PAPER NO. SHC 11/2025

Memorandum for the Subsidised Housing Committee of the Hong Kong Housing Authority

Tightening the "Well-off Tenants Policies" and Reviewing the Implementation Details

PURPOSE

This paper invites Members to endorse the proposals to tighten the "Well-off Tenants policies" (WTP) and rationalise some of the implementation details.

RECOMMENDATIONS

2. Members are invited to endorse –

(a) raising the additional rents for well-off tenants (paragraphs 6 to 7);

(b) adjusting the threshold for vacating public rental housing (PRH) flats (paragraphs 8 to 9);

(c) measures to encourage upward mobility of well-off tenants in PRH (paragraphs 11 to 14);

(d) rationalising the implementation details of WTP (paragraphs 16 to 23); and

(e) declassification of this paper (paragraph 33).

BACKGROUND

3. The Hong Kong Housing Authority (HA)'s Housing Subsidy Policy, which has been implemented since April 1987, and the Policy on Safeguarding Rational Allocation of Public Housing Resources, which was endorsed in April 1996, are commonly referred to as the WTP. According to the revised WTP implemented since October 2017, households who have been living in PRH for ten years are required to make a declaration of income and assets as well as whether they have any domestic property ownership in Hong Kong every two years[Note 1]. Households whose family income exceeds five times the prevailing PRH income limits (PRHILs) or whose total household net asset value exceeds 100 times the prevailing PRHILs or who have domestic property ownership in Hong Kong (applicable to all PRH households regardless of their length of residence in PRH), or refuse to make declaration should vacate their PRH flats. Subsequently, HA endorsed the enhanced WTP in May 2023. Starting from the declaration cycle of October 2023, all PRH households are required to declare every two years after admission to PRH on whether they have any domestic property ownership in Hong Kong. They should make declaration to HA after having acquired a domestic property in Hong Kong (within one month of entering into any agreement, including provisional agreements).

Note 1 The tenants below are exempted from the WTP: All members are (a) aged 60 or above, (b) receiving Comprehensive Social Security Assistance, (c) eligible for/ receiving Social Welfare Department's Disability Allowance, (d) in different combinations of a, b and/ or c above or (e) on shared tenancies.

4. Under the WTP, PRH households who do not have domestic property ownership in Hong Kong and whose household income exceeds two times and not more than three times the prevailing PRHILs, will be required to pay 1.5 times net rent plus rates; if their household income exceeds three times and not more than five times the prevailing PRHILs, they will be required to pay double net rent plus rates. Nevertheless, these tenants may continue to reside in their PRH units. As at end-December 2024, there are about 42 300 well-off tenants under HA (accounting for about 5.2% of the total PRH households) who are paying additional rent[Note 2].

5. As public housing resources are precious, we need to ensure that the resources are used rationally to help those most in need, while also facilitate tenants to accumulate wealth and achieve upward mobility. The Chief Executive announced in the "2024 Policy Address" that in order to expedite the circulation of PRH flats, HA would tighten up the WTP by raising the additional rent and lowering the income limits for well-off tenants. In this light, we held a brainstorming session on 13 December 2024 to consult Members of the Subsidised Housing Committee (SHC). Members generally opined that HA should reduce subsidy for well-off tenants so as to focus its resources on those with the most pressing needs. At the same time, appropriate measures should be introduced to encourage well-off tenants to achieve upward mobility.

Note 2 As at end-December 2024, there are about 42 300 well-off tenants under HA (accounting for about 5.2% of the total PRH households), of which about 36 300 households (accounting for about 4.5% of the total PRH households) and about 5 800 households (accounting for about 0.7% of the total PRH households) were paying 1.5 times and double net rent plus rates respectively, and about 200 households (accounting for about 0.02% of the total PRH households) were paying market rent. Upon the endorsement of SHC 8/2025 and the consequential adjustment of the PRHILs in 2025/26, the total number of well-off tenants will be about 40 600 (accounting for about 5.0% of the total PRH households), of which about 35 000 households (accounting for about 4.3% of the total PRH households) whose family income will exceed two times and not more than three times the PRHILs; 4 200 households (accounting for about 0.5% of the total PRH households) whose family income will exceed three times and not more than four times the PRHILs; 1 200 households (accounting for about 0.1% of the total PRH households) whose family income will exceed four times and not more than five times the PRHILs; and about 200 households (accounting for about 0.02% of the total PRH households) whose family income will exceed five times the PRHILs.

