

Housing in Figures

2010

Hong Kong Housing Authority

Population ¹

	Thousands		
	2000	2005	2010
Mid-year Population	6 665	6 813	7 061*

Distribution of Population by Type of Housing

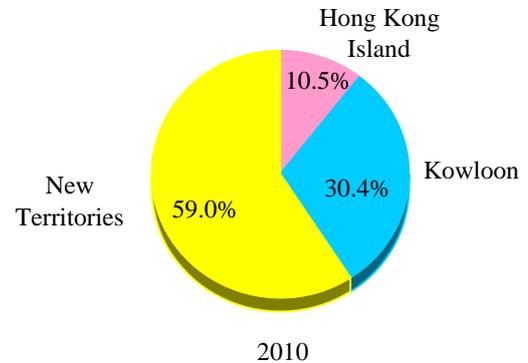
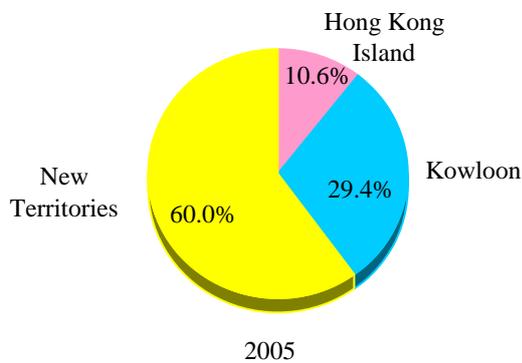
1st Quarter	%		
	2000	2005	2010
Public Permanent Housing ²	50.7	48.5	47.5
<i>Rental Flats</i>	35.1	30.1	29.7
<i>Subsidized Sale Flats</i>	15.6	18.4	17.8
Private Permanent Housing ³	47.9	50.6	51.6
Public Temporary Housing ⁴	0.1	-	-
Private Temporary Housing ⁴	1.3	0.9	0.9

* Provisional figure

- Not applicable

Population in HA Permanent Residential Flats by District

As at end March



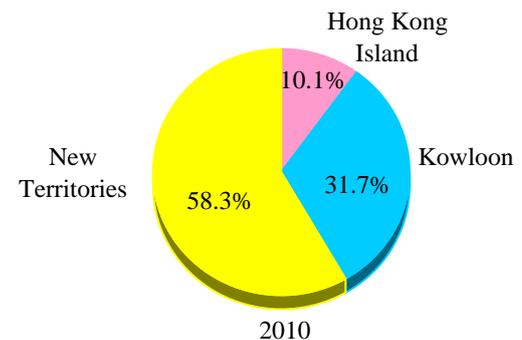
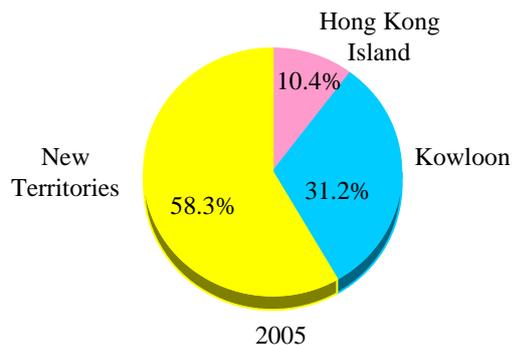
Land Domestic Households ⁵

1st Quarter	Thousands		
	2000	2005	2010
Overall	2 014	2 191	2 319
Public Permanent Housing	47.8	46.4	46.5
<i>Rental Flats</i>	33.3	29.8	30.1
<i>Subsidized Sale Flats</i>	14.5	16.6	16.4
Private Permanent Housing	50.5	52.4	52.4
Public Temporary Housing	0.1	-	-
Private Temporary Housing	1.6	1.3	1.1

- Not applicable

Domestic Households in HA Permanent Residential Flats by District

As at end March



As at 31 March 2010, the number of elderly households in HA public rental housing was 108 500, representing 16% of the total HA public rental housing households. ⁶

Average Domestic Household Size

1st Quarter	No. of persons		
	2000	2005	2010
All Housing	3.3	3.0	2.9
Public Permanent Housing	3.5	3.2	3.0
<i>Rental Flats</i>	3.5	3.1	2.9
<i>Subsidized Sale Flats</i>	3.5	3.4	3.2
Private Permanent Housing	3.1	2.9	2.9
Public Temporary Housing	2.3	-	-
Private Temporary Housing	2.7	2.3	2.4

