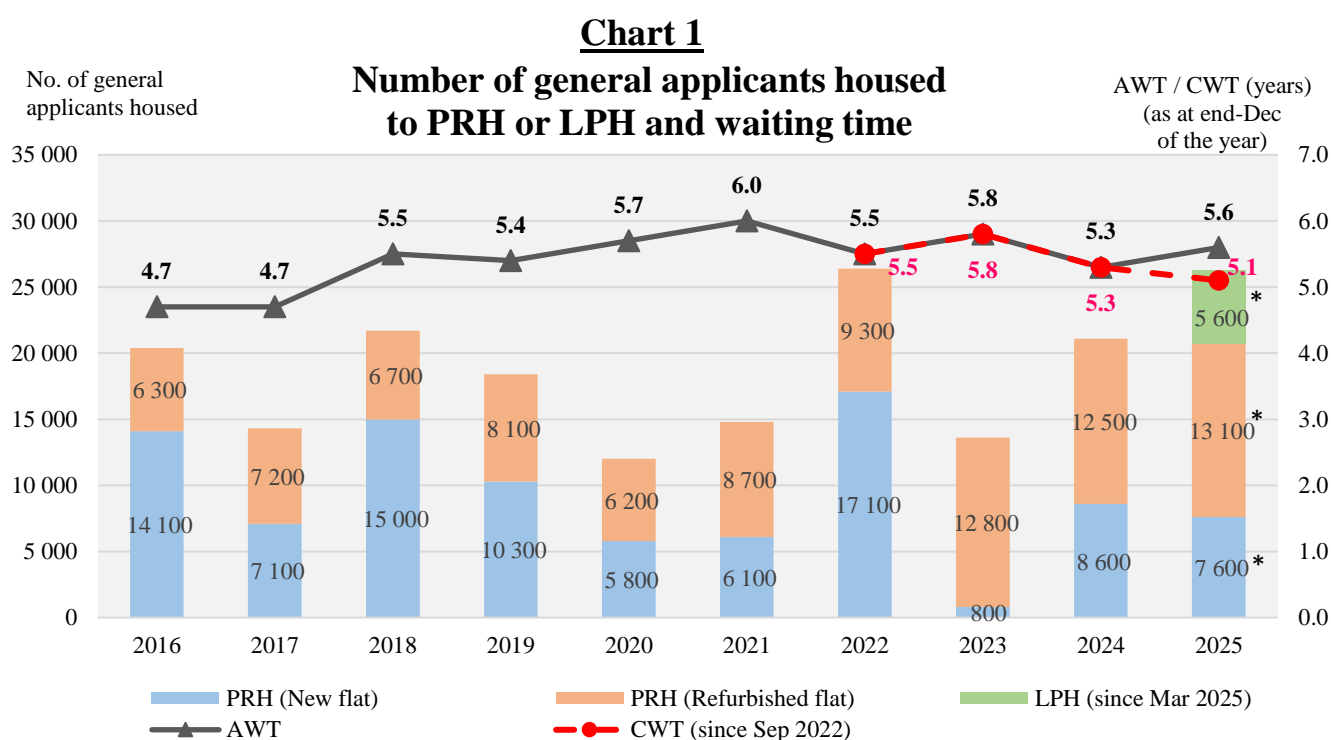


Composite Waiting Time for Subsidised Rental Housing in 2025 ^{Note 1} — Annual Analysis

(1) Annual Trend

- With the increase in public rental housing (PRH) supply and the gradual completion and intake of Light Public Housing (LPH) since Q1 2025, the number of general applicants housed to PRH or LPH has substantially increased in 2025. **The Composite Waiting Time for Subsidised Rental Housing (CWT) has reduced by 1 year, from the high level of 6.1 years in recent years (i.e. as at end-March 2022 before the current-term Government took office) to 5.1 years as at end-December 2025.** Based on the position as at end-December every year, the CWT in 2025 reverted to the lowest level since 2018 (i.e. in the past seven years). (Chart 1)



Note: * Including 180 general applicants first housed to LPH in 2025 and then PRH within the same year.

