

CONTROLLING OFFICER'S REPLY

EEB(F)121

(Question Serial No. 2024)

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:

One of the aims of the Food and Environmental Hygiene Department is to enhance the viability of existing public markets. In this connection, please advise this Committee of the following:

- (a) Please set out in tabular form (i) the number of stalls; (ii) the number of let-out stalls; (iii) the number of vacant stalls; and (iv) the vacancy rate of each public market in the past 3 years.
- (b) Has the Department assessed the business turnover and patronage of each public market or individual stalls in each public market? If yes, what are the details, assessment methods and figures? If no, what are the reasons?
- (c) What are the criteria used by the Government for renewing the tenancies of public market stalls at present?
- (d) Has the Department assessed the positive benefits that could be brought about if the comparison of business turnover or patronage among similar stalls on the same floor in the same market is adopted as a criterion for tenancy renewal of a public market stall? If yes, please set out the positive benefits. If no, what are the reasons?
- (e) Will the Department consider using the comparison of business turnover or patronage among similar stalls on the same floor in the same market as a criterion for tenancy renewal? If yes, what are the details and timetable? If no, what are the reasons?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 11)

Reply:

- (a) The information sought is provided in Annex I.
- (b) The Food and Environmental Hygiene Department has installed a people counting system in some of its public markets and the relevant information is provided in Annex II. The Department does not collect information on the business turnover of each public market or individual stalls in each public market.

(c) to (e) Public markets are public facilities for the general public to shop for fresh provisions. The Government will take into account the overall public interest and the needs of the residents when managing and operating them. Vacant market stalls, unlike private commercial retail premises, are currently let out by the Department through public auction or ballot to ensure that they are allocated to the interested tenants on an impartial basis. Moreover, since 2020, no automatic tenancy renewal arrangement is available for public market stalls allocated through open auction or ballot. Tenancy of stalls, upon expiry, will be handled according to the prevailing rental arrangements. The Department will act in accordance with a fair mechanism by taking into account, during the process, relevant factors such as the proper trade mix for individual markets at that time, instead of using the business turnover or patronage of individual stalls as the sole consideration.

Nevertheless, the Government has maintained communication with Members and stakeholders on the way forward for public markets. We have also received different views on the positioning and functions of public markets and the way forward. These views will be carefully considered when the Government rolls out measures to enhance market operation/management (including tenancy arrangements).

**Number of stalls, number of let-out stalls, number of vacant stalls and
vacancy rate of markets**

Serial Number	Name of market	Number of stalls (as at 31 December)			Number of let-out stalls (as at 31 December)			Number of vacant stalls (of which frozen ^a)			Vacancy rate ^a		
		2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
1	Yue Wan Market	380	380	380	348	339	323	32(0)	41(0)	57(57)	8%	11%	15%
2	Chai Wan Market	174	174	174	147	146	141	27(0)	28(0)	33(33)	16%	16%	19%
3	Kut Shing Street Cooked Food Market	11	11	11	10	10	9	1(0)	1(0)	2(2)	9%	9%	18%
4	Java Road Market	194	194	194	163	149	133	31(0)	45(0)	61(24)	16%	23%	31%
5	Electric Road Market	99	99	99	74	62	59	25(0)	37(0)	40(40)	25%	37%	40%
6	Sai Wan Ho Market	274	274	274	263	250	249	11(0)	24(0)	25(0)	4%	9%	9%
7	Quarry Bay Market	113	113	113	69	61	55	44(34)	52(33)	58(1)	39%	46%	51%
8	North Point Market	42	42	42	36	40	34	6(0)	2(0)	8(8)	14%	5%	19%
9	Aldrich Bay Market	71	71	71	58	55	51	13(0)	16(0)	20(3)	18%	23%	28%
10	Bowrington Road Market	296	296	296	261	257	248	35(35)	39(39)	48(0)	12%	13%	16%
11	Tang Lung Chau Market	34	34	34	27	25	25	7(7)	9(9)	9(0)	21%	26%	26%
12	Wong Nai Chung Market	69	69	69	65	61	55	4(4)	8(8)	14(0)	6%	12%	20%
13	Lockhart Road Market	166	166	166	126	123	125	40(40)	43(43)	41(0)	24%	26%	25%
14	Wan Chai Market	50	50	50	49	50	49	1(0)	0(0)	1(0)	2%	0%	2%
15	Causeway Bay Market	51	51	51	50	49	49	1(1)	2(2)	2(2)	2%	4%	4%
16	Sheung Wan Market	223	223	223	211	207	199	12(0)	16(0)	24(17)	5%	7%	11%
17	Sai Ying Pun Market	93	93	93	84	79	77	9(0)	14(0)	16(11)	10%	15%	17%
18	Centre Street Market	46	46	46	33	33	33	13(5)	13(5)	13(13)	28%	28%	28%
19	Smithfield Market	216	216	216	210	207	207	6(0)	9(0)	9(5)	3%	4%	4%
20	Shek Tong Tsui Market	151	151	151	129	124	131	22(0)	27(0)	20(1)	15%	18%	13%
21	Queen Street Cooked Food Market	11	11	11	11	11	11	0(0)	0(0)	0(0)	0%	0%	0%
22	Aberdeen Market ^b	N.A.	137	137	N.A.	115	114	N.A.	22(0)	23(0)	N.A.	16%	17%
23	Nam Long Shan Road Cooked Food Market	28	28	28	22	20	17	6(6)	8(5)	11(11)	21%	29%	39%

