



# **Housing in Figures**

2011

Hong Kong Housing Authority

## Population <sup>1</sup>

|                            | Thousands    |              |               |
|----------------------------|--------------|--------------|---------------|
|                            | 2001         | 2006         | 2011          |
| <b>Mid-year Population</b> | <b>6 714</b> | <b>6 857</b> | <b>7 108*</b> |

### Distribution of Population by Type of Housing

|  | %    |      |      |
|--|------|------|------|
| 1st Quarter                            | 2001 | 2006 | 2011 |
| Public Permanent Housing <sup>2</sup>  | 49.1 | 49.0 | 47.7 |
| <i>Rental Flats</i>                    | 31.2 | 30.4 | 30.0 |
| <i>Subsidized Sale Flats</i>           | 17.9 | 18.5 | 17.7 |
| Private Permanent Housing <sup>3</sup> | 49.8 | 50.5 | 51.8 |
| Public Temporary Housing <sup>4</sup>  | ^    | -    | -    |
| Private Temporary Housing <sup>4</sup> | 1.1  | 0.6  | 0.5  |

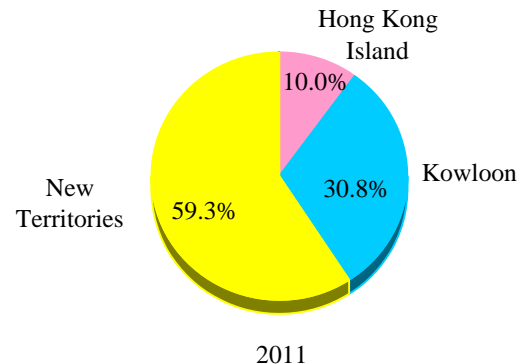
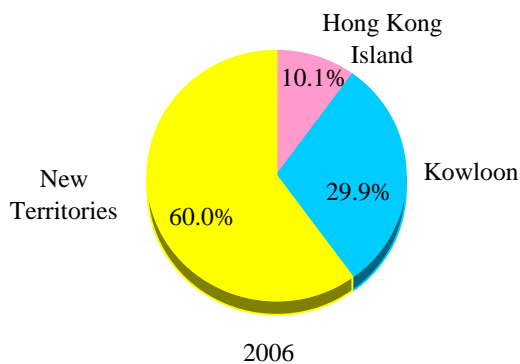
\* Provisional figure

^ Less than 0.05%

- Not applicable

### Population in HA Permanent Residential Flats by District

#### As at end March



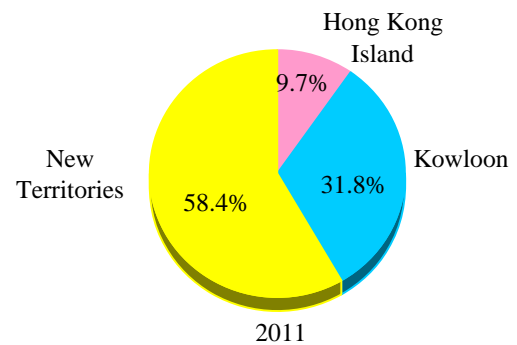
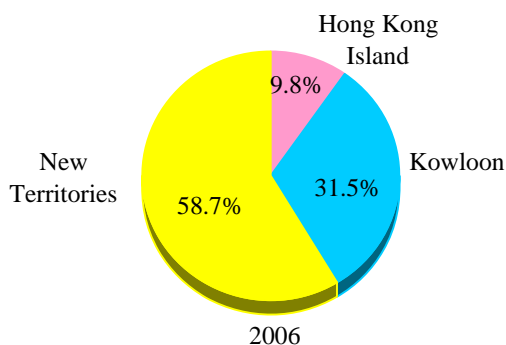
## Land Domestic Households <sup>5</sup>

|                              | Thousands    |              |              |
|------------------------------|--------------|--------------|--------------|
| 1st Quarter                  | 2001         | 2006         | 2011         |
| <b>Overall</b>               | <b>2 049</b> | <b>2 201</b> | <b>2 343</b> |
|                              | %            |              |              |
| Public Permanent Housing     | 46.9         | 47.0         | 46.9         |
| <i>Rental Flats</i>          | 30.3         | 30.3         | 30.8         |
| <i>Subsidized Sale Flats</i> | 16.6         | 16.7         | 16.2         |
| Private Permanent Housing    | 51.7         | 52.2         | 52.4         |
| Public Temporary Housing     | 0.1          | -            | -            |
| Private Temporary Housing    | 1.4          | 0.8          | 0.7          |

