

Survey on Subdivided Units in Hong Kong

30 May 2013

Background

- Commissioned by The Long Term Housing Strategy Steering Committee (Steering Committee) to conduct the “Survey of Subdivided Units in Hong Kong” during the period from 31 January to 30 April 2013.
- Information collected in the Survey would be used in the Long Term Housing Strategy (LTHS) Review.
- The main objectives of the Survey are to find out :
 - i. estimated number of SDU in Hong Kong and the total population living therein
 - ii. housing conditions of tenants living in SDU

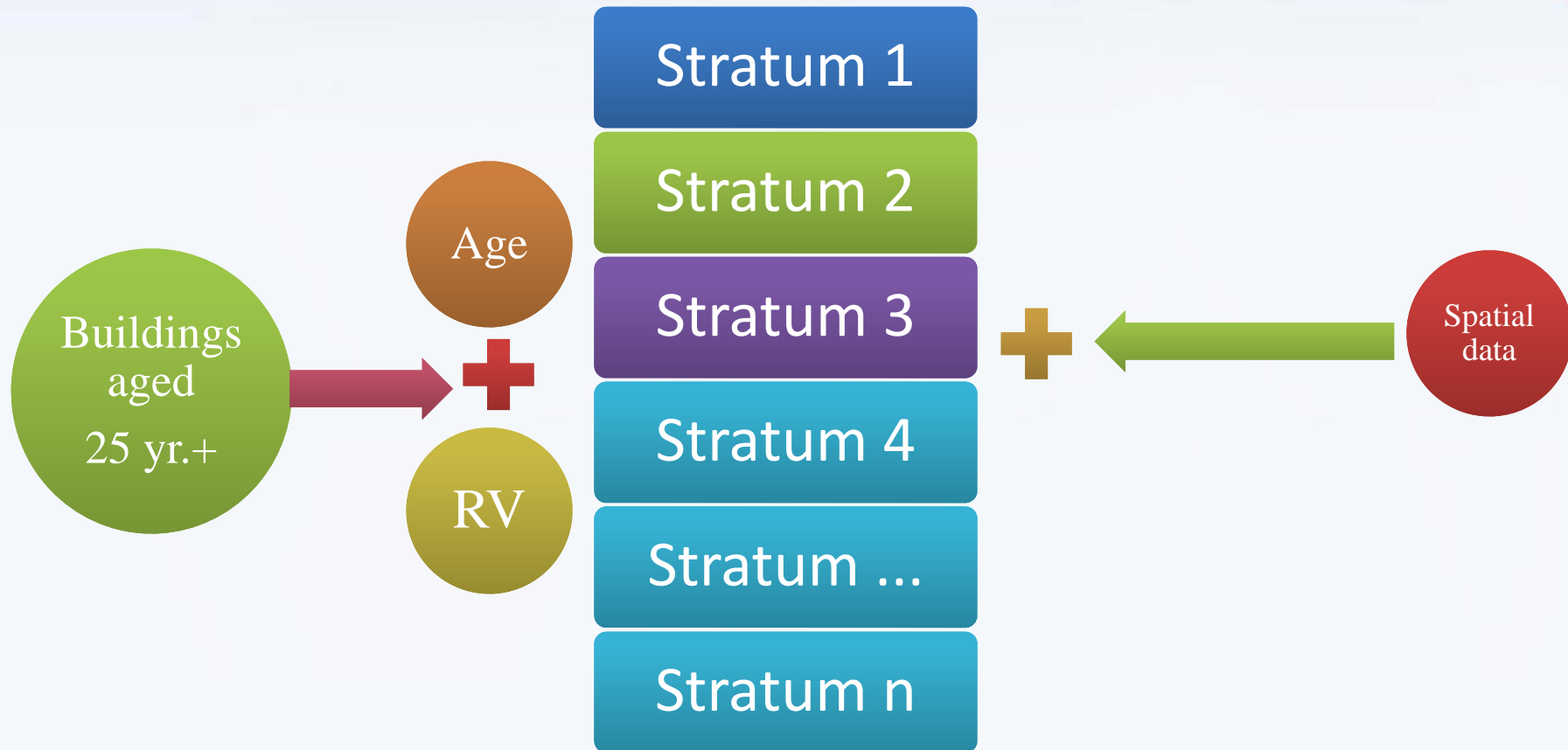
Coverage

- **Permanent private housing** built on or before 31 December 1988 (i.e. at least **25 years old**)
 - includes private domestic/composite buildings
 - excludes small houses in the New Territories
- **Target respondents:** **households living in SDU**

