

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 1998)

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 (Ms Irene YOUNG)

Director of Bureau: Secretary for Environment and Ecology

Question:

With regard to public market services under the Programme, please advise this Committee of the following:

1. Please set out in tabular form the public markets that have undergone modernisation works.

District	Name of public market	Details of works	Completion date	Expenditure

2. What is the status of work relating to the closure of under-utilised public markets? How many under-utilised markets were closed in the past 5 years? Please set out the definition of "under-utilised", the progress of such closure, and the future use of the premises concerned.
3. What is the progress of and the latest timetable for the planning of new public market facilities? Will public markets be planned at New Development Areas or the Northern Metropolis in the future? If yes, what are the details? If no, what is/are the reason(s)?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 29)

Reply:

1. Details of public markets where works have commenced under the Market Modernisation Programme (MMP) are as follows:

District	Name of public market	Details of works	Completion date	Works expenditure
Southern District	Aberdeen Market	An overhaul which includes re-configuring the overall layout of the market (including re-planning the stalls, and widening the passageways, escalators and entrances); installing air-conditioning system and new lifts; refurbishing the façade of the market; refurbishing the refuse collection point; as well as other improvements (e.g. providing more public space and seating, a baby care room and a breast-feeding room, increasing the number of toilets and upgrading the barrier-free facilities).	Substantially completed in the first quarter of 2023	Around \$254 million
Sham Shui Po District	Lai Wan Market	An overhaul which includes re-configuring the overall layout of the market, enhancing the stall design, widening the market passageways, installing false ceilings, installing air-conditioning system, improving drainage facilities, as well as re-planning the ventilation system in the market, etc.	Works have commenced and the market is expected to re-open before the Lunar New Year in 2024 at the earliest.	Around \$47 million
In various districts of Hong Kong	16 markets covered (See remarks)	Minor refurbishment or improvement works which, depending on the circumstances, generally include renovation of internal facilities, beautification of external walls, replacement of floor tiles, repainting, repairing facilities, refurbishing the toilets, maintenance of drainage systems and piping, as well as installation of rodent-proof devices, etc.	See remarks	Around \$86 million

Remarks: Out of the 16 markets covered, the works in 14 markets (including Ngau Tau Kok Market, Yeung Uk Road 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, Yan Oi Market, Sai Kung Market, Po On Road Market,

Wong Nai Chung Market and Smithfield Market) have been completed. For the remaining 2 markets (Luen Wo Hui Market and Nam Long Shan Road Cooked Food Market), the works or relevant preparatory works are underway, with completion expected in 2023 and in phases in 2024 respectively.

We will continue to identify more suitable markets for inclusion in the MMP, so as to improve the operating environment of markets.

2. With demographic changes, new development/redevelopment projects and competition from other fresh provision outlets, the appeal of some long-established public markets/cooked food markets (CFMs) has been diminishing over time with low patronage and high vacancy rates. With a view to optimising land use, the Food and Environmental Hygiene Department (FEHD) has been closely monitoring the utilisation of existing markets/CFMs and considering closing or consolidating under-utilised markets/CFMs, so that the vacated sites could be provided to other departments for better development, thereby benefitting the public. Various factors will be taken into consideration, including the vacancy rate, room for improvement, availability of fresh provision outlets in the vicinity, possible cost-effectiveness of upgrading works and the views of the local community, etc.

In the past 5 years, the FEHD has closed 6 markets/CFMs with consistently high vacancy rates. The vacated buildings were handled according to the established procedures. Relevant details are set out in **Annex I**.

3. Apart from Sunlight Market (formerly known as Tung Chung Temporary Market) commissioned at the end of March 2023, the Government is taking forward 6 new market projects which are at different planning stages. They are located in Tin Shui Wai, Tseung Kwan O, Tung Chung Town Centre, Tung Chung New Town Extension, as well as Kwu Tung North New Development Area (NDA) and Hung Shui Kiu/Ha Tsuen NDA within the Northern Metropolis respectively. Relevant details are set out in **Annex II**. The Government will continue to consider whether to build new public markets having regard to factors such as the development plans of NDAs, demographic mix of existing districts, community needs, availability of market facilities and number of fresh provision retail outlets in the vicinity, etc.

Public markets/cooked food markets closed in the past 5 years

	Name of market	Date of closure	Vacancy rate before closure	Land development/use after closure
1.	Shau Kei Wan Market	March 2018	44%	The relevant departments are studying the long-term planning for the land.
2.	Tsuen King Circuit Market	March 2018	81%	The relevant departments are studying the long-term planning for the land. The premises is temporarily used by other departments for short-term uses.
3.	Tai Yuen Street Cooked Food Market	February 2019	70%	The relevant departments are studying the long-term planning for the land.
4.	Cheung Sha Wan Cooked Food Market	June 2019	61%	The market site has been leased out by the Lands Department to a non-governmental organisation through short-term tenancy for the development of transitional housing.
5.	Tui Min Hoi Market	January 2021	56%	The market has been handed over to the Social Welfare Department for provision of elderly care services.
6.	Choi Hung Road Market	March 2022	51%	The market is located in the same building with other recreational and sports facilities that are still in operation. The Energizing Kowloon East Office of the Development Bureau initially recommended redevelopment of the building for improvement of the recreational and sports facilities and integration of other uses such as district health centre, welfare facilities and underground public car park. It is actively studying the overall planning and long-term development of the site.

New public market projects

	Project	Location/Scope	Current stage of development	Expected completion date
1.	Tin Shui Wai Market	Above the deck at the section of Tin Fuk Road near Tin Shui Wai Mass Transit Railway (MTR) Station. It is expected to provide about 150 stalls.	Funding approval was obtained from the Finance Committee (FC) of the Legislative Council in November 2022. Preliminary works commenced at the end of December 2022.	Expected to be completed in the second half of 2027 at the earliest.
2.	Tseung Kwan O Market	On the G/F to 2/F of the proposed joint-user complex 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.	Preliminary design for the joint-user complex (including the public market) is underway. We plan to seek funding approval for the works from the FC in the second half of 2023.	To be confirmed after completion of the detailed design.
3.	Kwu Tung North New Development Area (NDA) Market	In the eastern part of Area 19 of Kwu Tung North NDA. It is expected to provide about 150 stalls.	Detailed design of the market is underway.	Expected to be completed in 2028 at the earliest.
4.	Tung Chung Town Centre Market	On the lower floors of a commercial building in Area 6 adjacent to Tung Chung MTR Station. It is expected to provide at least 100 stalls.	The Civil Engineering and Development Department is conducting a further technical feasibility study for the entire commercial building development project (including the public market portion) to ensure that the development project will not affect the safe operation of the MTR.	To be confirmed after completion of the relevant technical feasibility study and assessment.

	Project	Location/Scope	Current stage of development	Expected completion date
5.	Tung Chung New Town Extension Market	In Area 133A of Tung Chung New Town East Extension.	Preliminary planning is underway.	The development of the public market will tie in with the housing development plan of the district concerned. The expected completion date will be confirmed after completion of the technical feasibility studies and assessment, as well as the detailed design.
6.	Hung Shui Kiu/Ha Tsuen NDA Market	To be confirmed after the completion of preliminary planning.		

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