Research on the Living Conditions of Tenant Households Who Have Been on the Waiting List for Public Rental Housing for Over 3 Years

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Policy 21 Limited

Table of Contents

List of Tables

Chapter 1 | Introduction

Background

1.1 Oxfam Hong Kong has continuously addressed poverty issues in Hong Kong through research, policy advocacy and public education. In recent years, the dramatic rise in housing prices and rents has put more tenants at risk of poverty, many of whom are currently waitlisted for public rental housing.

1.2 The supply of public housing is the key to relieving poor people who are burdened by high housing costs. Chief Executive Mr. C.Y. Leung has stated repeatedly that addressing the issue of public rental housing is one of his top priorities. At the end of September 2012 there were 210,400 applicants on the waiting list for public rental housing (PRH), of which 110,400 were either families or elderly people, and 100,000 were single and not elderly. It is the objective of the Government to provide public rental housing for low-income families who cannot afford private rental accommodations, with a targeted average waiting time of three years for applicants (excluding non-elderly one-person applicants under the Quota and Points System). However, the government has announced that it will build an average of 15,000 public housing units in each of the coming five years. Given the scarcity of public housing, particularly in urban areas, and for various other reasons such as changes in application particulars by applicants, large numbers of applicants must expect to wait more than three years to obtain public housing flats.

1.3 No systematic research had been done in Hong Kong to review the socio-economic profile, living situation, housing needs or plans and progress towards obtaining public rental housing of low-income households that have already waited for such housing for more than three years. To fill this gap, Oxfam Hong Kong commissioned Policy 21 Ltd. to produce this report, "Living Situation of Tenant Households Waitlisted for Public Rental Housing for More Than Three Years".

Survey objectives

1.4 The purpose of this survey is to study the socio-economic characteristics of applicants on the waiting list for public rental housing (PRH) under the General Eligibility Criteria, the Harmonious Family Priority Scheme and the Elderly Persons Priority Scheme, and to solicit their views concerning housing.

1.5 The survey gathers the following data concerning applicants for PRH:
- (i) Current housing, including rent and size
- (ii) Length of waiting time and problems encountered
- (iii) Future housing plans
- (iv) Socio-economic characteristics

Organisation of the report

1.6 The report comprises the following sections:

- (a) Introduction
- (b) Survey Methodology
- (c) Household Characteristics
- (d) Current Housing Situation
- (e) Accommodation Environment
- (f) Future Housing Plans
- (g) Application for Public Rental Housing

Chapter 2 | Survey Methodology

Target respondents

2.1   This survey covers target respondents who have been on the waiting list for public rental housing for more than three years under one of the following schemes: (i) Ordinary Families (General Eligibility Criteria), (ii) Harmonious Families Priority Scheme, or (iii) Elderly Persons Priority Scheme; who are not receiving Comprehensive Social Security Assistance (CSSA) and are currently living in private rental housing.

2.2   The General Eligibility Criteria for applicants are listed below:

   ➤ The applicant must be at least 18 years of age.
   ➤ The applicant and his/her family member(s) must be residing in Hong Kong and have the right to land in Hong Kong without being subject to any conditions of stay (except concerning limit of stay).
   ➤ The household's monthly income and total net assets must not exceed limits set by the Housing Authority.
   ➤ The applicant and his/her family member(s) must possess no domestic property in Hong Kong.
   ➤ At the time of allocation, at least half of the family members included in the application must have lived in Hong Kong for seven years and all must be currently living in Hong Kong.

2.3   The Harmonious Families Priority Scheme was introduced to encourage younger families to take care of their elderly parents or dependents (aged 60 or above) and promote harmony in the family. The Elderly Persons Priority Scheme is for two or more elderly persons who meet the general eligibility criteria and undertake to live together. Applicants must be 58 years of age or above at the time of application, and 60 at the time of flat allocation.

Method of data collection

2.4 This survey includes both quantitative data, obtained through household surveys, and qualitative data, obtained through focus group discussions and interviews.

2.5 As the target population was not likely to be evenly distributed across the territory, a greater number of households were selected from areas with a higher proportion of low-income households. This was done to reduce the sample size and ensure that selected households were representative of the target population.

2.6 To obtain more in-depth information, three focus group discussions were organised in July 2012, with two research staff acting as facilitators. Participants were drawn from different districts and socio-economic groups. Information obtained from these discussions facilitated the design of the questionnaire for the household survey and provided insight into the views of the general public on the topic of this study.

Questionnaire design

2.7 The survey consisted of an initial household screening followed by a questionnaire. (**Annex 1**) A pilot survey was conducted first to test this methodology. The household questionnaire was then modified based on feedback from the initial survey.

2.8 The screening was conducted to filter out respondents who did not match the research criteria, including people who had not applied for PRH, those who had applied under categories other than those included in our research, and those who had been on the waiting list for less than three years, as well as CSSA recipients, owners of private housing and rent-free tenants.

2.9   The questionnaire aimed to gather the following data:

Table 1: Questionnaire flow

Sections	Data
Screening	➢ Non-PRH applicants and applicants waitlisted for less than three years ➢ Non-elderly one-person applicants and elderly one-person applicants ➢ CSSA recipients ➢ Owners of private housing ➢ Rent-free tenants
Household characteristics	➢ Age, sex and marital status of household members ➢ Length of residence in Hong Kong ➢ Economic status
Housing situation	➢ Effective floor area of unit ➢ Type of accommodation ➢ Rent and changes over the year ➢ Amenities available and conditions of unit ➢ Neighbourhood ➢ Conditions of environment
Future housing plans	➢ Factors affecting housing plans
PRH application	➢ Reasons for applying ➢ Choice of location ➢ Difficulties encountered ➢ Changes of particulars ➢ Location of flat offered ➢ Reasons for rejecting offer, if any
Economic situation	➢ Household income ➢ Household expenditure pattern

Survey results

2.10   A total of 3,027 addresses were sampled, and target respondents were found at 719. Of these, 501 were successfully interviewed, representing a response rate of 70%. Sample size and survey results are shown in the table below:

Table 2: Sample size and interviews conducted

	Number
Total number of addresses sampled	**3,027**
Invalid addresses or households	**2,308**
(1) Non-residential	235
(2) Quarters unoccupied	146
(3) Not Cantonese, Putonghua, or English speaking	65
(4) Not target respondents	1,862
Valid households (no.)	**719**
(1) Successfully interviewed	504
(i) Completed questionnaire	501
(ii) Partially completed questionnaire	3
(2) Cases in progress	215
(iii) No contact	70
(iv) Refusal	145
Refusal rate (%)	**20%**
Non-contact rate (%)	**10%**
Response rate (%)	**70%**

Statistical analysis

2.11   Descriptive statistics were used to summarize the survey findings. This report focused on (a) the overall situation of the target respondents, and (b) associations with critical social demographic variables, where appropriate.

2.12   Attention is drawn to the fact that some figures might not add up to the total or 100%, due to rounding. Likewise, the sum of percentages might exceed 100%, since more than one answer might be selected for some questions. In a few cases, refusals to respond to certain questions were excluded for a particular analysis.

2.13   With an effective sample size of 501 at simple random sampling for the survey, the accuracy of the data falls within ±4.4 percentage points at a 95% confidence level.

Chapter 3 | Household Characteristics

Type of application

3.1   Application for public rental housing (PRH) is on a household basis, irrespective of household size. For this survey, one of the household members in the application was interviewed, not necessarily the principle applicant, but one who was able to provide details of the application.

3.2   Of the 501 applications covered in the study, the majority applied under the Ordinary Family Scheme.

Demographic characteristics

Age and sex

3.3   The 501 applications represented a total of 1,904 household members. Of these, 50.4% were female and 49.6% were male. Analysed by age, 35.4% were under 20 years of age, and 5.2% were 60 years of age or above. The median age was 32.

Table 3:   Household members by age group and sex (%)

Age	Male (%)	Female (%)	Total
< 10	16.8	13.6	15.2
10-19	21.1	19.3	20.2
20-29	12.4	11.9	12.1
30-39	9.5	17.6	13.6
40-49	23.9	22.7	23.3
50-59	11.9	8.9	10.3
60 or above	4.3	6.0	5.2
Total	**100.0**	**100.0**	**100.0**
Overall by sex	49.6	50.4	100.0

Length of residence in Hong Kong

3.4   About 44.8% of the household members were new arrivals who had lived in Hong Kong for less than seven years; 31.9% had lived in Hong Kong for more than seven years and 23.3% were born in Hong Kong.

Table 4: Length of residence in Hong Kong (%)

Length of residence in Hong Kong	(%)
Since birth	23.3%
7 years or more	31.9%
Less than 7 years	44.8%
Total	100.0%

Marital status

3.5   About half of the household members were either married (48.5%) or cohabiting (1.4%) and 45.9% had never been married. Divorced/separated and widowed people constituted the remaining 4.2%.

Table 5: Marital status (%)

Marital status	%
Never married	45.9%
Married	48.5%
Cohabiting	1.4%
Divorced or separated	1.7%
Widowed	2.5%
Total	100.0

3.6   About 40.5% of the household members were employed; 34.2% were students and 13.8% were homemakers. It is worth noting that nearly one-tenth (8.8%) of the household members were unemployed.

Table 6: Economic activity status (%)

Economic activity status	%
Employed	40.5%
Student	34.2%
Homemaker	13.8%
Retiree	2.8%
Unemployed	8.8%
Total	100.0

Household characteristics

Household size

3.7   Large households predominated: 46.5% were four-person households, 22.4% were three-person households, 11.6% were five-person households and 11.2% were two-person households. The mean household size was 3.8 persons, significantly larger than the overall mean household size in Hong Kong (2.9).

Chart 7: Distribution of households by household size (%)
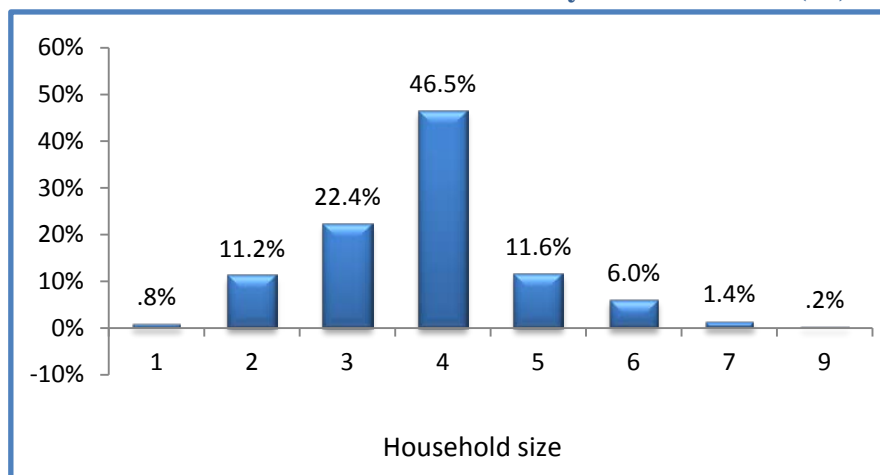
Monthly household income

3.8   Among the households surveyed, 44.7% had an average monthly household income[1] of $14,000 or above; 36.9% had $10,000 to $13,999; and 18.4% had less than $10,000. The median household income was $13,000. About half of the households (49.6%) spent $10,000 to $13,999 per month, with median expenses at $11,600.

