

## **LegCo Panel on Housing**

### **Follow-up to meeting on 17 February 2000**

**(a) Comparison of the results of the 1996 and 1999 Surveys of Housing Aspirations of Households**

\_\_\_\_\_ A table of comparison is at *Annex A*.

**(b) Housing aspirations of legal entrants from Mainland**

\_\_\_\_\_ A table at *Annex B* shows the housing aspirations of households headed by legal entrants from Mainland who have arrived in Hong Kong for seven years or less with the intention to move to another accommodation in the next ten years.

**(c) Unrelated singletons living in shared accommodation in public rental housing units**

Unrelated singletons living in shared accommodation in public rental housing units are regarded as inadequately-housed households in the 1999 Survey of Housing Aspirations of Households. According to the Housing Department's administrative records, as at end December 1999, there were about 1,260 and 87 unrelated singletons living in shared rental accommodation of the Housing Authority and Housing Society respectively.

**Comparison of Results of the 1996 and 1999  
Survey of Housing Aspirations of Households (SHA)**

	<u>1999 SHA</u>	<u>1996 SHA</u>
<b>A. Survey Methodology</b>		
1. Sample size	12 384 households	12 279 households
2. Response rate	77%	68%
<b>B. Characteristics and Living Conditions of Households</b>		
1. Average household size	3.3 persons	*
2. Distribution of households By Housing Type		
(a) Public rental housing	32.5%	*
(b) Subsidized sale flats	12.8%	*
(c) Private permanent housing	51.7%	*
(d) Temporary housing	2%	*
3. Distribution of households by age of building		
(a) Less than 10 years old	33.6%	*
(b) 10 to less than 20 years old	34.1%	*
(c) 20 to less than 30 years old	15.8%	*
(d) 30 years and over	14.3%	*
(e) Don't know / refusal	2.2%	*
4. Rent		
(a) Median monthly rent		
- Public permanent housing	\$ 1,278	*
- Private permanent housing	\$ 5,000	*
- All tenants	\$ 1,450	*

\* Not covered in 1996 survey

	<u>1999 SHA</u>	<u>1996 SHA</u>
(b) Median rent-to-income ratios		
- Public permanent housing	11% <sup>1</sup>	8% <sup>2</sup>
- Private permanent housing	29%	25% <sup>3</sup>
- All tenants	14%	11% <sup>3</sup>
 5. Mortgage repayment		
(a) Median monthly mortgage repayment		
- Public permanent housing	\$ 6,000	*
- Private permanent housing	\$ 11,000	*
- All owner-occupier households	\$ 9,100	*
 (b) Median mortgage-to-income ratios		
- Public permanent housing	27%	23%
- Private permanent housing	36%	33%
- All owner-occupier households	33%	30%
- % of mortgage-free households	48.2%	48%

### **C. Housing Aspirations of Households**

#### ***I. All Households***

##### 1. Housing type preference

(a) All households		
- Prefer to live in private housing (incl. SCH flats)	59.8%	48%
- Prefer to live in public rental housing	24.5%	33%
- Prefer to live in subsidized sale flats	15.4%	18%
- Prefer to live in other types of housing (such as institutional housing and staff quarters)	0.2%	1%

<sup>1</sup> Figure includes renters living in free-market HOS/PSPS flats.

<sup>2</sup> Figure includes households living in public rental housing only.

<sup>3</sup> Figure includes non-owner-occupier households living in rent-free flats and accommodation provided by employers.

	<u>1999 SHA</u>	<u>1996 SHA</u>
(b) Households living in PRH		
- Prefer to live in private housing (incl. SCH flats)	27.2%	24%
- Prefer to live in public rental housing	49.8%	54%
- Prefer to live in subsidized sale flats	22.7%	21%
- Prefer to live in other types of housing (such as institutional housing and staff quarters)	0.2%	1%
(c) Households living in subsidized sale flats		
- Prefer to live in private housing (incl. SCH flats)	71.3%	66%
- Prefer to live in public rental housing	4.6%	12%
- Prefer to live in subsidized sale flats	24.1%	21%
- Prefer to live in other types of housing (such as institutional housing and staff quarters)	Nil	1%
(d) Households living in private permanent housing		
- Prefer to live in private housing (incl. SCH flats)	78.8%	62%
- Prefer to live in public rental housing	12.1%	22%
- Prefer to live in subsidized sale flats	8.8%	14%
- Prefer to live in other types of housing (such as institutional housing and staff quarters)	0.3%	1%
2. Flat size preference		
(a) Existing average flat size	45 S.F.A. sq.m.	44 I.F.A. sq.m.
(b) Acceptable flat size	50 S.F.A. sq.m.	51 I.F.A. sq.m.
(c) Comfortable flat size	65 S.F.A. sq.m.	74 I.F.A. sq.m.

