Section A

Chapter 1: Application for Public Rental Housing

Application for Public Rental Housing

The Hong Kong Housing Authority (HA) maintains an application system to provide eligible applicants with public rental housing (PRH).

PRH estates in Hong Kong are mainly distributed in four districts, namely: Urban (including Hong Kong Island and Kowloon), Extended Urban (including Tung Chung, Shatin, Ma On Shan, Tseung Kwan O, Tsuen Wan, Kwai Chung and Tsing Yi), New Territories (including Tuen Mun, Yuen Long, Tin Shui Wai, Sheung Shui, Fanling and Tai Po), and Islands (excluding Tung Chung). Since the number of applications for PRH flats in the Urban district exceeds the number of units available for allocation, PRH applicants holding applications with registration date or equivalent registration date after 30 September 2013 and new PRH applicants can only choose one district for PRH allocation from the remaining three non-urban areas i.e. Extended Urban, New Territories and Islands. Nevertheless, applicants who join the Single Elderly Persons Priority Scheme, Elderly Persons Priority Scheme or Harmonious Families Priority Scheme and opt to have all the members living in one unit may choose any district of their choice.

For tenancies terminated due to misdeeds under the Marking Scheme for Estate Management Enforcement in PRH Estate or breach of the tenancy agreement, the ex-tenants and the family members aged 18 or above as at the date of tenancy termination (except for those applicants for Interim Housing who are required to submit PRH application form for rehousing) will be ineligible for making fresh PRH applications for two years if the notice of tenancy termination expired/expires on 1 January 2006 or any later date. Even though applications may have been registered before the date of tenancy termination, or the applications are registered as a pre-requisite in the application for Interim Housing, these applications will be frozen for two years from the date of tenancy termination and the frozen period will not be counted as waiting time (Non-elderly One-person applicants will not earn any points for waiting time during the frozen period). This category of applicants will not be offered a unit better than their previous abodes in PRH in terms of geographical locality, age of building and floor level. Should the ex-tenants and the family members aged 18 or above as at the date of tenancy termination have vacated the unit without paying the rent when the tenancy is terminated, they must settle the rent arrears and other outstanding sums before they are offered another unit in consequence of the application. The above restrictions are also applicable to the ex-licencees and their family members of interim housing.

Upon the acceptance of a PRH offer by the applicant, HD’s flat allocation is completed. The applicant cannot request for another offer with the same application.
If the applicant or his/her family member is residing in another PRH unit or has any PRH tenancy at that time, the applicant or his/her family member is required to surrender the original PRH unit or process the deletion from the existing PRH tenancy.

1. Applications by Ordinary Families

a. Eligibility

i. The Applicant must be 18 years of age or above. The Applicant and all family members must be residing in Hong Kong and have the right to land in Hong Kong without being subject to any conditions of stay (except for conditions concerning the limit of stay). Family members who do not have the right to land in Hong Kong should not be included in the application.

ii. Family members aged under 18 must apply together with his/her parents or legal guardian and listed on the same application form.

iii. The relationship between the Applicant and family members, and between family members must be either husband and wife, parent and child, grandparent and grandchild. Applicant may apply with his/her single sibling who never undergone any formal or customary marriage formalities, divorced or widowed. If the single sibling gets married after registration of PRH application, he/she must delete his/her name from the PRH application as soon as possible despite his or her spouse has not been granted the right to land in Hong Kong.

iv. All married persons listed on the application form must apply together with their spouses (except for divorcees, persons undergoing divorce proceedings, persons whose spouses have not been granted the right to land in Hong Kong or widowed persons).

v. Applicants who apply with their child/grandchild, only one of their married children or grandchildren together with the child/grandchild’s nuclear family can be included in the application.

vi. At the time of allocation, the applicant and all family members must be still living in Hong Kong and at least half of the family members included in the application must have lived in Hong Kong for seven years. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule:
• one of the parents, regardless of the children’s place of birth, has lived in Hong Kong for 7 years; or
• the children were born in Hong Kong with established permanent resident status.

