Developments in demographic trends of Hong Kong and their implications for public policies

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Contents

• Population size and composition by age and sex
• Population ageing
• Birth and fertility
• Marriage—in particular, cross – boundary marriages
• In-migration and Out-migration
• Deaths
• Labour Force and “participation” in the labour force
• Population structure and labour supply/demand

VS socio-economic development and public policies
The population of Hong Kong

1. Size of the HK population (Millions).
   - 1961  3.2
   - 1981  5.2
   - 2001  6.7
     (2016  7.34 )
   - 2021  7.6

2. Average Annual Rate of growth :
   - 50’s - 60’s : high -- 2-3%
   - 70’s and 80’s : lower -- 1.5 - 2 %
   - 1990’s and 2000’s : lower and lower -- 1-1.5%
   - Now : low - less than 1%
   - The future : continues to be low -- less than 1%
The population of Hong Kong-- Size

<table>
<thead>
<tr>
<th>Mid-year</th>
<th>Size of population</th>
<th>Increase in number (20-year period)</th>
<th>% increase (20-year period)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1961</td>
<td>3,168,100</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1981</td>
<td>5,183,400</td>
<td>2,015,300</td>
<td>63.6</td>
</tr>
<tr>
<td>2001</td>
<td>6,714,300</td>
<td>1,530,900</td>
<td>29.5</td>
</tr>
<tr>
<td>(2016)</td>
<td>(7,336,600)</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>7,625,900</td>
<td>911,700</td>
<td>13.6</td>
</tr>
<tr>
<td>2041</td>
<td>8,220,000</td>
<td>594,100</td>
<td>7.8</td>
</tr>
<tr>
<td>2061</td>
<td>7,889,000</td>
<td>-331,100</td>
<td>-4.0</td>
</tr>
</tbody>
</table>
Pop estimates and pop projections

- Population Estimates:

  --- Statistical data.
  --- Cannot be expected to be 100% precise, but should meet some quality standard

  --- Hong Kong Data:
  Good quality;
  Trusted locally and elsewhere;
  Census and Statistics Department has been standing firm in applying -- scientific principles, professional ethics and international standards
Population Projections

• Not the same as “forecasts”

• In producing projections, the following are assumed:

  1. continuation of existing/imminent trends

  2. continuation of existing public policies and/or implementation of announced ones.

• Upon release of the projections, the community will note whether there are significant issues/problems that will be arising.

  -- There may accordingly be change in behaviour and/or in public policies to cope with the situation

  -- this is exactly the desired function of projections.

Naturally, projections have to be updated from time to time.
Overview of the population structure:

Population pyramids
1961

人口 Population Size:
3 168 100

年齡組別 Age group

85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
0-4

男性 Male

女性 Female

千人 Thousands
Age group

85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
0-4

2016

Population Size:
7,336,600

Thousands

Millions
2021

推算人口 Projected Population Size:
7 625 900

年龄组别 Age group

85+ 男性 Male
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5 - 9
0 - 4

千人 Thousands

500 400 300 200 100 0 100 200 300 400 500

女性 Female
推算人口 Projected Population Size:
8 220 000
Projected Population Size:
7,889,000
Factors of changes in population size and composition

• **Births**
• **Deaths**
• **In-migration**

Persons coming from the Mainland of China to settle in HK under the “One Way Permit Scheme” (a quota of maximum 150 persons a day; essentially for family reunion—spouses and children)

Special schemes (satisfying certain conditions to come in for staying and upon getting renewal of permission to stay on)

Imported labour

(without the intention / the right to settle in HK;
Foreign Domestic Helpers being the dominant group)
Factors for changes in population size and composition

• **Out-migration**: HK people leaving HK to settle elsewhere (overseas or Mainland of China)