	<b><u>1999 SHA</u></b>	<b><u>1996 SHA</u></b>
3. Locational preference (% of households preferring the district)	Shatin (10.4%) Eastern (9.3%) Wong Tai Sin (8.1% ) Kwun Tong (7.9%)	* * * *
4. % of households intending to emigrate	3.3% <sup>4</sup>	2% <sup>5</sup>
<b><i>Households with Intention to Move in the Next 10 Years</i></b>		
1. % of households intending to move		
(a) Households living in public housing	17.1%	*
(b) Households living in private housing	39.2%	*
(c) All households	28.9%	*
2. Among the households intending to move, % required separate accommodation		
(a) Households living in public housing	96.2%	*
(b) Households living in private housing	95.4%	*
(c) All households	95.6%	*
3. Of the households intending to move to another accommodation, % preferred to :-.		
(a) Buy a flat	66.6%	*
(b) Rent a flat	33.4%	*

<sup>4</sup> Figure refers to households intending to emigrate in the next ten years.

<sup>5</sup> Figure refers to households intending to emigrate in the coming year.

	<u>1999 SHA</u>	<u>1996 SHA</u>
4. Households intending to buy flats		
(a) Preferred type of housing		
- Subsidized sale flats	22.8%	*
- Private housing (incl. SCH flats)	78.2%	*
(b) Whether required a mortgage when buying a flat :-		
- <i>Yes</i> ,	92%	*
Median downpayment	\$ 400,000	*
Median monthly mortgage repayment	\$10,840	*
Median mortgage-to-income ratio	40%	*
- <i>No</i> ,	8%	*
Median amount of full payment	\$1,200,000	*
(c) Intention to apply for government housing loans		
- Home Purchase Loan Scheme	11%	*
- Home Starter Loan Scheme	10.9%	*
- Sandwich Class Loan Scheme	0.9%	*
- No intention to apply	77.2%	*
5. Households intending to rent flats		
(a) Preferred type of housing		
- Public rental housing	69.2%	*
- Subsidized sale flats	2.2%	*
- Private housing	27.8%	*
- Others (e.g. staff quarters, institutional housing)	0.8%	*
(b) Median monthly rent	\$2,310	*
(c) Median rent-to-income ratio	20%	*

	<u>1999 SHA</u>	<u>1996 SHA</u>
<b><i>Families with Intention to Split in the Next 10 Years</i></b>		
1. % of households indicating some of their members with intention to split.	5.8%	*
(a) Among them, % would require separate accommodation.	96.2%	*
2. Among the families intending to form separate households, % preferred to :-.		
(a) Buy a flat	81.2%	*
(b) Rent a flat	18.8%	*
3. Families intending to buy flats		
(a) Preferred type of housing		
- Subsidized sale flats	21.3%	*
- Private housing (incl. SCH flats)	78.6%	*
(b) Whether required a mortgage when buying a flat :-		
- <i>Yes</i> ,	93.5%	*
Median downpayment	\$ 200,000	*
Median monthly mortgage repayment	\$5,880	*
Median mortgage-to-income ratio	40%	*
- <i>No</i> ,	6.5%	*
Median amount of full payment	\$200,000	*
(c) Intention to apply for government housing loans		
- Home Purchase Loan Scheme	11%	*
- Home Starter Loan Scheme	33.6%	*
- Sandwich Class Loan Scheme	1.9%	*
- No intention to apply	50%	*
- Not yet decided	3.5%	*

	<u>1999 SHA</u>	<u>1996 SHA</u>
4. Families intending to rent flats		
(a) Preferred type of housing		
- Public rental housing	53.5%	*
- Subsidized sale flats	4.5%	*
- Private housing	36.9%	*
- Others (e.g. staff quarters, institutional housing)	5.2%	*
- No preference	0.1%	*
(b) Median monthly rent	\$2,700	*
(c) Median rent-to-income ratio	27%	*
<b><i>II. Inadequately-housed Households (IHHs) with Intention to Move in the Next 10 Years</i></b>		
1. % of IHHs intending to move :-	49.6%	*
(a) Among them , % required separate accommodation	95.9%	*
2. Among the IHHs intending to move to separate accommodation, % preferred to :-		
(a) Buy a flat	22.3%	*
(b) Rent a flat	77.7%	*
3. IHHs intending to buy flats		
(a) Preferred type of housing		
- Subsidized sale flats	51.2%	*
- Private housing (incl. SCH flats)	48.8%	*



