

CONTROLLING OFFICER'S REPLY

EEB(F)091

(Question Serial No. 2618)

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:

In Programme (3), it is mentioned under Matters Requiring Special Attention in 2026-27 that the Food and Environmental Hygiene Department will continue to implement and keep under review the new management model and improvement measures introduced in new and overhauled public markets.

- (a) What were the number, occupancy rate and vacancy rate of public market stalls in the territory in the past 3 years?
- (b) Have measures been taken to increase the occupancy rate of market stalls? What are the details of work, staff establishment and expenditure involved?
- (c) At present, a new management model is adopted with improvement measures introduced in new public markets, as well as public markets overhauled or redeveloped under the Market Modernisation Programme. Has the Department assessed the effectiveness of the new management model on increasing the occupancy rate of market stalls?
- (d) Does the Department have plans to close or consolidate the under-utilised markets?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 32)

Reply:

- (a) The number of stalls, occupancy rate and vacancy rate of each public market in the past 3 years are provided in Annex.
- (b) Apart from putting up vacant stalls for open auction on a regular basis, the Food and Environmental Hygiene Department (FEHD) has a number of measures to increase the occupancy rate of public markets and put long-standing vacant market stalls to better use:
 - (1) Since May 2024, FEHD has restored the previous arrangement of putting up long-standing vacant stalls that could not be let out in public markets for open auction at reduced upset prices. 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.

- (2) In April 2025, FEHD implemented the arrangement where stalls which have not been let out in open auctions are made available for renting by members of the public at their upset prices on a first-come, first-served basis.
- (3) Making reference to the experience of Yue Man Hawker Bazaar in Kwun Tong, FEHD is considering launching a scheme in Aberdeen Market which allows young people to operate the stalls. FEHD is identifying suitable partners for the scheme. It will take into account the implementation of the scheme in Aberdeen Market and further explore ways to make better use of vacant stalls.

In addition, FEHD maintains active communication with various stakeholders (including tenants, local community, hawker associations and logistics service providers) to increase the occupancy rate. Measures include adjusting the trade mix in the markets to better meet the needs of stall operators and the public. Tenants may also submit applications or suggestions for changing the types of commodities sold. FEHD will, in consultation with the Market Management Consultative Committees, determine whether to adjust the distribution of the types of commodities sold based on factors such as vacancy period of the stalls, compatibility of the proposed commodities with those sold by nearby stalls, public interest, and proper market management. In Aberdeen Market, for example, FEHD has introduced various trades and types of commodities into existing vacant stalls, such as ready-to-eat food, mobile phones/electronic parts, pet supplies/food, hardware, as well as services like haircut, manicure, beauty treatment and Chinese medicine practitioners. To diversify market services, FEHD also collaborates with the Environmental Protection Department to set up GREEN@COMMUNITY recycling stores in some vacant stalls. Moreover, considering that some stall operators have expressed their wish for relaxing restrictions on stall size and height, FEHD will consolidate and merge some of the vacant stalls to form larger ones, with a view to providing stall operators with more options.

- (c) FEHD has adopted the new management model in overhauled public markets under the Market Modernisation Programme and new public markets to improve management standards and enhance services. Markets that have adopted the new management model include 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 re-opened in May 2023 and March 2024 respectively after overhaul. Under the new management model, in addition to undertaking daily management, cleansing, security and minor repairs for the markets, the service contractors appointed by FEHD are also required to formulate promotion and development strategies for the markets, conduct promotional activities, liaise and communicate with stakeholders, advise on the trade mix in the markets, etc. FEHD has been closely monitoring the operation of markets that have adopted the new management model, including changes in patronage and occupancy rates, as well as the feedback from tenants and local stakeholders, to evaluate the effectiveness of the operational strategies of the service contractors responsible for formulating promotion and development strategies of their respective markets. FEHD will conduct reviews in a timely manner and request the service contractors to adjust the promotion and development strategies for the relevant markets as necessary. As at the end of February 2026, the occupancy rates of FEHD Skylight Market, Sunlight Market, Aberdeen Market and Lai Wan Market were 100%, 86%, 85% and 97% respectively.

