

***Study on Housing Demand***

***October 1996***

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## **EXECUTIVE SUMMARY**

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1. Overall accommodation for Hong Kong people has improved significantly in the past ten years. In 1995, 97% of total population lived in permanent housing, among which public rental housing and Home Ownership Scheme/Private Sector Participation Scheme residents accounting for 39% and 11% respectively.
2. Production of flats fluctuated drastically between 1986-1995. The highest production was recorded in 1989 and 1993, amounting to 95,790 and 92,630 units respectively. However, the number dropped substantially to 56,000 units in 1994 and further to 55,000 in 1995.
3. The proportion of private and public housing produced also varied in the past ten years, ranging from 30:70 in 1993 to 61:39 in 1994.
4. Major sources of existing demand for public rental housing are PRH Waiting List applicants (148,600 households), public housing tenants affected by Comprehensive Redevelopment Program (88,262 households), persons living in squatters (247,000 persons), Temporary Housing Areas (53,077 persons) and Cottage Areas (9,000 persons).
5. Between 1986-1995, the average PRH allocation to eligible applicants amounted to 38,430 units per year, among which the Waiting List applicants were allocated the greatest share (40% of total PRH flats). For applicants from CRP, annual allocation amounted to 30% whilst allocation to persons due to clearance, the proportion fluctuated between 15-25% during 1990-1995.
6. Future demand for housing is mainly stemmed from population growth. By 2011, total population in Hong Kong is estimated to be 8.1 million. Reasons attributed to the immense growth are: more overseas Hong Kong residents returning to the territory, the relaxation of immigrant quota for people living in China, increase in cross-border marriages which lead to more family reunion of spouse and children, an increase in Nepalese applications as permanent residents.
7. There is also an immediate housing need arising from single elderly, street sleepers and tenants living in bedspace apartments, although the number concerned is relatively small.

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## **STUDY ON HOUSING DEMAND**

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### **PART 1 - INTRODUCTION**

#### **1. Background**

1.1 In June 1996, the Housing Panel of the Legislative Council (LegCo) set up a Working Group on Long Term Housing Strategy Review (LTHSR)<sup>1</sup> to monitor the formulation of the Long Term Housing Strategy (LTHS) for the next ten years. To assist Members discussions, the Research and Library Services Division (RLS) of the LegCo Secretariat was asked to research on the overall housing needs in Hong Kong.

#### **2. Objective**

- 2.1 The objective of this paper is to list all the possible housing demand in Hong Kong, in particular, the demand for public housing.
- 2.2 The scope of the study is to identify all the variables which may affect the housing demand in the territory. This paper is divided into five parts. Part 1 is the introduction. Part 2 presents the situation on accommodation in the past ten years. Part 3 analyses the current demand for housing. Part 4 lists the factors which may attribute to the additional demand for housing in the territory in the future and Part 5 is a summary table outlined all the possible housing needs.

#### **3. Methodology**

- 3.1 To obtain the information for analysis, the researchers studied the relevant materials such as the government information papers, research reports of various institutions, Hong Kong Hansard and LegCo Briefs. Meetings were organized with academics and Housing Branch (HB). Letter and faxes were also sent to enquire about the necessary information and statistics from Housing Department (HD), Housing Authority (HA), Immigration Department, Census and Statistics Department (C&SD), Planning Department, Rating & Valuation Department and Hong Kong Association of Private Homes for the Elderly.
- 3.2 This research paper is based on the available information from these sources.

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<sup>1</sup> In July 1996, the Working Group on LTHSR was named as Subcommittee on LTHSR.

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**PART 2 - SITUATION ANALYSIS ON ACCOMMODATION****4. Number of Living Quarters<sup>2</sup>**

4.1 There are two types of living quarters in Hong Kong, namely the permanent and temporary living quarters. The former refers to living quarters built of permanent or semi-permanent materials whereas the latter are built of temporary materials.

4.2 Appendix 1 shows the changes in the profile of different accommodated permanent living quarters in the past ten years. It can be noted that the total number of permanent living quarters increased by 38% from 1.4 million in 1986 to almost 2 million in 1995. Public housing increased by 40% from 625,400 to 878,500 in the corresponding period, accounting for 45% of total permanent housing; private housing also exceeded the one million mark in 1994 and reached 1,046,800 in 1995.

4.3 There is no information on the number of existing units of temporary housing.

**5. Number of Persons Accommodated**

5.1 Appendix 2 shows that most people (97%) lived in permanent housing in 1995. Over 3 million people now live in public housing, representing 50% of total population, among which Home Ownership Scheme (HOS)/Private Sector Participation Scheme (PSPS)<sup>3</sup> residents had increased two fold from 221,500 in 1986 to 668,600 in 1995, representing an increase from 4% to 11% of total population. Over 2.85 million people (46%) lived in private housing and 58,400 (1%) stayed in government quarters.

5.2 Although there is no information on the profile of temporary living quarters, they accommodated 3% of Hong Kong's total population, as shown in Appendix 2. This represented 145,100 and 16,600 persons staying in temporary housing and remaining in boats respectively. Comparing with the situation in 1986 when 400,000 people (7% of total population) were living in temporary housing and in the boat, overall accommodation for Hong Kong people has improved significantly.

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<sup>2</sup> Living quarters refer to the quarters built for residential purposes irrespective of whether there is anybody living there. It also includes quarters built for non-residential purposes which normally has one or more persons living there or was occupied on the census reference night.

<sup>3</sup> Including flats produced by Housing Society.

## 6. Production of Housing in Hong Kong

6.1 Table 1 shows the number of domestic units produced in 1986-1995. In 1989, the number of units being produced reached the first peak at 95,790. It declined drastically to 42,462 in 1992. The downward trend reversed in 1993 to reach another peak of 92,603 units. However, production decreased substantially again in 1994 and further down to 54,774 units in 1995.

6.2 The number of private housing produced maintained at 31,000-33,000 units in 1986-1990. It increased by almost 10,000 units in 1991, but dropped substantially by 15,000 units in both 1992 and 1993. In 1995, it further decreased to 20,753 units.

6.3 Comparing to private housing, production of public housing also varied significantly in the corresponding period. It ranged from 16,779 units in 1992 to 65,749 units in 1993. In 1995, the total number of public housing produced amounted to 34,021 units.