	<u>1999 SHA</u>	<u>1996 SHA</u>
(b) Whether required a mortgage when buying a flat :-		
- Yes,	83.7%	*
Median downpayment	\$100,000	*
Median monthly mortgage repayment	\$4,000	*
Median mortgage-to-income ratio	40%	*
- No,	16.3%	*
Median amount of full payment	\$300,000	*
(c) Intention to apply for government housing loans		
- Home Purchase Loan Scheme	9.3%	*
- Home Starter Loan Scheme	21.3%	*
- Sandwich Class Loan Scheme	4.3%	*
- No intention to apply	65.2%	*
4. IHHs intending to rent flats		
(a) Preferred type of housing		
- Public rental housing	93%	*
- Subsidized sale flats	Nil	*
- Private housing	6.3%	*
- Others (e.g. staff quarters, institutional housing)	0.6%	*
(b) Median monthly rent	\$1,500	*
(c) Median rent-to-income ratio	24%	*
<b><i>III. The Elderly with Intention to Emigrate / Move /Split in the Next 10 years</i></b>		
1. % of elderly households intending to emigrate :-	1.7%	*
(a) To the mainland	76.1%	*
(b) Other countries	23.9%	*

	<u>1999 SHA</u>	<u>1996 SHA</u>
2. % of elderly households indicating some of their members with intention to emigrate :-	0.2%	*
(a) To the mainland	67.8%	*
(b) Other countries	32.2%	*
3. % of elderly households intending to move :-	13.7%	*
(a) Among them , % required separate accommodation	89.5%	*
4. % of elderly households indicating some of their members with intention to split :-	0.6%	*
(a) Among them , % required separate accommodation	95.7%	*
5. Among the elderly households and elderly families intending to form separate households, % preferred to :-		
(a) Buy a flat	15.5%	*
(b) Rent a flat	84.5%	*
6. Elderly households and elderly families intending to buy flats :-		
(a) Preferred type of housing		
- Subsidized sale flats	49.2%	*
- Private housing (incl. SCH flats)	50.8%	*
(b) Whether required a mortgage when buying a flat :-		
- <i>Yes</i> ,	62.4%	*
Median downpayment	\$200,000	*
Median monthly mortgage repayment	\$1,260	*
Median mortgage-to-income ratio	30%	*
- <i>No</i> ,	37.6%	*
Median amount of full payment	\$1,000,000	*

	<u>1999 SHA</u>	<u>1996 SHA</u>
(c) Intention to apply for government housing loans	Nil	*
7. Elderly households and elderly families intending to rent flats :-		
(a) Preferred type of housing		
- Public rental housing	83%	*
- Private housing	10.4%	*
- Others (e.g. staff quarters, institutional housing)	6.6%	*
(b) Median monthly rent	\$600	*
(c) Median rent-to-income ratio	25%	*

(c/user/note/n0974)

**1999 Survey of Housing Aspirations of Households**  
**Households Headed by Legal Entrants from Mainland**  
**Having Arrived in HK for 7 years or less**

<i>Intention to Move in the Next 10 Years</i>	<b>Results</b>
1. % of households intending to move	40.2%
(a) Among them, % required separate accommodation	100%
2. Of the households that intended to move and required separate accommodation, % preferred to :-	
(a) Buy a flat	32.8%
(b) Rent a flat	67.2%
3. Households intending to buy flats	
(a) Preferred type of housing	
- Subsidized sale flats	48.6%
- Private housing (incl. SCH flats)	51.4%
(b) Whether required a mortgage when buying a flat :-	
- <i>Yes</i> ,	84.4%
Median downpayment	\$150,000
Median monthly mortgage repayment	\$4,810
Median mortgage-to-income ratio	40%
- <i>No</i> ,	15.6%
Median amount of full payment	\$1,800,000*
(c) Intention to apply for government housing loans	
- Home Purchase Loan Scheme	7.8%
- Home Starter Loan Scheme	11.2%
- Sandwich Class Loan Scheme	1%
- No intention to apply	80%
4. Households intending to rent flats	
(a) Preferred type of housing	
- Public rental housing	91.5%
- Private housing	8.5%
- Others (e.g. staff quarters, institutional housing)	Nil
(b) Median monthly rent	\$2,000
(c) Median rent-to-income ratio	20%

*Note: \* Sampling error is large due to small sample size.*