

CONTROLLING OFFICER'S REPLY

EEB(F)110

(Question Serial No. 2649)

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:

Regarding the management and enhancement of public markets, please advise this Committee of:

1. the number and proportion of public markets managed by the Food and Environmental Hygiene Department with air-conditioning systems installed, with a breakdown by District Council district, the reason for not installing air-conditioning systems, and whether FEHD will consider lowering the tenant support threshold required for installing air-conditioning systems in public markets;
2. the vacancy rate of stalls in public markets managed by FEHD, with a breakdown by District Council district, and the plans to raise the occupancy rate;
3. the progress of promoting contactless payment in public markets;
4. the implementation of the Market Modernisation Programme (MMP) as well as the staffing and expenditure involved;
5. the criteria for identifying more suitable markets to be included in the MMP; and
6. whether there are regular reviews on the effectiveness of management reform in new and overhauled public markets. If yes, the details; if no, the reason(s).

Asked by: Hon LI Sai-wing, Stanley (LegCo internal reference no.: 31)

Reply:

1&2. Information on installation of air-conditioning systems, the number of stalls, occupancy rate and vacancy rate for public markets managed by the Food and Environmental Hygiene Department (FEHD) is at **Annex**.

To increase the occupancy rate, FEHD has put vacant stalls up for open auction on a number of occasions since June 2021. As at 31 December 2023, 13 open auctions had been held, with a total of 1 071 stalls successfully let out. FEHD will continue to put suitable vacant market stalls up for open auction in the future.

Retrofitting of air-conditioning systems while carrying out overhaul or redevelopment of markets under the Market Modernisation Programme (MMP) is more cost-effective than carrying out separate project solely for retrofitting air-conditioning systems. In

the past, some markets had gained support from tenants and reached the threshold for retrofitting air-conditioning systems. As their tenants are, to a certain extent, ready for improvement works, these markets have more potential to be given first consideration for inclusion in the MMP.

Besides the MMP, FEHD will, depending on the circumstances and needs, improve the ventilation facilities of individual markets as far as practicable, for example, replacing exhaust air-ducts, and installing mechanical fans and air-coolers, etc.

3. To promote contactless payment and reduce the risk of virus transmission in public markets, FEHD launched a subsidy scheme under the Anti-epidemic Fund in October 2020. A one-off subsidy of \$5,000 would be provided for every eligible market stall tenant. During the promotion and application period, FEHD held briefings for various contactless payment service providers and representatives of market traders. Visits to around 90 public markets were arranged for service providers to explain the contents of their service plans to stall tenants and promote the scheme. Meanwhile, relevant messages were disseminated through promotional leaflets and social media posts, as well as advertorials published on newspapers. Gift redemption programmes were also launched at a number of markets in various districts to encourage patrons to use contactless payment means when shopping.

The Government launched the second round of subsidy scheme for the promotion of contactless payment in public markets under the Anti-epidemic Fund in April 2021. A one-off subsidy of \$5,000 would be provided for every eligible market stall tenant.

Under the second round of subsidy scheme, FEHD conducted a series of promotional and publicity activities, including distributing leaflets to market stall tenants, explaining to them the benefits of using contactless payment, exchanging views with them and answering their enquiries, as well as assisting them to apply for the subsidy on site.

Under the above two rounds of subsidy scheme, a total of 3 180 applications relating to market stalls were approved. Stall tenants in new public markets and overhauled or redeveloped public markets under the MMP, such as FEHD Skylight Market in Tin Shui Wai commissioned at the end of 2020, Sunlight Market in Tung Chung commissioned in March 2023, as well as Aberdeen Market and Lai Wan Market which were overhauled and re-opened in March 2023 and February 2024 respectively, are required to provide at least one type of contactless payment facility according to the terms and conditions of the tenancy agreement. As for the existing market stalls, FEHD is pleased to see that consumers are served by a multitude of payment options, and market stall tenants are prompted to use contactless payment means for transactions through market forces.

- 4&5. FEHD is taking forward the MMP, including overhaul or redevelopment projects, the pilot scheme on stall enhancement, as well as minor refurbishment or improvement works.