Table 8: Monthly household income (%)

	Income	Expenses
$2,000-$3,999	0.6	0.4
$4,000-$5,999	0.6	2.2
$6,000-$7,999	4.9	6.4
$8,000-$9,999	12.2	20.0
$10,000 - $11,999	16.9	26.0
$12,000 - $13,999	20.0	23.6
$14,000 or above	44.7	21.4
Total	100.0	100.0
Median (HK$)	$13,000	$11,600

3.9   Comparing the overall median income of these households ($13,000) with that of Hong Kong households overall ($25,000[2]) revealed that the waitlisted households in this survey were much worse off. Their median household income was about half (52%) that of Hong Kong households as a whole.

Table 9: Median household income analysed by type of housing (HK$)

Type of housing	Median household income	
	Hong Kong	Survey
Public rental housing	$16,000	-
Subsidized home ownership housing	$25,500	-
Private permanent housing	$33,000	**$13,000**
Overall	$25,000	**$13,000**

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1   Monthly household income refers to the total cash income (including earnings from all jobs and other cash income, not including CSSA) received in the month before the survey by all members of the household.
2   Quarterly Report on General Household Survey (July to September 2012): Table 10.4A Domestic households by household size and monthly household income (excluding foreign domestic helpers).

3.10   Employment was the main source of income, earned by the respondent and/or other members of the household (on average, $9,500 and $9,000 respectively); 66.7% of the households had employment income from respondents and 62.3% from other members. Other income sources included financial support from relatives not living together ($3,000 on average) and social security allowances (old age and disability allowances) from the Social Welfare Department ($1,090 on average).

Table 10: Sources of income (%)

Sources of income	Households with each income source (%)	Median (HK$)
Individual worker's income (wages, part-time and full-time; commissions; bonuses and allowances)	66.7	$9,500
Income of other household members	62.3	$9,000
Financial support from people not living together (spouse, parents, children/in-laws /grandchildren and other relatives)	2.0	$3,000
Old Age and Disability Allowance	4.8	$1,090
Transport Allowance	0.4	$600
Other income	21.6	$600
Total income	**97.8**	**$13,000**

Monthly household expenditure

3.11   The most important components of expenditure were food and housing costs (including rent and management fees), with the median expenses at $4,000 and $3,300, respectively. On average, the surveyed households spent 56.2% of their household income on these two items. In addition, they spent 8.3% of household income on water, electricity, gas, telephone and internet.

Table 11: Household expenditure (%)

Items of expenditure	Households with each expense (%)	Median (HK$)
Food	100.0	$4,000
Rent for accommodations	100.0	$3,300
Water, electricity, gas, telephone and internet	100.0	$1,080
Education for children	62.1	$1,000
Transportation	90.4	$1,000
Financial support for other relatives not living together	28.5	$1,000
Health care	57.7	$200
Other daily expenses	95.0	$500
Other miscellaneous expenses	3.0	$1,106
Total expenditure	**100.0**	**$11,600**

Chapter 4 | Current Housing Situation

Type of housing

4.1   It has become a trend in recent years for landlords of tenement buildings to divide residential units into smaller self-contained rooms. The term "sub-divided flats" is used to refer to these units. Each of these smaller units usually has its own toilet, and some have their own cooking facilities.[3] By definition, each sub-divided flat is treated as a self-contained living unit. But since tenants in sub-divided flats are renting a part of the whole flat, the households in the flat should be regarded as co-tenants.

4.2   More than half of the households surveyed (56.3%) were housed in sub-divided flats. About 30.7% occupied a whole flat and 11.2% lived in cubicles or single rooms. Those living in bed spaces, cocklofts or temporary housing such as a rooftop structure accounted for 1.8%.

Table 12: Type of quarters (%)

	%
Whole flat	30.7
Cubicle/room	11.2
Bed space/cockloft	0.8
Sub-divided flat	56.3
Temporary housing/rooftop flat/cubicle	1.0
Total	100.0

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3   Legislative Council – 7 November 2012 Official Record of Proceedings, p.1490.

Type of accommodation

4.3   Of the households surveyed, 69.3% were co-tenants (sharing living quarters with at least one other household) and the rest were sole tenants.

Chart 13: Type of accommodation (%)
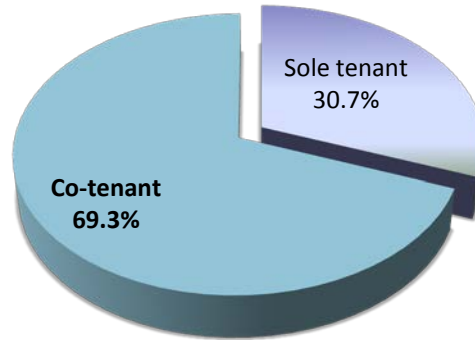
4.4   Living conditions were the least adequate among co-tenants. Those sharing their living quarters with others included 85.7% of two-person households, 76.8% of three-person households, 70.8% of four-person households, 53.4% of five-person households and 34.2% of households with six persons or more.

Chart 14: Proportion of co-tenants by number of household members
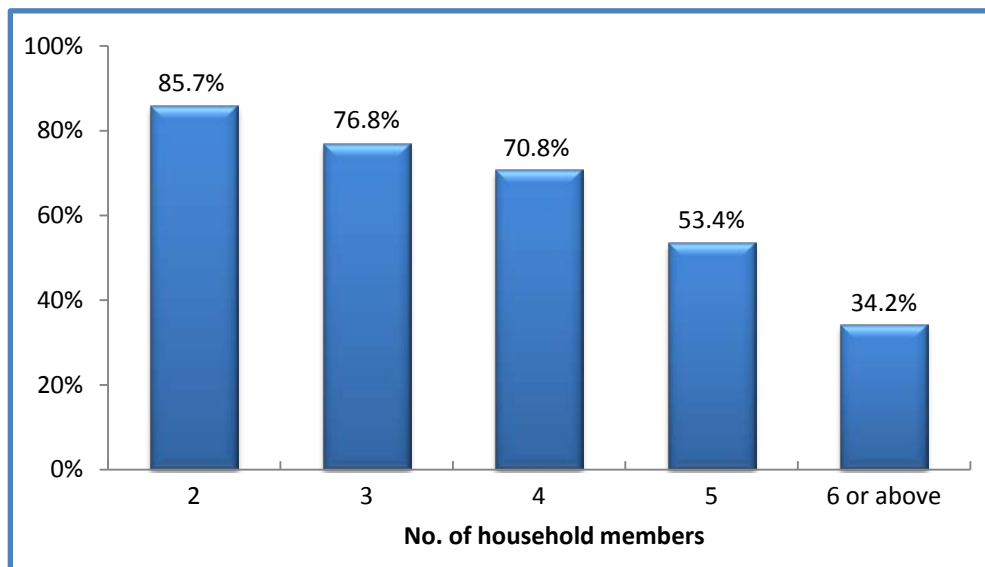
Housing costs

4.5   About half of the households covered in this survey meet Oxfam's definition of "poor households" (households with a median household income of less than 50% of the median household income in Hong Kong). The 50% income levels, according to household size, are set out in the table below.[4] Among those surveyed, about half of the three-person (46.4%), four-person (55.9%) and five-person (56.9%) households were poor households, with income below 50% of the median monthly household income in Hong Kong.

Table 15: Percentage of households with less than half the median household income in Hong Kong (%)

Household size	50% of median household income	Households with income below 50% of median household income (%)
2 persons	$8,100	31.4
3 persons	$11,750	46.4
4 persons	$14,250	55.9
5 persons	$15,100	56.9
≥ 6 persons	$16,850	44.4
Overall		**50.0**

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4   Quarterly Report on General Household Survey (July to September 2012): Table 10.4A Domestic households by household size and monthly household income (excluding foreign domestic helpers); Census and Statistics Department.

4.6   This study measured housing costs according to a rent-to-income ratio, that is, as a proportion of the total household income. As explained above, half of the households surveyed (50%, or 245 households) constituted poor households. Among this group, the median rent-to-income ratio was 30.1%. The figure for private housing tenants overall in Hong Kong is 24.3%.[5]

4.7   About 74.3% of the poor households in the study spent a higher percentage of their income on housing than do private housing tenants overall in Hong Kong. About 23.6% of the poor households spent 40% or more of their household income on housing. Considering food and housing costs together, these households spent an average of 69% of their income on these two items.

Chart 16: Rent as a proportion of household income for poor households (%)

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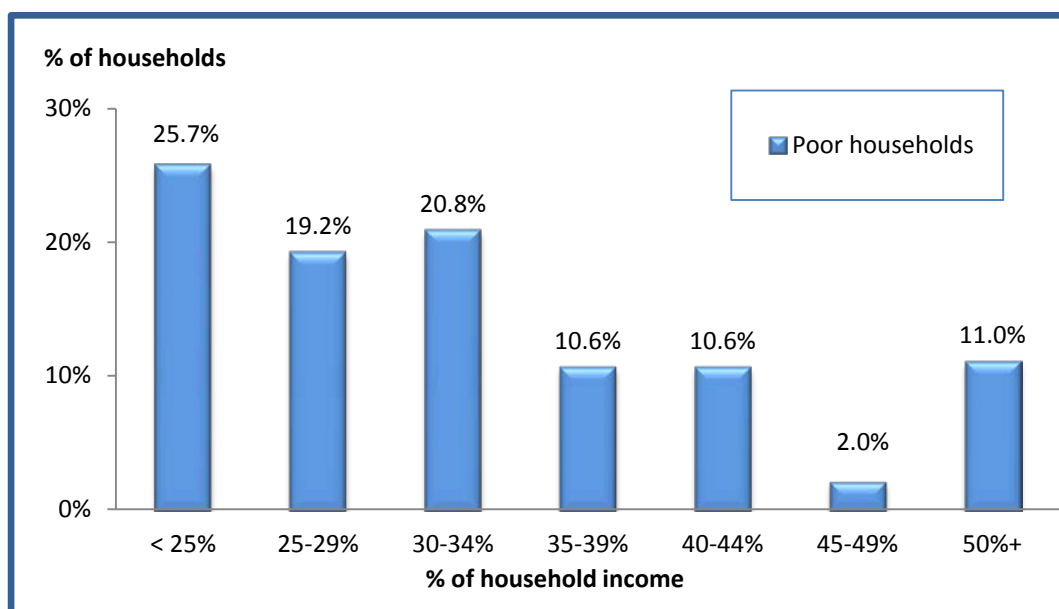
5   2011 Population Census Office, Census and Statistics Department

Effective floor area

4.8   Despite their large household size, most of the households in the survey had very limited living space. The median effective floor area of the households was 175 square feet (excluding common areas shared with other households in the same living quarters). Half of the households had less than 175 square feet of living space. More than one-third (34.9%) had 70 to 139 square feet; 25.3% had 140 to 209 square feet; and 3.2% had less than 70 square feet.

