

**For discussion  
on 15 July 2024**

**Legislative Council Panel on Housing  
2024 Rent Review of Public Rental Housing**

**PURPOSE**

This paper informs Members of the outcome of the 2024 rent review conducted under the established rent adjustment mechanism for public rental housing (PRH) as stipulated in the Housing Ordinance (Cap. 283), and seeks Members' views.

**THE REVIEW**

2. The PRH rent adjustment mechanism is stipulated under section 16A of the Housing Ordinance, which came into effect on 1 January 2008. Section 16A provides that the Hong Kong Housing Authority (HA) shall conduct a rent review every two years<sup>1</sup> and vary the PRH rent according to the change in the income index between the first and second periods covered by the review.

3. For the 2024 rent review, the income index (computed by the Commissioner for Census and Statistics based on the data from the "Survey on Household Income of PRH Tenants" conducted by HA) for the second period (i.e. 2023) of the rent review is higher than that for the first period (i.e. 2021) by 10.73%. In accordance with the PRH rent adjustment mechanism stipulated in the Housing Ordinance, there is a 10% cap on the rent increase. Accordingly, the proposed rent adjustment under the 2024 PRH rent review is +10%.

4. Having regard to the prevailing socio-economic circumstances, the extent of the rent increase, impact on the PRH tenants and HA's financial position, we will recommend to the HA's Subsidised Housing Committee (SHC) to provide a special concessionary measure to PRH tenants by waiving the extra rent payable by the tenants each month due to the rent adjustment in the first three months

<sup>1</sup> Section 16A(1)(b) of the Housing Ordinance stipulates that HA "shall review the relevant rent as soon as practicable after the second anniversary of the expiry date of the second period for the last review".

following the rent adjustment. Details of the rent review exercise are set out in the attached paper for SHC.

5. Members are invited to note the outcome of the 2024 rent review and offer views, if any. The subject will be considered by SHC at its meeting on 19 July 2024.

**Housing Bureau**  
**July 2024**

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

**2024 Rent Review of Public Rental Housing**

**PURPOSE**

This paper seeks Members' endorsement of the outcome of the 2024 rent review for public rental housing (PRH) and the proposal for providing special concessionary measure to PRH tenants.

**RECOMMENDATION**

2. Members are recommended to –
  - (a) approve the outcome of the 2024 rent review conducted in accordance with section 16A(4) of the Housing Ordinance (paragraph 15 below); and
  - (b) endorse providing a special concessionary measure to PRH tenants by waiving the extra rent payable by the tenants each month due to the rent adjustment in the first three months following the rent adjustment (paragraph 21 below).

## BACKGROUND

3. The existing PRH rent adjustment mechanism is stipulated under section 16A of the Housing Ordinance which came into effect on 1 January 2008. Section 16A provides that the Housing Authority (HA) shall conduct a rent review every two years <sup>Note 1</sup> in accordance with the mechanism stipulated therein and vary the PRH rent according to the change in the income index between the first and second periods covered by the review. Specifically, section 16A(4) provides that HA –

- (a) if satisfied on a review of the relevant rent that the income index for the second period is higher than the income index for the first period by more than 0.1%, shall as soon as practicable after the review increase the relevant rent by the rate of the increase of the income index or 10%, whichever is less; and
- (b) if satisfied on a review of the relevant rent that the income index for the second period is lower than the income index for the first period by more than 0.1%, shall as soon as practicable after the review reduce the relevant rent by the rate of reduction of the income index.

Based on the above statutory provisions, HA is required to adjust the PRH rent in strict accordance with the stipulated mechanism. The methodology for data collection and computation under the rent adjustment mechanism is at

----- **Annex A.**

4. The existing rent adjustment mechanism is the outcome of extensive public discussions. HA conducted the Review on Domestic Rent Policy from 2001 to 2006, during which detailed consideration was given to various adjustment methods, and it was eventually considered that PRH rent adjustment based on tenants' household income could best reflect tenants' affordability. The adjustment mechanism, which took effect on 1 January 2008, adjusts the PRH rent based on PRH tenants' household income. To provide a starting point for the rent adjustment mechanism to operate effectively, HA had reduced the PRH rent by 11.6% at that time.

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Note 1 Section 16A(1)(b) of the Housing Ordinance stipulates that HA "shall review the relevant rent as soon as practicable after the second anniversary of the expiry date of the second period for the last review".

5. The existing rent adjustment mechanism has the following characteristics –

- (a) the mechanism provides an objective basis for PRH rent adjustment, which stipulates that HA shall adjust its PRH rent according to the change in PRH tenants' income over the past two years to ensure that the rate of rent adjustment can meet tenants' affordability; and
- (b) there is a 10% cap on the rate of rent increase, but no floor in case of rent reduction. Accordingly, the ratio of the average PRH rent to the average PRH household income will only improve in the long run. Actual experience also shows that the current rent adjustment mechanism based on tenants' income has achieved the intended objective of the legislation when it was enacted in 2007, which can ensure PRH tenants' affordability more consistently and objectively when compared with other options.

6. The Housing Ordinance provides for power for HA to grant rent waiver to PRH tenants as necessary. According to section 17 of the Housing Ordinance, HA may remit in whole or in part rent of tenants for such period as it thinks fit. The relevant statutory provision has provided HA with sufficient flexibility to take into account various factors, including the prevailing socio-economic situation, and offer suitable assistance to PRH tenants as appropriate.

7. After section 16A of the Housing Ordinance came into effect on 1 January 2008, HA conducts PRH rent review on a biennial basis since 2010. In each review, the Subsidised Housing Committee (SHC) of HA considered the report of the Commissioner for Census and Statistics (C for C&S)<sup>Note 2</sup> and endorsed the outcome. The rent adjustments since the enactment of section 16A of the Housing Ordinance, and the rent waiver granted by HA are summarised below –

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Note 2 Section 16A(7)(b) of the Housing Ordinance specifies that the Commissioner for Census and Statistics (C for C&S) shall, in relation to the compilation of the income index, compute the index. This includes the computation of the change in the income index between the first and second periods.

	<b>Change in Income Index</b>	<b>Adjustment of PRH rent</b>	<b>Effective date of new rent</b>	<b>Rent waiver granted by HA</b>
<b>Enactment of section 16A of the Housing Ordinance</b>	-	-11.6%	August 2007	-
<b>2010 review</b>	+4.68%	+4.68%	September 2010	1 month
<b>2012 review</b>	+16.24%	+10%	September 2012	1 month
<b>2014 review</b>	+19.27%	+10%	September 2014	-
<b>2016 review</b>	+16.11%	+10%	September 2016	-
<b>2018 review</b>	+11.59%	+10%	September 2018	-
<b>2020 review</b>	+9.66%	+9.66%	September 2020	2 months
<b>2022 review</b>	+1.17%	+1.17%	October 2022	Waiving the extra rent payable by the tenants each month due to the rent adjustment in the first 12 months following the rent adjustment

## **OUTCOME OF THE 2024 RENT REVIEW**

8. For the 2024 rent review, the first period for the purpose of computing the income index is the 12 months in 2021, while the second period is the 12 months in 2023. The Census and Statistics Department (C&SD) has confirmed that the data collected through the “Survey on Household Income of Public Rental Housing Tenants” (Income Survey) conducted by HA accurately reflected the household income of PRH tenants in both 2021 and 2023. The survey data have been used to compute the income index for PRH tenants accordingly. Distribution of survey data and details of households excluded from the computation of the mean monthly household income are set out in the ensuing paragraphs.

### Sample distribution

9. Monthly sampling of 2 000 PRH households for the first and second periods was conducted in accordance with the actual distribution of household size each month as shown at **Annex B1** and **Annex B2** respectively. By design of the proportionate stratified systematic random sampling, the distribution of tenant household sample by PRH estate and by district corresponds to the actual distribution of all PRH households. A comparison of the tenant household sample and actual distribution of households by district and by estate for the first and second periods is at **Annex C1** and **Annex C2** respectively.

10. A total of 24 000 PRH households were sampled in each of the first and second period. The response rates were 98.6% for 2021 and 99.2% for 2023. The remaining 1.4% and 0.8% involved 343 incomplete cases for 2021 and 196 incomplete cases for 2023. These tenants were unable to provide all the information requested in the declaration form, and all were verified by the Housing Department to have reasonable grounds (e.g. chronic illness, overseas employment or study, imprisonment, etc.) for not being able to provide the information required.

### Exclusion of non-representative households

11. Income deviation are excluded to minimise distortion to the outcome of the computation. Households excluded from computation of the income index include –

- (a) **“Well-off tenants”**: tenants paying additional rent (commonly known as “well-off tenants<sup>Note 3</sup>”) are better off than other PRH households. Their inclusion in the coverage of the income index would raise the overall income level and hence cannot accurately reflect the affordability of PRH households in general;
- (b) **Other households with high “outlying” income<sup>Note 4</sup>**: this refers to high-income households who are not “well-off tenants” paying additional rent; and
- (c) **Comprehensive Social Security Assistance (CSSA) households**: the level of CSSA is set by the Government. It does not reflect the income level of representative PRH tenant households.

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Note 3 HA’s Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources are commonly referred to as the “Well-off Tenants Policies”. Under the “Well-off Tenants Policies”, households after living in PRH for ten years are required to declare their household income and assets, and thereafter biennially. Those with a household income exceeding two times and not more than three times the prevailing PRH income limits have to pay 1.5 times net rent plus rates. Those with household income exceeding three times and not more than five times the prevailing PRH income limits are required to pay double net rent plus rates. PRH households with total household income or net assets value exceeding the prescribed limits (i.e. five times and 100 times of the PRH income limits respectively), as well as those who have private domestic property ownership in Hong Kong are required to vacate their PRH flats.

Households who are required to vacate their PRH flats but have a temporary housing need may apply for a fixed-term licence to stay in the PRH for a period of not more than four months, during which time a licence fee equivalent to the double net rent plus rates or market rent, whichever is higher, is charged. “Well-off tenants” are PRH tenants who are paying additional rent (i.e. 1.5 times or double net rent plus rates, or market rent).

