

For information
On 3 December 2001

Legislative Council Panel on Housing
Information paper on revised income limits and
well-off tenant policy for rental estates of the Housing Society

This paper informs Members of the recent revision of income limits and well-off tenant policy for all rental estates under the Housing Society (HS).

2. The HS has 20 rental estates which are divided into Groups A and B. (see Appendix I) For Group A estates, applicants come from nominations from the Housing Authority's General Waiting List. For Group B estates where design and facilities are in line with sale flats in the same estate, the HS adopts a separate set of eligibility criteria and maintains its own waiting list of applicants from the general public. The eligibility criteria currently in use for the two groups of estates are in Appendix II. However, the Executive Committee of the HS has approved a revision of the income limits with effect from 1 January 2002 stated out in Appendix III.

3. HS usually carries out a review of income eligibility limits annually. There was no revision on the limits in 1998 to 2000 due to the uncertain economy. When the limits were reviewed in 2001, the Executive Committee considered the fact that property prices in the private market had adjusted to a level that families which was previously eligible under the HS limits could now afford to rent or purchase in the private market. Also, the Government has provided loans to assist people to buy homes. Following the principle of reserving the limited subsidized rental housing resources to those who are in need, it was agreed that HS should progressively revise its application income limits downwards and also include the same asset limits as those of the Housing Authority. Thus as a first step, the income limits were revised downwards by 4% to 16% with effect from July 2001 and after a further review by an ad hoc committee set up by the HS, the HS's Executive Committee approved a further reduction with effect from 1 January 2002.

Well-off Tenant Policy

4. The HS maintains records of family details of its tenants including family members and their income, and such information is updated regularly through home visits and surveys. So far, the HS's attitude towards families which have become better off after moving into our estates is to persuade them to move out either through purchasing HOS or to private flats so as to leave the subsidized flats to other more needy families on the waiting list. In recent years, as the prices of flats in the private market had come down drastically and in line with the policy of assisting those who cannot afford private sector housing, it was considered appropriate to explore the possibility of implementing a well-off tenant policy by the Housing Society. An in-house working group has been set up to study the pros and cons and to look into our legal position, etc. in respect of implementing a well-off tenant policy. It is estimated that a recommendation will be finalized and presented to the Executive Committee before the end of this financial year.

Hong Kong Housing Society
November 2001

Housing Society Rental Estates – Group A and B Estates

Groups A Estates

Estate	Total No. of Rental Units	Flat Sizes (m ²) – IFA	Rent Range (\$/month)
Yue Kwong Chuen (1962)	1175	14 – 50.8	\$410 - \$1,745
Ming Wah Dai Ha (1962-1978)	3169	13 – 53.3	\$765 - \$2,230
Moon Lok Dai Ha (1964)	968	20.3- 49.1	\$850 - \$1,525
Healthy Village Phase III (1965)	765	23.1 – 36.6	\$975 - \$1,560
Chun Seen Mei Chuen (1965)	1027	25.8 – 43.7	\$985 - \$1,560
Kwun Tong Garden Estate* (1965-1990)	4926	19.1 – 54	\$690 - \$2,575
Kwun Lung Lau (1967)	1456	22.8 – 51.4	\$1,030 - \$1,795
Lok Man Sun Chuen* (1970-1974)	3676	18.4 – 56.5	\$445 – 2,090
Lai Tak Tsuen (1975-1976)	2677	24.7 – 55.7	\$1,160 - \$2,245
Cho Yiu Chuen* (1977)	2532	15.7 – 71.2	\$710 - \$2,590
Jat Min Chuen* (1981)	3730	18.4 – 44.2	\$780 - \$2,490
Tui Min Hoi Chuen (1984-1986)	302	16.9 – 42.5	\$655 - \$1,745
Ka Wai Chuen* (1984-1993)	1676	17.3 – 58.2	\$690 - \$2,605
Sha Tau Kok Chuen (1988-1991)	662	21.1 – 54.2	\$805 - \$2,020
Clague Garden Estate* (1989)	552	19.3 – 44.4	\$780 - \$3,455
Broadview Garden (1991)	448	27.1 – 46.8	\$2,015 – \$4,075
Verbena Heights (1996)	971	15 – 38.3	\$830 - \$2,100
Lakeside Garden (1997)	234	20.3 – 43	\$1,275 - \$2,690

Groups B Estates

Prosperous Garden* (1991)	668	15.9 – 46.6	\$665 - \$6,005
Healthy Village Redevelopment* (1993)	426	16.3 – 39.3	\$855 - \$5,780
Bo Shek Mansion* (1996)	269	16.4 – 49.7	\$955 - \$5,420

* Estates with elderly person flats

() Completion year

**Eligibility Criteria For Housing Society's Group A Rental Estates
(with effect from 1 July 2001)**

1. The applicant must be aged 18 or over, and prior to the date of the application having resided in Hong Kong for seven or more years (according to the issuing date of the identity card), holding a Hong Kong Identity Card having (a) the right of abode in Hong Kong or (b) stay in Hong Kong not limited by the Hong Kong Immigration Department . The applicant and all family members included in the application must be permanently residing in Hong Kong.
2. If the application consists of one person only, the applicant must be an unmarried person, divorcee, widow/widower or married person whose spouse is not residing in Hong Kong and is not a holder of a Hong Kong Identity Card.

