



Housing in Figures

2012

Hong Kong Housing Authority

Population ¹

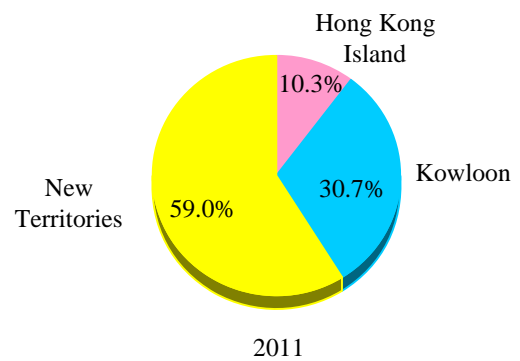
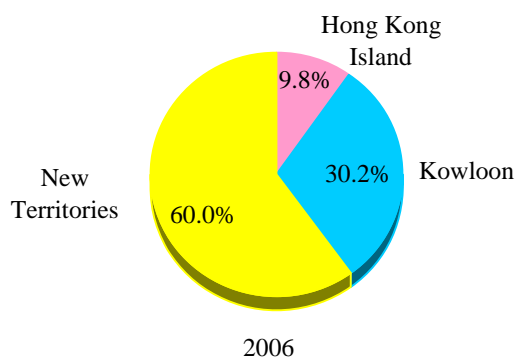
	Thousands		
	2002	2007	2012
Mid-year Population	6 744	6 916	7 136*

Distribution of Population by Type of Housing

	%		
	2001	2006	2011
Public Permanent Housing ²	50.1	48.4	46.2
<i>Public Rental Housing</i>	31.1	30.3	29.1
<i>Subsidized Home Ownership Housing</i>	19.0	18.1	17.1
Private Permanent Housing ³	48.8	50.9	53.2
Temporary Housing ⁴	1.0	0.7	0.6

* Provisional figure

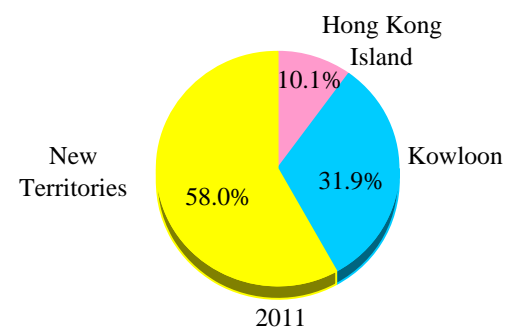
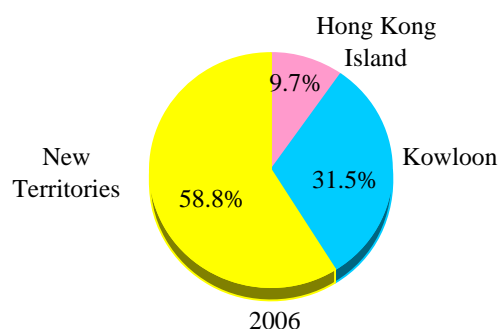
Population in HA Public Permanent Housing by District



Land Domestic Households ⁵

	Thousands		
	2001	2006	2011
Overall	2 055	2 221	2 359
Public Permanent Housing ²	47.5	46.7	45.8
<i>Public Rental Housing</i>	29.9	30.4	30.0
<i>Subsidized Home Ownership Housing</i>	17.6	16.3	15.8
Private Permanent Housing ³	51.2	52.4	53.4
Temporary Housing ⁴	1.4	0.8	0.8

Domestic Households in HA Public Permanent Housing by District



As at 31 March 2012, the number of elderly households in HA PRH flats was 119 000, representing 17% of all households in HA PRH flats. ⁶

