

**Legislative Council Panel on Housing
Subcommittee on the
Long Term Housing Strategy**

30 April 2013



**The Housing Authority's Quota and Points
System for Non-elderly One-person Applicants
for Public Rental Housing**

Operation of the QPS

- The QPS was introduced in September 2005 to rationalize and to re-prioritize the allocation of PRH to non-elderly one-person applicants
- Under the QPS, the annual allocation quota for non-elderly one-person applicants is set at 8% of the number of PRH flats to be allocated to Waiting List (WL) applicants, subject to a ceiling of 2 000 units
- Points are assigned to applicants based on three determining factors, namely, age of the applicants at the time of submitting their PRH applications; whether the applicants are PRH tenants; and the waiting time of the applicants
- The average waiting time (AWT) target of about three years is not applicable to non-elderly one-person applicants under the QPS

Latest Position

- As at end-December 2012, there were about 115 300 general applications and about 106 900 non-elderly one-person applications under the QPS on the WL
- As compared with the position at end-December 2011, the number of general applications and non-elderly one-person applications under the QPS has increased by 20% and 34% respectively

Profile of Non-elderly One-person Applicants under the QPS

- Among the 106 900 non-elderly one-person applicants under the QPS, 67% (71 500) were aged 35 or below
- As a point of reference:

Socio-economic profile of non-elderly one-person applicants
(*Based on findings of the survey on WL applicants conducted in the first quarter of 2012)

Age	With post-secondary or above education attainment	Were students when they applied for PRH	Were PRH tenants
35 or below	47%	34%	73%

- However, for those aged above 35, only 7% of them had attained post-secondary or higher education

The Steering Committee's Considerations

- Taking into consideration limited PRH resources, the overall housing situation and the lengthening WL, the Steering Committee has reaffirmed the policy that priority should to be given to general applicants, including family applicants and elderly applicants, for PRH flats
- They also consider that the QPS, including the annual quota of a maximum allocation of 2 000 PRH units to non-elderly one-person applicants, should be maintained

The Steering Committee's Considerations (Cont'd)

- Notwithstanding this, the Steering Committee takes the view that among the non-elderly one-person applicants under the QPS, those who lacked upward mobility and who might have greater difficulty to improve their living conditions on their own should be accorded higher priority
- While the Steering Committee considered that it should be the long-term target to extend the AWT target of about three years to non-elderly one-person applicants aged above 35, given limited PRH resources at the present moment and the surging number of WL general applicants, this should only be considered in future when more PRH resources are available
- Nevertheless, when housing resources permit, consideration should be given to extending the AWT target of about three years to those non-elderly one-person applicants over a certain age under a phased approach, starting from, say, the age of 45 or 55 and progressively moving the eligibility point down to 35

The Steering Committee's Considerations (Cont'd)

- As a first step, the Steering Committee recommends that as an immediate measure, the QPS should be enhanced by allocating extra points to those above the age of 35 with a view to improving their chance to gain earlier access to PRH
- Other than age, it might also be worthwhile to consider setting the criteria based on need, taking into account the specific circumstances of individual applicants
- For the non-elderly one-person applicants under the QPS who are currently on the WL, the Steering Committee considered that a periodic review of their income and assets might be conducted, with a view to removing the ineligible applicants from the WL

Way Forward

- Members are invited to note the QPS and the LTHS Steering Committee's discussion on the matter
- The public will be consulted on these QPS proposals when the public consultation document on LTHS is released
- Thereafter, the proposals will be referred to the HA for deliberation. The HA will take the final decision on any modifications to the QPS