

LegCo Panel on Housing

**Response to follow-up actions arising
from the discussion at the meeting
on 20 December 2001**

- (1) *To re-consider including an element of “contingency” of about 10% in the housing and non-housing expenditure of the reference group in deriving the income and asset limits for Waiting List (WL) and Home Ownership Scheme (HOS)*
 - As explained last time, the average non-housing expenditure for setting the WL and the HOS income limits are derived from the findings of the Household Expenditure Survey (HES) conducted by the Census and Statistics Department. Apart from basic necessities, the HES also covers expenditure on non-essential items (such as purchase of wine, cigarette, package tour, jewellery, etc.) which account for about 10% or more of the total non-housing expenditure of our reference groups in deriving the income limits. Similarly, our calculation of housing expenditure has assumed a much higher housing cost than what the target households of public rental housing (PRH) would actually spend. Therefore, the current formula has already provided for an element of “contingency” in the calculation of both the housing and the non-housing expenditure.
- (2) *To advise how the Administration can determine who is in genuine need of housing*
 - As Members are aware, the calculation of the WL income limits is based on the household expenditure approach, which consists of the housing expenditure portion and the non-housing expenditure portion. The housing expenditure is calculated based on the rent payment, Government rent, rates and management fees of private flats of sizes comparable to the average size of PRH flats allocated to WL applicants, while the non-housing expenditure is based on the average expenditure of the lower half expenditure group amongst tenant households and those living in temporary housing in the private sector. As for the WL asset limits, they

are set at levels for households to finance the housing cost of renting suitable private flats for six years.

- The existing formula, as recapitulated above, have ensured that households which have difficulty in renting suitable accommodation in the private sector will be eligible for public housing assistance.
- (3) *To set out in a table the housing and non-housing expenditure of recipients of Comprehensive Social Security Assistance (CSSA) living in private tenements and in public rental housing estates*
- The requested information, together with the housing and the average non-housing expenditure derived under the existing formula for setting the WL income limits, are set out in **Annex A**.
- (4) *To make reference to the CSSA Scheme in the calculation of non-housing expenditure*
- It could be seen from Annex A that both the housing and the average non-housing expenditure as derived under the existing formula for setting the WL income limits are significantly higher than those of CSSA recipients, both in public and private housing. Under the circumstances, we do not see the need to make reference to the CSSA Scheme in calculating either the housing or non-housing expenditure for setting the WL income limits.
- (5) *To advise the statistical deviations adopted in deriving the different WL income and asset limits using different expenditure groups as set out in the table provided in the Administration's paper (LC Paper No. CB(1) 647/01-02(06))*
- The various scenarios set out in the table provided last time are all derived from the non-housing expenditure of private tenant households and those living in temporary housing covered by the Household Expenditure survey (HES). The relative standard error is 6.7%, which is considered acceptable in statistical terms.
- (6) *The Administration has claimed that 35% of the total households living*

in private rented tenements are covered under the eligibility net of WL. Whether such a figure applies to the situation before or after the proposed reduction of WL income and asset limits. The Administration also to provide the figure for the year 1991

- The number of non-owner occupied households in the private sector falling into the public rental housing (PRH) eligibility net¹ in the third quarter of 1991, under the existing WL income limits and under the reduced WL income limits according to the existing formula are set out below-

	<u>3Q 1991</u>	<u>Under existing WL income limits</u>	<u>Under reduced WL income limits</u>
No. of households falling into the PRH eligibility net	83,700	129,600	114,900
% over total no. of non-owner occupied households in private sector	26.4%	34.5%	30.6%

As can be seen from the above, while the reduction of the WL income limits in accordance with the existing formula would result in some 14,700 households being excluded from the PRH eligibility net, the number of households within the net and the percentage over the total number of non-owner occupied households in the private sector would still be greater than in 1991. In fact, the relatively large number of households eligible for PRH under the existing WL income limits is mainly due to the fact that the Housing Authority had not reduced the WL income limits in full according to the existing formula in the past three years.

¹ The PRH eligibility net is defined as those non-owner occupied households in the private sector with household income within the WL income limits.

(7) *To provide a breakdown of the increase in non-housing expenditure of one-person households*

- The relevant information are set out in **Annex B**.

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Housing Department
January 2002

綜援住戶每月平均住戶開支與按現行公式計算下輪候冊入息限額的比較

合資格綜援
個案人數/
輪候冊申請人

住戶人數	公共租住房屋 [®]			私人樓宇租戶及其他房屋類型**			根據現有公式計算而調減的輪候冊入息限額		
	住屋開支 (\$)	非住屋開支 (\$)	總開支 (\$)	住屋開支 (\$)	非住屋開支 (\$)	總開支 (\$)	住屋開支 (\$)	非住屋開支 (\$)	入息限額 (\$)
1人	734	2,559	3,292	969	2,447	3,415	2,427	3,694	6,100
2人	1,052	4,864	5,916	1,851	4,274	6,125	3,537	6,457	10,000
3人	1,211	6,268	7,479	2,643	6,277	8,921	4,425	7,111	11,500
4人	1,312	7,927	9,239	2,996	7,173	10,169	5,106	8,902	14,000
5人或以上	1,647	9,697	11,344	2,514	9,309	11,823	6,083至9,191	10,085至14,415	16,200至23,600