Regarding overhaul or redevelopment projects, Aberdeen Market and Lai Wan Market officially re-opened in May 2023 and March 2024 respectively after overhaul works. The project costs are about \$254 million and \$46.77 million respectively. In addition, FEHD is carrying out the preparatory and consultation work, including technical

feasibility studies upon confirmation of the scope of works, for the proposed projects of Ngau Tau Kok Market, Kowloon City Market, Yeung Uk Road Market and North Kwai Chung Market. The works timetable and project costs could only be confirmed upon completion of the technical feasibility studies and assessment as well as the detailed design. As for the preliminary suggestion of carrying out overhaul for Causeway Bay Market, FEHD is maintaining close communication with the relevant stakeholders to gauge their views with a view to formulating a suitable proposal.

FEHD is implementing a pilot scheme to enhance market stalls and carry out auxiliary renovation works. This involves works such as widening of passageways, beautification of walls and ceilings, as well as replacement or repair of simple equipment according to actual circumstances and needs. The first venue under the pilot scheme is Queen Street Cooked Food Market, with a project estimate of about \$9.5 million. The works commenced in February 2024 and are expected to be completed in the third quarter of 2024. FEHD will confirm the other venues under the pilot scheme as soon as possible.

As for minor refurbishment or improvement works, FEHD has carried out the relevant works in 16 markets. Among which, 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. The works of the other 2 markets (Luen Wo Hui Market and Nam Long Shan Road Cooked Food Market) are underway, with completion expected in 2024. The project estimates for taking forward the 16 afore-mentioned minor refurbishment or improvement works are about \$87.64 million in total.

In identifying candidates for projects of different scales under the MMP, we will consider the geographical location and distribution of the markets, condition of facilities, business viability, community needs and tenants' readiness. In particular, we will seek to ensure that the location of markets to be covered under the MMP is conducive to their future business viability, and that there is a reasonable spread of such markets across the territory to benefit the community at large. FEHD will continue to identify suitable markets for inclusion in the MMP, so as to continue to improve the operating environment of markets.

The Market Development Division of FEHD is responsible for taking forward duties relating to public market development, including new public market development projects, the MMP, enhancements to market management and market consolidation/closure. As at 1 April 2024, the Market Development Division had 36 staff members. In 2024-25, the estimated staffing expenditure is about \$34.8 million. FEHD does not keep a separate breakdown of the manpower and staffing expenditure involved in the MMP.

6. New management measures have been implemented in new public markets and overhauled or redeveloped markets under the MMP, including introducing the "one-tenant-one-stall" rental arrangement to allow more people to rent the stalls hence fostering healthy competition; tenants not being entitled to automatic tenancy renewal

upon expiry of the term; incorporating new clauses in the tenancy agreements with tenants to enhance the management of let-out stalls; and implementing the Market Demerit Points System to strengthen the enforcement against misdeeds and offences. FEHD will keep the current management practices under continuous review, bring in new thinking and formulate/refine new improvement measures.

Serial number	District	Name of public market	Provision of air-conditioning system	As at 31 December 2023		
				Number of stalls	Occupancy rate ^a	Vacancy rate ^b
1	Central and Western	Sheung Wan Market	Only in cooked food centre (CFC)	223	93%	7%
2	Central and Western	Smithfield Market	Only in CFC	216	96%	4%
3	Central and Western	Centre Street Market	Yes	46	72%	28%
4	Central and Western	Queen Street Cooked Food Market	Yes	11	100%	0%
5	Central and Western	Sai Ying Pun Market	Yes	93	85%	15%
6	Central and Western	Shek Tong Tsui Market	No	151	82%	18%
7	Eastern	Java Road Market	Only in CFC	194	77%	23%
8	Eastern	Sai Wan Ho Market	Only in CFC	274	91%	9%
9	Eastern	Aldrich Bay Market	Yes	71	77%	23%
10	Eastern	Chai Wan Market	Yes	174	84%	16%
11	Eastern	Yue Wan Market	Yes	380	89%	11%
12	Eastern	Electric Road Market	No	99	63%	37%
13	Eastern	Kut Shing Street Cooked Food Market	No	11	91%	9%
14	Eastern	North Point Market	No	42	95%	5%
15	Eastern	Quarry Bay Market	No	113	54%	46%
16	Southern	Ap Lei Chau Market	Yes	63	97%	3%
17	Southern	Aberdeen Market	Yes	137	84%	16%
18	Southern	Nam Long Shan Road Cooked Food Market	No	28	71%	29%
19	Southern	Stanley Waterfront Mart	No	20	65%	35%
20	Southern	Tin Wan Market	No	180	86%	14%
21	Southern	Yue Kwong Road Market	No	197	84%	16%
22	Islands	Peng Chau Market	Yes	18	89%	11%

