

CONTROLLING OFFICER'S REPLY**FHB(FE)145****(Question Serial No. 2586)**Head: (49) Food and Environmental Hygiene DepartmentSubhead (No. & title): (-) Not specifiedProgramme: (3) Market Management and Hawker ControlControlling Officer: Director of Food and Environmental Hygiene (Miss Diane WONG)Director of Bureau: Secretary for Food and HealthQuestion:

1. Please set out the staff establishment, salary expenditure and total expenditure involved in the management of public markets in the past 3 years and in the coming year.
2. Regarding the work to “continue to plan new public market facilities at suitable locations and take forward the proposed projects”, please set out the new market projects that are ongoing or will be taken forward in the coming year, as well as the details, expenditure, progress and anticipated completion date of each project.
3. What are the specific details of the work to “continue the comprehensive review on public markets, with a view to formulating concrete improvement proposals for the management of public markets” ?
4. Regarding the work to “continue to implement the Market Modernisation Programme (MMP) to improve facilities of existing public markets”, please set out the details, expenditure, progress and anticipated completion date of each project under the MMP.
5. Regarding the work to “take action to close public markets which are under-utilised”, please set out the market(s) closed in the past 3 years and those to be closed in the coming year, as well as the market(s) for which preparatory work and consultation about its/their closure will be conducted in the coming year.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 128)Reply:

1. Regarding the daily management of public markets, the information sought is provided as follows:

Financial year	2018-19	2019-20	2020-21 (Revised estimate)	2021-22 (Estimate)
Total expenditure on market management* (\$ million)	838.8	849.1	966.3	1,134.4
Manpower	416	434	447	447

* Note: including salary expenditure

2. The Government is taking forward 6 new market projects which are at different stages of planning. They include the development of new public markets in Tin Shui Wai, Tung Chung Town Centre, Tseung Kwan O, Kwu Tung North New Development Area, Tung Chung New Town Extension and Hung Shui Kiu New Development Area. The details required in respect of these projects are set out in the **Annex**. Besides, FEHD Skylight Market (formerly known as Tin Shui Wai Temporary Market) located at Tin Sau Road, Tin Shui Wai was commissioned in December 2020.
3. The Food and Environmental Hygiene Department (FEHD) is conducting a comprehensive review of its existing public markets and will formulate specific management improvement measures, including rental policy, tenancy renewal, trade mix and daily management, etc., as well as looking into ways to enhance the functions of the Market Management Consultative Committees (MMCCs). To enhance the efficiency of market operation, we are adopting a new management model on a pilot basis at FEHD Skylight Market to strengthen the role of service contractors in market management and expand its scope of services, such as formulating promotion and development strategies for the market, providing pre-commissioning hardware support, maintaining liaison and communication with stakeholders, advising on the trade mix in the market and conducting regular opinion surveys, etc., with a view to enhancing business vibrancy and meeting the needs of the public. We will keep in view of the operation effectiveness of FEHD Skylight Market and, in addition to improving existing market hardware, consider how to update management measures in a bid to keep abreast of time and enhance the overall competitiveness of markets.
4. The Government has earmarked \$2 billion for implementing the 10-year Market Modernisation Programme (MMP). The pioneering project of the MMP 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.

Apart from the overhaul of Aberdeen Market as the pioneering project, we are carrying out the preparatory and consultation work for the overhaul works in Yeung Uk Road Market, Ngau Tau Kok Market and Kowloon City Market, including arranging small group meetings with tenants, briefings for the relevant MMCCs on the projects, etc., to collect their views, with a view to reaching a consensus with tenants as soon as possible. Upon ascertaining the scope of works, we will conduct technical feasibility studies with relevant departments. The works timetable and project cost will be confirmed upon completion of the technical feasibility studies and assessment as well as detailed design. We will continue to maintain close liaison with stakeholders during the process and report to the relevant District Councils in a timely manner having regard to the work progress.

In addition, we have consulted and obtained the support of the relevant MMCCs on the minor refurbishment or improvement works for 11 markets (including Ngau Tau Kok Market, Yeung Uk Road Market, Luen Wo Hui Market, Fa Yuen Street Market,

Quarry Bay Market, Shui Wo Street Market, Tsuen Wan Market, Mong Kok Cooked Food Market, Ngau Chi Wan Market, Shek Tong Tsui Market and Nam Long Shan Road Cooked Food Market). Works in 10 markets have commenced and preparation work for the remaining one is underway. The project estimates for taking forward the above minor refurbishment and improvement works are about \$88 million in total. The estimated expenditure of these projects in 2021-22 is about \$32 million.

5. In the 3 financial years from 2018-19 to 2020-21, FEHD closed 3 markets with consistently high vacancy rates, namely Tai Yuen Street Cooked Food Market, Cheung Sha Wan Cooked Food Market and Tui Min Hoi Market. FEHD plans to close Choi Hung Road Market in 2021-22 and already received the forms for confirmation of intention from all tenants in November 2020. The market is expected to be closed in March 2022. 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.

	Project	Location/Scope	Current stage of development	Expected completion date and project cost
1.	Tin Shui Wai market	A decked-over market will be built at the section of Tin Fuk Road near Tin Shui Wai Mass Transit Railway (MTR) Station. It is expected to provide a maximum of about 150 stalls.	An application is being made to the Town Planning Board under section 16 of the Town Planning Ordinance for the construction of the proposed new public market at a section of Tin Fuk Road. The Architectural Services Department is assessing prequalification application of tenderers for the “design and build” contract.	Subject to the funding approval by the Finance Committee of the Legislative Council, we expect the market project to be completed in the first half of 2027. The estimated project cost will be confirmed after the completion of the tender assessment of the “design and build” contract.
2.	Tung Chung Town Centre market	The market will be located on the lower floors of a commercial building to be built by a developer through land sale in Area 6 adjacent to Tung Chung MTR Station. It is expected to provide at least 100 stalls.	As the development project at the commercial site in Area 6 is adjacent to railway facilities, the Civil Engineering and Development Department is conducting a further technical feasibility study for the entire commercial building development project (including the new market portion) to ensure that the development project will not affect the safe operation of the MTR.	The timetable and the estimated project cost will be confirmed after the completion of the study and detailed design.
3.	Tseung Kwan O market	The market will be located on the lower floors of the joint-user complex planned to be built in Area 67 of Tseung Kwan O (at the junction of Po Yap Road and Tong Yin Street). It is expected to provide no less than 120 stalls.	The technical feasibility study for the joint-user complex (including the new public market) is underway.	To be confirmed after the completion of the technical feasibility study and assessment as well as detailed design of the joint-user complex.
4.	Kwu Tung North New Development Area (NDA)	The market will be located in the site zoned as “Special Residential/ Subsidised Sale Flats” in	Preliminary design is underway.	The development of the public market will tie in with the housing development plan of

	Project	Location/Scope	Current stage of development	Expected completion date and project cost
	market	the eastern part of Area 19 of Kwu Tung North NDA. It is expected to provide no less than 120 stalls.		the district concerned. The estimated project cost will be confirmed after the completion of detailed design.
5.	Tung Chung New Town Extension market	The market is located in Area 133A of Tung Chung New Town Extension. The scope of project will be confirmed after completion of preliminary planning.	Preliminary planning is underway.	The development of the public markets will tie in with the housing development plan of the districts concerned. The estimated project costs will be confirmed after the completion of the technical feasibility studies and assessment as well as detailed design.
6.	Hung Shui Kiu New Development Area market	To be confirmed after completion of preliminary planning.		

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