

CONTROLLING OFFICER'S REPLY

FHB(FE)341

(Question Serial No. 6247)

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 implementation of the Market Modernisation Programme to improve facilities of existing public markets, please provide in tabular form (with a breakdown by district):

- a. the occupancy rate, the number of stalls that were frozen and the frozen period of stalls in the public markets under the Department across the territory in the past 3 years;
- b. further to the above question, the reason why the stalls were frozen in the past 3 years. Please set out the respective proportions of stalls that were frozen due to the reasons below:

Town planning; Stalls undergoing modification, improvement or maintenance works of a relatively large scale; Vacant market stalls frozen temporarily for accommodating tenants affected by the works; Other reasons.

- c. the number and names of public markets, of which the use will be changed in the coming 5 years, as well as the estimated cost involved;
- d. the number and names of public markets demolished for redevelopment in the past 5 years and the expenditure required;
- e. the number and names of public markets expected to be demolished for redevelopment in the coming 5 years and the estimated cost involved;
- f. the number and names of public markets that were converted to other uses (including community or commercial use) in the past 5 years and the expenditure required; and
- g. the number and names of public markets to be overhauled in the coming 5 years and the estimated cost involved.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 126)

Reply:

- a & b. Having regard to operational needs, the Food and Environmental Hygiene Department will reserve some market stalls as appropriate for affected stall operators to continue their business when there are improvement works in individual public markets. At the same time, some market stalls may be frozen and withheld from letting out due to consolidation programmes. We also need to reserve or freeze some vacant public market stalls to support the implementation of the Market Modernisation Programme and the review of public markets with high vacancy rates. The information on the occupancy rate and the number of frozen stalls in public markets in the past 3 years is provided at Annex. FEHD does not maintain a breakdown on the period of and the reasons for freezing the stalls.
- c to f. 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.

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 5 financial years from 2015-16 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.

FEHD plans to close Tui Min Hoi Market in 2020-21. It is expected that the annual operating cost can be reduced by about \$1.9 million. FEHD will continue to review the usage and development potential of other markets, and tentatively plans to take forward the preparatory and consultation work for closure of another 4 markets. Views from other government departments have been sought in

accordance with established procedures to formulate proposals for putting the premises concerned to gainful long-term uses.

- g. The Government has earmarked \$2 billion for the implementation of the 10-year Market Modernisation Programme (MMP). The pioneering project of the MMP is the overhaul of Aberdeen Market. FEHD and the Architectural Services Department (ArchSD) briefed the relevant committee of the Southern District Council on the details and progress of the project in February 2020. ArchSD is engaging consultants and will commence the work of detailed design of plan and preparation of tender documents, etc. as soon as possible. The expenditure of the works can only be accurately estimated upon completion of the design work. Upon completion of the preparatory work, we will seek funding approval from the Legislative Council as soon as practicable and expect to commence the overhaul works in 2021.

At the same time, we plan to overhaul another 3 public markets in Kowloon and the New Territories and expect to take forward the consultation and preparatory work later this year. We also plan to kick-start minor refurbishment and improvement works for at least 3 other public markets in different districts across the territory. The project estimates for taking forward the above minor refurbishment and improvement works, as well as engagement of consultants and the preliminary work for the Aberdeen Market project, is about \$68 million. The estimated expenditure of these projects in 2020-21 is about \$13 million.

Annex

Serial no.	Name of public market ^(a)	Occupancy rate as at 31 December ^(b)			Number of stalls frozen as at 31 December		
		2017	2018	2019	2017	2018	2019
1	Aldrich Bay Market	94%	92%	87%	0	0	0
2	Ap Lei Chau Market	97%	97%	94%	0	0	0
3	Centre Street Market	78%	76%	74%	5	5	5
4	Chai Wan Market	95%	92%	92%	0	0	0
5	Lei Yue Mun Market	100%	95%	95%	0	1	1
6	Luen Wo Hui Market	100%	99%	99%	0	0	0
7	Mong Kok Cooked Food Market	100%	100%	100%	0	0	0
8	Peng Chau Market	94%	100%	94%	0	0	0
9	Queen Street Cooked Food Market	100%	100%	100%	0	0	0
10	Sai Ying Pun Market	89%	87%	95%	9	9	0
11	San Hui Market	98%	98%	96%	0	0	0
12	Sha Tin Market	98%	99%	97%	0	0	5
13	Shek Wu Hui Market	100%	100%	99%	0	0	0
14	Tai Kiu Market	97%	97%	95%	0	0	0
15	Tai Kok Tsui Market	100%	97%	97%	0	0	0
16	Tai Po Hui Market	100%	100%	99%	0	0	0
17	Tsing Yi Market	99%	99%	93%	0	0	0
18	Wanchai Market	98%	100%	98%	0	0	1
19	Yan Oi Market	98%	94%	94%	0	0	0
20	Yee On Street Market	98%	92%	63%	0	5	24
21	Yue Wan Market	95%	94%	94%	0	0	0
22	Bowrington Road Market	95%	93%	92%	14	21	24
23	Hung Hom Market	99%	98%	97%	1	2	3
24	Java Road Market	95%	94%	90%	3	0	0
25	Lockhart Road Market	77%	74%	74%	38	43	43
26	Pei Ho Street Market	99%	99%	97%	2	3	6
27	Sai Wan Ho Market	97%	98%	96%	0	0	0
28	Sheung Wan Market	99%	98%	96%	0	0	0
29	Smithfield Market	100%	99%	99%	0	0	0
30	Tai Shing Street Market	93%	93%	92%	29	31	37