**Table 1 - Number of Domestic Units Produced 1986-1995**

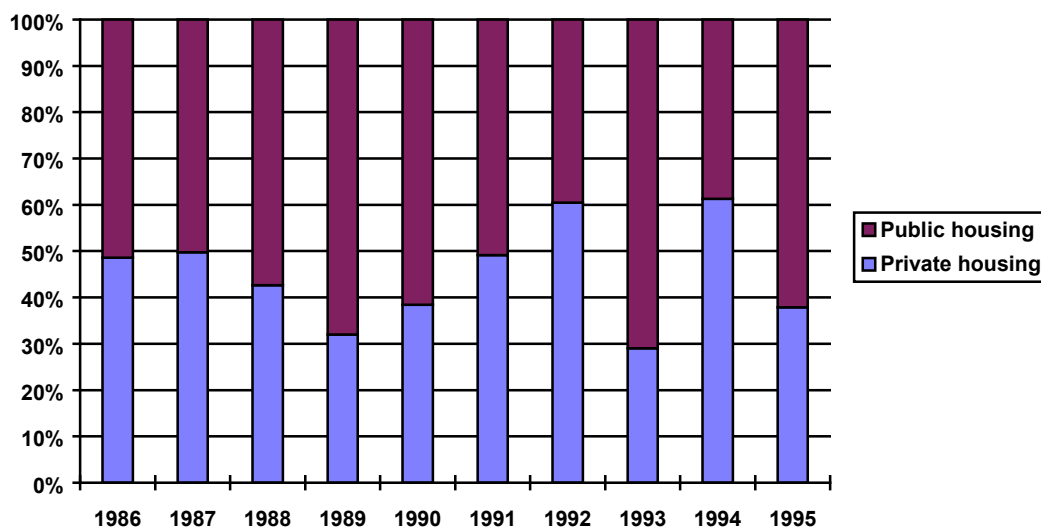
Year	Private housing	Public housing			Total
		Rental	HOS/PSPS*	Total	
1986	33,013	28,432	6,480	34,912	67,925
1987	33,629	24,976	8,974	33,950	67,579
1988	30,122	31,701	8,802	40,503	70,625
1989	30,621	46,393	18,776	65,169	95,790
1990	31,483	32,885	17,518	50,403	81,886
1991	40,728	25,486	16,726	42,212	82,940
1992	25,683	11,039	5,740	16,779	42,462
1993	26,854	31,533	34,216	65,749	92,603
1994	34,350	17,098	4,594	21,692	56,042
1995	20,753	17,349	16,672	34,021	54,774

Remark: \* including flats produced by Housing Society

Sources : Hong Kong Monthly Digest of Statistics December 1989, December 1994, August 1996

6.4 Figure 1 presents the proportion of private and public housing produced in the past ten years. The private to public housing ratio fluctuated drastically from 30:70 in 1993 to 61:39 in 1994. However, the proportion of private housing produced dropped to 38% in 1995.

**Figure 1 - Proportion of Domestic Units Produced 1986-1995**



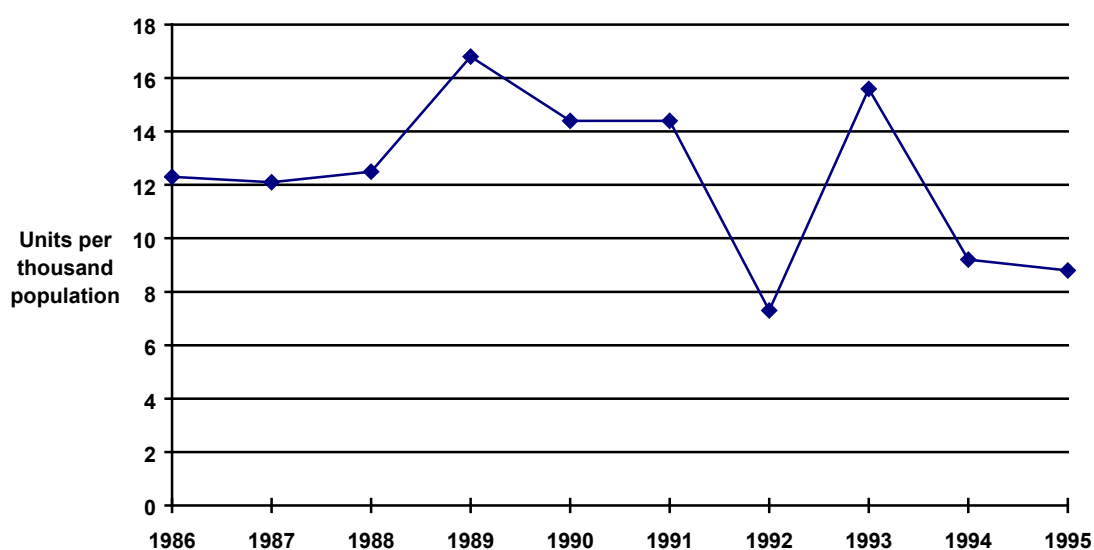
Sources : Hong Kong Monthly Digest of Statistics December 1989, December 1994, August 1996

6.5 Table 2 and Figure 2 show the number of units being produced per thousand population. In 1989, the rate experienced its ever highest at 16.8. It decreased slightly to 14.4 in 1990 and 1991, but dropped sharply to 7.3 in 1992. In 1993, production increased substantially again to 15.6 units per thousand population, however, it slid to 9.2 and 8.8 in 1994 and 1995 respectively.

**Table 2 - Number of Domestic Units Produced Per Thousand Population 1986-1995**

Year	Total units produced	Mid-year population	No. of units produced per thousand population
1986	67,925	5,524,649	12.3
1987	67,579	5,580,450	12.1
1988	70,625	5,627,593	12.5
1989	95,790	5,686,203	16.8
1990	81,886	5,704,489	14.4
1991	82,940	5,754,800	14.4
1992	42,462	5,811,500	7.3
1993	92,603	5,919,000	15.6
1994	56,042	6,061,400	9.2
1995	54,774	6,189,800	8.8

Sources : Hong Kong Monthly Digest of Statistics December 1989, December 1994, August 1996  
Census and Statistics Department

**Figure 2 - Number of Domestic Units Produced Per Thousand Population 1986-1995**

Sources : Hong Kong Monthly Digest of Statistics December 1989, December 1994, August 1996  
Census and Statistics Department



## **PART 3 - DEMAND FOR HOUSING**

### **7. Demand for Private Housing**

7.1 The demand for private housing is determined by many variables. These include personal factors such as the affordability of a household to finance the 30% up-front mortgage payment and the monthly instalments of the property. As there is no statistics on the number of households who wish to buy private property and have sufficient money to cover the down payment, the potential demand for private housing is unknown.

7.2 Some economic factors also attributed to the change in demand for private properties. Fluctuation in interest rate, rent, property price and the yield from stock market, all affect the demand for private housing. As it is difficult to estimate to what extent these variables may affect the private housing demand, this paper mainly focus on analyzing the demand for public housing.

### **8. Demand for Public Housing**

8.1 Public housing can be categorized into Public Rental Housing (PRH) and HOS/PSPS. Paragraphs 8.2 to 8.10 below present the potential demand for public housing in a broad sense and Paragraphs 8.11 to 8.30 analyze the actual demand for public housing.

#### Public Rental Housing

##### *Eligibility for Public Rental Housing*

8.2 Eligibility for PRH is bound by the income limits prescribed by HA. Table 3 lists the income limits for PRH applications and the median monthly household income in the first quarter of 1991 and 1996. This shows that less than 50% of households in the various income brackets were eligible for public rental housing on financial grounds above.

**Table 3 - Income Limits for PRH Applications and Median Monthly Household Income by Household Size 1991, 1996**

Household size (no. of persons)	Max. income limit effective 1 April 1991 (HK\$)	Median monthly household income 1Q 1991 (HK\$)	Max. income limit effective 1 April 1996 (HK\$)	Median monthly household income 1Q 1996 (HK\$)
1	3,200	5,000	6,000	8,500
2	5,100	9,500	9,900	16,000
3	6,800	10,800	12,000	18,000
4	7,900	11,000	14,700	19,800
5	8,800	14,000	15,900	23,000
6	9,800	15,500	18,100	27,000
7	10,600	19,000	19,800	30,500
8	11,600	20,700	22,400	34,600
9	12,400	n.a.	24,000	n.a.
10 or more	13,100	n.a.	25,800	n.a.

