

CONTROLLING OFFICER'S REPLY

EEB(F)133

(Question Serial No. 2224)

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 operation and management of public markets, please advise this Committee of:

1. the number of stalls, occupancy rate, vacancy rate and average stall rental per square metre of individual public markets (listed by air-conditioned and non-air-conditioned markets) in the territory in each of the past 3 years;
2. the number of complaints received about market stalls allegedly used for storage, the number of verbal warnings and warning letters issued to market tenants, and the number of stall tenancies terminated in each of the past 3 years; and
3. the public market projects completed, under planning and launched under the Market Modernisation Programme, and the expenditures involved.

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 29)

Reply:

1. Information on whether air-conditioning system is installed in each public market, as well as the number of stalls, occupancy rate and vacancy rate of individual public markets in the past 3 years are set out in Annex I. The stall rental varies due to factors such as the historical background of the market, the types of goods sold, the size and location of the stall, etc. The Food and Environmental Hygiene Department does not maintain information on the average stall rental per square metre.
2. The number of complaints received by the Department about market stalls allegedly used for storage, the number of verbal warnings and warning letters issued to market tenants, and the number of stall tenancies terminated in the past 3 years are set out in Annex II.
3. The Department is taking forward the Market Modernisation Programme (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 upon completion of

overhaul works. The project costs are about \$254 million and \$46.77 million respectively. In addition, the Department is carrying out the preparatory and consultation work, including technical feasibility studies upon confirmation of the scope of works, for the proposed overhaul or redevelopment projects in Ngau Tau Kok Market, Kowloon City Market, Yeung Uk Road Market and North Kwai Chung Market. The works timetables and project costs could only be confirmed upon completion of the technical feasibility studies and assessments as well as the detailed designs. As for the preliminary suggestion of carrying out overhaul for Causeway Bay Market, the Department is maintaining close communication with the relevant stakeholders to gauge their views to formulate a suitable proposal.

For stall enhancement projects, the Department is implementing a pilot scheme to enhance market stalls and carry out relevant renovation works. This would involve 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 being included in the pilot scheme is Queen Street Cooked Food Market, with an estimated cost of about \$9.5 million. The works commenced in February 2024 and are expected to be completed in the third quarter of 2024. The Department will confirm the other venues to be included in the pilot scheme as soon as possible.

As for minor refurbishment or improvement works, the Department 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 projects are about \$87.64 million in total.

Annex I
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Serial number	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December ^a			Vacancy rate as at 31 December ^b		
			2021	2022	2023	2021	2022	2023	2021	2022	2023
1	Aldrich Bay Market	Yes	71	71	71	86%	82%	77%	14%	18%	23%
2	Ap Lei Chau Market	Yes	63	63	63	95%	95%	97%	5%	5%	3%
3	Centre Street Market	Yes	46	46	46	74%	72%	72%	26%	28%	28%
4	Chai Wan Market	Yes	174	174	174	92%	84%	84%	8%	16%	16%
5	FEHD Skylight Market ^c	Yes	36	36	36	100%	100%	97%	0%	0%	3%
6	Lei Yue Mun Market	Yes	20	20	20	90%	90%	90%	10%	10%	10%
7	Luen Wo Hui Market	Yes	338	338	338	99%	99%	97%	1%	1%	3%
8	Mong Kok Cooked Food Market	Yes	14	14	14	100%	100%	86%	0%	0%	14%
9	Peng Chau Market	Yes	18	18	18	89%	89%	89%	11%	11%	11%
10	Queen Street Cooked Food Market	Yes	11	11	11	100%	100%	100%	0%	0%	0%
11	Sai Ying Pun Market	Yes	93	93	93	89%	90%	85%	11%	10%	15%
12	San Hui Market	Yes	324	324	324	94%	96%	95%	6%	4%	5%
13	Sha Tin Market	Yes	172	172	172	99%	98%	96%	1%	2%	4%
14	Shek Wu Hui Market	Yes	393	393	393	99%	99%	98%	1%	1%	2%
15	Tai Kiu Market	Yes	379	379	379	97%	94%	93%	3%	6%	7%
16	Tai Kok Tsui Market	Yes	135	135	135	96%	94%	90%	4%	6%	10%
17	Tai Po Hui Market	Yes	313	313	313	98%	99%	99%	2%	1%	1%
18	Tsing Yi Market	Yes	76	76	76	96%	95%	95%	4%	5%	5%
19	Wan Chai Market	Yes	50	50	50	98%	98%	100%	2%	2%	0%
20	Yan Oi Market	Yes	108	108	108	95%	94%	93%	5%	6%	7%
21	Yee On Street Market	Yes	65	65	65	54%	51%	46%	46%	49%	54%
22	Yue Wan Market	Yes	380	380	380	93%	92%	89%	7%	8%	11%
23	FEHD Sunlight Market ^d	Yes	N.A.	N.A.	36	N.A.	N.A.	78%	N.A.	N.A.	22%
24	Aberdeen Market ^e	Yes	N.A.	N.A.	137	N.A.	N.A.	84%	N.A.	N.A.	16%
25	Lai Wan Market ^f	Yes	42	42	30	95%	93%	N.A.	5%	7%	N.A.
26	Tai Wai Market	Yes	184	184	184	95%	91%	94%	5%	9%	6%
27	Bowrington Road Market	Only in cooked food centre (CFC)	296	296	296	90%	88%	87%	10%	12%	13%
28	Hung Hom Market	Only in CFC	224	224	224	96%	94%	96%	4%	6%	4%

