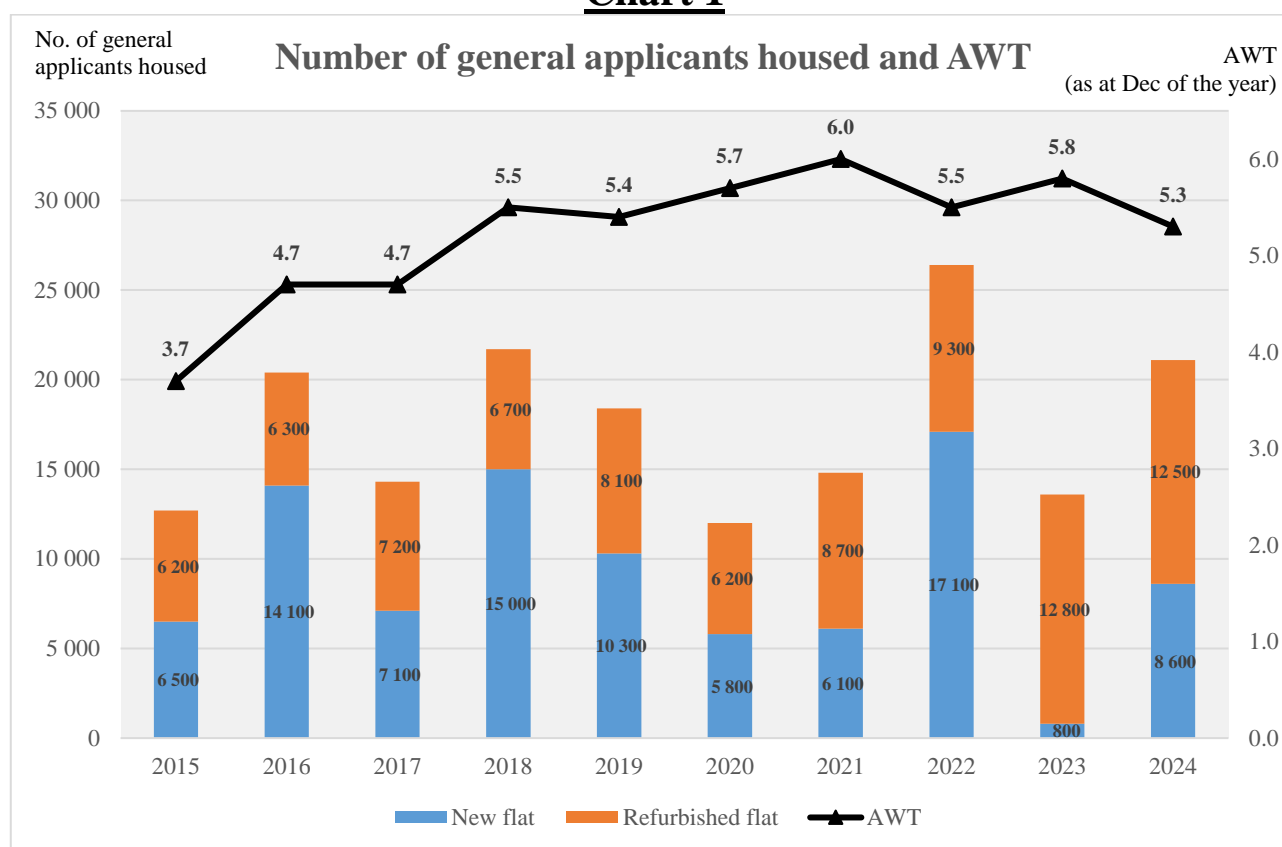


# Average Waiting Time for Public Rental Housing in 2024 <sup>Note 1</sup> — Annual Analysis

## (1) Annual Trend

- With the increase in public rental housing (PRH) supply, **the average waiting time (AWT) has reduced by 0.8 years, from the high level of 6.1 years in recent years (i.e. as at end-March 2022) to 5.3 years as at end-December 2024.** Based on the position as at end-December every year, the AWT in 2024 reverted to the lowest level since 2018 (i.e. in the past six years) (**Chart 1**).

