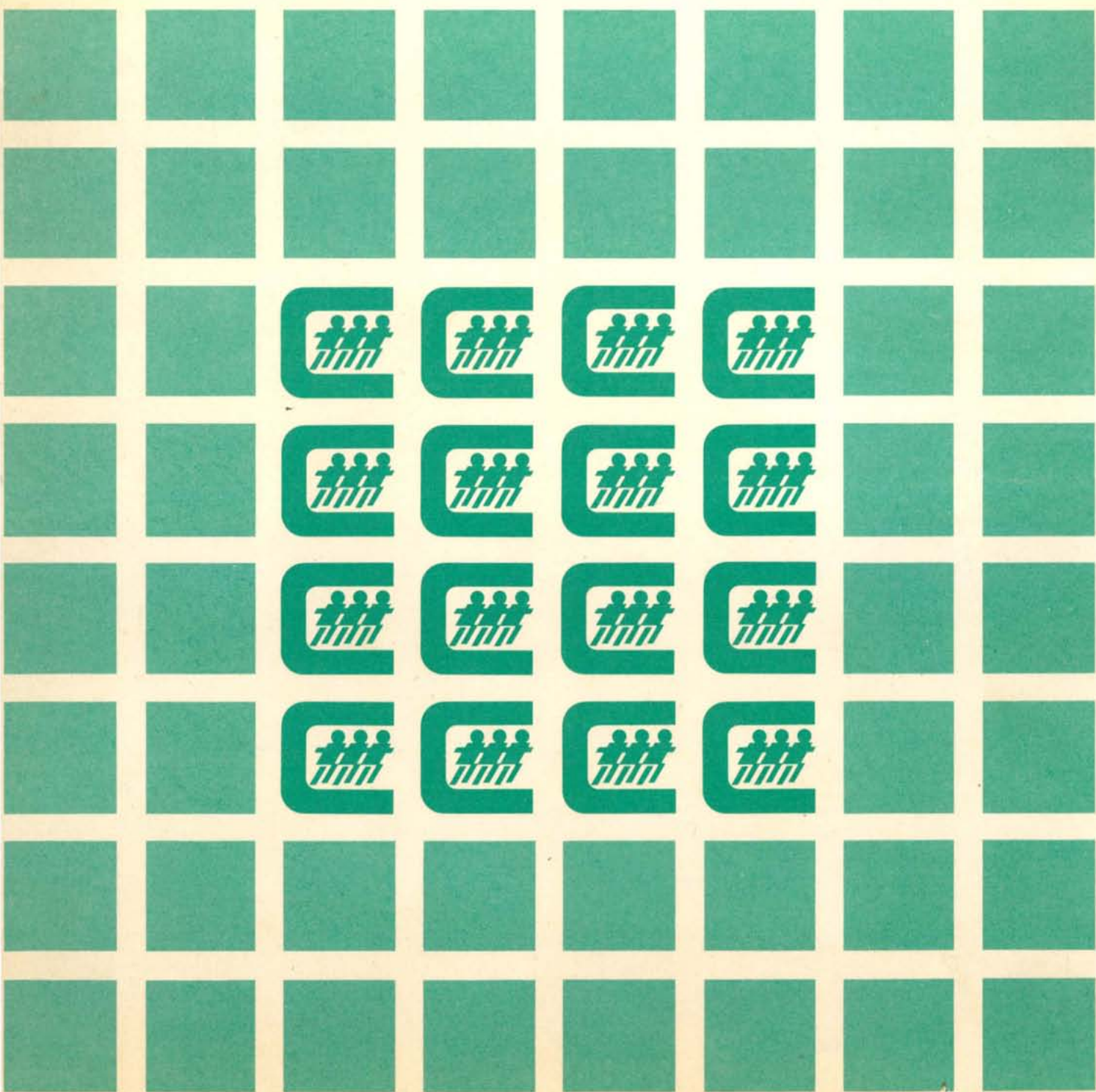


HONG KONG 1986 BY-CENSUS

Summary Results



Census and Statistics Department
Hong Kong



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October 1986

**Census and Statistics Department
Hong Kong**

Contents

	<u>Page</u>
Foreword	5
A. Basic Demographic Characteristics	7
B. Education Characteristics	15
C. Economic Characteristics	17
D. Household Characteristics	22
E. Internal Movement of Population	26
F. Housing Characteristics	27

Foreword

This report presents the findings of the 1986 By-census in the form of summary tables. Comparisons of the findings of this census have been made with those of the 1976 By-census and the 1981 Census where this is possible.

