



Hong Kong Housing Authority

HOUSING SUBSIDY POLICY & POLICY ON SAFEGUARDING RATIONAL ALLOCATION OF PUBLIC HOUSING RESOURCES (Commonly referred to as the “WELL-OFF TENANTS POLICIES”*)

INCOME AND NET ASSET LIMITS

(Effective from 1 April 2020)

Ordinary households

Household Size	Income Ranges (\$) (per month) <i>Exceeds 2 times and not more than 3 times 2020/2021 PRH Income Limits[#]</i>	Income Ranges (\$) (per month) <i>Exceeds 3 times and not more than 5 times 2020/2021 PRH Income Limits</i>	Income Limits (\$) (per month) <i>5 times 2020/2021 PRH Income Limits</i>	Net Asset Limits (\$) <i>100 times 2020/2021 PRH Income Limits</i>
	Households are required to pay 1.5 times net rent/licence fee plus rates	Households are required to pay double net rent/licence fee plus rates	Households with income exceeding the following limits are required to vacate their existing public housing flats	Households with net asset value exceeding the following limits are required to vacate their existing public housing flats
1	25,601 - 38,400	38,401 - 64,000	64,000	1,280,000
2	38,861 - 58,290	58,291 - 97,150	97,150	1,950,000
3	48,821 - 73,230	73,231 - 122,050	122,050	2,450,000
4	61,901 - 92,850	92,851 - 154,750	154,750	3,100,000
5	73,781 - 110,670	110,671 - 184,450	184,450	3,690,000
6	81,681 - 122,520	122,521 - 204,200	204,200	4,090,000
7	93,541 - 140,310	140,311 - 233,850	233,850	4,680,000
8	104,621 - 156,930	156,931 - 261,550	261,550	5,240,000
9	115,421 - 173,130	173,131 - 288,550	288,550	5,780,000
10+	125,961 - 188,940	188,941 - 314,900	314,900	6,300,000

Small households with All Members aged over 55

Household Size	Income Limits \$(per month) <i>5 times 2020/2021 PRH Income Limits</i>	Net Asset Limits (\$) <i>100 times 2020/2021 PRH Income Limits</i>
	Households with income exceeding the following limits are required to vacate their existing public housing flats	Households with net asset value exceeding the following limits are required to vacate their existing public housing flats
1	64,000	3,100,000
2	97,150	3,100,000
3	122,050	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 “Well-off Tenants Policies”, 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 complete the Declaration Form(s) or furnish the information as required) will be required to vacate their existing public housing flats[@]. In this connection, the Hong Kong Housing Authority (HA) shall terminate the tenancies/ occupation licences in respect of the flats they are occupying on 31.3.2021 by the service of “Notice-to-quit” under Section 19(1)(b) of the Housing Ordinance. However, if households have difficulties and are unable to vacate on the specified date, they may apply for temporary stay at their existing public housing flats. HA may grant them on need basis a “Fixed Term Licence” for occupying the flats for a maximum duration up to 12 months, during which a monthly licence fee equivalent to the double net rent/licence fee plus rates or market rent/licence fee level (whichever is higher) of the flats they are occupying will be charged. During the term of the licence, if the households do not have domestic property ownership in Hong Kong and the income and net asset value fall below the prevailing income and net asset limits for three consecutive months or of a permanent nature, the licensees may apply for grant of tenancy/occupation licence and payment of rent/licence fee at an appropriate level. 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 public housing flats and not required to vacate their existing public housing 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. Please contact the staff of the respective Estate Management Office (EMO) for details.
- (4) Households required to pay market rent/double net rent/licence fee plus rates or 1.5 times net 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. Please contact the staff of the respective EMO for details.

[#] “PRH Income Limits”(PRHILs) 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 Public Rental Housing approved are required to make a declaration biennially pursuant to the “Well-off Tenants Policies”, irrespective of their length of residence.