Serial number	District	Name of public market	Provision of air-conditioning system	As at 31 December 2023		
				Number of stalls	Occupancy rate ^a	Vacancy rate ^b
23	Islands	FEHD Sunlight Market ^c	Yes	36	78%	22%
24	Islands	Cheung Chau Cooked Food Market	No	17	94%	6%
25	Islands	Cheung Chau Market	No	243	95%	5%
26	Islands	Mui Wo Cooked Food Market	No	20	100%	0%
27	Islands	Mui Wo Market	No	35	97%	3%
28	Islands	Tai O Market	No	26	88%	12%
29	Wan Chai	Bowrington Road Market	Only in CFC	296	87%	13%
30	Wan Chai	Lockhart Road Market	Only in CFC	166	74%	26%
31	Wan Chai	Wong Nai Chung Market	Only in CFC	69	88%	12%
32	Wan Chai	Wan Chai Market	Yes	50	100%	0%
33	Wan Chai	Causeway Bay Market	No	51	96%	4%
34	Wan Chai	Tang Lung Chau Market	No	34	74%	26%
35	Kowloon City	Hung Hom Market	Only in CFC	224	96%	4%
36	Kowloon City	To Kwa Wan Market	Only in CFC	267	88%	12%
37	Kowloon City	Kowloon City Market	No	581	83%	17%
38	Kowloon City	On Ching Road Flower Market	No	13	100%	0%
39	Yau Tsim Mong	Mong Kok Cooked Food Market	Yes	14	86%	14%
40	Yau Tsim Mong	Tai Kok Tsui Market	Yes	135	90%	10%
41	Yau Tsim Mong	Fa Yuen Street Market	No	180	82%	18%
42	Yau Tsim Mong	Haiphong Road Temporary Market	No	77	75%	25%
43	Yau Tsim Mong	Kwun Chung Market	No	218	63%	37%
44	Yau Tsim Mong	Yau Ma Tei Market	No	144	83%	17%
45	Sham Shui Po	Pei Ho Street Market	Only in CFC	234	93%	7%

Serial number	District	Name of public market	Provision of air-conditioning system	As at 31 December 2023		
				Number of stalls	Occupancy rate ^a	Vacancy rate ^b
46	Sham Shui Po	Lai Wan Market ^c	Yes	30	N.A. ^d	N.A. ^d
47	Sham Shui Po	Po On Road Market	No	450	81%	19%
48	Sham Shui Po	Tung Chau Street Temporary Market	No	244	65%	35%
49	Wong Tai Sin	Tai Shing Street Market	Only in CFC	442	87%	13%
50	Wong Tai Sin	Ngau Chi Wan Market	No	402	80%	20%
51	Wong Tai Sin	Sheung Fung Street Market	No	83	89%	11%
52	Kwun Tong	Lei Yue Mun Market	Yes	20	90%	10%
53	Kwun Tong	Yee On Street Market	Yes	65	46%	54%
54	Kwun Tong	Ngau Tau Kok Market	No	466	80%	20%
55	Kwun Tong	Shui Wo Street Market	No	302	91%	9%
56	Kwun Tong	Sze Shan Street Cooked Food Market	No	17	65%	35%
57	Kwun Tong	Tsun Yip Cooked Food Market	No	56	95%	5%
58	Kwun Tong	Tung Yuen Street Cooked Food Market	No	8	100%	0%
59	Tai Po	Tai Po Hui Market	Yes	313	99%	1%
60	Tai Po	Plover Cove Road Market	No	244	76%	24%
61	Yuen Long	FEHD Skylight Market ^c	Yes	36	97%	3%
62	Yuen Long	Tai Kiu Market	Yes	379	93%	7%
63	Yuen Long	Hung Shui Kiu Temporary Market	No	172	52%	48%
64	Yuen Long	Kam Tin Market	No	40	98%	2%
65	Yuen Long	Kik Yeung Road Cooked Food Market	No	14	100%	0%
66	Yuen Long	Kin Yip Street Cooked Food Market	No	14	100%	0%