**Chart 1**



- Looking ahead, Hong Kong Housing Authority (HA) will continue to provide new public housing. Coupled with the gradual completion of

**Note 1** The average waiting time is calculated as the average of the waiting time of those general applicants (i.e. family and elderly-one person applications) who were housed to PRH in the past 12 months, but not applicable to non-elderly one-person applicants under the Quota and Points System (QPS). Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). If applicants take into account their average waiting time under the QPS or their frozen period, they may perceive a longer waiting time than the average waiting time as announced by HA.

30 000 Light Public Housing units starting from the first quarter of 2025, the overall public housing supply will increase. The target to cap AWT at the level of six years and reduce the Composite Waiting Time for Subsidised Rental Housing to 4.5 years in 2026-27 will remain unchanged. However, it is anticipated that more new PRH flats in Urban district or Extended Urban district will be completed in 2025 for gradual intake. When the PRH applicants for flats in Urban district or Extended Urban district with a relatively longer waiting time are housed to PRH, the AWT may fluctuate in the latter half of 2025.

## **(2) Increase in the Number of General Applicants who were Housed to PRH**

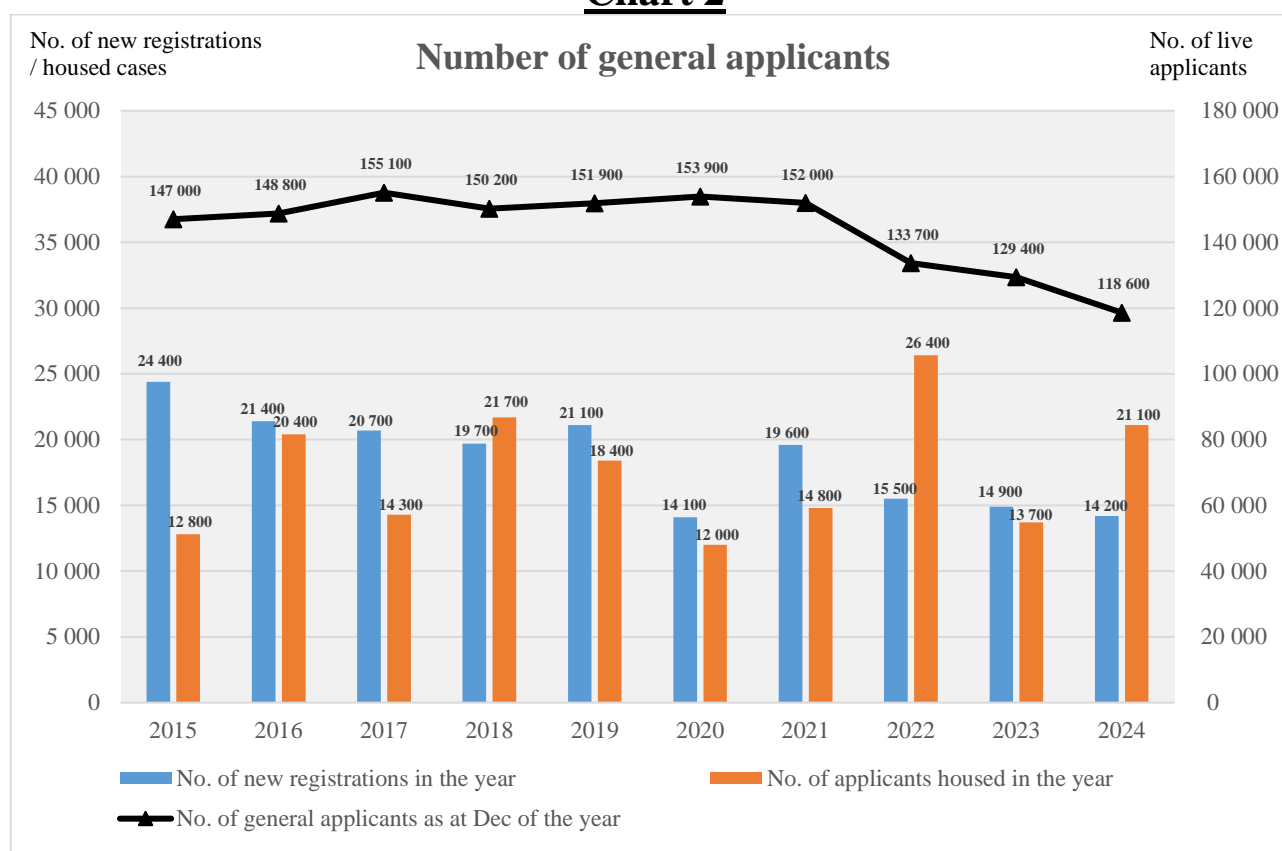
- In 2024, the number of general applicants who were housed to PRH reached 21 100. Among them, 8 600 were housed to new PRH flats (**Chart 1**), which was 8% higher than the annual average of about 8 000 in the past 5 years (i.e. the period from 2019 to 2023). These applicants were mainly housed to the newly completed PRH estates, including Fu Tip Estate in Tai Po (5 600 cases), Cheung Ching Estate in Tsing Yi (1 200 cases), Yip Wong Estate in Tuen Mun (930 cases) and Hin Fat Estate in Tuen Mun (830 cases), etc.
- With the enhanced effectiveness of the Housing Department's in combating tenancy abuse and following the completion of a number of subsidised sale flats projects by the HA, the number of refurbished flats available for allocation to PRH applicants in 2024 was significantly higher than the past. In 2024, 12 500 general applicants were housed to refurbished flats (**Chart 1**), which was 1.4 times the annual average of about 9 000 cases in the past 5 years (i.e. the period from 2019 to 2023).