Remark: n.a. implies not available

Sources: Hong Kong Housing Authority Annual Report 1990/91  
Housing Branch  
Census and Statistics Department

8.3 In addition to the financial requirements, the applicants and their family members must have resided in Hong Kong for at least seven years, and must not have owned any private domestic property within two years preceding the application. These criteria further limit the potential demand for PRH. If any of these criteria were to be changed, the potential demand for PRH would change immediately.

#### *Potential Demand for Public Rental Housing*

8.4 As information on the 1996 By-Census is not yet available, no estimation can be made on the number of potential PRH applicants for 1996. For easy reference, the 1991 Census is being taken as a proxy to estimate the number of families which were eligible for applying PRH in that year. According to the 1991 Population Census, there were a total of 1,580,072 households living in different types of living quarters, among which 284,502 families (63,248+50,837+91,942+78,475) received a monthly income which fell within the PRH prescribed income limit (Table 4), accounting for 18% of total number of households in Hong Kong.

**Table 4 - Household Distribution by Household Size and Monthly Income 1991**

Household size (no. of persons)	Monthly household income (HK\$)	No. of public housing households	No. of private housing households	Total
1	<4,000	27,905	63,248	91,153
	>4,000	32,555	110,024	142,579
Total		60,460	173,272	233,732
2	<6,000	39,651	50,837	90,488
	>6,000	55,214	142,734	197,948
Total		94,865	193,571	288,436
3-4	<8,000	134,643	91,942	226,585
	>8,000	184,217	250,859	435,076
Total		318,860	342,801	661,661
5 & above	<15,000	142,740	78,475	221,215
	>15,000	75,117	99,911	175,028
Total		217,857	178,386	396,243
<b>Grand Total</b>		<b>692,042</b>	<b>888,030</b>	<b>1,580,072</b>

Source: Hong Kong 1991 Population Census Main Tables, Census and Statistics Department, pp195-196

8.5 On application of the other criteria such as the seven year residency rule and non-property holding within two years preceding the applications, the number of eligible PRH applicants<sup>4</sup> would be reduced to 150,520 households [ 284,502 x 53% (53% being the proportion of private housing which was tenant-occupied)<sup>5</sup> ]. This represented 9.5% of total households.

8.6 Table 5 shows the number of potential PRH households breakdown by income level and types of accommodation. The main source of potential PRH applicants came from private self-contained housing. In 1991, there were 201,143 households living in private self-contained housing blocks, accounting for 72% of total potential PRH applicants.

<sup>4</sup> The seven year residency rule was not considered.

<sup>5</sup> Hong Kong 1991 Population Census, Main Tables, pp203.

**Table 5 - Number of Potential PRH Households by Household Size and Types of Accommodation 1991**

Household size (no. of persons)	Monthly household income (HK\$)	Private self-contained housing blocks	Private non self-contained housing blocks	Villas/ Bungalows/ Modern village houses	Simple stone structures	Institutions <sup>1</sup>	Other permanent housing <sup>2</sup>	Roof-top structures	Other temporary housing <sup>3</sup>	Total
1	<4,000	42,880	315	2,790	5,059	399	2,628	685	8,492	63,248
2	<6,000	36,201	114	3,256	3,621	110	1,371	352	5,812	50,837
3-4	<8,000	66,523	162	5,330	4,920	1,038	1,067	789	12,113	91,942
5 & above	<15,000	55,539	106	6,129	4,962	244	1,521	403	9,571	78,475
<b>Total</b>		<b>201,143</b>	<b>697</b>	<b>17,505</b>	<b>18,562</b>	<b>1,791</b>	<b>6,587</b>	<b>2,229</b>	<b>35,988</b>	<b>284,502</b>

Remarks:

1. Including hospitals, prisons, old people's homes, religious houses and British forces barracks.
2. Including hotels, hostels, staff quarters buildings and other non-domestic buildings like offices, factories, clinics, etc.
3. Including HA cottages and temporary huts, and private temporary housing as contractor's matsheds, nissen huts, derelict boats, huts and places not intended for residential purpose (e.g. landings, staircases, corridors, etc.) but were occupied on the Census reference date.

Source: Hong Kong 1991 Population Census Main Tables, Census and Statistics Department, pp195-196

### Public Housing in Home Ownership Scheme/ Private Sector Participation Scheme

#### *Eligibility for Public Housing in Home Ownership Scheme/ Private Sector Participation Scheme*

8.7 Eligibility is prescribed by age, household size, residency status, tenancy status and income limit. Our analysis is made on the assumption that none of these criteria would change. Any policy alteration on the eligibility criteria would lead to a change in the potential demand for this kind of public housing.

8.8 The applicant must be at least 18 years of age with a household size of not less than two persons.<sup>6</sup> Besides, the applicant and at least one family member must be permanent residents. There are two kinds of applications available for different categories of applicants: the “**Green Form**” and the “**White Form**”. According to HB, allocation ratio between the former and the latter was 67:33 in the past years. It will increase to 80:20 in 1996/97 and 1997/98. If more public housing applicants move to HOS flats, the Government can reallocate the vacated PRH units to people who require immediate housing.

<sup>6</sup> Exception: Under a trial scheme implemented in Phase 17B HOS sales exercise, single-person households with Green Form entitlement are allowed to purchase small HOS flats with a saleable floor area of 20 m<sup>2</sup> in Hin Ming Court, Tseung Kwan O.

- **“Green Form”** applications are available to tenants of HA and Housing Society (HS), authorized persons of Temporary Housing Areas (THAs) and Cottage Areas (CAs) of HA, PRH Waiting List (WL) applicants, carees, disaster victims and junior civil servants provided they surrender their existing public housing/ temporary housing unit/cottage or “Green Form certificate” upon the purchase of the HOS/PSPS flats.
- **“White Form”** applications are available to all other families, including residents of HA/HS estates who plan to split from their present households without surrendering their public housing units. There is a limit of family income (not exceeding HK\$26,000 per month in 1996 or HK\$14,000 per month in 1991) and a limit on non-possession of any property within two years prior to the closing date of the application.

*Potential Demand for Home Ownership Scheme/Private Sector Participation Scheme*

8.9 Table 6 shows the total number of potential HOS/PSPS applications from the main categories<sup>7</sup>. It can be noted that the potential **“Green Form”** applicants amounted to 691,300 households in 1995.

8.10 Concerning **“White Form”** applicants, the prescribed monthly income limit in 1991 was HK\$14,000. The 1991 Census showed that about 451,000 households earned less than HK\$15,000 per month. Taking the proportion of tenants in private housing which was 53% (as mentioned in paragraph 8.5), the **“White Form”** applicants<sup>8</sup> in 1991 could be estimated to be about 239,000 (450,982 x 53%) households. We are not able to extrapolate the figure for 1996 because of lack of data to show the change in income received by these households.

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<sup>7</sup> Including only households living in HA/HS rental flats, private self-contained, non self-contained housing blocks and villas/bungalows/modern village houses.

<sup>8</sup> The seven year residency rule was not considered.

**Table 6 - Number of Potential HOS/PSPS Applications**

Category of eligible applicants	No. of households
<b>Green Form Applications (as at March 1995)</b>	<b>691,300</b>
HA rental flats	659,200
HS rental flats	32,100
<b>White Form Applications<sup>1</sup> (based on 1991 Census)</b>	<b>450,982<sup>2</sup></b>

Remarks:

1. Refers to households with income less than HK\$15,000 per month in 1991 Census.
2. Figure includes only households from private self-contained, non self-contained housing blocks and villas/bungalows/modern village houses.

