

**CONTROLLING OFFICER'S REPLY**

**EEB(F)132**

**(Question Serial No. 0991)**

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:

1. of 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. of 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. of the public market projects completed, under planning and launched under the Market Modernisation Programme, and the expenditures involved;
4. whether the relevant operation requirements of market stalls will be relaxed to allow the addition of dining elements, such as food cooked to order for immediate consumption; if yes, the details; if no, the reason(s);
5. whether cultural and creative elements will be introduced to turn markets into cultural, economic and creative hubs; if yes, the details; if no, the reason(s); and
6. whether community features will be added to markets with a high vacancy rate, or the stalls therein be rented to young people to start their businesses and turn these markets into holiday bazaars. If yes, what are the details? If no, what is/are the reason(s)?

Asked by: Hon YANG Wing-kit (LegCo internal reference no.: 16)

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. 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 were about \$254 million and \$46.77 million respectively. FEHD will continue to prepare for the overhaul or redevelopment projects for Ngau Tau Kok Market and Kowloon City Market, etc.

As for stall enhancement, the first project was carried out in Queen Street Cooked Food Market, which resumed full operation in September 2024, at a cost of about \$9.5 million. In 2025-26, FEHD commenced stall enhancement works in Ap Lei Chau Market Cooked Food Centre, Luen Wo Hui Market Cooked Food Centre and Yue Wan Market Cooked Food Centre at a total cost of about \$61.5 million.

With regard to minor refurbishment or improvement works, FEHD has completed 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 Cooked Food Market, 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). The works in Nam Long Shan Road Cooked Food Market are in progress and expected to be completed in the second quarter of 2026. The total estimated expenditure for taking forward the 16 aforementioned minor refurbishment or improvement projects is about \$81.46 million.

4. to 6. FEHD maintains active communication with various stakeholders (including tenants, local community, hawker associations and logistics service providers) to increase the occupancy rate. Measures discussed 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. FEHD has also introduced various trades and types of commodities into existing vacant stalls with a view to further diversifying the types of commodities sold.

In response to changes in the spending pattern of the public and their growing demand for diversified market functions, FEHD has been introducing various trades and types of commodities into the stalls in public markets in a proactive manner so as to further diversify market services and make better use of the existing spaces in stalls. In recent years, FEHD has gradually introduced stalls selling light refreshments and ready-to-eat food into markets by optimising the operating environment and management arrangements, so as to keep up with the pace of living in the community and enhance the public's shopping experience.

In fact, some stalls in cooked food centres (CFCs) in markets now offer the service of processing and cooking ingredients purchased in the seafood stalls in the same market, making it possible for customers to enjoy food cooked to order for immediate consumption on the spot.

In addition, 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. FEHD also considers that the operating model of Stanley Waterfront Mart can be revamped by introducing a single operator. Through enhancing the seating area, setting up a pet-friendly rest area and offering a diversified mix of dining, retail and cultural experiences, the site can be transformed into a new venue welcomed by both the public and tourists. FEHD is seeking expressions of interest from the market for the future operation of the site.

With a view to optimising land resources, FEHD has also been, on an on-going basis, monitoring the utilisation of existing markets/cooked food markets (CFMs) and considering consolidating or closing under-utilised markets/CFMs to ensure that public resources are utilised effectively. 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 sites to gainful long-term uses.

FEHD will continue to keep an open mind and consider different proposals on how to meet the needs of society and how to improve the operation of public markets, so as to increase the relevant occupancy rates and facilitate the effective use of public resources as far as possible.