## **(3) Continuous Decrease in the Number of General Applications on the Waiting List**

- As at end-December 2024, there were about 118 600 general applications for PRH, which reduced by 24% (i.e. 37 800 cases) from the highest level of 156 400 cases as at end-September 2020. The decline in number of general applicants aged below 30 was even more significant during the same period, falling by 52% from 15 600 cases to 7 600 cases.
- Following the gradual completion of new public housing projects and the

Housing Department's enhanced effectiveness in combating tenancy abuse, coupled with intakes of Home Ownership Scheme projects and Green Form Subsidised Home Ownership Scheme projects, a number of PRH tenants vacated their PRH flats as a result of the purchase of subsidised sale flats. The number of applicants housed to PRH has been higher than in the past. It has cleared up a number of general applications that had waited for a longer time, and the number of general applicants has therefore decreased. In 2024, about 21 100 general applications were housed to PRH, nearly 6 900 cases more than the newly registered general applications of 14 200 cases in the same year (**Chart 2**).

**Chart 2**



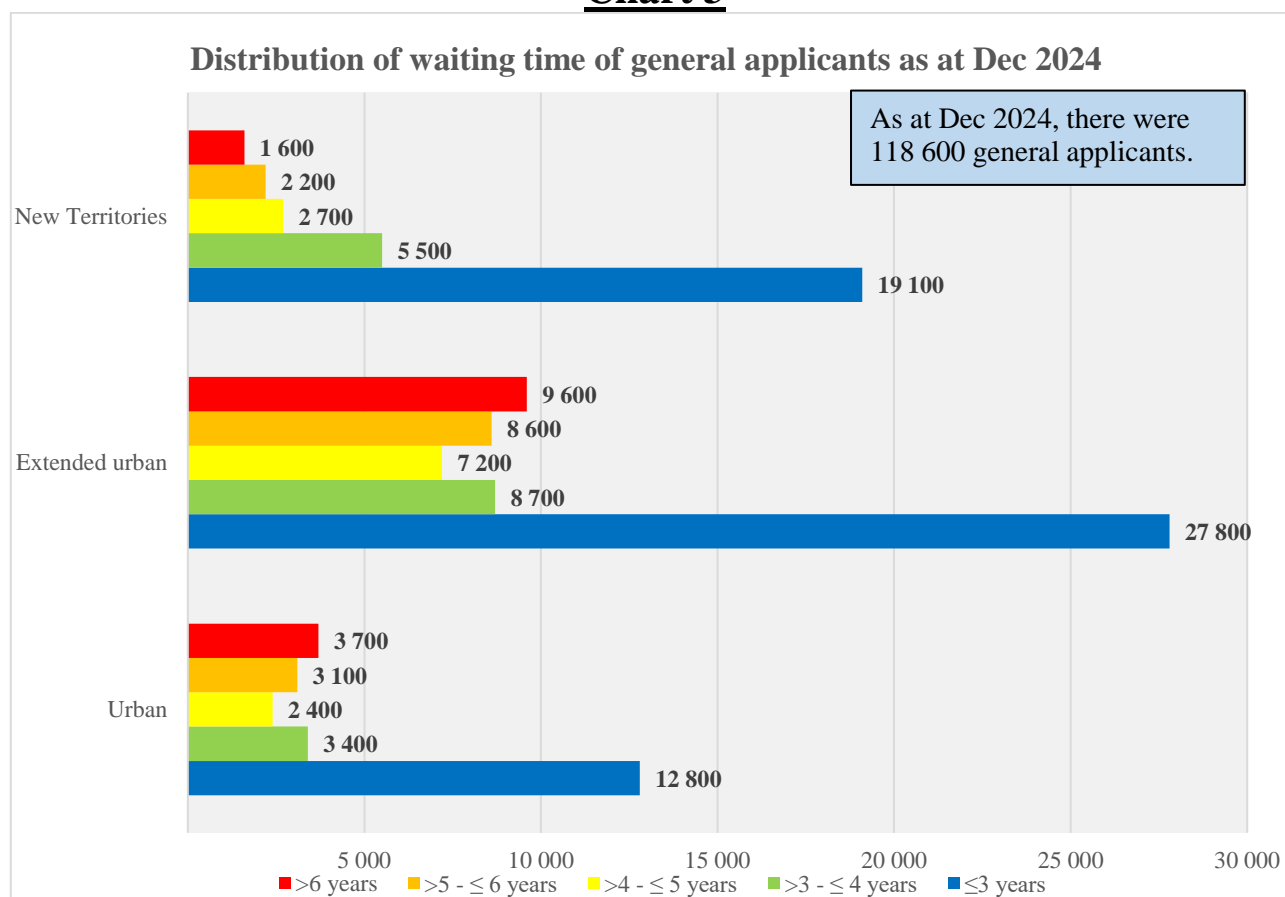
#### (4) Shorter Waiting Time in the New Territories

