



Housing in Figures

2014

Hong Kong Housing Authority

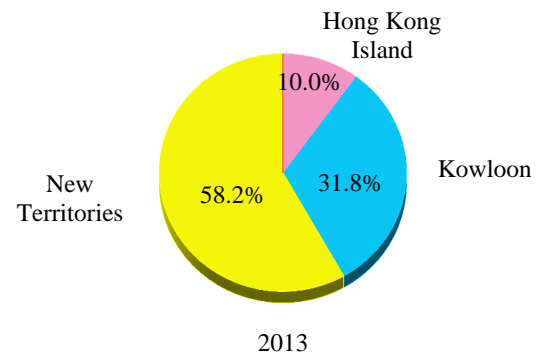
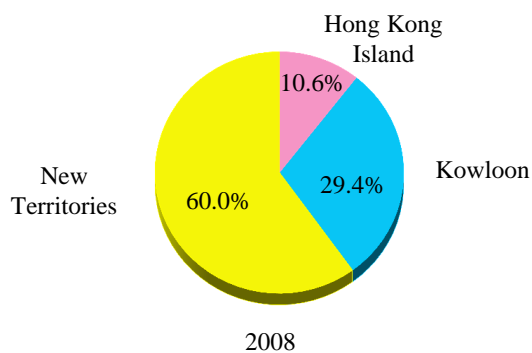
Population ¹

	Thousands		
	2004	2009	2014
Mid-year Population	6 784	6 973	7 235*

	%		
	2003	2008	2013
Distribution of Population by Type of Housing			
Public Permanent Housing ²	50.1	47.4	45.8
Public Rental Housing	31.1	29.3	29.3
Subsidized Home Ownership Housing	19.0	18.1	16.5
Private Permanent Housing ³	49.1	52.0	53.7
Temporary Housing ⁴	0.8	0.6	0.5

* Provisional figure

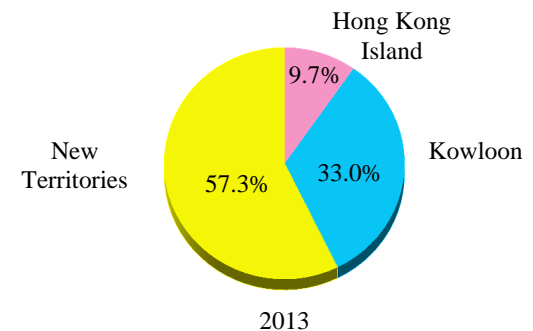
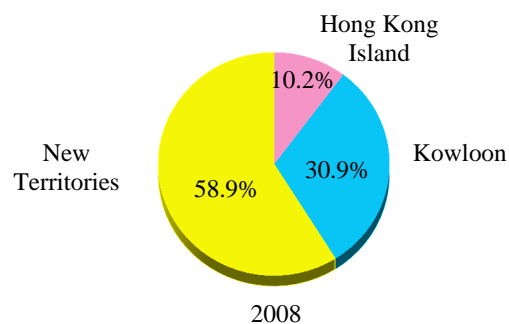
Population in HA Public Permanent Housing by District



Land Domestic Households ⁵

	Thousands		
	2003	2008	2013
Overall	2 114	2 279	2 405
			%
Public Permanent Housing ²	47.6	46.4	45.9
Public Rental Housing	30.4	29.8	30.4
Subsidized Home Ownership Housing	17.2	16.5	15.5
Private Permanent Housing ³	51.4	52.9	53.4
Temporary Housing ⁴	1.0	0.7	0.7

Domestic Households in HA Public Permanent Housing by District



As at 31 March 2014, the number of elderly households in HA PRH units was 130 300, representing 18% of all households in HA PRH units. ⁶