Chart 17: Household living area (square feet) (%)
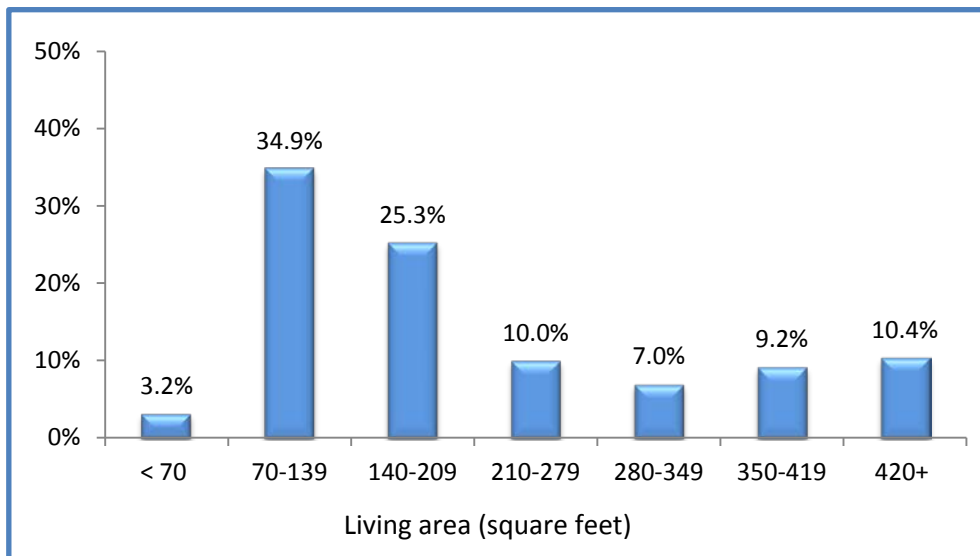
4.9   According to the Housing Authority, households living in public rental housing with less than 5.5 square metres (about 60 square feet) per person are considered overcrowded and eligible for the Territory-wide Overcrowding Relief Transfer Exercise (公屋住戶紓緩擠迫調遷計劃), and can apply for a bigger unit. Among the households surveyed, median per capita living area (median effective floor area per person) was 45 square feet (or about 4.2 square metres), ranging from 44 to 60 square feet, except for one-person households at 105 square feet. Taking 60 square feet as the yardstick, about 61.8% of these households were overcrowded. (擠迫戶). Nearly half (48.9%) were four-person households and 24.4% were three-person households.

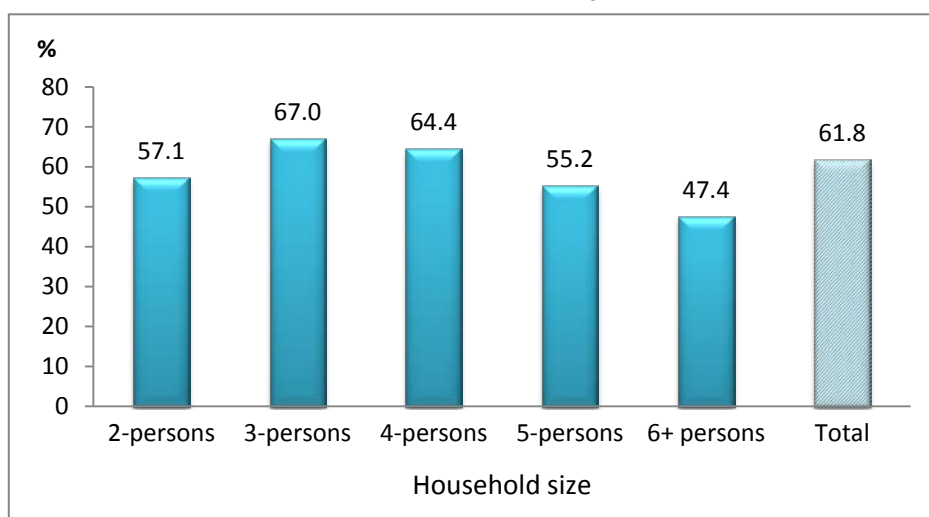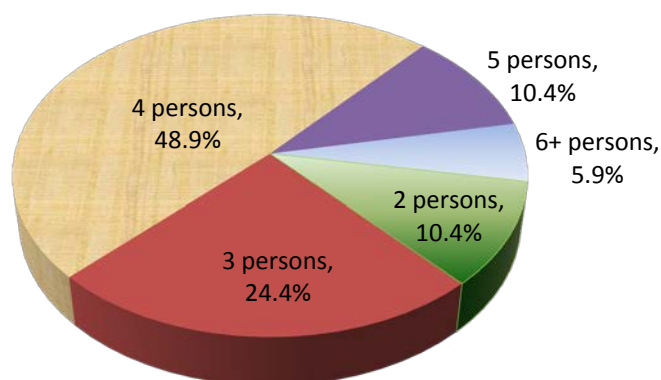**Chart 18: Overcrowded households by household size (%)**

Chart 19: Household size of overcrowded households (%)

Rent

Rent changes

4.10 Respondents were asked whether the rent for their accommodations had increased or decreased in the past year; 57.5% reported an increase in rent while 40.9% reported no change. Among the households with rental increases, more than half (55.8%) had increased by $100 to $300 and 24.0% by $301 to $500. The average increase in rent was $427.

Table 20: Increase in rent (HK$) (%)

Increase in rent (HK$)	%
<$100	0.8
$100 – $300	55.8
$301 – $500	24.0
$501 – $1,000	15.9
$1,001 and over	3.5
Total	**100.0**

4.11 The average increase in rent was 14%. The highest increases were reported for the smallest (<70 square feet) and the largest ($\geq$ 420 square feet) living units, by 19% and 21% respectively. These were followed by accommodations at 70 to 139 square feet and 140 to 209 square feet, with increases of 13% and 15% respectively. These figures were higher than overall rent increases in Hong Kong in the past year, which averaged 12%, implying that low-income households bore a heavier burden from rising housing costs.

**Table 21 :   Mean increase in rent by living area**

Effective floor area (sq ft)	Mean increase in rent ($)	Mean increase in rent (%)
< 70	$300	19
70 – 139	$332	13
140 – 209	$439	15
210 – 279	$377	12
280 – 349	$334	9
350 - 419	$533	13
420 and above	$854	21
Overall	**$427**	**14**

Average rent

4.12   After rental adjustments in the past year, the current rent per square foot for the surveyed households was not low compared to Hong Kong as a whole, despite the inadequate living conditions. Average rent per square foot was $22, higher than the overall price in New Territories ($18.0) and Kowloon ($21.8),[6] and as expensive as some large private housing estates in October 2012 (e.g. Mei Foo Sun Chuen, Sceneway Garden, Metro Town, etc.).[7] However, rent for units smaller than 139 square feet was much higher. Rent per square foot for units smaller than 70 square feet was as high as $59, significantly higher than that for large premises on Hong Kong Island (Class E at 1,722 square feet or above, at $44.7),[8] while that for units of 70 to 139 square feet was about $29.

Chart 22: Rent per square foot by effective floor area (%)

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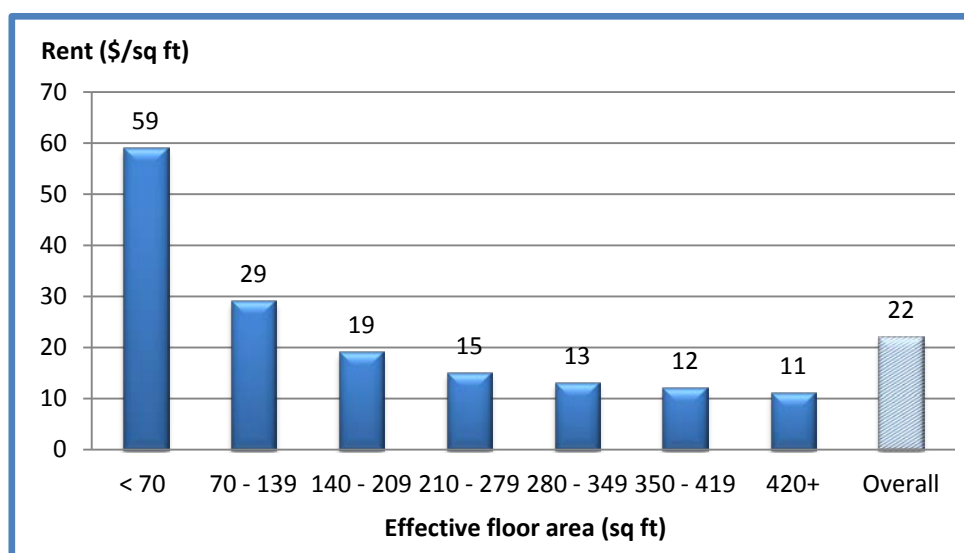
6   Average rent for Class A (less than 430.6 square feet), Hong Kong Property Review – Monthly Supplement December 2012.

7   Ricacorp Properties, October 2012

8   Average rent for Class E (160 square meters or above) in Hong Kong Island, Hong Kong Property Review – Monthly Supplement December 2012.

Changes in tenancy

4.13   About 30.5% of the households had changed their residence in the past three years. Of these, most (68.8%) had moved once, 20.6% had moved twice, and 10.6% had moved three times or more, to a maximum of four times in the past three years.

Effective floor area

4.14   Some of the households had moved to bigger units. The average floor area of their current living units was 210 square feet, whereas the previous average was 194, representing an increase of 8%. The median floor area remained unchanged, however, at 175 square feet.

Table 23: Effective floor area (square feet) (%)

Effective floor area (square feet)	Current units (%)	Previous units (%)	Change (%)
< 70	3.27%	11.19%	-7.92%
70 – 139	38.56%	32.17%	+6.39%
140 – 209	26.14%	20.98%	+5.16%
210 – 279	11.76%	13.99%	-2.22%
280 - 349	6.54%	6.29%	+0.24%
450 – 419	5.88%	4.90%	+0.99%
420+	7.84%	10.49%	-2.65%

Mean (sq ft)	210	194	+8.2%

4.15   Reasons given for changes in residence included insufficient living space for the family (32.5%), increased rent (27%), and the expiration of rental contracts (22.2%). Other reasons included moving to a better environment, division in the household, and inability to afford the rent of the previous unit.

