

# LCQ21: Resumption of public rental housing units and Well-off Tenants Policies

Following is a question by the Hon Elizabeth Quat and a written reply by the Secretary for Housing, Ms Winnie Ho, in the Legislative Council today (June 18):

Question:

According to government information, 15 000-odd public rental housing (PRH) units were recovered by the Housing Department for various reasons in 2023, which was 55 per cent more than the annual number of about 10 000 units in the past. Regarding the recovery of PRH units and the Well-off Tenants Policies, will the Government inform this Council of the following information in the past five financial years:

- (1) the number of PRH units recovered each year for the following reasons:
  - (i) death of principal tenants or principal tenants being admitted to residential care homes;
  - (ii) principal tenants having purchased subsidised sale flats;
  - (iii) tenants moving out due to breach of tenancy agreements (e.g. □accruing 16 points within two years under the Marking Scheme for Estate Management Enforcement or defaulting on rent payment);
  - (iv) tenants moving out due to failure or refusal to return the declaration form on income and assets as required;
  - (v) tenants moving out as their family income/total household net asset value exceeded the limits prescribed under the Well-off Tenants Policies;
  - (vi) tenants were asked to move out as their household members owned domestic properties in Hong Kong;
  - (vii) voluntary surrender of units by tenants (including moving to other regions/countries, moving to other residences, or for unknown reasons);
  - (viii) tenants moving out upon application for transfer; and
  - (ix) other reasons;
- (2) the number of recovered PRH units used for allocation to applicants on the PRH Waiting List each year;
- (3) the number of Notices-to-quit (NTQs) issued by the Hong Kong Housing Authority (HA) to PRH tenants each year and, among them, the number of tenants who lodged appeals in this regard, together with a breakdown by the outcome of the appeals (e.g. □cancellation of NTQs, amendment of NTQs and setting of conditions for the tenants lodging appeals to rectify the violations, as well as unsuccessful appeals);
- (4) the number of cases received by the HA in which applications for granting of new tenancy agreements were made by authorised members of the units due to

the death or moving out of the original principle tenants and, among such cases, the number of those which were approved and rejected; among the approved cases, the number of those in which the PRH units involved were granted approval for addition of household members to the tenancy in the past three years;

(5) the number of PRH tenants who had successfully applied for deletion of household members from the tenancy each year and, among them, the number of those who were well-off tenants; and

(6) the respective numbers of PRH tenants who were required under the Well-off Tenants Policies to pay (i) 1.5 times net rent plus rates and (ii) double net rent plus rates each year?

Reply:

President,

In response to the questions raised by the Hon Elizabeth Quat, our reply is as follows:

(1) In the past five financial years (i.e. 2020/21 to 2024/25), the numbers of public rental housing (PRH) units recovered by the Hong Kong Housing Authority (HA), categorised by reasons for recovery, are listed in Annex 1.

(2) Based on the established allocation policies and programmes, the HA allocates newly completed and refurbished recovered PRH units to meet the needs of applicants under various categories. We will allocate most of the units to PRH applicants and closely monitor the actual allocation figures of other categories (e.g. Compassionate Rehousing) to ensure that any units in excess of the estimated demand under other categories would be allocated to PRH applicants by the end of the year. In the past five financial years, the actual numbers of recovered PRH units allocated to PRH applicants and applicants under other categories are tabulated in Annex 2.

(3) In the past five financial years, the numbers of Notices-to-quit issued by the HA, the numbers of appeal cases received by the Appeal Panel (Housing), and the numbers of appeal cases heard by the Appeal Panel (Housing) as well as the rulings are set out by category in Annex 3.

(4) According to the HA's existing Policy on Grant of New Tenancy (GNT), upon the death or moving out of the principal tenant of a PRH unit, the tenancy can be granted to his/her spouse who has been listed in the tenancy. If there is no surviving spouse listed in the tenancy, one of the authorised family members currently living in the unit can be granted a new tenancy, provided that the Comprehensive Means Test and Domestic Property Test set at the level of Well-off Tenants Policies are passed. In the past five financial years, there were approximately 32 000 GNT cases approved upon the death or moving out of the original principal tenant. The Housing Department (HD) does not keep statistics on the number of rejected applications for GNT and the number of approved GNT cases which involved addition of household members.

(5) In the past five financial years, the HA approved an average of about 44 000 cases per year on the deletion of family members from PRH tenancies. Among these cases, around 16 700 cases arose from death or admission to elderly homes, while the remaining of about 27 300 cases resulted from moving out or other reasons. The HD does not keep statistics on the number of aforesaid cases which involved "well-off tenants".

(6) In the past five financial years, the numbers of PRH tenants under the HA required to pay 1.5 or double net rent plus rates are listed in Annex 4.