

**CONTROLLING OFFICER'S REPLY**

**EEB(F)129**

**(Question Serial No. 1348)**

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:

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

1. the number of stalls, occupancy rate and vacancy rate of each public market (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;
3. the public market projects completed, under planning and launched under the Market Modernisation Programme, and the expenditures involved;
4. whether there is any increase in the current patronage of Aberdeen Market and Lai Wan Market after the overhaul works, and the average daily patronage;
5. whether consideration will be given to rearranging the stalls on market floors with a higher vacancy rate so as to better utilise the vacant stalls as community facilities; if yes, the details; if no, the reasons; and
6. whether reference will be drawn from the Housing Authority's Well Being • Start-Up programme to offer the vacant stalls rent-free to young people to start their business, or even turn some of the vacant market stalls into holiday bazaars for grass-root individuals and young people to sell handicrafts and speciality foods. If yes, what are the details?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 26)

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 is set out in **Annex I**.
2. The number of complaints received by the Food and Environmental Hygiene Department (FEHD) 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. & 4. FEHD is taking forward the Market Modernisation Programme to implement projects of various scales at suitable markets, including overhaul or redevelopment of markets, stall enhancement, as well as minor refurbishment or improvement works.

Regarding market 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. They have been operating smoothly since re-opening. The daily average patronage of Aberdeen Market after resumption of operation is about 12 000, an increase of about 17% from that before the overhaul works. The patronage of Lai Wan Market after resumption of operation has also remained at an average of over 8 000 per day, an increase of over 13% from that before the overhaul works. FEHD will continue to take forward the overhaul or redevelopment projects for 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. 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 markets for stall enhancement works.

With regard to minor refurbishment or improvement works, FEHD has taken forward the relevant works in 16 markets. As at 31 January 2025, the works in 15 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 CFM, Ngau Chi Wan Market, Shek Tong Tsui Market, Yan Oi Market, Sai Kung Market, Po On Road Market, Wong Nai Chung Market, Smithfield Market and Luen Wo Hui Market) 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.

5. & 6. With a view to optimising land use, FEHD has been closely monitoring the utilisation of existing markets/CFMs and considering consolidating or closing under-utilised markets/CFMs, so that the sites could be vacated for better development by other departments, thereby benefitting the public. FEHD will seek views from the relevant departments, including the Government Property Agency, the Planning Department and the Lands Department, in accordance with the established procedures of the Government to formulate proposals for putting the premises or sites to gainful long-term uses.

In addition, FEHD also enhances the occupancy rate of public markets by various means. For instance, FEHD will consolidate stalls or change the types of commodities sold in stalls to meet market needs. Besides, 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. 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 October to December 2024, FEHD

implemented a trial arrangement of letting out public market stalls on a first-come, first-served basis. 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. Young people and others are welcome to rent market stalls through the above arrangement. FEHD will keep an open mind in considering ways to let out vacant stalls for purposes consistent with the positioning of public markets.

## Annex I

	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December <sup>a</sup>			Vacancy rate as at 31 December <sup>b</sup>		
			2022	2023	2024	2022	2023	2024	2022	2023	2024
1	Aldrich Bay Market	Yes	71	71	71	82%	77%	72%	18%	23%	28%
2	Ap Lei Chau Market	Yes	63	63	63	95%	97%	97%	5%	3%	3%
3	Centre Street Market	Yes	46	46	46	72%	72%	72%	28%	28%	28%
4	Chai Wan Market	Yes	174	174	174	84%	84%	81%	16%	16%	19%
5	FEHD Skylight Market	Yes	36	36	40	100%	97%	100%	0%	3%	0%
6	Lei Yue Mun Market	Yes	20	20	20	90%	90%	90%	10%	10%	10%
7	Luen Wo Hui Market	Yes	338	338	354	99%	97%	96%	1%	3%	4%
8	Mong Kok CFM	Yes	14	14	14	100%	86%	79%	0%	14%	21%
9	Peng Chau Market	Yes	18	18	18	89%	89%	83%	11%	11%	17%
10	Queen Street CFM	Yes	11	11	11	100%	100%	100%	0%	0%	0%
11	Sai Ying Pun Market	Yes	93	93	93	90%	85%	83%	10%	15%	17%
12	San Hui Market	Yes	324	324	324	96%	95%	94%	4%	5%	6%
13	Sha Tin Market	Yes	172	172	172	98%	96%	95%	2%	4%	5%
14	Shek Wu Hui Market	Yes	393	393	393	99%	98%	95%	1%	2%	5%
15	Tai Kiu Market	Yes	379	379	379	94%	93%	91%	6%	7%	9%
16	Tai Kok Tsui Market	Yes	135	135	135	94%	90%	93%	6%	10%	7%
17	Tai Po Hui Market	Yes	313	313	313	99%	99%	99%	1%	1%	1%
18	Tsing Yi Market	Yes	76	76	76	95%	95%	90%	5%	5%	10%
19	Wan Chai Market	Yes	50	50	50	98%	100%	98%	2%	0%	2%
20	Yan Oi Market	Yes	108	108	108	94%	93%	91%	6%	7%	9%
21	Yee On Street Market	Yes	65	65	65	51%	46%	43%	49%	54%	57%
22	Yue Wan Market	Yes	380	380	380	92%	89%	85%	8%	11%	15%
23	FEHD Sunlight Market <sup>c</sup>	Yes	N.A.	36	36	N.A.	78%	81%	N.A.	22%	19%
24	Aberdeen Market <sup>d</sup>	Yes	N.A.	137	137	N.A.	84%	83%	N.A.	16%	17%
25	Lai Wan Market <sup>c</sup>	Yes	42	30	30	93%	N.A.	97%	7%	N.A.	3%
26	Tai Wai Market	Yes	184	184	184	91%	94%	96%	9%	6%	4%
27	Bowrington Road Market	Only in cooked food centre (CFC)	296	296	296	88%	87%	84%	12%	13%	16%
28	Hung Hom Market	Only in CFC	224	224	224	94%	96%	95%	6%	4%	5%
29	Java Road Market	Only in CFC	194	194	194	84%	77%	69%	16%	23%	31%

