

**立法會**  
**Legislative Council**

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From : Clerk to the Legislative Council  
To : All Members of the Legislative Council

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**Council meeting of 3 December 2008**

**Proposed amendments to motion on  
“Formulating new policies on public and public housing estate markets”**

Further to LC Paper No. CB(3) 164/08-09 issued on 20 November 2008, four Members (Hon Fred LI Wah-ming, Hon WONG Yung-kan, Hon Alan LEONG Kah-kit and Hon WONG Kwok-hing) have respectively given notice of their intention to move separate amendments to Hon Tommy CHEUNG Yu-yan’s motion on “Formulating new policies on public and public housing estate markets” scheduled for the Council meeting of 3 December 2008. As directed by the President, the respective proposed amendments will be printed in the terms in which they were handed in on the Agenda of the Council.

2. To assist Members in debating the above motion and amendments, I set out below the procedure to be followed during the debate:
- (a) Hon Tommy CHEUNG Yu-yan moves his motion;
  - (b) the President proposes the question on Hon Tommy CHEUNG Yu-yan’s motion, and orders a joint debate;
  - (c) the President calls on the four Members, who intend to move amendments, to speak in the following order, but no amendment is to be moved at this stage:
    - (i) Hon Fred LI Wah-ming;
    - (ii) Hon WONG Yung-kan;

- (iii) Hon Alan LEONG Kah-kit; and
- (iv) Hon WONG Kwok-hing;
- (d) the President calls upon the designated public officer(s) to speak;
- (e) joint debate on the motion and the amendments follows thereafter;
- (f) the President gives leave to Hon Tommy CHEUNG Yu-yan to speak for the second time on the amendments;
- (g) the President calls upon the designated public officer(s) again to speak;
- (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the four Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon Fred LI Wah-ming to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon Fred LI Wah-ming's amendment;
- (i) after Hon Fred LI Wah-ming's amendment has been voted upon, the President deals with the other three amendments; and
- (j) after all amendments have been dealt with, the President calls upon Hon Tommy CHEUNG Yu-yan to reply. Thereafter, the President puts to vote the question on Hon Tommy CHEUNG Yu-yan's motion, or his motion as amended, as the case may be.

3. For Members' ease of reference, the terms of the original motion and of the motion, if amended, are set out in the **Appendix**.

( Mrs Justina LAM )  
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on  
“Formulating new policies on public and public housing estate markets”  
to be held at the Legislative Council meeting  
of Wednesday, 3 December 2008**

**1. Hon Tommy CHEUNG Yu-yan’s original motion**

“That, as the Administration’s approach in planning and managing public and public housing estate markets is very outdated, hence all along it is unable to boost customer flows effectively, and has even resulted in serious vacancy situation in some public and public housing estate markets, this Council urges the Administration to immediately formulate policies on public and public housing estate markets which meet the needs of a modern society, and particularly in view of the recent economic downturn and the worsening trend of the unemployment rate, it is necessary for the Administration to expeditiously enhance the competitiveness of public and public housing estate markets, and assist small traders in these markets in countering monopolization by supermarkets, so as to benefit the grassroots; the measures include:

- (a) actively allocating resources to improve the business environment of markets, such as installing additional air-conditioning systems and escalators, thereby boosting customer flows to bring about long-term return;
- (b) analyzing in depth, from a market perspective, the needs of the districts to which the markets belong, and planning afresh the sizes, types of commodities sold, layout of stalls and ancillary measures of individual markets;
- (c) adopting proactive letting policies, such as offering short-term rent concessions to improve the situation of low occupancy and striving to assist traders in the markets in introducing new types of commodities or services, so as to inject new elements into the markets and bring into play their characteristics of trade mix; and
- (d) appropriately relaxing the tenancy conditions of market stalls so as to facilitate business operations as far as possible and enable traders to provide unique value-added services, thereby enhancing the attractiveness of the markets.”