- In 2024, over 60% (62%) of the applicants who were housed to flats in the New Territories had waited for five years or below. The proportion was significantly higher than the corresponding proportion housed to flats in Urban district or Extended Urban district (among the applicants who were housed to flats in the Urban district or Extended Urban district, there were only about a quarter (24% and 25% respectively) with waiting time of five years or below). The figures reflected that **the waiting time of general**

**applicants for flats in the New Territories was significantly shorter.**

- As for general applicants on the waiting list, about a quarter of applicants (31 100 cases) opted for flats in the New Territories as at end-2024. Under the situation that there were fewer applicants but more PRH flats supply in the New Territories, the waiting time of general applicants who opted for flats in the New Territories was significantly shorter. Among the general applicants opted for flats in the New Territories, about 88% of them had waiting time of five years or below, which was higher than those for flats in Urban district and Extended Urban district at 73% and 71% respectively (**Chart 3**). Taking the applicants who are in the front part of the waiting list as an example, **the waiting time of PRH applicants for flats in the New Territories is generally shorter than those for flats in Urban district or Extended Urban district by about one and a half years.**

**Chart 3**



**Remark:** The number of applicants awaiting PRH allocation in Islands district was only 140, including 100 applicants had waited for three years or below; 20 for more than three to four years; 10 for more than four to five years; 10 for more than five to six years; and 10 for more than six years.

- In the coming five years, more new PRH flats will continue to be completed in the New Territories. Coupled with the relatively shorter waiting time of applicants who opted for flats in the New Territories, the allocation of flats in the New Territories to applicants will be faster.

## **(5) Change of District Choice**

- Among the general applicants who were housed to PRH in 2024, about 45% of them (9 100 cases) had changed their district choice after registration. Some of these applicants switched their district choice, from the New Territories with a shorter waiting time to Urban district or Extended Urban district with a longer waiting time. As a result, their average waiting time has been lengthened by more than one and a half years. When excluding all the general applicants who had changed their district choice and were housed to PRH in 2024, the estimated AWT for PRH as at end-December 2024 would be 5.2 years (reduced by 0.1 years from the current level).