Average Domestic Household Size ⁷

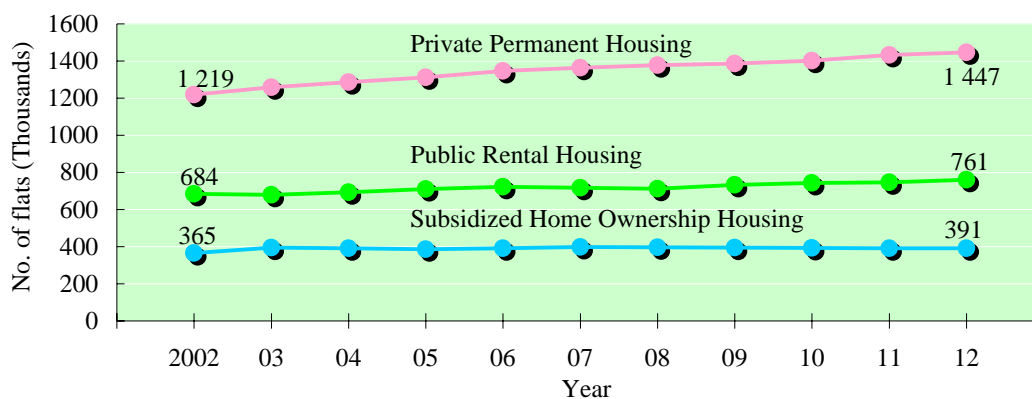
	No. of persons		
	2001	2006	2011
All Housing	3.2	3.0	2.9
Public Permanent Housing ²	3.4	3.1	3.0
<i>Public Rental Housing</i>	3.3	3.0	2.8
<i>Subsidized Home Ownership Housing</i>	3.5	3.3	3.2
Private Permanent Housing ³	3.0	2.9	2.9
Temporary Housing ⁴	2.5	2.4	2.3

Stock of Permanent Residential Flats

As at end March	Thousands		
	2002	2007	2012
Overall	2 269	2 479	2 599
Public Rental Housing ⁸	684	717	761
<i>HA PRH Flats</i>	640	678	722
<i>HA Interim Housing Flats</i>	12	6	5
<i>HS PRH Flats</i>	32	33	34
Subsidized Home Ownership Housing ^{8,9}	365	398	391
<i>HA Subsidized Sale Flats</i>	348	381	374
<i>HS Subsidized Sale Flats</i>	17	18	16
Private Permanent Housing ¹⁰	1 219	1 364	1 447

Stock of Permanent Residential Flats

As at end March

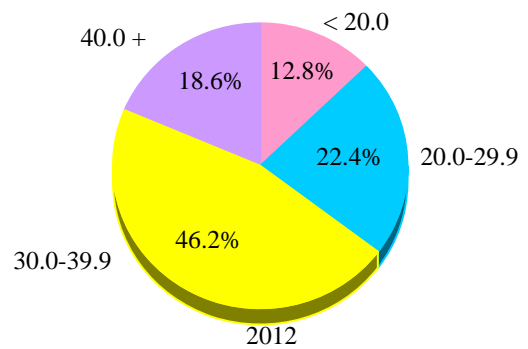
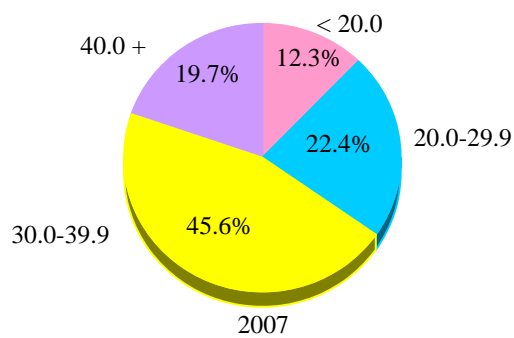


Stock of HA PRH Flats by Block Age

As at end March	Thousands		
	2002	2007	2012
0 - 5 years	145	112	74
6 - 10 years	92	122	105
11 - 15 years	97	89	123
16 - 20 years	141	76	88
21 - 25 years	93	127	69
26 years and over	71	152	264
Total	640	678	722

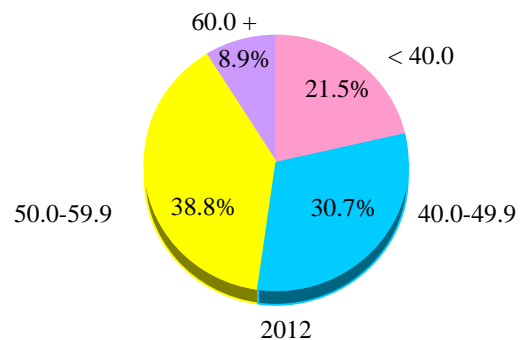
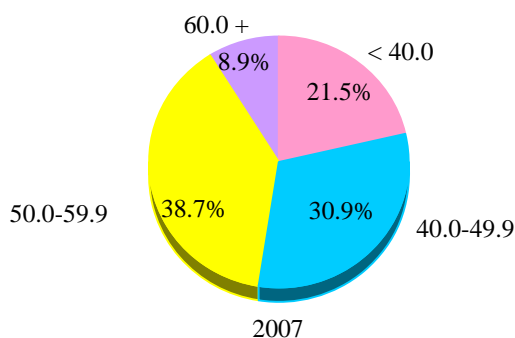
HA PRH Flats by Internal Floor Area ¹¹ (sq.m.)

