at least another 3 will be taken forward. The pioneering project of the MMP will be the overhaul of Aberdeen Market. We have been actively liaising with the tenants there and other stakeholders with a view to reaching a consensus on the way forward as soon as possible. The overhaul arrangements for the Aberdeen Market will set a model for future similar projects. After the details of the Aberdeen Market project are finalised, we will kick-start other first phase projects progressively from 2019 onwards.

The Department has set up a dedicated team to take forward, among other duties, the planning and implementation of MMP projects with the support of 37 staff. The estimated expenditure to be incurred in 2019-20 is \$33.9 million. The capital works expenditure and recurrent costs of MMP projects can only be determined when the scope of works is finalised, and upon completion of technical feasibility studies and cost-effectiveness assessment.

3. The information sought is provided at Annex.

As an on-going initiative, the Department has been taking forward measures to improve the operating environment of public markets, including replacement of aged lifts and escalators, improvement of ventilation, lighting systems and fire services, refurbishment of external walls, refurbishment of toilets, etc. as appropriate. 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.

The Department is carefully reviewing the arrangements concerning vacant stalls and will study the feasibility of different arrangements, for example, letting out vacant market stalls through short-term tenancy to allow more flexibility.

4. As promulgated in the 2018 Policy Address, the Department 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. Where a market is closed and the premises are no longer required by the Department, 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 rates. Their closure resulted in a reduction of annual operating cost of about \$11.4 million.

- End -

Serial No.	Name of Market	No. of stalls					Occupancy rate as at 31 December ^(a)				
		2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
1	Aldrich Bay Market	71	71	71	71	71	82%	85%	86%	94%	92%
2	Apleichau Market	63	63	63	63	63	98%	98%	100%	97%	97%
3	Centre Street Market	47	46	46	46	46	74%	85%	78%	78%	76%
4	Chai Wan Market	173	173	173	174	174	94%	95%	95%	95%	92%
5	Lei Yue Mun Market	20	20	20	20	20	100%	90%	100%	100%	95%
6	Luen Wo Hui Market	338	338	338	338	338	97%	99%	99%	100%	99%
7	Mong Kok Cooked Food Market	14	14	14	14	14	100%	100%	100%	100%	100%
8	Peng Chau Market	18	18	18	18	18	89%	94%	100%	94%	100%
9	Queen Street Cooked Food Market	11	11	11	11	11	91%	100%	100%	100%	100%
10	Sai Ying Pun Market	102	102	102	102	102	88%	89%	89%	89%	87%
11	San Hui Market	324	324	324	324	324	99%	100%	99%	98%	98%
12	Sha Tin Market	172	172	172	172	172	100%	100%	98%	98%	99%
13	Shek Wu Hui Market	392	392	392	393	393	100%	100%	100%	100%	100%
14	Tai Kiu Market	379	379	379	379	379	98%	98%	99%	97%	97%
15	Tai Kok Tsui Market	135	135	135	135	135	99%	100%	100%	100%	97%
16	Tai Po Hui Market	313	313	313	313	313	100%	99%	99%	100%	100%
17	Tsing Yi Market	76	76	76	76	76	91%	91%	100%	99%	99%
18	Wanchai Market	50	50	50	50	50	100%	100%	96%	98%	100%
19	Yan Oi Market	108	108	108	108	108	99%	98%	97%	98%	94%
20	Yee On Street Market	65	65	65	65	65	98%	95%	98%	98%	92%
21	Yue Wan Market	374	374	374	380	380	94%	97%	94%	95%	94%
22	Bowrington Road Market	296	296	296	296	296	99%	99%	99%	95%	93%
23	Hung Hom Market	224	224	224	224	224	100%	100%	100%	99%	98%
24	Java Road Market	194	194	194	194	194	97%	96%	95%	95%	94%
25	Lockhart Road Market	166	166	166	166	166	89%	83%	80%	77%	74%
26	Pei Ho Street Market	227	227	227	234	234	100%	100%	98%	99%	99%
27	Sai Wan Ho Market	274	274	274	274	274	98%	99%	97%	97%	98%
28	Sheung Wan Market	222	222	222	223	223	98%	99%	100%	99%	98%

