

Housing in Figures

2013

Hong Kong Housing Authority

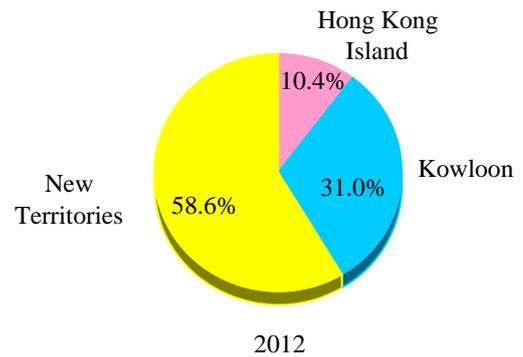
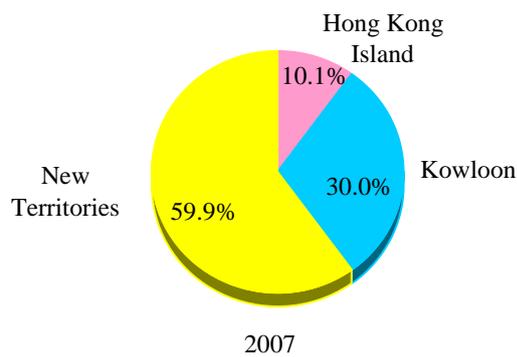
Population ¹

	Thousands		
	2003	2008	2013
Mid-year Population	6 731	6 958	7 184*

	%		
	2002	2007	2012
Distribution of Population by Type of Housing			
Public Permanent Housing ²	49.8	48.2	46.5
<i>Public Rental Housing</i>	31.0	30.1	29.6
<i>Subsidized Home Ownership Housing</i>	18.8	18.2	16.9
Private Permanent Housing ³	49.3	51.1	53.0
Temporary Housing ⁴	0.9	0.6	0.5

* Provisional figure

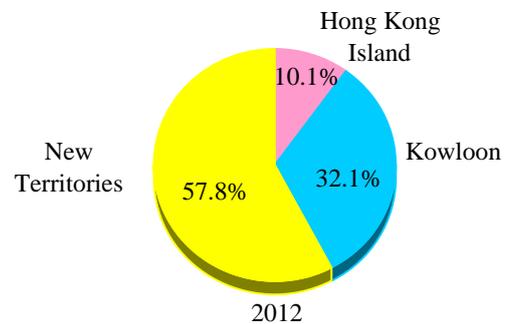
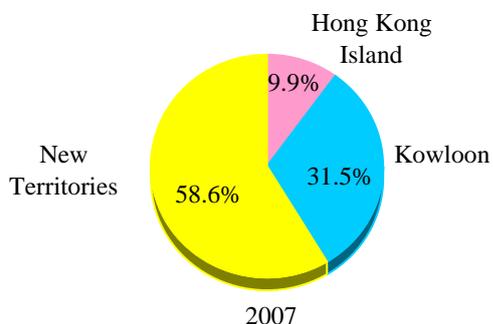
Population in HA Public Permanent Housing by District



Land Domestic Households ⁵

	Thousands		
	2002	2007	2012
Overall	2 081	2 250	2 389
			%
Public Permanent Housing ²	47.3	46.8	46.2
<i>Public Rental Housing</i>	30.3	30.4	30.5
<i>Subsidized Home Ownership Housing</i>	17.1	16.5	15.7
Private Permanent Housing ³	51.4	52.4	53.2
Temporary Housing ⁴	1.3	0.8	0.6

Domestic Households in HA Public Permanent Housing by District



As at 31 March 2013, the number of elderly households in HA PRH flats was 123 900, representing 17% of all households in HA PRH flats. ⁶