As at end March



HOS/PSPS/MIHS Flats by Saleable Floor Area ¹¹ (sq.m.)

As at end March



Production of Permanent Residential Flats ¹²

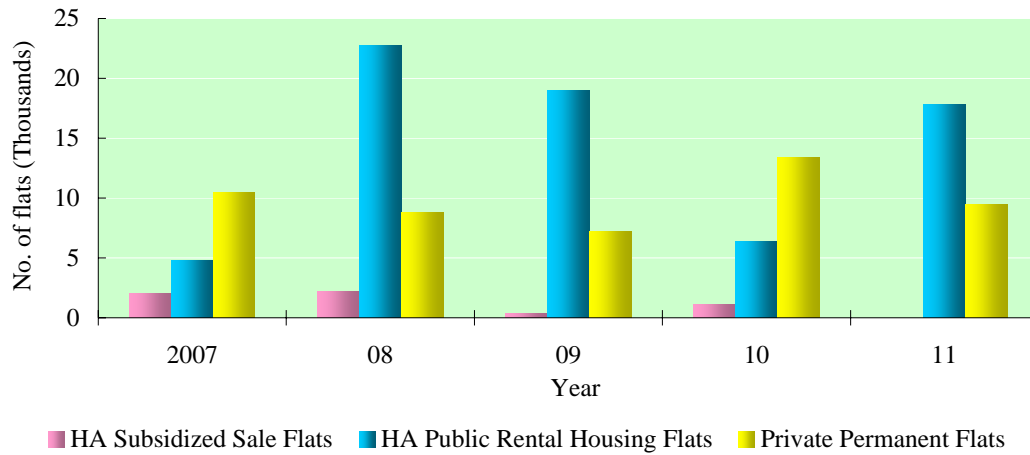
	Thousands		
	2001	2006	2011
Overall	100	24	30
HA Public Rental Housing Flats ¹³	48	4	18
HS PRH Flats ¹⁴	-	-	-
HA Subsidized Sale Flats ¹⁵	26	-	-
HS Subsidized Sale Flats ¹⁶	^	-	-
Village Houses		3	3
Private Permanent Flats	26	17	9

	%		
	2001	2006	2011
By Location			
HA Public Rental Housing Flats ¹³			
Hong Kong Island	5.9	-	-
Kowloon	31.5	45.9	66.1
New Territories	62.7	54.1	33.9
HA Subsidized Sale Flats ¹⁵			
Hong Kong Island	6.0	-	-
Kowloon	18.1	-	-
New Territories	75.9	-	-
Private Permanent Flats ¹⁷			
Hong Kong Island	26.4	10.2	11.3
Kowloon	27.2	36.0	16.9
New Territories	46.5	53.9	71.8

¹² ^ Less than 500

- Not applicable

Production of Major Types of Permanent Residential Flats

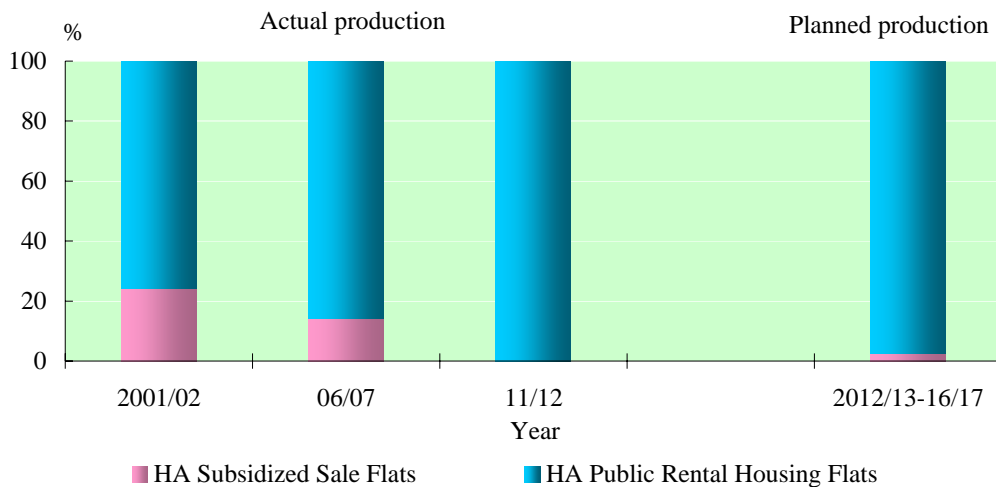


HA Housing Programmes

Production Programme ¹⁸

	Thousands	
	2007/08-2011/12	2012/13-2016/17
HA Public Rental Housing Flats	73	75
HA Subsidized Sale Flats	4	2