Sources: Hong Kong Annual Report 1996, Appendix 37  
Hong Kong 1991 Population Census, Main Tables pp195

#### Demand from Applicants on the Waiting List

8.11 The majority of households on the WL are from private housing. Table 7 shows the profile of WL applicants as at March 1996.

**Table 7 - Number of Waiting List Applications by Source as at March 1996**

Source	No. of households	% share
Private housing	93,600	63.0
Public housing	34,600	23.3
Squatters/Temporary housing areas	13,300	9.0
Others*	7,100	4.8
Total	148,600	100.0

Remark: \* Including junior civil servants, victims of fires and natural disasters, occupants of huts and other structures in dangerous locations, and compassionate cases recommended by the SWD.

Source: Housing Branch

8.12 In the 1987 LTHS, it was estimated that by 1996-97, the supply of PRH would have substantially met the outstanding demand for PRH on the WL. However, it can be noted from Table 8 that there were still 148,584 applications outstanding as at March 1996. Over 60% (89,623 households) were households of three or more members and nearly a quarter (23.5% or 35,005 households) were households with two members.

**Table 8 - Number of Waiting List Applications by Household Size 1986-1996 (as at March)**

Household size (no. of persons)	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
1	14,623	16,178	18,692	21,847	24,124	26,016	27,010	23,970	20,050	22,255	23,956
% Share	8.1	9.4	11.2	13.8	16.2	16.6	15.8	13.6	13.3	14.9	16.1
2	33,243	35,115	37,974	38,460	38,172	39,907	44,290	46,430	37,940	35,925	35,005
% Share	18.4	20.3	22.7	24.3	25.7	25.5	26.0	26.4	25.3	24.1	23.5
3 and above	132,720	121,564	110,936	98,265	86,346	90,804	99,360	105,640	92,210	91,000	89,623
% Share	73.5	70.3	66.2	62.0	58.1	57.9	58.2	60.0	61.4	61.0	60.3
<b>Total</b>	<b>180,586</b>	<b>172,857</b>	<b>167,602</b>	<b>158,572</b>	<b>148,642</b>	<b>156,727</b>	<b>170,660</b>	<b>176,040</b>	<b>150,200</b>	<b>149,180</b>	<b>148,584</b>
<b>% Share</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: Housing Branch

8.13 Table 9 shows that in the past three years, only 10% of the WL applicants were allocated PRH flats. The total number of PRH allocations decreased from 16,721 units in 1993/94 to 12,476 units in 1995/96. Among the allocations, the proportion of single-member household allocations increased from 5% in 1993/94 to 18% in 1995/96 whereas the proportion of allocations to households with four or more members decreased from 49% to 36% in the corresponding period. The number may explain the long waiting period of PRH allocations among the WL applicants, in particular, the larger households.

**Table 9 - Number of Public Rental Flats Allocated to Waiting List Applications by Household Size 1993/94-1995/96**

Household size (no. of persons)	1993/94		1994/95		1995/96	
	No.	% share	No.	% share	No.	% share
1	852	5.1	1,551	10.2	2,284	18.3
2	3,322	19.9	3,799	24.9	2,779	22.2
3	4,407	26.4	3,997	26.2	2,957	23.7
4	5,197	31.1	3,686	24.2	2,524	20.2
5 and above	2,943	17.6	2,223	14.6	1,932	15.5
Total	16,721	100.0	15,256	100.0	12,476	100.0

Source: Housing Branch

8.14 According to the information provided by HD, the total number of applicants on the WL in 1996 should be smaller because some applicants may have exceeded the family income limits or others do not meet the seven-year residency rule. Therefore eligible applications in 1996 are estimated to be about 80,000 households<sup>9</sup>.

8.15 One reason for the slow progress in housing the WL applicants is that the majority of them did not consider taking other forms of housing assistance. In 1987, the gross outstanding demand from the WL was forecast to be 240,000 households<sup>10</sup> up to 1996/97. It was expected that 49% of this total would either buy HOS/PSPS flats or make use of the Home Purchase Loan Scheme (HPLS) loan to purchase private housing<sup>11</sup>. However, only 4% of the original estimates (4,600 families)<sup>12</sup> have bought public housing, leaving a good 45% (108,000 households) still waiting to be housed in PRH.

8.16 Another reason for the slow progress in housing the WL applications is due to the increasing number of PRH tenants requesting for units transfer.<sup>13</sup> As indicated in Table 7, 23% of the WL applicants were existing public housing tenants who wish to move to a bigger flat or to a new location. This group does not have immediate needs for housing.

<sup>9</sup> Information paper on The 1987 LTHS provided by the Administration at the Panel meeting on 27 May 1996, pp5.

<sup>10</sup> Information paper on The 1987 LTHS provided by the Administration at the Panel meeting on 27 May 1996, pp9.

<sup>11</sup> Same as Footnote 10.

<sup>12</sup> Same as Footnote 10.

<sup>13</sup> Same as Footnote 10.



8.17 With the additional 2,000 new applications<sup>14</sup> received per month, and other housing commitments by the Government, a longer period is expected to clear the lengthy WL.

8.18 Table 10 below shows the profile of PRH allocations to WL applications from 1990/91 to 1995/96. In this period, over half of the public rental flats were allocated to private housing applicants. Public housing tenants and Squatters/THAs applicants shared the other 45% of PRH allocations. However, one can detect an increasing allocation to private housing applicants but a decreasing allocation to public housing applicants. Nevertheless, this pattern corresponds to the profile on the WL as shown in Table 7.

**Table 10 - Proportion of Public Rental Flats Allocated to Waiting List Applications by Source 1990/91-1995/96**

Source	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96
Private housing	49.3	53.7	50.5	52.5	60.5	61.3
Public housing	23.5	20.0	22.0	24.4	19.4	19.6
Squatters/Temporary housing areas	24.5	24.1	25.8	21.4	15.3	13.7
Others*	2.7	2.2	1.7	1.7	4.8	5.4
Total	100.0	100.0	100.0	100.0	100.0	100.0

Remark: \* Including junior civil servants, victims of fires and natural disasters, occupants of huts and other structures in dangerous locations, and compassionate cases recommended by the SWD.

Source: Housing Branch

#### Demand from Redevelopment of Public Rental Estates

8.19 A total of 12 Mark I/II estates<sup>15</sup> comprising 240 blocks were built between 1954 and 1964 to provide emergency housing for victims of natural disasters and squatters displaced by development clearances. As these estates provided only basic accommodation, with community and social facilities which were not up to the present standard, a redevelopment program was launched in 1972 to improve the living environment of 84,000 families in these estates.<sup>16</sup>

<sup>14</sup> Housing for Millions, The Challenge Ahead, Conference Papers, Housing Conference 20-23 May 1996, Hong Kong Housing Authority, pp125

<sup>15</sup> Refer to Appendix 3 for definition of different PRH categories.

<sup>16</sup> Hong Kong Annual Report 1990, pp180

8.20 The LTHS constructed in 1987 further extended the redevelopment program to include all the Mark III/IV and Former Government Low-Cost Housing estates. During 1988-1994, 260 housing blocks in these categories had been redeveloped. About 81,400 households were rehoused.<sup>17</sup>

8.21 According to the HA's proposed 1996 Five-Year Redevelopment Program (1996/97-2000/01), 209 blocks comprising 88,262 flats will be cleared during the period 1996/97 to 2000/01. This will become a significant source of demand for PRH. Table 11 below shows the number of blocks and flats to be redeveloped in each of the following years.