Serial No.	Name of Market	No. of stalls					Occupancy rate as at 31 December ^(a)				
		2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
29	Smithfield Market	216	216	216	216	216	100%	100%	100%	100%	99%
30	Tai Shing Street Market	446	446	442	442	442	94%	95%	95%	93%	93%
31	Tokwawan Market	267	267	267	267	267	99%	99%	98%	99%	97%
32	Wong Nai Chung Market	69	69	69	69	69	99%	97%	99%	97%	96%
33	Aberdeen Market	335	335	335	335	335	99%	99%	99%	97%	96%
34	Causeway Bay Market	51	51	51	51	51	100%	98%	98%	98%	96%
35	Chai Wan Kok Cooked Food Market	32	32	32	32	32	100%	94%	94%	94%	87.5%
36	Cheung Chau Cooked Food Market	17	17	17	17	17	100%	100%	100%	100%	100%
37	Cheung Chau Market	237	237	240	240	240	100%	100%	98%	98%	98%
38	Cheung Sha Wan Cooked Food Market ^(b)	28	28	28	28	28	43%	43%	43%	39%	39%
39	Cheung Tat Road Cooked Food Market	12	12	12	12	12	100%	100%	100%	100%	100%
40	Choi Hung Road Market	116	116	116	116	116	78%	74%	69%	67%	66%
41	Electric Road Market	99	99	99	99	99	98%	95%	97%	97%	81%
42	Fa Yuen Street Market	180	180	180	180	180	98%	100%	100%	98%	92%
43	Fo Tan (East) Cooked Food Market	24	24	24	24	24	100%	100%	100%	100%	100%
44	Fo Tan (West) Cooked Food Market	15	15	15	15	15	100%	100%	100%	100%	100%
45	Haiphong Road Temporary Market	88	88	88	86	86	66%	66%	66%	70%	69%
46	Heung Che Street Market	223	223	223	225	225	99%	96%	96%	98%	95%
47	Hung Cheung Cooked Food Market	11	11	11	11	11	100%	100%	91%	100%	91%
48	Hung Shui Kiu Market	215	215	174	172	172	38%	37%	75%	66%	72%
49	Ka Ting Cooked Food Market	16	16	16	15	15	81%	69%	62%	60%	60%
50	Kam Tin Market	41	41	41	41	41	100%	100%	98%	100%	100%
51	Kik Yeung Road Cooked Food Market	14	14	14	14	14	100%	93%	100%	100%	100%
52	Kin Wing Cooked Food Market	20	17	17	17	17	85%	100%	100%	100%	100%
53	Kin Yip Street Cooked Food Market	14	14	14	14	14	100%	100%	100%	100%	100%
54	Kowloon City Market	581	581	581	581	581	98%	98%	100%	99%	95%