Note 1 Composite Waiting Time for Subsidised Rental Housing (CWT) refers to the average of the waiting time of those general applicants (i.e. family applicants and elderly one-person applicants) who were housed to PRH or LPH in the past 12 months. It is not applicable to non-elderly one-person applicants under the Quota and Points System. 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.).

The methodology in calculating Average Waiting Time for Public Rental Housing (AWT) is largely the same as that of the CWT. AWT for general applicants (i.e. family applicants and elderly one-person applicants) refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

- Looking ahead to the next five years (i.e. from 2026/27 to 2030/31), Hong Kong Housing Authority (HA) will continue to provide annual average of over 30 000 new public housing flats, which is the record high in the past twenty-four years. Coupled with the gradual completion of about 30 000 LPH units starting from the first quarter of 2025, the overall supply of subsidised rental housing will significantly increase. The targets to cap the Average Waiting Time for Public Rental Housing (AWT) at the level of six years and to progressively reduce the CWT to 4.5 years in 2026-27 remain unchanged.

(2) Increase in the Number of General Applicants Housed to PRH or LPH

- In 2025, the number of general applicants who were housed to PRH or LPH flats reached 26 200 (in which 180 applicants were first housed to LPH flats and then housed to PRH flats within the same year), which was the second highest in the past ten years and was very close to the highest level (26 400) in 2022. Among them, 7 600 were housed to new PRH flats (**Chart 1**), which was level with the annual average of about 7 700 in the past 5 years (i.e. the period from 2020 to 2024). These applicants were mainly housed to the newly completed PRH estates including Cheung Tung Estate in Tung Chung (3 800 cases), Yip Wong Estate in Tuen Mun (1 600 cases), Choi Shek Estate in Sheung Shui (1 300 cases) and Pak Tin Estate in Sham Shui Po (830 cases), etc. Besides, 5 600 were housed to LPH units located in newly completed projects including Choi Hing Road in Ngau Tau Kok (2 300 cases), Yau Pok Road in Yuen Long (1 900 cases), Olympic Avenue (Phase 1) in Kai Tak (1 100 cases), Tsing Fuk Lane in Tuen Mun (140 cases), Shun On Road in Kwun Tong (130 cases) and Choi Yuen Road in Sheung Shui (110 cases).
- With the enhanced effectiveness of the Housing Department 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 2025 was noticeably higher than the past. In 2025, a record high of 13 100 general applicants were housed to refurbished flats (**Chart 1**), which was about 1.3 times the annual average of 9 900 cases in the past 5 years (i.e. the period from 2020 to 2024).

(3) Shorter Waiting Time in the New Territories

- In 2025, more than 70% (73%) of the applicants who were housed to PRH or LPH flats in the New Territories had waited for five years or below, significantly higher than the corresponding proportion housed to flats in Urban district or Extended Urban district (which were about 43% and 20% 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.**

(4) Change of District Choice

- Among the general applicants who were housed to PRH or LPH in 2025, more than 30% (32%, 8 400 cases) had changed their district choice in the PRH application after registration. Some of these applicants switched 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 had 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 or LPH in 2025, the estimated CWT as at end-December 2025 would be 4.9 years (reduced by 0.2 years from the current level).