Tightening up the WTP

Raising the additional rent for well-off tenants

6. As there is a significant difference between the rent paid by the well-off tenants and the market rent in private housing, there are views in the society that the HA should reduce the subsidy for the well-off tenants so as to allocate the resources more properly. Having examined the current rent level of well-off tenants in PRH, we find that the rent to total household income of well-off tenants accounts for an average of about 7%, which is lower than that of 10% of the general PRH tenants. It is even much lower than the median rent-to-income ratio of 31.5%[Note 3] for households renting private residential flats. This suggests room for upward adjustment of the rents payable by well-off tenants.

7. We propose that households whose family income exceeds two times and not more than three times the prevailing PRHILs will be required to pay 2.5 times net rent plus rates; households whose family income exceeds three times and not more than four times the prevailing PRHILs will be required to pay 3.5 times net rent plus rates; households whose family income exceeds four times and not more than five times the prevailing PRHILs will be required to pay 4.5 times net rent plus rates (Details at **Annex**)[Note 4]. Upon implementation of the proposal, average rent to total household income of well-off tenants will account for about 11%, comparable to that of the PRH tenants in general.

Note 3 According to the results of the 2021 Population Census.

Note 4 Households that are required to vacate their PRH flats but have a temporary housing need may apply for a fixed-term licence to stay in the concerned PRH flats for maximum of 4 months, during which a licence fee equivalent to the 4.5 times net rent plus rates or market rent, whichever is higher, is charged.

Adjusting the threshold for vacating PRH flats

8. There are also voices in the community that it is too lenient to require a household to move out only if their income exceeds five times the existing PRHILs. For example, a 4-member household will only be required to vacate the flat when their monthly income is about $150,000 or more[Note 5]. However, if the proposal in paragraph 7 above is endorsed, the additional rent increase for well-off tenants would already be at least 60% to 80%. On the other hand, the supply of small flats in the private market is expected to decrease under the basic housing units regulatory regime and there is also a growing demand from non-local talents for private market flats. If the threshold is adjusted downwards immediately for all well-off tenants, many of them will have to switch to the private market and suffer the adverse impact thus caused. Taking into account the above factors and the current economic situation, we propose that we should not lower the threshold for vacating flats indiscriminately at this stage.

9. However, well-off tenants are supposed to be the group striving for success. The HA should consider requiring well-off tenants of the highest income group to vacate their flats after a certain period. We propose that PRH tenants with income levels exceeding four times but not five times the PRHILs after two declaration cycles (i.e. four years) must also vacate their flats. At present, there are about 40,000 well-off tenants who are paying additional rents and the average number of years for which they have paid additional rents is 3.2 years. Among the well-off tenants whose incomes exceed four times but not five times the PRHILs, about 30% (around 400 households) have paid additional rents continuously for four years or more. This proposal will not affect tenants whose financial condition has just begun to improve, and it will also facilitate better-off PRH tenants to make early arrangements for vacating their PRH flats.

Measures to Encourage Upward Mobility of the Well-off Tenants

10. To encourage upward mobility of well-off tenants in PRH, alongside the tightening of the WTP, we propose to introduce a series of measures to help them purchase subsidised sale flats (SSF) more easily.

Note 5 The adjusted PRHILs for a four-person household for 2025/26 is $31,000 per month.

Raising the ratio of Green Form (GF) in respect of Home Ownership Scheme (HOS)

11. Starting from the Sale of Home Ownership Scheme (HOS) Flats 2020 (HOS 2020), the quota ratio between GF and WF applicants remains at the level of 40:60. To increase the chance of PRH tenants in purchasing HOS flats successfully, we will adjust the quota allocation ratio to 50:50 starting from the next HOS sales exercise. We will continue to adopt the flexible arrangement of re-allocating the unused quota of GF applicants to WF applicants and vice versa.

Allowing the well-off tenants who have moved out to retain their GF status

12. There are views that many well-off tenants in PRH interested in purchasing SSF are worried that they will lose the opportunity to purchase SSF with the GF status if they voluntarily move out from their PRH flats. To address this situation, we propose to allow well-off tenants who are paying additional rents (irrespective of the rent level) to retain their GF status for four years after voluntarily moving out from their flats, during which they may purchase first-hand HOS/Green Form Subsidised Home Ownership Scheme flats in the capacity as GF applicants, or SSF with premium not yet paid in the secondary market. This will help PRH tenants vacate their flats before finding suitable SSF, thus speeding up HA's recovery of PRH flats, and is beneficial to the turnover of PRH flats. Detailed arrangements will be announced later.