vii. From the date of signing on the application form to the date of signing the tenancy agreement of the PRH unit allocated in consequence of the application, the Applicant and his/ her family members must not
• own or co-own or have an interest in any domestic property in Hong Kong (for example: trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong shall not be eligible to submit the application); or
• have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong; or;
• hold more than 50% of shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted private domestic property, rooftop structure approved by the Building Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong.

viii. The total monthly household income and total net asset value of the household must not exceed the prescribed limits laid down by HA. Such limits are subject to review annually.

ix. New applications from the whole household of HA and Hong Kong Housing Society (HKHS) sitting subsidised rental housing tenants (including one-person household) will not be accepted. The registered PRH application will also be cancelled if the whole family of PRH household/ subsidised rental household of HKHS duplicated with the PRH application after addition/ deletion of family member(s) from the tenancy/ PRH application.

x. Starting from 1 April 2017, if all household members in a family application are currently living in PRH (whether from the same or from different PRH tenancies), the relevant application will be frozen for one year and a G-number equivalent date will be computed. Once an application is frozen, the frozen period imposed will not be cancelled or adjusted on account of any subsequent addition/ deletion of household members in the application, or deletion of household members from the existing PRH tenancy. Even if an application needs not be frozen at the
time of registration, if the application subsequently meets the criteria for freezing due to addition/deletion of household members, or addition of household members in a PRH tenancy, the application concerned will still need to be frozen for one year. Applications registered prior to the implementation date of the frozen period arrangement will not be affected by the new arrangement. Applications under the "Single Elderly Persons Priority Scheme", "Elderly Persons Priority Scheme" and "Harmonious Families Priority Scheme" will also be exempted. However, if an application has been frozen for one year under the new arrangement in its capacity as an ordinary family application, even if the application subsequently switches to one under the "Harmonious Families Priority Scheme", the frozen period imposed earlier will not be cancelled.

Ex-owners/ex-joint owners or former recipients and their spouses of various subsidised home ownership schemes are ineligible to apply for PRH. However, HD may grant special consideration to their application in the following circumstances subject to their fulfillment of other PRH eligibility criteria:

- adjudicated bankruptcy;
- financial hardship resulting in need for Comprehensive Social Security Assistance;
- adverse changes to family circumstances such as divorce, death of bread-winner, etc;
- a significant drop in household income resulting in difficulties in making mortgage repayment; or
- households beset with medical and social problems but not to the extent of qualifying for compassionate rehousing.

Applicants should submit relevant supporting documents, including the records of ex-owner and current owner of the relevant subsidised properties registered with the Land Registry, for HD’s consideration.

Family members of flats under HA’s various subsidised home ownership schemes such as the Home Ownership Scheme, Private Sector Participation Scheme, Middle Income Housing Project at Melody Garden, Mortgage Subsidy Scheme, Buy or Rent Option Scheme, HOS Secondary Market Scheme, Tenants Purchase Scheme, Home Purchase Loan Scheme, Home Assistance Loan Scheme and Green Form Subsidised Home Ownership Scheme etc., or any subsidised housing schemes administered by the HKHS and Urban Renewal Authority (URA) may submit PRH
application form once their names have been deleted from the relevant records, subject to the fulfillment of other PRH eligibility criteria.

xiii. Purchasers of flats under various subsidised home ownership schemes, who have been approved to rescind the Agreement for Sale and Purchase before receiving any of the subsidised assistance, may submit PRH application form after the execution of the Cancellation Agreement, subject to the fulfillment of other PRH eligibility criteria.

xiv. A person or his/ her spouse who has been granted compensation by the government based on the Home Ownership Scheme rate as a result of the Kowloon Walled City Clearance and has opted to make self-arrangement for accommodation is ineligible to apply for PRH.

xv. One-person and two-person households affected by estate clearance/ redevelopment projects of the HA or the Ming Wah Dai Ha Redevelopment Project of the Hong Kong Housing Society (HKHS) who have opted for cash allowance in lieu of rehousing are ineligible to apply within two years from the date of termination of their respective tenancy.