Average Domestic Household Size ⁷

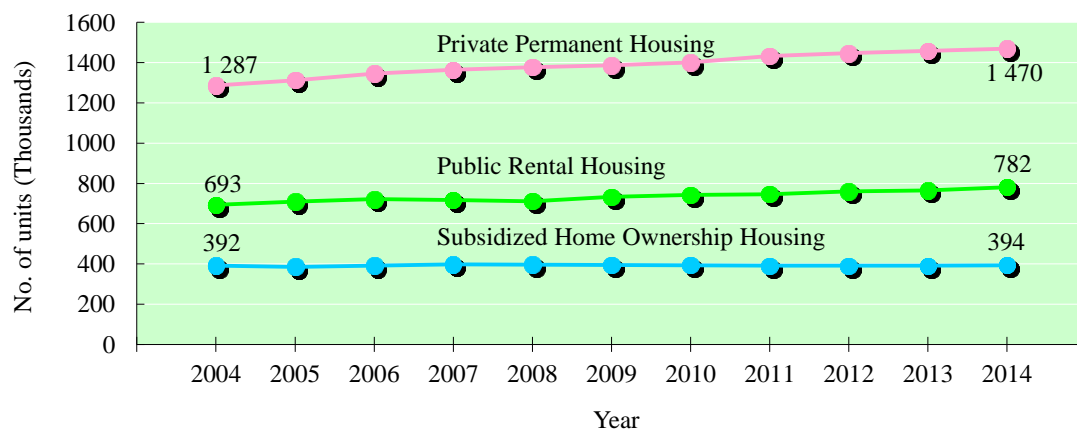
	No. of persons		
	2003	2008	2013
All Housing	3.1	3.0	2.9
Public Permanent Housing ²	3.3	3.0	2.9
<i>Public Rental Housing</i>	3.2	2.9	2.8
<i>Subsidized Home Ownership Housing</i>	3.4	3.3	3.1
Private Permanent Housing ³	2.9	2.9	2.9
Temporary Housing ⁴	2.3	2.3	2.4

Stock of Permanent Residential Units

As at end March	Thousands		
	2004	2009	2014
Overall	2 372	2 516	2 645
Public Rental Housing ⁸	693	733	782
<i>HA PRH Units</i>	648	694	744
<i>HA Interim Housing Units</i>	12	5	5
<i>HS PRH Units</i>	33	34	33
Subsidized Home Ownership Housing ⁸	392	395	394
<i>HA Sale Flats</i> ⁹	373	378	378
<i>HS Sale Flats</i> ¹⁰	19	17	16
Private Permanent Housing ¹¹	1 287	1 387	1 470

Stock of Permanent Residential Units

As at end March

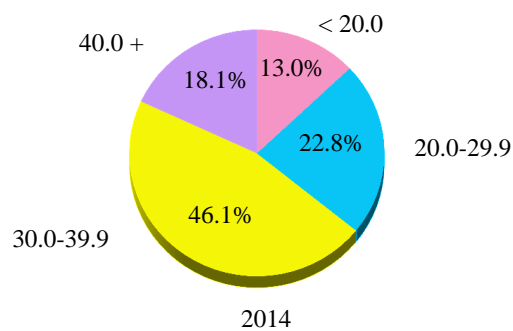
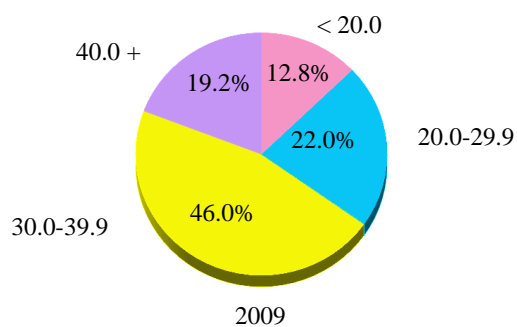


Stock of HA PRH Units by Block Age

As at end March	Thousands		
	2004	2009	2014
0 - 5 years	148	81	93
6 - 10 years	87	149	62
11 - 15 years	97	86	148
16 - 20 years	103	84	85
21 - 25 years	129	88	77
26 years and over	85	206	278
Total	648	694	744

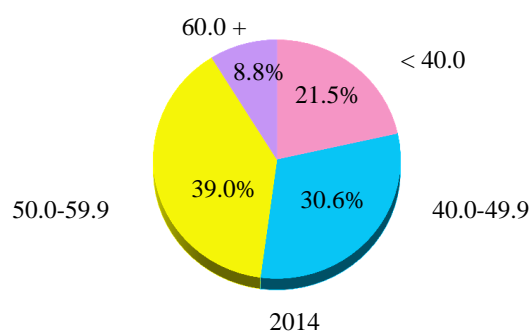
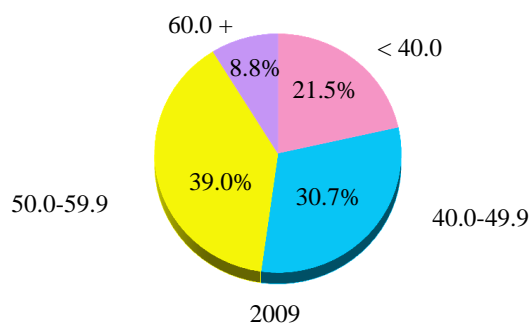
HA PRH Units by Internal Floor Area ¹² (m²)

