

**立法會**  
*Legislative Council*

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**Panel on Housing**

**Meeting on 4 July 2011**

**Background brief on public rental housing for single persons**

**Purpose**

This paper sets out the background to the establishment of the Quota and Points System for non-elderly one-person (1-P) applicants for public rental housing (PRH), and gives an account of the views and concerns expressed by Members on the subject.

**Background**

2. 1-P applicants refer to those applicants, who at the time of application, indicate that they will be the only person to reside in the PRH unit upon allocation. They may be either married or single. Many of them are living with their family members while waiting for allocation.

3. Prior to 1985, 1-P applicants were not allowed to apply PRH on individual basis. The restriction was lifted in 1985, mainly in response to the demand from elderly and those affected by redevelopment or living in temporary housing areas. Following the relaxation, 1-P applicants have become a major source of demand for PRH, and they are getting younger. According to the Administration, non-elderly 1-P applicants comprise 10% of the total number of applicants on the Waiting List. The great demand from young 1-P applicants for PRH has aggravated the limited supply of public housing resources, and undermined the ability of the Hong Kong Housing Authority (HA) to provide housing to other families with pressing need.

## **Quota and Points System**

4. In September 2005, HA established the Quota and Points System (QPS) to determine the priority of 1-P non-elderly applicants for flat allocation. Under QPS, points will be allotted according to an applicant's age when his/her application is registered. Zero point will be given to applicants aged 18 and three points will be added for every year of age. Applicants with higher points are given higher priorities. Non-elderly 1-P applicants who reach the age of 60 by the time of allocation may be processed under the Single Elderly Persons Priority Scheme.

## **Deliberation by the Panel on Housing**

5. The Panel on Housing (the Panel) was consulted on the following four possible options to address the rising number of 1-P applicants for PRH in July 2005 –

- (a) Option A – prohibiting non-elderly 1-P applicants who were living in PRH or other subsidized housing from applying PRH;
- (b) Option B – setting age restriction for non-elderly 1-P applicants;
- (c) Option C – setting an annual quota for non-elderly 1-P applicants; and
- (d) Option D – setting an annual quota for non-elderly 1-P applicants and establishing a points system to accord priority to applicants of higher age.

6. Given that HA had been reducing the number of flats allocated to 1-P applicants by capping the number of 1-P flats at 10% since 1998, some members did not agree that further restrictions should be imposed to discourage non-elderly 1-P applicants from applying for PRH. Some other members however agreed that care should be exercised in allocating PRH flats in view of the limited public housing resources. To ensure that public housing was only provided to those in genuine need, HA should conduct more regular income and assets assessment. Nevertheless, there was a general support for Option D to establish a points system to accord priority to applicants of higher age and those with special needs, such as the disabled.

7. Since the implementation of QPS, there was increasing concern about the long waiting time of 1-P non-elderly applicants for PRH. At the Panel meeting in March 2010, some members expressed concern that the provision of 2 000 one-person flats was far from adequate to meet the demand of some 55 000 1-P applicants on the Waiting List (WL). They pointed out that many middle-aged non-elderly 1-P applicants who were in need of housing had been kept on WL for a very long time.

### **Council questions**

8. Hon LEUNG Yiu-chung raised a question on the waiting time of 1-P non-elderly applicants at the Council meeting on 20 October 2010. The question and the Administration's response are hyperlinked below for ease of reference.

### **Latest development**

9. The Panel on Housing will discuss public rental housing for single persons at its meeting on 4 July 2011.

### **Relevant papers**

Information paper provided by the Administration for the Housing Panel meeting on 4 July 2005

<http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hg0704cb1-1944-4-e.pdf>

Minutes of the Housing Panel meeting on 4 July 2005

<http://www.legco.gov.hk/yr04-05/english/panels/hg/minutes/hg050704.pdf>

Question raised by Hon LEUNG Yiu-chung at the Council meeting on 20 October 2010

[http://www.legco.gov.hk/yr10-11/english/counmtg/agenda/cm20101020.htm#q\\_6](http://www.legco.gov.hk/yr10-11/english/counmtg/agenda/cm20101020.htm#q_6)

Administration reply to question raised by Hon LEUNG Yiu-chung at the Council meeting on 20 October 2010

<http://www.info.gov.hk/gia/general/201010/20/P201010200194.htm>

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