- (d) With demographic changes, new development/redevelopment projects and competition from other fresh provision outlets, the appeal of some long-established public markets/cooked food markets (CFMs) has been diminishing over time with low patronage and high vacancy rates. With a view to optimising land use, FEHD has been closely monitoring the utilisation of existing markets/CFMs and considering closing or consolidating under-utilised markets/CFMs to ensure that public resources are utilised effectively. Various factors will be taken into consideration, including vacancy rate, room for improvement, availability of fresh provision outlets in the vicinity and the views of the local community, etc.

FEHD is carrying out preparatory and consultation work for the closure of specific markets. For examples:

- (1) in September 2021 and May 2025, FEHD consulted the relevant committee of Central and Western District Council on the consolidation of Centre Street Market and Sai Ying Pun Market. Under the consolidation plan, FEHD will set up new stalls on the first floor of Sai Ying Pun Market and reserve the vacant stalls in the market for stall tenants of Centre Street Market to relocate to Sai Ying Pun Market, so as to vacate Centre Street Market for the planning of medical and healthcare-related facilities. Having considered the views of tenants and stakeholders, FEHD plans to close Centre Street Market in the second quarter of 2026; and
- (2) in March 2023, the Leisure and Cultural Services Department and FEHD consulted Yau Tsim Mong District Council on the conversion of Kwun Chung Market to an urban sports centre. FEHD is actively following up with the tenants of Kwun Chung Market on the specific arrangements regarding the closure of the market.

FEHD will continue to monitor the utilisation of existing public markets and consider closing or consolidating those which are under-utilised.

Number of stalls, occupancy rate and vacancy rate of each public market in the past 3 years

	Name of public market	Number of stalls (as at 31 December)			Occupancy rate ^a (as at 31 December)			Vacancy rate ^b (as at 31 December)		
		2023	2024	2025	2023	2024	2025	2023	2024	2025
1	Yue Wan Market	380	380	380	89%	85%	79%	11%	15%	21%
2	Chai Wan Market	174	174	174	84%	81%	78%	16%	19%	22%
3	Kut Shing Street Cooked Food Market	11	11	11	91%	82%	82%	9%	18%	18%
4	Java Road Market	194	194	194	77%	69%	63%	23%	31%	37%
5	Electric Road Market	99	99	99	63%	60%	60%	37%	40%	40%
6	Sai Wan Ho Market	274	274	260	91%	91%	88%	9%	9%	12%
7	Quarry Bay Market	113	113	94	54%	49%	53%	46%	51%	47%
8	North Point Market	42	42	37	95%	81%	78%	5%	19%	22%
9	Aldrich Bay Market	71	71	71	77%	72%	68%	23%	28%	32%
10	Bowrington Road Market	296	296	281	87%	84%	84%	13%	16%	16%
11	Tang Lung Chau Market	34	34	34	74%	74%	74%	26%	26%	26%
12	Wong Nai Chung Market	69	69	69	88%	80%	77%	12%	20%	23%
13	Lockhart Road Market	166	166	165	74%	75%	83%	26%	25%	17%
14	Wan Chai Market	50	50	50	100%	98%	96%	0%	2%	4%
15	Causeway Bay Market	51	51	51	96%	96%	92%	4%	4%	8%
16	Sheung Wan Market	223	223	223	93%	89%	87%	7%	11%	13%
17	Sai Ying Pun Market	93	93	93	85%	83%	77%	15%	17%	23%
18	Centre Street Market	46	46	46	72%	72%	70%	28%	28%	30%
19	Smithfield Market	216	216	216	96%	96%	97%	4%	4%	3%
20	Shek Tong Tsui Market	151	151	151	82%	87%	84%	18%	13%	16%
21	Queen Street Cooked Food Market	11	11	11	100%	100%	100%	0%	0%	0%
22	Aberdeen Market	137	137	137	84%	83%	87%	16%	17%	13%
23	Nam Long Shan Road Cooked Food Market	28	28	28	71%	61%	61%	29%	39%	39%
24	Tin Wan Market	180	180	180	86%	82%	94%	14%	18%	6%
25	Yue Kwong Road Market	197	197	183	84%	73%	75%	16%	27%	25%
26	Ap Lei Chau Market	63	63	63	97%	97%	97%	3%	3%	3%
27	Stanley Waterfront Mart	20	20	20	65%	20%	0%	35%	80%	100%
28	Tai O Market	26	26	24	88%	92%	75%	12%	8%	25%
29	Peng Chau Market	18	18	18	89%	83%	78%	11%	17%	22%
30	Mui Wo Market	35	35	35	97%	94%	83%	3%	6%	17%