**Table 11 - Number of Public Rental Estate Blocks Proposed for Redevelopment 1996-2001**

Year	No. of blocks	No. of flats (households)
1996/97	57	21,752*
1997/98	12	10,486
1998/99	35	13,697
1999/00	37	11,790
2000/01	68	30,537
Total	209	88,262*

Remark: \* indicates 9,028 flats have been vacated as at 31/3/96.

Source: Five-Year Redevelopment Program 1996/97-2000/01, Hong Kong Housing Authority

8.22 The Government planned that by 2005, the remaining 61 Mark IV to VI and Former Government Low Cost Housing blocks involving an additional 27,100 households will be completely demolished. Thus, a similar number of PRH will need to be built to house these families.

#### Demand from Clearance of Temporary Housing Areas

8.23 Accommodation in THAs is provided to people who are made homeless by development clearances, fires and natural disasters, clearance of squatters outside development areas but ineligible for immediate allocation of permanent public housing.

<sup>17</sup> Hong Kong Annual Report 1995, pp220

8.24 Table 12 shows that the number of authorized persons living in THAs continued to decrease from the peak of almost 150,000 in 1989 to 53,077 in 1996. According to HA, only six THAs<sup>18</sup> will remain in use after July 1997. However, in the 1995 Policy Address, the Government revised its plan to retain 13 sites after 1997.<sup>19</sup>

**Table 12 - Number of THAs and Authorized Persons 1986-1996 (as at March)**

Year	No. of THA <sup>1</sup>	Number of authorized THA persons <sup>2</sup>
1986	51	146,620
1987	58	132,187
1988	70	140,029
1989	74	149,744
1990	77	149,360
1991	65	132,843
1992	55	106,403
1993	52	96,216
1994	44	89,083
1995	34	67,157
1996	33 <sup>3</sup>	53,077

Remarks:

1. Source from Hong Kong Annual Report 1987-1996
2. Source from Housing Branch
3. Source from Information Paper provided to LegCo Panel on Housing on 12 March 1996, Progress on Clearance of Temporary Housing Areas

Sources: Hong Kong Annual Report 1987-1996  
Housing Branch  
Information Paper provided to LegCo Panel on Housing on 12 March 1996, Progress on Clearance of Temporary Housing Areas

<sup>18</sup> LTHS, Mid-Term Review, Final Report, HA, June 1994, pp45

<sup>19</sup> Hong Kong: Our Work Together, Address by the Governor, The Right Honourable Christopher Patten at the opening of the 1995/96 session of the Legislative Council, 11 October 1995, paragraph 88.

Demand from Residents in Squatters

8.25 Table 13 shows that there were 247,000 persons living in squatters in 1995, of whom 29,500 lived in the urban areas whilst 217,500 lived in the New Territories. Up to 1995, the Government has rehoused most of the persons living in squatters in the urban areas, leaving only 5,500 to be settled in 1996. However, those living in the New Territories will not be rehoused unless the land they occupied is required for development or is situated near dangerous slopes. This category also represents a potential demand for public housing.

**Table 13 - Number of Persons Living in Urban and New Territories Squatters 1987-1995 (as at March)**

Year	Persons living in urban area squatters	Persons living in New Territories squatters	Total
1987	n.a.	n.a.	408,000
1988	n.a.	n.a.	377,000
1989	n.a.	n.a.	330,000
1990	65,000	235,000	300,000
1991	58,000	230,000	288,000
1992	45,851	227,978	273,829
1993	42,500	223,000	265,500
1994	32,100	220,600	252,700
1995	29,500	217,500	247,000

Remark: n.a. implies not available

Sources: Hong Kong Annual Report 1987-1996

8.26 It can be seen from Table 14 that in the past four years, the rate of rehousing the persons living in squatters remained at about 55 per thousand per year. In 1995, only 13,600 persons were rehoused, accounting for 6% of total persons living in squatters.

**Table 14 - Number of Persons Living in Squatters Being Rehoused 1987-1995 (as at March)**

<b>Year</b>	<b>No. of persons living in squatters</b>	<b>Total no. of persons rehoused</b>	<b>No. of persons rehoused per thousand persons living in squatters</b>
1987	408,000	31,900	78
1988	377,000	28,000	74
1989	330,000	38,000	115
1990	300,000	22,000	73
1991	288,000	n.a.	n.a.
1992	273,829	15,020	55
1993	265,500	17,500	66
1994	252,700	12,400	49
1995	247,000	13,600	55

Remark: n.a. implies not available

Sources: Hong Kong Annual Report 1987-1996

8.27 It can be seen from Table 15 that although more than 60% of squatter residents were being rehoused to permanent housing, there were still a significant amount of persons who had to move to temporary housing. These people eventually need to be settled in permanent housing.

**Table 15 - Number of Persons Living in Squatters Being Rehoused by Type of Accommodations 1987-1995 (as at March)**

Year	No. of persons rehoused to permanent housing		No. of persons rehoused to temporary housing		Total no. of persons rehoused
	No.	% Share	No.	% Share	
1987	18,000	56.4	13,900	43.6	31,900
1988	14,500	51.8	13,500	48.2	28,000
1989	27,000	71.1	11,000	28.9	38,000
1990	16,000	72.7	6,000	27.3	22,000
1991	n.a.	n.a.	n.a.	n.a.	n.a.
1992	11,330	75.4	3,690	24.6	15,020
1993	11,000	62.9	6,500	37.1	17,500
1994	7,200	58.1	5,200	41.9	12,400
1995	8,900	65.4	4,700	34.6	13,600

Remark: n.a. implies not available

Sources: Hong Kong Annual Report 1987-1996

### Demand from Residents in Cottage Areas

8.28 CAs are an early form of public housing which are planned to be phased out if resources are available, but currently there is no specific program designed to clear this category. As shown in Table 16, there were eight CAs housing 11,758 persons in 1986. Due to clearance for redevelopment, the total number of CAs decreased to six which housed about 9,000 persons in 1995.

**Table 16 - Number of Cottage Areas and Authorized Persons 1986-1996 (as at March)**

Year	No. of cottage areas	No. of domestic cottages*	No. of authorized persons
1986	8	3,310	11,758
1987	7	2,867	10,456
1988	6	2,635	10,400
1989	6	2,614	10,400
1990	6	2,531	10,000
1991	6	2,528	10,000
1992	6	2,519	9,900
1993	6	2,508	9,900
1994	6	2,494	9,850
1995	6	2,483	9,000
1996	6	1,829	n.a.

Remarks: \* Source from Housing Branch

n.a. implies not available

Sources: Hong Kong Annual Report 1987-1996  
Housing Branch

### Demand from Emergency/Natural Disasters and Compassionate Cases

8.29 Table 17 lists the number of people being rehoused due to emergency, fire, natural disasters and landslips. In 1995, the number of persons being rehoused amounted to 6,600. For other years, about 2,000-4,000 persons were being rehoused annually.

8.30 In 1995, there were 2,300 PRH units allocated to this category, accounting for 6% of total allocated PRH units (Table 19). Comparing to other source of demand for PRH, the number is considered relatively small. This is also a category of demand for which forecast is not possible.