xvi. All household members affected by Guangzhou-Shenzhen-Hong Kong Express Rail Link (The Hong Kong Section) project, Liantang/ Heung Yuen Wai Boundary Control Point and Associated Works who had chosen “ex-gratia cash allowance – only” option are ineligible to apply for a period of three years counting from the date of receipt of the allowance.

xvii. Single and two-person squatters households affected by clearance exercises who opted for cash allowance in lieu of rehousing are ineligible to apply in the subsequent two years counting from the date of payment of allowance.

xviii. Households affected by government clearances or clearance projects undertaken by other authorities (e.g. the URA) who opt for cash allowance in lieu of rehousing are ineligible to apply within the specified period.

xix. Arrangements for processing divorce cases of PRH applicants:

Upon divorce, the party with the custody as well as care and control (if applicable) of child(ren) has the priority right to retain the original application if consent on the ownership of the
application cannot be reached by both parties to the divorce. If the other party, irrespective of whether he/she gets the custody as well as care and control (if applicable) of any child, is still in need of PRH unit and fulfills all the eligibility criteria, a fresh application will be accepted with a registration date same as that of the original application or the corresponding G-number equivalent date. The same arrangement will also apply on condition that an agreement on the custody of children can be reached by both parties to the divorce and documentary proof showing that the relevant divorce legal proceedings are in progress can be produced. PRH units will be offered to such eligible applicants in the form of conditional tenancies upon confirmation of their eligibility for PRH allocation. If the divorce legal proceedings have been finalized, applicants must report to HD immediately.

Given conditional tenancy is only applicable to the applicant and his/her spouse, if other family member(s) listed in the application is/ are under divorce proceedings, the eligibility checking for allocation of PRH flat will only be processed after finalization of the divorce proceedings.

2. Application by Elderly Persons

The Department has introduced a number of housing schemes, under which public rental housing is provided for the elderly on a priority basis. Under normal circumstances, eligible applicants under the schemes enjoy priority processing over the application by ordinary families.

Single Elderly Persons Priority Scheme

a. Eligibility

i. The applicant must be 58 years of age or above, and must have attained the age of 60 at the time of flat allocation.

ii. The total monthly income and total net assets value of the applicant must not exceed the prescribed limits laid down by HA. Such limits are subject to review annually.

iii. The applicant has to meet all eligibility criteria applicable to ordinary families.
b. Addition of Family Member

Single elderly persons may apply for addition of family members and become qualified as an ordinary family applicant. Half of the waiting time accumulated in the one-person application, up to a maximum of 3 years, will be credited to the family application. After adjustment of the waiting time, a registration date equivalent to that of a general application (i.e. a G-number equivalent date) will be computed. This G-number equivalent date will serve as a reference for the subsequent allocation and enforcement of the relevant PRH application policies.

Elderly Persons Priority Scheme

a. Eligibility

i. Two or more elderly persons who undertake to live together upon PRH allocation are eligible to apply. For non-related members, they are required to sign or stamp their seals on the application form together.

ii. All of them must be 58 years of age or above at the time of filing in their application and must have attained the age of 60 by the time of PRH allocation.

iii. The total monthly household income and total net assets value of the elderly persons must not exceed the prescribed limits laid down by HA. Such limits are subject to review annually.

iv. The applicant and household members have to meet all respective eligibility criteria applicable to ordinary families.

Harmonious Families Priority Scheme

This priority scheme allows a nuclear family plus at least one elderly parent/dependent relative to opt living in one flat or two separate flats in the same district. The eligible applications under this scheme enjoy a 6-month period of priority processing over the application by ordinary families.

A. Opting to live in one flat with the elderly

a. Eligibility

i. The Applicant's family must consist of at least two members.
Amongst which, at least one of them must be an elderly parent/dependent relative and at least one of them must be aged 18 or above.

ii. At the time of application, the elderly parent(s)/dependent relative(s) must have reached the age of 60 and is/are willing to live with the aged 18 or above younger member(s). The Applicant can select any district for allocation of PRH.

iii. The family has to meet all eligibility criteria applicable to ordinary families.

b. Special Conditions

Irrespective of whether the elderly or another adult family member is the Applicant, both of them are required to sign an undertaking at the detailed vetting interview to the effect that the younger member would take care of and live together with the elderly parent(s)/dependent relative(s). The tenancy so granted will be terminated if the young member is subsequently found to have failed to comply with this condition.