## **(6) Change of Household Circumstances**

- Similarly, among the general applicants who were housed to PRH in 2024, more than 60% of them had changed their household circumstances during the waiting period (e.g. addition of family member(s) by applicants resulting in an increase in household size and change of the waiting list status based on household size). **Their AWT was longer than those applicants who had not changed their household circumstances by about a year**, which was mainly due to the increase in applicants' household size and the waiting time for larger flats will generally be longer. For example, the average waiting time for three to four-person households is about one and a half years longer than that of two-person households. When excluding all the general applicants who had changed their household circumstances and were housed to PRH in 2024, the estimated AWT for PRH as at end-December 2024 would be 4.7 years (reduced by 0.6 years from the current level).

## (7) Frozen Period

- As at end-December 2024, 7 100 general applications were frozen. Among which, about 97% applicants (6 900 cases) were frozen owing to the following reasons:

Reason	Frozen cases as at end-December 2024
Failure to meet residence requirement <sup>Note 2</sup>	6 700
Institutional care (e.g. imprisonment)	50
In relation to misdeed in previous PRH tenancy (e.g. rent in arrears, violation of marking scheme)	90
Request by applicants to freeze their applications (e.g. pending arrival of family members for family reunion)	10
<b>Total</b>	<b>6 900</b>

Remark: Figures do not add up to total due to rounding. Values of one thousand or above are rounded to the nearest hundred and values below one thousand are rounded to the nearest ten.

- Applicants need not leave the queue while their applications are frozen. This means that their priority in the queue are retained, although they have not yet fulfilled all criteria for flat allocation or have requested the processing of their applications during the frozen period to be withheld. However, the applicants are likely to perceive this frozen period as part of their waiting time.

## (8) Reference Figures

- Major reference figures on the number of PRH general applications and AWT as at end-December 2024 are set out in **Tables 1 to 5**.

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Note 2 At the time of allocation, at least half of the family members included in the PRH application must have lived in Hong Kong for seven years and all family members must be still living in Hong Kong. Under the following circumstances, all children under the age of 18 are deemed to have fulfilled the seven-year residence rule: (a) one of the parents, regardless of the children's place of birth, has lived in Hong Kong for seven years; or (b) the children were born in Hong Kong with established permanent resident status.

**Table 1**  
**Number of general applications as at end-December each year**

<b>Period</b>	<b>As at end-December 2015</b>	<b>As at end-December 2016</b>	<b>As at end-December 2017</b>	<b>As at end-December 2018</b>	<b>As at end-December 2019</b>
Number of general applications (change over previous year)	147 000	148 800 (+1 %)	155 100 (+4 %)	150 200 (-3 %)	151 900 (+1 %)
<b>Period</b>	<b>As at end-December 2020</b>	<b>As at end-December 2021</b>	<b>As at end-December 2022</b>	<b>As at end-December 2023</b>	<b>As at end-December 2024</b>
Number of general applications (change over previous year)	153 900 (+1 %)	152 000 (-1 %)	133 700 (-12 %)	129 400 (-3 %)	118 600 (-8 %)

**Table 2**  
**Number of newly registered general applications in the year (Jan to Dec)**

<b>Period (From January to December)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Number of newly registered general applications (change over previous year)	24 400	21 400 (-12 %)	20 700 (-3 %)	19 700 (-5 %)	21 100 (+7 %)
<b>Period (From January to December)</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Number of newly registered general applications (change over previous year)	14 100 (-33 %)	19 600 (+38 %)	15 500 (-21 %)	14 900 (-4 %)	14 200 (-5 %)

**Table 3**  
**AWT as at end-December in recent years**

<b>Period</b>	<b>As at end-December 2015</b>	<b>As at end-December 2016</b>	<b>As at end-December 2017</b>	<b>As at end-December 2018</b>	<b>As at end-December 2019</b>
AWT for general applicants	3.7 years	4.7 years	4.7 years	5.5 years	5.4 years
AWT for elderly one-person applicants	2.1 years	2.6 years	2.6 years	2.9 years	3.0 years
<b>Period</b>	<b>As at end-December 2020</b>	<b>As at end-December 2021</b>	<b>As at end-December 2022</b>	<b>As at end-December 2023</b>	<b>As at end-December 2024</b>
AWT for general applicants	5.7 years	6.0 years	5.5 years	5.8 years	5.3 years
AWT for elderly one-person applicants	3.4 years	4.0 years	3.9 years	4.0 years	3.4 years



**Table 4**  
**Distribution of waiting time of general applicants**  
**who were housed to PRH between January 2024 and December 2024**