Note 4 To assess the proportion of households with high “outlying” income, the “John Tukey’s Outliers Filter Method”, a common statistical method, has been adopted to define the outliers of the income data in the Income Survey. PRH households with income higher than the upper outlying levels determined from the method are considered as outliers and excluded from computation of the income index.



----- 12. As shown in **Annex D1**, in the 2021 Income Survey, 986 “well-off tenants”, 421 other households with income higher than the upper outlying levels, and 3 641 CSSA households were excluded from the computation of the income index, accounting for 4.2%, 1.8% and 15.5% of the completed samples respectively. Upon exclusion of these three categories of non-representative households, another 121 invalid sampling units (i.e. deceased tenants and tenants who had terminated their tenancies) and the 343 incomplete cases mentioned in paragraph 10 above, the sample size for computing the income index is 18 488 for 2021.

----- 13. As shown in **Annex D2**, in the 2023 Income Survey, 987 “well-off tenants”, 457 other households with income higher than the upper outlying levels, and 3 332 CSSA households were excluded from the computation of the income index, accounting for 4.2%, 1.9% and 14.1% of the completed sample respectively. Upon exclusion of these three categories of non-representative households, another 142 invalid sampling units and the 196 incomplete cases as mentioned in paragraph 10 above, the sample size for computing the income index is 18 886 for 2023. C&SD considered the resultant sample sizes for both the first and second periods form a sound basis for the compilation of the income index.

#### Computation of mean monthly household income

14. Based on the survey data, C&SD computed the overall mean monthly household income and hence the income index for the rent review. The mean monthly household income of PRH tenants in the first period (i.e. 2021) is \$24,094 and this index is set at 100. The adjusted mean monthly household income in the second period (i.e. 2023) is \$26,679. The index of the second period is therefore 110.73. C&SD has conducted various quality checks and computed the income index with reference to the income data for the first and second periods in its independent capacity, and confirmed that the survey findings are in order. Findings of the quality checks performed by C&SD and the computation of income index are appended at the C for C&S’ report on the 2024 rent review exercise at **Annex E**.

15. As mentioned in paragraph 3 above, section 16A(4)(a) of the Housing Ordinance stipulates that if the income index for the second period is higher than that for the first period by more than 0.1%, HA shall increase the PRH rent by the rate of increase of the income index or 10%, whichever is less. Since the income index for the second period is **higher** than that for the first period by **10.73%**, rent adjustment under the 2024 PRH rent review is **+10%**.

## IMPACT OF RENT ADJUSTMENT ON TENANTS

16. A total of about 807 800 households were residing in PRH as at March 2024. Among them –

- (a) about 80% (about 649 700 households) were paying normal rent;
- (b) about 13% (about 101 100 households) were CSSA households whose rent was covered by the Government;
- (c) about 4% (about 34 700 households) were “well-off tenants” who were paying additional rent; and
- (d) about 3% (about 22 400 households) were receiving assistance under HA’s Rent Assistance Scheme (RAS).

17. The average monthly rent as at March 2024 was \$2,297, and the monthly rent ranged from \$490 to \$5,723. Based on an adjustment of +10% for computation, the amount of monthly rent increase ranges from \$49 to \$572, as tabulated below –

Monthly rent increase <sup>Note 5</sup>	No. of households <sup>Note 6*</sup>	Percentage among all PRH households <sup>Note 6**</sup>
+\$49 to \$100	13 600	2%
+\$101 to \$150	117 600	17%
+\$151 to \$200	148 600	21%
+\$201 to \$250	156 600	22%
+\$251 to \$300	109 700	16%
+\$301 to \$350	74 600	11%
+\$351 to \$572	86 000	12%

### Notes

\* Figures rounded to the nearest hundred.

\*\* The total may not add up to 100% due to rounding.

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Note 5 The rent increase distribution range as shown is calculated on the basis of normal rent (i.e. rent inclusive of net rent and rates) payable by PRH tenants. For those additional rent paying households (i.e. tenants who are required to pay 1.5 or 2 times of the net rent), the distribution of the actual rent payable upon rent adjustment for them may be different.

Note 6 CSSA households are excluded, as their rent is covered by the Government.

18. In considering the impact of the rent increase on PRH tenants, the following are relevant –

- (a) as there is a 10% cap arrangement for the increase of rent, tenants’ household income had increased more than the rent in the past. From 2007 to 2023, the cumulative increase in household income was 131.0%, whereas the cumulative increase in PRH rent (including the rent increase of 10% pursuant to the outcome of the current rent review) is only 87%;
- (b) as a crude comparison, the ratio of the average PRH rent to the average PRH household income has gradually decreased from **9.97%** in 2007 to **9.70%** after the rent increase in accordance with the current review <sup>Note 7</sup>. Although these figures are not the actual rent-to-income ratio, they can provide an indicative reference on the PRH tenants’ affordability;
- (c) 4% of our tenants are “well-off tenants” who should be able to afford the rent increase. Apart from the 13% CSSA households whose rent is covered by the Government, the monthly rent increase for more than 60% of the remaining PRH households will only be \$250 or less;
- (d) the Government has announced in the 2024-25 Budget that in order to support the public in facing the economic pressure, to provide rates concession for the first quarter of 2024-25, subject to a ceiling of \$1,000 for each rateable property. In line with the established practice, HA will pass on the rates concession to PRH tenants. The rates concession receivable by each PRH household ranges from about \$117 to \$1,000 in 2024-25; and

Note 7 The calculation is as below –

	<b>2007</b>	<b>2023</b>
Average PRH rent	\$1,319 (first period of the 2010 review)	\$2,527 (after the 10% rent increase pursuant to the 2024 Rent Review outcome takes effect)
Average PRH household income	\$13,233 (calculated based on the actual household distribution in 2007)	\$26,057 (calculated based on the actual household distribution in 2023)
Average PRH rent/ Average PRH household income	\$1,319 / \$13,233 = 9.97%	\$2,527 / \$26,057 = 9.70%

- (e) PRH tenants with temporary financial difficulties may seek assistance under HA's RAS to pay their rent. Depending on the level of their income, eligible applicants will be granted either 25% or 50% rent reduction for a period of two years. As at end-March 2024, about 22 400 households are receiving rent reduction under the scheme.

## **IMPLEMENTATION DATE**

19. Section 16A(4) of the Housing Ordinance stipulates that HA shall adjust PRH rent as soon as practicable after the rent review. Section 16A(5)(b) provides that HA shall not vary the relevant rent before the second anniversary of the date of the last variation. Taking into account the need to notify all PRH tenants in writing one month before the implementation date of the new rent as required under tenancy agreements, subject to Members' endorsement of the outcome of the 2024 rent review, we **propose** the rent adjustment to **take effect from 1 October 2024**.

## **SPECIAL CONCESSIONARY MEASURE**

20. HA is bound by law to review PRH rent every two years and to implement the new rent level in strict accordance with section 16A(4) as soon as practicable after the review. Hence, HA shall act in accordance with the Housing Ordinance. At the same time, section 17 of the Housing Ordinance allows HA to "remit, in whole or in part and for such period as it thinks fit, the payment of any rent, premium or other consideration payable under any lease". HA can take into consideration the financial situation of PRH tenants and to decide whether to provide concessionary measures under the auspices of section 17 of the Housing Ordinance, and if so, the extent.

21. For the 2024 rent review exercise, the average rent increase for each PRH tenant is around \$230 per month. About 60% of the tenants have a monthly rent increase of \$250 or below, and about 2% of them have a monthly rent increase of \$100 or below. We believe that most of the PRH tenants should be able to afford the rent increase. At the same time, considering that the real Gross Domestic Product growth forecast for 2024 is +2.5% to +3.5%, we believe that the income of PRH tenants will increase accordingly. Notwithstanding this, we understand that there are suggestions that HA should provide rent waiver when

increasing rent. However, a one-month rent waiver will amount to \$2,110 million and will result in a deficit of \$2,126 million in HA's PRH operating account in 2024-25. The proposed rent waiver would be disproportionate to the amount of rent increase and its impact on the PRH tenants, and would severely affect the sustainability of HA's financial position. Having regard to the prevailing socio-economic circumstances, the extent of the rent increase, impact on the PRH tenants and HA's financial position, we **propose by means of a one-off measure, providing a special concessionary measure to PRH tenants by waiving the extra rent payable by the tenants each month due to the rent adjustment in the first three months following the rent adjustment.** We consider that the better off "well-off tenants" should be able to afford the current rent adjustment, and to ensure the rational use of HA's financial resources, we do not recommend including "well-off tenants" in the above-mentioned special concessionary measure. In light of HA's financial position, we will continue to adopt a prudent financial management principle when considering whether to provide rent waiver for PRH tenants in future rounds of rent review, so as to ensure that HA has sufficient financial resources to undertake the massive housing construction programme.

## **FINANCIAL IMPLICATIONS**

22. According to the budget endorsed by HA in January 2024, the rental housing operating account is estimated to have a deficit of about \$1,167 million in 2024-25 and a deficit of about \$2,143 million in 2025-26. Even with the 10% PRH rent increase from October 2024, HA's rental housing operating account will still have a projected deficit of about \$16 million in 2024-25. Meanwhile, it is expected that there will only be an operating surplus of 185 million in 2025-26. In fact, although the rent increase by 10% will generate an estimate additional revenue of about \$2,300 million annually, we have to emphasise that the additional income generated from the relevant PRH rental income is not a profit but funding for a large number of public housing projects in the pipeline. Subject to Members' endorsement of the special concessionary measure in paragraph 21 above, the rental income forgone in 2024-25 will be about \$575 million, and HA's rental housing operating account is estimated to have a deficit of about \$591 million in 2024-25.

## **PUBLIC REACTION AND PUBLICITY**

23. HA is required by law to increase the PRH rent by 10% based on the established mechanism as provided for in the Housing Ordinance. Our proposed rent increase by 10% should generally be acceptable by the public at large, as it is derived according to the established mechanism based on PRH tenants' affordability. However, some PRH tenants may find the rate of increase to be on the high side. We will respond to such view along the considerations set out in paragraphs 18, 20 and 21 above.