Introducing new arrangements in the sale of HOS flats to facilitate home ownership of the well-off tenants

13. To help well-off tenants stand a better chance of purchasing flats that they long for, we are exploring the introduction of new arrangements in the sale exercise of SSF to increase their chances of success in home ownership.

14. Under the whole package of enhancements to the WTP, we have on the one hand reduced the subsidy for well-off tenants, and at the same time allowed the well-off tenants with highest-income to have four years to make preparation, and at least a total period of eight years to purchase the SSF, thus increasing their chances of success, which is in line with HA's principles and mission of optimising the use of public housing resources and encouraging upward mobility.

Rationalising the Implementation Details of the WTP

15. HA reviews from time to time the implementation arrangements of the WTP to ensure that public housing resources are utilised in an optimal manner without causing undue inconvenience to the residents. In this regard, we propose to enhance the relevant implementation details.

Arrangements for PRH tenants who have purchased domestic properties in Hong Kong

16. Since October 2017, PRH households with ownership of domestic property in Hong Kong[Note 6] are required to vacate their PRH flats, irrespective of their household income or asset levels (Details at Paper No. SHC 7/2017). At that time, SHC discussed the temporary accommodation arrangements for households awaiting the completion of the SSF/private domestic property purchased. It was considered that a more stringent approach should be adopted. For households which have purchased SSF using WF status or purchased private domestic property, they should surrender their PRH flats voluntarily, otherwise the HA will issue Notice-to-Quit (NTQ) to the households concerned, requiring them to return their PRH flats[Note 7]. As for the GF applicants, the then prevailing

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Note 6 "Ownership of domestic property in Hong Kong" means the tenant/ licensee and/or his/her household member(s) has/have :

(a) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or

(b) have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or

(c) hold (including holding individually and / or together with any other household member(s) in the aggregate) more than 50% of shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong; or

(d) been a beneficiary of the estate of any deceased person which includes any domestic property or land in Hong Kong.

Domestic property includes any domestic property, uncompleted private domestic property, rooftop structures approved by the Building Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

Note 7 Upon the implementation of the enhanced WTP in October 2023, households with temporary housing needs after the issuance of NTQ by the Housing Department (HD) may apply for a Fixed-term Licence, the period has been shortened from 12 months to four months upon termination of tenancy.

arrangements that exempted households from surrendering their PRH flats until they take over the property purchased and continued to pay the prevailing level of rent would be continued[Note 8]. In 2023, HA further tightened the requirement by requiring PRH tenants and all members to indicate their agreement to make a declaration to HA after having acquired a domestic property in Hong Kong (within one month of entering into any agreement, including a provisional agreement) (Details at SHC 12/2023 (Revised)).

17. There are views that the arrangement under which PRH tenants have to vacate their PRH flats within a short period of time after signing the Agreement for Sale and Purchase (ASP) (including the Preliminary Agreement for Sale and Purchase (PASP)) for purchase of SSF in the capacity of WF applicant (individual member) or purchase of private domestic flats can be improved. This is because that on the one hand, PRH tenants may not be able to move into the flats they have purchased immediately, and on the other hand, they may find it difficult to afford the rents in the private market, which may discourage PRH tenants to achieve upward mobility.

18. To encourage and facilitate upward mobility of PRH tenants and with the completion of more SSF in the future, we propose that –

(a) for PRH tenants who have signed an ASP (including a PASP) to purchase a private domestic property or individual members of the household have purchased SSF[Note9] with WF status (regardless of whether the domestic property is completed or not), HA will continue to allow them to rent their existing PRH flats until their surrender of the PRH flats or deletion of the subject member from the tenancy after assignment and taking possession of the purchased property;

Note 8 In the light of the implementation, HA has, with effect from 19 April 2018, allowed tenants whose entire family purchases a SSF with WF status and undertakes to surrender their PRH flats upon taking possession of the purchased property not to vacate their PRH flats before taking possession of the purchased properties. The arrangements are in line with that of GF applicants.

Note 9 This includes the purchase of flat through SSF schemes under HA or Hong Kong Housing Society (HS), e.g. HA's White Form Secondary Market Scheme, HS' Flat-for-Sale Scheme Secondary Market, etc.

