

CONTROLLING OFFICER'S REPLY

FHB(FE)344

(Question Serial No. 6250)

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:

- a. 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.
- b. 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.
- c. Please set out the 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?
- d. 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.: 129)

Reply:

a&b. 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. The Food and Environmental Hygiene Department 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 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.

FEHD has set up a dedicated team to develop new markets and take forward the MMP and other reviews. In 2020-21, there are 44 posts in the team and the estimated expenditure is about \$40 million.

- c. The information sought is provided at Annex.

As an on-going initiative, FEHD 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 service equipment, refurbishment of external walls and toilets, etc. as appropriate. FEHD also conducts promotional activities to enhance the patronage of public markets, including festive celebration and thematic activities, display of multi-language recipes as well as publication of booklets which provide updated market information.

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

- d. 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. 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. After the closure of the 4 markets, the vacated buildings have been handled according to established procedures. Based on the circumstances, FEHD is requesting 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.

Serial no.	Name of public market ^(a)	No. of stalls					Occupancy rate as at 31 December ^(b)				
		2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
1	Aldrich Bay Market	71	71	71	71	71	85%	86%	94%	92%	87%
2	Apleichau Market	63	63	63	63	63	98%	100%	97%	97%	94%
3	Centre Street Market	46	46	46	46	46	85%	78%	78%	76%	74%
4	Chai Wan Market	173	173	174	174	174	95%	95%	95%	92%	92%
5	Lei Yue Mun Market	20	20	20	20	20	90%	100%	100%	95%	95%
6	Luen Wo Hui Market	338	338	338	338	338	99%	99%	100%	99%	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	94%	100%	94%	100%	94%
9	Queen Street Cooked Food Market	11	11	11	11	11	100%	100%	100%	100%	100%
10	Sai Ying Pun Market	102	102	102	102	93	89%	89%	89%	87%	95%
11	San Hui Market	324	324	324	324	324	100%	99%	98%	98%	96%
12	Sha Tin Market	172	172	172	172	172	100%	98%	98%	99%	97%
13	Shek Wu Hui Market	392	392	393	393	393	100%	100%	100%	100%	99%
14	Tai Kiu Market	379	379	379	379	379	98%	99%	97%	97%	95%
15	Tai Kok Tsui Market	135	135	135	135	135	100%	100%	100%	97%	97%
16	Tai Po Hui Market	313	313	313	313	313	99%	99%	100%	100%	99%
17	Tsing Yi Market	76	76	76	76	76	91%	100%	99%	99%	93%
18	Wanchai Market	50	50	50	50	50	100%	96%	98%	100%	98%
19	Yan Oi Market	108	108	108	108	108	98%	97%	98%	94%	94%
20	Yee On Street Market	65	65	65	65	65	95%	98%	98%	92%	63%
21	Yue Wan Market	374	374	380	380	380	97%	94%	95%	94%	94%
22	Bowrington Road Market	296	296	296	296	296	99%	99%	95%	93%	92%
23	Hung Hom Market	224	224	224	224	224	100%	100%	99%	98%	97%
24	Java Road Market	194	194	194	194	194	96%	95%	95%	94%	90%
25	Lockhart Road Market	166	166	166	166	166	83%	80%	77%	74%	74%
26	Pei Ho Street Market	227	227	234	234	234	100%	98%	99%	99%	97%
27	Sai Wan Ho Market	274	274	274	274	274	99%	97%	97%	98%	96%
28	Sheung Wan Market	222	222	223	223	223	99%	100%	99%	98%	96%

Serial no.	Name of public market ^(a)	No. of stalls					Occupancy rate as at 31 December ^(b)				
		2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
29	Smithfield Market	216	216	216	216	216	100%	100%	100%	99%	99%
30	Tai Shing Street Market	446	442	442	442	441	95%	95%	93%	93%	92%
31	Tokwawan Market	267	267	267	267	267	99%	98%	99%	97%	94%
32	Wong Nai Chung Market	69	69	69	69	69	97%	99%	97%	96%	96%
33	Aberdeen Market	335	335	335	335	335	99%	99%	97%	96%	96%
34	Causeway Bay Market	51	51	51	51	51	98%	98%	98%	96%	92%
35	Chai Wan Kok Cooked Food Market	32	32	32	32	32	94%	94%	94%	87.5%	81%
36	Cheung Chau Cooked Food Market	17	17	17	17	17	100%	100%	100%	100%	100%
37	Cheung Chau Market	237	240	240	240	243	100%	98%	98%	98%	96%
38	Cheung Tat Road Cooked Food Market	12	12	12	12	12	100%	100%	100%	100%	100%
39	Choi Hung Road Market	116	116	116	116	116	74%	69%	67%	66%	59%
40	Electric Road Market	99	99	99	99	99	95%	97%	97%	81%	81%
41	Fa Yuen Street Market	180	180	180	180	180	100%	100%	98%	92%	89%
42	Fo Tan (East) Cooked Food Market	24	24	24	24	24	100%	100%	100%	100%	100%
43	Fo Tan (West) Cooked Food Market	15	15	15	15	15	100%	100%	100%	100%	100%
44	Haiphong Road Temporary Market	88	88	86	86	86	66%	66%	70%	69%	66%
45	Heung Che Street Market	223	223	225	225	225	96%	96%	98%	95%	92%
46	Hung Cheung Cooked Food Market	11	11	11	11	11	100%	91%	100%	91%	91%
47	Hung Shui Kiu Temporary Market	215	174	172	172	172	37%	75%	66%	72%	65%
48	Ka Ting Cooked Food Market	16	16	15	15	15	69%	62%	60%	60%	60%
49	Kam Tin Market	41	41	41	41	41	100%	98%	100%	100%	100%
50	Kik Yeung Road Cooked Food Market	14	14	14	14	14	93%	100%	100%	100%	100%
51	Kin Wing Cooked Food Market	17	17	17	17	17	100%	100%	100%	100%	100%
52	Kin Yip Street Cooked Food Market	14	14	14	14	14	100%	100%	100%	100%	100%
53	Kowloon City Market	581	581	581	581	581	98%	100%	99%	95%	90%