24. A press release will be issued to set out SHC's decision on the level of rent adjustment. In accordance with past practice, PRH tenants will also be notified one month in advance of the new rent levels.

25. This paper is copied to members of HA and the Finance Committee concurrently for information.

## **BRIEFING FOR THE LEGISLATIVE COUNCIL'S PANEL ON HOUSING**

26. In accordance with past practice, we will brief the Legislative Council's Panel on Housing of the outcome of the 2024 rent review at its meeting on 15 July 2024. This paper is issued to the Panel on Housing in parallel to facilitate discussion at the Panel. We will make a further submission to SHC to sum up the views of Panel Members and other stakeholders for Members' consideration at the meeting on 19 July 2024.

## **DISCUSSION**

27. At the SHC meeting to be held on 19 July 2024, Members will be invited to approve the outcome of the 2024 rent review in accordance with section 16A(4) of the Housing Ordinance (paragraph 15 above) and consider whether to endorse the recommendation under paragraph 21.

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c.c. Members of Housing Authority  
Members of Finance Committee

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(Strategy Division)

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## **Methodology of the Rent Adjustment Mechanism**

Compilation of the income index involves data collection and data computation. The income data of Public Rental Housing (PRH) households collected through the Income Survey is used as the basis for compiling the income index.

2. To collect the income data, a sample of 2 000 PRH households is randomly selected by the Housing Authority (HA) each month and each sampled household receives a notification letter together with an income declaration form. The income declaration forms are served under section 25(1) of the Housing Ordinance and declaration is mandatory. The declarable income includes remuneration from employment and self-employment, and other income (for example, interest and dividends). All sampled households are required by law to complete the forms. However, to mitigate the burden caused to the sampled households, no household is selected more than once within the two periods of January to December 2021 and January to December 2023.

3. For each sampled household, every family member listed on the tenancy records shall, in compliance with the relevant stipulations of the Ordinance, declare truthfully their monthly income. Explanatory notes are provided in the income declaration form to facilitate their provision of income data. The sampled households shall return the duly completed income declaration forms within the time specified. Information provided by tenants is treated in strict confidence and is solely used for compiling the income index. Households who knowingly make false statements of their particulars required in the income declaration forms, or refuse or fail to return the forms by the specified time, shall be guilty of an offence and will be liable to prosecution.

4. The compilation of the income index serves to assess the “pure income change” in the household income of PRH tenants during the rent review cycle, with a view to determining the extent of rent adjustment. To do this, the household size distribution of PRH tenants in the rent review cycle should remain unchanged, so that the impact on household income due to variation in household size distribution could be eliminated in computing the income index.



## The role of HA

5. HA collects the income data from the sampled households. The sampling method and the data collection process are devised in consultation with the Census and Statistics Department (C&SD) to ensure the representativeness and accuracy of the Income Survey.

6. As far as sampling is concerned, a probability-based sampling method is adopted to randomly select 2 000 PRH tenants each month to participate in the Income Survey. PRH tenants are first categorised into five household size categories (i.e. five strata): 1-person households, 2-person households, 3-person households, 4-person households and households of 5 persons or above. Households are then drawn from each category according to the actual household size distribution of PRH tenants in a particular month. 2 000 households are randomly sampled accordingly month by month. This method is known as **proportionate stratified systematic random sampling** which provides more precise estimates than the simple random sampling.

7. In the course of data collection and processing, HA has adopted the following measures to safeguard the quality of data collected in the Income Survey –

- (a) HA responds to tenants' enquiries regarding any problems they encounter when completing the income declaration forms so as to minimise errors and omissions. Home visits are also conducted by HA staff upon request to assist physically challenged tenants and the elderly to complete the forms;
- (b) HA has carried out preliminary vetting of all the returned income declaration forms upon receipt from the sampled households. For those forms which were not duly completed or in need of further clarification, the households concerned were contacted by the staff of the Housing Department (HD), and might be asked to provide documentary proof of income and other related information for verification of the declared income data;
- (c) HA has adopted a double data entry approach, i.e. the same set of data is input into the computer by two staff members separately. The two sets of data are then compared and matched with each other for verification to avoid manual input errors; and

- (d) HA has conducted computerised validation check on the input data of the Income Survey. Any discrepancies identified were verified with the sampled households concerned before providing the dataset to C&SD for computing the income index.

### The role of C&SD

8. C&SD is responsible for conducting quality checks on the work of HA in the Income Survey; and computing the income index in its independent capacity in accordance with section 16A(7)(b) of the Housing Ordinance.

#### *(a) Quality check on the work of HA in the Income Survey*

9. C&SD has adopted various quality checks to ensure the impartiality, objectiveness and accuracy of HA's work in the Income Survey. These measures serve to monitor and assess in a comprehensive manner the representativeness of the sampled PRH households, the correctness of the declared income and the accuracy of the input data. The objective is to ensure that the data adopted for the computation of the income index could truly reflect the household income of PRH tenants. These measures include –

- (a) statistical testing is conducted by C&SD to evaluate if the distribution of the sampled households is in line with the actual distribution of PRH tenants in terms of household size and geographical distribution, so as to ensure the representativeness of the samples;
- (b) about 5% of the sampled households who have declared income are randomly selected by C&SD for HA to request them to submit income documentary proof to support that the information declared is true and correct. Some 1 200 households in each of the first and second periods are covered by this additional verification. Furthermore, C&SD conducts random check to confirm whether HA has vetted the income documentary proof properly;
- (c) about 2% of the completed income declaration forms are randomly selected by C&SD each month to check the accuracy of data input performed by HA; and
- (d) C&SD carries out another round of checking on HA's data validation work as mentioned in paragraph 7(d) above to ensure that all necessary steps have been taken.

*(b) Exclusion of non-representative households*

10. The income index aims at reflecting changes in the household income of PRH tenants over the first and second periods. In computing the income index, “non-representative” households with considerable income deviation are excluded, in accordance with the methodology noted by the Bills Committee scrutinising the Amendment Bill, to minimise distortion to the outcome of the computation. Households excluded from computation of the income index are –

- (a) **“Well-off tenants”**: Tenants paying additional rent (commonly known as “well-off tenants”) are better off than other PRH households. Their inclusion in the coverage of the income index would raise the overall income level and hence cannot accurately reflect the affordability of PRH households in general;
- (b) **Other households with high “outlying” income**: Referring to those high-income households who are not “well-off tenants” paying additional rent. To assess the proportion of these households, the “John Tukey’s Outliers Filter Method”, a common statistical method, has been adopted for the treatment of outliers’ data. Applying this method to define the outliers of the income data in the Income Survey has excluded PRH households with income higher than the upper outlying levels; and
- (c) **Comprehensive Social Security Assistance (CSSA) households**: The level of CSSA is set by the Government. It does not reflect the income level of representative PRH tenant households.

*(c) Computation of mean monthly household income*

11. With the exclusion of the three categories of non-representative PRH households and invalid sampling units, as well as the application of statistical method to gross up the survey data, C&SD computes the household size distribution of PRH tenants which forms a set of weights for computing the overall mean monthly household income and hence the income index for the rent review.

12. The household size distribution in the first period forms the set of weights which remains unchanged over the second period. In statistical term, the mean monthly household income of the second period is “adjusted” based on the household size distribution of the first period in order to discount the impact on household income due to variation in household size distribution in the rent review cycle.

### Sample Distribution by Household Size in the First Period (2021)

Month of Declaration in 2021		Household Size					
		1P	2P	3P	4P	5P or above	Total
January	No. of Households	396	552	528	371	153	2 000
	%	(19.8)	(27.6)	(26.4)	(18.6)	(7.7)	(100.0)
February	No. of Households	396	553	527	371	153	2 000
	%	(19.8)	(27.7)	(26.4)	(18.6)	(7.7)	(100.0)
March	No. of Households	397	553	528	370	152	2 000
	%	(19.9)	(27.7)	(26.4)	(18.5)	(7.6)	(100.0)
April	No. of Households	397	554	528	369	152	2 000
	%	(19.9)	(27.7)	(26.4)	(18.5)	(7.6)	(100.0)
May	No. of Households	399	556	526	368	151	2 000
	%	(20.0)	(27.8)	(26.3)	(18.4)	(7.6)	(100.0)
June	No. of Households	399	558	526	367	150	2 000
	%	(20.0)	(27.9)	(26.3)	(18.4)	(7.5)	(100.0)
July	No. of Households	401	560	526	365	148	2 000
	%	(20.1)	(28.0)	(26.3)	(18.3)	(7.4)	(100.0)
August	No. of Households	401	560	526	365	148	2 000
	%	(20.1)	(28.0)	(26.3)	(18.3)	(7.4)	(100.0)
September	No. of Households	402	561	525	364	148	2 000
	%	(20.1)	(28.1)	(26.3)	(18.2)	(7.4)	(100.0)
October	No. of Households	402	561	525	364	148	2 000
	%	(20.1)	(28.1)	(26.3)	(18.2)	(7.4)	(100.0)
November	No. of Households	403	562	525	363	147	2 000
	%	(20.2)	(28.1)	(26.3)	(18.2)	(7.4)	(100.0)
December	No. of Households	403	563	525	362	147	2 000
	%	(20.2)	(28.2)	(26.3)	(18.1)	(7.4)	(100.0)
<b>Overall</b>	<b>No. of Households</b>	<b>4 796</b>	<b>6 693</b>	<b>6 315</b>	<b>4 399</b>	<b>1 797</b>	<b>24 000</b>
	<b>%</b>	<b>(20.0)</b>	<b>(27.9)</b>	<b>(26.3)</b>	<b>(18.3)</b>	<b>(7.5)</b>	<b>(100.0)</b>

Note:

Households were sampled according to the actual distribution of PRH households by household size, which varies from month to month. The percentages in brackets denote the household size distribution of sampled households in that month.