**Table 17 - Number of Persons Rehoused due to Landslips and Fire/Natural Disasters 1986-1995 (as at March)**

<b>Year</b>	<b>No. of persons being rehoused due to landslips</b>	<b>No. of persons being rehoused due to fire/natural disasters</b>	<b>Total</b>
1986	n.a.	n.a.	4,600
1987	n.a.	n.a.	3,100
1988	n.a.	n.a.	3,500
1989	n.a.	n.a.	3,000
1990	n.a.	n.a.	2,300
1991	n.a.	n.a.	n.a.
1992	n.a.	n.a.	2,860
1993	1,200	2,000	3,200
1994	3,200	620	3,820
1995	5,300	1,300	6,600

Remark: n.a. implies not available

Sources: Hong Kong Annual Report 1987-1996

### Allocation of Public Rental Housing

8.31 Table 18 lists the number of new and refurbished public rental flats allocated to eligible PRH applicants. Between 1986-1995, the average PRH allocation to eligible applicants amounted to 38,430 units per year, among which new flats accounted for 72% (27,520 units) whilst refurbished flats shared 28% (10,909 units). Refurbished public rental flats are sourced from tenants who moved to HOS/PSPS flats or transferred to other PRH units.



**Table 18 - Number of New and Refurbished Public Rental Flats Allocated to Eligible PRH Applicants 1986-1995 (as at March)**

Year	New flats	Refurbished flats	Total
1986	25,161	9,006	34,167
1987	27,000	7,000	34,000
1988	24,000	6,000	30,000
1989	41,600	8,000	49,600
1990	35,600	8,800	44,400
1991	38,000	14,000	52,000
1992	23,000	14,000	37,000
1993	27,500	12,600	40,100
1994	11,400	14,000	25,400
1995	21,943	15,688	37,631
1986-1995 Average	27,520	10,909	38,430

Source: Housing Branch

8.32 Table 19 indicates the proportion of PRH units allocated to different categories of households between 1986-1995. The WL applicants were allocated the greatest share of public rental flats in the past ten years. For applicants from CRP, the annual allocation amounted to 30% since 1990, but the proportion dropped to 19% in 1995. For allocation due to clearance, the proportion fluctuated between 15-25% during 1990-1995. For unit transfer applicants, the proportion increased sharply from 3% in 1994 to 9% in 1995. For emergency/natural disasters/compassionate cases and junior civil servant categories, allocation proportion maintained at 6% and 3% respectively.

**Table 19 - Percentage Share of Allocation of PRH by Types of Applications 1986-1995 (as at March)**

Year	Waiting list	Redevelopment	Clearance <sup>1</sup>	Transfer <sup>2</sup>	Emergency & compassionate	Junior civil servant	Total
1986	49	23	13	5	4	5	100
1987	48	23	15	7	3	5	100
1988	49	24	14	6	4	4	100
1989	39	27	15	10	4	5	100
1990	41	30	15	7	3	4	100
1991	35	30	25	3	4	3	100
1992	37	33	21	1	4	3	100
1993	44	28	15	4	6	4	100
1994	42	32	15	3	6	2	100
1995	38	19	25	9	6	3	100

## Remarks:

1. The rehousing sub-category "Re-use of THAs" is excluded from 'Waiting List Applicants' and included in 'Clearance' as from 1990/91, rendering figures for these two categories from 1990/91 not comparable with those for previous years.
2. Transfer cases not charged to quota of the year are excluded as from 1989/90-1993/94.

Sources: Hong Kong Annual Digest 1993, 1995

8.33 The above analysis shows that a substantial number of households await public housing settlement, with the major sources of demand arising from the WL applicants and persons living in CRP, THAs, CAs, and squatter areas.

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## PART 4 - FACTORS AFFECTING HOUSING DEMAND

### 9. Population Growth

9.1 C&SD statistics showed that population growth in the past few years was faster than expected. The Department projected the mid-1995 population to be 5,852,000 when the actual total population amounted to 6,164,700, which was 312,500 more than expected.<sup>20</sup>

9.2 In the Territorial Development Strategy Review (TDSR) '96, the Planning, Environment and Lands Branch forecast Hong Kong's population may further increase by two million within the next 15 years, based on the population growth trends of the past two decades and the economic growth of China in the future. Thus, more housing or larger living quarters are needed to accommodate the increased population.

#### Reasons for Increase in Population

##### *Returned Hong Kong Residents*

9.3 Among the 312,500 extra population, 59% was due to a lower level of net outflow of Hong Kong residents<sup>21</sup>. The Government assumed in 1992 that the arrival and departure pattern of Hong Kong residents followed the trend of the preceding five years, but it turned out that the number of Hong Kong resident arrivals was a lot higher than expected. However, there is no information showing the arrivals are mainly composed of returned overseas Hong Kong migrants.

9.4 Nonetheless, the results of a survey conducted by the Hong Kong Institute of Human Resource Management recorded an upward trend for overseas Hong Kong migrants returning to the territory. Table 20 shows that between 1987-1991, the rate of return remained low at around 8%. It rose steadily since 1992 and hit 60% in 1995. It is expected more overseas Hong Kong migrants will return to the territory in the coming years due to an optimistic economic outlook for Hong Kong. This may create a new housing demand.

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<sup>20</sup> A Note on Population Estimates and Population Projections, Census and Statistics Department, June 1996.

<sup>21</sup> Same as Footnote 20.

**Table 20 - Percentage of Return of Overseas Hong Kong Migrants 1987-1995**

Year	Percentage of return of overseas Hong Kong migrants (%)
1987-1991	8
1992	16.3
1993	29.1
1994	27.7
1995	60.3

Source: Emigration from Hong Kong, 1995 Organizational Survey, Hong Kong Institute of Human Resource Management

#### *Increase in Quota of Legal Immigrants from China*

9.5 Between 1983 and 1991, the daily quota of legal immigrants from China was 75. That went up to 105 in 1994 and further to 150 in July 1995. It can be seen from Table 21 that the total number of legal immigrants from China increased substantially (between 16% and 20%) in the past three years. In the first six months of 1996, there were 34,373 legal immigrants entering Hong Kong.

9.6 In addition, there are hundreds of Chinese entering Hong Kong on Two-way Permits per day. These people are allowed to stay for a specified period. In 1995, the total number of Two-way Permit holders reached 260,313 (averaging 713 per day), doubling the size of that in 1989. To some extent, these people may also generate a demand for housing.

**Table 21 - Number of Legal Immigrants and Two-way Permit Holders from China 1986-mid 1996**

Year	No. of legal immigrants from China	No. of Two-way Permit holders
1986	27,019	65,569
1987	27,179	85,673
1988	28,060	120,089
1989	27,198	131,603
1990	27,927	133,021
1991	26,722	140,378
1992	28,357	160,415
1993	32,901	209,400
1994	38,215	245,927
1995	45,980	260,313
Mid 1996	34,373	n.a.

Remark: n.a. implies not available.

Source: Hong Kong Immigration Department

### Other Factors Attributed to Population Growth

#### *Increase in Cross-Border Marriages*

9.7 According to a survey conducted by the Home Affairs Department between February-April 1996, almost all Chinese immigrants come to Hong Kong for family reunion. Table 22 shows that 57% of Chinese immigrants came to join their spouse in Hong Kong. Reunion with parents and children has accounted for 35% and 21% of total arrivals respectively in February-April 1996.