- Not applicable

### Domestic Households in HA Permanent Residential Flats by District

#### As at end March



As at 31 March 2011, the number of elderly households in HA public rental housing was 113 500, representing 17% of the total HA public rental housing households. <sup>6</sup>

## Average Domestic Household Size

| 1st Quarter                  | No. of persons |            |            |
|------------------------------|----------------|------------|------------|
|                              | 2001           | 2006       | 2011       |
| <b>All Housing</b>           | <b>3.2</b>     | <b>3.0</b> | <b>2.9</b> |
| Public Permanent Housing     | 3.3            | 3.2        | 3.0        |
| <i>Rental Flats</i>          | 3.3            | 3.0        | 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     | 2.5            | -          | -          |
| Private Temporary Housing    | 2.6            | 2.3        | 2.2        |

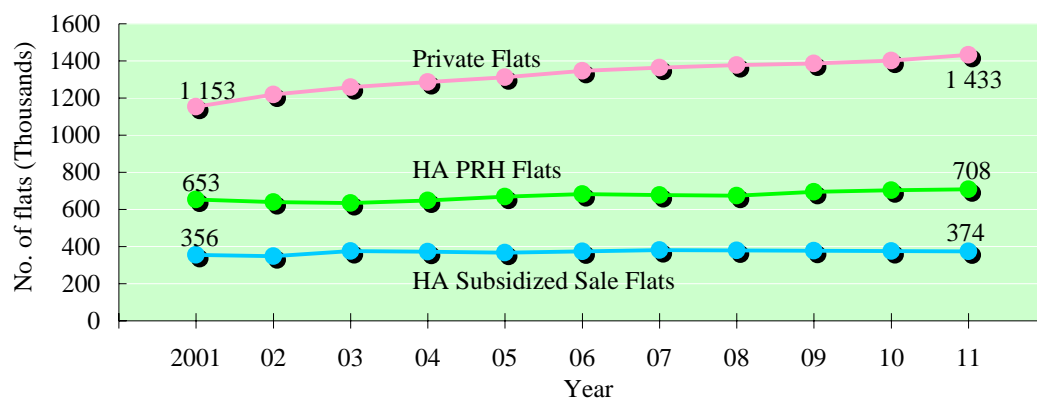
- Not applicable

## Stock of Permanent Residential Flats

| As at end March                              | Thousands    |              |              |
|--|--------------|--------------|--------------|
|  | 2001         | 2006         | 2011         |
| <b>Overall</b>                               | <b>2 224</b> | <b>2 460</b> | <b>2 570</b> |
| Public Housing <sup>7</sup>                  | 1 071        | 1 114        | 1 137        |
| <i>HA PRH Flats</i>                          | 653          | 682          | 708          |
| <i>HA Interim Housing Flats</i>              | 9            | 6            | 5            |
| <i>HS Rental Flats</i>                       | 32           | 33           | 34           |
| <i>HA Subsidized Sale Flats</i> <sup>8</sup> | 356          | 374          | 374          |
| <i>HS Subsidized Sale Flats</i> <sup>8</sup> | 21           | 18           | 16           |
| Private Housing <sup>9</sup>                 | 1 153        | 1 346        | 1 433        |

### Stock of Major Types of Permanent Residential Flats

#### As at end March

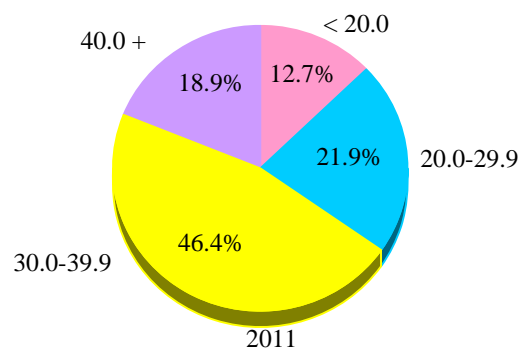
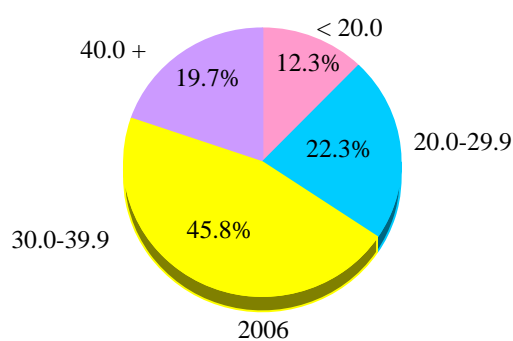