Average Domestic Household Size ⁷

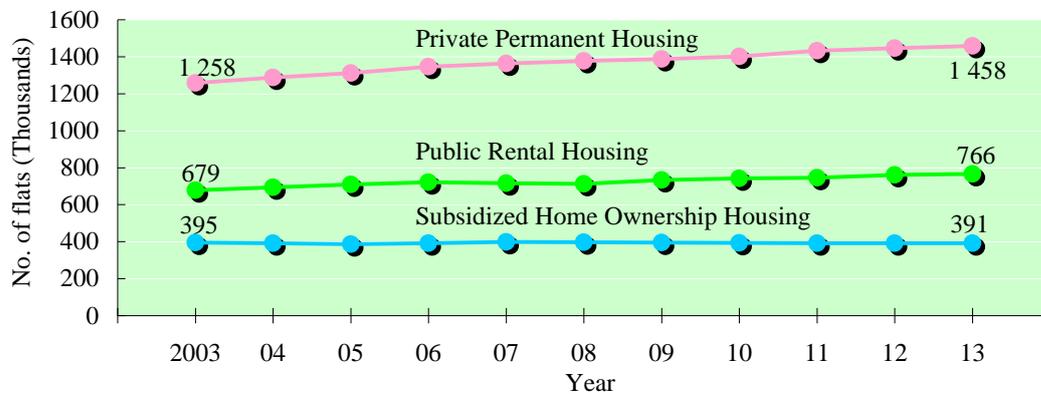
	No. of persons		
	2002	2007	2012
All Housing	3.2	3.0	2.9
Public Permanent Housing ²	3.4	3.1	2.9
Public Rental Housing	3.3	3.0	2.8
Subsidized Home Ownership Housing	3.5	3.3	3.1
Private Permanent Housing ³	3.0	2.9	2.9
Temporary Housing ⁴	2.4	2.3	2.4

Stock of Permanent Residential Flats

As at end March	Thousands		
	2003	2008	2013
Overall	2 332	2 486	2 616
Public Rental Housing ⁸	679	712	766
HA PRH Flats	634	674	728
HA Interim Housing Flats	12	6	5
HS PRH Flats	32	33	34
Subsidized Home Ownership Housing ⁸	395	397	391
HA Sale Flats ⁹	376	380	375
HS Sale Flats ¹⁰	19	17	16
Private Permanent Housing ¹¹	1 258	1 377	1 458

Stock of Permanent Residential Flats

As at end March

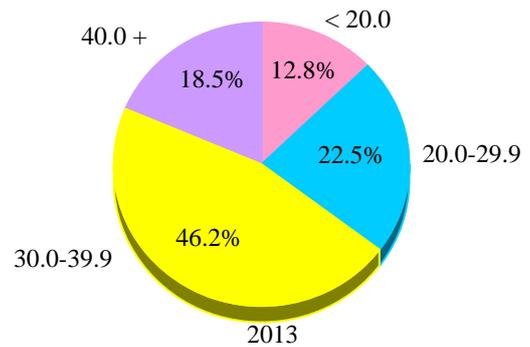
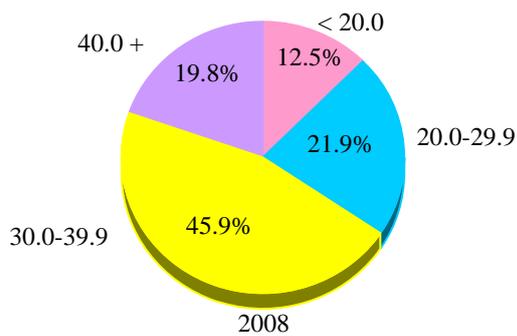


Stock of HA PRH Flats by Block Age

As at end March	Thousands		
	2003	2008	2013
0 - 5 years	144	83	78
6 - 10 years	95	141	80
11 - 15 years	86	95	141
16 - 20 years	115	71	94
21 - 25 years	114	104	64
26 years and over	79	181	271
Total	634	674	728

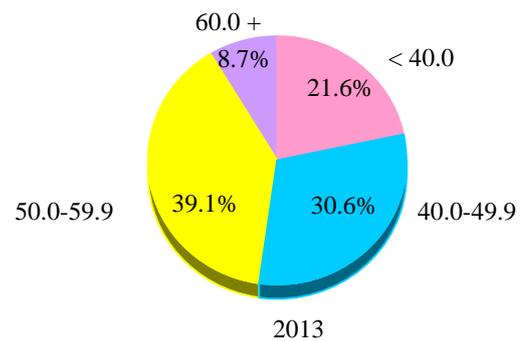
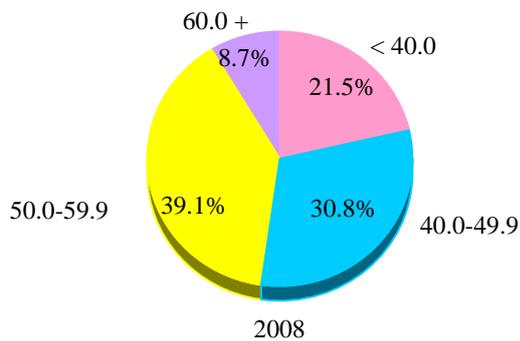
HA PRH Flats by Internal Floor Area ¹² (sq.m.)