(5) Change of Household Circumstances

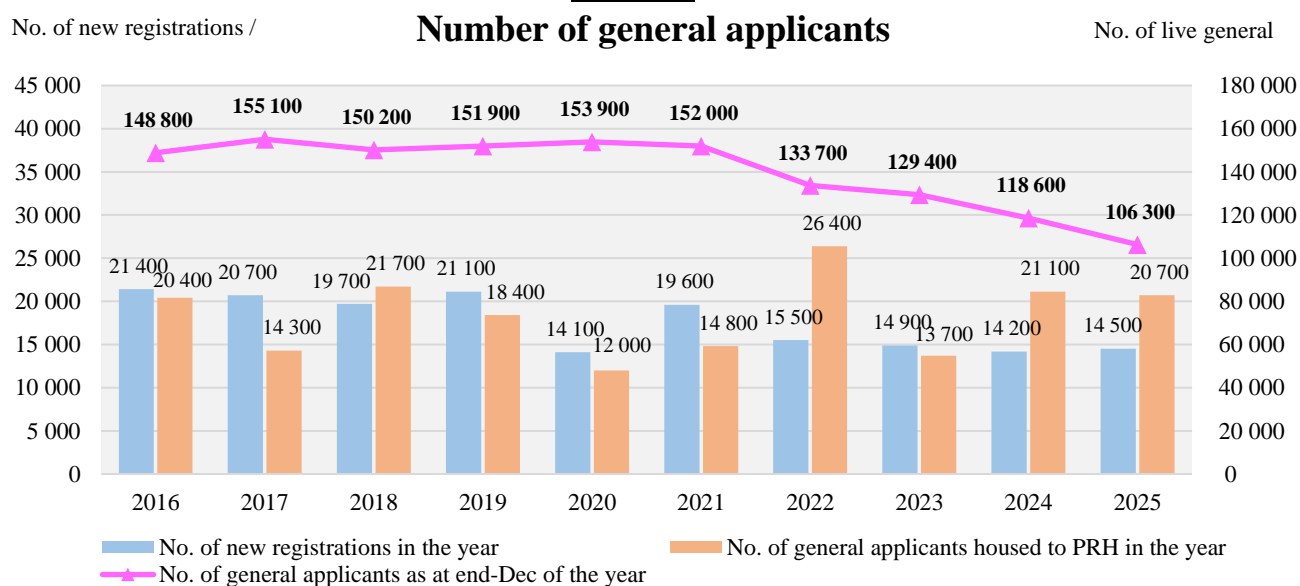
- Similarly, among the general applicants who were housed to PRH or LPH in 2025, about 55% of them had changed their household circumstances during the waiting period (e.g. addition of family member(s) resulting in an increase in household size and change of the waiting list status according to the household size). **Their CWT was longer by about a year than those applicants who had not changed their household circumstances**, 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 CWT for three to four-person households is about one year longer than that of two-person households. When excluding all the general applicants who had changed their household circumstances and were housed to PRH or LPH in 2025, the estimated CWT for subsidised rental housing as at end-December 2025

would be 4.4 years (significantly reduced by 0.7 years from the current level).

(6) Continuous Decrease in the Number of General Applications on the Waiting List

- As at end-December 2025, there were 106 300 general applications for PRH, which reduced by 32% (i.e. over 50 000 cases) from the highest level of 156 400 cases as at end-September 2020. The decline in the number of general applicants aged below 30 was even more significant over the same period, falling by 61% from 15 600 cases to 6 200 cases.
- Following the gradual completion of new PRH projects and the Housing Department's enhanced effectiveness in combating tenancy abuse, together with progressive intake of Home Ownership Scheme projects and Green Form Subsidised Home Ownership Scheme projects, a significant number of PRH tenants vacated their PRH flats as a result of their 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 long period of time, and the number of general applicants has therefore decreased. In 2025, about 20 700 general applications were housed to PRH, nearly 6 300 cases more than the newly registered general applications of 14 500 cases in the same year (**Chart 2**).