### Stock of HA PRH Flats by Age Group

| As at end March   | Thousands |      |      |
|-------------------|-----------|------|------|
|                   | 2001      | 2006 | 2011 |
| 0 - 5 years       | 124       | 158  | 74   |
| 6 - 10 years      | 101       | 85   | 141  |
| 11 - 15 years     | 111       | 92   | 85   |
| 16 - 20 years     | 140       | 83   | 90   |
| 21 - 25 years     | 84        | 132  | 69   |
| 26 years and over | 92        | 133  | 248  |
| Total             | 653       | 682  | 708  |

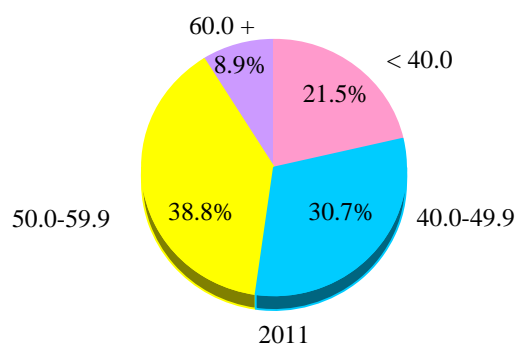
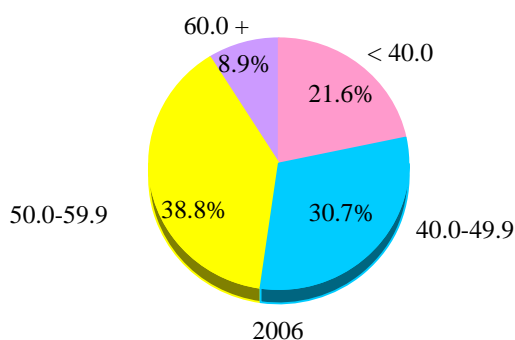
## HA PRH Flats by Internal Floor Area <sup>10</sup> (sq.m.)

As at end March



## HOS/PSPS/MIHS Flats by Saleable Floor Area <sup>10</sup> (sq.m.)

As at end March



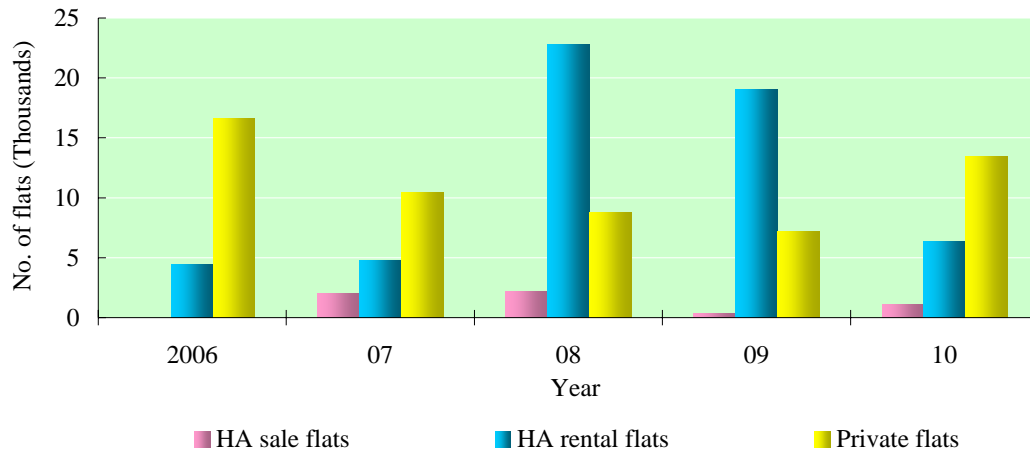
## Production of Permanent Residential Flats <sup>11</sup>