As at end March



HOS/PSPS/MIHS/BRO/MSS Flats by Saleable Floor Area ¹² (sq.m.)

As at end March



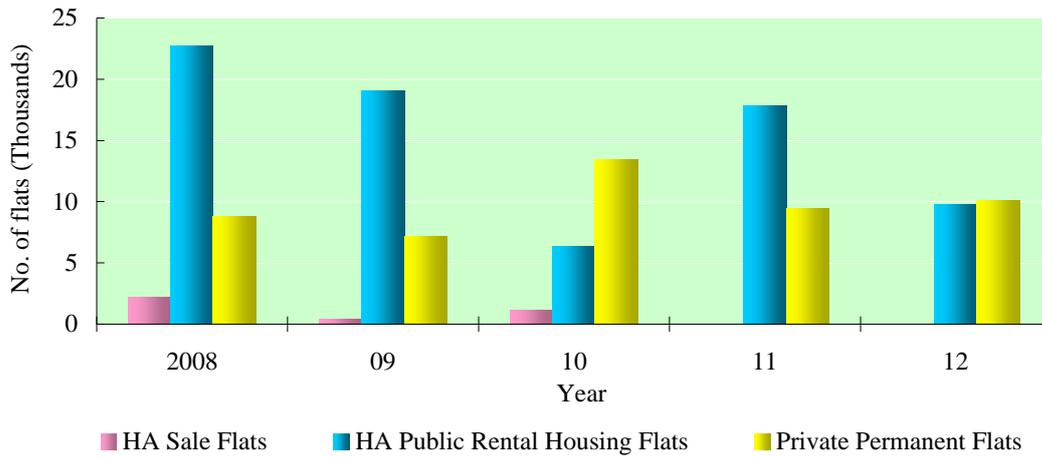
Production of Permanent Residential Flats ¹³

	Thousands		
	2002	2007	2012
Overall	55	21	24
HA Public Rental Housing Flats ¹⁴	20	5	10
HS PRH Flats ¹⁵	-	-	-
HA Sale Flats ¹⁶	1	2	-
HS Sale Flats ¹⁷	-	1	-
Village Houses	3	3	4
Private Permanent Flats ¹⁸	31	10	10

	%		
	2002	2007	2012
By Location			
HA Public Rental Housing Flats ¹⁴			
Hong Kong Island	-	50.0	-
Kowloon	52.4	16.7	100.0
New Territories	47.6	33.3	-
HA Sale Flats ¹⁶			
Hong Kong Island	-	-	-
Kowloon	40.3	100.0	-
New Territories	59.7	-	-
Private Permanent Flats ¹⁸			
Hong Kong Island	7.0	8.2	17.3
Kowloon	19.8	11.3	33.6
New Territories	73.2	80.4	49.2