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

	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>		
			2023	2024	2025	2023	2024	2025	2023	2024	2025
1	Aldrich Bay Market	Yes	71	71	71	77%	72%	68%	23%	28%	32%
2	Ap Lei Chau Market	Yes	63	63	63	97%	97%	97%	3%	3%	3%
3	Centre Street Market	Yes	46	46	46	72%	72%	70%	28%	28%	30%
4	Chai Wan Market	Yes	174	174	174	84%	81%	78%	16%	19%	22%
5	FEHD Skylight Market	Yes	36	40	40	97%	100%	100%	3%	0%	0%
6	Lei Yue Mun Market	Yes	20	20	20	90%	90%	90%	10%	10%	10%
7	Luen Wo Hui Market	Yes	338	354	355	97%	96%	95%	3%	4%	5%
8	Mong Kok Cooked Food Market	Yes	14	14	14	86%	79%	93%	14%	21%	7%
9	Peng Chau Market	Yes	18	18	18	89%	83%	78%	11%	17%	22%
10	Queen Street Cooked Food Market	Yes	11	11	11	100%	100%	100%	0%	0%	0%
11	Sai Ying Pun Market	Yes	93	93	93	85%	83%	77%	15%	17%	23%
12	San Hui Market	Yes	324	324	321	95%	94%	93%	5%	6%	7%
13	Sha Tin Market	Yes	172	172	172	96%	95%	93%	4%	5%	7%
14	Shek Wu Hui Market	Yes	393	393	393	98%	95%	95%	2%	5%	5%
15	Tai Kiu Market	Yes	379	379	368	93%	91%	90%	7%	9%	10%
16	Tai Kok Tsui Market	Yes	135	135	135	90%	93%	87%	10%	7%	13%
17	Tai Po Hui Market	Yes	313	313	313	99%	99%	98%	1%	1%	2%
18	Tsing Yi Market	Yes	76	76	74	95%	90%	92%	5%	10%	8%
19	Wan Chai Market	Yes	50	50	50	100%	98%	96%	0%	2%	4%
20	Yan Oi Market	Yes	108	108	108	93%	91%	92%	7%	9%	8%
21	Yee On Street Market <sup>c</sup>	Yes	65	65	N.A.	46%	43%	N.A.	54%	57%	N.A.
22	Yue Wan Market	Yes	380	380	380	89%	85%	79%	11%	15%	21%
23	FEHD Sunlight Market <sup>d</sup>	Yes	36	36	36	78%	81%	78%	22%	19%	22%
24	Aberdeen Market <sup>e</sup>	Yes	137	137	137	84%	83%	87%	16%	17%	13%
25	Lai Wan Market <sup>f</sup>	Yes	30	30	30	N.A.	97%	100%	N.A.	3%	0%
26	Tai Wai Market	Yes	184	184	184	94%	96%	98%	6%	4%	2%
27	Bowrington Road Market	Only in cooked food centre (CFC)	296	296	281	87%	84%	84%	13%	16%	16%
28	Hung Hom Market	Only in CFC	224	224	224	96%	95%	94%	4%	5%	6%
29	Java Road Market	Only in CFC	194	194	194	77%	69%	63%	23%	31%	37%
30	Lockhart Road Market	Only in CFC	166	166	165	74%	75%	83%	26%	25%	17%
31	Pei Ho Street Market	Only in CFC	234	234	234	93%	90%	89%	7%	10%	11%
32	Sai Wan Ho Market	Only in CFC	274	274	260	91%	91%	88%	9%	9%	12%
33	Sheung Wan Market	Only in CFC	223	223	223	93%	89%	87%	7%	11%	13%
34	Smithfield Market	Only in CFC	216	216	216	96%	96%	97%	4%	4%	3%
35	Tai Shing Street Market	Only in CFC	442	443	443	87%	87%	85%	13%	13%	15%
36	To Kwa Wan Market	Only in CFC	267	267	267	88%	84%	84%	12%	16%	16%
37	Wong Nai Chung Market	Only in CFC	69	69	69	88%	80%	77%	12%	20%	23%
38	Causeway Bay Market	No	51	51	51	96%	96%	92%	4%	4%	8%
39	Chai Wan Kok Cooked Food Market	No	32	32	32	75%	75%	66%	25%	25%	34%
40	Cheung Chau Cooked Food Market	No	17	17	17	94%	94%	94%	6%	6%	6%
41	Cheung Chau Market	No	243	243	240	95%	94%	87%	5%	6%	13%
42	Cheung Tat Road Cooked Food Market	No	12	12	12	75%	75%	58%	25%	25%	42%
43	Electric Road Market	No	99	99	99	63%	60%	60%	37%	40%	40%
44	Fa Yuen Street Market	No	180	180	178	82%	78%	84%	18%	22%	16%
45	Fo Tan Cooked Food Market (East)	No	24	24	24	100%	100%	100%	0%	0%	0%
46	Fo Tan Cooked Food Market (West)	No	15	15	15	100%	93%	60%	0%	7%	40%