Sampling

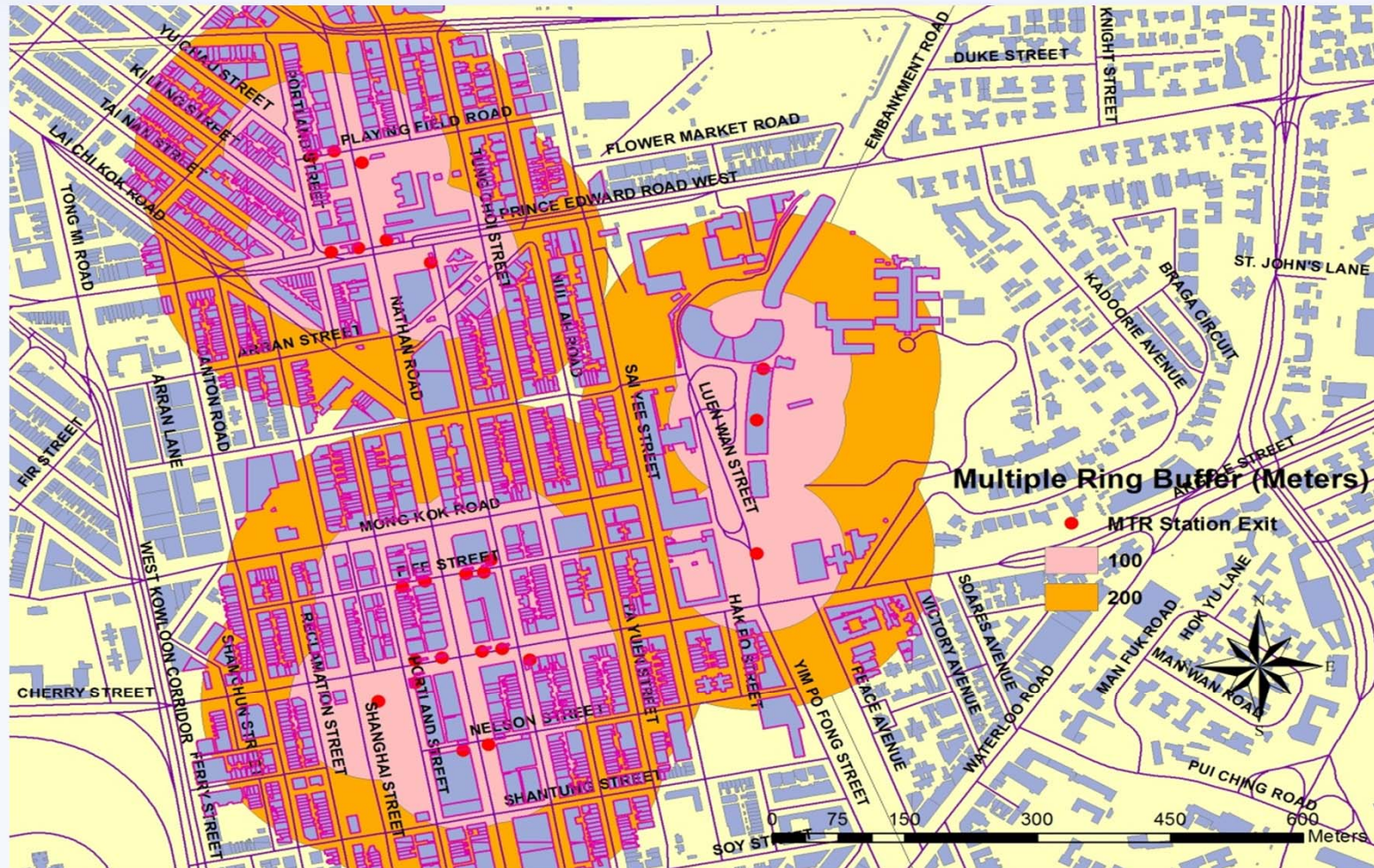
- **Two-stage stratified replicated sampling design**
 - **Stratification factors:** building age, rateable value (RV) and spatial characteristics (near MTR, market stalls, etc.)
 - Systematic selection of buildings: **sample of 2 000 buildings**
- Visits all quarters in buildings sampled to identify quarters with SDU