- Not applicable

Production of Major Types of Permanent Residential Flats

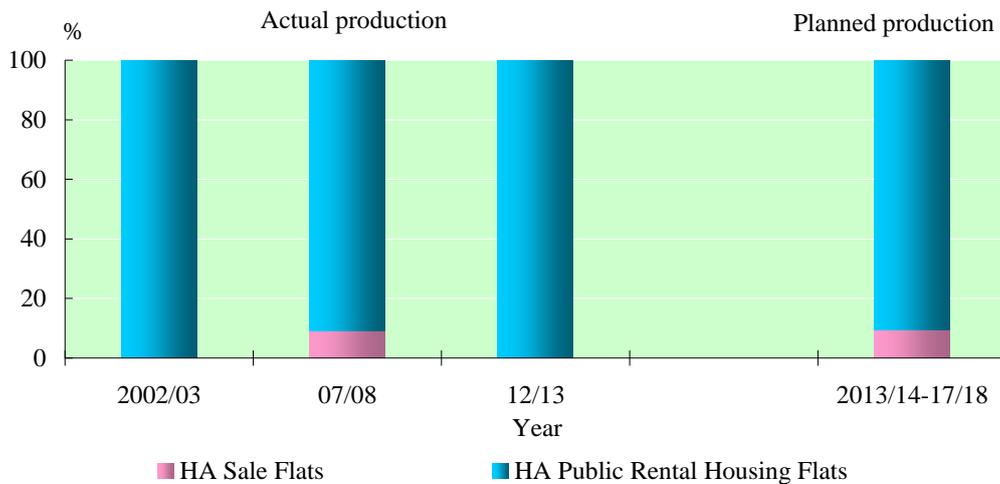


HA Housing Programmes

Production Programme ¹⁹

	Thousands	
	2008/09-2012/13	2013/14-2017/18
HA Public Rental Housing Flats	72	82
HA Sale Flats	3	9

Production of HA Residential Flats



Redevelopment and Clearance Programmes

Affected Households by Programme

	Thousands	
	2008/09-2012/13	2013/14-2017/18
Redevelopment of HA PRH Estates ²⁰	10	1
Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ²¹	^	3
Clearance of Squatter Areas ²²	1	1

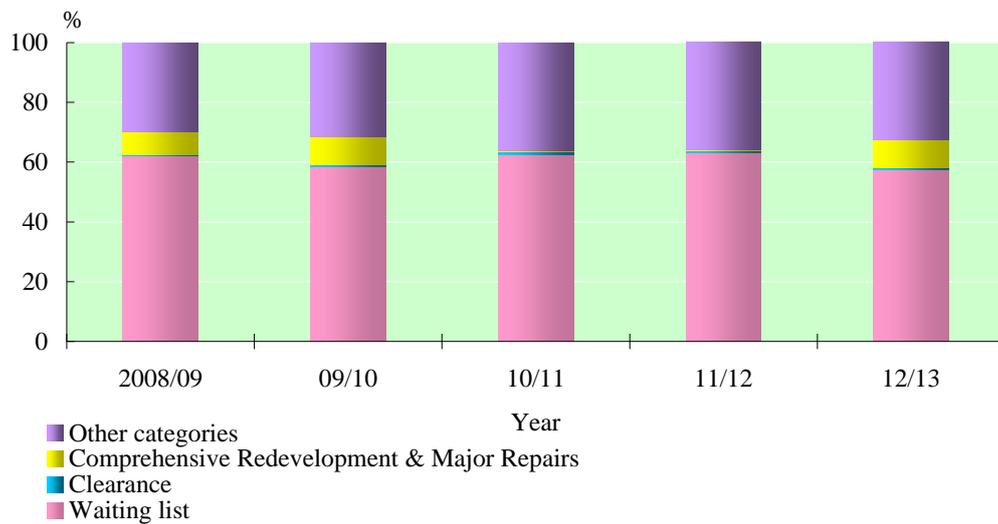
[^] Less than 500

Allocation of HA PRH Flats ²³

	Thousands		
	2002/03	2007/08	2012/13
Overall	47	23	27
By Rehousing Category			
Waiting List	31	13	16
Clearance	^	^	^
Comprehensive Redevelopment & Major Repairs	5	2	3
Other Categories	11	8	9

^ Less than 500

Allocation of HA PRH Flats



Waiting List

As at end of the period	Thousands		
	2002/03	2007/08	2012/13
Non-elderly one-person applicants under Quota and Points System ²⁴	92	39	112
General applicants		73	117

The average waiting time for the general applicants housed to HA PRH flats in the year 2012/13 was 2.7 years.

The monthly income limit and asset limit for a 4-person household were HK\$22,140 and HK\$436,000 for 2013/14 respectively.