As at end March



HOS/PSPS/MIHS/BRO/MSS Flats by Saleable Area ¹² (m²)

As at end March



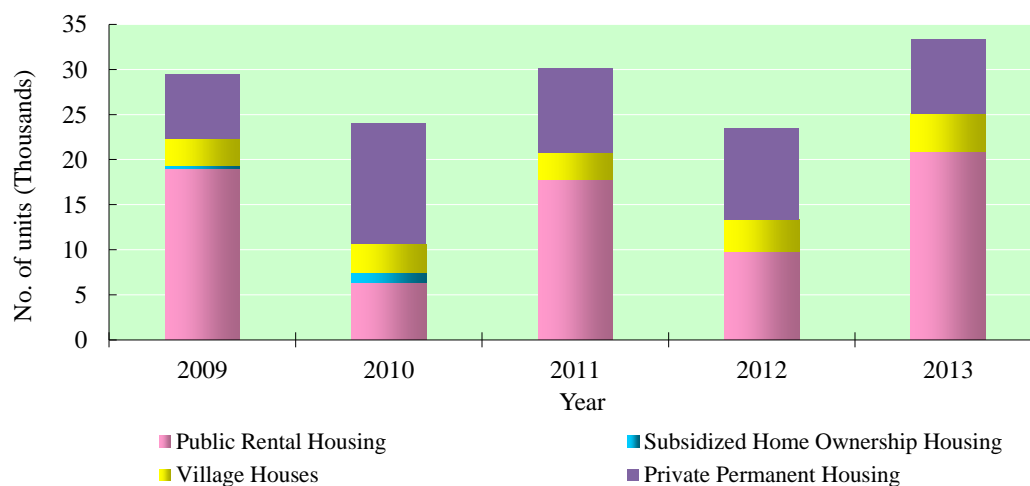
Production of Permanent Residential Units ¹³

	Thousands		
	2003	2008	2013
Overall	43	37	33
By Type of Housing			
Public Rental Housing	14	23	21
<i>HA PRH Units</i> ¹⁴	14	23	21
<i>HS PRH Units</i> ¹⁵	^	0*	0
Subsidized Home Ownership Housing	^	3	0
<i>HA Sale Flats</i> ¹⁶	^	2	0
<i>HS Sale Flats</i> ¹⁷	0	1	0
Village Houses	3	3	4
Private Permanent Housing ¹⁸	26	9	8
			%
By Location	2003	2008	2013
HA PRH Units ¹⁴			
Hong Kong Island	3.0	3.1	0.0
Kowloon	17.3	40.1	77.7
New Territories	79.7	56.8	22.3
HA Sale Flats ¹⁶			
Hong Kong Island	0.0	55.3	-
Kowloon	0.0	15.6	-
New Territories	100.0	29.1	-
Private Permanent Housing ¹⁸			
Hong Kong Island	10.9	17.3	6.4
Kowloon	42.1	31.3	12.2
New Territories	47.0	51.4	81.4

- Not applicable

* Figure revised by HS.

Production of Permanent Residential Units

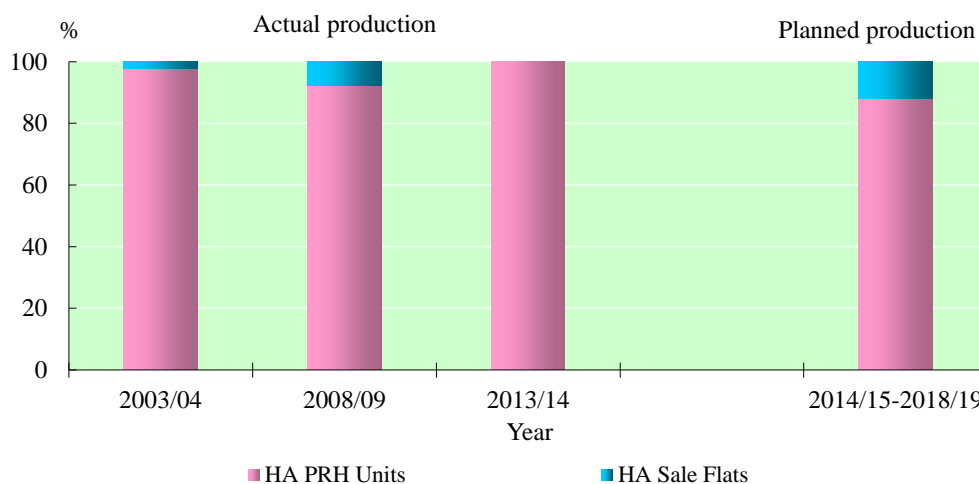


HA Housing Programmes

Production Programme ¹⁹

	Thousands	
	2009/10 - 2013/14	2014/15 - 2018/19
HA PRH Units	67	77
HA Sale Flats	1	10