→→HK people are quite mobile in regard to settling: many leave HK to settle elsewhere and then returning to settle in HK (and perhaps engage in further cycles of leaving and returning)
### Age composition of the Hong Kong Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Aged below 15 (%)</th>
<th>Aged 15-64 (%)</th>
<th>Aged 65 and over (%)</th>
<th>Median age (years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1961</td>
<td>40.5</td>
<td>56.3</td>
<td>3.2</td>
<td>23.1</td>
</tr>
<tr>
<td>1981</td>
<td>24.6</td>
<td>68.7</td>
<td>6.6</td>
<td>26.3</td>
</tr>
<tr>
<td>2001</td>
<td>16.4</td>
<td>72.4</td>
<td>11.2</td>
<td>36.8</td>
</tr>
<tr>
<td>(2013)</td>
<td>11.1</td>
<td>74.7</td>
<td>14.2</td>
<td>42.5</td>
</tr>
<tr>
<td>(2016)</td>
<td>11.3</td>
<td>72.8</td>
<td>15.9</td>
<td>43.4</td>
</tr>
<tr>
<td>2021</td>
<td>12.0</td>
<td>68.8</td>
<td>19.2</td>
<td>44.8</td>
</tr>
<tr>
<td>2041</td>
<td>8.8</td>
<td>60.9</td>
<td>30.3</td>
<td>49.6</td>
</tr>
<tr>
<td>2061</td>
<td>8.8</td>
<td>58.1</td>
<td>33.1</td>
<td>50.4</td>
</tr>
</tbody>
</table>

- Note: Aged 65+ at 2015:
  - China = 10%
  - Korea = 13%
  - UK = 18%
  - Singapore = 12%
  - Japan = 26%
  - France = 19%
Ageing of the population

• The population was very young in the 50’s, 60’s and 70’s. Postwar babyboom: 1948-1965.
  The proportion of elderly persons (65 or over) rose **ONE percentage point every five years.**
  This proportion was below 7% up to the end of the 1970’s

• Initial ageing started in early 80’s, the proportion of elderly persons rose (still) at the speed of **just ONE percentage point every five years.**

• By 2013 or so, Hong Kong reached the stage of an “aged” society (i.e., the proportion reached 14%). It took some **35 years** for that proportion to rise **from 7% to 14%**
  [[ The significance of Year 2013: the postwar-babyboomers beginning to enter the “elderly” age bracket [aged 65 or over] ]]
From 2013 or so onwards, that proportion increases 3-4 percentage points every five years. A very drastic acceleration. And this high speed of increase will continue for a lengthy 15-20 years.

A very aged society by the 2040’s (around 30%). The percentage will continue to go up, though not intensively. A long duration of having a big elderly population will have significant implications.

But as of now, the drastic acceleration mentioned above is a particularly difficult problem to deal with right ahead of us.
Ageing of the population

1) There has been a *mild and gradual* ageing process over the last 20-30 years;
   It was more gradual than many other economies—
   [[ → there was a rather long post-war baby boom;
     → by the time it finishes, the post-war babies have
     begun to reach adulthood and become parents themselves]]

2) Significant acceleration of ageing from 2013 or so onwards;

3) Continuation of high speed ageing for the ensuing 15-20 years; and

4) The population will be at a **very high level of ageing by 2040** (about 30% of the population in the elderly group) and this will continue on for the years beyond

   • Many people (especially the media) often just emphasize on point (4), thus there is a tendency to feel there is still much time to get prepared. This is problematic. **Society tends to lose the required sense of urgency.**
The Dependency ratio

Definitions:

Child dependency ratio is
the number of persons aged under 15
per 1 000 persons aged 15–64.

Elderly dependency ratio is
the number of persons aged 65 and over
per 1 000 persons aged 15–64.

Overall dependency ratio is
the number of persons aged under 15 and
those aged 65 and over
per 1 000 persons aged 15–64.

It is also equal to
Child dependency ratio + Elderly dependency ratio
# Dependency Ratio

<table>
<thead>
<tr>
<th>Mid-year</th>
<th>Child Aged below 15</th>
<th>Elderly Aged 65 and over</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>1961</td>
<td>720</td>
<td>56</td>
<td>776</td>
</tr>
<tr>
<td>1981</td>
<td>358</td>
<td>97</td>
<td>455</td>
</tr>
<tr>
<td>2001</td>
<td>226</td>
<td>155</td>
<td>381</td>
</tr>
<tr>
<td>(2013)</td>
<td>149</td>
<td>190</td>
<td>339</td>
</tr>
<tr>
<td>(2016)</td>
<td>155</td>
<td>218</td>
<td>373</td>
</tr>
<tr>
<td>2021</td>
<td>174</td>
<td>279</td>
<td>454</td>
</tr>
<tr>
<td>2041</td>
<td>145</td>
<td>497</td>
<td>642</td>
</tr>
<tr>
<td>2061</td>
<td>152</td>
<td>570</td>
<td>722</td>
</tr>
</tbody>
</table>
Demographic Window

• Look closely at data on the dependency ratio.
  It was rather low for some 20 years—up to quite recently.
  It has begun to rise after 2013 --- and quite speedily.