B. Opting to live in two nearby flats in the same district

a. Eligibility

i. The applicant's family must be a nuclear family plus at least one elderly parent/dependent relative who must have reached the age of 60. They can opt for two nearby units in the same district (other than the Urban district) by submitting two application forms.

ii. The family has to meet all eligibility criteria applicable to ordinary families.

b. Special Conditions

Should the application of the young family mature first, detailed vetting for the eligibility of the elderly applicant will be advanced to coincide with the vetting for the young family. Both of them are required to sign an undertaking at the detailed vetting interview to the effect that upon PRH allocation, the young family should take proper care of the elderly parent(s)/dependent relative(s). All the tenancies so granted will be terminated if the young family is subsequently found to have failed to comply with this condition.
Should the application of the elderly family mature first, detailed vetting for the eligibility of the young applicant will not be advanced to coincide with the vetting for the elderly family.

3. **Application by Non-elderly One-Person Applicants under QPS**

The HA introduced an annual allocation quota and a points system for Non-elderly One-person applicants on 29 September 2005. In its review on QPS in October 2014, HA refined the points system to accord priority to applicants of higher age and increased the annual allocation quota under QPS.

a. **Eligibility**

i. The total monthly income and total net assets value of the applicant must not exceed the prescribed limits laid down by HA. Such limits are subject to review annually.

ii. The applicant has to meet all appropriate eligibility criteria applicable to ordinary families.

iii. The priority of PRH allocation of Non-elderly One-person applicants will be determined according to the points scored and the quota available for the year. The more points the applicant scores, the earlier the applicant will be offered a flat, subject to the fulfillment of eligibility criteria.

b. **Points System**

Points will be allotted based on an applicant's age when his/ her application is registered and the waiting time. Under the Points System, zero point will be given to applicants aged 18 and 9 points will be added for every year of age. Applicants aged 19 will get 9 points. Those at 20 will get 18 points and so forth.

Applicants reaching the age of 45 will be awarded a one-off bonus of 60 points. Besides, applicants will be given an additional point for each subsequent month upon registration.

For applicants living in the subsidised rental housing unit of the HA or HKHS, 30 points will be deducted.

When Non-elderly One-person applicants reach the age of 60, their applications will be automatically switched to ‘Single Elderly Persons Priority Scheme’ application without further notifications. After switching to the ‘Single Elderly Persons Priority Scheme’, applicants...
may consider changing their district choice to Urban at any time for PRH allocation.

c. **Annual Allocation Quota**

Starting from 2015/16, the annual allocation quota under QPS has been increased from 8% to 10% of the total number of flats to be allocated to PRH applicants (including general applicants and Non-elderly One-person applicants under QPS), subject to a cap which has been increased from 2 000 to 2 200 units.

d. **Addition of Family Members**

Where necessary, Non-elderly One-person applicants under QPS may apply for addition of family member(s) and switch to ordinary family applications without the need for a new registration. Half of the waiting time as a Non-elderly One-person applicant will be credited to the ordinary family application, up to a maximum of 18 months. After adjustment of the waiting time, a registration date equivalent to that of a general application (i.e. a G-number equivalent date) will be computed. This G-number equivalent date will serve as a reference for the subsequent allocation and enforcement of the relevant PRH application policies.