Figures in this report refer to the population of Hong Kong on 11 March 1986. An adjustment has been made to the enumerated population to allow for persons in non-contact households. Tables showing the detailed characteristics of the population exclude transients and Vietnamese refugees (which 'two groups' total 35 200 persons) and 99 500 residents who were temporarily away from Hong Kong on the census reference night.

The 1986 By-census was based on a one-in-seven sample of the population. Questions included in the By-census covered the broad range of social, economic and demographic characteristics of the population.

Detailed analysis and interpretation of the By-census results are not given in this report. This will be presented in the Main Report to be published in 1987.

R. Butler
Commissioner for Census and Statistics

A. BASIC DEMOGRAPHIC CHARACTERISTICS

1. Size of Population

(a) Estimated population of Hong Kong on 11 March 1986 : 5 431 200

This includes : 5 396 000 residents
26 100 transients
9 100 Vietnamese refugees

(b) Resident population : 5 495 500

This includes : 5 396 000 enumerated residents
99 500 residents temporarily
away from Hong Kong

The census tabulations have been compiled on the basis of the enumerated resident population since detailed personal particulars were not obtained in the By-census for the other categories.

2. Growth of Population

<u>Year</u> <u>(Census)</u>	<u>Enumerated</u> <u>Resident</u> <u>Population</u>	<u>Average</u> <u>Annual Growth</u> %
1961	3 129 600	
1971	3 936 600	2.3
1976	4 403 000	2.1
1981	4 986 600	2.8
1986	5 396 000	1.6

There was an increase of 0.41 million people or 8.2 per cent over 1981, giving an average annual growth rate of 1.6 per cent (which is lower than the rate for any other intercensal period since 1961).

3. (a) Geographic Distribution of Population

<u>Area</u>	<u>Population</u>			<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>	<u>1976</u>	<u>1981</u>	<u>1986</u>
Hong Kong Island	1 026 900	1 183 600	1 175 800	23.3	23.7	21.8
Kowloon and New Kowloon	2 366 800	2 449 100	2 301 700	53.8	49.1	42.6
New Territories	950 100	1 304 200	1 881 200	21.6	26.2	34.9
Marine	59 200	49 700	37 300	1.3	1.0	0.7
Total	4 403 000	4 986 600	5 396 000	100.0	100.0	100.0

There was a significant increase in the proportion of population in the New Territories over the past 10 years, rising from 21.6 per cent in 1976 to 34.9 per cent in 1986. The increase between 1981 and 1986 was especially substantial. In absolute number, the population in the New Territories almost doubled during the 10-year period. On the other hand, the marine population continued to decline. Its number in 1986 was less than two-thirds of that in 1976.

3. (b) Population Change and Density by District Board District

District Board District	Population		Increase/ Decrease	Population Density i.e. persons per sq. km. in 1986
	1981	1986		
Sha Tin	115 800	356 900	+241 100	5 300 (12)
Tuen Mun	119 100	284 500	+165 400	3 600 (14)
Kwun Tong	610 400	678 200	+ 67 800	59 700 (2)
Tai Po	73 500	139 200	+ 65 700	1 000 (17)
Tsuen Wan	((607 900	240 800	((+ 46 200	4 100 (13)
Kwai Chung and Tsing Yi	(413 300	(21 100 (8)
North	113 800	144 900	+ 31 100	1 100 (16)
Eastern	460 800	490 200	+ 29 400	26 800 (7)
Yuen Long	186 600	209 400	+ 22 800	1 500 (15)
Southern	216 900	237 900	+ 21 000	6 200 (11)
Sai Kung	41 900	45 300	+ 3 400	400 (18)
Islands	45 600	46 900	+ 1 300	300 (19)
Central and Western	276 700	251 800	- 24 900	20 400 (9)
Yau Ma Tei	171 300	142 900	- 28 400	44 200 (6)
Sham Shui Po	455 400	424 700	- 30 700	55 700 (3)
Wan Chai	229 200	195 900	- 33 300	19 700 (10)
Mong Kok	240 800	202 400	- 38 400	139 600 (1)
Kowloon City	479 700	424 000	- 55 700	46 200 (4)
Wong Tai Sin	491 500	429 500	- 62 000	46 000 (5)

Note: Figures in brackets denote the ranking of districts by population density (i.e. '1' for the most densely populated district, '2' for the second most densely populated district and so on).