|                               | Thousands |           |           |
|-------------------------------|-----------|-----------|-----------|
|                               | 2000      | 2005      | 2010      |
| <b>Overall</b>                | <b>93</b> | <b>45</b> | <b>24</b> |
| HA Rental Flats <sup>12</sup> | 41        | 25        | 6         |
| HS Rental Flats <sup>13</sup> | -         | -         | -         |
| HA Sale Flats <sup>14</sup>   | 23        | -         | 1         |
| HS Sale Flats <sup>15</sup>   | 3         | -         | -         |
| Village Housing               |           | 3         | 3         |
| Private Flats                 |           | 17        | 13        |

|                                      | %    |      |       |
|--------------------------------------|------|------|-------|
|                                      | 2000 | 2005 | 2010  |
| <b>By Location</b>                   |      |      |       |
| <b>HA Rental Flats <sup>12</sup></b> |      |      |       |
| Hong Kong Island                     | 0.6  | 11.7 | 25.1  |
| Kowloon                              | 49.8 | 7.7  | 74.9  |
| New Territories                      | 49.6 | 80.6 | -     |
| <b>HA Sale Flats <sup>14</sup></b>   |      |      |       |
| Hong Kong Island                     | 26.0 | -    | -     |
| Kowloon                              | 26.7 | -    | 100.0 |
| New Territories                      | 47.2 | -    | -     |
| <b>Private Flats <sup>16</sup></b>   |      |      |       |
| Hong Kong Island                     | 13.1 | 24.7 | 8.5   |
| Kowloon                              | 29.9 | 22.4 | 25.5  |
| New Territories                      | 57.0 | 52.9 | 66.0  |

- Not applicable

## Production of Major Types of Permanent Residential Flats



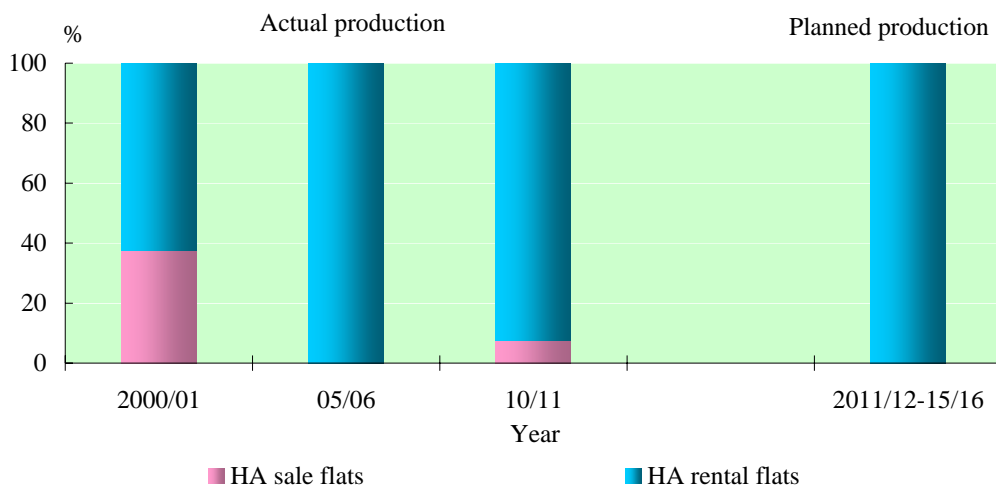
## HA Housing Programmes

### Production Programme <sup>17</sup>

|                 | Thousands       |                 |
|-----------------|-----------------|-----------------|
|                 | 2006/07-2010/11 | 2011/12-2015/16 |
| HA Rental Flats | 69              | 76              |
| HA Sale Flats   | 6               | -               |

- Not applicable

### Production of HA Residential Flats



### Redevelopment and Clearance Programmes

#### Affected Households by Programme

##### Redevelopment of HA PRH Estates <sup>18</sup>

Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures <sup>19</sup>

|   | Thousands       |                 |
|---|-----------------|-----------------|
|   | 2006/07-2010/11 | 2011/12-2015/16 |
| Redevelopment of HA PRH Estates <sup>18</sup>   | 13              | 3               |
| Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures <sup>19</sup> | 1               | 1               |