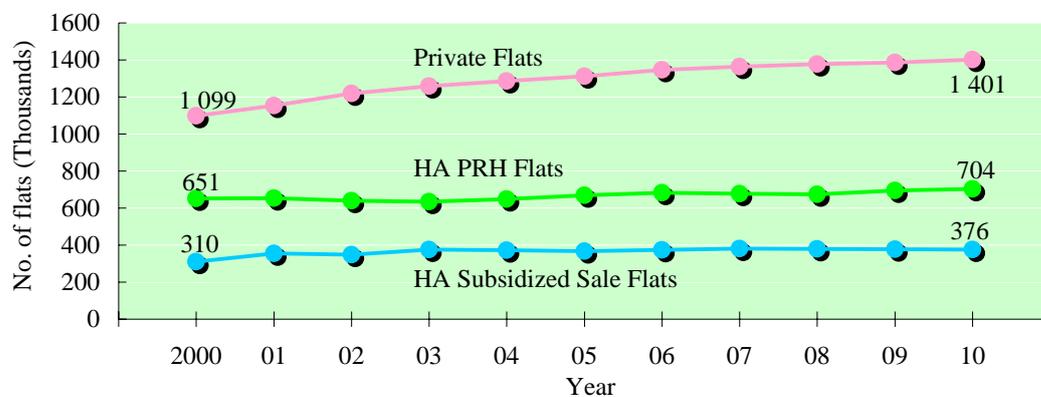
- Not applicable

Stock of Permanent Residential Flats

As at end March	Thousands		
	2000	2005	2010
Overall	2 115	2 408	2 537
Public Housing ⁷	1 016	1 096	1 135
<i>HA PRH Flats</i>	651	669	704
<i>HA Interim Housing Flats</i>	4	8	5
<i>HS Rental Flats</i>	33	33	34
<i>HA Subsidized Sale Flats</i> ⁸	310	368	376
<i>HS Subsidized Sale Flats</i> ⁸	19	18	17
Private Housing ⁹	1 099	1 312	1 401

Stock of Major Types of Permanent Residential Flats

As at end March

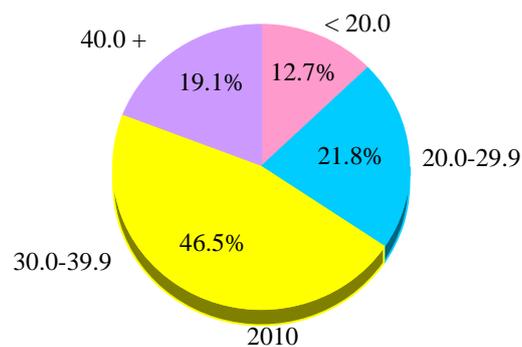
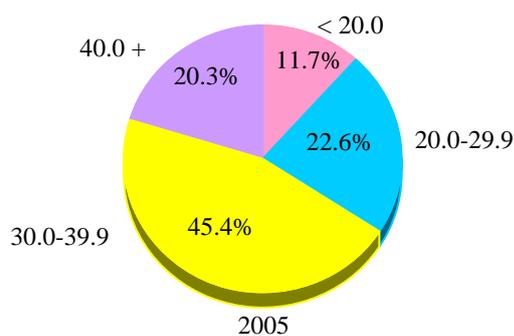


Stock of HA PRH Flats by Age Group

As at end March	Thousands		
	2000	2005	2010
0 - 5 years	104	160	85
6 - 10 years	123	81	150
11 - 15 years	114	94	81
16 - 20 years	145	90	88
21 - 25 years	61	140	73
26 years and over	104	104	226
Total	651	669	704

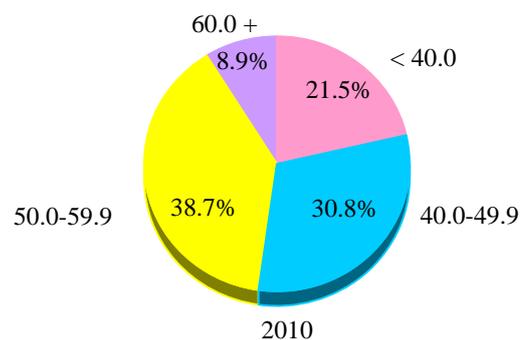
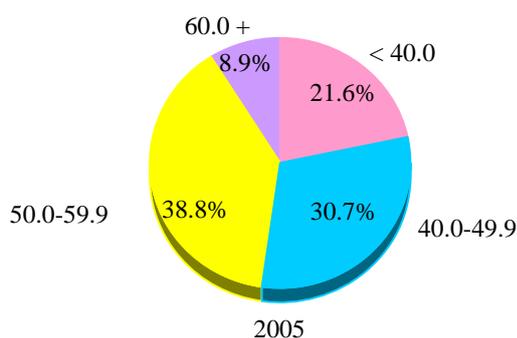
HA PRH Flats by Internal Floor Area ¹⁰ (sq.m.)