Production of HA Residential Units



Redevelopment and Clearance Programmes

Affected Households by Programme

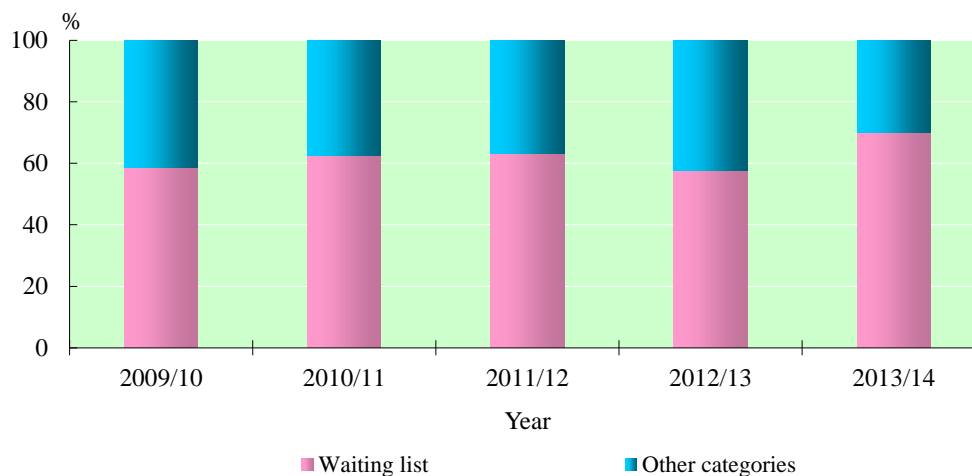
	Thousands	
	2009/10 - 2013/14	2014/15 - 2018/19
Redevelopment of HA PRH Estates ²⁰	7	1
Referred from Buildings Department for rehousing on enforcement action against illegal rooftop structures ²¹	^	3
Clearance of Squatter Areas ²²	1	1

^ Less than 500

Allocation of HA PRH Units ²³

	Thousands		
	2003/04	2008/09	2013/14
Overall	39	40	33
By Rehousing Category			
Waiting List	28	25	23
Other Categories	11	15	10

Allocation of HA PRH Units



Waiting List

As at end of the period	Thousands		
	2003/04	2008/09	2013/14
Non-elderly one-person applicants under Quota and Points System ²⁴	91	43	126
General applicants		72	122

The average waiting time for the general applicants housed to HA PRH units in the year 2013/14 was 3.0 years. ²⁵

The monthly income limit and asset limit for a 4-person household were HK\$23,910 and HK\$455,000 for 2014/15 respectively.

Living Space of HA PRH Tenants

As at end March	m ²		
	2004	2009	2014
Average Living Space per Person ²⁶	11.5	12.5	13.0
Proportion of Households with Living Space per Person below 5.5 m ²	1.2	0.6	0.4

Rent of Permanent Residential Units

As at end March	HK\$ / m ²		
	2004	2009	2014
HA PRH Units (average monthly rent per m ² of internal floor area)			
Hong Kong Island	46	43	50
Kowloon	50	45	55
New Territories	41	38	44

1st Quarter	HK\$ / m ²		
	2004	2009	2014
Private Permanent Flats ²⁷ (average monthly rent per m ² of saleable area)			
Hong Kong Island	165	210	343
Kowloon	126	166	280
New Territories	95	122	215

Price of Private Permanent Residential Flats ²⁸ (average price per m² of saleable area)

	HK\$ / m ²		
	2003	2008	2013
Hong Kong Island	29,295	69,694	125,952
Kowloon	21,689	49,803	100,024
New Territories	21,202	37,951	76,919