Serial Number	Name of market	Number of stalls (as at 31 December)			Number of let-out stalls (as at 31 December)			Number of vacant stalls (of which frozen ^a)			Vacancy rate ^a		
		2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
24	Tin Wan Market	180	180	180	168	155	147	12(0)	25(0)	33(0)	7%	14%	18%
25	Yue Kwong Road Market	197	197	197	178	165	144	19(0)	32(0)	53(0)	10%	16%	27%
26	Ap Lei Chau Market	63	63	63	60	61	61	3(0)	2(0)	2(0)	5%	3%	3%
27	Stanley Waterfront Mart	20	20	20	15	13	4	5(0)	7(0)	16(0)	25%	35%	80%
28	Tai O Market	26	26	26	23	23	24	3(0)	3(0)	2(0)	12%	12%	8%
29	Peng Chau Market	18	18	18	16	16	15	2(0)	2(0)	3(0)	11%	11%	17%
30	Mui Wo Market	35	35	35	33	34	33	2(0)	1(0)	2(0)	6%	3%	6%
31	Cheung Chau Market	243	243	243	233	231	229	10(1)	12(0)	14(0)	4%	5%	6%
32	Mui Wo Cooked Food Market	20	20	20	20	20	20	0(0)	0(0)	0(0)	0%	0%	0%
33	Cheung Chau Cooked Food Market	17	17	17	16	16	16	1(0)	1(0)	1(1)	6%	6%	6%
34	FEHD Sunlight Market ^c	N.A.	36	36	N.A.	28	29	N.A.	8(0)	7(0)	N.A.	22%	19%
35	Ngau Tau Kok Market	466	466	466	381	372	355	85(66)	94(75)	111 (111)	18%	20%	24%
36	Shui Wo Street Market	302	302	302	288	275	250	14(2)	27(2)	52(3)	5%	9%	17%
37	Yee On Street Market	65	65	65	33	30	28	32(32)	35(35)	37(37)	49%	54%	57%
38	Tsun Yip Cooked Food Market	56	56	56	51	53	53	5(5)	3(3)	3(0)	9%	5%	5%
39	Kwun Tong Ferry Concourse Cooked Food Market ^d	29	N.A.	N.A.	21	N.A.	N.A.	8(8)	N.A.	N.A.	28%	N.A.	N.A.
40	Sze Shan Street Cooked Food Market	17	17	16	14	11	11	3(3)	6(6)	5(0)	18%	35%	31%
41	Tung Yuen Street Cooked Food Market	8	8	8	8	8	8	0(0)	0(0)	0(0)	0%	0%	0%
42	Lei Yue Mun Market	20	20	20	18	18	18	2(1)	2(1)	2(2)	10%	10%	10%
43	To Kwa Wan Market	267	267	267	244	234	223	23(0)	33(0)	44(8)	9%	12%	16%
44	Kowloon City Market	581	581	581	503	484	463	78(0)	97(0)	118 (118)	13%	17%	20%
45	Hung Hom Market	224	224	224	211	216	213	13(0)	8(0)	11(0)	6%	4%	5%