Serial no.	Name of public market ^(a)	Occupancy rate as at 31 December ^(b)			Number of stalls frozen as at 31 December		
		2017	2018	2019	2017	2018	2019
31	To Kwa Wan Market	99%	97%	94%	2	8	17
32	Wong Nai Chung Market	97%	96%	96%	2	3	3
33	Aberdeen Market	97%	96%	96%	0	13	14
34	Causeway Bay Market	98%	96%	92%	1	2	4
35	Chai Wan Kok Cooked Food Market	94%	87.5%	81%	2	4	6
36	Cheung Chau Cooked Food Market	100%	100%	100%	0	0	0
37	Cheung Chau Market	98%	98%	96%	3	3	0
38	Cheung Tat Road Cooked Food Market	100%	100%	100%	0	0	0
39	Choi Hung Road Market	67%	66%	59%	38	40	47
40	Electric Road Market	97%	81%	81%	0	0	0
41	Fa Yuen Street Market	98%	92%	89%	1	3	5
42	Fo Tan (East) Cooked Food Market	100%	100%	100%	0	0	0
43	Fo Tan (West) Cooked Food Market	100%	100%	100%	0	0	0
44	Haiphong Road Temporary Market	70%	69%	66%	14	14	14
45	Heung Che Street Market	98%	95%	92%	5	11	19
46	Hung Cheung Cooked Food Market	100%	91%	91%	0	0	0
47	Hung Shui Kiu Temporary Market	66%	72%	65%	37	22	22
48	Ka Ting Cooked Food Market	60%	60%	60%	6	6	6
49	Kam Tin Market	100%	100%	100%	0	0	0
50	Kik Yeung Road Cooked Food Market	100%	100%	100%	0	0	0
51	Kin Wing Cooked Food Market	100%	100%	100%	0	0	0
52	Kin Yip Street Cooked Food Market	100%	100%	100%	0	0	0
53	Kowloon City Market	99%	95%	90%	0	31	59

Serial no.	Name of public market ^(a)	Occupancy rate as at 31 December ^(b)			Number of stalls frozen as at 31 December		
		2017	2018	2019	2017	2018	2019
54	Kut Shing Street Cooked Food Market	100%	100%	100%	0	0	0
55	Kwai Shun Street Cooked Food Market	91%	91%	91%	1	1	1
56	Kwu Tung Market Shopping Centre	100%	100%	98%	0	0	0
57	Kwun Chung Market	92%	85%	73%	5	33	59
58	Kwun Tong Ferry Concourse Cooked Food Market	97%	97%	97%	1	1	1
59	Lai Wan Market	98%	98%	95%	1	1	2
60	Lam Tei Market	100%	100%	100%	0	0	0
61	Lau Fau Shan Market	88%	88%	72%	3	3	3
62	Mui Wo Cooked Food Market	100%	100%	100%	0	0	0
63	Mui Wo Market	100%	91%	91%	0	0	0
64	Nam Long Shan Road Cooked Food Market	82%	82%	82%	3	5	5
65	Ngau Chi Wan Market	90%	87%	84%	16	54	65
66	Ngau Tau Kok Market	87%	86%	85%	59	60	60
67	North Kwai Chung Market	97%	91%	87%	0	0	0
68	North Point Market	93%	83%	83%	0	0	0
69	On Ching Road Flower Market	100%	100%	100%	0	0	0
70	Plover Cove Road Market	92%	82%	78%	0	44	53
71	Po On Road Market	89%	89%	87%	48	50	59
72	Quarry Bay Market	75%	69%	68%	27	34	34
73	Sai Kung Market	95%	91%	89%	0	18	24
74	Sha Tau Kok Market	98%	100%	100%	0	0	0
75	Sham Tseng Temporary Market	90%	90%	86%	3	3	4
76	Shek Tong Tsui Market	95%	91%	88%	8	13	18
77	Sheung Fung Street Market	99%	99%	97%	0	0	0

Serial no.	Name of public market ^(a)	Occupancy rate as at 31 December ^(b)			Number of stalls frozen as at 31 December		
		2017	2018	2019	2017	2018	2019
78	Shui Wo Street Market	99%	98%	97%	1	1	1
79	Stanley Waterfront Mart	95%	85%	65%	0	0	0
80	Sze Shan Street Cooked Food Market	88%	82%	82%	2	3	3
81	Tai O Market	85%	88%	85%	0	0	0
82	Tai Tong Road Cooked Food Market	100%	100%	100%	0	0	0
83	Tai Wai Market	86%	85%	91%	28	5	17
84	Tang Lung Chau Market	94%	94%	91%	2	2	3
85	Tin Wan Market	97%	96%	95%	0	0	0
86	Tsing Yeung Cooked Food Market	100%	100%	100%	0	0	0
87	Tsuen Wan Market	90%	89%	88%	38	42	47
88	Tsun Yip Cooked Food Market	93%	93%	93%	4	4	4
89	Tui Min Hoi Market	59%	56%	56%	14	15	15
90	Tung Chau Street Temporary Market	34%	32%	33%	238	243	234
91	Tung Yick Market	41%	41%	40%	262	265	267
92	Tung Yuen Street Cooked Food Market	100%	100%	100%	0	0	0
93	Wing Fong Street Market	98%	85%	76%	0	0	0
94	Wo Yi Hop Road Cooked Food Market	100%	100%	100%	0	0	0
95	Yau Ma Tei Market	94%	90%	89%	6	12	14
96	Yeung Uk Road Market	98%	96%	95%	7	13	17
97	Yue Kwong Road Market	97%	87%	84%	0	0	0

Remarks:

- (a) The information of 2 cooked food markets which were closed in February and June 2019 respectively is not included.
- (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.

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