

**立法會**  
**Legislative Council**

LC Paper No. CB(1) 258/10-11(02)

Ref. : CB1/PL/HG

**Panel on Housing**

**Meeting on 1 November 2010**

**Background brief on stepped-up checking of  
income and net assets declarations by public rental housing tenants**

**Purpose**

This paper sets out the background to checking of income and assets declarations by public rental housing (PRH) tenants.

**Income and assets declarations**

Housing Subsidy Policy

2. The Housing Subsidy Policy (HSP) was implemented in April 1987 with the objective of reducing housing subsidy to PRH tenants who are no longer in need of it. Under HSP, households who have been living in PRH for 10 years or more are required to declare household income biennially. This measure has been extended to households in interim housing (IH) with effect from 26 June 1997. Residents who choose not to declare their household income are required to pay double net rent/licence fee plus rates while those with a household income exceeding the corresponding Subsidy Income Limits (SILs) to pay 1.5 times or double net rent/licence fee plus rates as appropriate.

3. SILs are subject to annual review. The prescribed SILs effective from 1 April 2010 are as follows -

Household Size	Subsidy Income Limits (per month)	
	Households with income in between the following ranges are required to pay 1.5 times net rent/licence fee plus rates	Households with income exceeding the following limits are required to pay double net rent/licence fee plus rates
1 person	\$14,881 - \$22,320	\$22,320
2 persons	\$23,321- \$34,980	\$34,980
3 persons	\$26,261 - \$39,390	\$39,390
4 persons	\$32,141- \$48,210	\$48,210
5 persons	\$37,401- \$56,100	\$56,100
6 persons	\$43,821- \$65,730	\$65,730
7 persons	\$47,361- \$71,040	\$71,040
8 persons	\$50,181- \$75,270	\$75,270
9 persons	\$55,801- \$83,700	\$83,700
10 persons or more	\$58,161- \$87,240	\$87,240

4. With effect from 23 January 2001, PRH households are subject to the application of HSP irrespective of the length of their residence in public housing if their applications under various tenancy management policies have been approved after passing the comprehensive means test and satisfying the respective criteria and they are required to pay normal or 1.5 times net rent/licence fee plus rates. The rent/licence fee payment level of their PRH flats will be reviewed biennially. They will be required to declare their household income one year before the review time for the assessment of their rent/licence fee payment level in the coming year.

#### Policy on Safeguarding Rational Allocation of Public Housing Resources

5. The Policy on Safeguarding Rational Allocation of Public Housing Resources (SRA) was implemented in April 1996 with the objective of determining the eligibility of PRH households to continue to receive public housing subsidy. SRA has been extended to IH licencees with effect from 26 June 1997. Under SRA, households paying double net rent/licence fee plus rates under HSP have to declare assets at the next cycle of declaration (two years from the last declaration under HSP) if they wish to continue to live in public housing. Upon the review of SRA on 5 February 1999, it was decided that PRH households whose total household income and net assets value both exceed the prescribed SILs and Net Assets Limits, or those who choose not to declare assets (including households who fail to provide sufficient information to prove that their total net household assets do not exceed the prevailing assets limits) are required to vacate their PRH flats.

6. The current income and net assets limits are set at about three and 84 times of the 2010/2011 Waiting List Income Limits respectively. These limits will be reviewed annually. The prescribed Income and Net Assets Limits effective from 1 April 2010 are as follows -

<b>Household Size</b>	<b>Income Limits (per month) (3 times 2010/2011WLIL)</b>	<b>Net Assets Limits (84 times 2010/2011WLIL)</b>
1 person	\$22,320	\$630,000*
2 persons	\$34,980	\$980,000*
3 persons	\$39,390	\$1,110,000*
4 persons	\$48,210	\$1,350,000
5 persons	\$56,100	\$1,580,000
6 persons	\$65,730	\$1,850,000
7 persons	\$71,040	\$1,990,000
8 persons	\$75,270	\$2,110,000
9 persons	\$83,700	\$2,350,000
10 persons or more	\$87,240	\$2,450,000

\* The net assets limits for small households at sizes of 1-person to 3-person with all members aged over 55 are the same as that of a 4-person household i.e. \$1,350,000.

7. With effect from 23 January 2001, PRH households are subject to the application of SRA irrespective of the length of their residence in public housing if their applications under various tenancy management policies have been approved after passing the comprehensive means test and satisfying the respective criteria and they are required to pay double net rent/licence fee plus rates. Their eligibility for PRH will be reviewed biennially. They will be required to declare their household assets one year before the review time for the assessment of their eligibility in the coming year.

### **Exemptions**

8. PRH households with members all aged 60 or above or all are receiving Comprehensive Social Security Assistance or households on shared tenancies are exempted from the income and assets declarations.

### **Checking of income and assets declarations by PRH tenants**

9. To ensure rational allocation of the limited public housing resources and to increase the turnover of PRH flats, the Housing Department (HD) has adopted a series of

enforcement measures to check income and assets declarations made by PRH tenants. Each year, in-depth checking of around 5 000 randomly selected and suspected cases are conducted on the biennial income and assets declarations made by PRH tenants. These checks aim to determine the continued eligibility of PRH tenants for subsidized housing and prevent abuse.

### **Latest development**

10. In the 2010-2011 Policy Address, it is announced that in addition to checking some 5 000 randomly selected cases a year, HD will step up checking of an additional 5 000 cases of income and asset declarations by PRH tenants in the coming six months (from November 2010 to April 2011). At the same time, HD will set up a Cautioned Statement Team to process cautioned statements centrally to strengthen prosecution against suspected false declaration cases to enhance the deterrent effect. The Administration will brief the Panel on the stepped-up checking of income and assets declarations by PRH tenants at the meeting on 1 November 2010.

### **Relevant papers**

Booklet on "General Housing Policies" position as at 1 April 2010 provided by the Administration

<http://www.housingauthority.gov.hk>

Information paper provided by the Administration for the Housing Panel special meeting on 22 October 2010

<http://www.legco.gov.hk/yr10-11/english/panels/hg/papers/hg1022cb1-42-1-e.pdf>

Question raised by Hon LAU Kong-wah at the Council meeting on 4 June 2008

[http://www.legco.gov.hk/yr07-08/english/counmtg/agenda/cmtg0604.htm#q\\_14](http://www.legco.gov.hk/yr07-08/english/counmtg/agenda/cmtg0604.htm#q_14)

Administration reply to question raised by Hon LAU Kong-wah at the Council meeting on 4 June 2008

<http://www.info.gov.hk/gia/general/200806/04/P200806040147.htm>