

CONTROLLING OFFICER'S REPLY

FHB(FE)114

(Question Serial No. 0816)

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 3 years (i.e. from 2017 to 2019), the expenditure involved, and the reason(s) for the closure.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 16)

Reply:

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

The Food and Environmental Hygiene 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.

With 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 low patronage and high vacancy rates. Closing such markets may release precious land resources for more gainful uses to better serve the community. When considering whether a market is to be closed, FEHD will take into account a host of factors, including the vacancy rate of the market, prospects for improvement, availability of alternative fresh provision outlets in the vicinity, the cost-effectiveness that may be brought by the upgrading works and the views of the relevant District Councils, etc. When drawing up closure plans for markets, FEHD will consult the District Councils and affected market tenants.

Where FEHD closes a market and no longer requires the premises afterwards, the vacated building space will be handled according to established procedures. Based on the circumstances, FEHD will request the relevant government departments, including the Government Property Agency, Planning Department or Lands Department, to seek views from other government departments to formulate proposals for putting the premises to gainful long-term uses.

In the 3 financial years from 2017-18 to 2019-20, FEHD closed 4 markets with consistently high vacancy rates, namely Shau Kei Wan Market, Tsuen King Circuit Market, Tai Yuen Street Cooked Food Market and Cheung Sha Wan Cooked Food Market. Their closure resulted in reduction of annual operating cost of about \$12.8 million.

Occupancy rates and vacancy rates of public markets

Serial no.	Name of market	As at 31 December 2019		
		No. of stalls	Occupancy rate ^a	Vacancy rate ^b
1	Aberdeen Market	335	96%	4%
2	Aldrich Bay Market	71	87%	13%
3	Apleichau Market	63	94%	6%
4	Bowrington Road Market	296	92%	8%
5	Causeway Bay Market	51	92%	8%
6	Centre Street Market	46	74%	26%
7	Chai Wan Kok Cooked Food Market	32	81%	19%
8	Chai Wan Market	174	92%	8%
9	Cheung Chau Cooked Food Market	17	100%	0%
10	Cheung Chau Market	243	96%	4%
11	Cheung Tat Road Cooked Food Market	12	100%	0%
12	Choi Hung Road Market	116	59%	41%
13	Electric Road Market	99	81%	19%
14	Fa Yuen Street Market	180	89%	11%
15	Fo Tan (East) Cooked Food Market	24	100%	0%
16	Fo Tan (West) Cooked Food Market	15	100%	0%
17	Haiphong Road Temporary Market	86	66%	34%
18	Heung Che Street Market	225	92%	8%
19	Hung Cheung Cooked Food Market	11	91%	9%
20	Hung Hom Market	224	97%	3%
21	Hung Shui Kiu Temporary Market	172	65%	35%
22	Java Road Market	194	90%	10%
23	Ka Ting Cooked Food Market	15	60%	40%
24	Kam Tin Market	41	100%	0%
25	Kik Yeung Road Cooked Food Market	14	100%	0%

Serial no.	Name of market	As at 31 December 2019		
		No. of stalls	Occupancy rate ^a	Vacancy rate ^b
26	Kin Wing Cooked Food Market	17	100%	0%
27	Kin Yip Street Cooked Food Market	14	100%	0%
28	Kowloon City Market	581	90%	10%
29	Kut Shing Street Cooked Food Market	11	100%	0%
30	Kwai Shun Street Cooked Food Market	11	91%	9%
31	Kwu Tung Market Shopping Centre	98	98%	2%
32	Kwun Chung Market	218	73%	27%
33	Kwun Tong Ferry Concourse Cooked Food Market	29	97%	3%
34	Lai Wan Market	42	95%	5%
35	Lam Tei Market	7	100%	0%
36	Lau Fau Shan Market	25	72%	28%
37	Lei Yue Mun Market	20	95%	5%
38	Lockhart Road Market	166	74%	26%
39	Luen Wo Hui Market	338	99%	1%
40	Mong Kok Cooked Food Market	14	100%	0%
41	Mui Wo Cooked Food Market	20	100%	0%
42	Mui Wo Market	35	91%	9%
43	Nam Long Shan Road Cooked Food Market	28	82%	18%
44	Ngau Chi Wan Market	402	84%	16%
45	Ngau Tau Kok Market	466	85%	15%
46	North Kwai Chung Market	222	87%	13%
47	North Point Market	42	83%	17%
48	On Ching Road Flower Market	13	100%	0%
49	Pei Ho Street Market	234	97%	3%
50	Peng Chau Market	18	94%	6%
51	Plover Cove Road Market	244	78%	22%
52	Po On Road Market	449	87%	13%

Serial no.	Name of market	As at 31 December 2019		
		No. of stalls	Occupancy rate ^a	Vacancy rate ^b
53	Quarry Bay Market	113	68%	32%
54	Queen Street Cooked Food Market	11	100%	0%
55	Sai Kung Market	209	89%	11%
56	Sai Wan Ho Market	274	96%	4%
57	Sai Ying Pun Market	93	95%	5%
58	San Hui Market	324	96%	4%
59	Sha Tau Kok Market	66	100%	0%
60	Sha Tin Market	172	97%	3%
61	Sham Tseng Temporary Market	29	86%	14%
62	Shek Tong Tsui Market	151	88%	12%
63	Shek Wu Hui Market	393	99%	1%
64	Sheung Fung Street Market	71	97%	3%
65	Sheung Wan Market	223	96%	4%
66	Shui Wo Street Market	302	97%	3%
67	Smithfield Market	216	99%	1%
68	Stanley Waterfront Mart	20	65%	35%
69	Sze Shan Street Cooked Food Market	17	82%	18%
70	Tai Kiu Market	379	95%	5%
71	Tai Kok Tsui Market	135	97%	3%
72	Tai O Market	26	85%	15%
73	Tai Po Hui Market	313	99%	1%
74	Tai Shing Street Market	441	92%	8%
75	Tai Tong Road Cooked Food Market	18	100%	0%
76	Tai Wai Market	186	91%	9%
77	Tang Lung Chau Market	34	91%	9%
78	Tin Wan Market	180	95%	5%
79	Tokwawan Market	267	94%	6%
80	Tsing Yeung Cooked Food Market	18	100%	0%
81	Tsing Yi Market	76	93%	7%
82	Tsuen Wan Market	381	88%	12%
83	Tsun Yip Cooked Food Market	56	93%	7%

Serial no.	Name of market	As at 31 December 2019		
		No. of stalls	Occupancy rate ^a	Vacancy rate ^b
84	Tui Min Hoi Market	34	56%	44%
85	Tung Chau Street Temporary Market	349	33%	67%
86	Tung Yick Market	446	40%	60%
87	Tung Yuen Street Cooked Food Market	8	100%	0%
88	Wanchai Market	50	98%	2%
89	Wing Fong Street Market	114	76%	24%
90	Wo Yi Hop Road Cooked Food Market	18	100%	0%
91	Wong Nai Chung Market	69	96%	4%
92	Yan Oi Market	108	94%	6%
93	Yau Ma Tei Market	144	89%	11%
94	Yee On Street Market	65	63%	37%
95	Yeung Uk Road Market	318	95%	5%
96	Yue Kwong Road Market	197	84%	16%
97	Yue Wan Market	380	94%	6%

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

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