Production of HA Residential Flats



Redevelopment and Clearance Programmes

Affected Households by Programme

Redevelopment of HA PRH Estates ¹⁹

Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ²⁰

	Thousands	
	2007/08-2011/12	2012/13-2016/17
Redevelopment of HA PRH Estates ¹⁹	11	4
Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ²⁰	^	3

Affected Households by Programme

Clearance of Squatter Areas ²¹

	Thousands	
	2007/08-2011/12	2012/13-2013/14
Clearance of Squatter Areas ²¹	1	1

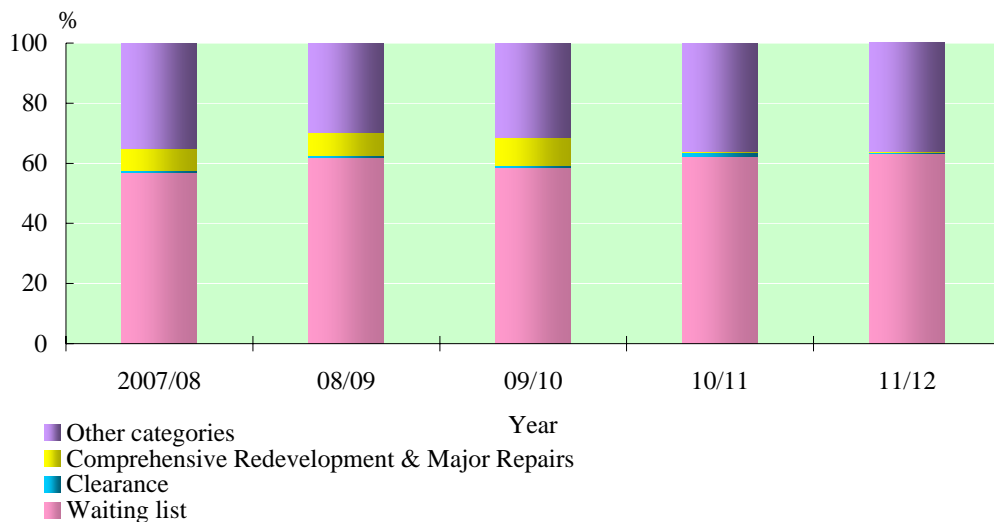
[^] Less than 500

Allocation of HA PRH Flats ²²

	Thousands		
	2001/02	2006/07	2011/12
Overall	65	29	31
By Rehousing Category			
Waiting List	42	19	20
Clearance	1	^	^
Comprehensive Redevelopment & Major Repairs	10	2	^
Other Categories	12	8	11

^ Less than 500

Allocation of HA PRH Flats



Waiting List

As at end of the period	Thousands		
	2001/02	2006/07	2011/12
No. of Live Applicants	86	107	189

The average waiting time for the general Waiting List applicants to be allocated with HA PRH flats in the year 2011/12 was 2.6 years. The monthly income limit and asset limit for a 4-person household were HK\$20,710 and HK\$418,000 for 2012/13 respectively.

Living Space of HA PRH Tenants ²³

As at end March	sq.m.		
	2002	2007	2012
Average Living Space per Person	11.1	12.2	12.9
Proportion of Households with Living Space per Person below 5.5 sq.m.	2.0	0.7	0.5

Rent of Permanent Residential Flats

As at end March	HK\$ / sq.m.		
	2002	2007	2012
HA PRH Flats (average monthly rent per sq.m. of internal floor area)			
Hong Kong Island	46	48	46
Kowloon	48	51	49
New Territories	41	43	40

1st Quarter	HK\$ / sq.m.		
	2002	2007	2012
Private Permanent Flats ²⁴ (average monthly rent per sq.m. of saleable area)			
Hong Kong Island	176	218	306
Kowloon	136	160	231
New Territories	104	111	174

Price of Private Permanent Residential Flats ²⁵ (average price per sq.m. of saleable area)

	HK\$ / sq.m.		
	2001	2006	2011
Hong Kong Island	37,008	49,327	99,452
Kowloon	27,799	35,446	76,772
New Territories	27,802	30,553	56,481