Stratification Factors



Spatial characteristics

locating *buildings near* MTR stations




Enumeration results

- Enumeration of the sample of 2 000 private domestic and composite buildings:
 - 26 buildings demolished
 - 114 refusals (*interviewers not allowed to enter buildings*)
 - 1 860 buildings fully or partially enumerated
- Long Questionnaire: 542 households interviewed
- Short Questionnaire: 5 900 households interviewed

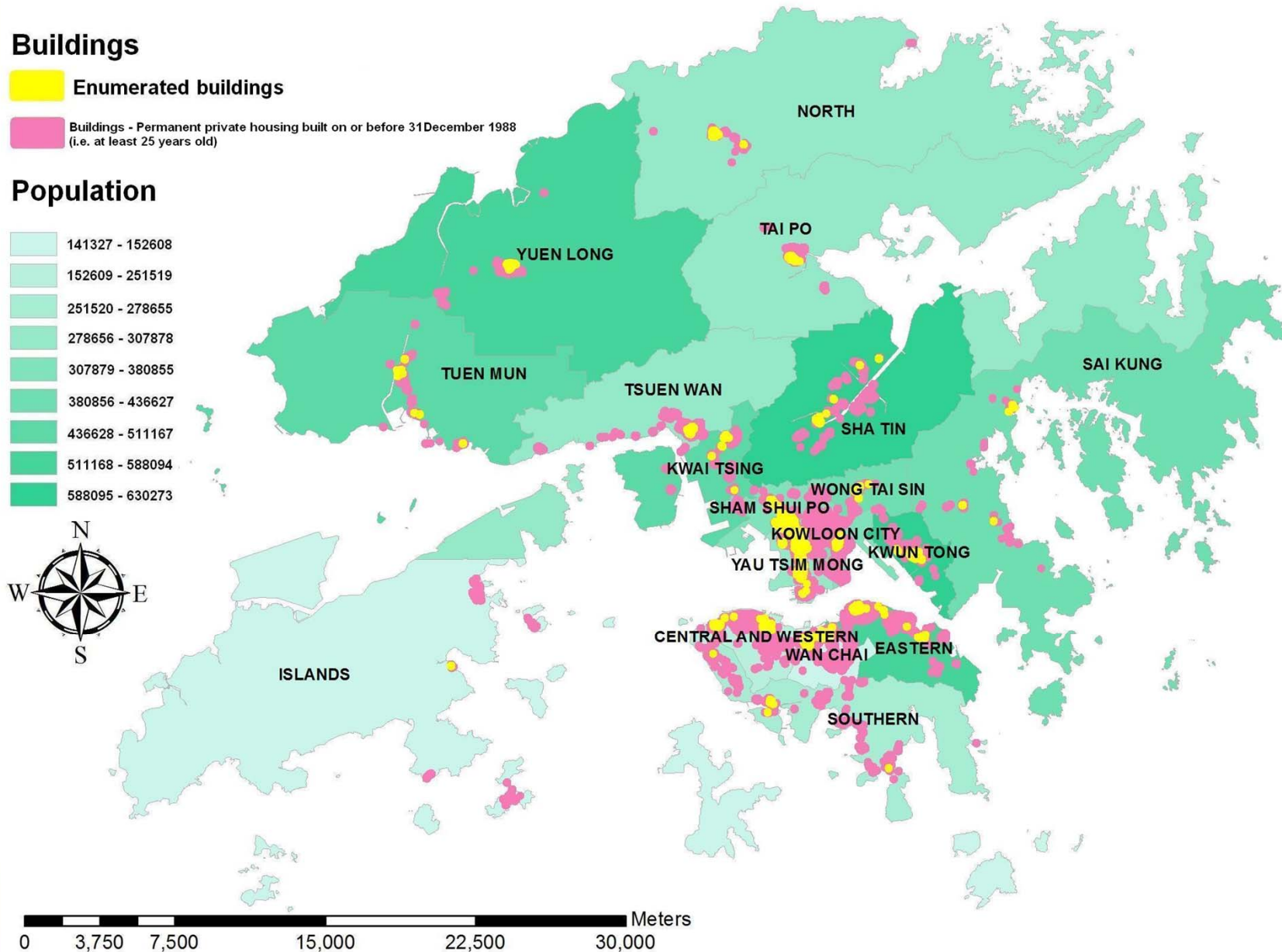
Distribution of the buildings

Buildings

 Enumerated buildings

 Buildings - Permanent private housing built on or before 31 December 1988 (i.e. at least 25 years old)