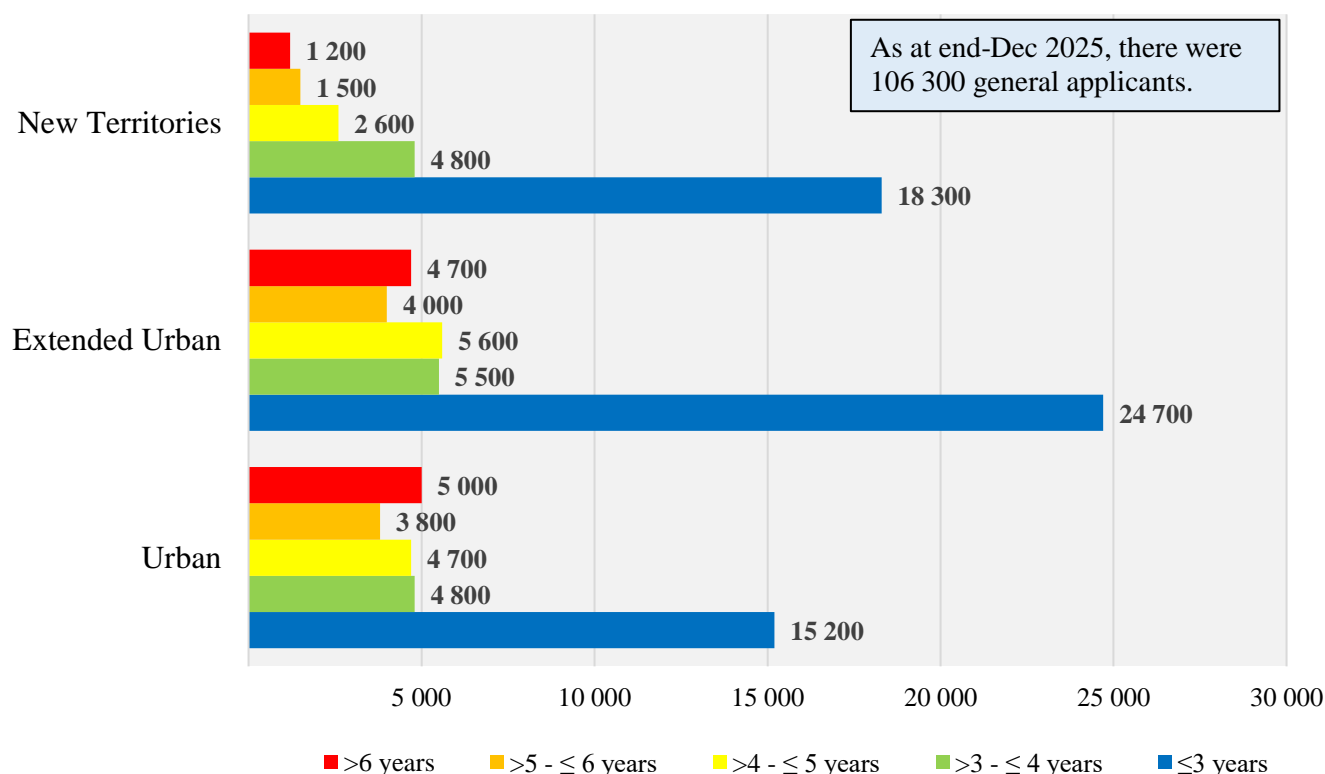
Chart 2



- Due to ample supply of PRH flats in 2025, a lot of general applicants were housed to PRH so that the number of PRH applicants on the queue reduced and hence their waiting time was shortened. As at end-December 2025, about one quarter of applicants (28 400 cases) opted for New Territories as their district choice. Under the situation of fewer applicants opted for flats in the New Territories and adequate supply therein, the waiting time of general applicants opted for flats in the New Territories was comparatively shorter. About 90% (91%) of the general applicants opted for flats in the New Territories had waiting time of five years or below, which was much higher than those opted for flats in Urban district and Extended Urban district at 74% and 81% respectively (**Chart 3**). Taking the general applicants who are currently in the front part of the waiting list as an example, **the waiting time of those opted for flats in the New Territories is generally shorter than those opted for Urban district or Extended Urban district by more than one and a half years.**

Chart 3

**Distribution of waiting time of general applicants
as at end-December 2025**



Remark: The number of applicants awaiting PRH allocation in Islands district was only 130, including 100 applicants who had waited for three years or below; 20 for more than three to five years; and 10 for more than five 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, these applicants will get the flats allocated faster.

(7) Frozen Period of General Applications

- As at end-December 2025, 5 900 general applications were frozen. About 96% (5 700 cases) of them were frozen owing to the following reasons:

Reason	Frozen cases as at end-December 2025
Failure to meet residence requirement ^{Note 2}	5 500
In relation to misdeed in previous PRH tenancy (e.g. rent in arrears, violation of the Marking Scheme for Estate Management Enforcement)	100
Institutional care (e.g. imprisonment)	50
Request by applicants to freeze their applications (e.g. pending arrival of family members for family reunion)	<5
Total	5 700

Note: 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.