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			2022	2023	2024	2022	2023	2024	2022	2023	2024
30	Lockhart Road Market	Only in CFC	166	166	166	76%	74%	75%	24%	26%	25%
31	Pei Ho Street Market	Only in CFC	234	234	234	95%	93%	90%	5%	7%	10%
32	Sai Wan Ho Market	Only in CFC	274	274	274	96%	91%	91%	4%	9%	9%
33	Sheung Wan Market	Only in CFC	223	223	223	95%	93%	89%	5%	7%	11%
34	Smithfield Market	Only in CFC	216	216	216	97%	96%	96%	3%	4%	4%
35	Tai Shing Street Market	Only in CFC	442	442	443	89%	87%	87%	11%	13%	13%
36	To Kwa Wan Market	Only in CFC	267	267	267	91%	88%	84%	9%	12%	16%
37	Wong Nai Chung Market	Only in CFC	69	69	69	94%	88%	80%	6%	12%	20%
38	Causeway Bay Market	No	51	51	51	98%	96%	96%	2%	4%	4%
39	Chai Wan Kok CFM	No	32	32	32	78%	75%	75%	22%	25%	25%
40	Cheung Chau CFM	No	17	17	17	94%	94%	94%	6%	6%	6%
41	Cheung Chau Market	No	243	243	243	96%	95%	94%	4%	5%	6%
42	Cheung Tat Road CFM	No	12	12	12	100%	75%	75%	0%	25%	25%
43	Electric Road Market	No	99	99	99	75%	63%	60%	25%	37%	40%
44	Fa Yuen Street Market	No	180	180	180	88%	82%	78%	12%	18%	22%
45	Fo Tan (East) CFM	No	24	24	24	100%	100%	100%	0%	0%	0%
46	Fo Tan (West) CFM	No	15	15	15	100%	100%	93%	0%	0%	7%
47	Haiphong Road Temporary Market	No	80	77	77	70%	75%	75%	30%	25%	25%
48	Heung Che Street Market	No	225	225	225	93%	96%	94%	7%	4%	6%
49	Hung Cheung CFM	No	11	11	11	73%	73%	73%	27%	27%	27%
50	Hung Shui Kiu Temporary Market	No	172	172	172	55%	52%	45%	45%	48%	55%
51	Ka Ting CFM	No	14	14	14	64%	64%	64%	36%	36%	36%
52	Kam Tin Market	No	41	40	40	95%	98%	100%	5%	2%	0%
53	Kik Yeung Road CFM	No	14	14	14	100%	100%	100%	0%	0%	0%
54	Kin Wing CFM	No	17	17	17	100%	100%	100%	0%	0%	0%
55	Kin Yip Street CFM	No	14	14	14	100%	100%	100%	0%	0%	0%
56	Kowloon City Market	No	581	581	581	87%	83%	80%	13%	17%	20%
57	Kut Shing Street CFM	No	11	11	11	91%	91%	82%	9%	9%	18%