### Sample Distribution by Household Size in the Second Period (2023)

Month of Declaration in 2023		Household Size					
		1P	2P	3P	4P	5P or above	Total
January	No. of Households	411	576	523	351	139	2 000
	%	(20.6)	(28.8)	(26.2)	(17.6)	(7.0)	(100.0)
February	No. of Households	412	576	523	351	138	2 000
	%	(20.6)	(28.8)	(26.2)	(17.6)	(6.9)	(100.0)
March	No. of Households	412	577	523	350	138	2 000
	%	(20.6)	(28.9)	(26.2)	(17.5)	(6.9)	(100.0)
April	No. of Households	413	578	522	350	137	2 000
	%	(20.7)	(28.9)	(26.1)	(17.5)	(6.9)	(100.0)
May	No. of Households	415	579	522	348	136	2 000
	%	(20.8)	(29.0)	(26.1)	(17.4)	(6.8)	(100.0)
June	No. of Households	415	580	522	347	136	2 000
	%	(20.8)	(29.0)	(26.1)	(17.4)	(6.8)	(100.0)
July	No. of Households	415	582	522	346	135	2 000
	%	(20.8)	(29.1)	(26.1)	(17.3)	(6.8)	(100.0)
August	No. of Households	415	583	522	345	135	2 000
	%	(20.8)	(29.2)	(26.1)	(17.3)	(6.8)	(100.0)
September	No. of Households	416	584	522	344	134	2 000
	%	(20.8)	(29.2)	(26.1)	(17.2)	(6.7)	(100.0)
October	No. of Households	417	584	521	344	134	2 000
	%	(20.9)	(29.2)	(26.1)	(17.2)	(6.7)	(100.0)
November	No. of Households	417	585	521	343	134	2 000
	%	(20.9)	(29.3)	(26.1)	(17.2)	(6.7)	(100.0)
December	No. of Households	418	586	520	343	133	2 000
	%	(20.9)	(29.3)	(26.0)	(17.2)	(6.7)	(100.0)
<b>Overall</b>	<b>No. of Households</b>	<b>4 976</b>	<b>6 970</b>	<b>6 263</b>	<b>4 162</b>	<b>1 629</b>	<b>24 000</b>
	<b>%</b>	<b>(20.7)</b>	<b>(29.0)</b>	<b>(26.1)</b>	<b>(17.3)</b>	<b>(6.8)</b>	<b>(100.0)</b>

Note:

Households were sampled according to the actual distribution of PRH households by household size, which varies from month to month. The percentages in brackets denote the household size distribution of sampled households in that month.

**Comparison of Distribution by District and Estate between  
the Tenant Household Sample and the Actual Overall Tenant Households  
in the First Period (2021)**

	District *	Name of estate	Actual overall tenant households^		Tenant household sample	
			No	%	No.	%
1.	<b>CENTRAL &amp; WESTERN</b>	Sai Wan Estate	628	0.1	18	0.1
2.	<b>EASTERN</b>	Chai Wan Estate	1 588	0.2	46	0.2
		Fung Wah Estate	295	0.0	7	0.0
		Hing Man Estate	1 933	0.2	58	0.2
		Hing Tung Estate	2 051	0.3	65	0.3
		Hing Wah (1) Estate	2 257	0.3	66	0.3
		Hing Wah (2) Estate	3 459	0.4	107	0.4
		Hong Tung Estate	453	0.1	15	0.1
		Lin Tsui Estate	286	0.0	10	0.0
		Model Housing Estate	650	0.1	17	0.1
		Oi Tung Estate	3 868	0.5	117	0.5
		Siu Sai Wan Estate	5 965	0.8	190	0.8
		Tsui Lok Estate	318	0.0	18	0.1**
		Tsui Wan Estate	404	0.1	12	0.1
		Wah Ha Estate	187	0.0	2	0.0
		Wan Tsui Estate	3 585	0.5	112	0.5
		Yiu Tung Estate	5 086	0.6	154	0.6
		Yue Wan Estate	2 870	0.4	85	0.4
3.	<b>SOUTHERN</b>	Ap Lei Chau Estate	4 314	0.5	130	0.5
		Lei Tung Estate	1 447	0.2	42	0.2
		Ma Hang Estate	894	0.1	27	0.1
		Shek Pai Wan Estate	5 146	0.7	151	0.6**
		Tin Wan Estate	3 070	0.4	93	0.4
		Wah Fu (1) Estate	4 734	0.6	150	0.6
		Wah Fu (2) Estate	4 274	0.5	133	0.6**
		Wah Kwai Estate	842	0.1	27	0.1
4.	<b>KOWLOON CITY</b>	Ho Man Tin Estate	4 673	0.6	141	0.6
		Hung Hom Estate	2 751	0.4	79	0.3**
		Kai Ching Estate	5 175	0.7	154	0.6**
		Ma Tau Wai Estate	2 041	0.3	72	0.3
		Oi Man Estate	6 182	0.8	189	0.8
		Sheung Lok Estate	341	0.0	11	0.0
		Tak Long Estate	8 115	1.0	244	1.0
5.	<b>KWUN TONG</b>	Choi Fook Estate	4 120	0.5	129	0.5
		Choi Ha Estate	376	0.0	8	0.0
		Choi Tak Estate	5 707	0.7	176	0.7
		Choi Ying Estate	3 972	0.5	125	0.5
		Hing Tin Estate	250	0.0	9	0.0
		Kai Tin Estate	2 222	0.3	71	0.3
		Kai Yip Estate	4 149	0.5	131	0.5
		Ko Cheung Court	1 793	0.2	51	0.2
		Ko Yee Estate	1 181	0.2	36	0.2
		Kwong Tin Estate	2 272	0.3	66	0.3
		Lam Tin Estate	3 017	0.4	90	0.4
		Lei Yue Mun Estate	3 607	0.5	113	0.5
		Lok Wah North Estate	2 945	0.4	91	0.4
		Lok Wah South Estate	6 735	0.9	204	0.9

	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Lower Ngau Tau Kok Estate</b>	4 771	0.6	140	0.6
		<b>On Tai Estate</b>	8 495	1.1	257	1.1
		<b>On Tat Estate</b>	9 257	1.2	281	1.2
		<b>On Tin Estate</b>	719	0.1	27	0.1
		<b>Ping Shek Estate</b>	4 524	0.6	133	0.6
		<b>Ping Tin Estate</b>	5 472	0.7	167	0.7
		<b>Po Tat Estate</b>	7 372	0.9	226	0.9
		<b>Sau Mau Ping Estate</b>	12 288	1.6	374	1.6
		<b>Sau Mau Ping South Estate</b>	3 956	0.5	122	0.5
		<b>Shun Lee Estate</b>	4 312	0.5	125	0.5
		<b>Shun On Estate</b>	2 899	0.4	87	0.4
		<b>Shun Tin Estate</b>	6 770	0.9	205	0.9
		<b>Tak Tin Estate</b>	1 584	0.2	47	0.2
		<b>Tsui Ping North Estate</b>	2 491	0.3	72	0.3
		<b>Tsui Ping South Estate</b>	4 696	0.6	147	0.6
		<b>Upper Ngau Tau Kok Estate</b>	6 562	0.8	202	0.8
		<b>Wan Hon Estate</b>	958	0.1	29	0.1
		<b>Wo Lok Estate</b>	1 895	0.2	59	0.2
		<b>Yau Lai Estate</b>	8 976	1.1	275	1.1
		<b>Yau Tong Estate</b>	3 556	0.5	109	0.5
<b>6.</b>	<b>SHAM SHUI PO</b>	<b>Chak On Estate</b>	1 766	0.2	60	0.3**
		<b>Cheung Sha Wan Estate</b>	1 378	0.2	45	0.2
		<b>Fortune Estate</b>	2 096	0.3	66	0.3
		<b>Fu Cheong Estate</b>	5 942	0.8	179	0.7**
		<b>Hoi Lai Estate</b>	4 881	0.6	151	0.6
		<b>Hoi Tat Estate</b>	1 485	0.2	45	0.2
		<b>Hoi Ying Estate</b>	1 316	0.2	41	0.2
		<b>Lai Kok Estate</b>	2 832	0.4	88	0.4
		<b>Lai On Estate</b>	1 335	0.2	39	0.2
		<b>Lai Tsui Court</b>	1 311	0.2	41	0.2
		<b>Lei Cheng Uk Estate</b>	840	0.1	25	0.1
		<b>Nam Cheong Estate</b>	454	0.1	19	0.1
		<b>Nam Shan Estate</b>	2 656	0.3	77	0.3
		<b>Pak Tin Estate</b>	7 162	0.9	221	0.9
		<b>Shek Kip Mei Estate</b>	10 406	1.3	309	1.3
		<b>So Uk Estate</b>	6 883	0.9	210	0.9
		<b>Tai Hang Tung Estate</b>	1 997	0.3	64	0.3
		<b>Un Chau Estate</b>	7 557	1.0	226	0.9**
		<b>Wing Cheong Estate</b>	1 474	0.2	45	0.2
<b>7.</b>	<b>WONG TAI SIN</b>	<b>Choi Fai Estate</b>	1 313	0.2	39	0.2
		<b>Choi Hung Estate</b>	7 302	0.9	225	0.9
		<b>Choi Wan (1) Estate</b>	5 754	0.7	178	0.7
		<b>Choi Wan (2) Estate</b>	2 873	0.4	90	0.4
		<b>Chuk Yuen North Estate</b>	897	0.1	35	0.1
		<b>Chuk Yuen South Estate</b>	5 946	0.8	178	0.7**
		<b>Fu Shan Estate</b>	2 285	0.3	69	0.3
		<b>Fung Tak Estate</b>	900	0.1	30	0.1
		<b>Kai Chuen Court</b>	72	0.0	3	0.0
		<b>Lok Fu Estate</b>	3 626	0.5	110	0.5
		<b>Lower Wong Tai Sin (1) Estate</b>	1 110	0.1	33	0.1
		<b>Lower Wong Tai Sin (2) Estate</b>	6 535	0.8	200	0.8
		<b>Mei Tung Estate</b>	1 775	0.2	45	0.2
		<b>Shatin Pass Estate</b>	1 268	0.2	40	0.2
		<b>Tsz Ching Estate</b>	7 958	1.0	245	1.0
		<b>Tsz Hong Estate</b>	1 987	0.3	61	0.3
		<b>Tsz Lok Estate</b>	6 098	0.8	189	0.8
		<b>Tsz Man Estate</b>	1 967	0.3	58	0.2**
		<b>Tung Tau (2) Estate</b>	1 513	0.2	50	0.2