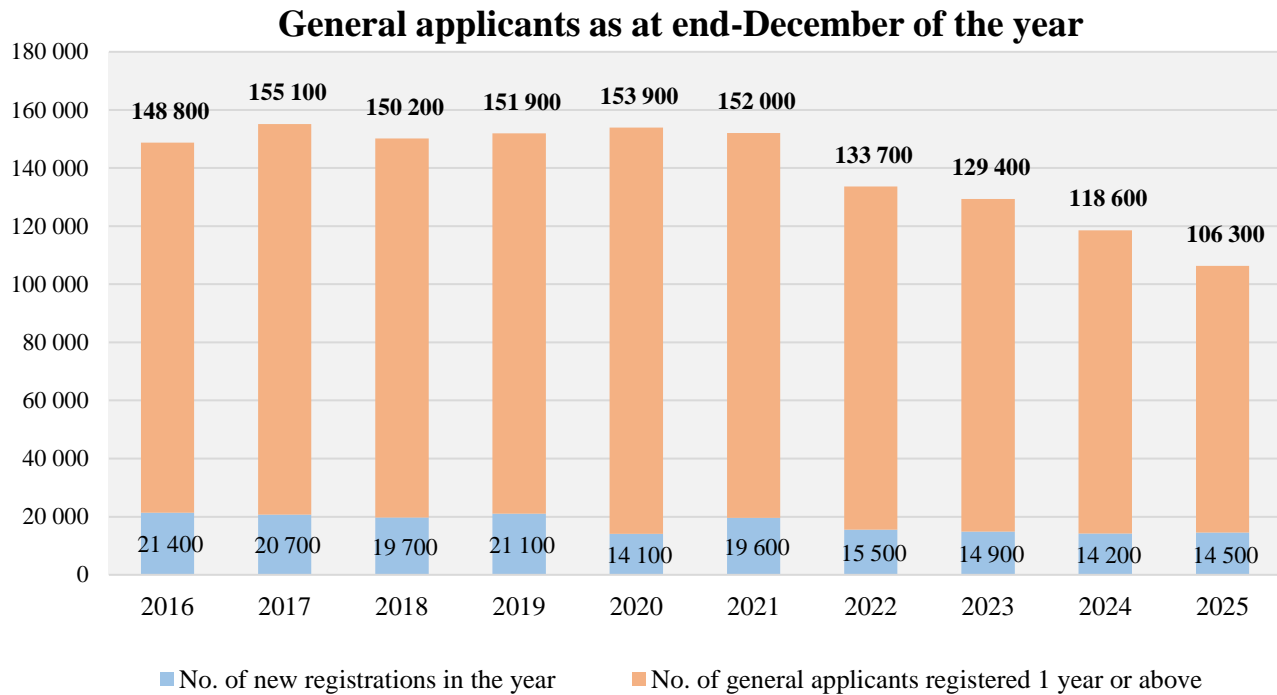
- Applicants need not leave the queue while their applications are frozen. This means that their priority in the queue is retained, although they have not yet fulfilled all criteria for flat allocation or have requested the processing of their applications to be withheld during the frozen period. However,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

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.

(8) Reference Figures

- Major reference figures on the number of general applications in PRH, CWT and AWT as at end-December 2025 are set out in **Charts 4 to 5 and Tables 1 to 3.**

Chart 4



	2017	2018	2019	2020	2021	2022	2023	2024	2025
No. of general applicants (change over previous year)	+4%	-3%	+1%	+1%	-1%	-12%	-3%	-8%	-10%
No. of newly registered applicants (change over previous year)	-3%	-5%	+7%	-33%	+38%	-21%	-4%	-5%	+2%

Chart 5

**CWT & AWT of general applicants
and elderly one-person applicants**

AWT / CWT (years)
(as at end-Dec of the year)