The largest population growth District Board districts were Sha Tin and Tuen Mun. In fact, the population of Sha Tin in 1986 was three times that in 1981. District Board districts with the largest population decrease were Wong Tai Sin and Kowloon City.

The most densely populated District Board district was Mong Kok with a density of 139 600 people per square kilometre; the least was Islands District Board district.

4. Sex and Age Structure of Population

(a) Sex composition

<u>Year</u> <u>(Census)</u>	<u>Sex Ratio</u> ⁽¹⁾
1971	1 033
1976	1 046
1981	1 093
1986	1 057

Note: (1) The number of males per 1 000 females.

The upward trend in the sex ratio of the population during the latter half of the 1970s came to a halt in the early 1980s. This can be explained by a reduction in the inflow of illegal immigrants (who were predominantly male) as a result of the revision of immigration policy at the end of 1980. The sex ratio showed a slight increase over the period 1976-86, falling back from a peak in 1981.

(b) Age distribution

<u>Age Group</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Under 15	30.1	24.8	23.1
15 - 64	64.4	68.6	69.3
65 and over	5.5	6.6	7.6
Total	100.0	100.0	100.0
Median age	23.9	26.0	28.6

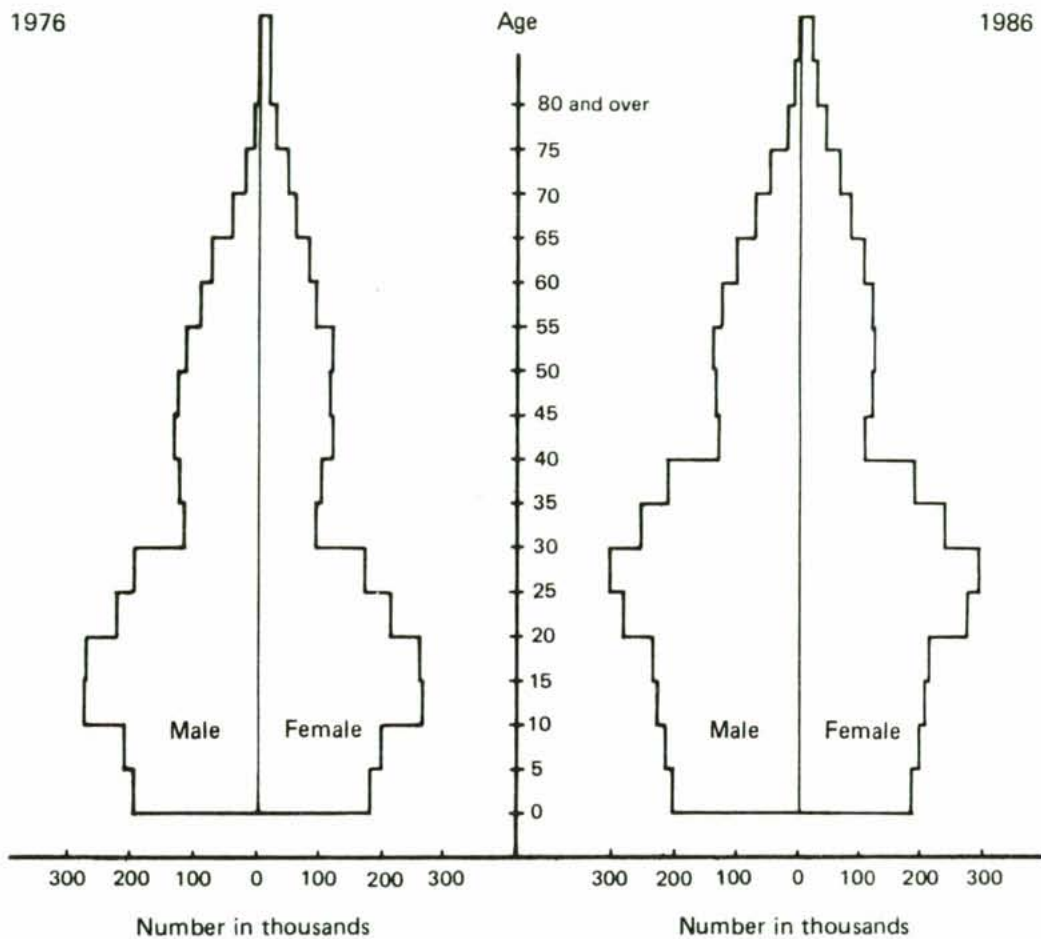
The trends over the 10-year period were:

- (a) a steady decrease in the proportion of the population aged below 15;
- (b) a slow increase in the proportion of the population aged 65 and above; and

(c) a continuous increase in the proportion of the population aged between 15 and 64.

As a result of these changes, the median age of the population increased significantly from 23.9 in 1976 to 28.6 in 1986. The population has been aging at a faster rate during the past 10 years than in the previous decade.

(c) Age pyramid



The main features of the age pyramid in 1986 were:

- (a) a decreasing number of the young population aged below 20;
- (b) a bulge in the age group 20-29 due to high fertility in the late 1950s and early 1960s and also due to the inflow of young immigrants during the years 1978-80;
- (c) an indentation at ages 40 to 44 - birth cohorts born in the war years; and
- (d) an increasing number of the population aged 50 and above.

5. Place of Birth of Population

<u>Place of Birth</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Hong Kong	58.9	57.2	59.3
China	38.6	39.6	37.1
Elsewhere	2.5	3.2	3.6
Total	100.0	100.0	100.0

The proportion of the population born in Hong Kong increased slightly from 58.9 per cent to 59.3 per cent during the period 1976-86. Concurrently, there was a slight decrease in the proportion of China-born population, from 38.6 per cent in 1976 to 37.1 per cent in 1986. This moderate change in the place-of-birth proportions over the past 10 years can be explained by the substantial inflow of immigrants from China during the years 1978-80, without which there would have been an appreciably greater change in the proportions.

6. Marital Status of Population

<u>Year</u>	<u>Crude Percentage</u>			<u>Total</u>
	<u>Never Married</u>	<u>Married</u>	<u>Widowed & Divorced/Separated</u>	
1976	37.7	56.9	5.4	100.0 (3 078)
1981	38.2	55.0	6.8	100.0 (3 749)
1986	35.2	57.2	7.6	100.0 (4 149)

<u>Year</u>	<u>Standardised Percentage</u> ⁽³⁾			<u>Total</u>
	<u>Never Married</u>	<u>Married</u>	<u>Widowed & Divorced/Separated</u>	
1976	32.8	61.5	5.7	100.0
1981	33.5	59.1	7.4	100.0
1986	35.2	57.2	7.6	100.0

Note: (1) The figures exclude persons aged below 15.

(2) Figures in brackets are in thousands.

(3) Using the 1986 age and sex distribution of the population aged 15 and above as standard.

The trends over the past 10 years have been for a significant increase in the proportion never married and a significant decrease in the proportion married. The change in the marital status distribution was not easily recognised if not discounting the difference in the age structure of the population between 1976 and 1986. The increase in the proportion never married (and, concurrently, the decrease in the proportion married) can be explained mainly by the large inflow of immigrants during the years 1978-80, who were predominantly young and unmarried; and partly by a continuing tendency towards delayed marriage.

B. EDUCATIONAL CHARACTERISTICS

7. Educational Attainment of Population

<u>Educational Attainment</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
No schooling/kindergarten	18.5	15.5	13.8
Primary	47.1	39.9	35.3
Secondary	29.2	36.3	39.5
Matriculation	2.0	3.7	5.4
Tertiary education			
Non-degree course	0.7	1.9	2.4
Degree course	2.5	2.7	3.6
Total	100.0 (4 024)	100.0 (4 598)	100.0 (5 002)

Note: (1) The figures exclude persons aged below 5.
(2) Figures in brackets are in thousands.

Educational attainment of the population has improved markedly over the past 10 years. The improvement was particularly significant in the higher levels of education (matriculation and tertiary education).