	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Tung Wui Estate</b>	2 218	0.3	69	0.3
		<b>Upper Wong Tai Sin Estate</b>	4 821	0.6	143	0.6
		<b>Wang Tau Hom Estate</b>	5 784	0.7	176	0.7
<b>8.</b>	<b>YAU TSIM MONG</b>	<b>Hoi Fu Court</b>	2 773	0.4	82	0.3**
<b>9.</b>	<b>ISLANDS</b>	<b>Cheung Kwai Estate</b>	457	0.1	16	0.1
		<b>Fu Tung Estate</b>	1 652	0.2	51	0.2
		<b>Kam Peng Estate</b>	250	0.0	7	0.0
		<b>Lung Tin Estate</b>	445	0.1	13	0.1
		<b>Mun Tung Estate</b>	3 832	0.5	110	0.5
		<b>Nga Ning Court</b>	416	0.1	11	0.0**
		<b>Ngan Wan Estate</b>	432	0.1	15	0.1
		<b>Yat Tung (1) Estate</b>	5 554	0.7	171	0.7
		<b>Yat Tung (2) Estate</b>	6 322	0.8	195	0.8
		<b>Ying Tung Estate</b>	3 546	0.5	111	0.5
<b>10.</b>	<b>KWAI TSING</b>	<b>Cheung Ching Estate</b>	4 788	0.6	148	0.6
		<b>Cheung Fat Estate</b>	763	0.1	25	0.1
		<b>Cheung Hang Estate</b>	4 327	0.6	134	0.6
		<b>Cheung Hong Estate</b>	8 153	1.0	247	1.0
		<b>Cheung On Estate</b>	815	0.1	18	0.1
		<b>Cheung Wang Estate</b>	4 242	0.5	132	0.6**
		<b>Easeful Court</b>	508	0.1	16	0.1
		<b>High Prosperity Terrace</b>	758	0.1	23	0.1
		<b>Kwai Chung Estate</b>	13 534	1.7	407	1.7
		<b>Kwai Fong Estate</b>	6 198	0.8	196	0.8
		<b>Kwai Hing Estate</b>	227	0.0	6	0.0
		<b>Kwai Luen Estate</b>	2 956	0.4	87	0.4
		<b>Kwai Shing East Estate</b>	6 189	0.8	189	0.8
		<b>Kwai Shing West Estate</b>	5 141	0.7	156	0.7
		<b>Kwai Tsui Estate</b>	864	0.1	35	0.1
		<b>Lai King Estate</b>	4 145	0.5	124	0.5
		<b>Lai Yiu Estate</b>	2 756	0.4	89	0.4
		<b>On Yam Estate</b>	5 209	0.7	159	0.7
		<b>Shek Lei (1) Estate</b>	4 783	0.6	149	0.6
		<b>Shek Lei (2) Estate</b>	8 249	1.1	252	1.1
		<b>Shek Yam East Estate</b>	2 348	0.3	71	0.3
		<b>Shek Yam Estate</b>	2 620	0.3	80	0.3
		<b>Tai Wo Hau Estate</b>	7 557	1.0	230	1.0
		<b>Tsing Yi Estate</b>	447	0.1	13	0.1
		<b>Wah Lai Estate</b>	1 427	0.2	38	0.2
		<b>11.</b>	<b>NORTH</b>	<b>Cheung Lung Wai Estate</b>	1 345	0.2
<b>Cheung Wah Estate</b>	1 165			0.1	34	0.1
<b>Ching Ho Estate</b>	7 071			0.9	217	0.9
<b>Choi Yuen Estate</b>	4 972			0.6	143	0.6
<b>Fai Ming Estate</b>	878			0.1	29	0.1
<b>Ka Fuk Estate</b>	1 932			0.2	61	0.3**
<b>Po Shek Wu Estate</b>	885			0.1	28	0.1
<b>Tai Ping Estate</b>	117			0.0	4	0.0
<b>Tin Ping Estate</b>	672			0.1	19	0.1
<b>Wah Ming Estate</b>	924			0.1	27	0.1
<b>Wah Sum Estate</b>	1 468			0.2	44	0.2
<b>Yung Shing Court</b>	1 704			0.2	53	0.2
<b>12.</b>	<b>SAI KUNG</b>			<b>Choi Ming Court</b>	2 781	0.4
		<b>Hau Tak Estate</b>	4 139	0.5	126	0.5
		<b>Kin Ming Estate</b>	6 974	0.9	212	0.9
		<b>King Lam Estate</b>	1 130	0.1	34	0.1
		<b>Ming Tak Estate</b>	1 459	0.2	39	0.2
		<b>Po Lam Estate</b>	1 126	0.1	36	0.2**
		<b>Sheung Tak Estate</b>	5 478	0.7	166	0.7



	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Shin Ming Estate</b>	1 954	0.2	64	0.3**
		<b>Tsui Lam Estate</b>	937	0.1	22	0.1
		<b>Yee Ming Estate</b>	2 040	0.3	64	0.3
<b>13. SHATIN</b>		<b>Chun Shek Estate</b>	2 112	0.3	62	0.3
		<b>Chun Yeung Estate</b>	4 340	0.6	138	0.6
		<b>Chung On Estate</b>	2 724	0.3	84	0.4**
		<b>Fung Wo Estate</b>	1 594	0.2	45	0.2
		<b>Heng On Estate</b>	480	0.1	16	0.1
		<b>Hin Keng Estate</b>	377	0.0	12	0.1**
		<b>Hin Yiu Estate</b>	793	0.1	25	0.1
		<b>Kwong Yuen Estate</b>	821	0.1	23	0.1
		<b>Lee On Estate</b>	3 594	0.5	109	0.5
		<b>Lek Yuen Estate</b>	3 188	0.4	98	0.4
		<b>Lung Hang Estate</b>	4 321	0.6	128	0.5**
		<b>Mei Lam Estate</b>	4 063	0.5	132	0.6**
		<b>Mei Tin Estate</b>	6 665	0.8	207	0.9**
		<b>Pok Hong Estate</b>	775	0.1	25	0.1
		<b>Sha Kok Estate</b>	6 249	0.8	193	0.8
		<b>Shek Mun Estate</b>	4 953	0.6	150	0.6
		<b>Shui Chuen O Estate</b>	11 031	1.4	341	1.4
		<b>Sun Chui Estate</b>	6 574	0.8	201	0.8
		<b>Sun Tin Wai Estate</b>	3 361	0.4	101	0.4
		<b>Wo Che Estate</b>	6 202	0.8	195	0.8
<b>Yan On Estate</b>	2 565	0.3	76	0.3		
<b>Yiu On Estate</b>	649	0.1	16	0.1		
<b>14. TAI PO</b>		<b>Fu Heng Estate</b>	1 173	0.1	36	0.2**
		<b>Fu Shin Estate</b>	1 523	0.2	45	0.2
		<b>Fu Tip Estate</b>	37	0.0	1	0.0
		<b>Kwong Fuk Estate</b>	6 128	0.8	187	0.8
		<b>Po Heung Estate</b>	473	0.1	14	0.1
		<b>Tai Wo Estate</b>	1 235	0.2	33	0.1**
		<b>Tai Yuen Estate</b>	4 702	0.6	144	0.6
		<b>Wan Tau Tong Estate</b>	402	0.1	11	0.0**
<b>15. TSUEN WAN</b>		<b>Cheung Shan Estate</b>	1 575	0.2	47	0.2
		<b>Fuk Loi Estate</b>	3 085	0.4	96	0.4
		<b>Lei Muk Shue (1) Estate</b>	2 282	0.3	70	0.3
		<b>Lei Muk Shue (2) Estate</b>	4 230	0.5	130	0.5
		<b>Lei Muk Shue Estate</b>	3 870	0.5	120	0.5
		<b>Shek Wai Kok Estate</b>	6 291	0.8	195	0.8
<b>16. TUEN MUN</b>		<b>Butterfly Estate</b>	5 252	0.7	159	0.7
		<b>Fu Tai Estate</b>	5 027	0.6	155	0.6
		<b>Kin Sang Estate</b>	359	0.0	15	0.1**
		<b>Leung King Estate</b>	1 858	0.2	58	0.2
		<b>Lung Yat Estate</b>	983	0.1	36	0.2**
		<b>On Ting Estate</b>	4 963	0.6	152	0.6
		<b>Po Tin Estate</b>	4 552	0.6	144	0.6
		<b>Sam Shing Estate</b>	1 786	0.2	48	0.2
		<b>Shan King Estate</b>	4 337	0.6	138	0.6
		<b>Tai Hing Estate</b>	8 346	1.1	254	1.1
		<b>Tin King Estate</b>	524	0.1	13	0.1
		<b>Wu King Estate</b>	4 310	0.5	133	0.6**
		<b>Yan Tin Estate</b>	4 629	0.6	140	0.6
<b>Yau Oi Estate</b>	9 026	1.2	279	1.2		
<b>17. YUEN LONG</b>		<b>Grandeur Terrace</b>	4 084	0.5	130	0.5
		<b>Hung Fuk Estate</b>	4 871	0.6	153	0.6
		<b>Long Ching Estate</b>	436	0.1	17	0.1
		<b>Long Ping Estate</b>	2 099	0.3	67	0.3

	District *	Name of estate	Actual overall tenant households <sup>^</sup>		Tenant household Sample	
			No.	%	No.	%
		<b>Long Shin Estate</b>	1 187	0.2	33	0.1**
		<b>Shui Pin Wai Estate</b>	2 349	0.3	82	0.3
		<b>Tin Chak Estate</b>	3 971	0.5	121	0.5
		<b>Tin Ching Estate</b>	6 143	0.8	187	0.8
		<b>Tin Heng Estate</b>	5 743	0.7	172	0.7
		<b>Tin Shui (1) Estate</b>	4 587	0.6	141	0.6
		<b>Tin Shui (2) Estate</b>	3 158	0.4	94	0.4
		<b>Tin Tsz Estate</b>	3 269	0.4	101	0.4
		<b>Tin Wah Estate</b>	3 657	0.5	116	0.5
		<b>Tin Yan Estate</b>	5 461	0.7	168	0.7
		<b>Tin Yat Estate</b>	3 320	0.4	104	0.4
		<b>Tin Yiu (1) Estate</b>	4 596	0.6	143	0.6
		<b>Tin Yiu (2) Estate</b>	3 805	0.5	121	0.5
		<b>Tin Yuet Estate</b>	4 124	0.5	127	0.5
		<b>OVERALL</b>	784 629	100.0	24 000	100.0

\* The estates are grouped according to 17 districts for easy reference. There are no PRH estates in Wan Chai district.