註：

- (1) 綜援住戶每月平均住戶開支數據由社會福利署提供 (資料來源：1999/2000年綜援住戶之住戶開支統計調查)
- (2) [®] 包括房委會及房協所有的租住房屋、房委會中轉屋及所有公共臨時房屋。
- (3) **包括宿舍 / 院舍、村屋及「綜援長者自願回廣東省養老計劃」。
- (4) 根據住戶開支統計調查之定義，以上綜援住戶的住屋開支包括租金、差餉、地租、管理費、其他住屋雜費及住所保養費用。
- (5) 由於進位關係，個別項目的數字相加可能不等於總數。
- (6) 以上有關綜援住戶的數字是基於1999年10月至2000年9月期間進行的綜援住戶之住戶開支統計調查結果，而有關計算輪候冊入息限額的數字則為2001年第3季的數字。

**Comparison of the Average Monthly Household Expenditure of CSSA Households
with the Calculation of the Waiting List Income Limits
under the Existing Formula**

Number of CSSA Recipients/ Household size/ WL applicants	All public rental living quarters [@]			Private permanent rental and all other type of living quarters			Reduced Waiting List Income Limits (WLILs) under existing formula		
	Housing expenditure	Non-housing expenditure	Total expenditure	Housing expenditure	Non-housing expenditure	Total expenditure	Housing expenditure	Non-housing expenditure	WLILs
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
1	734	2,559	3,292	969	2,447	3,415	2,427	3,694	6,100
2	1,052	4,864	5,916	1,851	4,274	6,125	3,537	6,457	10,000
3	1,211	6,268	7,479	2,643	6,277	8,921	4,425	7,111	11,500
4	1,312	7,927	9,239	2,996	7,173	10,169	5,106	8,902	14,000
5 or more	1,647	9,697	11,344	2,514	9,309	11,823	6,083 to 9,191	10,085 to 14,415	16,200 to 23,600

Notes :

- (1) Figures on the average monthly household expenditure of CSSA households are provided by SWD (Source : 1999/2000 Household Expenditure Survey on CSSA Households)
- (2) [@] Including HA & HS rental housing, HA Interim housing and all public temporary housing.
- (3)** Including residential/medical institutions, huts and cases of Portable CSSA (PCSSA) Scheme with recipients living in Guangdong Province.
- (4) The housing expenditure of CSSA recipients above, according to HES definition, included rent, rates, government rent, management fee, other housing charges and maintenance expenditure.
- (5) Figures may not add up to total due to rounding.
- (6) The reference period of the figures of CSSA recipients above are from October 1999 to September 2000, whereas the figures for the calculation of the WLILs are updated as at 3Q 2001.

1994/95年與 1999/00年住戶開支統計調查中
永久性私人租住房屋及私人臨時房屋住戶中開支屬較低二份一者的單身人士
非住屋開支模式比較

商品或服務類別	94/95 ⁽³⁾	99/00 ⁽⁴⁾	百分差 (%)
	住戶開支統計調查 (\$)	住戶開支統計調查 (\$)	
食品	1 563	1 810	15.8
電力、燃料及水	113	189	67.3
煙酒	243	216	-11.1
衣履	100	152	52.0
耐用品 (如傢俬、電器用品、 電腦及通訊設備等)	47	164	248.9
雜項用品 (如報紙、化妝品、首飾、 家庭用品等)	152	254	67.1
交通	236	424	79.7
雜項服務 (如教育費、旅遊、醫療、 電話及其他通訊服務等)	168	485	188.7
非住屋開支總數	2 623	3 694	40.8

註：(1) 94/95年及99/00年住戶開支統計調查的類別劃分略有不同。

(2) 由於進位關係，類別開支相加可能不等於總開支。

(3) 94/95年住戶開支調查的數字經甲類消費物價指數(不包括租金及差餉)調整至2000年第三季。
(有關非住屋開支總數為房委會制訂2001/02年度輪候冊入息限額時所參考數字)

(4) 99/00年住戶開支調查的數字經甲類消費物價指數(不包括租金及差餉)調整至2001年第三季。

**Non-housing Expenditure of 1P Households in the Lower Half Expenditure Group
of Private Permanent Rental Housing and all Private Temporary Housing
from 1994/95 and 1999/00 Household Expenditure Surveys**

<u>Commodity/Service Groups</u>	<u>94/95⁽³⁾ HES</u> (\$)	<u>99/00⁽⁴⁾ HES</u> (\$)	<u>Difference</u> (%)
Food	1 563	1 810	15.8
Electricity, gas & water	113	189	67.3
Alcoholic drinks & tobacco	243	216	-11.1
Clothing & footwear	100	152	52.0
Durable goods (e.g. furniture, electrical appliances, computers, telecommunications equipment, etc.)	47	164	248.9
Misc. goods (e.g. newspapers, cosmetics, jewelry, household goods, etc.)	152	254	67.1
Transport	236	424	79.7
Misc. services (e.g. education charges, package tours, medical services, telephone and other communication services, etc.)	168	485	188.7
Total non-housing expenditure	2 623	3 694	40.8

Notes :

- (1) The classification of expenditure items into the various commodity / service groups is slightly different under HES 94/95 and HES 99/00.
- (2) Figures may not add up to total due to rounding.
- (3) 94/95 figures projected to 3Q 2000 by CPI(A) excluding rent and rates. (The relevant total non-housing expenditure has been used for reviewing the Waiting List Income Limits for 2001/02.)
- (4) 99/00 figures projected to 3Q 2001 by CPI(A) excluding rent and rates.