District housed	Waiting Time	Household size					Total
		1-P	2-P	3-P	4-P	5-P+	
Urban	≤3 year	250	90	150	50	50	580
	>3 - ≤ 4 years	60	100	40	40	20	260
	>4 - ≤ 5 years	70	190	70	90	40	460
	>5 - ≤ 6 years	260	130	60	90	50	590
	>6 years	100	970	1 100	1 100	250	3 500
	Subtotal	730	1 500	1 400	1 300	420	5 400
Extended Urban	≤3 year	300	180	80	50	50	670
	>3 - ≤ 4 years	40	200	30	50	20	330
	>4 - ≤ 5 years	50	270	30	80	50	480
	>5 - ≤ 6 years	270	410	50	140	50	910
	>6 years	20	1 300	770	1 100	270	3 500
	Subtotal	680	2 400	950	1 500	440	5 900
New Territories	≤3 year	540	1 100	260	70	40	2 000
	>3 - ≤ 4 years	220	1 200	160	60	20	1 600
	>4 - ≤ 5 years	530	1 400	360	90	40	2 400
	>5 - ≤ 6 years	100	590	540	180	60	1 500
	>6 years	20	380	640	1 000	140	2 200
	Subtotal	1 400	4 600	2 000	1 500	300	9 800
Islands	≤3 year	10	20	10	0	0	40
	>3 - ≤ 4 years	<5	<5	0	0	0	10
	>4 - ≤ 5 years	<5	<5	<5	<5	<5	10
	>5 - ≤ 6 years	0	0	0	0	0	0
	>6 years	0	0	<5	0	<5	<5
	Subtotal	10	30	10	<5	<5	50
Overall	≤3 year	1 100	1 400	480	180	140	3 300
	>3 - ≤ 4 years	320	1 500	220	150	70	2 200
	>4 - ≤ 5 years	650	1 800	470	260	140	3 300
	>5 - ≤ 6 years	620	1 100	650	410	160	3 000
	>6 years	140	2 700	2 500	3 300	660	9 200
	Total	2 800	8 500	4 300	4 200	1 200	21 100

**Table 5**

**Distribution of waiting time of general applicants who had waited for PRH for over three years and without any flat offer as at end-December 2024**

District choice <small>Note 3</small>	Waiting Time	Household size					Total
		1-P	2-P	3-P	4-P	5-P+	
Urban	>3 - ≤ 4 years	1 900	980	210	80	60	3 200
	>4 - ≤ 5 years	1 200	720	180	80	40	2 300
	>5 - ≤ 6 years	1 600	980	250	90	40	2 900
	>6 years	720	1 100	720	180	30	2 800
	Subtotal	5 400	3 800	1 300	430	170	11 200
Extended Urban	>3 - ≤ 4 years	720	3 500	2 400	1 700	360	8 600
	>4 - ≤ 5 years	450	2 800	1 900	1 600	360	7 100
	>5 - ≤ 6 years	530	3 000	2 400	1 900	490	8 300
	>6 years	30	2 400	3 700	2 200	550	8 900
	Subtotal	1 700	11 700	10 400	7 400	1 800	33 000
New Territories	>3 - ≤ 4 years	900	1 300	1 200	840	220	4 500
	>4 - ≤ 5 years	60	340	790	770	180	2 100
	>5 - ≤ 6 years	20	70	240	870	220	1 400
	>6 years	10	50	80	980	190	1 300
	Subtotal	980	1 800	2 300	3 500	810	9 300
Islands	>3 - ≤ 4 years	10	0	<5	<5	<5	10
	>4 - ≤ 5 years	<5	0	0	<5	0	<5
	>5 - ≤ 6 years	<5	<5	0	<5	0	<5
	>6 years	0	0	<5	<5	0	<5
	Subtotal	10	<5	<5	10	<5	20
Overall	>3 - ≤ 4 years	3 500	5 800	3 800	2 600	640	16 400
	>4 - ≤ 5 years	1 800	3 800	2 900	2 400	590	11 500
	>5 - ≤ 6 years	2 100	4 100	2 900	2 900	740	12 700
	>6 years	750	3 600	4 500	3 400	770	13 000
	Total	8 200	17 300	14 000	11 300	2 700	53 500

**Housing Department**  
**February 2025**

Note 3 Refers to the district choice of applicants as at end-December 2024.