	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>		
			2023	2024	2025	2023	2024	2025	2023	2024	2025
47	Haiphong Road Temporary Market	No	77	77	77	75%	75%	74%	25%	25%	26%
48	Heung Che Street Market	No	225	225	225	96%	94%	88%	4%	6%	12%
49	Hung Cheung Cooked Food Market	No	11	11	11	73%	73%	73%	27%	27%	27%
50	Hung Shui Kiu Temporary Market	No	172	172	172	52%	45%	41%	48%	55%	59%
51	Ka Ting Cooked Food Market	No	14	14	14	64%	64%	64%	36%	36%	36%
52	Kam Tin Market	No	40	40	40	98%	100%	100%	2%	0%	0%
53	Kik Yeung Road Cooked Food Market	No	14	14	14	100%	100%	100%	0%	0%	0%
54	Kin Wing Cooked Food Market	No	17	17	17	100%	100%	100%	0%	0%	0%
55	Kin Yip Street Cooked Food Market	No	14	14	14	100%	100%	100%	0%	0%	0%
56	Kowloon City Market	No	581	581	527	83%	80%	80%	17%	20%	20%
57	Kut Shing Street Cooked Food Market	No	11	11	11	91%	82%	82%	9%	18%	18%
58	Kwai Shun Street Cooked Food Market	No	11	11	11	91%	82%	82%	9%	18%	18%
59	Kwu Tung Market Shopping Centre	No	98	98	98	93%	91%	99%	7%	9%	1%
60	Kwun Chung Market	No	218	218	218	63%	63%	62%	37%	37%	38%
61	Lam Tei Market	No	7	7	7	100%	86%	100%	0%	14%	0%
62	Lau Fau Shan Market	No	25	25	25	68%	64%	48%	32%	36%	52%
63	Mui Wo Cooked Food Market	No	20	20	20	100%	100%	100%	0%	0%	0%
64	Mui Wo Market	No	35	35	35	97%	94%	83%	3%	6%	17%
65	Nam Long Shan Road Cooked Food Market	No	28	28	28	71%	61%	61%	29%	39%	39%
66	Ngau Chi Wan Market	No	402	402	400	80%	83%	84%	20%	17%	16%
67	Ngau Tau Kok Market	No	466	466	422	80%	76%	72%	20%	24%	28%
68	North Kwai Chung Market	No	222	222	205	87%	80%	79%	13%	20%	21%
69	North Point Market	No	42	42	37	95%	81%	78%	5%	19%	22%
70	On Ching Road Flower Market	No	13	13	13	100%	100%	77%	0%	0%	23%
71	Plover Cove Road Market	No	244	244	244	76%	74%	73%	24%	26%	27%
72	Po On Road Market	No	450	450	438	81%	79%	81%	19%	21%	19%
73	Quarry Bay Market	No	113	113	94	54%	49%	53%	46%	51%	47%
74	Sai Kung Market	No	209	209	209	90%	87%	87%	10%	13%	13%
75	Sha Tau Kok Market	No	66	66	66	98%	97%	95%	2%	3%	5%
76	Sham Tseng Temporary Market	No	29	29	29	93%	69%	86%	7%	31%	14%
77	Shek Tong Tsui Market	No	151	151	151	82%	87%	84%	18%	13%	16%
78	Sheung Fung Street Market	No	83	83	83	89%	88%	89%	11%	12%	11%
79	Shui Wo Street Market	No	302	302	296	91%	83%	85%	9%	17%	15%
80	Stanley Waterfront Mart	No	20	20	20	65%	20%	0%	35%	80%	100%
81	Sze Shan Street Cooked Food Market	No	17	16	16	65%	69%	69%	35%	31%	31%
82	Tai O Market	No	26	26	24	88%	92%	75%	12%	8%	25%
83	Tai Tong Road Cooked Food Market	No	18	18	18	100%	100%	100%	0%	0%	0%
84	Tang Lung Chau Market	No	34	34	34	74%	74%	74%	26%	26%	26%
85	Tin Wan Market	No	180	180	180	86%	82%	94%	14%	18%	6%
86	Tsing Yeung Cooked Food Market	No	18	18	18	94%	89%	83%	6%	11%	17%
87	Tsuen Wan Market	No	370	370	358	87%	81%	84%	13%	19%	16%
88	Tsun Yip Cooked Food Market	No	56	56	56	95%	95%	95%	5%	5%	5%

	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>		
			2023	2024	2025	2023	2024	2025	2023	2024	2025
89	Tung Chau Street Temporary Market	No	244	176	176	65%	86%	86%	35%	14%	14%
90	Tung Yick Market	No	446	446	407	38%	36%	37%	62%	64%	63%
91	Tung Yuen Street Cooked Food Market	No	8	8	8	100%	100%	100%	0%	0%	0%
92	Wing Fong Street Market	No	114	114	109	75%	75%	76%	25%	25%	24%
93	Wo Yi Hop Road Cooked Food Market	No	18	18	18	78%	61%	50%	22%	39%	50%
94	Yau Ma Tei Market	No	144	144	144	83%	76%	72%	17%	24%	28%
95	Yeung Uk Road Market	No	318	318	306	89%	84%	87%	11%	16%	13%
96	Yue Kwong Road Market	No	197	197	183	84%	73%	75%	16%	27%	25%

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> Yee On Street Market was closed in December 2025.

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

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

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

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: CFCs are located in the public markets.

Market stalls allegedly used for storage		2023	2024	2025
(i)	Number of complaints received	15	15	8
(ii)	Number of verbal warnings	46	17	20
(iii)	Number of warning letters	23	8	12
(iv)	Number of stall tenancies terminated	0	0	1

- End -