

CONTROLLING OFFICER'S REPLY

FHB(FE)088

(Question Serial No. 2724)

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 Diane WONG)

Director of Bureau: Secretary for Food and Health

Question:

1. Regarding the work to continue to implement the Market Modernisation Programme to improve facilities of existing public markets as mentioned in Matters Requiring Special Attention in 2021-22, please set out:
 - (A) the district consultation work for site selection of a Joint-user Complex (including a public market) in Tseung Kwan O and the expenditure involved;
 - (B) the estimate for overhauling the Aberdeen Market and the timetable for commencement of the works; and
 - (C) the provision earmarked for relocation of or compensation for stalls in the Aberdeen Market affected by the overhaul project.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 108)

Reply:

- (A) The Government plans to provide a new public market on the lower floors of the joint-user complex to be built in Area 67 at Tseung Kwan O town centre (at the junction of Po Yap Road and Tong Yin Street). The joint-user complex also plans to provide other community facilities such as medical and welfare facilities, etc. The relevant bureaux/departments consulted the Sai Kung District Council on the site selected and preliminary planning for the joint-user complex (including the new public market) in May 2020. The technical feasibility study of the joint-user complex project is underway. The project cost will be confirmed after the completion of the technical feasibility study and assessment as well as detailed design.
- (B) The Government has earmarked \$2 billion for implementing the 10-year Market Modernisation Programme (MMP). The pioneering project is the overhaul of Aberdeen Market. The estimated capital cost of the project is about \$254 million and the funding has been approved by the Finance Committee of the Legislative Council. We plan to commence the overhaul works in the third quarter of 2021, and will take

measures, including the use of pre-fabricated parts as appropriate, with a view to striving for completion of the works within 2022.

- (C) Under the terms of existing tenancies of public market stalls, the landlord (i.e. the Food and Environmental Hygiene Department) and tenants are not required to make any compensation to the other party for tenancy termination with a written notice of not less than one month. Nevertheless, considering that the co-operation of tenants can facilitate the smooth implementation of market development or consolidation plans for achieving the objectives of optimising land uses, benefitting the public and promoting district development, which meets the overall interest of the community, the Government would consider making concessionary arrangements, including providing a one-off ex-gratia payment to tenants who choose to close down the business or relocate to the vacant stalls of designated markets under the Department to continue operation. The total expenditure required will depend on the number of tenants, their ultimate choices and the number of stalls involved. For markets to be overhauled under the MMP, in addition to the two options above, tenants may choose to continue operation in the overhauled market by renting a new stall at the market through “restricted auction” upon completion of the works. For tenants who choose permanent relocation or re-entry through auction, their new stalls will be granted a waiver of rental and air-conditioning charges (if applicable) for a specified period upon commencement of business as appropriate.

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