\*\* Chi-square tests were conducted to compare the distribution of the sample and that of the actual overall tenancy records by district and by estate. The results indicated that the differences between the actual and sample distribution are insignificant.

<sup>^</sup> Refers to the average number of households for the 12 months in 2021.

Note:

Statistically, the sample distribution tallies with the actual distribution by design of the proportionate stratified systematic random sampling method. In other words, the sample effectively reflects the distribution of all PRH tenants by district and by estate.

**Comparison of Distribution by District and Estate between  
the Tenant Household Sample and the Actual Overall Tenant Households  
in the Second Period (2023)**

	District *	Name of estate	Actual overall tenant households^		Tenant household sample	
			No	%	No.	%
1.	<b>CENTRAL &amp; WESTERN</b>	Sai Wan Estate	629	0.1	18	0.1
2.	<b>EASTERN</b>	Chai Wan Estate	1 583	0.2	50	0.2
		Fung Wah Estate	258	0.0	7	0.0
		Hing Man Estate	1 933	0.2	55	0.2
		Hing Tung Estate	2 044	0.3	58	0.2**
		Hing Wah (1) Estate	2 251	0.3	63	0.3
		Hing Wah (2) Estate	3 421	0.4	104	0.4
		Hong Tung Estate	448	0.1	12	0.1
		Lin Tsui Estate	284	0.0	9	0.0
		Model Housing Estate	649	0.1	17	0.1
		Oi Tung Estate	3 867	0.5	116	0.5
		Siu Sai Wan Estate	5 966	0.7	186	0.8**
		Tsui Lok Estate	313	0.0	9	0.0
		Tsui Wan Estate	332	0.0	8	0.0
		Wah Ha Estate	183	0.0	6	0.0
		Wan Tsui Estate	3 566	0.4	105	0.4
		Yiu Tung Estate	5 071	0.6	151	0.6
Yue Wan Estate	2 950	0.4	88	0.4		
3.	<b>SOUTHERN</b>	Ap Lei Chau Estate	4 302	0.5	130	0.5
		Lei Tung Estate	1 219	0.2	34	0.1**
		Ma Hang Estate	893	0.1	30	0.1
		Shek Pai Wan Estate	5 148	0.6	159	0.7**
		Tin Wan Estate	3 062	0.4	93	0.4
		Wah Fu (1) Estate	4 725	0.6	144	0.6
		Wah Fu (2) Estate	4 263	0.5	128	0.5
		Wah Kwai Estate	761	0.1	26	0.1
4.	<b>KOWLOON CITY</b>	Ho Man Tin Estate	4 668	0.6	139	0.6
		Hung Hom Estate	2 742	0.3	82	0.3
		Kai Ching Estate	5 172	0.6	153	0.6
		Ma Tau Wai Estate	2 050	0.3	63	0.3
		Oi Man Estate	6 225	0.8	190	0.8
		Sheung Lok Estate	340	0.0	6	0.0
		Tak Long Estate	8 107	1.0	242	1.0
5.	<b>KWUN TONG</b>	Choi Fook Estate	4 512	0.6	136	0.6
		Choi Ha Estate	319	0.0	6	0.0
		Choi Tak Estate	5 694	0.7	170	0.7
		Choi Ying Estate	3 970	0.5	122	0.5
		Hing Tin Estate	199	0.0	6	0.0
		Kai Tin Estate	2 219	0.3	68	0.3
		Kai Yip Estate	4 180	0.5	129	0.5
		Ko Cheung Court	1 790	0.2	53	0.2
		Ko Yee Estate	1 181	0.1	32	0.1
		Kwong Tin Estate	2 277	0.3	64	0.3
		Lam Tin Estate	3 016	0.4	86	0.4
		Lei Yue Mun Estate	3 599	0.4	111	0.5**
		Lok Wah North Estate	2 945	0.4	86	0.4
Lok Wah South Estate	6 748	0.8	201	0.8		

	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Lower Ngau Tau Kok Estate</b>	4 765	0.6	147	0.6
		<b>On Tai Estate</b>	8 492	1.1	259	1.1
		<b>On Tat Estate</b>	9 230	1.2	277	1.2
		<b>On Tin Estate</b>	718	0.1	18	0.1
		<b>Ping Shek Estate</b>	4 532	0.6	136	0.6
		<b>Ping Tin Estate</b>	5 484	0.7	166	0.7
		<b>Po Tat Estate</b>	7 358	0.9	219	0.9
		<b>Sau Mau Ping Estate</b>	12 287	1.5	368	1.5
		<b>Sau Mau Ping South Estate</b>	3 962	0.5	116	0.5
		<b>Shun Lee Estate</b>	4 353	0.5	126	0.5
		<b>Shun On Estate</b>	2 941	0.4	90	0.4
		<b>Shun Tin Estate</b>	6 835	0.9	207	0.9
		<b>Tak Tin Estate</b>	1 441	0.2	42	0.2
		<b>Tsui Ping North Estate</b>	2 196	0.3	68	0.3
		<b>Tsui Ping South Estate</b>	4 701	0.6	143	0.6
		<b>Upper Ngau Tau Kok Estate</b>	6 546	0.8	196	0.8
		<b>Wan Hon Estate</b>	967	0.1	29	0.1
		<b>Wo Lok Estate</b>	1 907	0.2	55	0.2
		<b>Yau Lai Estate</b>	8 970	1.1	268	1.1
		<b>Yau Tong Estate</b>	3 554	0.4	102	0.4
<b>6.</b>	<b>SHAM SHUI PO</b>	<b>Chak On Estate</b>	1 788	0.2	53	0.2
		<b>Cheung Sha Wan Estate</b>	1 381	0.2	40	0.2
		<b>Fortune Estate</b>	2 094	0.3	61	0.3
		<b>Fu Cheong Estate</b>	5 928	0.7	180	0.8**
		<b>Hoi Lai Estate</b>	4 876	0.6	148	0.6
		<b>Hoi Tat Estate</b>	3 299	0.4	105	0.4
		<b>Hoi Ying Estate</b>	1 311	0.2	40	0.2
		<b>Lai Kok Estate</b>	2 844	0.4	83	0.3**
		<b>Lai On Estate</b>	1 332	0.2	43	0.2
		<b>Lai Tsui Court</b>	1 309	0.2	37	0.2
		<b>Lei Cheng Uk Estate</b>	707	0.1	22	0.1
		<b>Nam Cheong Estate</b>	380	0.0	11	0.0
		<b>Nam Shan Estate</b>	2 690	0.3	81	0.3
		<b>Pak Tin Estate</b>	8 052	1.0	241	1.0
		<b>Shek Kip Mei Estate</b>	10 407	1.3	308	1.3
		<b>So Uk Estate</b>	6 897	0.9	206	0.9
		<b>Tai Hang Tung Estate</b>	1 999	0.2	63	0.3**
		<b>Un Chau Estate</b>	7 535	0.9	231	1.0**
		<b>Wing Cheong Estate</b>	1 475	0.2	43	0.2
<b>7.</b>	<b>WONG TAI SIN</b>	<b>Choi Fai Estate</b>	1 311	0.2	40	0.2
		<b>Choi Hung Estate</b>	7 295	0.9	224	0.9
		<b>Choi Wan (1) Estate</b>	5 776	0.7	173	0.7
		<b>Choi Wan (2) Estate</b>	2 904	0.4	86	0.4
		<b>Chuk Yuen North Estate</b>	767	0.1	27	0.1
		<b>Chuk Yuen South Estate</b>	5 945	0.7	176	0.7
		<b>Fu Shan Estate</b>	2 308	0.3	70	0.3
		<b>Fung Tak Estate</b>	777	0.1	21	0.1
		<b>Kai Chuen Court</b>	991	0.1	30	0.1
		<b>Lok Fu Estate</b>	3 631	0.5	110	0.5
		<b>Lower Wong Tai Sin (1) Estate</b>	939	0.1	28	0.1
		<b>Lower Wong Tai Sin (2) Estate</b>	6 519	0.8	192	0.8
		<b>Mei Tung Estate</b>	1 776	0.2	55	0.2
		<b>Shatin Pass Estate</b>	1 266	0.2	36	0.2
		<b>Tsz Ching Estate</b>	7 949	1.0	239	1.0
		<b>Tsz Hong Estate</b>	1 990	0.2	50	0.2
		<b>Tsz Lok Estate</b>	6 078	0.8	184	0.8
		<b>Tsz Man Estate</b>	1 968	0.2	57	0.2
		<b>Tung Tau (2) Estate</b>	1 279	0.2	33	0.1**