Chart 24: Reasons for the changes in tenancy (%)
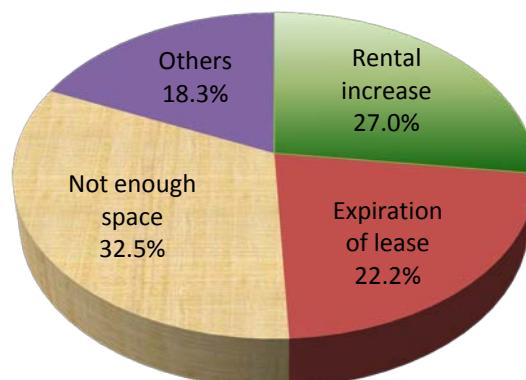
Facilities

4.16   Kitchens and toilets are considered essential facilities in living quarters. Among the 69.3% of households that were co-tenants, most were residing in sub-divided units with kitchens and toilets. All sole tenants had toilets and 66.1% had kitchens within their living quarters; those without kitchens were provided with simple cooking facilities.

4.17   Among the co-tenants, 50.5% had separate kitchens and toilets, while 49.5% had to share these facilities with other households in the living quarters.

Table 25: Facilities in living quarters (%)

Facilities	Sole tenants	Co-tenants
	(30.7%)	(69.3%)
Kitchen	66.1	90.2
Separate	*66.1*	*50.5*
Shared	-	*49.5.*
No kitchen but simple cooking facilities	*33.9*	*N.A.*
Toilet	100.0	100.0
Separate	*100*	*50.5*
Shared	-	*49.5*

Chapter 5 | Living Environment

Conditions of living quarters

5.1   A great majority of the surveyed households (91.0%) were located in tenement buildings without lifts; only 9.0% were in high-rise buildings with lifts. Buildings without lifts created mobility problems for the elderly and disabled.

5.2   The household survey included questions on the environment and conditions of the living quarters. These included problems such as water leakage, exposed wire rope, falling concrete and jumbled electric wires within the living quarters. A Likert Scale of 5 was adopted to measure respondents' perception of the seriousness of these problems in their current living environment, with 1 denoting they were "not serious at all" and 5 denoting "very serious". Ratings 4 and 5 could be considered "serious", and 1 and 2 as "not serious". A category of "no such problem" was also included. Replies of "no such problem" and refusals to respond were excluded in the computation of mean scores. A mean score of 3 implied an average level of concern about a problem, less than 3 indicated it was not serious, while greater than 3 indicated the tenants viewed the problem as serious.

5.3   The mean score was highest, at 3.6, for the problem of water leakage, followed by falling concrete at 3.3. Other problems were rated of average concern. Responses of "no such problem" ranged from 45.7% to 61.3% for specific problems. The most common problems were water leakage and falling concrete, at 49.7% and 54.3% respectively. Among those who reported water leakage, 59% rated it a serious problem.

Table 26: Problems in living quarters (%)

	No such problem	Confirmed problem	Serious	Not serious	Mean score
Water leakage	50.3	49.7	59.0	17.7	3.6
Falling concrete	45.7	54.3	49.3	20.2	3.3
Exposed wire rope	61.3	38.7	45.9	27.8	3.2
Jumbled electric wires	56.2	43.8	28.8	26.0	3.0

Building conditions

5.4   A Likert scale of 5 was adopted to measure the households' level of satisfaction with the conditions in the building in which they lived, with 1 denoting "very satisfied" and 5 denoting "very unsatisfied". Mean scores were computed in the same manner as above, excluding those who refused to respond. A mean score of 3 implied an average level of satisfaction; a lower score implied a higher level of satisfaction, and a higher mean score denoted a higher degree of dissatisfaction.

5.5   Tenants expressed the least satisfaction with the hygienic conditions and the firefighting equipment within their buildings, with mean scores for both at 3.5. About half of the households expressed dissatisfaction with the hygienic conditions (49.2%) and the availability or functionality of firefighting equipment in the building (48.4%). Somewhat fewer households (40.4%) were concerned about fire escape access, with a mean score of 3.3. Apart from the electricity supply, with which most respondents (63.9%) were satisfied, the levels of satisfaction with most other conditions were about average.
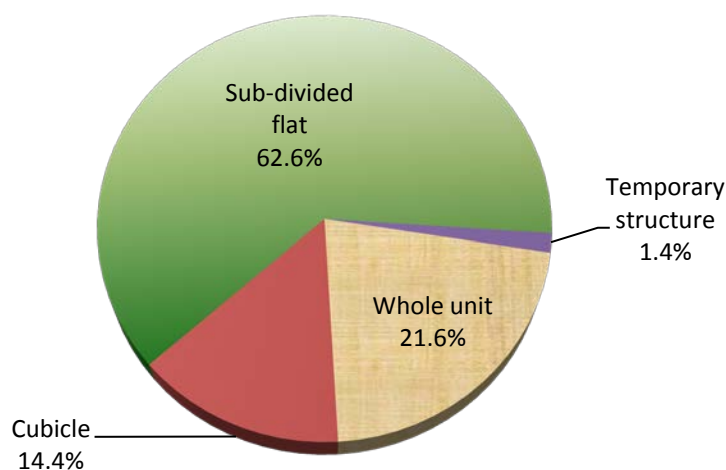
Table 27: Satisfaction with building conditions (%)

	Satisfied	Average	Not satisfied	Mean score
Hygienic conditions	21.0	29.7	49.2	3.5
Firefighting equipment	19.8	31.8	48.4	3.5
Clear fire escape	24.0	35.6	40.4	3.3
Clear passages	34.31	34.3	31.5	3.0
Water leakage	35.1	32.9	31.9	3.0
Electricity supply	63.9	23.8	12.4	2.5

Firefighting equipment

5.6   It is worth noting that a large proportion of the respondents were not satisfied with the firefighting equipment and fire escape access in their buildings. The concurrence of these problems posed a significant risk of danger in case of fire, especially for households with children. Most households that expressed dissatisfaction with the firefighting facilities in their buildings were residing in sub-divided flats (62.6%) or in cubicles or single rooms (14.4%). Only 21.6% occupied a whole unit.

Chart 28: Type of quarters with unsatisfactory firefighting equipment (%)

Living conditions

5.7   A Likert scale of 5 was adopted to measure households' level of satisfaction with their living environment, with 1 denoting "very satisfied" and 5 denoting "very unsatisfied". A category of "not applicable" was also included. Those who indicated that a certain condition was "not applicable" and those who refused to respond were excluded in the calculation of mean scores. A mean score of 3 implied that conditions were acceptable, a score larger than 3 indicated dissatisfaction, and less than 3 indicated satisfaction.

5.8   In general, most respondents were not satisfied with their living environment; mean scores were above the average of 3 for most of the conditions considered. The mean score for overcrowded living space was the highest, at 3.8. This was followed by space for children to study (for those with children only), with a mean score of 3.6. Next were ventilation and privacy, with mean scores of 3.3 and 3.2 respectively. Other conditions were rated at or below 3, suggesting they were acceptable or satisfactory.

5.9   In terms of numbers, a majority of households were satisfied with the cleanliness of their drinking water (71.1%) and flush water (63.2%). On the other hand, about two-thirds of the households (65.5%) were not satisfied with the overcrowded living space, and among those with children, 60.6% were not satisfied with the space for their children to study.

Table 29: Living conditions (%)

	Satisfied	Average	Not satisfied	Mean score
Overcrowded living area[9]	11.5	23.0	65.5	3.8
Space for children to study (*for those with children only*)	19.0	20.4	60.6	3.6
Degree of ventilation of the building	28.5	29.8	41.7	3.3
Degree of privacy	31.2	31.8	36.9	3.2
Good ventilation in the flat	35.8	26.8	37.4	3.1
Clear passages/fire escapes	34.4	32.1	33.5	3.1
Clean flush water	63.2	23.1	13.7	2.5
Clean drinking water	71.1	21.0	7.8	2.3

9 This is a subjective measurement.

5.10   Among those who indicated that their living space was overcrowded, 59.4% said this situation resulted in quarrels among household members. On the other hand, 40.6% indicated they had no such problem.

5.11   Among households with children that indicated their living space was limited, the great majority (89.1%) indicated that this affected their children's study. Only 10.9% did not consider it had any effect.

Table 30 : Effect of overcrowded and limited living space

	Any effect	
	Yes	**No**
Had overcrowded living space resulted in quarrels with other household members?	59.4%	40.6%
Had limited living space affected children's study?	89.1%	10.9%

Relationships with Neighbours and Family

Relationships with neighbours

5.12   A Likert scale of 5 was adopted to measure respondents' familiarity and relationships with their neighbours, the degree of support they received from neighbours and how much importance they placed on networking. A score of 1 denoted very familiar and supportive relationships and a high level of attention to networking, while 5 denoted a lack of familiarity and support and little attention to networking. Those who expressed "no opinion" or refused to respond were excluded in calculating the mean score.

5.13   Overall, tenants indicated that their relationships with neighbours were fairly good, with mean scores for "knowledge of your neighbours" and "relationship with neighbours" about average, at 3.1 and 2.7 respectively. "Support and help from neighbours when needed" was less satisfactory, with a mean score of 3.4. Most of the respondents considered networking valuable and important, with a mean score of 2.5.

5.14   About one-third of the respondents (35.9%) indicated they were not familiar with their neighbours whereas slightly less than one-third (30.3%) were familiar/very familiar with their neighbours.

5.15   Most of the respondents (60.0%) indicated that relationships with their neighbours were average, and 31.4% maintained good relationships.

5.16   About 47.4% of the respondents said that they seldom or never received support and help from neighbours, whereas only 20.1% said they often did.

5.17   Over half of the respondents (52.1%) considered networking to be important or very important in their living area, whereas 30.1% considered it average and 17.8% considered it not important.

Table 31: Relationships with neighbours (%)

Relationships with neighbours	Very familiar/ familiar	Average	Unfamiliar/ very unfamiliar	Mean score
Knowledge of your neighbours	30.3	33.7	35.9	3.1
	Very good/good	**Average**	**Bad/very bad**	
Relationships with neighbours	31.4	60.0	8.6	2.7
	Very often/usually	**Average**	**Seldom/never**	
Receive support and help from neighbours when needed	20.1	32.5	47.4	3.4
	Very important/ important	**Average**	**Not very important/not important at all**	
Networking is important	52.1	30.1	17.8	2.5

5.18   A Likert scale of 10 was adopted to measure respondents' relationships with their children (for those with children) and with their families. A score of 1 denoted good relationships, while 10 denoted very bad or poor relationships. A score below 6 could be viewed as maintaining good relationships, while a score at or above 6 could be considered as having poor relationships. Those who expressed "no opinion" or refused to respond were excluded in calculating the mean scores. A mean score of 5-6 could be considered average.