Transactions of Domestic Units

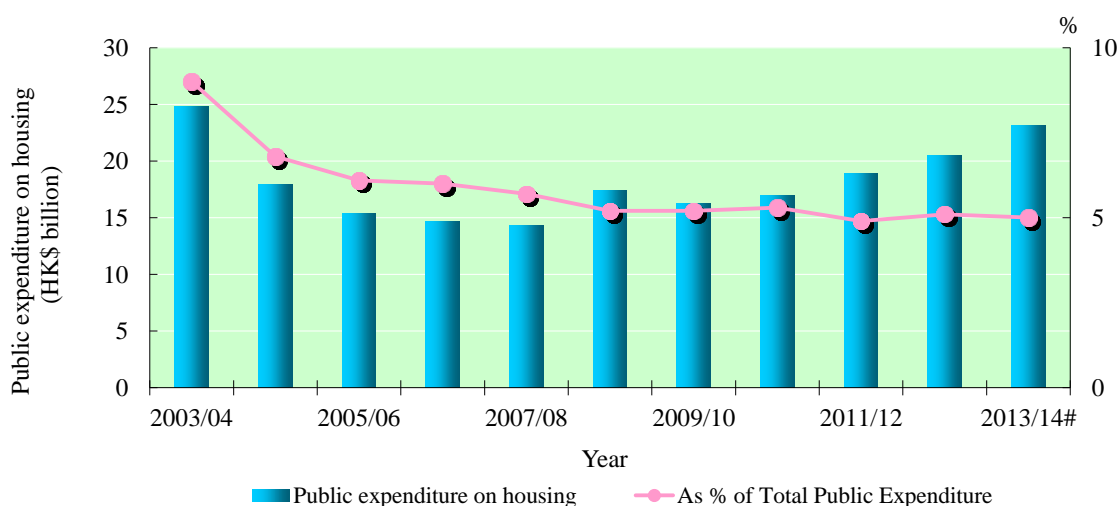
	Thousands		
	2003	2008	2013
Agreements for Sale and Purchase of Private Domestic Units ²⁹	72	96	51

(Numbers of HOS and TPS transactions recorded under Secondary Market Scheme in 2013/14 were 2 140 and 370 respectively.)

Public Expenditure on Housing ³⁰

	HK\$ billion		
	2003/04	2008/09	2013/14 #
Public Expenditure on Housing	24.83	17.40	23.15
As % of Total Public Expenditure	9.0	5.2	5.0

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) units and interim housing (IH) units provided by the Hong Kong Housing Authority (HA); (ii) public rental housing units and Senior Citizen Residences Scheme (SEN) units provided by the Hong Kong Housing Society (HS) (SEN units are offered on a 'Long Term Lease' basis and a lump sum consideration is payable for each SEN unit 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 subsidized 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 units in **Public Rental Housing** and **Subsidized Home Ownership Housing** are based on HA and HS administrative records. They cover HA and HS rental units 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/unsold 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 frame of quarters maintained by C&SD. Please refer to Note 3 for the coverage.
12. **Floor Area** of HA PRH units 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 unit 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 PRH Units Production** figures include the production of PRH units and projects transferred from surplus HOS to PRH but exclude the production of IH units and 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 Units Production** figures include rental units and SEN units.
16. **HA Sale Flats Production** figures include the production of HOS, PSPS, BRO/MSS flats (which were mainly transferred from PRH units). 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 Flats 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. **Private Permanent Housing Production** figures exclude village houses.
19. Figures for 2009/10 - 2013/14 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 2014/15 - 2018/19 are based on the Public Housing Construction Programme as at June 2014 prepared by the Housing Department.
20. Figure for 2009/10 - 2013/14 refers to the actual number of affected households. Figure for 2014/15 - 2018/19 is based on the redevelopment projects as at 30 June 2014.
21. Figure for 2009/10 - 2013/14 refers to the actual number of affected households. Figure for 2014/15 - 2018/19 is based on Buildings Department's forecast as at 30 June 2014.
22. Figure for 2009/10 - 2013/14 refers to the actual number of affected households. Figure for 2014/15 - 2018/19 is based on planned clearance programmes as at 30 June 2014, and is not included those affected in North East New Territories New Development Areas project (NENT NDAs).
23. Figures exclude applicants joining the Rent Allowance for Elderly Scheme and Buy or Rent Option Scheme. **Other Categories** include 'Comprehensive Redevelopment & Major Repairs', 'Clearance from Squatter Areas / Temporary Housing Areas / Cottage Areas, Interim Housing / Temporary Housing Areas trawling and Urban Renewal Authority', '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. **Waiting Time** refers to the time taken between registration for public rental housing and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc.). The **Average Waiting Time for General Applicants** refers to the average of the waiting time of those general applicants who were housed to public rental housing in the past 12 months.
26. **Average Living Space per Person** is calculated by taking the average of the living space per person of all PRH households. The living space per person of each PRH household is defined as the ratio of the internal floor area of the PRH unit occupied by the PRH household and the number of authorized persons in that household.
27. 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 m².
28. **Price of Private Permanent Residential Flats**, which is an annual average, 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 m² are included.
29. Figures refer the number of agreements for sale and purchase of private domestic units received for registration in the Land Registry.
30. 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.
31. 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