Population



Quality assurance

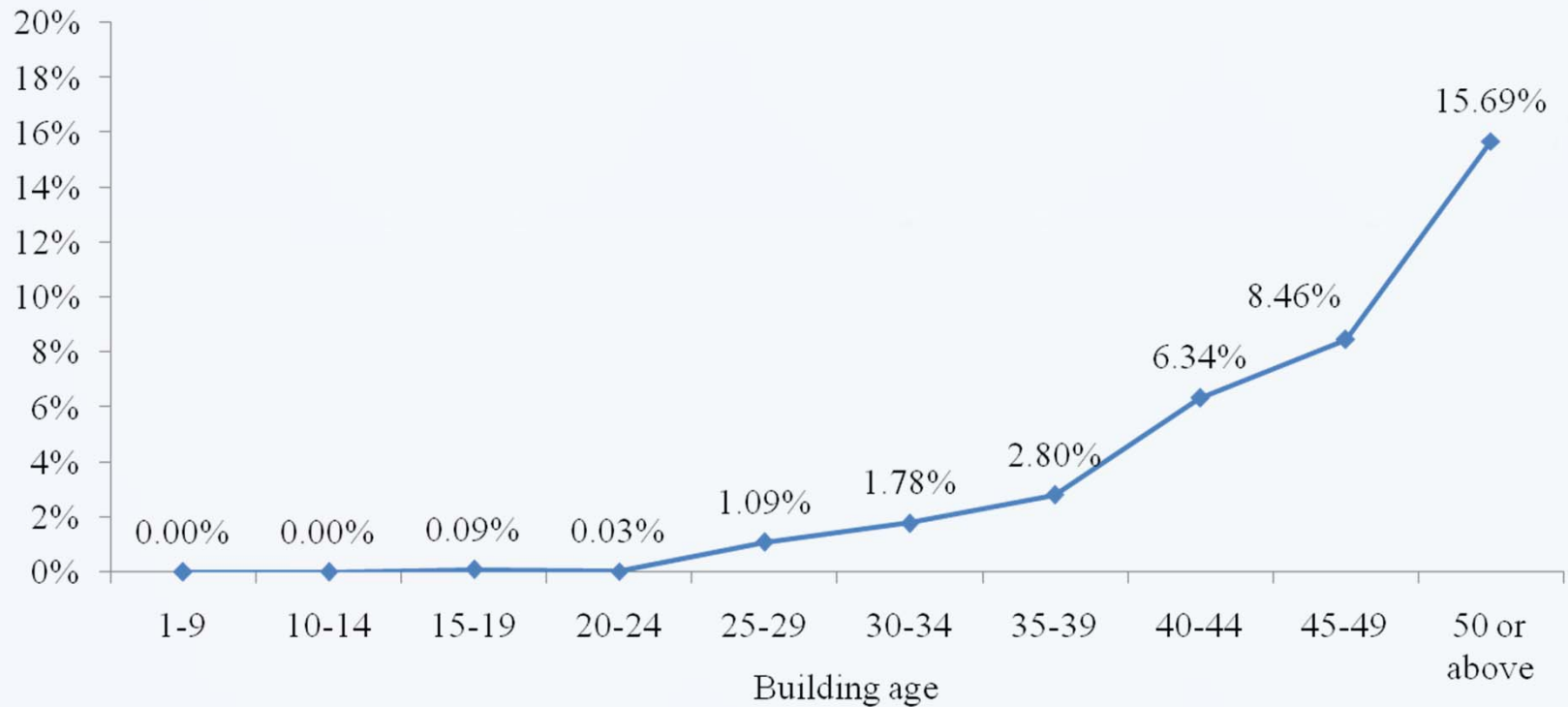
- Data were collected by face-to-face interviews, with enumerators visiting all households in quarters with SDU
- Enumerators visited households in pairs and conducted the interviews by the use of Computerized Assisted Personal Interviewing (CAPI) system
- On-site supports from supervisors
- Quality checkers revisited a random sample of quarters to verify the key information
- Comprehensive training of enumerators, computer-assisted editing and checking of data collected