As at end March



HOS/PSPS/MIHS Flats by Saleable Floor Area ¹⁰ (sq.m.)

As at end March



Production of Permanent Residential Flats ¹¹

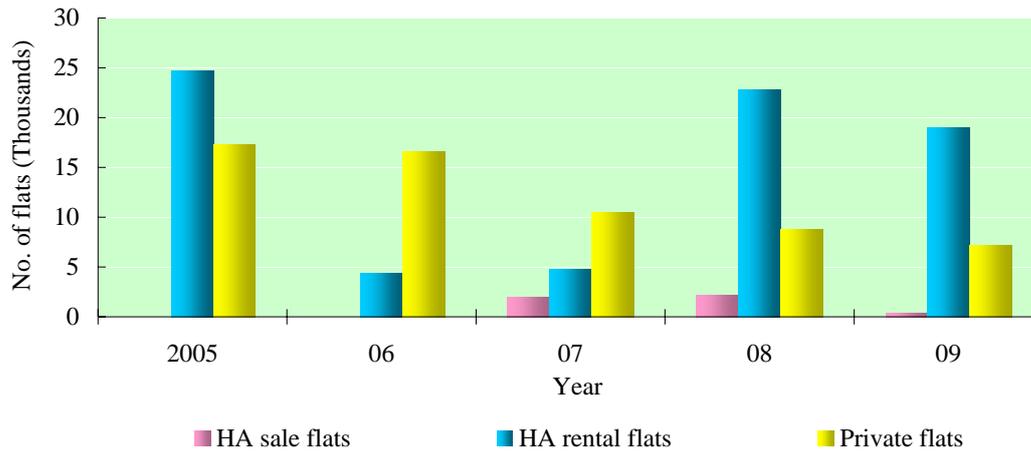
	Thousands		
	1999	2004	2009
Overall	89	50	29
HA Rental Flats ¹²	27	21	19
HS Rental Flats ¹³	-	^	-
HA Sale Flats ¹⁴	20	-	^
HS Sale Flats ¹⁵	6	-	-
Village Housing		3	3
Private Flats	35	26	7

	%		
	1999	2004	2009
By Location			
HA Rental Flats ¹²			
Hong Kong Island	10.4	-	-
Kowloon	41.8	53.6	77.3
New Territories	47.9	46.4	22.7
HA Sale Flats ¹⁴			
Hong Kong Island	7.8	-	-
Kowloon	20.4	-	100.0
New Territories	71.9	-	-
Private Flats			
Hong Kong Island	8.5	14.2	17.5
Kowloon	11.5	41.5	25.5
New Territories	80.0	44.3	57.0

- Not applicable

^ Less than 500

Production of Major Types of Permanent Residential Flats

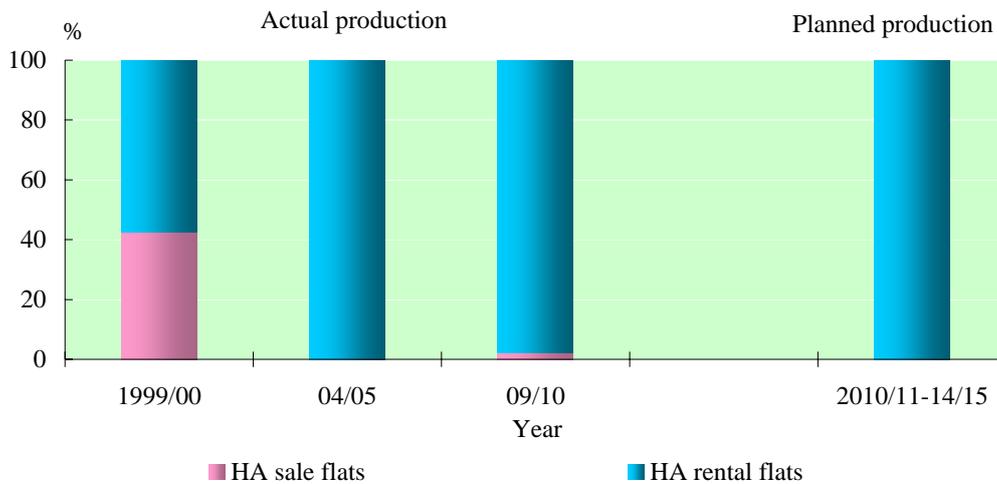


HA Housing Programmes

Production Programme ¹⁶

	Thousands	
	2005/06-2009/10	2010/11-2014/15
HA Rental Flats	73	75
HA Sale Flats	5	0