Serial no.	Name of public market ^(a)	No. of stalls					Occupancy rate as at 31 December ^(b)				
		2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
54	Kut Shing Street Cooked Food Market	11	11	11	11	11	100%	100%	100%	100%	100%
55	Kwai Shun Street Cooked Food Market	12	12	11	11	11	92%	83%	91%	91%	91%
56	Kwu Tung Market Shopping Centre	98	98	98	98	98	100%	100%	100%	100%	98%
57	Kwun Chung Market	218	218	218	218	218	99%	98%	92%	85%	73%
58	Kwun Tong Ferry Concourse Cooked Food Market	29	29	29	29	29	100%	100%	97%	97%	97%
59	Lai Wan Market	42	42	42	42	42	98%	98%	98%	98%	95%
60	Lam Tei Market	7	7	7	7	7	100%	100%	100%	100%	100%
61	Lau Fau Shan Market	25	25	25	25	25	88%	88%	88%	88%	72%
62	Mui Wo Cooked Food Market	20	20	20	20	20	100%	100%	100%	100%	100%
63	Mui Wo Market	35	35	35	35	35	97%	97%	100%	91%	91%
64	Nam Long Shan Road Cooked Food Market	28	28	28	28	28	89%	86%	82%	82%	82%
65	Ngau Chi Wan Market	402	402	402	402	402	93%	93%	90%	87%	84%
66	Ngau Tau Kok Market	466	466	466	466	466	86%	87%	87%	86%	85%
67	North Kwai Chung Market	222	222	222	222	222	98%	100%	97%	91%	87%
68	North Point Market	42	42	42	42	42	98%	100%	93%	83%	83%
69	On Ching Road Flower Market	13	13	13	13	13	100%	92%	100%	100%	100%
70	Plover Cove Road Market	244	244	244	244	244	97%	96%	92%	82%	78%
71	Po On Road Market	449	449	449	449	449	96%	93%	89%	89%	87%
72	Quarry Bay Market	113	113	113	113	113	92%	82%	75%	69%	68%
73	Sai Kung Market	209	209	209	209	209	99%	99%	95%	91%	89%
74	Sha Tau Kok Market	66	66	66	66	66	100%	98%	98%	100%	100%
75	Sham Tseng Temporary Market	29	29	29	29	29	100%	90%	90%	90%	86%
76	Shek Tong Tsui Market	151	151	151	151	151	94%	98%	95%	91%	88%

Serial no.	Name of public market ^(a)	No. of stalls					Occupancy rate as at 31 December ^(b)				
		2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
77	Sheung Fung Street Market	71	71	71	71	71	99%	100%	99%	99%	97%
78	Shui Wo Street Market	302	302	302	302	302	99%	100%	99%	98%	97%
79	Stanley Waterfront Mart	20	20	20	20	20	90%	95%	95%	85%	65%
80	Sze Shan Street Cooked Food Market	17	17	17	17	17	88%	100%	88%	82%	82%
81	Tai O Market	26	26	26	26	26	88%	100%	85%	88%	85%
82	Tai Tong Road Cooked Food Market	18	18	18	18	18	100%	100%	100%	100%	100%
83	Tai Wai Market	195	195	195	195	186	89%	88%	86%	85%	91%
84	Tang Lung Chau Market	34	34	34	34	34	97%	94%	94%	94%	91%
85	Tin Wan Market	180	180	180	180	180	100%	100%	97%	96%	95%
86	Tsing Yeung Cooked Food Market	18	18	18	18	18	100%	100%	100%	100%	100%
87	Tsuen Wan Market	381	381	381	381	381	93%	93%	90%	89%	88%
88	Tsun Yip Cooked Food Market	56	56	56	56	56	100%	100%	93%	93%	93%
89	Tui Min Hoi Market	34	34	34	34	34	100%	85%	59%	56%	56%
90	Tung Chau Street Temporary Market	359	359	359	359	349	50%	41%	34%	32%	33%
91	Tung Yick Market	446	446	446	446	446	42%	41%	41%	41%	40%
92	Tung Yuen Street Cooked Food Market	8	8	8	8	8	100%	100%	100%	100%	100%
93	Wing Fong Street Market	112	112	112	114	114	93%	92%	98%	85%	76%
94	Wo Yi Hop Road Cooked Food Market	18	18	18	18	18	94%	100%	100%	100%	100%
95	Yau Ma Tei Market	144	144	144	144	144	99%	96%	94%	90%	89%
96	Yeung Uk Road Market	318	318	318	318	318	98%	97%	98%	96%	95%
97	Yue Kwong Road Market	197	197	197	197	197	100%	98%	97%	87%	84%

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.

- End -