#### Affected Households by Programme

##### Clearance of Squatter Areas <sup>20</sup>

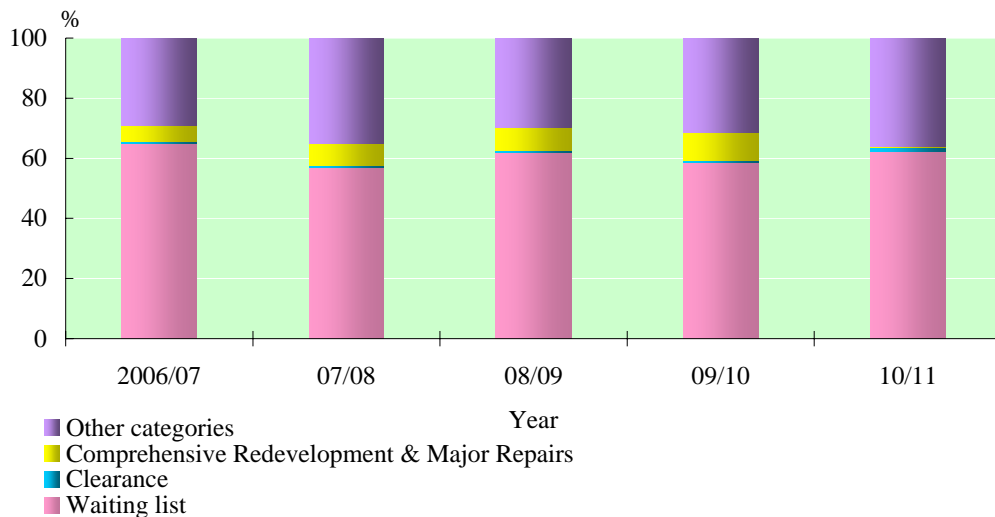
|   | Thousands       |                 |
|---|-----------------|-----------------|
|   | 2006/07-2010/11 | 2011/12-2012/13 |
| Clearance of Squatter Areas <sup>20</sup> | 1               | 1               |

## Allocation of HA PRH Flats <sup>21</sup>

|   | Thousands |           |           |
|---|-----------|-----------|-----------|
|   | 2000/01   | 2005/06   | 2010/11   |
| <b>Overall</b>                              | <b>56</b> | <b>41</b> | <b>25</b> |
| <b>By Rehousing Category</b>                |           |           |           |
| Waiting List                                | 28        | 27        | 16        |
| Clearance                                   | 1         | ^         | ^         |
| Comprehensive Redevelopment & Major Repairs | 21        | 2         | ^         |
| Other Categories                            | 6         | 12        | 9         |

^ Less than 500

## Allocation of HA PRH Flats



## Waiting List

| <b>As at end of the period</b> | Thousands |         |         |
|--------------------------------|-----------|---------|---------|
|                                | 2000/01   | 2005/06 | 2010/11 |
| No. of Live Applicants         | 108       | 97      | 152     |

The average waiting time for the Waiting List applicants to be allocated with public rental flats in the year 2010/11 was 2.0 years. The monthly income limit and asset limit for a 4-person household were HK\$18,560 and HK\$397,000 for 2011/12 respectively.

## Living Space of HA PRH Tenants <sup>22</sup>

| <b>As at end March</b>  | sq.m. |      |      |
|---|-------|------|------|
|   | 2001  | 2006 | 2011 |
| Average Living Space per Person                                       | 10.7  | 12.0 | 12.8 |
| Proportion of Households with Living Space per Person below 5.5 sq.m. | 3.1   | 0.8  | 0.5  |

## Rent of Permanent Residential Flats

| <b>As at end March</b>  | HK\$ / sq.m. |      |      |
|---|--------------|------|------|
|   | 2001         | 2006 | 2011 |
| <b>HA PRH Flats (average monthly rent per sq.m. of internal floor area)</b> |              |      |      |
| Hong Kong Island  | 45           | 47   | 46   |
| Kowloon   | 45           | 51   | 49   |
| New Territories   | 39           | 42   | 40   |

| <b>1st Quarter</b>   | HK\$ / sq.m. |      |      |
|--|--------------|------|------|
|  | 2001         | 2006 | 2011 |
| <b>Private Flats <sup>23</sup> (average monthly rent per sq.m. of saleable area)</b> |              |      |      |
| Hong Kong Island   | 197          | 192  | 287  |
| Kowloon  | 155          | 148  | 230  |
| New Territories  | 118          | 108  | 165  |