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			2022	2023	2024	2022	2023	2024	2022	2023	2024
58	Kwai Shun Street CFM	No	11	11	11	91%	91%	82%	9%	9%	18%
59	Kwu Tung Market Shopping Centre	No	98	98	98	95%	93%	91%	5%	7%	9%
60	Kwun Tong Ferry Concourse CFM <sup>f</sup>	No	29	N.A.	N.A.	72%	N.A.	N.A.	28%	N.A.	N.A.
61	Kwun Chung Market	No	218	218	218	64%	63%	63%	36%	37%	37%
62	Lam Tei Market	No	7	7	7	71%	100%	86%	29%	0%	14%
63	Lau Fau Shan Market	No	25	25	25	68%	68%	64%	32%	32%	36%
64	Mui Wo CFM	No	20	20	20	100%	100%	100%	0%	0%	0%
65	Mui Wo Market	No	35	35	35	94%	97%	94%	6%	3%	6%
66	Nam Long Shan Road CFM	No	28	28	28	79%	71%	61%	21%	29%	39%
67	Ngau Chi Wan Market	No	402	402	402	81%	80%	83%	19%	20%	17%
68	Ngau Tau Kok Market	No	466	466	466	82%	80%	76%	18%	20%	24%
69	North Kwai Chung Market	No	222	222	222	88%	87%	80%	12%	13%	20%
70	North Point Market	No	42	42	42	86%	95%	81%	14%	5%	19%
71	On Ching Road Flower Market	No	13	13	13	100%	100%	100%	0%	0%	0%
72	Plover Cove Road Market	No	244	244	244	78%	76%	74%	22%	24%	26%
73	Po On Road Market	No	450	450	450	83%	81%	79%	17%	19%	21%
74	Quarry Bay Market	No	113	113	113	61%	54%	49%	39%	46%	51%
75	Sai Kung Market	No	209	209	209	92%	90%	87%	8%	10%	13%
76	Sha Tau Kok Market	No	66	66	66	100%	98%	97%	0%	2%	3%
77	Sham Tseng Temporary Market	No	29	29	29	90%	93%	69%	10%	7%	31%
78	Shek Tong Tsui Market	No	151	151	151	85%	82%	87%	15%	18%	13%
79	Sheung Fung Street Market	No	83	83	83	94%	89%	88%	6%	11%	12%
80	Shui Wo Street Market	No	302	302	302	95%	91%	83%	5%	9%	17%
81	Stanley Waterfront Mart	No	20	20	20	75%	65%	20%	25%	35%	80%
82	Sze Shan Street CFM	No	17	17	16	82%	65%	69%	18%	35%	31%
83	Tai O Market	No	26	26	26	88%	88%	92%	12%	12%	8%
84	Tai Tong Road CFM	No	18	18	18	100%	100%	100%	0%	0%	0%

	Name of public market	Provision of air-conditioning system	Number of stalls			Occupancy rate as at 31 December <sup>a</sup>			Vacancy rate as at 31 December <sup>b</sup>		
			2022	2023	2024	2022	2023	2024	2022	2023	2024
85	Tang Lung Chau Market	No	34	34	34	79%	74%	74%	21%	26%	26%
86	Tin Wan Market	No	180	180	180	93%	86%	82%	7%	14%	18%
87	Tsing Yeung CFM	No	18	18	18	94%	94%	89%	6%	6%	11%
88	Tsuen Wan Market	No	370	370	370	88%	87%	81%	12%	13%	19%
89	Tsun Yip CFM	No	56	56	56	91%	95%	95%	9%	5%	5%
90	Tung Chau Street Temporary Market	No	244	244	176	48%	65%	86%	52%	35%	14%
91	Tung Yick Market	No	446	446	446	38%	38%	36%	62%	62%	64%
92	Tung Yuen Street CFM	No	8	8	8	100%	100%	100%	0%	0%	0%
93	Wing Fong Street Market	No	114	114	114	80%	75%	75%	20%	25%	25%
94	Wo Yi Hop Road CFM	No	18	18	18	78%	78%	61%	22%	22%	39%
95	Yau Ma Tei Market	No	144	144	144	85%	83%	76%	15%	17%	24%
96	Yeung Uk Road Market	No	318	318	318	90%	89%	84%	10%	11%	16%
97	Yue Kwong Road Market	No	197	197	197	90%	84%	73%	10%	16%	27%

Note 1: <sup>a</sup> 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.

<sup>b</sup> Vacancy rate is the percentage of unleased stalls out of the total number of stalls in a market, including those set aside for designated purposes (such as for use by government departments and for supporting stall repair or improvement works, etc.).

<sup>c</sup> FEHD Sunlight Market was commissioned in March 2023.

<sup>d</sup> The overhaul works of Aberdeen Market commenced in November 2021, and the market was re-opened in March 2023 after the overhaul works.

<sup>e</sup> The overhaul works of Lai Wan Market commenced in February 2023, and the market was re-opened in February 2024 after the overhaul works.

<sup>f</sup> Kwun Tong Ferry Concourse CFM was closed in July 2023.

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.

## Annex II

Market stalls allegedly used for storage		2022	2023	2024
(i)	Number of complaints received	5	15	15
(ii)	Number of verbal warnings	34	46	17
(iii)	Number of warning letters	18	23	8
(iv)	Number of stall tenancies terminated	0	0	0

- End -