8. School Attendance of Population

<u>Age Group</u>	<u>School Attendance Rate⁽¹⁾(%)</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
3 - 5	60	83	92
6 - 11	98	98	99
12 - 16	79	84	93
17 - 18	44	45	56

Note: (1) The proportion of population in the respective age groups attending school or educational institution full-time.

An increasing proportion of children aged 3-5 were attending kindergarten and nursery, 92 per cent in 1986 as compared with 60 per cent in 1976. The rate of school attendance for children aged 6-11 was close to 100 per cent. The attendance rate for the age group 12-16 and the age group 17-18 has risen from 79 per cent to 93 per cent and from 44 per cent to 56 per cent respectively, as a result of improvements in school attendance at the secondary level of education and matriculation. The smaller increase in the rate for these two age groups between 1976 and 1981 can be explained by the inflow of young immigrants, who had a lower tendency to attend school.

C. ECONOMIC CHARACTERISTICS

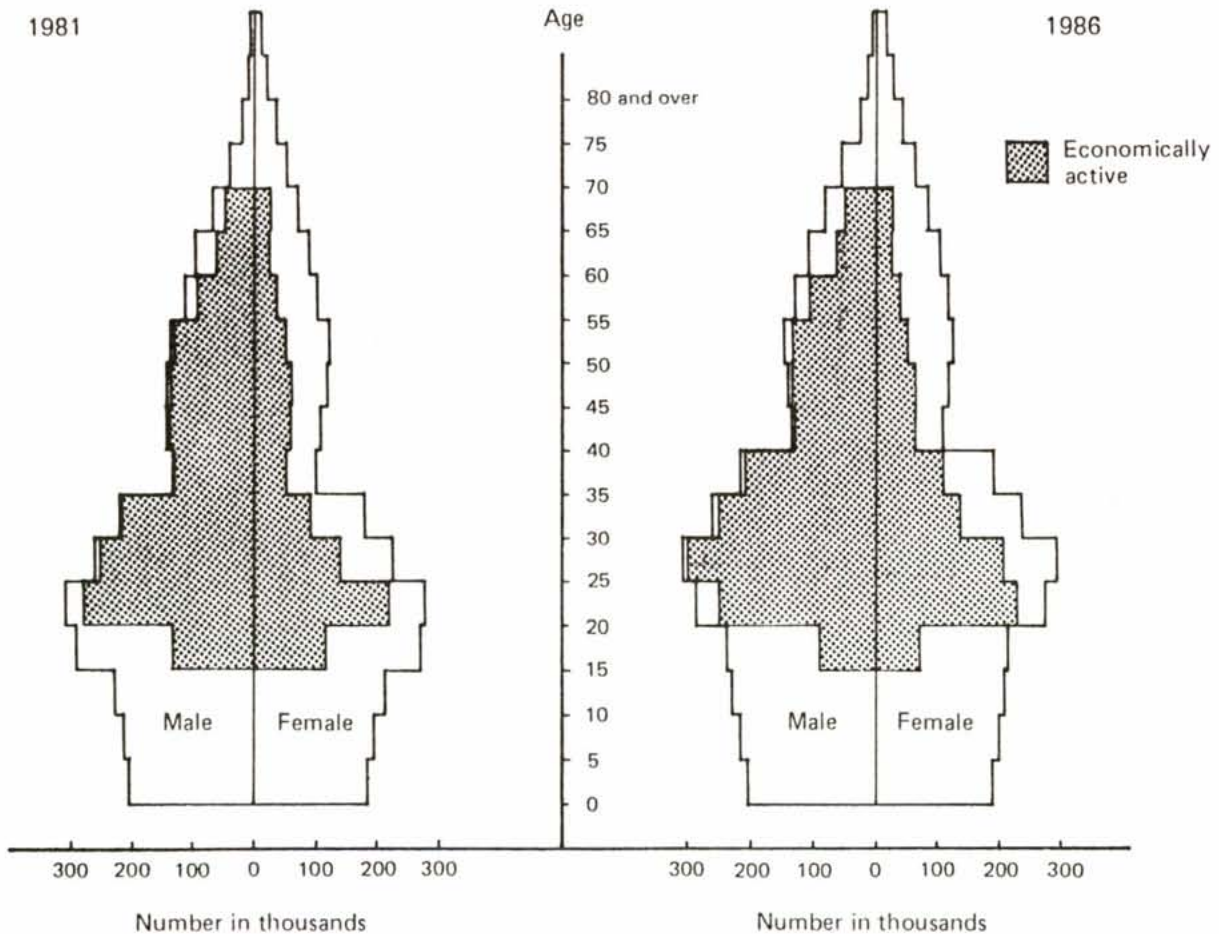
9. Labour Force (Economically Active Population)