Production of HA Residential Flats



Redevelopment and Clearance Programmes

Affected Households by Programme

Redevelopment of HA PRH Estates ¹⁷

Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ¹⁸

	Thousands	
	2005/06-2009/10	2010/11-2014/15
Redevelopment of HA PRH Estates ¹⁷	13	3
Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ¹⁸	1	1

Affected Households by Programme

Clearance of Squatter Areas ¹⁹

	Thousands	
	2005/06-2009/10	2010/11-2012/13
Clearance of Squatter Areas ¹⁹	1	1

Allocation of HA PRH Flats ²⁰

	Thousands		
	1999/00	2004/05	2009/10
Overall	46	34	36
By Rehousing Category			
Waiting List	23	23	21
Clearance	2	^	^
Comprehensive Redevelopment & Major Repairs	15	1	3
Other Categories	7	10	11

^ Less than 500

Allocation of HA PRH Flats



Waiting List

As at end of the period	Thousands		
	1999/00	2004/05	2009/10
No. of Live Applicants	108	91	129

The average waiting time for the Waiting List applicants to be allocated with public rental flats in the year 2009/10 was 2.0 years. The monthly income limit and asset limit for a 4-person household were HK\$16,070 and HK\$384,000 for 2010/11 respectively.

Living Space of HA PRH Tenants ²¹

As at end March	sq.m.		
	2000	2005	2010
Average Living Space per Person	10.4	11.7	12.6
Proportion of Households with Living Space per Person below 5.5 sq.m.	3.7	1.0	0.5

Rent of Permanent Residential Flats

As at end March	HK\$ / sq.m.		
	2000	2005	2010
HA PRH Flats (average monthly rent per sq.m. of internal floor area)			
Hong Kong Island	44	46	43
Kowloon	43	51	47
New Territories	39	42	38

1st Quarter	HK\$ / sq.m.		
	2000	2005	2010
Private Flats ²² (average monthly rent per sq.m. of saleable area)			
Hong Kong Island	190	173	248
Kowloon	157	139	197
New Territories	120	101	142

Price of Private Permanent Residential Flats ²³ (average price per sq.m. of saleable area)

	HK\$ / sq.m.		
	1999	2004	2009
Hong Kong Island	47,414	39,444	68,705
Kowloon	36,757	30,669	51,266
New Territories	35,182	27,620	39,279

Agreements for Sale and Purchase of Building Units ²⁴

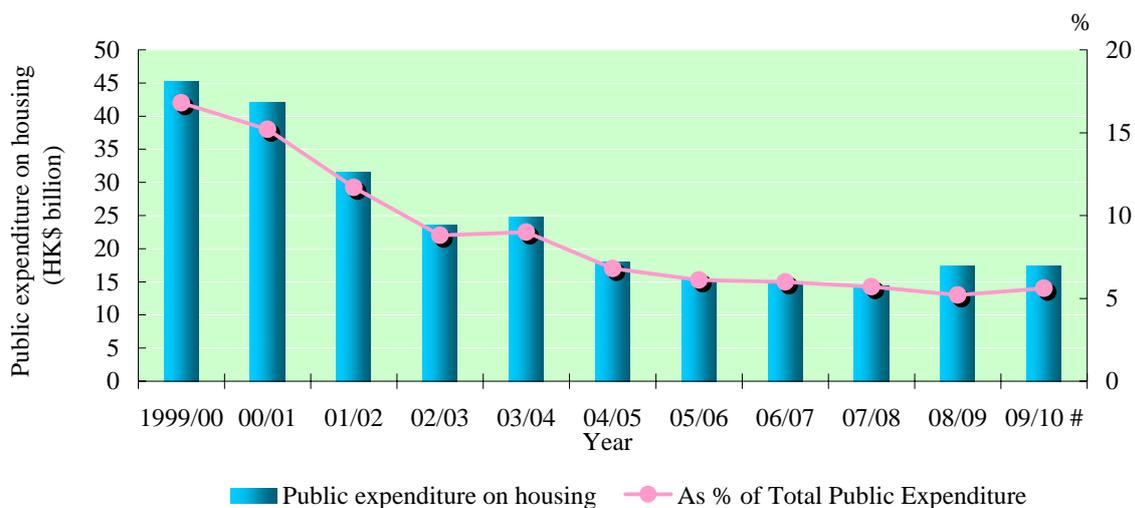
	Thousands		
	1999	2004	2009
Building Units	98	123	134

(Numbers of HOS and TPS transactions recorded under Secondary Market Scheme in 2009/10 were 1 950 and 200 respectively.)