5.19   The mean scores for relationships with children and family were both very small, at 2.9 and 3.0 respectively, indicating that the low-income households in the survey maintained very good relationships with their family despite their inadequate living conditions. A great majority of respondents considered their relationships with their family and children to be very good, with 91.6% and 92.5% of the households scoring them at 5 or below, respectively.

Table 32: Relationships with children and family (%)

	Score 6 or above (%)	Score 5 or below (%)	Mean score
Relationships with children	8.4	91.6	2.9
Relationships with family	7.5	92.5	3.0

Chapter 6 | Progress of PRH Application

Future housing plans

6.1　　A Likert scale of 10 was adopted to measure the importance of various factors to be considered when selecting a housing unit during public rental housing allocation, with 1 denoting "not important at all" and 10 denoting "very important". Factors with a mean score of 6 or above could broadly be considered important, and those of 5 or below not important.

6.2　　Respondents considered all factors listed in the table below important, with all mean scores of 7.3 or above; 82% to 99% of the respondents said they would consider these factors in selecting a housing unit. Factors with the highest score of 9.3 were district, transportation, and whether any unhappy incidents had occurred in the unit in the past. These were followed by safety within the district and living area, with mean scores at 9.0 and 8.5 respectively.

Table 33: Importance of factors affecting selection of housing unit (%)

Factors	Score 5 or below (%)	Score 6 or above (%)	Mean score
District	1.0	99.0	9.3
Transportation	1.0	99.0	9.3
Whether any unhappy incidents had occurred in the unit in the past	2.4	97.6	9.3
Safety within the district	1.6	98.4	9.0
Area of living quarters	4.6	95.4	8.5
Rent	16.2	83.4	7.9
Estate facilities	9.0	91.0	7.9
Age of the building	10.5	88.5	7.9
Design/partition of the living quarters	13.5	86.5	7.7
Location (direction/level)	17.8	82.2	7.3

6.3   Though these factors were all considered important, respondents were asked to rank the top three they would consider in choosing a housing unit. They were asked to assign a score of 3 to the most important factor, 2 to the second, 1 to the third, and 0 to other factors.

6.4   The district in which the housing estate was located and availability of transportation were the top two factors most households would consider in selecting a housing unit. These two factors are closely related since they affect the cost and time required for daily travel to places of work or study. The scores for district and transportation were 1.6 and 1.4 respectively. The next most important, whether any unhappy incidents had occurred in the past in the unit and the rent, were 0.8 and 0.7 respectively.

Chart 34: Ranking of factors in selecting housing
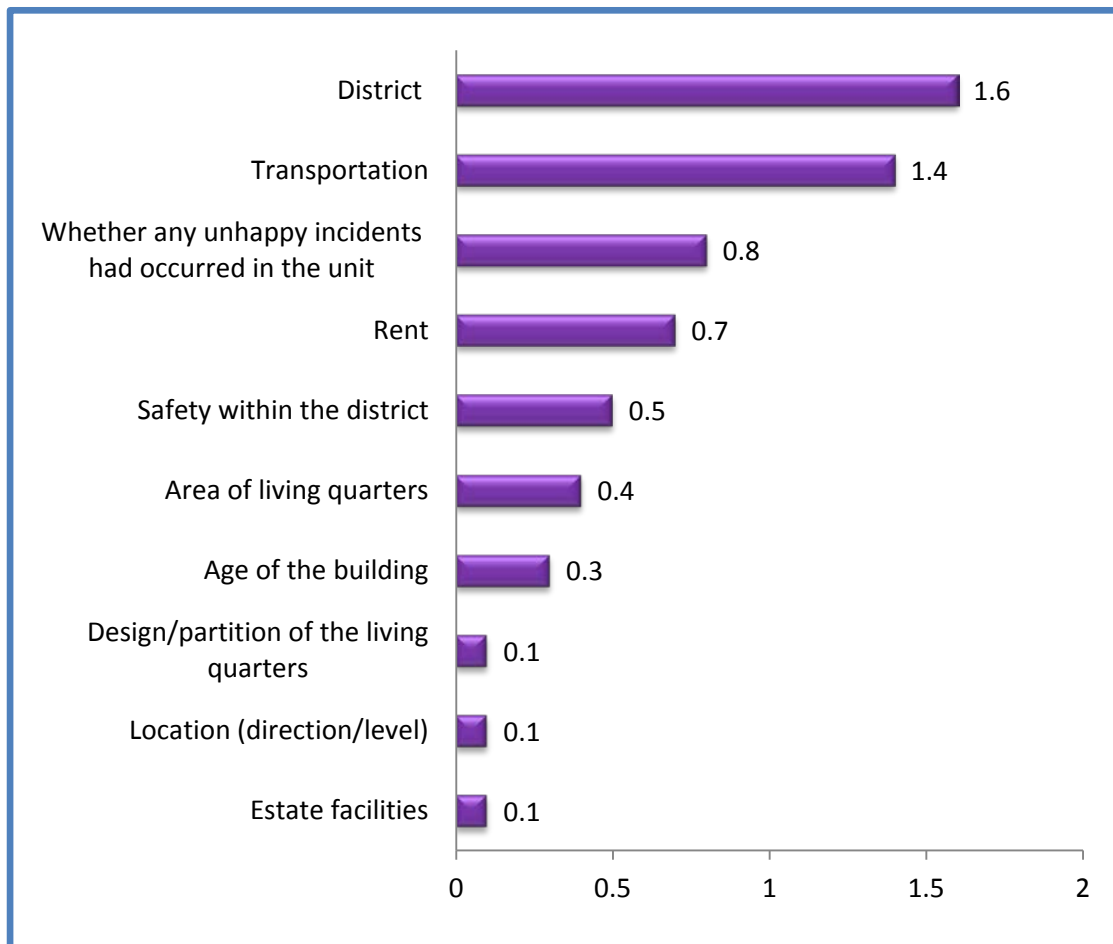
Progress of application

6.5   To apply for public rental housing, an application form must be submitted to the Housing Authority. If the application passes a preliminary vetting process the applicant is waitlisted, receives a blue card with an application number, and will be called for an interview when his or her number comes up. If the applicant passes the interview, the Housing Authority will make a first housing offer; if the first offer is rejected, the applicant may wait for a second offer. If the second offer is rejected, the applicant may wait for a third offer. No further offer will be made if the applicant rejects the third offer.