Serial number	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December ^a			Vacancy rate as at 31 December ^b		
			2021	2022	2023	2021	2022	2023	2021	2022	2023
29	Java Road Market	Only in CFC	194	194	194	93%	84%	77%	7%	16%	23%
30	Lockhart Road Market	Only in CFC	166	166	166	79%	76%	74%	21%	24%	26%
31	Pei Ho Street Market	Only in CFC	234	234	234	98%	95%	93%	2%	5%	7%
32	Sai Wan Ho Market	Only in CFC	274	274	274	97%	96%	91%	3%	4%	9%
33	Sheung Wan Market	Only in CFC	223	223	223	97%	95%	93%	3%	5%	7%
34	Smithfield Market	Only in CFC	216	216	216	99%	97%	96%	1%	3%	4%
35	Tai Shing Street Market	Only in CFC	441	442	442	90%	89%	87%	10%	11%	13%
36	To Kwa Wan Market	Only in CFC	267	267	267	96%	91%	88%	4%	9%	12%
37	Wong Nai Chung Market	Only in CFC	69	69	69	97%	94%	88%	3%	6%	12%
38	Causeway Bay Market	No	51	51	51	100%	98%	96%	0%	2%	4%
39	Chai Wan Kok Cooked Food Market	No	32	32	32	78%	78%	75%	22%	22%	25%
40	Cheung Chau Cooked Food Market	No	17	17	17	100%	94%	94%	0%	6%	6%
41	Cheung Chau Market	No	243	243	243	96%	96%	95%	4%	4%	5%
42	Cheung Tat Road Cooked Food Market	No	12	12	12	100%	100%	75%	0%	0%	25%
43	Choi Hung Road Market ^h	No	116	N.A.	N.A.	49%	N.A.	N.A.	51%	N.A.	N.A.
44	Electric Road Market	No	99	99	99	77%	75%	63%	23%	25%	37%
45	Fa Yuen Street Market	No	180	180	180	87%	88%	82%	13%	12%	18%
46	Fo Tan (East) Cooked Food Market	No	24	24	24	100%	100%	100%	0%	0%	0%
47	Fo Tan (West) Cooked Food Market	No	15	15	15	100%	100%	100%	0%	0%	0%
48	Haiphong Road Temporary Market	No	80	80	77	69%	70%	75%	31%	30%	25%
49	Heung Che Street Market	No	225	225	225	93%	93%	96%	7%	7%	4%
50	Hung Cheung Cooked Food Market	No	11	11	11	73%	73%	73%	27%	27%	27%
51	Hung Shui Kiu Temporary Market	No	172	172	172	63%	55%	52%	37%	45%	48%
52	Ka Ting Cooked Food Market	No	14	14	14	64%	64%	64%	36%	36%	36%
53	Kam Tin Market	No	41	41	40	95%	95%	98%	5%	5%	2%
54	Kik Yeung Road Cooked Food Market	No	14	14	14	100%	100%	100%	0%	0%	0%
55	Kin Wing Cooked Food Market	No	17	17	17	100%	100%	100%	0%	0%	0%
56	Kin Yip Street Cooked Food Market	No	14	14	14	100%	100%	100%	0%	0%	0%