Public Expenditure on Housing ²⁵

	HK\$ billion		
	1999/00	2004/05	2009/10 #
Public Expenditure on Housing	45.21	17.96	17.32
As % of Total Public Expenditure	16.8	6.8	5.6

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 based on the General Household Survey (GHS) conducted by C&SD, which cover the land-based non-institutional population of Hong Kong.
2. The proportion of population in **Public Permanent Housing** includes those in (i) public rental housing (PRH) flats and interim housing (IH) 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 subsidized sale flats sold under the Tenants Purchase Scheme (TPS); (iv) HA subsidized 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 subsidized sale flats under the Flat-For-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS). However, prior to 1st Quarter 1998, all population and household figures for the HS subsidized sale flats in (v) above were classified under private permanent housing as they were not separately identifiable under the old GHS system. From 1st Quarter 2002 onwards, 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 sale flats.
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; and (vi) simple stone structures / traditional village houses. From 1st Quarter 2002 onwards, HOS/MIHS/ PSPS/BRO/MSS/TPS/FFSS/SCHS flats that can be traded in the open market are also included.
4. **Public Temporary Housing** includes HA cottage areas and temporary housing areas. All HA cottage areas and temporary housing areas were cleared in December 2001 and in July 2001 respectively. **Private 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 based on GHS conducted by C&SD, which cover the land-based non-institutional population of Hong Kong. From 2001 onwards, households comprising mobile residents only are not included. The classification of public permanent housing follows that in Note 2 while the classification of private permanent housing follows that in Note 3. Data sources are the same as Distribution of Population by Type of Housing in Note 1.
6. **Elderly Households** refer to households with all household members are of age 60 or above.
7. **Public Permanent Housing Stock** figures are based on HA and HS administrative records. They cover HA and HS rental and subsidized sale flats. Please refer to Note 2 for details.
8. **HA subsidized 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 subsidized sale flats includes surplus flats, which include buyback/rescinded cases, individual unsold flats and flats in unsold blocks/courts but exclude flats transferred to other usages. From Q1 2003 onwards, **HS subsidized sale flats** includes surplus flats, which include buyback/rescinded cases, individual unsold flats and flats in unsold blocks/courts.
9. **Private Permanent Housing Stock** figures are based on the Register of Quarters maintained by C&SD. Please refer to Note 3 for the coverage.
10. **Floor Area** of HA rental flats and HOS/PSPS/MIHS flats (exclude 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.
11. Since May 2005, the housing type classifications of production of HA public housing have been revised as stated in notes 12-15 below.
12. **HA 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 disposed.
13. **HS Rental Housing Production** figures include rental flats and SEN flats.
14. **HA Sale Housing Production** figures include the production of HOS, PSPS, BRO/MSS (which were mainly transferred from PRH). The production of HOS/PSPS flats has ceased indefinitely since 2003. For those completed HOS/PSPS flats, they are counted as production according to their actual usage at the time they are disposed.
15. **HS Sale Housing Production** figures include the production of FFSS, SCHS and UIS flats.
16. Figure for 2005/06 - 2009/10 refers to the actual production. For projects which underwent transfer of usage, they will be counted according to their actual usage at the time they are disposed. Figure for 2010/11 - 2014/15 is based on the Public

Housing Construction Programme as at June 2010 prepared by the Housing Department.

17. Figure for 2005/06 - 2009/10 refers to the actual number of affected households. Figure for 2010/11 - 2014/15 is based on the redevelopment projects as at 30 June 2010.
18. Figure for 2005/06 - 2009/10 refers to the actual number of affected households. Figures for 2010/11 - 2014/15 are based on Buildings Department's forecast as at 30 June 2010.
19. Figure for 2005/06 - 2009/10 refers to the actual number of affected households. Figures for 2010/11 - 2012/13 are based on planned clearance programmes as at 30 June 2010.
20. 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'.
21. **Living Space** is expressed in internal floor area. Please refer to Note 10 for details.
22. Figures on **Rent of Private 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.
23. **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.
24. Statistics prior to 1991 cover only land documents received for registration in the Urban Land Registry. From 1991 onwards, those in the eight New Territories Land Registries are also included.
25. 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.
26. 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