Serial No.	Name of Market	No. of stalls					Occupancy rate as at 31 December ^(a)				
		2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
55	Kut Shing Street Cooked Food Market	11	11	11	11	11	100%	100%	100%	100%	100%
56	Kwai Shun Street Cooked Food Market	12	12	12	11	11	92%	92%	83%	91%	91%
57	Kwu Tung Market Shopping Centre	98	98	98	98	98	99%	100%	100%	100%	100%
58	Kwun Chung Market	218	218	218	218	218	99%	99%	98%	92%	85%
59	Kwun Tong Ferry Concourse Cooked Food Market	29	29	29	29	29	100%	100%	100%	97%	97%
60	Lai Wan Market	42	42	42	42	42	98%	98%	98%	98%	98%
61	Lam Tei Market	7	7	7	7	7	86%	100%	100%	100%	100%
62	Lau Fau Shan Market	25	25	25	25	25	88%	88%	88%	88%	88%
63	Mui Wo Cooked Food Market	20	20	20	20	20	100%	100%	100%	100%	100%
64	Mui Wo Market	35	35	35	35	35	100%	97%	97%	100%	91%
65	Nam Long Shan Road Cooked Food Market	28	28	28	28	28	89%	89%	86%	82%	82%
66	Ngau Chi Wan Market	402	402	402	402	402	95%	93%	93%	90%	87%
67	Ngau Tau Kok Market	466	466	466	466	466	88%	86%	87%	87%	86%
68	North Kwai Chung Market	222	222	222	222	222	97%	98%	100%	97%	91%
69	North Point Market	42	42	42	42	42	90%	98%	100%	93%	83%
70	On Ching Road Flower Market	13	13	13	13	13	100%	100%	92%	100%	100%
71	Plover Cove Road Market	244	244	244	244	244	99%	97%	96%	92%	82%
72	Po On Road Market	449	449	449	449	449	94%	96%	93%	89%	89%
73	Quarry Bay Market	113	113	113	113	113	93%	92%	82%	75%	69%
74	Sai Kung Market	209	209	209	209	209	100%	99%	99%	95%	91%
75	Sha Tau Kok Market	66	66	66	66	66	100%	100%	98%	98%	100%
76	Sham Tseng Temporary Market	29	29	29	29	29	100%	100%	90%	90%	90%
77	Shek Tong Tsui Market	151	151	151	151	151	97%	94%	98%	95%	91%

Serial No.	Name of Market	No. of stalls ^(a)					Occupancy rate as at 31 December ^(a)				
		2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
78	Sheung Fung Street Market	71	71	71	71	71	100%	99%	100%	99%	99%
79	Shui Wo Street Market	302	302	302	302	302	99%	99%	100%	99%	98%
80	Stanley Waterfront Mart	20	20	20	20	20	95%	90%	95%	95%	85%
81	Sze Shan Street Cooked Food Market	17	17	17	17	17	88%	88%	100%	88%	82%
82	Tai O Market	26	26	26	26	26	85%	88%	100%	85%	88%
83	Tai Tong Road Cooked Food Market	18	18	18	18	18	100%	100%	100%	100%	100%
84	Tai Wai Market	195	195	195	195	195	90%	89%	88%	86%	85%
85	Tang Lung Chau Market	34	34	34	34	34	97%	97%	94%	94%	94%
86	Tin Wan Market	180	180	180	180	180	100%	100%	100%	97%	96%
87	Tsing Yeung Cooked Food Market	18	18	18	18	18	98%	100%	100%	100%	100%
88	Tsuen Wan Market	381	381	381	381	381	96%	93%	93%	90%	89%
89	Tsun Yip Cooked Food Market	56	56	56	56	56	100%	100%	100%	93%	93%
90	Tui Min Hoi Market	34	34	34	34	34	100%	100%	85%	59%	56%
91	Tung Chau Street Temporary Market	359	359	359	359	359	50%	50%	41%	34%	32%
92	Tung Yick Market	446	446	446	446	446	42%	42%	41%	41%	41%
93	Tung Yuen Street Cooked Food Market	8	8	8	8	8	100%	100%	100%	100%	100%
94	Wing Fong Street Market	112	112	112	112	114	93%	93%	92%	98%	85%
95	Wo Yi Hop Road Cooked Food Market	18	18	18	18	18	94%	94%	100%	100%	100%
96	Yau Ma Tei Market	144	144	144	144	144	99%	99%	96%	94%	90%
97	Yeung Uk Road Market	318	318	318	318	318	98%	98%	97%	98%	96%
98	Yue Kwong Road Market	197	197	197	197	197	98%	100%	98%	97%	87%

Remarks:

- (a) 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.
- (b) Cheung Sha Wan Cooked Food Market is planned to be closed in June 2019.