

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 2653)

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 2026-27, the Food and Environmental Hygiene Department will take action to close public markets which are under-utilised. In this connection, please advise this Committee of the following:

1. What are the locations of the public markets planned to be closed and the savings in expenditure which may be achieved?
2. What is the utilisation rate of each public market in the territory?
3. Has the Department looked into the reasons for the under-utilisation of some markets?
4. What measures have been taken to enhance the utilisation rate of public markets? Will additional expenditure be incurred?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 16)

Reply:

1. The Food and Environmental Hygiene Department (FEHD) is carrying out the relevant preparatory work for the following market closure projects:
 - (a) Consolidation of Centre Street Market and Sai Ying Pun Market to vacate the former for the planning of medical and healthcare-related facilities. Following consultation with the relevant committee of Central and Western District Council and having considered the views of tenants and stakeholders, FEHD plans to close Centre Street Market in the second quarter of 2026; and
 - (b) Closure of Kwun Chung Market for conversion to an urban sports centre under the Leisure and Cultural Services Department. Following consultation with Yau Tsim Mong District Council, FEHD is discussing the specific arrangements with the market tenants.

The overall expenditure (revised estimate) of FEHD on the management of public markets in 2025-26 is \$1.138 billion. FEHD does not keep a breakdown of the management expenditure of individual public markets.

2. The occupancy rate of individual public markets is set out in Annex.
3. As at 31 December 2025, 10 827 out of the 13 176 stalls in 95 public markets under FEHD were let out, representing a letting percentage of 82.2%. However, a certain number of vacant stalls are frozen by FEHD having regard to operational needs, such as for improvement works or market closure. If frozen stalls are excluded, the total number of stalls actually available for letting will be 11 947. Calculating on this basis, the overall letting percentage of stalls is 90.6%. For some markets that are located in relatively remote areas and built a long time ago, the low patronage and thus low occupancy rates are brought about by demographic changes, new development/redevelopment projects and competition from other fresh provision outlets, supermarkets and private markets. On the other hand, as mentioned above, the main reasons for the emergence of vacant stalls in individual public markets include the need to freeze and reserve vacant stalls for relocating tenants affected by closure/consolidation/redevelopment projects or works under the Market Modernisation Programme.
4. Apart from putting up vacant stalls for open auction on a regular basis, 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) Following the pilot scheme in the fourth quarter of 2024, FEHD implemented, in April 2025, 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.

The work for implementing the above measures is absorbed by the existing manpower for public market management. Therefore, no additional resources will be incurred.

Occupancy Rate of Public Markets

	Name of public market	Occupancy rate in 2025 ^{Note} (as at 31 December)
1	Yue Wan Market	79%
2	Chai Wan Market	78%
3	Kut Shing Street Cooked Food Market	82%
4	Java Road Market	63%
5	Electric Road Market	60%
6	Sai Wan Ho Market	88%
7	Quarry Bay Market	53%
8	North Point Market	78%
9	Aldrich Bay Market	68%
10	Bowrington Road Market	84%
11	Tang Lung Chau Market	74%
12	Wong Nai Chung Market	77%
13	Lockhart Road Market	83%
14	Wan Chai Market	96%
15	Causeway Bay Market	92%
16	Sheung Wan Market	87%
17	Sai Ying Pun Market	77%
18	Centre Street Market	70%
19	Smithfield Market	97%
20	Shek Tong Tsui Market	84%
21	Queen Street Cooked Food Market	100%
22	Aberdeen Market	87%
23	Nam Long Shan Road Cooked Food Market	61%
24	Tin Wan Market	94%
25	Yue Kwong Road Market	75%
26	Ap Lei Chau Market	97%
27	Stanley Waterfront Mart	0%
28	Tai O Market	75%
29	Peng Chau Market	78%
30	Mui Wo Market	83%
31	Cheung Chau Market	87%
32	Mui Wo Cooked Food Market	100%

	Name of public market	Occupancy rate in 2025^{Note} (as at 31 December)
33	Cheung Chau Cooked Food Market	94%
34	FEHD Sunlight Market	78%
35	Ngau Tau Kok Market	72%
36	Shui Wo Street Market	85%
37	Tsun Yip Cooked Food Market	95%
38	Sze Shan Street Cooked Food Market	69%
39	Tung Yuen Street Cooked Food Market	100%
40	Lei Yue Mun Market	90%
41	To Kwa Wan Market	84%
42	Kowloon City Market	80%
43	Hung Hom Market	94%
44	On Ching Road Flower Market	77%
45	Ngau Chi Wan Market	84%
46	Tai Shing Street Market	85%
47	Sheung Fung Street Market	89%
48	Fa Yuen Street Market	84%
49	Mong Kok Cooked Food Market	93%
50	Tai Kok Tsui Market	87%
51	Po On Road Market	81%
52	Pei Ho Street Market	89%
53	Tung Chau Street Temporary Market	86%
54	Lai Wan Market	100%
55	Haiphong Road Temporary Market	74%
56	Kwun Chung Market	62%
57	Yau Ma Tei Market	72%
58	Wing Fong Street Market	76%
59	Ka Ting Cooked Food Market	64%
60	Wo Yi Hop Road Cooked Food Market	50%
61	North Kwai Chung Market	79%
62	Cheung Tat Road Cooked Food Market	58%
63	Kwai Shun Street Cooked Food Market	82%
64	Tsing Yi Market	92%
65	Yeung Uk Road Market	87%
66	Heung Che Street Market	88%

	Name of public market	Occupancy rate in 2025^{Note} (as at 31 December)
67	Chai Wan Kok Cooked Food Market	66%
68	Tsuen Wan Market	84%
69	Sham Tseng Temporary Market	86%
70	Lam Tei Market	100%
71	Hung Cheung Cooked Food Market	73%
72	Kin Wing Cooked Food Market	100%
73	San Hui Market	93%
74	Yan Oi Market	92%
75	Tsing Yeung Cooked Food Market	83%
76	Kam Tin Market	100%
77	Lau Fau Shan Market	48%
78	Kik Yeung Road Cooked Food Market	100%
79	Tai Kiu Market	90%
80	Tai Tong Road Cooked Food Market	100%
81	Kin Yip Street Cooked Food Market	100%
82	Hung Shui Kiu Temporary Market	41%
83	Tung Yick Market	37%
84	FEHD Skylight Market	100%
85	Sha Tau Kok Market	95%
86	Shek Wu Hui Market	95%
87	Kwu Tung Market Shopping Centre	99%
88	Luen Wo Hui Market	95%
89	Tai Po Hui Market	98%
90	Plover Cove Road Market	73%
91	Sai Kung Market	87%
92	Sha Tin Market	93%
93	Tai Wai Market	98%
94	Fo Tan Cooked Food Market (East)	100%
95	Fo Tan Cooked Food Market (West)	60%

Note: Occupancy rate is the percentage of let-out stalls out of the total number of stalls (including frozen stalls) in a market.

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