

CONTROLLING OFFICER'S REPLY

EEB(F)077

(Question Serial No. 2372)

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 (Donald NG)

Director of Bureau: Secretary for Environment and Ecology

Question:

An audit report found that there was an upward trend in the vacancy rate of public markets. Regarding the stall vacancies in markets, please advise this Committee of the following:

1. Please set out in tabular form the number of vacant market stalls in the past 3 years, with a breakdown by district.
2. What overhaul or redevelopment projects have been taken forward since the implementation of the Market Modernisation Programme (MMP)?
3. What were the expenditure and staff establishment involved in the MMP in the past 3 years?
4. How does the Government evaluate the effectiveness of the pilot scheme on stall enhancement and stall concessions in addressing the issue of stall vacancies in markets?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 31)

Reply:

1. The information sought is in Annex.
2. to 4. The Food and Environmental Hygiene Department (FEHD) is taking forward the Market Modernisation Programme (MMP) to implement projects of various scales at suitable venues, including overhaul or redevelopment, 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. FEHD will continue to take forward the overhaul or redevelopment projects in Ngau Tau Kok Market and Kowloon City Market.

As for stall enhancement, the first project is carried out in Queen Street Cooked Food Market (CFM) with a cost of about \$9.5 million. The CFM resumed full operation in September 2024. At present, the daily average patronage of the CFM is about 1 600, an increase of about 20% from that before the works. Stall tenants indicated that the enhancement works have improved the operating environment.

Many members of the public have also expressed that the enhanced CFM offers a contemporary feel and a clean and comfortable dining environment. As at 31 December 2024, the occupancy rate of Queen Street CFM is 100%. In view of the effectiveness of the stall enhancement project in Queen Street CFM and the positive feedbacks from stall tenants and the public, FEHD will continue to identify other suitable venues for stall enhancement works.

With regard to minor refurbishment or improvement works, FEHD has carried out the relevant works in 16 markets. As at 31 January 2025, the works in 15 markets have been completed, while those in the remaining Nam Long Shan Road CFM are expected to be completed in 2025. The project estimates for taking forward the 16 afore-mentioned minor refurbishment or improvement works are about \$86.19 million in total.

FEHD has restored the past arrangement of putting up long-standing vacant stalls that could not be let out in public markets for open auction at reduced upset prices since May 2024, so as to increase the occupancy rate and put long-standing vacant market stalls to better use. Under this arrangement, the upset prices for the stalls in an open auction will be initially set at 80% of the open market rent if the stalls have been vacant for over 6 months, and at 60% if the vacant period is over 8 months. From May 2024 to 31 December 2024, a total of 60 stalls have been successfully let out under this scheme, showing that the afore-mentioned arrangement facilitates the letting out of more stalls. In addition, FEHD implemented a trial arrangement of letting out public market stalls on a first-come, first-served basis from October to December 2024. Stalls which have not been let out in open auctions were made available for renting by members of the public at their upset prices on a first-come, first-served basis.

The MMP is mainly implemented by FEHD with the assistance of the Architectural Services Department (ArchSD). The relevant staff establishments and recurrent expenditures are included in the Estimates of Expenditure of both departments under Head 49 and Head 25. As the Market Development Division (MDD) under FEHD which is responsible for the MMP is also responsible for other duties relating to public market development (e.g. new public market development projects, enhancements to market management and market consolidation/closure, etc.), and the relevant team of ArchSD is also responsible for the works projects of new public markets apart from those under the MMP, we do not keep a separate breakdown of the manpower and expenditure involved in the MMP.

The expenditure and staff establishment of the MDD under FEHD and the relevant team of ArchSD in the past 3 years are as follows:

Financial year	MDD under FEHD		Dedicated team of ArchSD	
	Staff establishment	Expenditure (\$ million)	Staff establishment	Expenditure (\$ million)
2022-23	37	33.37	27	24.78
2023-24	36	35.05	27	25.52
2024-25	36	34.97 (Revised estimate)	27	27.15 (Revised estimate)

District	Name of public market	Number of stalls			Number of vacant stalls ^a		
		2022	2023	2024	2022	2023	2024
Eastern	Yue Wan Market	380	380	380	32	41	57
	Chai Wan Market	174	174	174	27	28	33
	Kut Shing Street CFM	11	11	11	1	1	2
	Java Road Market	194	194	194	31	45	61
	Electric Road Market	99	99	99	25	37	40
	Sai Wan Ho Market	274	274	274	11	24	25
	Quarry Bay Market	113	113	113	44	52	58
	North Point Market	42	42	42	6	2	8
	Aldrich Bay Market	71	71	71	13	16	20
Wan Chai	Bowrington Road Market	296	296	296	35	39	48
	Tang Lung Chau Market	34	34	34	7	9	9
	Wong Nai Chung Market	69	69	69	4	8	14
	Lockhart Road Market	166	166	166	40	43	41
	Wan Chai Market	50	50	50	1	0	1
	Causeway Bay Market	51	51	51	1	2	2
Central and Western	Sheung Wan Market	223	223	223	12	16	24
	Sai Ying Pun Market	93	93	93	9	14	16
	Centre Street Market	46	46	46	13	13	13
	Smithfield Market	216	216	216	6	9	9
	Shek Tong Tsui Market	151	151	151	22	27	20
	Queen Street CFM	11	11	11	0	0	0
Southern	Aberdeen Market ^b	N.A.	137	137	N.A.	22	23
	Nam Long Shan Road CFM	28	28	28	6	8	11
	Tin Wan Market	180	180	180	12	25	33
	Yue Kwong Road Market	197	197	197	19	32	53
	Ap Lei Chau Market	63	63	63	3	2	2
	Stanley Waterfront Mart	20	20	20	5	7	16