Serial number	District	Name of public market	Provision of air-conditioning system	As at 31 December 2023		
				Number of stalls	Occupancy rate ^a	Vacancy rate ^b
67	Yuen Long	Lau Fau Shan Market	No	25	68%	32%
68	Yuen Long	Tai Tong Road Cooked Food Market	No	18	100%	0%
69	Yuen Long	Tsing Yeung Cooked Food Market	No	18	94%	6%
70	Yuen Long	Tung Yick Market	No	446	38%	62%
71	Tuen Mun	San Hui Market	Yes	324	95%	5%
72	Tuen Mun	Yan Oi Market	Yes	108	93%	7%
73	Tuen Mun	Hung Cheung Cooked Food Market	No	11	73%	27%
74	Tuen Mun	Kin Wing Cooked Food Market	No	17	100%	0%
75	Tuen Mun	Lam Tei Market	No	7	100%	0%
76	North	Luen Wo Hui Market	Yes	338	97%	3%
77	North	Shek Wu Hui Market	Yes	393	98%	2%
78	North	Kwu Tung Market Shopping Centre	No	98	93%	7%
79	North	Sha Tau Kok Market	No	66	98%	2%
80	Sai Kung	Sai Kung Market	No	209	90%	10%
81	Sha Tin	Sha Tin Market	Yes	172	96%	4%
82	Sha Tin	Tai Wai Market	Yes	184	94%	6%
83	Sha Tin	Fo Tan (East) Cooked Food Market	No	24	100%	0%
84	Sha Tin	Fo Tan (West) Cooked Food Market	No	15	100%	0%
85	Tsuen Wan	Chai Wan Kok Cooked Food Market	No	32	75%	25%
86	Tsuen Wan	Heung Che Street Market	No	225	96%	4%
87	Tsuen Wan	Sham Tseng Temporary Market	No	29	93%	7%

Serial number	District	Name of public market	Provision of air-conditioning system	As at 31 December 2023		
				Number of stalls	Occupancy rate ^a	Vacancy rate ^b
88	Tsuen Wan	Tsuen Wan Market	No	370	87%	13%
89	Tsuen Wan	Yeung Uk Road Market	No	318	89%	11%
90	Kwai Tsing	Tsing Yi Market	Yes	76	95%	5%
91	Kwai Tsing	Cheung Tat Road Cooked Food Market	No	12	75%	25%
92	Kwai Tsing	Ka Ting Cooked Food Market	No	14	64%	36%
93	Kwai Tsing	Kwai Shun Street Cooked Food Market	No	11	91%	9%
94	Kwai Tsing	North Kwai Chung Market	No	222	87%	13%
95	Kwai Tsing	Wing Fong Street Market	No	114	75%	25%
96	Kwai Tsing	Wo Yi Hop Road Cooked Food Market	No	18	78%	22%

Remarks:

- ^a Occupancy rate is the percentage of let-out stalls out of the total number of stalls in a market. The degree of activity of let-out stalls varies.
- ^b Vacancy rate is the percentage of unleased stalls out of the total number of stalls in a market.
- ^c Each stall of FEHD Skylight Market, FEHD Sunlight Market and Lai Wan Market is installed with an air-conditioner, with natural ventilation in other areas of the markets.
- ^d The overhaul works of Lai Wan Market commenced in February 2023, and the market was re-opened in February 2024 after the overhaul works. Therefore, the occupancy rate and vacancy rate as at 31 December 2023 were not applicable.

- End -