Supplementary Survey

- A Supplementary Survey was conducted in mid May 2013 to reaffirm the appropriateness of the scope of the Survey (i.e. confined to buildings aged 25 and above)
- Sample includes a total of 375 private domestic/composite buildings aged 24 and below in Hong Kong
- A total of 200 buildings were fully or partially enumerated

Results of Supplementary Survey

- The percentage of quarters with SDU decreased with the age of the buildings
- No quarter with SDU was found in private domestic units aged below 15 years



Feasibility study

on Industrial buildings

- Feasibility study was carried out with a view to estimating the number of SDU, interviewing and collecting relevant information from tenants
- Difficulties in enumeration in industrial buildings
 - Management offices only allow entry of buildings in day time
 - Difficult for enumerators to contact householders in day time
 - Difficulties in confirming whether the units were used for domestic or non-domestic purposes

Defining SDU

SDU is formed by the **subdivision** of individual living quarters into two or more units for **rental purposes** to **more than one household**

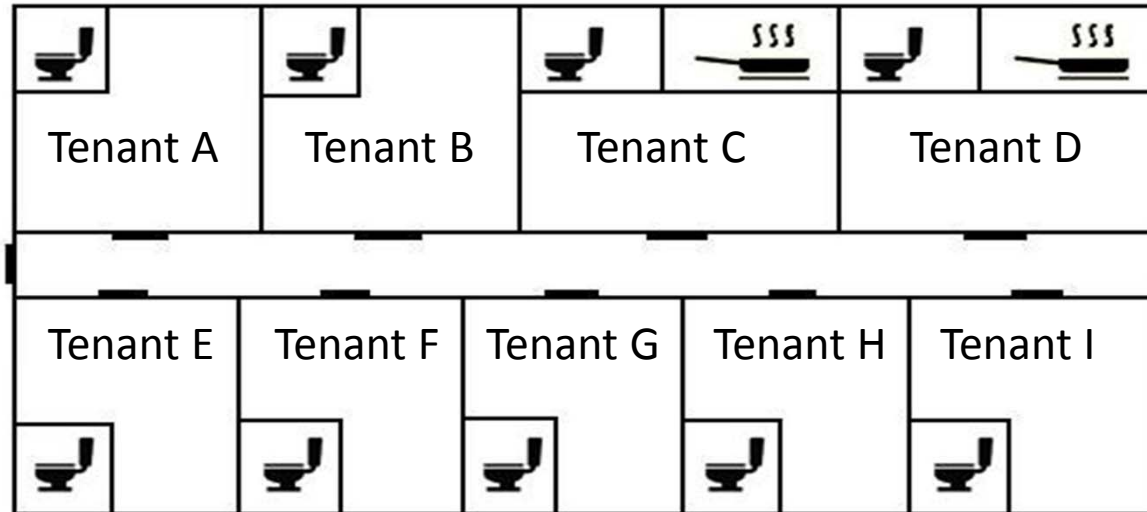
Limits of on-site household interviews

- **Observable physical partitions:** quarters physically partitioned into separate units
- **Unobservable:** new physical partition inside quarters