Annex I
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Serial number	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December ^a			Vacancy rate as at 31 December ^b		
			2021	2022	2023	2021	2022	2023	2021	2022	2023
57	Kowloon City Market	No	581	581	581	88%	87%	83%	12%	13%	17%
58	Kut Shing Street Cooked Food Market	No	11	11	11	91%	91%	91%	9%	9%	9%
59	Kwai Shun Street Cooked Food Market	No	11	11	11	91%	91%	91%	9%	9%	9%
60	Kwu Tung Market Shopping Centre	No	98	98	98	98%	95%	93%	2%	5%	7%
61	Kwun Tong Ferry Concourse Cooked Food Market ^c	No	29	29	N.A.	90%	72%	N.A.	10%	28%	N.A.
62	Kwun Chung Market	No	218	218	218	64%	64%	63%	36%	36%	37%
63	Lam Tei Market	No	7	7	7	29%	71%	100%	71%	29%	0%
64	Lau Fau Shan Market	No	25	25	25	68%	68%	68%	32%	32%	32%
65	Mui Wo Cooked Food Market	No	20	20	20	100%	100%	100%	0%	0%	0%
66	Mui Wo Market	No	35	35	35	100%	94%	97%	0%	6%	3%
67	Nam Long Shan Road Cooked Food Market	No	28	28	28	79%	79%	71%	21%	21%	29%
68	Ngau Chi Wan Market	No	402	402	402	82%	81%	80%	18%	19%	20%
69	Ngau Tau Kok Market	No	466	466	466	84%	82%	80%	16%	18%	20%
70	North Kwai Chung Market	No	222	222	222	86%	88%	87%	14%	12%	13%
71	North Point Market	No	42	42	42	86%	86%	95%	14%	14%	5%
72	On Ching Road Flower Market	No	13	13	13	100%	100%	100%	0%	0%	0%
73	Plover Cove Road Market	No	244	244	244	77%	78%	76%	23%	22%	24%
74	Po On Road Market	No	449	450	450	89%	83%	81%	11%	17%	19%
75	Quarry Bay Market	No	113	113	113	65%	61%	54%	35%	39%	46%
76	Sai Kung Market	No	209	209	209	97%	92%	90%	3%	8%	10%
77	Sha Tau Kok Market	No	66	66	66	98%	100%	98%	2%	0%	2%
78	Sham Tseng Temporary Market	No	29	29	29	97%	90%	93%	3%	10%	7%
79	Shek Tong Tsui Market	No	151	151	151	90%	85%	82%	10%	15%	18%
80	Sheung Fung Street Market	No	71	83	83	96%	94%	89%	4%	6%	11%
81	Shui Wo Street Market	No	302	302	302	96%	95%	91%	4%	5%	9%
82	Stanley Waterfront Mart	No	20	20	20	60%	75%	65%	40%	25%	35%
83	Sze Shan Street Cooked Food Market	No	17	17	17	82%	82%	65%	18%	18%	35%
84	Tai O Market	No	26	26	26	92%	88%	88%	8%	12%	12%

Serial number	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December ^a			Vacancy rate as at 31 December ^b		
			2021	2022	2023	2021	2022	2023	2021	2022	2023
85	Tai Tong Road Cooked Food Market	No	18	18	18	100%	100%	100%	0%	0%	0%
86	Tang Lung Chau Market	No	34	34	34	82%	79%	74%	18%	21%	26%
87	Tin Wan Market	No	180	180	180	96%	93%	86%	4%	7%	14%
88	Tsing Yeung Cooked Food Market	No	18	18	18	100%	94%	94%	0%	6%	6%
89	Tsuen Wan Market	No	370	370	370	89%	88%	87%	11%	12%	13%
90	Tsun Yip Cooked Food Market	No	56	56	56	91%	91%	95%	9%	9%	5%
91	Tung Chau Street Temporary Market	No	244	244	244	50%	48%	65%	50%	52%	35%
92	Tung Yick Market	No	446	446	446	39%	38%	38%	61%	62%	62%
93	Tung Yuen Street Cooked Food Market	No	8	8	8	100%	100%	100%	0%	0%	0%
94	Wing Fong Street Market	No	114	114	114	88%	80%	75%	12%	20%	25%
95	Wo Yi Hop Road Cooked Food Market	No	18	18	18	78%	78%	78%	22%	22%	22%
96	Yau Ma Tei Market	No	144	144	144	85%	85%	83%	15%	15%	17%
97	Yeung Uk Road Market	No	318	318	318	92%	90%	89%	8%	10%	11%
98	Yue Kwong Road Market	No	196	197	197	90%	90%	84%	10%	10%	16%

Note 1:

- ^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 FEHD Skylight Market (in Tin Shui Wai, Yuen Long) was commissioned in December 2020.
- ^d FEHD Sunlight Market was commissioned in March 2023.
- ^e The overhaul works of Aberdeen Market commenced in November 2021, and the market was re-opened in March 2023 after the overhaul works.
- ^f The overhaul works of Lai Wan Market commenced in February 2023, and the market was re-opened in February 2024 after the overhaul works.
- ^g Kwun Tong Ferry Concourse Cooked Food Market was closed in July 2023.
- ^h Choi Hung Road Market was closed in March 2022.

Note 2: Each stall of FEHD Skylight Market, FEHD Sunlight Market and Lai Wan Market is installed with an air-conditioner, while other areas of the markets rely on natural ventilation.

Note 3: Cooked food centres are located in the public markets.

Market stalls allegedly used for storage		2021	2022	2023
(i)	Number of complaints received	17	5	15
(ii)	Number of verbal warnings	30	34	46
(iii)	Number of warning letters	4	18	23
(iv)	Number of stall tenancies terminated	0	0	0

- End -