**2. Motion as amended by Hon Fred LI Wah-ming**

“That, as *public markets perform the major function of supplying daily necessities to the public*, yet the Administration’s approach in planning and managing public and public housing estate markets is very outdated, hence all along it is unable to boost customer flows effectively, and has even resulted in serious vacancy situation in some

public and public housing estate markets, this Council urges the Administration to immediately formulate policies on public and public housing estate markets which meet the needs of a modern society, and particularly in view of the recent economic downturn and the worsening trend of the unemployment rate, it is necessary for the Administration to expeditiously enhance the competitiveness of public and public housing estate markets, and assist small traders in these markets in countering monopolization by supermarkets, so as to benefit the grassroots; the measures include:

- (a) *prior to the building of new public markets in the future, having to take into account the factor of whether the lack of public markets in the districts concerned may lead to monopolization by supermarkets;*
- (b) actively allocating resources to improve the business environment of markets, such as installing additional air-conditioning systems and escalators, ~~thereby~~ *improving the drainage design, etc, thereby facilitating the business operation of stall tenants and* boosting customer flows to bring about long-term return;
- ~~(b)~~(c) analyzing in depth, from a market perspective, the needs of the districts to which the markets belong, and planning afresh the sizes, *of individual markets and installs, and* types of commodities sold, layout of stalls and ancillary measures of individual markets;
- ~~(c)~~(d) adopting proactive letting policies, such as offering short-term rent concessions to improve the situation of low occupancy and striving to assist traders in the markets in introducing new types of commodities or services, so as to inject new elements into the markets and bring into play their characteristics of trade mix; and
- ~~(d)~~(e) appropriately relaxing the tenancy conditions of market stalls so as to facilitate business operations as far as possible and enable traders to provide unique value-added services, thereby enhancing the attractiveness of the markets.”

Note: Hon Fred LI Wah-ming’s amendment is marked in *bold and italic type* or with deletion line.

### **3. Motion as amended by Hon WONG Yung-kan**

“That, as *public and public housing estate markets are facing keen competition from supermarkets, and* the Administration’s approach in planning and managing public and public housing estate markets is very outdated, hence all along it is unable to boost customer flows effectively, and has even resulted in serious vacancy situation in some public and public housing estate markets, this Council urges the Administration to immediately formulate policies on public and public housing estate markets which meet the needs of a modern society, and particularly in view of the recent economic

downturn and the worsening trend of the unemployment rate, it is necessary for the Administration to expeditiously enhance the competitiveness of public and public housing estate markets, and assist small traders in these markets in countering monopolization by supermarkets, so as to benefit the grassroots; the measures include:

- (a) actively allocating resources to improve the business environment of markets, such as installing additional air-conditioning systems and escalators, ***and improving the hygiene condition of markets***, thereby boosting customer flows to bring about long-term return;
- (b) analyzing in depth, from a market perspective, the needs of the districts to which the markets belong, and planning afresh the sizes, types of commodities sold, layout of stalls and ancillary measures of individual markets;
- (c) adopting proactive letting policies, such as offering short-term rent concessions to improve the situation of low occupancy and striving to assist traders in the markets in introducing new types of commodities or services, so as to inject new elements into the markets and bring into play their characteristics of trade mix; ~~and~~
- (d) appropriately relaxing the tenancy conditions of market stalls so as to facilitate business operations as far as possible and enable traders to provide unique value-added services, thereby enhancing the attractiveness of the markets; ***and***
- (e) ***during times of economic downturn, reducing the rents of public and public housing estate markets by half for a period of one year, so as to relieve the operating difficulties of small traders.***

Note: Hon WONG Yung-kan's amendment is marked in ***bold and italic type*** or with deletion line.

#### **4. Motion as amended by Hon Alan LEONG Kah-kit**

“That, as ***in the face of the impact of the financial tsunami, the business environment of small shop operators has become unfavourable***, yet the Administration's approach in planning and managing public and public housing estate markets is very outdated, hence all along it is unable to boost customer flows effectively, and has even resulted in serious vacancy situation in some public and public housing estate markets, this Council urges the Administration to immediately formulate policies on public and public housing estate markets which meet the needs of a modern society, and particularly in view of the recent economic downturn and the worsening trend of the unemployment rate, it is necessary for the Administration to expeditiously enhance the competitiveness of public and public housing estate markets, and assist small traders in these markets in countering monopolization by supermarkets, so as to benefit the grassroots; the measures include:

- (a) actively allocating resources to improve the business environment of markets, such as installing additional air-conditioning systems and escalators, thereby boosting customer flows to bring about long-term return;
- (b) analyzing in depth, from a market perspective, the needs of the districts to which the markets belong, and planning afresh the sizes, types of commodities sold, layout of stalls and ancillary measures of individual markets;
- (c) adopting proactive letting policies, such as offering short-term rent concessions to improve the situation of low occupancy and striving to assist traders in the markets in introducing new types of commodities or services, so as to inject new elements into the markets and bring into play their characteristics of trade mix;  
and
- (d) appropriately relaxing the tenancy conditions of market stalls so as to facilitate business operations as far as possible and enable traders to provide unique value-added services, thereby enhancing the attractiveness of the markets;
- (e) *according priority to small shop operators who are affected by the rent increases of The Link Management Limited and are unable to continue their business to rent public and public housing estate markets at concessionary rent;*  
*and*
- (f) *developing public and public housing estate markets into markets for organic agricultural produce, thereby providing room for the marketing of organic farm products.”*

Note: Hon Alan LEONG Kah-kit’s amendment is marked in *bold and italic type* or with deletion line.

## 5. Motion as amended by Hon WONG Kwok-hing

“That, ~~as~~ *Hong Kong is facing the impact of the once-in-a-century financial tsunami, yet* the Administration’s *policy and* approach in planning and managing public and public housing estate markets ~~is~~ *are* very outdated, *and have given rise to the situation of ‘one market, two rent levels’ in such markets,* hence all along ~~it is~~ *they are* unable to *effectively* boost customer flows ~~effectively~~ *and attract traders to operate there,* and has even resulted in serious vacancy situation in some public and public housing estate markets, this Council urges the Administration to immediately *conduct a comprehensive review to* formulate policies on public and public housing estate markets which meet the needs of a modern society, and particularly in view of the recent economic downturn and the worsening trend of the unemployment rate, it is necessary for the Administration to expeditiously enhance the competitiveness of public and public housing estate markets, and assist small traders in these markets in

countering monopolization by supermarkets, so as to benefit the grassroots; the measures include:

- (a) *before the validity period of rental freeze for the markets under the Food and Environmental Hygiene Department expires on 30 June 2009, actively studying a package of feasible measures to reduce market rents across the board and improve their operation, so as to alleviate the burden of the public;*
- (b) *focusing on the unreasonable rental situation of ‘one market, two rent levels’ which presently exists in the markets concerned, studying the reduction of the rents of those tenants who pay higher rents as a remedy, so as to promote fair operation in the markets, thereby resolving the vicious cycle of vacant stalls not being able to be leased out over a long period of time because of discrepancy in rent levels, and even if the stalls are leased out for some time, the tenants would eventually have to close their business due to their inability to afford the unreasonably large discrepancy in rent levels;*
- (c) *monitoring the management of public housing estate markets (sold or unsold) by subcontractors and the determination of rents for such markets;*
- (d) actively allocating resources to improve the business environment *and hygiene condition* of markets, such as installing additional air-conditioning systems and escalators, *providing child care services at vacant stalls, centralizing the collection of sewage from the stalls to prevent its flow onto the ground and assisting in the installation of Octopus card system at the stalls*, thereby boosting customer flows to bring about long-term return;
- (b)(e) analyzing in depth, from a market perspective, the needs of the districts to which the markets belong, and planning afresh the sizes, types of commodities sold, layout of stalls and ancillary measures of individual markets; *and introducing courses into the courses for the market vending industry under the Skills Upgrading Scheme to enhance the sales techniques and competitiveness of stall operators who operate in a mode of family-based operation;*
- (f) *introducing the concept of environment-friendly markets, standardizing the use of degradable plastic bags and collecting food waste for environmental recycling ;*
- (e)(g) adopting proactive letting policies, such as offering short-term rent concessions to improve the situation of low occupancy and striving to assist traders in the markets in introducing new types of commodities or services, so as to inject new elements into the markets and bring into play their characteristics of trade mix; and
- (d)(h) appropriately relaxing the tenancy conditions of market stalls so as to facilitate business operations as far as possible and enable traders to provide

unique value-added services, thereby enhancing the attractiveness of the markets.”

Note: Hon WONG Kwok-hing’s amendment is marked in *bold and italic type* or with deletion line.