Starting from 1 April 2017, when Non-elderly One-person applications switch to family applications, if all members in an application are currently living in PRH (whether from the same or from different PRH tenancies), the waiting time of the relevant application will be frozen for one year. If their waiting time which will not be counted under the current policy is less than one year when Non-elderly One-person applications switch to family application, their family applications will be further frozen to add up to one year in total. However, when Non-elderly One-person applications switch to family application, if their waiting time which will not be counted under the current policy is one year or more, their family applications will not be further frozen.

e. **Family Application Turning into Non-elderly One-person Application**

Some ordinary family applications may switch to Non-elderly One-person applications subsequent to deletion of family members without the need for a new registration. In that case, the applications will immediately be included in the QPS whereby points will be calculated basing on the applicants’ age at the time of registration of the applications. The waiting time under the ordinary family application can be carried in full to the Non-elderly One-person application. For Non-elderly One-person applicants living in the subsidised rental housing unit of the HA or HKHS, 30 points will be deducted.
Starting from 1 April 2017, if all members in a family application are currently living in PRH (whether from the same or from different PRH tenancies), the relevant application will be frozen for one year. For these applications which have been frozen for one year, should one of the household members currently living in PRH subsequently switch to Non-elderly One-person application, 30 points will be deducted as required under the QPS. The registration date/ G-number equivalent date of his previous family application before being frozen will be used as the basis for calculating his waiting time points and age points under the QPS.

f. Regular Checking of Non-elderly One-person Application under QPS

HD will conduct regular checking on those QPS applicants who have waited for five years but not yet due for detailed vetting within the next two years. The checking will be conducted in two stages:

i. Stage 1: Issue letters by post to all target applicants and request them to declare their latest income and assets; and

ii. Stage 2: Select an appropriate percentage of the target applicants by random computer batching and invite them to submit supporting documents for paper checking. If the returned documents required further verifications, applicants will be invited to attend interviews for detailed checking.

For applicants who are found to be no longer eligible for allocation of PRH or applicants who do not respond to our repeated requests for declaration, paper checking and/ or detailed vetting, HD will cancel their applications. For applicants who pass the checking and maintain their eligibility for PRH, they will be subject to a further checking after five years from the checking date if they still fall into the target group of checking by then.

g. Housing for Senior Citizens

The age limit for allocation of Housing for Senior Citizens units has been lifted. Non-elderly One-person applicants may be offered one-person Housing for Senior Citizens units.
4. **Flat Allocation**

According to the prevailing allocation policy of PRH, generally public housing resources are allocated strictly in accordance with the relative priority of the registered applications to uphold the principle of rational allocation. The relative priority of allocation for Non-elderly One-person applicants under the Quota and Points System (QPS) is based on the points they have scored and the quota available for the year. The higher the points the applicants have scored, the higher priority for allocation. As such, despite medical grounds or social problem encountered and in all circumstances, applicants cannot request for early allocation.

For equitable distribution of public housing resources, PRH flats are allocated to applicants by random computer batching according to their family size, flat allocation standards and choice of district but subject to the resources available when their applications are due for allocation. Eligible applicants are entitled to three housing offers (one at a time). Refusal of all the three housing offers without “acceptable reasons” will result in cancellation of the application concerned. Applicants with their applications cancelled for refusing PRH offers can apply for review in writing within 15 days from the date of the notification letter of cancellation. These applicants are only allowed to submit fresh PRH applications one year after the cancellation date of the application.

Applicants cannot specify the location or estate or specific type(s) of PRH for allocation. For applicants with special requests for allocation of PRH (for example, a specific area in their district of choice or a specific type of unit etc.), their applications must be vetted to have social and/ or medical grounds to justify their need for such and have obtained the recommendation on such requests from the concerned government departments or organizations (such as the Social Welfare Department or the Hospital Authority). HA, with regard to individual circumstances and available resources, will arrange allocation of PRH as recommended for them as far as possible.

With the abolition of the age limit for allocation of Housing for Senior Citizens units, eligible Non-elderly One-person applicants or family applicants with two persons may be offered one-person or two-person units of Housing for Senior Citizens respectively. If the Non-elderly One-person applicant has reached the age of 60 at the time of flat allocation, the application can be processed under the Single Elderly Persons Priority Scheme.

Moreover, to speed up the allocation of PRH, units in estates to be completed soon or vacant units under refurbishment will be offered to eligible applicants in advance.
5. **Allocation Standard for Public Rental Housing**

The HA’s current allocation standard for PRH is no less than 7 square metres internal floor area per person.