➤ There was this “demographic window”
  (from mid-1990’s to 2013).
  (decreasing no. of children to rear
  but the elderly population was not expanding very quickly yet)

➤ It would have been much better if this “window” has been used well.

➤ The situation was actually not unknown. Population projections
   were available many years ago for people to look ahead and work on.

➤ Unfortunately this did not happen and we must really
   hurry up now and work very hard to make up.
Births

• Births 1961: 110,000  1981: 87,000  2001: 48,000

• A special period (2003-2012): following a court ruling, a vast no. of babies were born in HK to Mainland women whose husbands were Mainland Men (i.e. both parents were not HK Permanent Residents).
  
  At the peak, it was 95,000 (2011)

• The intensive inflow stopped in mid-2012 after the implementation of some administrative arrangements.

• The no. of births came down to 57,000 in 2013
### Birth statistics (with breakdown for births in HK to Mainland women)

<table>
<thead>
<tr>
<th>Reference period</th>
<th>Number of live births</th>
<th>Of whom number of live births born in Hong Kong to Mainland women:</th>
<th></th>
<th></th>
<th>Sub-total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>whose spouses are Hong Kong Permanent Residents</td>
<td>whose spouses are not Hong Kong Permanent Residents</td>
<td>Others</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>51 281</td>
<td>6 621</td>
<td>559</td>
<td>-</td>
<td>7 180</td>
</tr>
<tr>
<td>2000</td>
<td>54 134</td>
<td>7 464</td>
<td>709</td>
<td>-</td>
<td>8 173</td>
</tr>
<tr>
<td>2001</td>
<td>48 219</td>
<td>7 190</td>
<td>620</td>
<td>-</td>
<td>7 810</td>
</tr>
<tr>
<td>2002</td>
<td>48 209</td>
<td>7 256</td>
<td>1 250</td>
<td>-</td>
<td>8 506</td>
</tr>
<tr>
<td>2003</td>
<td>46 965</td>
<td>7 962</td>
<td>2 070</td>
<td>96</td>
<td>10 128</td>
</tr>
<tr>
<td>2004</td>
<td>49 796</td>
<td>8 896</td>
<td>4 102</td>
<td>211</td>
<td>13 209</td>
</tr>
<tr>
<td>2005</td>
<td>57 098</td>
<td>9 879</td>
<td>9 273</td>
<td>386</td>
<td>19 538</td>
</tr>
<tr>
<td>2006</td>
<td>65 626</td>
<td>9 438</td>
<td>16 044</td>
<td>650</td>
<td>26 132</td>
</tr>
<tr>
<td>2007</td>
<td>70 875</td>
<td>7 989</td>
<td>18 816</td>
<td>769</td>
<td>27 574</td>
</tr>
<tr>
<td>2008</td>
<td>78 822</td>
<td>7 228</td>
<td>25 269</td>
<td>1 068</td>
<td>33 565</td>
</tr>
<tr>
<td>2009</td>
<td>82 095</td>
<td>6 213</td>
<td>29 766</td>
<td>1 274</td>
<td>37 253</td>
</tr>
<tr>
<td>2010</td>
<td>88 584</td>
<td>6 169</td>
<td>32 653</td>
<td>1 826</td>
<td>40 648</td>
</tr>
<tr>
<td>2011</td>
<td>95 451</td>
<td>6 110</td>
<td>35 736</td>
<td>2 136</td>
<td>43 982</td>
</tr>
<tr>
<td>2012</td>
<td>91 558</td>
<td>4 698</td>
<td>26 715</td>
<td>1 786</td>
<td>33 199</td>
</tr>
<tr>
<td>2013</td>
<td>57 084</td>
<td>4 670</td>
<td>790</td>
<td>37</td>
<td>5 497</td>
</tr>
<tr>
<td>2014</td>
<td>62 305</td>
<td>5 179</td>
<td>823</td>
<td>22</td>
<td>6 024</td>
</tr>
<tr>
<td>2015</td>
<td>59 878</td>
<td>4 775</td>
<td>775</td>
<td>16</td>
<td>5 566</td>
</tr>
</tbody>
</table>
Fertility