(b) during the above period, PRH tenants can continue to pay the prevailing level of rent, which is the same as those who have purchased SSF with GF status. However, while waiting for the handover, they must still declare in a timely manner according to the WTP declaration cycle and pay the corresponding level of rent according to their household income level; and

(c) if the tenant (including some of the family members) purchased the flat, regardless of GF or WF status, through the SSF Schemes under HA or HS. HA will not consider them as omitting or refusing to declare the ownership of the subject SSF property[Note 10] even if they have not made separate declarations to HA.

19. It must be emphasised that under the new arrangement, tenants are still required to truthfully declare to HA when they have entered into an ASP (including a PASP) or purchased any domestic property in Hong Kong (including an uncompleted domestic property). At the same time, PRH tenants are obliged to inform HA of the expected date of execution of the assignment or the date of handover and the date of successful completion of sale and purchase and/or receipt of the keys of the flat. HA shall also be informed immediately of any adjustments to the relevant dates.

20. If some of the members under application for PRH have entered into an ASP (including a PASP) or purchased any domestic property (including an uncompleted domestic property), follow-up action must be taken immediately, such as deleting the member concerned from the PRH application. However, after the deletion, the PRH application must still meet the eligibility criteria, otherwise the application will be cancelled.

Note 10 During the completion of the relevant procedures of SSF scheme or the signing of ASP, HA/HS have already obtained and maintained the records of the applicants or tenants concerned. When they sign the documents for deletion of tenancy or surrender their flat, it can be regarded as notifying HA.

Enhancing the declaration arrangement of the WTP

21. Under the existing declaration form under the WTP, all household members of a PRH tenant are required to declare jointly whether they own any domestic property in Hong Kong, and all members of the household are jointly responsible for the truthfulness and accuracy of the contents of the declaration. Whilst PRH tenants have the responsibility to complete the declaration form correctly and verify the contents therein, we appreciate that the circumstances of individual households vary and that family members may not be able to fully grasp the ownership of properties by other members.

22. In view of this, HA will require each family member to declare individually whether they own any domestic property in Hong Kong under the WTP declaration, so as to identify those who have made false declarations for the purpose of taking enforcement measures (including cancel the tenancy status of the family member concerned, impose a restriction on the member's reapplication for PRH and review the eligibility of the remaining family members for continued renting of PRH, etc.) and prosecution actions. Only the family member who has made false declarations (i.e. those who own properties but have not made declarations) will be subject to the restrictions of a five-year debarment for the application of PRH and no offer of a better quality PRH flat[Note 11]; and are liable to prosecution. If the owner of the property (irrespective of whether he/she has declared truthfully or not) has deleted himself/herself from the tenancy before HA issues the Notice-to-Quit (NTQ), and the remaining family members are eligible to continue to rent PRH, HA will not issue NTQ to the concerned household.

Note 11 The criteria for not being allocated a better quality PRH flat are location, age and floor level. Location is a mandatory restriction, and age and floor level must be included in one of the two criteria. In exceptional circumstances, the Assistant Director may grant waiver of the restriction on re-application for PRH.

Restrictions on re-application for PRH by persons who have made false declarations

23. Applicants or family members whose PRH applications cancelled by HA on or after 1 October 2023 on the grounds of making false declarations will be barred from re-applying for PRH for a period of five years from the date of cancellation. If the applicant is subject to special and compassionate circumstances, we will seek professional advice from the Social Welfare Department to consider whether discretionary arrangement is warranted. To simplify operational arrangements, the above restrictions may be lifted with the approval of an Assistant Director of HD for cases with special considerations.

Way Forward and Implementation Timetable

24. Subject to Members' endorsement to the recommendations in paragraph 7 above, the new rent level will be implemented starting from the declaration cycle of October 2025.

	Declaration cycle of October 2025	Declaration cycle of April 2026	Declaration cycle of October 2026	Declaration cycle of April 2027
Well-off tenants paying rent according to the new rent level	1 October 2026	1 April 2027	1 October 2027	1 April 2028
Deadline for moving out of tenants whose household income exceeds four times and not more than five times the PRHILs in two declaration cycles	30 September 2029	31 March 2030	30 September 2030	31 March 2031

25. As regards measures to facilitate upward mobility of well-off tenants in PRH, we will adjust the ratio of GF and WF starting from the next HOS sales exercise. Starting from 1 October 2025, well-off tenants paying additional rent can retain their GF status for four years when they vacate their PRH flats voluntarily.

26. As regards the rationalisation of the implementation details of the WTP, the measures will be implemented from 31 March 2025 onwards. As the “Policy on Grant of New Tenancy” and “Tenancy Management Policies” adopt the same implementation criteria as the WTP, the relevant policies will also be implemented on 31 March 2025, subject to Members’ endorsement of the rationalisation of the implementation details of the WTP.