Living Space of HA PRH Tenants ²⁵

As at end March	sq.m.		
	2003	2008	2013
Average Living Space per Person	11.3	12.4	13.0
Proportion of Households with Living Space per Person below 5.5 sq.m.	1.4	0.7	0.4

Rent of Permanent Residential Flats

As at end March	HK\$ / sq.m.		
	2003	2008	2013
HA PRH Flats (average monthly rent per sq.m. of internal floor area)			
Hong Kong Island	46	43	50
Kowloon	49	45	55
New Territories	41	38	54

1st Quarter	HK\$ / sq.m.		
	2003	2008	2013
Private Permanent Flats ²⁶ (average monthly rent per sq.m. of saleable area)			
Hong Kong Island	154	269	323
Kowloon	120	193	253
New Territories	94	140	189

Price of Private Permanent Residential Flats ²⁷ (average price per sq.m. of saleable area)

	HK\$ / sq.m.		
	2002	2007	2012
Hong Kong Island	32,777	58,915	111,438
Kowloon	24,372	44,284	88,358
New Territories	24,556	33,693	65,678

Transactions of Domestic Units

	Thousands		
	2002	2007	2012
Agreements for Sale and Purchase of Private Domestic Units ²⁸	73	124	81

(Numbers of HOS and TPS transactions recorded under Secondary Market Scheme in 2012/13 were 1 510 and 190 respectively.)

Public Expenditure on Housing ²⁹

	HK\$ billion		
	2002/03	2007/08	2012/13#
Public Expenditure on Housing	23.54	14.34	22.12
As % of Total Public Expenditure	8.8	5.7	5.5

Public Expenditure on Housing



Revised Estimate

Explanatory Notes

1. **Mid-year Population** figures are supplied by Demographic Statistics Section of Census & Statistics Department (C&SD). As for **Distribution of Population by Type of Housing**, figures are compiled based on the data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by C&SD and an inter-departmental Working Group on Population Distribution Projections. The General Household Survey covers the land-based non-institutional population of Hong Kong. Land-based non-institutional population covers Hong Kong Resident Population (including usual residents, home-based and non home-based mobile residents) but excludes inmates of institutions and persons living on board vessels.
2. The proportion of population in **Public Permanent Housing** includes those in (i) public rental housing (PRH) flats and interim housing (IH) flats provided by the Hong Kong Housing Authority (HA); (ii) public rental housing flats and Senior Citizen Residences Scheme (SEN) flats provided by the Hong Kong Housing Society (HS) (SEN flats are offered on a 'Long Term Lease' basis and a lump sum consideration is payable for each SEN flat by the applicant); (iii) HA sale flats sold under the Tenants Purchase Scheme (TPS); (iv) HA sale flats under the Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS), Middle Income Housing Scheme (MIHS), Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS); and (v) HS sale flats under the Flat-For-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS). HOS/MIHS/PSPS/BRO/MSS/TPS/FFSS/SCHS flats that can be traded in open market (i.e. flats sold prior to HOS Phase 3B or flats having paid off premiums) are classified as private permanent housing and are excluded from Subsidized Home Ownership Housing.
3. **Private Permanent Housing** includes (i) private flats and apartments in multi-storey blocks or houses built mainly for residential purposes; (ii) HS Urban Improvement Scheme flats (UIS); (iii) flats of Hong Kong Settlers Housing Corporation Limited; (iv) staff quarters purposely built / provided by government, hospitals, universities, schools and private companies, etc.; (v) villas, bungalows / modern village houses; (vi) simple stone structures / traditional village houses; and (vii). HOS/MIHS/PSPS/BRO/MSS/TPS/FFSS/SCHS flats that can be traded in the open market.
4. **Temporary Housing** includes roof-top structures, contractor's matsheds, nissen huts, huts and places not intended for residential purposes.
5. **Land Domestic Household** figures are compiled based on the data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by C&SD and an inter-departmental Working Group on Population Distribution Projections. The General Household Survey covers the land-based non-institutional population of Hong Kong. The classification of public permanent housing follows that in Note 2 while the classification of private permanent housing follows that in Note 3.
6. **Elderly Households** refer to households with all household members aged 60 or above.
7. **Average Domestic Household Size** figures are compiled based on the data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by C&SD and an inter-departmental Working Group on Population Distribution Projections. The General Household Survey covers the land-based non-institutional population of Hong Kong.
8. Numbers of flats in **Public Rental Housing** and **Subsidized Home Ownership Housing** are based on HA and HS administrative records. They cover HA and HS rental and sale flats. Please refer to Note 2 for details.
9. **HA Sale Flats** exclude those flats completed but not yet put up for sale and those flats put up for sale but not yet completed. From Q1 2003 onwards, HA sale flats include surplus HOS flats, which include buyback/rescinded cases, individual unsold flats and flats in unsold blocks/courts but exclude flats transferred to other usages.
10. From Q1 2003 onwards, **HS Sale Flats** include surplus flats, which include buyback/rescinded cases, individual unsold flats and flats in unsold blocks/courts.
11. **Private Permanent Housing Stock** figures are based on the Register of Quarters maintained by C&SD. Please refer to Note 3 for the coverage.
12. **Floor Area** of HA PRH flats and HOS/PSPS/MIHS/BRO/MSS flats (excludes flats put up for sale but not yet completed and flats completed but not yet put up for sale) is expressed in internal floor area and saleable area respectively. Internal floor area refers to area of a flat measured to the internal face of the flat's enclosing and / or party walls. Saleable area refers to area of a flat measured to the external face of the flat's enclosing walls and to the centre line of the flat's party walls.
13. Since May 2005, the housing type classifications of public housing production have been revised as stated in notes 14-17 below.
14. **HA Public Rental Housing Production** figures include the production of PRH, IH and projects transferred from surplus HOS to PRH but exclude the production of projects built as rental housing but subsequently transferred to BRO/MSS housing. Projects transferred from surplus HOS to PRH are counted as production at the time they are transferred.
15. **HS PRH Production** figures include rental flats and SEN flats.
16. **HA Sale Production** figures include the production of HOS, PSPS, BRO/MSS (which were mainly transferred from PRH).