	<u>1976</u>	<u>1981</u>	<u>1986</u>
Population aged 15 and above	3 077 700	3 749 100	4 149 100
Economically active population	1 922 500	2 503 800	2 753 800

Note: The definitions used in the 1986 By-census in measuring employment and unemployment followed those recommended by the Thirteenth International Conference of Labour Statisticians in October 1982. These were slightly different from those used in the previous two censuses.

The population aged 15 and above in 1986 increased by 10.7 per cent over 1981 and the labour force increased by 10 per cent. As a result, the labour force participation rate decreased slightly from 66.8 per cent in 1981 to 66.4 per cent in 1986.

Economically active population (or labour force), 1981 and 1986



10. Participation of Population in Labour Force

<u>Year</u>	<u>Labour Force Participation Rate (%)</u>	
	<u>Male</u>	<u>Female</u>
1976	80.4	43.6
1981	82.5	49.5
1986	80.9	51.2

The labour force participation rate for males showed a slight increase over the years 1976-86, falling back from a peak in 1981. The high male participation rate in 1981 can largely be explained by the significant inflow of young male immigrants (there was a higher tendency among these immigrants to seek work). The labour force participation rate for females, on the other hand, increased steadily during the 10-year period. The increasing trend in the female rate was partly due to the inflow of young female immigrants (again who had a higher tendency to seek work) before the change of immigration policy and partly due to increasing female participation in the labour force.

11. Median Age of Labour Force

<u>Year</u>	<u>Median Age</u>		
	<u>Male</u>	<u>Female</u>	<u>Overall</u>
1976	35.5	28.1	33.1
1981	33.3	28.8	31.8
1986	34.3	30.3	32.9

With the inflow of immigrants largely subdued, the labour force grew older again in 1986 as a result of the aging of the population.

12. Occupational Distribution of Working Population

<u>Occupation</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Professional, administrative and managerial workers	7.5	8.5	11.7
Clerical and related workers	9.6	12.0	14.5
Sales workers	11.4	10.3	11.7
Service workers	14.8	15.6	16.4
Production and related workers, transport equipment operators and labourers	52.2	50.7	43.4
Others	4.5	2.9	2.3
Total	100.0 (1 915)	100.0 (2 487)	100.0 (2 745)

Note: (1) The figures include unemployed persons having had previous jobs.
(2) Figures in brackets are in thousands.

Over the past 10 years, there was a significant change in the occupational pattern of the working population. In 1976, over half of the working population were production workers; in 1986, the figure was 43.4 per cent. The proportion of those in professional, administrative and managerial occupations has risen from 7.5 per cent to 11.7 per cent. The proportions in clerical and service occupations have also increased appreciably.

13. Industrial Distribution of Working Population

<u>Industry</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Manufacturing	44.6	41.3	35.8
Construction	5.8	7.9	6.3
Wholesale and retail trade, restaurants and hotels	19.3	19.1	22.5
Transport, storage and communication	7.4	7.6	8.0
Financing, insurance, real estate and business services	3.3	4.7	6.4
Services	15.2	15.4	18.1
Others	4.4	4.0	2.9
Total	100.0 (1 915)	100.0 (2 487)	100.0 (2 745)

Note: (1) The figures include unemployed persons having had previous jobs.
(2) Figures in brackets are in thousands.

About one-third of workers were in manufacturing industries. Less than a quarter were in wholesale and retail trade, restaurants and hotels; and one-third in services industries. The distribution of workers by industry was quite different 10 years ago. In 1976, there were considerably more workers in manufacturing industries and less in the other industries.