	Name of public market	Number of stalls (as at 31 December)			Occupancy rate ^a (as at 31 December)			Vacancy rate ^b (as at 31 December)		
		2023	2024	2025	2023	2024	2025	2023	2024	2025
31	Cheung Chau Market	243	243	240	95%	94%	87%	5%	6%	13%
32	Mui Wo Cooked Food Market	20	20	20	100%	100%	100%	0%	0%	0%
33	Cheung Chau Cooked Food Market	17	17	17	94%	94%	94%	6%	6%	6%
34	FEHD Sunlight Market	36	36	36	78%	81%	78%	22%	19%	22%
35	Ngau Tau Kok Market	466	466	422	80%	76%	72%	20%	24%	28%
36	Shui Wo Street Market	302	302	296	91%	83%	85%	9%	17%	15%
37	Yee On Street Market ^c	65	65	N.A.	46%	43%	N.A.	54%	57%	N.A.
38	Tsun Yip Cooked Food Market	56	56	56	95%	95%	95%	5%	5%	5%
39	Sze Shan Street Cooked Food Market	17	16	16	65%	69%	69%	35%	31%	31%
40	Tung Yuen Street Cooked Food Market	8	8	8	100%	100%	100%	0%	0%	0%
41	Lei Yue Mun Market	20	20	20	90%	90%	90%	10%	10%	10%
42	To Kwa Wan Market	267	267	267	88%	84%	84%	12%	16%	16%
43	Kowloon City Market	581	581	527	83%	80%	80%	17%	20%	20%
44	Hung Hom Market	224	224	224	96%	95%	94%	4%	5%	6%
45	On Ching Road Flower Market	13	13	13	100%	100%	77%	0%	0%	23%
46	Ngau Chi Wan Market	402	402	400	80%	83%	84%	20%	17%	16%
47	Tai Shing Street Market	442	443	443	87%	87%	85%	13%	13%	15%
48	Sheung Fung Street Market	83	83	83	89%	88%	89%	11%	12%	11%
49	Fa Yuen Street Market	180	180	178	82%	78%	84%	18%	22%	16%
50	Mong Kok Cooked Food Market	14	14	14	86%	79%	93%	14%	21%	7%
51	Tai Kok Tsui Market	135	135	135	90%	93%	87%	10%	7%	13%
52	Po On Road Market	450	450	438	81%	79%	81%	19%	21%	19%
53	Pei Ho Street Market	234	234	234	93%	90%	89%	7%	10%	11%
54	Tung Chau Street Temporary Market	244	176	176	65%	86%	86%	35%	14%	14%
55	Lai Wan Market ^d	30	30	30	N.A.	97%	100%	N.A.	3%	0%
56	Haiphong Road Temporary Market	77	77	77	75%	75%	74%	25%	25%	26%
57	Kwun Chung Market	218	218	218	63%	63%	62%	37%	37%	38%
58	Yau Ma Tei Market	144	144	144	83%	76%	72%	17%	24%	28%
59	Wing Fong Street Market	114	114	109	75%	75%	76%	25%	25%	24%
60	Ka Ting Cooked Food Market	14	14	14	64%	64%	64%	36%	36%	36%
61	Wo Yi Hop Road Cooked Food Market	18	18	18	78%	61%	50%	22%	39%	50%
62	North Kwai Chung Market	222	222	205	87%	80%	79%	13%	20%	21%
63	Cheung Tat Road Cooked Food Market	12	12	12	75%	75%	58%	25%	25%	42%