• **Age-specific Fertility Rate:**
  Number of live births occurring among 1,000 women in a given age group during a given year

• The **Total Fertility Rate (TFR)** in a given year refers to the average number of children that would be born alive to 1,000 women during their lifetime based on the age-specific fertility rates prevailing in that year.

• For a population to replace itself, each woman would have to produce on average a sufficient number of children. → A Total Fertility Rate of **2,100 children per 1,000 women** is considered to correspond to the replacement level.

• **HK’s TFR in 2015:** 1,196 per 1,000 women
Fertility

• The fertility of Hong Kong women is *apparently* low owing to the fact that a lot of Hong Kong men marry Mainland women and children are born in the Mainland out of such marriages rather than to Hong Kong women in Hong Kong, many of whom remain single.

• *Marital fertility* of HK women is actually *not low* when compared with women in other advanced economies.

• It has to be noted that the children of HK men born in the Mainland to the latter’s Mainland wives will sooner or later come to settle in Hong Kong. *(These children get counted as in-migrants)*

• As regards the men, they have actually done their “task” of *producing offsprings* for themselves and for Hong Kong.
Cross-boundary marriages of HK people (2005) — including both marriages registered in HK and in the Mainland

HK men who married during 2005 = (a) + (b) = 45 971
[[ b/(a+b) = 54% of them married Mainland women ]]

HK women who married during 2005 = (a) + (c) = 26 061
[[ c/(a+c) = 18.9% of them married mainland men ]]

HK = from HK   ML = from Mainland China

<table>
<thead>
<tr>
<th>Bridegroom</th>
<th>HK</th>
<th>HK</th>
<th>ML</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bride</td>
<td>HK</td>
<td>ML</td>
<td>HK</td>
</tr>
<tr>
<td></td>
<td>21 102 (a)</td>
<td>24 869(b)</td>
<td>4 919(c)</td>
</tr>
</tbody>
</table>
Cross-boundary marriages of HK people (2015) — including both marriages registered in HK and in the Mainland

HK men who married during 2015 = (a) + (b) = 44,513
[[ b/(a+b)= 36% married Mainland women {38.2% (2014), 54% (2005) } ]]

HK women who married during 2015 = (a) + (c) = 35,495
[[ c/(a+c) =20.1% married mainland men {20.3% (2014), 18.9% (2005) } ]]

HK = from HK  ML = from Mainland China

<table>
<thead>
<tr>
<th>Bridegroom</th>
<th>HK</th>
<th>HK</th>
<th>ML</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bride</td>
<td>HK</td>
<td>ML</td>
<td>HK</td>
</tr>
<tr>
<td>28,359 (a)</td>
<td>16,154(b)</td>
<td>7,136 (c)</td>
<td></td>
</tr>
</tbody>
</table>
Cross-boundary marriages

Reasons for -- large no. of cross-boundary marriages

-- many more [HK Men + Mainland Women] marriages

than [HK Women + Mainland Men] marriages

>> increasingly close exchanges HK↔Mainland

→ Many HK men work, go for duty visits, attend meetings in the Mainland
   (as shown by survey data)

→ Many opportunities of meeting colleagues/friends of the opposite sex; and
   falling in love; followed by marriage

→ Far less HK women in similar situation

>> the marriages are NOT “economic” marriage, but natural ones

>> Subsequently, many wives (and children) to come to settle in HK
   (matched by rather fewer husbands to come)

::: This is one main cause for more Women than Men in the HK Population
No. of deaths AND Expectation of Life