14. Income from Main Employment

<u>Monthly Income from Main Employment</u> HK\$	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Under 1,000	71.8	18.7	6.4
1,000 - 1,999	21.0	49.6	21.8
2,000 - 2,999	3.8	18.2	29.8
3,000 - 3,999	1.6	6.6	18.4
4,000 - 4,999	0.4	2.6	8.3
5,000 - 5,999	0.5	1.3	4.6
6,000 - 7,999	0.4	1.1	4.4
8,000 - 9,999	0.2	0.5	2.1
10,000 and over	0.3	1.4	4.2
Total	100.0 (1 802)	100.0 (2 366)	100.0 (2 594)

Note: (1) The figures exclude unpaid family workers and the unemployed.
(2) Figures in brackets are in thousands.

	<u>1976</u>	<u>1981</u>	<u>1986</u>
Median monthly earnings from main employment:	HK\$	HK\$	HK\$
At current prices	742	1,516	2,573
At 1976 prices	742	1,010	1,125

Incomes from employment for workers increased substantially during the years 1976-86. In 1976, more than nine-tenths of workers earned less than \$2,000 a month; in 1986, the figure was 28.2 per cent. The median monthly earnings, calculated at 1976 prices, increased from \$742 in 1976 to \$1,010 in 1981 and to \$1,125 in 1986, indicating that real income from main employment grew at an average annual rate of 7.0 per cent between 1976 and 1981 and at a rate of 2.2 per cent between 1981 and 1986.

D. HOUSEHOLD CHARACTERISTICS

15. Number of Domestic Households

<u>Year (Census)</u>	<u>Domestic Households</u>	<u>Average Annual Growth (Households)</u>	<u>Average Annual Growth (Population)</u>
		%	%
1961	687 200		
1971	857 000	2.2	2.3
1976	1 024 700	3.3	2.1
1981	1 244 700	4.3	2.8
1986	1 452 600	3.1	1.6

With a decrease in household size, the number of domestic households grew at a faster rate than the population.

16. Household Size

<u>Household Size</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
1	14.7	15.2	14.8
2	14.1	15.4	16.3
3	13.5	15.4	17.3
4 - 5	28.6	31.5	35.6
6 and over	29.1	22.5	16.0
Total	100.0	100.0	100.0
Average household size	4.2	3.9	3.7

There was a steady increase in the proportion of households with 2 to 5 persons and a fast decrease in the proportion of households with 6 or more persons during the years 1976-86. The proportion of single-person households remained unchanged at the 15 per cent level. As a result, the average household size showed a significant decrease over the 10-year period. Whereas there were 4.2 persons per domestic household in 1976, there were only 3.7 in 1986.

17. Household Composition

<u>Household Composition</u> ⁽¹⁾	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
One person	14.8	15.2	12.9
One unextended nuclear family ⁽²⁾	60.2	54.4	59.2
One vertically extended nuclear family ⁽³⁾	9.4	13.6	11.9
One horizontally extended nuclear family ⁽⁴⁾	2.0	2.4	2.1
Two or more nuclear families	6.0	6.3	6.2
Related persons forming no nuclear family	5.5	5.9	4.8
Unrelated persons	2.1	2.2	2.1
Households composed only of persons who do not usually live there	-	-	0.8
Total	100.0	100.0	100.0

Note: (1) Household composition is derived from the 'relationship to head of household' of each household member enumerated in a domestic household. It shows the structure of a household in terms of (a) the number of family nuclei and (b) the relationship between the family nucleus and other related household members. A family nucleus consists of one of the following combinations:

- (i) a married couple without children;
- (ii) a married couple with one or more never married children; or
- (iii) one parent (either father or mother) with one or more never married children.

For the 1986 By-census household composition was derived based on the relationship of all persons who usually lived in the household, whereas for the previous two censuses it was based on the relationship of persons who were found to be in the household on the census reference night.

(2) One unextended nuclear family is a family nucleus without other related household members.

(3) One vertically extended nuclear family is a family nucleus with other related household members not of the same generation.

(4) One horizontally extended nuclear family is a family nucleus with other related household members of the same generation.

There were relatively more single nuclear families and less vertically extended nuclear families in 1976 than in 1981. However, over the past five years, the trend seemed to have reverted to the position in 1976.