FINANCIAL AND STAFFING IMPLICATIONS

27. There will be additional manpower requirement for publicising the new arrangements of the WTP in order to provide clear information and promote the message to the residents. We will engage specialised contractors to assist and make use of supplementary workforce (i.e. body-shopped personnel and HA term staff), to cope with the additional workload if required.

INFORMATION TECHNOLOGY IMPLICATIONS

28. We will enhance the existing computer system to facilitate the implementation of various measures.

LEGAL IMPLICATIONS

29. There is no legal implication.

PUBLIC REACTION AND PUBLICITY

30. There is a general consensus in the community on the need for HA to examine how to make better use of public housing resources while endeavouring to increase the supply of public housing. We envisage that the proposal of tightening the WTP will be supported by the community. Certainly, some PRH tenants may consider the rent increase too drastic. However, even after the rent increase, the average rent to total household income of well-off tenants will only account for about 11%, which is still at a reasonable level and comparable to that of the general PRH tenants. At the same time, we have also introduced a series of measures to assist well-off tenants to move up the housing ladder. With this combination of measures, we hope to effectively encourage well-off tenants to move up the housing ladder.

31. As regards the rationalisation of the implementation details of the WTP, in order to strike a balance between optimising the use of public housing resources and facilitating upward mobility of PRH tenants or their family members, we will allow families which have entered into any agreement to purchase a domestic property in Hong Kong to continue to reside in their PRH flats until the tenants concerned have taken possession of the domestic property. This measure is expected to be welcomed by PRH tenants and will allow the HA/HD to handle each case in a more pragmatic and flexible manner.

32. To ensure that PRH tenants are fully aware of the contents of the WTP, we will launch a series of publicity programmes, including distribution of publicity leaflets at each tenant's mailbox, production of infographics, posting of posters in estates, production of promotional videos and text messages, as well as wide dissemination of information on the new arrangements of WTP to the general public and PRH tenants through the websites of HA/HD, in particular to those well-off tenants who are still residing in PRH estates currently.

DECLASSIFICATION

33. We recommend that this paper be declassified after meeting. The paper will be made available to the public at the HA homepage, HD’s library and through the Departmental Access to Information Officer if it is declassified.

DISCUSSION

34. At the meeting to be held on 21 March 2025, Members will be invited to endorse the recommendations as set out in **paragraph 2** above.

Miss Katie CHENG
Secretary, Subsidised Housing Committee
Tel. No.: 2761 5033
Fax No.: 2761 0019

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(Strategy Division)
Date of Issue : 20 March 2025

(I) Proposal to increase the additional rent level for the well-off tenants

<table>
<tr><th></th><th>Existing Practices</th><th>Proposed Arrangement</th></tr>
<tr><td>Household income exceeds 2 times and not more than 3 times the prevailing PRHILs</td><td>1.5 times net rent plus rates</td><td>2.5 times net rent plus rates</td></tr>
<tr><td>Household income exceeds 3 times and not more than 4 times the prevailing PRHILs</td><td rowspan="2">2 times net rent plus rates</td><td>3.5 times net rent plus rates</td></tr>
<tr><td>Household income exceeds 4 times and not more than 5 times the prevailing PRHILs *</td><td>4.5 times net rent plus rates</td></tr>
<tr><td>Household income exceeds 5 times the prevailing PRHILs</td><td>Moving Out</td><td>Moving Out *</td></tr>
</table>

* If the household income of PRH tenants exceeds four times and not more than five times the PRHILs after two declaration cycles (i.e. four years), they must vacate their PRH flats; for those with household income exceeds five times the prevailing PRHILs, they must vacate their PRH flats.