Deaths: 2001 - 33,000  2011: 42,000
2021 - 52,000  2041: 81,000

### Expectation of life at Birth

<table>
<thead>
<tr>
<th>Year</th>
<th>Male (Years)</th>
<th>Female (Years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>72.3</td>
<td>78.5</td>
</tr>
<tr>
<td>2001</td>
<td>78.4</td>
<td>84.6</td>
</tr>
<tr>
<td>(2015)</td>
<td>81.4</td>
<td>87.3</td>
</tr>
<tr>
<td>2021</td>
<td>82.5</td>
<td>88.1</td>
</tr>
<tr>
<td>2041</td>
<td>85.0</td>
<td>90.5</td>
</tr>
<tr>
<td>2061</td>
<td>86.7</td>
<td>92.3</td>
</tr>
</tbody>
</table>

### Expectation of life at Age 65

<table>
<thead>
<tr>
<th>Year</th>
<th>Male (Years)</th>
<th>Female (Years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>14.2</td>
<td>18.4</td>
</tr>
<tr>
<td>2001</td>
<td>17.7</td>
<td>22.1</td>
</tr>
<tr>
<td>(2015)</td>
<td>19.8</td>
<td>24.5</td>
</tr>
<tr>
<td>2021</td>
<td>20.6</td>
<td>25.0</td>
</tr>
<tr>
<td>2041</td>
<td>22.5</td>
<td>27.0</td>
</tr>
<tr>
<td>2061</td>
<td>23.9</td>
<td>28.4</td>
</tr>
</tbody>
</table>
Sex ratio

• **Definition:**

  Sex ratio refers to the ratio of the number of males per 1,000 females.

**To Note:**

• 1) There are some 330,000 foreign domestic helpers (FDHs) in HK. Most are females.

• 2) Many HK men marry in the mainland and their wives come subsequently to HK for permanent settlement.

• 3) Life expectation of women is longer than that of men.

→→ In 2016, the Sex Ratio in HK was 850 : 1000 (with FDHs *included*) and 925 : 1000 (with FDHs *excluded*).
Labour Force and “participation” in the labour force

Labour Force Participation Rate (LFPR) – (percentage of persons aged over 15 being in the Labour Force)

2000 – Male – 73.5%; Female – 49.9%; Overall – 61.4%

2016 (4th Quarter) – Male – 68.0%; Female – 54.6%; Overall – 60.6%

Relevant factors (causing increase/decrease in the LFPR):

Much increased education opportunity during the period at post-secondary level for both young men and women (age group 15-24)
Women -- marital status; family role; technological advances
Labour Force and “participation” in the labour force

Labour Force (LF) -- size (thousand persons)

- 2000  
  M - 1 964  
  F - 1 410  
  T - 3 374

- 2016 (4\textsuperscript{th} Quarter)  
  M - 1 984  
  F - 1 930  
  T - 3 914

Labour Force Projection –

- LF is projected to start decreasing around 2018/19
- All the way to 2030, LF is projected to come down gradually, by some 200,000 persons, then stabilizing.
Population structure and labour supply/demand vs socio-economic development and public policies

Much concern around the world on population issues, especially in the developed countries and territories. **Main concerns are:**

- Low birth rate and low fertility rate; ageing of the population; inadequate labour supply

- Possible to change the expected population size and its composition?

- How to increase birth and fertility (no ready-made measures, few feasible solutions)?

- Deaths – ethical and legal issues on not trying the hardest to rescue the very old when they are very sick
Population structure and labour supply/demand VS socio-economic development and public policies:

- Getting immigrants of the “right” description and/or imported workers (resistance from the existing citizens -- for fear of diluting existing welfare or competition for good jobs ?)

- Geographic distribution (within country; within regions)-better spread

  Population issues/Population Policies are closely related to many other public issues and policies.

  **Close co-ordination** is most important among various fields (labour, education, economic/industrial structure, medical/health, land-use/housing, welfare, public finance).

  In HK, official statistics plays its role of supporting such endeavours and helps in the **holistic approach to problem-solving and policy-making**.
Population structure and labour supply/demand
 VS socio-economic development and public policies:

**Ageing of the Hong Kong Population and rise in the dependency ratio**

- Encouraging childbearing ? (Can try, but few feasible measures and not likely to be very effective)

- Spouses and children of the cross-boundary marriages: the earlier they come to HK to settle, the better

- Attracting (suitable) in-migrants
Population structure and labour supply/demand **VS** socio-economic development and public policies:

### Changes in demand for goods and services (and consequently demand for manpower)

- Significant increase in the elderly population – the local demand for goods and services will change; some of the services needed by this sector can be particularly labour intensive.