Annex I
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Serial Number	Name of market	Number of stalls (as at 31 December)			Number of let-out stalls (as at 31 December)			Number of vacant stalls (of which frozen ^a)			Vacancy rate ^a		
		2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
46	On Ching Road Flower Market	13	13	13	13	13	13	0(0)	0(0)	0(0)	0%	0%	0%
47	Ngau Chi Wan Market	402	402	402	325	322	332	77(54)	80(54)	70(0)	19%	20%	17%
48	Tai Shing Street Market	442	442	443	393	386	383	49(33)	56(4)	60(1)	11%	13%	13%
49	Sheung Fung Street Market	83	83	83	78	74	73	5(0)	9(0)	10(0)	6%	11%	12%
50	Fa Yuen Street Market	180	180	180	158	148	140	22(5)	32(5)	40(0)	12%	18%	22%
51	Mong Kok Cooked Food Market	14	14	14	14	12	11	0(0)	2(0)	3(0)	0%	14%	21%
52	Tai Kok Tsui Market	135	135	135	127	122	125	8(0)	13(0)	10(0)	6%	10%	7%
53	Po On Road Market	450	450	450	375	366	356	75(74)	84(83)	94(0)	17%	19%	21%
54	Pei Ho Street Market	234	234	234	222	218	211	12(12)	16(16)	23(0)	5%	7%	10%
55	Tung Chau Street Temporary Market	244	244	176	116	159	152	128 (128)	85(85)	24(10)	52%	35%	14%
56	Lai Wan Market ^c	42	30	30	39	N.A.	29	3(3)	N.A.	1(0)	7%	N.A.	3%
57	Haiphong Road Temporary Market	80	77	77	56	58	58	24(19)	19(15)	19(1)	30%	25%	25%
58	Kwun Chung Market	218	218	218	140	138	137	78(78)	80(80)	81(81)	36%	37%	37%
59	Yau Ma Tei Market	144	144	144	123	119	109	21(20)	25(21)	35(2)	15%	17%	24%
60	Wing Fong Street Market	114	114	114	91	86	86	23(0)	28(0)	28(0)	20%	25%	25%
61	Ka Ting Cooked Food Market	14	14	14	9	9	9	5(5)	5(5)	5(5)	36%	36%	36%
62	Wo Yi Hop Road Cooked Food Market	18	18	18	14	14	11	4(0)	4(0)	7(7)	22%	22%	39%
63	North Kwai Chung Market	222	222	222	196	193	177	26(0)	29(0)	45(45)	12%	13%	20%

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		2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
64	Cheung Tat Road Cooked Food Market	12	12	12	12	9	9	0(0)	3(0)	3(3)	0%	25%	25%
65	Kwai Shun Street Cooked Food Market	11	11	11	10	10	9	1(1)	1(1)	2(1)	9%	9%	18%
66	Tsing Yi Market	76	76	76	72	72	68	4(0)	4(0)	8(0)	5%	5%	10%
67	Yeung Uk Road Market	318	318	318	287	282	268	31(31)	36(36)	50(50)	10%	11%	16%
68	Heung Che Street Market	225	225	225	210	216	211	15(15)	9(9)	14(1)	7%	4%	6%
69	Chai Wan Kok Cooked Food Market	32	32	32	25	24	24	7(7)	8(8)	8(8)	22%	25%	25%
70	Tsuen Wan Market	370	370	370	325	322	298	45(45)	48(48)	72(3)	12%	13%	19%
71	Sham Tseng Temporary Market	29	29	29	26	27	20	3(3)	2(2)	9(2)	10%	7%	31%
72	Lam Tei Market	7	7	7	5	7	6	2(0)	0(0)	1(0)	29%	0%	14%
73	Hung Cheung Cooked Food Market	11	11	11	8	8	8	3(0)	3(0)	3(0)	27%	27%	27%
74	Kin Wing Cooked Food Market	17	17	17	17	17	17	0(0)	0(0)	0(0)	0%	0%	0%
75	San Hui Market	324	324	324	311	309	305	13(0)	15(0)	19(0)	4%	5%	6%
76	Yan Oi Market	108	108	108	101	100	98	7(0)	8(0)	10(0)	6%	7%	9%
77	Tsing Yeung Cooked Food Market	18	18	18	17	17	16	1(0)	1(0)	2(2)	6%	6%	11%
78	Kam Tin Market	41	40	40	39	39	40	2(0)	1(0)	0(0)	5%	2%	0%
79	Lau Fau Shan Market	25	25	25	17	17	16	8(3)	8(3)	9(0)	32%	32%	36%
80	Kik Yeung Road Cooked Food Market	14	14	14	14	14	14	0(0)	0(0)	0(0)	0%	0%	0%
81	Tai Kiu Market	379	379	379	357	351	345	22(0)	28(0)	34(0)	6%	7%	9%
82	Tai Tong Road Cooked Food Market	18	18	18	18	18	18	0(0)	0(0)	0(0)	0%	0%	0%