(II) Proposed Income and Asset Limits under WTP

Ordinary households

Household Size	Income Ranges ($) (per month) *Exceeds 2 times and not more than 3 times 2025/2026[&] PRH Income Limits[#]* Households are required to pay **2.5 times net rent**/ licence fee plus rates			Income Ranges ($) (per month) *Exceeds 3 times and not more than 4 times 2025/2026[&] PRH Income Limits[#]* Households are required to pay **3.5 times net rent**/ licence fee plus rates			Income Ranges ($) (per month) *Exceeds 4 times and not more than 5 times 2025/2026[&] PRH Income Limits[#]* Households are required to pay **4.5 times net rent** / licence fee plus rates			Income Limits ($) (per month) *5 times 2025/2026[&] PRH Income Limits[#]* Households with income exceeding the following limits are required to **vacate** their existing PRH flats	Net Asset Limits ($) *100 times 2025/2026[&] PRH Income Limits* Households with asset exceeding the following limits are required to **vacate** their existing PRH flats
1	26,181	-	39,270	39,271	-	52,360	52,361	-	65,450	65,450	1,310,000
2	40,461	-	60,690	60,691	-	80,920	80,921	-	101,150	101,150	2,030,000
3	50,201	-	75,300	75,301	-	100,400	100,401	-	125,500	125,500	2,510,000
4	62,001	-	93,000	93,001	-	124,000	124,001	-	155,000	155,000	3,100,000
5	77,301	-	115,950	115,951	-	154,600	154,601	-	193,250	193,250	3,870,000
6	90,881	-	136,320	136,321	-	181,760	181,761	-	227,200	227,200	4,550,000
7	99,861	-	149,790	149,791	-	199,720	199,721	-	249,650	249,650	5,000,000
8	111,661	-	167,490	167,491	-	223,320	223,321	-	279,150	279,150	5,590,000
9	123,141	-	184,710	184,711	-	246,280	246,281	-	307,850	307,850	6,160,000
10+	134,361	-	201,540	201,541	-	268,720	268,721	-	335,900	335,900	6,720,000

Small households with All Members aged over 55

Household Size	**Income Limits ($) (per month)** *5 times 2025/2026[&] PRH Income Limits [#]* **Households with income exceeding the following limits are required to vacate their existing public housing flats**	**Net Asset Limits ($)** *100 times 2025/2026[&] PRH Income Limits [#]* **Households with net asset value exceeding the following limits are required to vacate their existing public housing flats**
1	65,450	3,100,000
2	101,150	3,100,000
3	125,500	3,100,000

Notes：

(1) The Net Asset Limits for a 4-person household applies to small households at sizes of 1 to 3 persons if all their members aged over 55.

(2) Lump-sum compensations received due to the death/critical illness suffered by family members in the tenancy, or for loss of earning power due to injuries sustained at work, or in traffic and other accidents, or lump-sum non-statutory compensations and special financial assistance received due to death of family members in the tenancy, or lump-sum retirement benefits received upon retirement, may be deducted from total household asset value.

(3) In accordance with the WTP, households with domestic property ownership in Hong Kong, or whose households income exceeds 5 times the prevailing PRHILs[#] or total net asset value exceeds 100 times the prevailing PRHILs, or opting not to declare (including those failing to furnish the information as required) will be required to vacate their existing PRH flats[@]. For tenants who are required to vacate their flats but have temporary housing need, they may apply for temporary stay at their existing PRH flats. HA may grant them on need basis a “Fixed Term Licence” which is valid for a maximum of four months from the date of termination of the tenancy. Whether during the four-month licence period or upon its expiry, HD will not reassess the households’ eligibility of renting PRH flats and they must move out. The licencees should pay during the period of temporary occupation a monthly licence fee equivalent to 4.5 times net rent plus rates or market rent (whichever is higher) of the flats they are occupying. However, if a tenant is issued with a NTQ because he/she has made a false declaration and is found to be ineligible for PRH, he/she is not eligible to apply for a “Fixed Term Licence”.

For households with member(s) eligible for Disability Allowance/ receiving Disability Allowance from the Social Welfare Department, they are allowed to apply for continuous renting of their existing PRH flats and not required to vacate their existing PRH flats even if their households income or net asset value exceeds the relevant prevailing limits, provided that they do not have domestic property ownership in Hong Kong. However, if the household income of the tenant concerned exceeds five times the prevailing PRHILs, they are required to pay 4.5 times net rent plus rates or market rent, whichever is higher.

(4) Households required to pay market rent/additional rent/licence fee plus rates may apply for the payment of a lower level of rent /licence fee if the income of the households falls below the relevant prevailing income limits for three consecutive months or of a permanent nature and that the total household net asset value does not exceed the relevant prevailing limits and they do not have domestic property ownership in Hong Kong.

"PRH Income Limits" refers to "Public Rental Housing Income Limits"

@ The term "Public Housing Flats" includes "Interim Housing Units"

* According to prevailing policy, households who are granted a new tenancy under the "Policy on Grant of New Tenancy"/ with their applications under the "Tenancy Management Policies" for PRH approved are required to make a declaration biennially pursuant to the "Well-off Tenants Policies", irrespective of their length of residence.

& Subject to endorsement of SHC 8/2025.