If the application consists of two or more persons, the relationship between the applicant and other member(s) must either be husband and wife, parent(s), child(ren), sibling(s) or relative(s) depending on him/her and currently living together.

(For all married persons listed in the application, their spouse and child(ren) under 18 years old must be included, unless final divorce documents with legal custody of child(ren) or death certificate of spouse can be produced.)

3. Neither the applicant nor any family member listed in the application form owns residential property in Hong Kong in any form or manner directly or indirectly within a period of 24 months prior to the date of registration of the nomination request and up to the date of signing a tenancy agreement upon allocation.
4. The applicant and all family members included in the application must not be / have been an owner of any property purchased under any of the home purchase assistance schemes operated by the Government or the Hong Kong Housing Society . Those who have their names deleted from the relevant registers due to change in marital status can be exempted from this restriction.
5. The total income and assets of the applicant and his family members will be taken full. The total monthly family income and family assets must not exceed the maximum limits as listed below:

No. of Persons	Maximum Monthly Family Income (\$)	Maximum Family Assets
1	\$12,500	\$210,000
2	\$16,600	\$310,000
3 to 4	\$20,800	\$440,000
5 & above	\$25,000	\$600,000

Group A estates : Broadview Garden, Cho Yiu Chuen, Chun Seen Mei Chuen, Clague Garden Estate, Healthy Village Site III, Jat Min Chuen, Ka Wai Chuen, Kwun Tong Garden Estate (old site)/Lotus Tower, Lai Tak Tsuen, Lok Man Sun Chuen, Ming Wah Dai Ha, Moon Lok Dai Ha, Verbena Heights, Yue Kwong Chuen, Tui Min Hoi Chuen, Lakeside Garden.

Eligibility Criteria For Housing Society's Group B Rental Estates
(with effect from 1 July 2001)

1. The applicant must be aged 18 or over, and prior to the date of the application having resided in Hong Kong for seven or more years (according to the issuing date of the identity card), holding a Hong Kong Identity Card having (a) the right of abode in Hong Kong or (b) stay in Hong Kong not limited by the Hong Kong Immigration Department . The applicant and all family members included in the application must be permanently residing in Hong Kong.

2 An application should consist of at least two persons such as : -

Applicant and Spouse

Applicant and Child

Applicant and Parent

Applicant and Sibling

Applicant and a relative depending on him/her and at present living together

(For all married persons listed in the application, their spouse and child(ren) under 18 years old must be included, unless final divorce documents with legal custody of child(ren) or death certificate of spouse can be produced.)

3. Neither the applicant nor any family member listed in the application form owns residential property in Hong Kong in any form or manner directly or indirectly within a period of 24 months prior to the date of application and up to the date of signing a tenancy agreement upon allocation.

4. The applicant and all family members included in the application must not be / have been an owner of any property purchased under any of the home purchase assistance schemes operated by the Government or the Hong Kong Housing Society . Those who have their names deleted from the relevant registers due to change in marital status can be exempted from this restriction.

5. The total income and assets of the applicant and his family members will be taken full. The total monthly family income must be within and the family assets not exceeding the limits as listed below:

No. of Persons	Monthly Family Income Limits	Maximum Family Assets
2	\$15,000 - \$29,000	\$310,000
3 to 4	\$20,000 - \$34,600	\$440,000
5 & above	\$25,000 - \$40,000	\$600,000

Group B Estates : Bo Shek Mansion, Healthy Village (Redev.) and Prosperous Garden

Hong Kong Housing Society Applications Section

Revision of Income and Asset Limits for HKHS Group A & B Estates

Family Size		Income Limits	Asset Limits	Income Limits	Asset Limits
		w.e.f. 1-7-2001 (\$)	w.e.f. 1-7-2001 (\$)	w.e.f. 1-1-2002 (\$)	w.e.f. 1-1-2002 (\$)
Group A Estates	1 Head	12,500	210,000	7,500	210,000
	2 Heads	16,600	310,000	13,500	310,000
	3-4 Heads	20,800	440,000	18,000	440,000
	5-6 Heads	25,000	600,000	22,000	600,000
	7 Heads & above			25,000	
Group B Estates	1 Head	N.A.	N.A.	N.A.	N.A.
	2 Heads	15,000 to 29,000	310,000	13,501 to 19,000	310,000
	3-4 Heads	20,000 to 34,600	440,000	18,001 to 26,000	440,000
	5 Heads & above	25,000 to 40,000	600,000	25,001 to 32,000	600,000