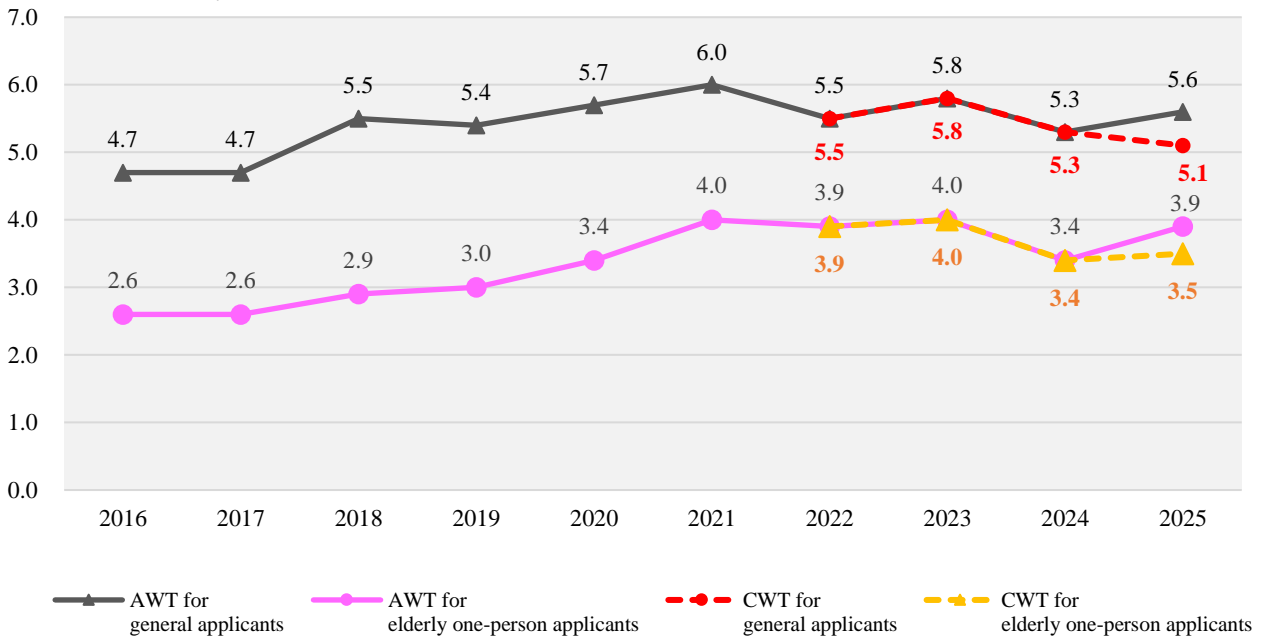


Table 1

**Distribution of waiting time of general applicants
who were housed to PRH / LPH^{Note 3} between January and December 2025**

District of PRH or LPH flats allocated	Waiting time	Household size					Total
		1-P	2-P	3-P	4-P	5-P+	
Urban	≤3 years	560	660	340	220	90	1 900
	>3 - ≤ 4 years	430	460	170	210	70	1 300
	>4 - ≤ 5 years	240	390	180	210	80	1 100
	>5 - ≤ 6 years	250	430	290	270	140	1 400
	>6 years	390	1 200	1 500	950	330	4 400
	Subtotal	1 900	3 100	2 500	1 900	720	10 100
Extended Urban	≤3 years	250	180	190	110	50	770
	>3 - ≤ 4 years	30	140	80	70	10	340
	>4 - ≤ 5 years	60	180	90	120	20	470
	>5 - ≤ 6 years	210	460	210	330	70	1 300
	>6 years	110	1 500	1 700	1 500	340	5 200
	Subtotal	660	2 500	2 300	2 100	490	8 000
New Territories & Islands [#]	≤3 years	960	1 500	490	160	70	3 200
	>3 - ≤ 4 years	360	930	320	60	20	1 700
	>4 - ≤ 5 years	100	440	350	80	40	1 000
	>5 - ≤ 6 years	80	170	530	160	70	1 000
	>6 years	30	140	220	570	160	1 100
	Subtotal	1 500	3 200	1 900	1 000	360	8 100
Overall	≤3 years	1 800	2 400	1 000	480	200	5 800
	>3 - ≤ 4 years	820	1 500	580	330	110	3 400
	>4 - ≤ 5 years	400	1 000	620	410	150	2 600
	>5 - ≤ 6 years	540	1 100	1 000	750	280	3 700
	>6 years	530	2 900	3 500	3 000	830	10 700
	Total	4 100	8 900	6 700	5 000	1 600	26 200

Notes: # Include 50 applicants opted for Islands.

Figures may 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.

Note 3 About 20 700 and 5 600 general applicants were housed to PRH and LPH flats in 2025 respectively, in which 180 were first housed to LPH flats in 2025 and then housed to PRH flats within the same year. Discounting duplicate records, about 26 200 (= 20 700 + 5 600 - 180) general applicants were housed to PRH / LPH flats in 2025.