District	Name of public market	Number of stalls			Number of vacant stalls ^a		
		2022	2023	2024	2022	2023	2024
Islands	Tai O Market	26	26	26	3	3	2
	Peng Chau Market	18	18	18	2	2	3
	Mui Wo Market	35	35	35	2	1	2
	Cheung Chau Market	243	243	243	10	12	14
	Mui Wo CFM	20	20	20	0	0	0
	Cheung Chau CFM	17	17	17	1	1	1
	FEHD Sunlight Market ^c	N.A.	36	36	N.A.	8	7
Kwun Tong	Ngau Tau Kok Market	466	466	466	85	94	111
	Shui Wo Street Market	302	302	302	14	27	52
	Yee On Street Market	65	65	65	32	35	37
	Tsun Yip CFM	56	56	56	5	3	3
	Kwun Tong Ferry Concourse CFM ^d	29	N.A.	N.A.	8	N.A.	N.A.
	Sze Shan Street CFM	17	17	16	3	6	5
	Tung Yuen Street CFM	8	8	8	0	0	0
	Lei Yue Mun Market	20	20	20	2	2	2
Kowloon City	To Kwa Wan Market	267	267	267	23	33	44
	Kowloon City Market	581	581	581	78	97	118
	Hung Hom Market	224	224	224	13	8	11
	On Ching Road Flower Market	13	13	13	0	0	0
Wong Tai Sin	Ngau Chi Wan Market	402	402	402	77	80	70
	Tai Shing Street Market	442	442	443	49	56	60
	Sheung Fung Street Market	83	83	83	5	9	10
Yau Tsim Mong	Fa Yuen Street Market	180	180	180	22	32	40
	Mong Kok CFM	14	14	14	0	2	3
	Tai Kok Tsui Market	135	135	135	8	13	10
	Haiphong Road Temporary Market	80	77	77	24	19	19
	Kwun Chung Market	218	218	218	78	80	81
	Yau Ma Tei Market	144	144	144	21	25	35

District	Name of public market	Number of stalls			Number of vacant stalls ^a		
		2022	2023	2024	2022	2023	2024
Sham Shui Po	Po On Road Market	450	450	450	75	84	94
	Pei Ho Street Market	234	234	234	12	16	23
	Tung Chau Street Temporary Market	244	244	176	128	85	24
	Lai Wan Market ^e	42	30	30	3	N.A.	1
Kwai Tsing	Wing Fong Street Market	114	114	114	23	28	28
	Ka Ting CFM	14	14	14	5	5	5
	Wo Yi Hop Road CFM	18	18	18	4	4	7
	North Kwai Chung Market	222	222	222	26	29	45
	Cheung Tat Road CFM	12	12	12	0	3	3
	Kwai Shun Street CFM	11	11	11	1	1	2
	Tsing Yi Market	76	76	76	4	4	8
Tsuen Wan	Yeung Uk Road Market	318	318	318	31	36	50
	Heung Che Street Market	225	225	225	15	9	14
	Chai Wan Kok CFM	32	32	32	7	8	8
	Tsuen Wan Market	370	370	370	45	48	72
	Sham Tseng Temporary Market	29	29	29	3	2	9
Tuen Mun	Lam Tei Market	7	7	7	2	0	1
	Hung Cheung CFM	11	11	11	3	3	3
	Kin Wing CFM	17	17	17	0	0	0
	San Hui Market	324	324	324	13	15	19
	Yan Oi Market	108	108	108	7	8	10
	Tsing Yeung CFM	18	18	18	1	1	2
Yuen Long	Kam Tin Market	41	40	40	2	1	0
	Lau Fau Shan Market	25	25	25	8	8	9
	Kik Yeung Road CFM	14	14	14	0	0	0
	Tai Kiu Market	379	379	379	22	28	34
	Tai Tong Road CFM	18	18	18	0	0	0
	Kin Yip Street CFM	14	14	14	0	0	0

District	Name of public market	Number of stalls			Number of vacant stalls ^a		
		2022	2023	2024	2022	2023	2024
	Hung Shui Kiu Temporary Market	172	172	172	77	82	94
	Tung Yick Market	446	446	446	275	278	284
	FEHD Skylight Market	36	36	40	0	1	0
North	Sha Tau Kok Market	66	66	66	0	1	2
	Shek Wu Hui Market	393	393	393	5	9	20
	Kwu Tung Market Shopping Centre	98	98	98	5	7	9
	Luen Wo Hui Market	338	338	354	5	9	16
Tai Po	Tai Po Hui Market	313	313	313	2	3	2
	Plover Cove Road Market	244	244	244	54	59	64
Sai Kung	Sai Kung Market	209	209	209	17	21	28
Sha Tin	Sha Tin Market	172	172	172	4	7	9
	Tai Wai Market	184	184	184	16	11	8
	Fo Tan (East) CFM	24	24	24	0	0	0
	Fo Tan (West) CFM	15	15	15	0	0	1

Remarks:

- ^a The number of vacant stalls includes the stalls set aside for designated purposes (such as for use by government departments and for supporting stall repair or improvement works, etc.).
- ^b The overhaul works of Aberdeen Market commenced in November 2021, and the market was re-opened in March 2023 after the overhaul works.
- ^c FEHD Sunlight Market was commissioned in March 2023.
- ^d Kwun Tong Ferry Concourse CFM was closed in July 2023.
- ^e The overhaul works of Lai Wan Market commenced in February 2023, and the market was re-opened in February 2024 after the overhaul works.