	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Tung Wui Estate</b>	2 297	0.3	65	0.3
		<b>Upper Wong Tai Sin Estate</b>	4 813	0.6	143	0.6
		<b>Wang Tau Hom Estate</b>	5 765	0.7	175	0.7
<b>8.</b>	<b>YAU TSIM MONG</b>	<b>Hoi Fu Court</b>	2 770	0.3	85	0.4**
<b>9.</b>	<b>ISLANDS</b>	<b>Cheung Kwai Estate</b>	452	0.1	11	0.0**
		<b>Fu Tung Estate</b>	1 643	0.2	47	0.2
		<b>Kam Peng Estate</b>	245	0.0	7	0.0
		<b>Lung Tin Estate</b>	424	0.1	13	0.1
		<b>Mun Tung Estate</b>	3 809	0.5	113	0.5
		<b>Nga Ning Court</b>	413	0.1	14	0.1
		<b>Ngan Wan Estate</b>	431	0.1	9	0.0**
		<b>Yat Tung (1) Estate</b>	5 543	0.7	168	0.7
		<b>Yat Tung (2) Estate</b>	6 304	0.8	186	0.8
		<b>Ying Tung Estate</b>	3 515	0.4	106	0.4
<b>10.</b>	<b>KWAI TSING</b>	<b>Cheung Ching Estate</b>	4 760	0.6	144	0.6
		<b>Cheung Fat Estate</b>	636	0.1	18	0.1
		<b>Cheung Hang Estate</b>	4 288	0.5	126	0.5
		<b>Cheung Hong Estate</b>	8 055	1.0	242	1.0
		<b>Cheung On Estate</b>	683	0.1	19	0.1
		<b>Cheung Wang Estate</b>	4 228	0.5	125	0.5
		<b>Easeful Court</b>	506	0.1	12	0.1
		<b>High Prosperity Terrace</b>	755	0.1	27	0.1
		<b>Kwai Chung Estate</b>	13 465	1.7	402	1.7
		<b>Kwai Fong Estate</b>	6 166	0.8	183	0.8
		<b>Kwai Hing Estate</b>	189	0.0	9	0.0
		<b>Kwai Luen Estate</b>	2 945	0.4	91	0.4
		<b>Kwai Shing East Estate</b>	6 165	0.8	185	0.8
		<b>Kwai Shing West Estate</b>	5 101	0.6	150	0.6
		<b>Kwai Tsui Estate</b>	860	0.1	30	0.1
		<b>Lai King Estate</b>	4 653	0.6	141	0.6
		<b>Lai Yiu Estate</b>	2 842	0.4	87	0.4
		<b>On Yam Estate</b>	5 205	0.7	155	0.6**
		<b>Shek Lei (1) Estate</b>	4 740	0.6	143	0.6
		<b>Shek Lei (2) Estate</b>	8 231	1.0	247	1.0
		<b>Shek Yam East Estate</b>	2 331	0.3	65	0.3
		<b>Shek Yam Estate</b>	2 612	0.3	79	0.3
		<b>Tai Wo Hau Estate</b>	7 494	0.9	226	0.9
		<b>Tsing Yi Estate</b>	377	0.0	12	0.1**
		<b>Wah Lai Estate</b>	1 422	0.2	38	0.2
<b>11.</b>	<b>NORTH</b>	<b>Cheung Lung Wai Estate</b>	1 329	0.2	44	0.2
		<b>Cheung Wah Estate</b>	992	0.1	33	0.1
		<b>Ching Ho Estate</b>	7 042	0.9	212	0.9
		<b>Choi Yuen Estate</b>	4 986	0.6	151	0.6
		<b>Fai Ming Estate</b>	895	0.1	26	0.1
		<b>Ka Fuk Estate</b>	1 918	0.2	59	0.2
		<b>Po Shek Wu Estate</b>	863	0.1	29	0.1
		<b>Queens Hill Estate***</b>	8 692	1.1	270	1.1
		<b>Tai Ping Estate</b>	70	0.0	2	0.0
		<b>Tin Ping Estate</b>	547	0.1	14	0.1
		<b>Wah Ming Estate</b>	760	0.1	22	0.1
		<b>Wah Sum Estate</b>	1 461	0.2	47	0.2
		<b>Yung Shing Court</b>	1 697	0.2	53	0.2
<b>12.</b>	<b>SAI KUNG</b>	<b>Choi Ming Court</b>	2 773	0.3	82	0.3
		<b>Hau Tak Estate</b>	4 132	0.5	123	0.5
		<b>Kin Ming Estate</b>	6 969	0.9	211	0.9
		<b>King Lam Estate</b>	1 000	0.1	25	0.1
		<b>Ming Tak Estate</b>	1 462	0.2	44	0.2
		<b>Po Lam Estate</b>	993	0.1	32	0.1
		<b>Sheung Tak Estate</b>	5 473	0.7	156	0.7

	District *	Name of estate	Actual overall tenant households^		Tenant household Sample	
			No.	%	No.	%
		<b>Shin Ming Estate</b>	1 956	0.2	60	0.3**
		<b>Tsui Lam Estate</b>	777	0.1	29	0.1
		<b>Yee Ming Estate</b>	2 041	0.3	64	0.3
<b>13. SHATIN</b>		<b>Chun Shek Estate</b>	2 096	0.3	58	0.2**
		<b>Chun Yeung Estate</b>	4 782	0.6	146	0.6
		<b>Chung On Estate</b>	2 705	0.3	78	0.3
		<b>Fung Wo Estate</b>	1 593	0.2	46	0.2
		<b>Heng On Estate</b>	386	0.0	12	0.1**
		<b>Hin Keng Estate</b>	313	0.0	7	0.0
		<b>Hin Yiu Estate</b>	789	0.1	25	0.1
		<b>Kwong Yuen Estate</b>	711	0.1	19	0.1
		<b>Lee On Estate</b>	3 590	0.4	105	0.4
		<b>Lek Yuen Estate</b>	3 180	0.4	95	0.4
		<b>Lung Hang Estate</b>	4 302	0.5	129	0.5
		<b>Mei Lam Estate</b>	4 040	0.5	116	0.5
		<b>Mei Tin Estate</b>	6 654	0.8	199	0.8
		<b>Pok Hong Estate</b>	663	0.1	19	0.1
		<b>Sha Kok Estate</b>	6 197	0.8	187	0.8
		<b>Shek Mun Estate</b>	4 924	0.6	148	0.6
		<b>Shui Chuen O Estate</b>	11 004	1.4	332	1.4
		<b>Sun Chui Estate</b>	6 528	0.8	194	0.8
		<b>Sun Tin Wai Estate</b>	3 348	0.4	104	0.4
		<b>Wo Che Estate</b>	6 210	0.8	191	0.8
	<b>Yan On Estate</b>	2 557	0.3	81	0.3	
	<b>Yiu On Estate</b>	541	0.1	16	0.1	
<b>14. TAI PO</b>		<b>Fu Heng Estate</b>	1 004	0.1	30	0.1
		<b>Fu Shin Estate</b>	1 282	0.2	38	0.2
		<b>Fu Tip Estate</b>	623	0.1	21	0.1
		<b>Kwong Fuk Estate</b>	6 111	0.8	184	0.8
		<b>Po Heung Estate</b>	473	0.1	12	0.1
		<b>Tai Wo Estate</b>	1 008	0.1	23	0.1
		<b>Tai Yuen Estate</b>	4 699	0.6	148	0.6
		<b>Wan Tau Tong Estate</b>	356	0.0	10	0.0
<b>15. TSUEN WAN</b>		<b>Cheung Shan Estate</b>	1 583	0.2	48	0.2
		<b>Fuk Loi Estate</b>	3 069	0.4	92	0.4
		<b>Lei Muk Shue (1) Estate</b>	2 273	0.3	70	0.3
		<b>Lei Muk Shue (2) Estate</b>	4 204	0.5	122	0.5
		<b>Lei Muk Shue Estate</b>	3 851	0.5	114	0.5
		<b>Shek Wai Kok Estate</b>	6 255	0.8	190	0.8
<b>16. TUEN MUN</b>		<b>Butterfly Estate</b>	5 167	0.6	153	0.6
		<b>Ching Tin Estate***</b>	5 100	0.6	156	0.7**
		<b>Fu Tai Estate</b>	5 017	0.6	153	0.6
		<b>Kin Sang Estate</b>	300	0.0	9	0.0
		<b>Leung King Estate</b>	1 525	0.2	48	0.2
		<b>Lung Yat Estate</b>	976	0.1	28	0.1
		<b>On Ting Estate</b>	4 963	0.6	146	0.6
		<b>Po Tin Estate</b>	4 250	0.5	126	0.5
		<b>Sam Shing Estate</b>	1 787	0.2	48	0.2
		<b>Shan King Estate</b>	3 820	0.5	120	0.5
		<b>Tai Hing Estate</b>	8 311	1.0	247	1.0
		<b>Tin King Estate</b>	414	0.1	10	0.0**
		<b>Wo Tin Estate***</b>	4 138	0.5	128	0.5
		<b>Wu King Estate</b>	4 303	0.5	127	0.5
		<b>Yan Tin Estate</b>	4 602	0.6	137	0.6
	<b>Yau Oi Estate</b>	9 015	1.1	268	1.1	
<b>17. YUEN LONG</b>		<b>Grandeur Terrace</b>	4 084	0.5	122	0.5
		<b>Hung Fuk Estate</b>	4 831	0.6	146	0.6
		<b>Long Ching Estate</b>	435	0.1	17	0.1
		<b>Long Ping Estate</b>	1 600	0.2	45	0.2

	District *	Name of estate	Actual overall tenant households <sup>^</sup>		Tenant household Sample	
			No.	%	No.	%
		<b>Long Shin Estate</b>	1 177	0.1	41	0.2**
		<b>Shui Pin Wai Estate</b>	2 343	0.3	69	0.3
		<b>Tin Chak Estate</b>	3 966	0.5	117	0.5
		<b>Tin Ching Estate</b>	6 127	0.8	184	0.8
		<b>Tin Heng Estate</b>	5 725	0.7	173	0.7
		<b>Tin Shui (1) Estate</b>	4 572	0.6	135	0.6
		<b>Tin Shui (2) Estate</b>	3 148	0.4	99	0.4
		<b>Tin Tsz Estate</b>	3 253	0.4	105	0.4
		<b>Tin Wah Estate</b>	3 647	0.5	109	0.5
		<b>Tin Yan Estate</b>	5 364	0.7	160	0.7
		<b>Tin Yat Estate</b>	3 316	0.4	99	0.4
		<b>Tin Yiu (1) Estate</b>	4 582	0.6	132	0.6
		<b>Tin Yiu (2) Estate</b>	3 796	0.5	113	0.5
		<b>Tin Yuet Estate</b>	4 112	0.5	125	0.5
<b>OVERALL</b>			800 708	100.0	24 000	100.0

\* The estates are grouped according to 17 districts for easy reference. There are no PRH estates in Wan Chai district.