Table 2

**Distribution of waiting time of general applicants
who were housed to PRH ^{Note 4} between January and December 2025**

District of PRH flats allocated	Waiting time	Household size					Total
		1-P	2-P	3-P	4-P	5-P+	
Urban	≤3 years	250	130	180	110	60	730
	>3 - ≤ 4 years	80	80	50	70	50	310
	>4 - ≤ 5 years	60	160	90	130	70	520
	>5 - ≤ 6 years	130	270	190	200	120	910
	>6 years	340	1 200	1 500	920	330	4 200
	Subtotal	850	1 800	2 000	1 400	630	6 700
Extended Urban	≤3 years	250	180	190	110	50	770
	>3 - ≤ 4 years	30	140	80	70	10	340
	>4 - ≤ 5 years	60	190	90	120	20	470
	>5 - ≤ 6 years	220	460	210	330	70	1 300
	>6 years	110	1 500	1 700	1 500	340	5 200
	Subtotal	670	2 500	2 300	2 100	490	8 100
New Territories & Islands [#]	≤3 years	260	980	280	50	40	1 600
	>3 - ≤ 4 years	210	890	280	30	20	1 400
	>4 - ≤ 5 years	70	420	340	60	40	930
	>5 - ≤ 6 years	50	150	520	130	70	930
	>6 years	30	140	210	560	160	1 100
	Subtotal	610	2 600	1 600	840	320	6 000
Overall	≤3 years	750	1 300	650	260	150	3 100
	>3 - ≤ 4 years	320	1 100	410	160	80	2 100
	>4 - ≤ 5 years	190	770	520	310	130	1 900
	>5 - ≤ 6 years	400	890	930	660	260	3 100
	>6 years	470	2 800	3 400	3 000	830	10 500
	Total	2 100	6 900	5 900	4 400	1 400	20 700

Notes: # Include 50 applicants opted for Islands.

Figures may 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.

Note 4 About 20 700 general applicants were housed to PRH flats in 2025, in which 180 were first housed to LPH flats in 2025 and then housed to PRH flats within the same year.

Table 3

**Distribution of waiting time of general applicants who had waited for PRH
for over three years and without any PRH flat offer as at end-December 2025**

District choice <small>Note 5</small>	Waiting time	Household size					Total
		1-P	2-P	3-P	4-P	5-P+	
Urban	>3 - ≤ 4 years	1 900	930	880	590	190	4 500
	>4 - ≤ 5 years	1 500	1 100	1 000	680	190	4 500
	>5 - ≤ 6 years	1 100	880	700	560	140	3 300
	>6 years	1 300	760	810	430	110	3 400
	Subtotal	5 800	3 600	3 400	2 300	620	15 700
Extended Urban	>3 - ≤ 4 years	750	2 500	1 100	820	170	5 400
	>4 - ≤ 5 years	580	2 600	1 200	890	200	5 400
	>5 - ≤ 6 years	340	1 500	960	730	160	3 700
	>6 years	100	1 300	1 300	830	240	3 800
	Subtotal	1 800	7 900	4 600	3 300	760	18 300
New Territories & Islands [#]	>3 - ≤ 4 years	720	960	1 100	720	180	3 600
	>4 - ≤ 5 years	150	300	760	720	180	2 100
	>5 - ≤ 6 years	20	50	160	560	120	910
	>6 years	10	40	70	550	180	840
	Subtotal	900	1 300	2 100	2 500	650	7 500
Overall	>3 - ≤ 4 years	3 400	4 400	3 100	2 100	540	13 500
	>4 - ≤ 5 years	2 300	3 900	3 000	2 300	560	12 000
	>5 - ≤ 6 years	1 400	2 400	1 800	1 900	410	7 900
	>6 years	1 400	2 100	2 200	1 800	520	8 000
	Total	8 500	12 900	10 100	8 100	2 000	41 500

Notes: # Include 10 applicants opted for Islands.

Figures may 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.

Housing Department
February 2026

Note 5 Refers to the district choice of applicants as at end-December 2025.