## Price of Private Permanent Residential Flats <sup>24</sup> (average price per sq.m. of saleable area)

|                  | HK\$ / sq.m. |        |        |
|------------------|--------------|--------|--------|
|                  | 2000         | 2005   | 2010   |
| Hong Kong Island | 41,928       | 46,333 | 83,332 |
| Kowloon          | 31,800       | 36,061 | 64,697 |
| New Territories  | 31,546       | 32,129 | 47,239 |

## Transactions of Domestic Units

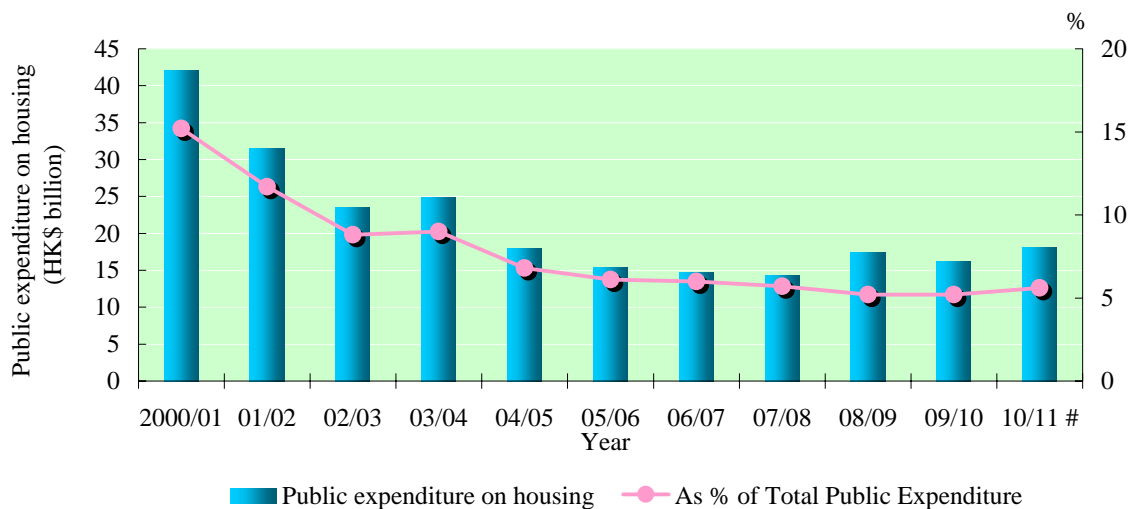
|  | Thousands |      |      |
|--|-----------|------|------|
|  | 2000      | 2005 | 2010 |
| Agreements for Sale and Purchase of Private Domestic Units <sup>25</sup> | 65        | 103  | 136  |

(Numbers of HOS and TPS transactions recorded under Secondary Market Scheme in 2010/11 were 1 940 and 240 respectively.)

## Public Expenditure on Housing <sup>26</sup>

|                                  | HK\$ billion |         |          |
|----------------------------------|--------------|---------|----------|
|                                  | 2000/01      | 2005/06 | 2010/11# |
| Public Expenditure on Housing    | 42.02        | 15.40   | 18.07    |
| As % of Total Public Expenditure | 15.2         | 6.1     | 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). 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.
6. **Elderly Households** refer to households with all household members aged 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. Figures for 2000 are all inclusive of village houses, figures for 2005 and 2010 exclude village houses.
17. Figure for 2006/07 - 2010/11 refers to the actual production. For those completed HOS/PSPS flats, they are counted as production according to their actual usage at the time they are disposed. Figure for 2011/12 - 2015/16 is based on the Public

Housing Construction Programme as at June 2011 prepared by the Housing Department.

18. Figure for 2006/07 - 2010/11 refers to the actual number of affected households. Figure for 2011/12 - 2015/16 is based on the redevelopment projects as at 30 June 2011.
19. Figure for 2006/07 - 2010/11 refers to the actual number of affected households. Figures for 2011/12 - 2015/16 are based on Buildings Department's forecast as at 30 June 2011.
20. Figure for 2006/07 - 2010/11 refers to the actual number of affected households. Figures for 2011/12 - 2012/13 are based on planned clearance programmes as at 30 June 2011.
21. 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'.
22. **Living Space** is expressed in internal floor area. Please refer to Note 10 for details.
23. 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.
24. **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.
25. Figures refer the number of agreements for sale and purchase of private domestic units received for registration in the Land Registry.
26. 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.
27. 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        |