6. **Express Flat Allocation Scheme (EFAS)**

This Scheme is launched once a year for all target applicants, including those applicants not due for detailed vetting of eligibility.

a. **Aim of the scheme**

   i. To speed up the allocation of less popular flats and thus reduce the vacancy rate.

   ii. To provide an avenue for fast-track access to PRH for the PRH applicants.

b. **Eligibility**

   i. The applicant must possess a valid PRH application.

   ii. The applicant and his/ her family members have to fulfill the seven-year residence rule.

   iii. The PRH application of the applicant must satisfy the stipulated date of registration or equivalent date of registration of the EFAS exercise.

   iv. The PRH applicant still holds a valid chance of flat allocation.

c. **Highlights of the EFAS**

   Housing Authority/ Housing Department Website:

   [Home > Flat Application > Express Flat Allocation Scheme](#)
## INCOME AND TOTAL NET ASSET LIMITS
### (Effective from 1 April 2019)

<table>
<thead>
<tr>
<th>Family Size</th>
<th>Maximum Income Limit (per month)</th>
<th>Total Net Asset Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-person</td>
<td>$11,830</td>
<td>$257,000</td>
</tr>
<tr>
<td>2-person</td>
<td>$18,690</td>
<td>$348,000</td>
</tr>
<tr>
<td>3-person</td>
<td>$23,010</td>
<td>$454,000</td>
</tr>
<tr>
<td>4-person</td>
<td>$29,240</td>
<td>$530,000</td>
</tr>
<tr>
<td>5-person</td>
<td>$35,280</td>
<td>$589,000</td>
</tr>
<tr>
<td>6-person</td>
<td>$38,810</td>
<td>$637,000</td>
</tr>
<tr>
<td>7-person</td>
<td>$44,550</td>
<td>$680,000</td>
</tr>
<tr>
<td>8-person</td>
<td>$49,820</td>
<td>$713,000</td>
</tr>
<tr>
<td>9-person</td>
<td>$54,940</td>
<td>$788,000</td>
</tr>
<tr>
<td>10-person or above</td>
<td>$59,950</td>
<td>$849,000</td>
</tr>
</tbody>
</table>

### INCOME AND TOTAL NET ASSET LIMITS
### FOR NON-RELATED ELDERLY HOUSEHOLDS
### (Effective from 1 April 2019)

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Maximum Income Limit (per month)</th>
<th>Total Net Asset Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-person</td>
<td>$22,430</td>
<td>$696,000</td>
</tr>
<tr>
<td>3-person</td>
<td>$27,610</td>
<td>$908,000</td>
</tr>
<tr>
<td>4-person</td>
<td>$35,090</td>
<td>$1,060,000</td>
</tr>
<tr>
<td>5-person</td>
<td>$42,340</td>
<td>$1,178,000</td>
</tr>
<tr>
<td>6-person</td>
<td>$46,570</td>
<td>$1,274,000</td>
</tr>
<tr>
<td>7-person</td>
<td>$53,460</td>
<td>$1,360,000</td>
</tr>
<tr>
<td>8-person</td>
<td>$59,780</td>
<td>$1,426,000</td>
</tr>
<tr>
<td>9-person</td>
<td>$65,930</td>
<td>$1,576,000</td>
</tr>
<tr>
<td>10-person or above</td>
<td>$71,940</td>
<td>$1,698,000</td>
</tr>
</tbody>
</table>

**Note:**

1. The amount of statutory contribution to the Mandatory Provident Fund or Provident Fund Scheme can be deducted when making income declaration.

2. If all member(s) of a family is/ are elderly person(s) of age 60 or above, the total net asset limit for the family will double the amount as shown in the above table (i.e. the total net asset limits for elderly families with 1-person to 10-person or above are $514,000, $696,000, $908,000, $1,060,000, $1,178,000, $1,274,000, $1,360,000, $1,426,000, $1,576,000 and $1,698,000).

HD 273A (Rev. 3/2019)