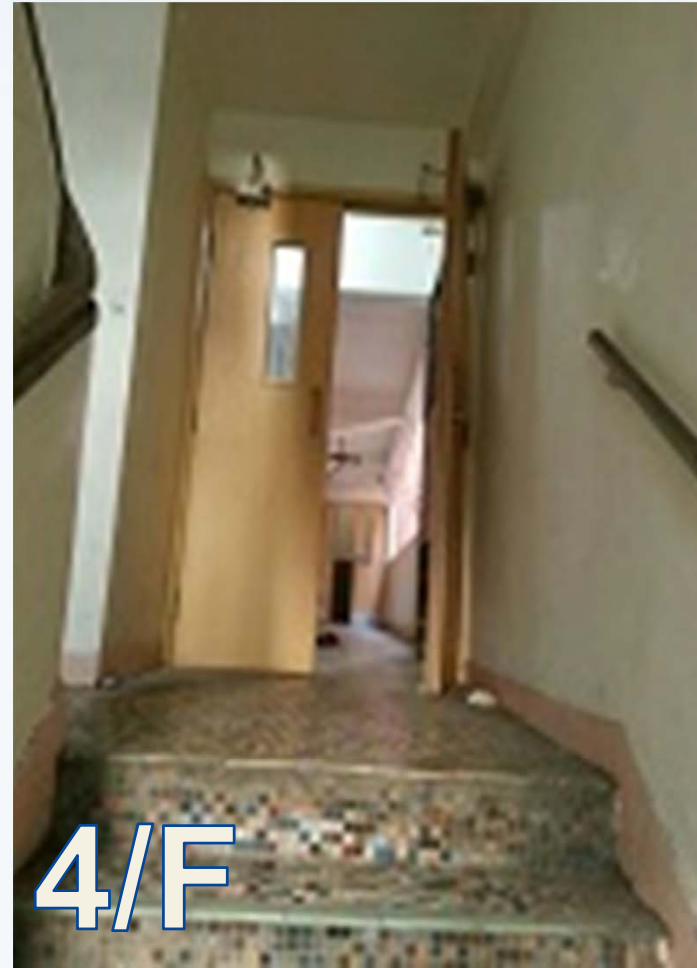
Example 1:

Corridor *primarily*

used for access to streets or staircases



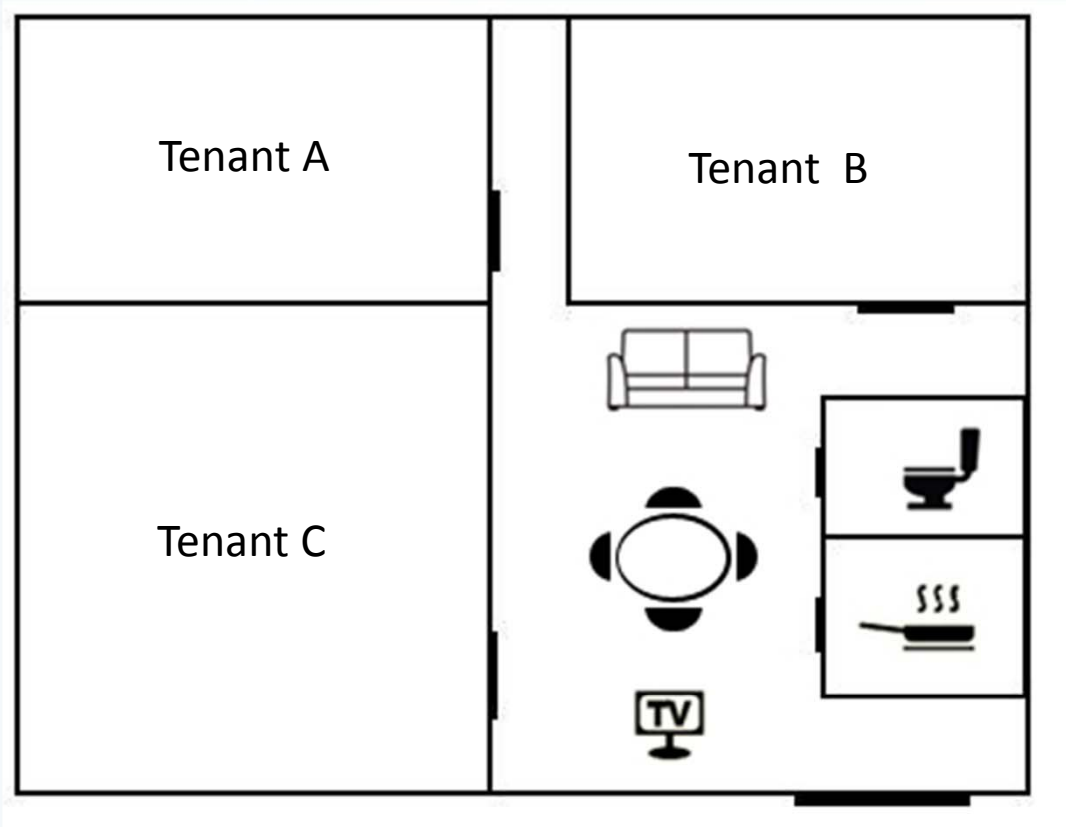
Example 2:
Observable “creation” of new units



Example 3:

Units inside a quarter

(uncertain whether there is any new physical partition)



Ratio estimation

- Rationale for stratification: prevalence of SDU related to building age, rateable value and spatial characteristics:
 - Homogeneity high within a stratum
 - Heterogeneity high between strata
- The ratio estimation method is adopted to derive estimates of **the number of quarters with SDU and number of SDU**, using independent estimates of the number of buildings/quarters by building age, rateable value and spatial characteristics.