Surplus HOS / PSPS flats completed between 2002 and 2004 with unspecified usage are counted as production at the first time they put up for sales.

17. **HS Sale Production** figures include the production of FFSS, SCHS and UIS flats. Surplus FFSS flats completed in 2002 with unspecified usage are counted as production at the first time they put up for sales.
18. Figures exclude village houses.
19. Figures for 2008/09 - 2012/13 refer to the actual production. Surplus HOS / PSPS flats completed between 2002 and 2004 with unspecified usage are counted as production at the first time they put up for sales. Figures for 2013/14 - 2017/18 are based on the Public Housing Construction Programme as at June 2013 prepared by the Housing Department.
20. Figure for 2008/09 – 2012/13 refers to the actual number of affected households. Figure for 2013/14 - 2017/18 is based on the redevelopment projects as at 30 June 2013.
21. Figure for 2008/09 - 2012/13 refers to the actual number of affected households. Figure for 2013/14 - 2017/18 is based on Buildings Department's forecast as at 30 June 2013.
22. Figure for 2008/09 - 2012/13 refers to the actual number of affected households. Figure for 2013/14 - 2017/18 is based on planned clearance programmes as at 30 June 2013.
23. Figures exclude applicants joining the Rent Allowance for Elderly Scheme and Buy or Rent Option Scheme. **Clearance** includes Clearance from Squatter Areas / Temporary Housing Areas / Cottage Areas, Interim Housing / Temporary Housing Areas trawling and Urban Renewal Authority. **Other Categories** include 'emergency', 'compassionate', 'junior civil servants and pensioners', 'redemption of letters of assurance by estate assistants' and 'transfers and overcrowding relief'.
24. Quota and Points System was implemented in September 2005.
25. **Living Space** is expressed in internal floor area. Please refer to Note 12 for details.
26. Figures on **Rent of Private Permanent Flats** are supplied by the Rating and Valuation Department and refer to market rent of fresh lettings of private residential flats with saleable area less than 70 sq.m.
27. **Price of Private Permanent Residential Flats** which is annual averages is supplied by the Rating and Valuation Department on the basis of transactions which took place during the reference periods and have been scrutinized by the Department for stamp duty purposes. Only residential flats with saleable area less than 70 sq.m. are included.
28. Figures refer the number of agreements for sale and purchase of private domestic units received for registration in the Land Registry.
29. Figures are supplied by the Financial Services and the Treasury Bureau, Government Secretariat. **Public Expenditure on Housing** covers government expenditure (i.e. all expenditure charged to the General Revenue Account and financed by the Government's statutory funds including Capital Investment Fund) and expenditure by the Housing Authority.
30. Figures may not add up to the total due to rounding.

Notes of Abbreviation

HA	Hong Kong Housing Authority
HS	Hong Kong Housing Society
PRH	Public Rental Housing
HOS	Home Ownership Scheme
PSPS	Private Sector Participation Scheme
TPS	Tenants Purchase Scheme
MIHS	Middle Income Housing Scheme