Diagram 35: Process of Application for Public Housing

```
┌─────────────────────────────────────────────┐
│       Applicant submits application form      │
└─────────────────────────────────────────────┘
                     │
                     ▼
┌─────────────────────────────────────────────┐
│ Applicant is waitlisted and receives a blue   │
│       card with an application number         │
└─────────────────────────────────────────────┘
                     │
                     ▼
┌─────────────────────────────────────────────┐
│   Applicant attends eligibility vetting       │
│                 interview                     │
└─────────────────────────────────────────────┘
                     │
                     ▼
           ┌──────────────────┐
           │    First offer    │
           └──────────────────┘
                     │
                     ▼
           ┌──────────────────┐
           │   Second offer    │
           └──────────────────┘
                     │
                     ▼
           ┌──────────────────┐
           │    Third offer    │
           └──────────────────┘
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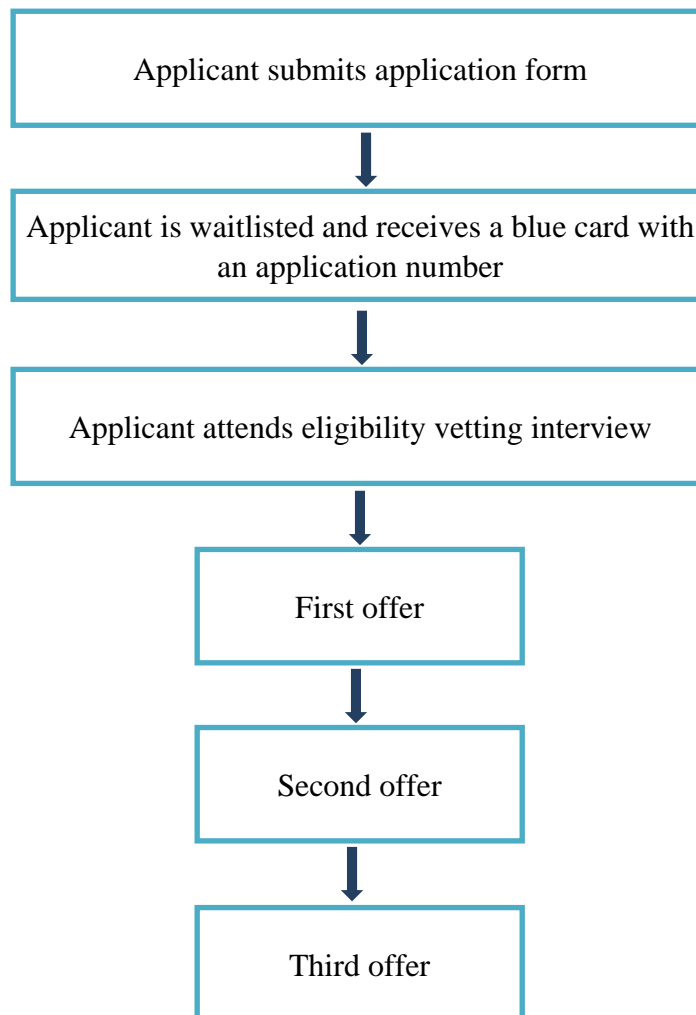
6.6   Over half of the applicants (53.1%) had been waitlisted for three to four years; 31.5% for five to six years and 12.2% for seven to nine years. It was notable that 3.2% of the applicants had been waitlisted for over 10 years.

6.7   A majority of the respondents (87.2%) had applied for public rental housing for all their current household members, while the remaining 12.8% did not.

Reasons for applying for PRH

6.8   Most of the respondents applied for PRH because they wished to enlarge their living area (69.5%). Other reasons were the high rent they were paying for accommodations (59.6%) or an unsatisfactory living environment (55.0%).

Chart 36: Reasons for applying for PRH (%)
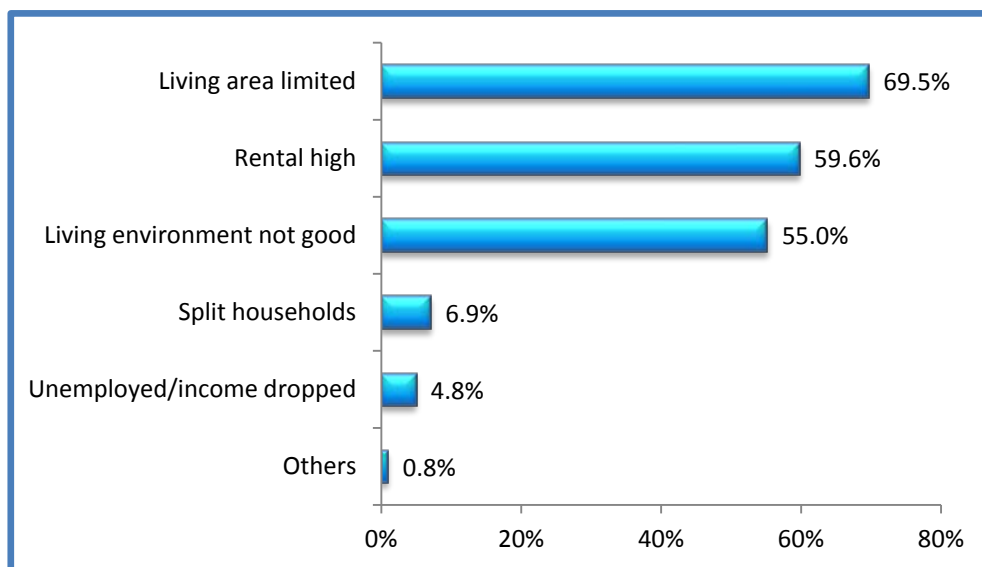
The choice of district for the first application

6.9   Most respondents (64.6%) applied for housing units in extended urban districts (including Tung Chung, Shatin, Tseung Kwan O, Tsuen Wan, Kwai Ching and Tsing Yi), 30.8% in urban areas (Hong Kong Island and Kowloon) and 4.6% in New Territories (including Tuen Mun, Yuen Long, Tin Shui Wai, Sheung Shui, Fanling and Tai Po).

6.10   The most desirable districts for flat allocation were urban areas (53.5%) such as Sham Shui Po (35.3%), Kwun Tong (30.5%), Kowloon City (22.4%) and Wong Tai Sin (14%) in Kowloon, and extended urban areas (38.4%) such as Tsuen Wan (16.4%), Kwai Tsing (9.2%) and Shatin (6.4%). However, an overwhelming majority (98.6%) of the respondents had applied for extended urban areas they considered undesirable.

Table 37: District applied for consistent with desired district (%)

Application consistent with desired district	District applied for			
	Urban area	Extended urban area	NT	Total
Consistent	53.2	38.7	8.2	100.0
Inconsistent	1.4	98.6	-	100.0
Total	30.8	64.6	4.6	100.0

Difficulties encountered during application process

6.11   A majority of respondents indicated they had not encountered any problems during their application process; 22.2% said they had. Those who faced problems complained they had to complete too many documents (70.9%), they were not familiar with the process (65.0%) and the Housing Department staff was not able to assist them (18.4%).

Table 38: Problems encountered during application for PRH

	%
No problems	77.8
Encountered problems	22.2
Not familiar with the process	*65.0*
Many documents to be completed	*70.9*
Staff of Housing Authority unable to assist	*18.4*
Others	*2.9*

Changes after registration and waitlisting

6.12   Once an application is submitted, the Housing Authority will conduct a preliminary vetting of the information provided. If the application passes the vetting process, it is registered on the waiting list and the applicant receives a blue acknowledgement card (so-called "blue card") bearing an application number. This process usually takes two to three months. Among the respondents in this survey, 55.1% were waitlisted within three months, 30.3% required four to six months and 14.6% required seven or more months for this process to be completed.

6.13   While on the waiting list, applicants are allowed to make changes in the household particulars on their applications, but such changes may delay the application process. A majority of the respondents had made changes (66.9%) while about one-third (33.1%) did not.

Change of district

6.14   About 38.5% (193 cases) of the respondents had changed their requested district after they were waitlisted. The great majority (92.4%) changed from an extended urban area (96.7%) or the New Territories (85.7%) to an urban area such as those on Hong Kong Island or Kowloon.

Table 39: Changes in district applied for (%)

District in original application	District in changed application (%)			
	Urban area	Extended urban area	NT	Total (valid n)
Urban area	N.A.	83.3	16.7	100.0 (6)
Extended urban area	96.7	N.A.	3.3	100.0 (152)
NT	85.7	14.3	N.A.	100.0 (14)
Total	92.4	4.1	3.5	100.0 (172)*

* Twenty-one households refused to indicate the change of district in their applications; these were excluded in the above table.

6.15   Respondents gave their reasons for such changes as wanting a district closer to their workplace (77.3%), better for their children's study (68.5%), and more convenient for transportation (74.4%). However, given the scarcity of public rental housing in urban areas, changing the requested district to an urban area would undoubtedly extend the waiting time for a housing offer. About half of the respondents (59.0%) indicated they were aware that making such a change would affect their waiting time; 41.0% claimed they did not know.

Other Changes

6.16   About 31.3% of respondents changed the information they had submitted in their applications, such as the number of family members to be included in the application, and 17.8% did not meet the requirement of having resided in Hong Kong for seven years, and thus were not eligible for PRH.

Table 40: Changes after registration on WL

Changes	%
Changed district	38.5
Changed household information (e.g. increase or decrease of household members)	31.3
Did not meet the requirement that over half of the household members had resided in Hong Kong for seven years	17.8
Household income exceeded upper limit of application	2.8
Changed district due to family/medical grant	1.0
Other changes	0.8
None of the above	33.1

Housing allocation

Vetting interview

6.17   Housing Department staff will arrange an eligibility vetting interview for the applicant according to the priority the application is given on the waiting list. The applicant will be informed of his or her eligibility within two months after the Housing Department has received all the requisite documents. The date of acceptance or rejection of the application will be the day on which the vetting is completed.

Offer of housing unit

6.18   Among the respondents, 56.5% had not yet undergone the eligibility vetting interview, whereas 43.5% had had the interview.

Waiting Time

From registration to vetting interview