Estimated number of SDU

	Estimated number of quarters with SDU	Estimated number of SDU
Hong Kong Island	4 500	16 000
Kowloon	9 300	33 300
New Territories East	1 100	3 500
New Territories West	3 900	14 100
Total	18 800	66 900

Estimated number of SDU

analysed by whether essential facilities are available inside the SDU

	Estimated number of SDU	%
Any one of these essential facilities (kitchen or cooking area / toilet / water) is not available inside the SDU	30 600	45.7%
All of these essential facilities (kitchen or cooking area / toilet / water) are available inside the SDU	36 300	54.3%
Total	66 900	100.0%

Note 1: Whether the facilities are available is based on the response of the respondents.

Note 2: A kitchen or cooking area is a designated place equipped with (i) a sink with running water and (ii) cooking appliance.

Note 3: All SDU have electricity supply.

Percentage of population living in SDU

	Estimated number of persons living in SDU	Number of persons (C&SD 2012)	% of persons living in SDU
Hong Kong Island	37 800	1 260 100	3.0%
Kowloon	81 600	2 121 100	3.8%
New Territories East	6 400	1 672 000	0.4%
New Territories West	45 500	2 012 300	2.3%
Total	171 300	7 065 500	2.4%

Household size

% of households living in SDU

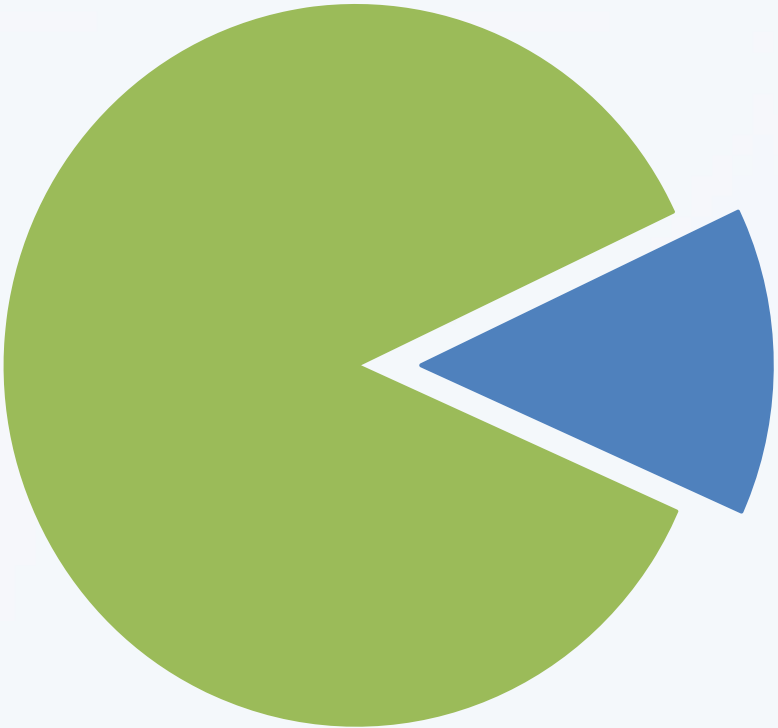


Whether the households received CSSA

% of households living in SDU

Among non-CSSA households, per capita monthly household employment income: \$5,490

Non-CSSA recipients, 86.3%



CSSA recipients, 13.7%

Applying for public housing

- 49.6% have applied for public housing
- Among those who have applied for public housing (49.6%):
 - 97.1% are on waiting list
 - 2.7% do not meet the criteria
 - 0.2% accepted offer and will soon move to public housing

Reasons for not applying for public housing

- 50.4% have not applied for public housing
- Among those who have not applied for public housing (50.4%):
 - 49.0% - Household income exceeds upper limit of eligibility
 - 19.3% - Not familiar with the process
 - 15.1% - Not residing in Hong Kong for 7 years or more
 - 11.7% - Others: family problems / assets exceed upper limit of eligibility

~ Thank You ~