\*\* Chi-square tests were conducted to compare the distribution of the sample and that of the actual overall tenancy records by district and by estate. The results indicated that the differences between the actual and sample distribution are insignificant.

\*\*\* Denotes new estates not included in Annex C1.

<sup>^</sup> Refers to the average number of households for the 12 months in 2023.

Note:

Statistically, the sample distribution tallies with the actual distribution by design of the proportionate stratified systematic random sampling method. In other words, the sample effectively reflects the distribution of all PRH tenants by district and by estate.

**Distribution of Households in relation to  
the Computation of Income Index in the First Period (2021)**

Household size	No. of sampling units	Non-representative households			Sampling units for computation of the income index <sup>(1)</sup>	No. of households after grossing up <sup>(2)</sup>	Weighting after grossing up
		“Well-off tenants”	Other households with high outlying income	CSSA households			
<b>1P</b>	4 796	68	215	1 600	2 894	93 482	15.219%
<b>2P</b>	6 693	221	112	1 022	5 212	173 052	28.173%
<b>3P</b>	6 315	344	50	533	5 272	175 306	28.540%
<b>4P</b>	4 399	274	30	303	3 682	123 236	20.063%
<b>5P or above</b>	1 797	79	14	183	1 428	49 177	8.006%
<b>Overall</b>	<b>24 000</b>	<b>986</b>	<b>421</b>	<b>3 641</b>	<b>18 488</b>	<b>614 252</b>	<b>100%</b>

- (1) Figures are calculated by excluding non-representative households (i.e. “well-off tenants”, other households with high outlying income and CSSA households), the 343 incomplete cases and the 121 invalid sampling units (see paragraphs 10 and 12 of the main paper).
- (2) A standard grossing up statistical method is applied to calculate the number of PRH households of different sizes. The proportion of PRH households of each size would be used as weights to compute the monthly average household income of PRH tenants as a whole.



**Distribution of Households in relation to  
the Computation of Income Index in the Second Period (2023)**

Household size	No. of sampling units	Non-representative households			Sampling units for computation of the income index <sup>(1)</sup>	No. of households after grossing up <sup>(2)</sup>	Weighting after grossing up
		“Well-off tenants”	Other households with high outlying income	CSSA households			
<b>1P</b>	4 976	65	233	1 521	3 170	103 724	16.299%
<b>2P</b>	6 970	231	122	916	5 652	189 192	29.730%
<b>3P</b>	6 263	387	63	510	5 149	175 559	27.587%
<b>4P</b>	4 162	232	30	236	3 581	121 720	19.127%
<b>5P or above</b>	1 629	72	9	149	1 334	46 183	7.257%
<b>Overall</b>	<b>24 000</b>	<b>987</b>	<b>457</b>	<b>3 332</b>	<b>18 886</b>	<b>636 378</b>	<b>100%</b>

- (1) Figures are calculated by excluding non-representative households (i.e. “well-off tenants”, other households with high outlying income and CSSA households), the 196 incomplete cases and the 142 invalid sampling units (see paragraphs 10 and 13 of the main paper).
- (2) A standard grossing up statistical method is applied to calculate the number of PRH households of different sizes. The proportion of PRH households of each size would be used as weights to compute the monthly average household income of PRH tenants as a whole.

As stipulated in section 16A(8) of the Housing Ordinance, “adjusted mean monthly household income” refers to the mean monthly income of tenants assessed on the basis of the distribution of the household size of those tenants over the first period. Hence for this rent review, the weighting in **Annex D1** will be used instead of the weighting in this Annex for computing the adjusted overall mean monthly household income (see Table 3 of **Annex E**). The weighting in this Annex will be used in the next rent review exercise.

## **Report on Quality Check on Survey Data and Computation of Income Index for the 2024 Rent Review Performed by the Census and Statistics Department**

In accordance with section 16A(7)(b) of the Housing Ordinance, the Commissioner for Census and Statistics shall compute the income index for the purpose of the rent review. Data for computing the income index are obtained from the “Survey on Household Income of Public Rental Housing (PRH) Tenants” (the Income Survey) conducted by the Hong Kong Housing Authority (HA).

### **Quality checks on the income data**

2. The Census and Statistics Department (C&SD) has implemented a host of quality check measures to ensure impartiality, objectiveness and accuracy during the data collection and data processing of the Income Survey. The purpose is to evaluate and confirm the data quality of the Income Survey including representativeness of the samples, correctness of the declared income data and accuracy of data input.

3. A summary of the quality checks on the income data performed by C&SD for the first period (i.e. 2021) and the second period (i.e. 2023) of the 2024 rent review is provided in **Table 1**.

4. Based on the evidence obtained in the quality checks, C&SD concludes that the survey data accurately reflect the household income of PRH tenants in both 2021 and 2023. The survey data can be used to compute the income index for PRH tenants for the 2024 rent review.

### **Computation of income index for the 2024 rent review**

5. In accordance with section 16A(7)(b) of the Housing Ordinance, C&SD has computed for the 2024 rent review the mean monthly household income for the first period (i.e. 2021) and the mean monthly household income for the second period (i.e. 2023) with reference to the distribution of households by size in 2021, using the data of the Income Surveys for the respective years. The results are presented in **Table 2** and **Table 3** respectively. The income indices for PRH tenants in both 2021 and 2023 are also computed and presented in the tables. For ease of reference, the mean monthly household income for 2023 computed with reference to the distribution of households by size in 2021 will be referred to as the “adjusted mean monthly household income for 2023” in **Table 3**.

**Quality Checks on Income Data  
Performed by Census and Statistics Department**

No.	Check	Description	Checking Results
(1)	Evaluation of the representativeness of the sample in terms of household size and geographical distribution	<ul style="list-style-type: none"> <li>● The samples of PRH households selected in 2021 and 2023 were studied and compared with the overall distribution of the tenancy records of the Housing Department (HD) of the respective years by household size and by district and estate.</li>   <li>● Statistical tests (Chi-square test) were conducted and the results showed that the distribution of the sample was basically the same as that of the tenancy records, and hence the samples of the Income Survey in both 2021 and 2023 were representative.</li> </ul>	<p>Conclusion: Checked in order</p> <p>Remarks:</p> <ul style="list-style-type: none"> <li>● Distribution of the sample was statistically comparable to that of tenancy records.</li> </ul>

**Table 1 of Annex E**  
(Page 2 of 3)

No.	Check	Description	Checking Results
(2)	Correctness of declared income data against documentary proof	<ul style="list-style-type: none"> <li>● A 5% sample of households who had declared income were randomly selected by C&amp;SD for the checking.</li> <li>● HD then requested these households to submit income documentary proof to support that the information declared was true and correct.</li> <li>● To verify whether the checking by HD was carried out properly, C&amp;SD randomly selected those cases checked by HD to see if the checking was in order.</li> </ul>	<p>Conclusion: Checked in order</p> <p>Remarks:</p> <ul style="list-style-type: none"> <li>● No tenants knowingly made false statements in the Income Survey.</li> <li>● The differences between the declared income data and the data obtained from documentary proof, which had been suitably rectified for inclusion in the computation of income index, were of very small and similar magnitudes in 2021 and 2023, hence had virtually no impact on the computation of income index.</li> <li>● No irregularities on the checking performed by HD had been found.</li> </ul>

**Table 1 of Annex E**  
(Page 3 of 3)

No.	Check	Description	Checking Results
(3)	Accuracy of data input by HD	<ul style="list-style-type: none"> <li>● A double data entry approach, i.e. the same set of data being input into the computer by two staff members independently, was implemented. These two sets of data were then compared and matched with each other for verification to avoid manual input errors.</li> <li>● A 2% sample was randomly selected by C&amp;SD for checking the accuracy of data input performed by HD.</li> </ul>	<p>Conclusion: Checked in order</p> <p>Remarks:</p> <ul style="list-style-type: none"> <li>● A data input error had been spotted in 2023, which had been suitably rectified before its inclusion in the computation of income index, but the magnitude was negligible and it had virtually no impact on the computation of the income index.</li> </ul>
(4)	Evaluation of data validation conducted by HD	<ul style="list-style-type: none"> <li>● Computerised validation checks were performed by HD on the inputted data so as to identify those data in need of further clarification with the households concerned.</li> <li>● C&amp;SD carried out an independent round of data validation and checks to see if HD had verified all those cases in need of further clarification with the households concerned.</li> </ul>	<p>Conclusion: Checked in order</p> <p>Remarks:</p> <ul style="list-style-type: none"> <li>● HD had confirmed/clarified all cases in need of further clarification with the households concerned before preparing the dataset for computation of income index by C&amp;SD.</li> </ul>

**Table 2 of Annex E**

**Mean Monthly Household Income of PRH Tenants  
in the First Period of the 2024 Rent Review** <sup>Note</sup>

<b>Household size</b>	<b>Mean monthly household income</b>	<b>% distribution of household size (weights)</b>
1-person	\$7,060	15.219%
2-person	\$16,701	28.173%
3-person	\$27,537	28.540%
4-person	\$35,754	20.063%
5-person or above	\$40,990	8.006%
		<b>100.0%</b>

**Overall mean monthly household income**

**\$24,094**

Computed as follows:

$$\begin{aligned} & \$7,060 \times 15.219\% + \$16,701 \times 28.173\% + \$27,537 \times 28.540\% + \\ & \$35,754 \times 20.063\% + \$40,990 \times 8.006\% \\ & = \mathbf{\$24,094} \end{aligned}$$

**Index for the first period is set at 100.**

Note:

Please note that income figures in the above table have been rounded to the nearest integer and the weights presented in percentage have been rounded to the nearest three decimal places. Such arrangement is solely for presentation purpose. In practice, income figures and weights are all computed in full figures.