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		2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
83	Kin Yip Street Cooked Food Market	14	14	14	14	14	14	0(0)	0(0)	0(0)	0%	0%	0%
84	Hung Shui Kiu Temporary Market	172	172	172	95	90	78	77(22)	82(22)	94(94)	45%	48%	55%
85	Tung Yick Market	446	446	446	171	168	162	275 (275)	278 (278)	284 (284)	62%	62%	64%
86	FEHD Skylight Market	36	36	40	36	35	40	0(0)	1(0)	0(0)	0%	3%	0%
87	Sha Tau Kok Market	66	66	66	66	65	64	0(0)	1(0)	2(0)	0%	2%	3%
88	Shek Wu Hui Market	393	393	393	388	384	373	5(0)	9(0)	20(0)	1%	2%	5%
89	Kwu Tung Market Shopping Centre	98	98	98	93	91	89	5(0)	7(0)	9(0)	5%	7%	9%
90	Luen Wo Hui Market	338	338	354	333	329	338	5(0)	9(0)	16(3)	1%	3%	4%
91	Tai Po Hui Market	313	313	313	311	310	311	2(0)	3(0)	2(2)	1%	1%	1%
92	Plover Cove Road Market	244	244	244	190	185	180	54(54)	59(51)	64(63)	22%	24%	26%
93	Sai Kung Market	209	209	209	192	188	181	17(0)	21(0)	28(0)	8%	10%	13%
94	Sha Tin Market	172	172	172	168	165	163	4(0)	7(0)	9(0)	2%	4%	5%
95	Tai Wai Market	184	184	184	168	173	176	16(0)	11(0)	8(1)	9%	6%	4%
96	Fo Tan (East) Cooked Food Market	24	24	24	24	24	24	0(0)	0(0)	0(0)	0%	0%	0%
97	Fo Tan (West) Cooked Food Market	15	15	15	15	15	14	0(0)	0(0)	1(1)	0%	0%	7%

Remarks:

- a. 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 Cooked Food Market 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.

Patronage of markets installed with people counting system

District	Name of market	Average daily patronage in the past year* (rounded to nearest hundred)
Eastern	Java Road Market	7 600
	North Point Market	1 100
Wan Chai	Causeway Bay Market	3 100
Central and Western	Shek Tong Tsui Market	7 700
	Queen Street Cooked Food Market ^{&}	1 600
Southern	Aberdeen Market	12 000
Islands	FEHD Sunlight Market	1 900
Kwun Tong	Ngau Tau Kok Market	26 500
Kowloon City	To Kwa Wan Market	11 400
	Kowloon City Market	13 300
	Hung Hom Market	10 900
Wong Tai Sin	Tai Shing Street Market	23 100
Sham Shui Po	Pei Ho Street Market	34 400
	Lai Wan Market	8 800
Kwai Tsing	North Kwai Chung Market	10 500
Tsuen Wan	Yeung Uk Road Market	32 300
Yuen Long	FEHD Skylight Market	7 700
Tai Po	Tai Po Hui Market	30 500
Sha Tin	Tai Wai Market	20 800

Remarks:

* The average daily patronage is calculated on the basis of the figures from 1 March 2024 to 28 February 2025.

[&] Queen Street Cooked Food Market resumed full operation on 12 September 2024 after stall enhancement works. Its daily average patronage is calculated on the basis of the figures from that day to 28 February 2025.