- External demand – we may have to restrict a bit on our export of services in view of the point above.
Population structure and labour supply/demand
VS socio-economic development and public policies:

Labour supply
Labour Force is going down (not greatly in term of numbers but then the population size keeps on growing in the meantime)

Need for:
• improvement in productivity: improvement in skills, increased machine/equipment aid
• more effective utilisation of manpower; better targeted training; re-training to fit people into new jobs (otherwise, the worst scenario of “jobs without workers and workers without jobs”)

Population structure and labour supply/demand VS socio-economic development and public policies:

- retiring at an older age

It may be noted that the Labour Force Participation Rate is relatively low in HK for the “younger” elderly persons:

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Hong Kong</th>
<th>Singapore</th>
<th>Japan</th>
</tr>
</thead>
<tbody>
<tr>
<td>60-64</td>
<td>44.8%</td>
<td>62.8%</td>
<td>65.8%</td>
</tr>
<tr>
<td>65 and over</td>
<td>10.5%</td>
<td>26.5%</td>
<td>22.7%</td>
</tr>
<tr>
<td>(65-69)</td>
<td>(21.8%)</td>
<td>(43.2%)</td>
<td>(44.0%)</td>
</tr>
</tbody>
</table>
Population structure and labour supply/demand VS socio-economic development and public policies:

Industrial structure and labour income

With the need to address the issue of insufficient manpower, there is the need to adjust the industrial structure—

• More high technology industries to be developed
• Construction industry has been going down. (Its share in GDP went down substantially in the 2000’s. This should be revived to cater to needs – especially provision of land and housing ( -- industrial reform; staff training)

Salaries and wages structure should be adjusted to attract people to jobs which are not popular / not welcomed

• Parents and society at large should adjust their views on the status and prestige of certain categories of occupations
Population structure and labour supply/demand
**VS** socio-economic development and public policies:

**Education and manpower**

- An apparent obsession to acquire academic qualifications and paper qualifications. Attitudes need to be changed. Meanwhile, student loans (from post-secondary education) are accumulating speedily and this has become an issue of concern.

- New arrivals from the Mainland:
  (the spouses) - they may have work skills and even qualifications awarded in the mainland; but they cannot work in the right positions for lack of HK qualifications
  (the children) – research has shown that the earlier they come the better, as they can fit into the education system much more easily.
Population structure and labour supply/demand VS socio-economic development and public policies:

Medical and Health Services

>> Condition is generally satisfactory

>> Facilities are however not adequate, as reflected in long waiting by patients for services

>> Shortage of health workers

Problem going to be very serious with the acceleration of ageing setting in.

Surveys have shown that medical consultation and treatment at the elderly ages are manifold that at the younger ages.
Population structure and labour supply/demand
VS socio-economic development and public policies:

**Land-use and housing**

- Some people say “we have little land in HK and we must restrict the no. of in-migrants, especially the rather substantial inflow of the One Way Permit Holders (OWPHs) from the Mainland”. This view is quite incorrect. OWPH are overwhelmingly spouses and children of HK people from the cross-boundary marriages coming for **family reunion**.

- **In fact, HK is not “too many people, too little land”**.
  
  Only 7% of our 1140 square kilometres are used for residential purposes, and another 17% for commerce and industry; infrastructures; Government purposes; and educational, social and recreational services. We should really try to use a bit more of the rest 76%. We should ask: why are we crowding our residential accommodation and economic activities into just some limited areas in the Territory?

- With better arrangements for land use, more housing supply can be achieved and the issues of poor housing condition and high price of housing may also be addressed.
Population structure and labour supply/demand VS socio-economic development and public policies:

Government Finance and Welfare

>> The population developments call for very prudent management of government finances

>> Government spending on - infrastructures building and maintenance - services provision

>> Government -- catering in particular to the financial needs of the elderly (by way of social security arrangements)

>> Citizens must also play their own part---

   Personal finance:
   Current income;
   Savings (private savings, provident funds);
   Other Assets;
   Support by other family members
Thank You

28 April 2017