6.19   Of the 43.5% of respondents that had undergone the vetting interview, the average waiting time was 46 months (three years and 10 months) from the time of registration (receipt of the blue card) to the vetting interview. Of these, 34.4% had waited less than three years, 26.3% had waited three to four years, 26.5 had waited four to six years, and 12.6% had waited more than six years.

Chart 41: Waiting time from registration to vetting interview (%)
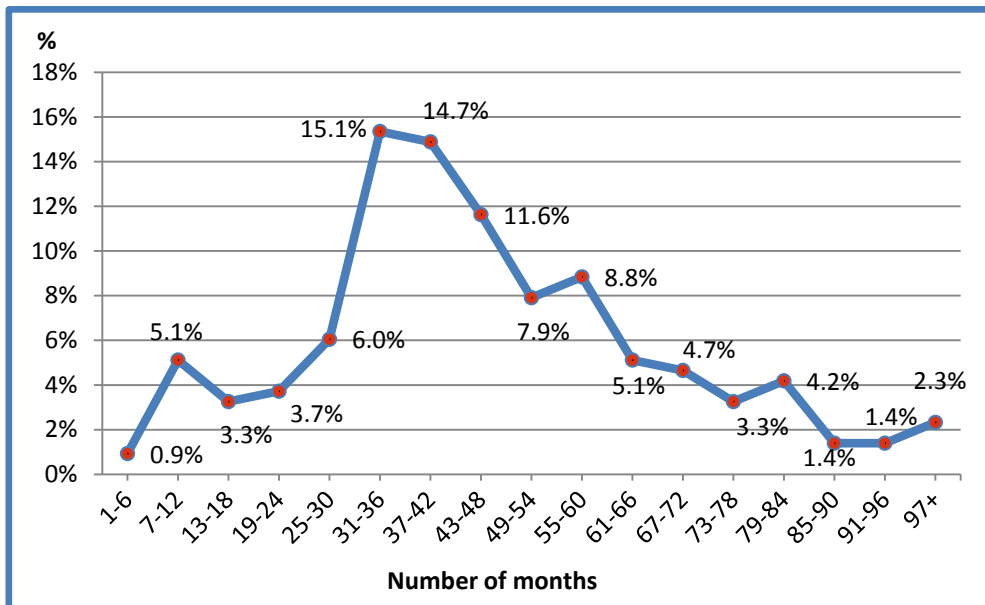
From registration to first allocation of housing unit

6.20   At the time of the survey, 26.3% (132 households) of respondents had been offered a first housing allocation. Among them, 22.4% had been waitlisted for 13 months to three years or less, and 77.6% had waited more than three years.

6.21   Among those who had received a first offer, 57.6% had changed the particulars and waited more than three years in the course of application. Most of them had changed the district (61.1%); 54.2% changed the number of household members in the application; and 16.7% did not fulfill the requirement that over half of its members had lived in Hong Kong for seven years.

Table 42: Changes in the application (%)

Changes (%)	Years from blue card to first offer		
	< 3	3 +	Total (valid n)
From blue card to first offer	**22.4**	**77.6**	**100.0 (125)***
Changed their particulars	**12.8**	**57.6**	**70.4 (88)**
Did not change their particulars	**9.6**	**20.0**	**29.6 (37)**
Among those who changed their particulars (valid n = 88), changes were made in at least one of the following items:			
Household income exceeded upper limit of eligibility	-	5.6	4.5
Changed district	81.3	61.1	64.8
Changed no. of household members	37.5	54.2	51.1
Changed district due to family/ medical grant	6.3	1.4	2.3
Less than half the household members had resided in Hong Kong for seven years	12.5	16.7	15.9
Others	6.3	1.4	2.3

* Seven households refused to indicate the period between receiving a blue card and their first offer and were excluded in the above table.

Table 43: Changes in the application (excluding changes of district) (%)

Changes (excluding district) (%)	Years from blue card to first offer		
	< 3	3 +	Total (valid n)
From blue card to first offer	**22.4**	**77.6**	**100.0 (125)***
Changed their particulars	**7.2**	**40.8**	**48.0 (60)**
Did not change their particulars	**15.2**	**36.8**	**52.0(65)**
For those who changed their particulars (valid n =60), the changes included at least one of the following items:			
Household income exceeded upper limit of eligibility	-	7.8	6.7
Changed no. of household members	66.7	76.5	75
Changed district due to family/ medical grant	11.1	2.0	3.3
Less than half the household members had resided in Hong Kong for seven years	22.2	23.5	23.3
Others	11.1	2.0	3.3

* Seven households refused to indicate the period between receiving a blue card and their first offer and were excluded in the above table.

6.22   A majority (73.7%, or 369 cases) of the waitlisted applicants had not been offered a housing allocation. Among them, 52.0% had waited three to four years, 23.6% had waited four to five years and 24.4% had waited five years or more.

6.23   A majority (65.9%) of applicants had changed the particulars in their applications. Of these, 54.7% had changed the district, 45.7% changed the number of household members in the application, and 30.5% failed to meet the requirement that over half of the family members had lived in Hong Kong for seven years.

Table 44: Changes in the application (%)

Changes	Years from blue card to present			
	3 - < 4	**4 - < 5**	**5+**	**Total (valid n)**
From blue card to present with no offer	**52.0**	**23.6**	**24.4**	**100.0 (369)**
Changed particulars	**29.5**	**15.4**	**20.9**	**65.9(243)**
Did not change particulars	**22.5**	**8.1**	**3.5**	**34.1(126)**
For those who changed their particulars (valid n =243), the changes included at least one of the following items:				
Household income exceeded upper limit of eligibility	1.8	3.5	7.8	4.1
Changed district	52.3	54.4	58.4	54.7
Changed no. of household members	48.6	35.1	49.4	45.7
Changed district due to family/ medical grant	-	1.8	1.3	0.8
Less than half the household members had resided in Hong Kong for seven years	28.4	29.8	33.8	30.5
Others	1.8	-	-	0.8

Table 45: Changes in the application (excluding changes of district) (%)

Changes (excl. changes of district)	Years from blue card to now			
	3 - < 4	4 - < 5	5+	Total (valid n)
From blue card to present with no offer	**52.0**	**23.6**	**24.4**	**100.0 (369)**
Changed particulars	**21.1**	**9.5**	**15.2**	**45.8 (169)**
Did not change particulars	**30.9**	**14.1**	**9.2**	**54.2 (200)**
For those who changed their particulars (valid n =169, changes included at least one of the following items:				
Household income exceeded upper limit of eligibility	2.6	5.7	10.7	5.9
Changed no. of household members	67.9	57.1	67.9	65.7
Changed district due to family/ medical grant	-	2.9	1.8	1.2
Less than half the household members had resided in Hong Kong for seven years	39.7	48.6	46.4	43.8
Others	2.6	-	-	1.2

6.24   The main reason for rejecting a housing offer was that the housing estate was too far from the place of work or study. None were rejected due to high rent.

Table 46: Reasons for rejecting offer (%)

Reason for rejection	1st allocation	2nd allocation
Far away		
From workplace	37.8	20.0
From study place	26.1	22.9
Estate too far away	47.9	37.1
Not satisfied with conditions of the housing unit	22.7	11.4
Location (level/direction) not good	19.3	25.7
Facilities of estate not good	5.0	5.7
Unhappy incident had occurred in the unit	12.6	17.1
Others	16.8	25.7

6.25   The different waiting periods throughout the application process are shown
        below, for those who received a housing offer and those who did not.

Table 47: Percentage of cases offered housing

Process	Total N (%)
From registration of WL(receiving blue card) to present	**501 (100%)**
No housing offer	369 (73.7%)
Received housing offer	132 (26.3%)

Table 48: Average waiting time for those not offered housing

Process for those not offered housing	Total N (%)	Average Waiting Time
From registration of WL (receiving blue card) to present	**369 (100%)**	**52.6 months or 4.4 years**
Offered vetting interview		
Went through vetting interview	283 (76.7%)	
No vetting interview	86 (23.3%)	
Revised information		
Did not revise information	200 (54.2%)	
Revised information	169 (45.8%)	

Table 49: Average waiting time for those offered housing

Process for those offered housing	Total N	Average Waiting Time (Valid N)
From registration of WL(receiving blue card) to present	**132**	
From blue card to first offer	132	54.3 months or 4.5 years (125)
From first offer to second offer	43	7.4 months (37)

公屋輪候冊申請人研究

訪問員編號：_____   參考編號：_____

研究介紹

你好，我是政策二十一有限公司的訪問員。我們受樂施會委託進行有關公屋輪候冊申請人研究。在今次訪問中你所提供的資料均會嚴加保密，亦只會作為本研究之用；有關個別人士的資料，我們保證不會向任何人士及政府部門透露。

篩選合資格受訪者

合資格受訪者指在房屋署的公屋輪候冊輪候**超過 3 年、非綜援受助人**及**現租住於私人房屋(不包括公屋及居屋)**的申請人。非長者一人申請者及高齡單身人士(即所有單身的申請者)除外。

S1. 請問你現在是否在房屋署的公屋輪候冊上有登記(即 2009 年 8 月中或以前持有藍卡)，仍等待輪候入住公屋呢？
　　　(1) □ 是，等待了超過三年
　　　(2) □ 是，等待了三年或以下 (不是合資格受訪對象，問卷完)
　　　(3) □ 否　　　　　　　　　　　　(不是合資格受訪對象，問卷完)

S2. 請問你現時公屋申請計劃的類別：
　　　(1) □ 一般家庭申請
　　　(2) □「共享頤年」優先配屋計劃(所有申請人為年滿 58 歲人士)
　　　(3) □「天倫樂」優先配屋計劃(申請包括最少一名年滿 60 歲人士)
　　　(4) □ 非長者一人申請　　　　　　(不是合資格受訪對象，問卷完)
　　　(5) □「高齡單身人士」優先配屋計劃 (不是合資格受訪對象，問卷完)

S3. 請問你現在有否領取綜援(不包括公共福利金計劃如傷殘津貼／高齡津貼)？
　　　(1) □ 沒有
　　　(2) □ 有　　　　(不是合資格受訪對象，問卷完)

S4. 居所租住權：
　　　(1) □ 自置居所 (不是合資格受訪對象，問卷完)
　　　(2) □ 全租戶
　　　(3) □ 合租戶　　共有幾多伙人[1]：____
　　　(4) □ 二房東　　共有幾多伙人[1]：____