	Name of public market	Number of stalls (as at 31 December)			Occupancy rate ^a (as at 31 December)			Vacancy rate ^b (as at 31 December)		
		2023	2024	2025	2023	2024	2025	2023	2024	2025
64	Kwai Shun Street Cooked Food Market	11	11	11	91%	82%	82%	9%	18%	18%
65	Tsing Yi Market	76	76	74	95%	90%	92%	5%	10%	8%
66	Yeung Uk Road Market	318	318	306	89%	84%	87%	11%	16%	13%
67	Heung Che Street Market	225	225	225	96%	94%	88%	4%	6%	12%
68	Chai Wan Kok Cooked Food Market	32	32	32	75%	75%	66%	25%	25%	34%
69	Tsuen Wan Market	370	370	358	87%	81%	84%	13%	19%	16%
70	Sham Tseng Temporary Market	29	29	29	93%	69%	86%	7%	31%	14%
71	Lam Tei Market	7	7	7	100%	86%	100%	0%	14%	0%
72	Hung Cheung Cooked Food Market	11	11	11	73%	73%	73%	27%	27%	27%
73	Kin Wing Cooked Food Market	17	17	17	100%	100%	100%	0%	0%	0%
74	San Hui Market	324	324	321	95%	94%	93%	5%	6%	7%
75	Yan Oi Market	108	108	108	93%	91%	92%	7%	9%	8%
76	Tsing Yeung Cooked Food Market	18	18	18	94%	89%	83%	6%	11%	17%
77	Kam Tin Market	40	40	40	98%	100%	100%	2%	0%	0%
78	Lau Fau Shan Market	25	25	25	68%	64%	48%	32%	36%	52%
79	Kik Yeung Road Cooked Food Market	14	14	14	100%	100%	100%	0%	0%	0%
80	Tai Kiu Market	379	379	368	93%	91%	90%	7%	9%	10%
81	Tai Tong Road Cooked Food Market	18	18	18	100%	100%	100%	0%	0%	0%
82	Kin Yip Street Cooked Food Market	14	14	14	100%	100%	100%	0%	0%	0%
83	Hung Shui Kiu Temporary Market	172	172	172	52%	45%	41%	48%	55%	59%
84	Tung Yick Market	446	446	407	38%	36%	37%	62%	64%	63%
85	FEHD Skylight Market	36	40	40	97%	100%	100%	3%	0%	0%
86	Sha Tau Kok Market	66	66	66	98%	97%	95%	2%	3%	5%
87	Shek Wu Hui Market	393	393	393	98%	95%	95%	2%	5%	5%
88	Kwu Tung Market Shopping Centre	98	98	98	93%	91%	99%	7%	9%	1%
89	Luen Wo Hui Market	338	354	355	97%	96%	95%	3%	4%	5%
90	Tai Po Hui Market	313	313	313	99%	99%	98%	1%	1%	2%
91	Plover Cove Road Market	244	244	244	76%	74%	73%	24%	26%	27%
92	Sai Kung Market	209	209	209	90%	87%	87%	10%	13%	13%
93	Sha Tin Market	172	172	172	96%	95%	93%	4%	5%	7%
94	Tai Wai Market	184	184	184	94%	96%	98%	6%	4%	2%
95	Fo Tan Cooked Food Market (East)	24	24	24	100%	100%	100%	0%	0%	0%
96	Fo Tan Cooked Food Market (West)	15	15	15	100%	93%	60%	0%	7%	40%

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. The number of unleased stalls and the total number of stalls include the number of stalls set aside for designated purposes (such as for use by government departments and for supporting stall repair or improvement works, etc.).
- c Yee On Street Market was closed in December 2025.
- d The overhaul works of Lai Wan Market commenced in February 2023, and the market was re-opened in March 2024 after the overhaul works.

- End -