Transactions of Domestic Units

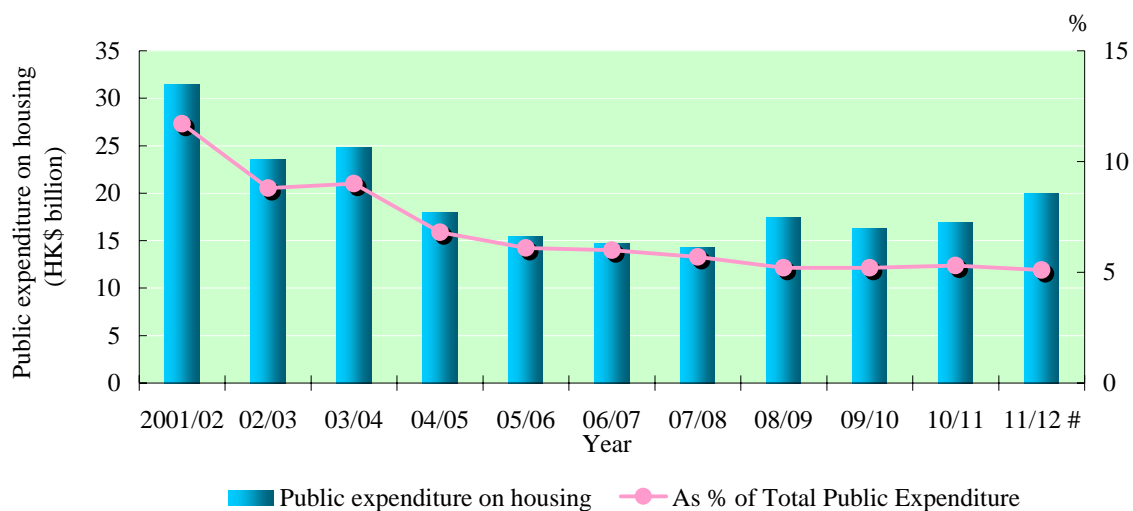
	Thousands		
	2001	2006	2011
Agreements for Sale and Purchase of Private Domestic Units ²⁶	70	82	84

(Numbers of HOS and TPS transactions recorded under Secondary Market Scheme in 2011/12 were 1 410 and 210 respectively.)

Public Expenditure on Housing ²⁷

	HK\$ billion		
	2001/02	2006/07	2011/12#
Public Expenditure on Housing	31.51	14.67	19.98
As % of Total Public Expenditure	11.7	6.0	5.1

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 obtained from the General Household Survey (GHS) conducted by C&SD for the four quarters of the year, which cover 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 exclude 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 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. **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), 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 obtained from the GHS conducted by C&SD for the four quarters of the year, which cover 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 obtained from the GHS conducted by C&SD for the four quarters of the year.
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 subsidized sale flats. Please refer to Note 2 for details.
9. **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 include 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** include surplus flats, which include buyback/rescinded cases, individual unsold flats and flats in unsold blocks/courts.
10. **Private Permanent Housing Stock** figures are based on the Register of Quarters maintained by C&SD. Please refer to Note 3 for the coverage.
11. **Floor Area** of HA PRH flats and HOS/PSPS/MIHS 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.
12. Since May 2005, the housing type classifications of public housing production have been revised as stated in notes 13-16 below.
13. **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 disposed.
14. **HS PRH Production** figures include rental flats and SEN flats.
15. **HA Subsidized 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.
16. **HS Subsidized Sale Production** figures include the production of FFSS, SCHS and UIS flats.

17. Figures for 2001 are all inclusive of village houses, figures for 2006 and 2011 exclude village houses.
18. Figures for 2007/08 - 2011/12 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 2012/13 - 2016/17 are based on the Public Housing Construction Programme as at June 2012 prepared by the Housing Department.
19. Figure for 2007/08 – 2011/12 refers to the actual number of affected households. Figure for 2012/13 - 2016/17 is based on the redevelopment projects as at 30 June 2012.
20. Figure for 2007/08 - 2011/12 refers to the actual number of affected households. Figure for 2012/13 - 2016/17 is based on Buildings Department's forecast as at 30 June 2012.
21. Figure for 2007/08 - 2011/12 refers to the actual number of affected households. Figure for 2012/13 - 2013/14 is based on planned clearance programmes as at 30 June 2012.
22. 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'.
23. **Living Space** is expressed in internal floor area. Please refer to Note 11 for details.
24. 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.
25. **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.
26. Figures refer the number of agreements for sale and purchase of private domestic units received for registration in the Land Registry.
27. 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.
28. 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