　　　(5) □ 三房客　　共有幾多伙人[1]：____
　　　(6) □ 免租（如：僱主提供／家人提供／免租），請註明：____　　(不是合資格受訪對象)

S5. 住屋類型：
　　　(1) □ 整個單位　　　　(4) □ 劏房或套房 (獨立廚廁)
　　　(2) □ 板間房／梗房　　(5) □ 臨時房屋 (天台建築物/臨時建築物/寮屋))
　　　(3) □ 牀位、閣樓　　　(6) □ 其他，請註明：____

[1]一伙人是指一群住在一起及分享生活所需（如膳食、日常開支）的人士，他們之間不一定有親戚關係。因此，自己單獨安排生活所需的個別人士亦視作一伙

如符合篩選資格，請邀請公屋輪候冊的申請人作答。

A. 住戶資料

A1. 同住成員人數：＿＿＿＿＿＿

同住成員編號	戶主	2	3	4	5	6
A2. 與戶主關係 1 配偶　　　　6 前輩親屬 2 子女　　　　7 同輩親屬 3 孫　　　　　8 晚輩親屬 4 父母　　　　9 其他，請註明：＿＿＿＿ 5 兄弟姊妹						
A3. 性別：　1 男　　　　2 女						
A4. 年齡 [足齡計]：						
A5. 婚姻狀況： 1 從未結婚　　4 分居 2 已婚　　　　5 離婚 3 同居　　　　6 喪偶						
A6. 在港居住年期： 1 自出生至今　2 自＿＿＿＿年＿＿＿＿月來港						
A7. 你及你的家庭成員有沒有身體缺損(身體活動能力受限制、視覺或聽覺有困難、語言表達有困難、精神病、智障、自閉症等)？ 1　有身體缺損 2　沒有任何身體缺損						
A8. 經濟活動狀況： 1 僱員 2 自僱（並沒有僱用他人或受僱於人的人） 3 僱主（最少僱用一人為其工作的人） 4 無酬家庭從業員 5 學生 6 家務料理者 7 退休人士 8 無業／失業						

B. 公屋輪候冊申請人的現居狀況

B1. 你租住此單位的時期：＿＿＿＿＿年＿＿＿＿＿ 月

B2. 你現時所租住的單位／地方的實用面積(獨佔的面積，不包括與其他住戶共用的地方)：＿＿＿＿＿＿平方呎

(1) ☐ 70 平方呎以下　　　　　(5) ☐ 280-349 平方呎
(2) ☐ 70-139 平方呎　　　　　(6) ☐ 350-419 平方呎
(3) ☐ 140-209-平方呎　　　　(7) ☐ 420 平方呎或以上
(4) ☐ 210-279 平方呎

B3. (全租的住戶)　　　　　　　　　　　　(合租的住戶)
你現時所租住的單位內有沒有以下設備?　　你現時與其他伙人合租的單位內有沒有以下設備?
(可選多項)　　　　　　　　　　　　　　　(可選多項)
(1) ☐ 獨立門口　　　　　　　　　　　　　(1) ☐ 獨立門口
(2) ☐ 廚房　　　　　　　　　　　　　　　(2) ☐ 廚房　　(a) ☐ 自用　(b) ☐ 共用
(3) ☐ 廁所　　　　　　　　　　　　　　　(3) ☐ 廁所　　(a) ☐ 自用　(b) ☐ 共用
(4) ☐ 沒有廚房但有簡單的煮食設施　　　　(4) ☐ 窗戶
(5) ☐ 窗戶　　　　　　　　　　　　　　　(5) ☐ 沒有以上設備

B4. 在過去三年，有沒有搬屋？

   (1) □ 有，   **(a)** 請問搬屋的次數：＿＿＿

               (b) 上一次租住單位／地方的地區：＿＿＿＿＿＿＿＿

               (c) 實用面積(獨佔的面積)：＿＿＿＿＿＿平方呎

                  (1) □ 70 平方呎以下   (5) □ 280-349 平方呎
                  (2) □ 70-139 平方呎   (6) □ 350-419 平方呎
                  (3) □ 140-209-平方呎   (7) □ 420 平方呎或以上
                  (4) □ 210-279 平方呎

               (d) 上一次為什麼搬屋?
                  (1) □ 加租
                  (2) □ 不獲續租
                  (3) □ 沒有足夠居住空間
                  (4) □ 其他原因，請註明：＿＿＿＿＿＿＿

   (2) □ 沒有

B5. 在過去一年，現時所租住的單位租金有否調整?
   (1) □ 加租，增加金額約：＿＿＿＿＿＿
   (2) □ 減租，減少金額約：＿＿＿＿＿＿
   (3) □ 沒有調整

B6. 這幢樓宇有沒有升降機?
   (1) □ 有
   (2) □ 沒有

B7. 你現時所租住的單位內有沒有以下問題嗎? 如有，問題嚴重嗎?

	有，					(0) 沒有
	(1)非常嚴重	(2) 嚴重	(3) 一般	(4) 不嚴重	(5) 非常不嚴重	此問題
a. 漏水	□	□	□	□	□	□
b. 鋼筋外露	□	□	□	□	□	□
c. 石屎剝落	□	□	□	□	□	□
d. 電線鋪設零亂	□	□	□	□	□	□

B8. 你認為這幢樓宇的居住環境如何?

	(1)非常滿意	(2)滿意	(3)一般	(4)不滿意	(5)非常不滿意
a. 大廈內的衛生情況	□	□	□	□	□
b. 大廈走廊的暢通程度	□	□	□	□	□
c. 走火通道(後樓梯)的暢通程度	□	□	□	□	□
d. 大廈滲水情況	□	□	□	□	□
e. 大廈電力供應情況	□	□	□	□	□
f. 防火設備	□	□	□	□	□

B9. 你認識你的鄰居嗎?

(1) □ 非常熟悉 (2) □ 頗熟悉　(3) □ 一般 (4) □ 不甚認識 (5) □ 完全不認識

B10. 你跟鄰居的關係如何?

(1) □ 非常好 (2) □ 好　　(3) □ 一般 (4) □ 差　　(5) □ 非常差

B11. 在有需要的時候,你可以找到鄰居傾訴或幫手嗎?

(1) □ 隨時　(2) □ 經常　(3) □ 有時 (4) □ 甚少　(5) □ 永不

B12. 你認為住在這裡而所建立的社交網絡重要嗎?

(1) □ 非常重要 (2) □ 頗重要　(3) □ 一般 (4) □ 不太重要 (5) □ 完全不重要

B13. 你認為現時的居住環境如何?

	(1) 非常滿意	(2) 滿意	(3) 一般	(4) 不滿意	(5) 非常不滿意	(88) 不適用
a. 食水清潔度	□	□	□	□	□	
b. 單位空氣流通度	□	□	□	□	□	
c. 沖廁水清潔度	□	□	□	□	□	
d. 居住擠迫度[10]	□	□	□	□	□	

d1. 有否因此與家人吵架? (1) □ 有　(2) □ 沒有

e. 單位內走廊／走火通道的暢通程度[11]	□	□	□	□	□	
f. 通風程度	□	□	□	□	□	
g. 私隱程度	□	□	□	□	□	
h. 子女的學習空間	□	□	□	□	□	□

h1. 有否因此影響子女的學習? (1) □ 有　(2) □ 沒有

B14. 你覺得自己同仔女嘅關係點呢 (10 分非常好;1 分非常差)　＿＿＿＿＿分 (88= 不適用)

B15. 你覺得自己同家庭嘅關係點呢 (10 分非常好;1 分非常差)　＿＿＿＿＿分

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10 這是主觀量度居住密度的方法

11 這是主觀量度方法,視乎走廊／走火通道有幾經常/有多少雜物阻礙

C. 未來住屋計劃

C1. 請指出下列所有影響你在獲配公屋時選擇該單位的因素的重要程度，並按重要性排列出首 **3** 位最重要的因素。

	完全									十分	以"1","2","3"排列出首3位最重要的因
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
a. 租金	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
b. 地區(如工作或上學地點)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
c. 交通	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
d. 屋苑設施 (例如: 康樂設施、購物商場)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
e. 樓齡	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
f. 座向 / 層數	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
g. 單位面積	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
h. 單位樓面設計 / 間格	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
i. 曾否發生過不愉快事件(如命案或追債）	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
j. 區內治安	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
k. 其他因素，請註明：＿＿＿＿＿＿	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
l. 其他因素，請註明：＿＿＿＿＿＿	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
m 其他因素，請註明：＿＿＿＿＿＿	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	

D. 申請情況

I　遞交表格　　時間：20＿＿＿年＿＿＿月	II　獲得藍卡　　時間：20＿＿＿年＿＿＿月	III　配屋資格審查(見主任)　時間：20＿＿＿年＿＿＿月 □未曾見主任(跳問 Part E)

I 欄

1. 你申請公屋的原因是什麼? (可選多項)

(1) □ 當時居所空間小　　(4) □ 當時居所租金貴
(2) □ 當時居住環境欠佳　　(5) □ 與當時住戶成員分戶
(3) □ 失業／收入減少　　(6) □ 其他，請註明：＿＿＿＿＿

2. 你申請公屋的成員是否與現時跟你同住的成員相同呢?

(1) □ 是 (跳問 Q3)
(2) □ 否，你現時的公屋申請有多少位成員：＿＿＿＿＿位

與申請人關係	年齡	居港年期 (自出生至今者請於年份欄填 "1")
第一位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港
第二位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港
第三位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港
第四位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港
第五位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港
第六位 ＿＿＿＿	＿＿＿	自＿＿＿＿年＿＿＿月來港

3. 你最初申請時，選擇了什麼地區呢?

(1) □ 市區（包括港島及九龍）
(2) □ 擴展市區（包括東涌、沙田、馬鞍山、將軍澳、荃灣、葵涌及青衣）
(3) □ 新界（包括屯門、元朗、天水圍、上水、粉嶺及大埔）
(4) □ 離島（不包括東涌）

4. 請問你的理想分配地區是：(可選多項)

香港島　　九龍　　　新界
(1)□中西區　(5)□油尖旺區　(10)□葵青區　(15)□大埔區
(2)□灣仔區　(6)□深水埗區　(11)□荃灣區　(16)□沙田區
(3)□東區　　(7)□黃大仙區　(12)□屯門區　(17)□西貢區
(4)□南區　　(8)□觀塘區　(13)□元朗區　(18)□離島區(不包括東涌)
　　　　　　(9)□九龍城區　(14)□北區　(19)□東涌

II 欄

5. 你在遞交申請表至收到藍卡期間有遇到困難嗎?

(1) □ 有，請問你的困難是：(可選多項)
　　(1) □ 對申請程序不熟悉
　　(2) □ 文件繁多
　　(3) □ 房署職員未能提供適當的協助
　　(4) □ 其他，請註明：＿＿＿＿＿＿
(2) □ 沒有

6. 取得藍卡後，你曾改變申請的地區嗎?

(1) □ 有　（請問改變申請的日期：20＿＿＿年＿＿＿月）
　(a) 轉變到什麼地區：
　　(1) □ 市區（包括港島及九龍）
　　(2) □ 擴展市區（包括東涌、沙田、馬鞍山、將軍澳、荃灣、葵涌及青衣）
　　(3) □ 新界（包括屯門、元朗、天水圍、上水、粉嶺及大埔）
　　(4) □ 離島（不包括東涌）
　(b) 轉變的原因是：(可選多項)
　　(1) □ 就近工作地點
　　(2) □ 就近子女上學地點
　　(3) □ 交通方便
　　(4) □ 其他，請註明：＿＿＿＿＿
　(c) 你清楚了解轉變申請的地區可能會影響你申請的輪候時間嗎?
　　(1) □ 十分清楚
　　(2) □ 清楚
　　(3) □ 不清楚
　　(4) □ 十分不清楚

(2) □ 沒有

7. 你在申請公屋期間曾否出現下列情況?如有，請追問由開始至完成處理下列情況所需要的時間(若尚未完成，請計算直至現在的時間)? (可選多項)

(1) □ 家庭每月工資或家庭資產超過限額　＿＿＿＿月

(2) □ 更改選擇地區　　　　　　　　　　＿＿＿＿月

(3) □ 更改住戶資料(如申請表中的人數增減) ＿＿＿＿月

(4) □ 由於因醫療/家庭因素而指定編配地點 ＿＿＿＿月

(5) □ 居港年期規定 (如一半以上成員未符合居港七年的編配規定)　＿＿＿＿月

(6) □ 其他，請註明：＿＿＿＿＿＿　＿＿＿＿月

(7) □ 沒有出現以上情況

III / IV 欄

IV　配房階段　　第一次配房時間：20＿＿＿年＿＿＿月
□未曾獲分配房屋 (跳問Part E)

8. 你曾多少次獲分配房屋?

(1) □ 1 次　地區：＿＿＿＿＿　屋邨名稱：＿＿＿＿＿
(2) □ 2 次　地區：＿＿＿＿＿　屋邨名稱：＿＿＿＿＿
(3) □ 3 次　地區：＿＿＿＿＿　屋邨名稱：＿＿＿＿＿
(4) □多於 3 次，請註明原因：＿＿＿＿＿＿

9. 你不接受所分配房屋的原因是：(可選多項)

第一次
(1) □ 遠離工作地點
(2) □ 遠離子女上學地點
(3) □ 屋邨位置偏遠
(4) □ 不滿意單位狀況（如鋼筋外露）
(5) □ 樓層不合意／坐向欠佳
(6) □ 屋邨情況（設施或保安）欠佳
(7) □ 租金太高
(8) □ 曾發生不愉快事件(如命案或追債）
(9) □ 其他，請註明：＿＿＿＿＿

第二次 配屋時間：20＿＿＿年＿＿＿月
(1) □ 遠離工作地點
(2) □ 遠離子女上學地點
(3) □ 屋邨位置偏遠
(4) □ 不滿意單位狀況（如鋼筋外露）
(5) □ 樓層不合意／坐向欠佳
(6) □ 屋邨情況（設施或保安）欠佳
(7) □ 租金太高
(8) □ 曾發生不愉快事件(如命案或追債）
(9) □ 其他，請註明：＿＿＿＿＿

第三次 配屋時間：20＿＿＿年＿＿＿月
(1) □ 遠離工作地點
(2) □ 遠離子女上學地點
(3) □ 屋邨位置偏遠
(4) □ 不滿意單位狀況（如鋼筋外露）
(5) □ 樓層不合意／坐向欠佳
(6) □ 屋邨情況（設施或保安）欠佳
(7) □ 租金太高
(8) □ 曾發生不愉快事件(如命案或追債）
(9) □ 其他，請註明：＿＿＿＿＿

E. 經濟狀況

	跟住我想同你傾下你家庭嘅收入狀況。	E1.
		家庭平均每月收入：
a.	你的工作收入(包括全職、兼職及做生意嘅收入、佣金、花紅及津貼)	
b.	長俸	
c.	投資收入(如利息及股息等)	
d.	租金收入	
e.	非同住配偶供養嘅生活費	
f.	非同住父母供養嘅生活費	
g.	非同住子女／女婿／新抱／孫／外孫供養嘅生活費	
h.	其他非同住親戚供養嘅生活費	
i.	高齡津貼 (生果金) [高齡津貼每月為$ 1,090]	
j.	傷殘津貼 [高額傷殘津貼每月為$2,790、普通傷殘津貼每月為$1,395]	
k.	鼓勵就業交通津貼 (每月 600 元的全額津貼（每月工作不少於 72 小時）或每月 300 元的半額津貼（每月工作不足 72 小時但不少於 36 小時）)	
l.	其他家庭成員的收入(包括全職、兼職及做生意嘅收入、佣金、花紅及津貼)	
m	其他收入	
n.	總收入	

	跟住我想同你傾下你家庭嘅支出狀況。	E2.
		家庭平均每月支出：
a.	自住居所租金費用(包括管理費、差餉同埋地租)	
b.	水費、電費　　　❏按用量收費　　❏定額收費	
c.	煤氣費　　　　　❏按用量收費　　❏定額收費	
d.	電話費(包括固網及流動電話)及上網費	
e.	膳食費用 (包括出外用膳同喺屋企用膳嘅費用)	
f.	交通費用 (包括搭車)	
g.	醫療及保健費用(例如睇醫生、購買保健食品及用品)	
h.	子女教育費用	
i.	供養非同住屋企人或其他親人嘅生活費	
j.	其他主要嘅日常生活開支(例如購買家庭用品及衣服鞋襪嘅費用、娛樂消閒及個人服務費用等)	
k.	其他開支 (請說明：　　　　　　　　　　　　)	
l.	總開支	

全卷完