**Table 22 - Family Reunion of Chinese Immigrants by Types of Relative in Hong Kong February-April 1996**

Types of relative	% Share
Spouse	57.1
Parents	35.1
Children	21.3
Brothers	15.4
Sisters	13.5
Others	11.9
None	0.5

Source: Survey on New Arrivals From China (February-April 1996), Home Affairs Department, pp5

9.8 The Government estimated that there are about 300,000 to 400,000 persons in China with family connections in Hong Kong.<sup>22</sup> Many of these are reported belong to nuclear families split across the border. With the increasing trend in cross-border marriages, the number of Chinese immigrants is expected to increase further.

#### *Children from China*

9.9 According to Article 24 (3) of the Basic Law, a child will have the right of abode in Hong Kong Special Administrative Region (HKSAR) if one of his/her parents is Hong Kong resident even the child was born outside Hong Kong. The Government reported that as at the end of 1994, there were about 64,000 children<sup>23</sup> in China who belong to this category. Some organizations estimated that the number should be even higher. After China resumes its exercise of sovereignty in Hong Kong in 1997, these children may come to the territory to join their parents. This may create a demand for more or bigger living quarters.

<sup>22</sup> Third Periodic Report in respect of Hong Kong under Articles 2 to 16 of the International Covenant on Economic, Social and Cultural Rights, pp34.

<sup>23</sup> Third Periodic Report in respect of Hong Kong under Articles 2 to 16 of the International Covenant on Economic, Social and Cultural Rights, pp36

*Increase in the Application of Nepalese as Permanent Residents*

9.10 There is an increasing number of applications from the Nepalese who were born in the territory before 1983 when their Gurkha soldier fathers were in Hong Kong. These people are eligible for permanent residency under the British Nationality Act of 1981. Table 23 shows that these applications increased drastically since mid-1995. In the first six months of 1996, there were 1,785 such applications, almost doubling that of the corresponding period last year.

**Table 23 - Nepalese Applications for the Right of Abode in Hong Kong 1995-1996**

Year		Applications received
1995	Jan-Jun	944
	Jul-Dec	1,535
1996	Jan-Jun	1,785
Total		4,264

Source: Immigration Department

**10. Other Housing Needs**Single Elderly

10.1 The implementation of the Residential Care Homes (Elderly Persons) Ordinance in June 1996 puts stricter control on the layout, fire prevention, number of places and hiring of staff in the elderly homes. According to the information provided by the Hong Kong Association of Private Homes for the Elderly, about 50 private homes which provide housing to about 4,000 elderly people may have to close down since they have some difficulties to comply with the regulations. These elderly will need to be either transferred to other private elderly homes, or put to join the queue for places in government-operated elderly homes. However, the average waiting time of the latter required two to three years. Thus, more singleton flats or elderly homes is required to accommodate these people.

### Street Sleepers

10.2 Government studies<sup>24</sup> show that the total number of street sleepers amounted to 1,140, but some voluntary organizations estimated it to be about 3,000. Between January 1991 and July 1995, 720 street sleepers<sup>25</sup> were being housed in public housing estates and hostels. Yet, the remaining unhoused street sleepers would constitute an unmet housing demand.

### Bedspace Apartments

10.3 Bedspace apartments, i.e. “cage dwelling”, are private dwellings which provide bedspaces for people who can only afford to live in basic accommodation. According to a survey conducted by the Home Affairs Department in 1993/94, there were 150 BSAs with about 3,200 lodgers. Most BSAs are located in old urban areas and have been in existence for many years.

10.4 To comply with the Bedspace Apartments Ordinance which was enacted in April 1994, some operators of BSAs may have to reduce the number of bedspaces provided in their premises. Although 800 lodgers have been rehoused in the last three years, it is likely that about 1,600 lodgers will have to be rehoused in 1998.<sup>26</sup>

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<sup>24</sup> Third Periodic Report in respect of Hong Kong under Articles 2 to 16 of the International Covenant on Economic, Social and Cultural Rights, pp85.

<sup>25</sup> Third Periodic Report in respect of Hong Kong under Articles 2 to 16 of the International Covenant on Economic, Social and Cultural Rights, pp86.

<sup>26</sup> Third Periodic Report in respect of Hong Kong under Articles 2 to 16 of the International Covenant on Economic, Social and Cultural Rights, pp87.

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**PART 5 - SUMMARY TABLE**

Category	Time Frame	Estimated housing needs
<b>Existing demand</b>		
PRH WL applicants	as at March 1996	148,584 applications
Public housing tenants of CRP	1996/97-2000/01 2001-2005	88,262 households* 27,100 households
THA residents	as at March 1996	53,077 persons
Squatter residents	as at March 1995	247,000 persons
CA residents	as at March 1995	9,000 persons
Emergency/natural disasters & compassionate cases	n.a.	unable to forecast
<b>Expected demand</b>		
Population growth	by 2011	Increase by 2 millions
Returned Hong Kong residents	1995	60.3% overseas Hong Kong migrants returned to the territory
Legal immigrants from China	1995 Jan-Jun 1996	45,980 persons 34,373 persons
Two-way Permit holders	1995	260,313 persons
Cross-border marriages	February-April 1996	57% came to join spouse in Hong Kong
Family reunion	as at 1995	300,000-400,000 persons in China have connections in Hong Kong
Nepalese applications for permanent residents	1995 Jan-Jun 1996	2,479 applications 1,785 applications
Single elderly	end 1996	4,000 persons
Street sleepers	1995	Government estimate 1,140 persons Other organizations estimate 3,000 persons
Bedspace apartments	1993/94	3,200 persons

Remarks: \* indicates 9,028 flats have been vacated as at 31/3/96.  
n.a. implies not applicable

**Appendix 1 - Number of Accommodated Permanent Living Quarters 1986-1995 (as at March)**

	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Public housing	625,400	641,800	670,100	710,200	763,800	779,800	821,500	829,900	870,000	878,500
(% share)	44.4	44.0	44.0	44.6	45.4	45.2	45.5	45.0	45.7	45.0
<i>HA estates</i>	<i>526,200</i>	<i>536,300</i>	<i>555,300</i>	<i>583,100</i>	<i>618,100</i>	<i>623,700</i>	<i>641,300</i>	<i>637,300</i>	<i>651,700</i>	<i>659,200</i>
(% share)	37.3	36.7	36.5	36.6	36.7	36.2	35.6	34.6	34.2	33.8
<i>HS estates</i>	<i>30,700</i>	<i>30,000</i>	<i>29,800</i>	<i>30,600</i>	<i>30,800</i>	<i>32,200</i>	<i>32,700</i>	<i>33,100</i>	<i>33,100</i>	<i>32,100</i>
(% share)	2.2	2.1	2.0	1.9	1.8	1.9	1.8	1.8	1.7	1.6
<i>HOS blocks<sup>1</sup></i>	<i>64,900</i>	<i>72,200</i>	<i>81,900</i>	<i>93,500</i>	<i>112,100</i>	<i>121,100</i>	<i>144,700</i>	<i>156,700</i>	<i>182,400</i>	<i>187,200</i>
(% share)	4.6	4.9	5.4	5.9	6.7	7.0	8.0	8.5	9.6	9.6
<i>HA cottages<sup>2</sup></i>	<i>3,600</i>	<i>3,300</i>	<i>3,100</i>	<i>3,000</i>	<i>2,800</i>	<i>2,800</i>	<i>2,800</i>	<i>2,800</i>	<i>2,800</i>	<i>n.a.</i>
(% share)	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.1	<i>n.a.</i>
Private housing <sup>3</sup>	762,100	795,100	829,500	859,000	892,800	912,900	952,900	984,800	1,003,400	1,046,800
(% share)	54.0	54.5	54.5	53.9	53.0	53.0	52.8	53.4	52.7	53.6
Government quarters	22,600	23,300	23,500	24,400	27,500	29,400	28,700	29,000	29,500	26,800
(% share)	1.6	1.6	1.5	1.5	1.6	1.7	1.6	1.6	1.6	1.4
<b>Total permanent housing</b>	<b>1,410,100</b>	<b>1,460,200</b>	<b>1,523,100</b>	<b>1,593,600</b>	<b>1,684,100</b>	<b>1,722,100</b>	<b>1,803,100</b>	<b>1,843,700</b>	<b>1,902,900</b>	<b>1,952,100</b>
<b>(% share)</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Remarks:

1. Including Private Sector Participation Scheme and Sandwich Class Housing.
2. Categorized under temporary housing commenced 1995.
3. Including self-contained and non self-contained private housing blocks; Housing Society Urban Improvement Scheme estates; villas/bungalows/modern village houses; simple stone structures; staff quarter buildings and quarters in hotels, hostels, commercial, manufacturing and other non-residential buildings.

n.a. implies not applicable

Sources: Hong Kong Annual Report 1987-1996

Hong Kong 1991 Population Census, Main Tables.

**Appendix 2 - Estimated Number of Persons Accommodated 1986-1995 (as at March)**

	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Public housing	2,437,200	2,592,300	2,630,000	2,669,000	2,759,100	2,688,900	2,882,100	2,871,900	2,965,300	3,068,300
(% share)	44.5	46.4	46.7	46.8	48.0	47.7	50.1	49.1	50.0	50.0
HA estates	2,076,700	2,196,700	2,195,900	2,199,200	2,236,000	2,151,600	2,245,800	2,229,200	2,211,400	2,288,900
(% share)	37.9	39.3	39.0	38.5	38.9	38.2	39.1	38.1	37.3	37.2
HS estates	127,900	130,800	124,600	123,100	118,900	108,600	119,900	116,100	109,100	110,800
(% share)	2.3	2.3	2.2	2.2	2.1	1.9	2.1	2.0	1.8	1.8
HOS blocks <sup>1</sup>	221,500	253,800	300,100	337,700	396,500	420,500	510,700	520,800	639,000	668,600
(% share)	4.0	4.5	5.3	5.9	6.9	7.5	8.9	8.9	10.8	10.9
HA cottages <sup>2</sup>	11,100	11,000	9,400	9,000	7,700	8,200	5,700	5,800	5,800	n.a.
(% share)	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	n.a.
Private housing <sup>3</sup>	2,577,100	2,539,100	2,596,500	2,616,800	2,605,800	2,661,300	2,617,600	2,720,300	2,729,400	2,852,300
(% share)	47.0	45.4	46.1	45.9	45.3	47.2	45.5	46.5	46.0	46.4
Government quarters	65,200	62,000	59,100	58,400	63,800	69,500	62,000	63,200	63,800	58,400
(% share)	1.2	1.1	1.0	1.0	1.1	1.2	1.1	1.1	1.1	1.0
<b>Total permanent housing</b>	<b>5,079,500</b>	<b>5,193,400</b>	<b>5,285,600</b>	<b>5,344,200</b>	<b>5,428,700</b>	<b>5,419,700</b>	<b>5,561,700</b>	<b>5,655,400</b>	<b>5,758,500</b>	<b>5,979,000</b>
<b>(% share)</b>	<b>92.7</b>	<b>92.9</b>	<b>93.9</b>	<b>93.6</b>	<b>94.4</b>	<b>96.2</b>	<b>96.7</b>	<b>96.8</b>	<b>97.0</b>	<b>97.4</b>
<b>Temporary housing<sup>4</sup></b>	<b>363,200</b>	<b>362,300</b>	<b>309,700</b>	<b>330,800</b>	<b>291,100</b>	<b>197,300</b>	<b>168,500</b>	<b>170,300</b>	<b>156,900</b>	<b>145,100</b>
<b>(% share)</b>	<b>6.6</b>	<b>6.5</b>	<b>5.5</b>	<b>5.8</b>	<b>5.1</b>	<b>3.5</b>	<b>2.9</b>	<b>2.9</b>	<b>2.6</b>	<b>2.4</b>
<b>Marine</b>	<b>36,400</b>	<b>35,000</b>	<b>33,700</b>	<b>32,100</b>	<b>30,500</b>	<b>19,400</b>	<b>20,800</b>	<b>19,300</b>	<b>17,800</b>	<b>16,600</b>
<b>(% share)</b>	<b>0.7</b>	<b>0.6</b>	<b>0.6</b>	<b>0.6</b>	<b>0.5</b>	<b>0.3</b>	<b>0.4</b>	<b>0.3</b>	<b>0.3</b>	<b>0.3</b>
<b>Total population</b>	<b>5,479,100</b>	<b>5,590,700</b>	<b>5,629,000</b>	<b>5,707,100</b>	<b>5,750,300</b>	<b>5,636,400</b>	<b>5,751,000</b>	<b>5,845,000</b>	<b>5,933,200</b>	<b>6,140,700</b>
	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Remarks:

1. Including Private Sector Participation Scheme and Sandwich Class Housing.
2. Categorized under temporary housing commenced 1995.
3. Including self-contained and non self-contained private housing blocks; Housing Society Urban Improvement Scheme estates; villas/bungalows/modern village houses; simple stone structures; staff quarter buildings and quarters in hotels, hostels, commercial, manufacturing and other non-residential buildings.
4. Refers to HA cottages and temporary huts, roof-top structures and other private temporary housing such as the contractor's matsheds, nissen huts, derelict boats etc.

n.a. implies not applicable

Sources: Hong Kong Annual Report 1987-1996

Hong Kong 1991 Population Census, Main Tables

### Appendix 3 - Characteristics of Major Types of Public Housing

Type	Initial standard of provision	Period of provision	Remarks
<b>Resettlement Housing</b>			
Marks I and II	One cubicle per household with 2.3m <sup>2</sup> per adult. Communal lavatories and wash-in places.	1954 to 1964	Space provision improving since 1972. All earmarked for redevelopment since 1972. A total of 240 blocks were cleared.
Mark III	Individual water supply and balcony per unit. Lavatory shared by two units.	1963 to 1972	All earmarked for redevelopment since 1988. Space provision improving since 1972.
Marks IV and V	One lavatory per unit.		
Marks VI	Space standard at 3.3m <sup>2</sup> per adult.		
<b>Government Low Cost Housing</b>	Similar to Mark VI Blocks.	1963 to 1972	Space provision improving since 1972. 26 substandard blocks being redeveloped since 1985. Rest all earmarked for redevelopment.
<b>Housing Authority/ Housing Society Flats</b>	Self-contained units with kitchen, bathroom and balcony per unit. Space allocation at 3.3m <sup>2</sup> till late 1970s since then at about 5m <sup>2</sup> per person.	1949 to present	All new rental housing for all approved purposes will be in this type.
<b>Home Ownership Scheme Flats</b>	Self-contained units with kitchen, bathroom and separate living/dinning and bedrooms per unit. Size of flat related to household income of applicant.	1980 to present	All new home-ownership scheme flats will be of the same standard.

Source: Luke S.K. Wong, Housing and the Residential Environment, The Other Hong Kong Report 1989, pp.232

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