18. Household Income

The following table compares the distribution of household income in the years 1976-86. It should be noted that the comparison does not make any allowance for inflation during this period as household incomes are classified by reference to their current values:

<u>Monthly Household Income</u> HK\$	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Under 2,000	69.4	28.6	9.7
2,000 - 3,999) 27.0	38.3	25.4
4,000 - 5,999		16.8	23.5
6,000 - 7,999) 2.4	7.4	14.4
8,000 - 9,999		3.4	8.6
10,000 - 14,999	0.7	3.2	10.1
15,000 - 19,999	0.2	1.0	3.7
20,000 and over	0.3	1.3	4.6
Total	100.0	100.0	100.0
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Median monthly household income:	HK\$	HK\$	HK\$
At current prices	1,425	2,955	5,160
At 1976 prices	1,425	1,969	2,255

For households receiving incomes under \$2,000 a month, the proportion decreased from 69.4 per cent in 1976 to 9.7 per cent in 1986. The household income of over \$2,000 was more spread in 1986 than 10 years

ago. The proportion of households with incomes of \$10,000 or more increased by 17 percentage points over the 10-year period.

The median monthly household income increased 262 per cent, from \$1,425 in 1976 to \$5,160 in 1986. Discounting the increase in consumer prices between 1976 and 1986, real income for households increased 58 per cent over the period, or grew at an average annual rate of 7.3 per cent during the first half of the period and at a rate of 2.7 per cent during the latter half.

E. INTERNAL MOVEMENT OF POPULATION

19. Internal Movement by Areas of Origin and Destination

<u>Area of Origin</u>	<u>Area of Destination</u>			<u>Total</u>
	<u>Hong Kong Island, Kowloon and New Kowloon</u>	<u>New Towns</u>	<u>Rural New Territories</u>	
Hong Kong Island, Kowloon and New Kowloon	444 731 (38.5%)	401 597 (34.7%)	30 639 (2.6%)	876 967 (75.8%)
New Towns	62 489 (5.4%)	118 706 (10.3%)	15 603 (1.3%)	196 798 (17.0%)
Rural New Territories	18 830 (1.6%)	44 030 (3.8%)	4 102 (0.4%)	66 962 (5.8%)
Marine	5 768 (0.5%)	8 078 (0.7%)	2 527 (0.2%)	16 373 (1.4%)
Total	531 818 (46.0%)	572 411 (49.5%)	52 871 (4.5%)	1 157 100 (100.0%)

A total of 1 157 100 people living in Hong Kong in 1981 was recorded in the By-census as having moved home between District Boards/new towns during the period 1981-86. This represents 24.3 per cent of the population aged 5 and above (4 769 200) who were in Hong Kong five years ago.

Movements within the main urban areas involved approximately two-fifths of the total number of persons moved, whereas movements from the urban complex to the new towns accounted for another one-third. Of less importance were movements within the rural New Territories, or from the rural New Territories to the main urban areas.

F. HOUSING CHARACTERISTICS

20. (a) Distribution of Population by Housing

<u>Type of Housing</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Public and aided	40.6	38.9	40.8
Housing Authority home ownership estates	-	0.6	4.1
Private	48.8	51.2	47.4
Temporary	9.5	8.5	6.7
Institutions ⁽¹⁾	1.1	0.8	1.0
Total	100.0	100.0	100.0

Note: (1) Institutions include hospitals, old people's homes, prisons, religious houses, etc.

20. (b) Distribution of Domestic Households by Housing

<u>Type of Living Quarters</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Public and aided rental blocks	34.4	33.4	35.5
Housing Authority home ownership estates	-	0.6	4.0
Housing Authority cottages/ temporary huts	1.5	2.1	2.5
Private housing blocks			
Self-contained	48.3	46.8	43.9
Whole houses/flats	(24.6)	(26.0)	(31.0)
Rooms/Bedspaces etc.	(23.7)	(20.8)	(12.9)
Non-self-contained	1.8	0.6	0.1
Villas/Bungalows/Modern village houses	0.6	2.1	2.9
Simple stone structures	3.5	4.7	3.5
Other permanent housing ⁽¹⁾	1.6	2.6	2.5
Private temporary housing	8.3	7.1	5.1
Total	100.0	100.0	100.0

Note: (1) Other permanent housing includes boarding houses, staff quarters buildings, staff quarters in institutions and quarters in non-residential buildings.

A larger proportion of both population and households was found in public and aided housing in 1986 than in 1981 (an increase of 1.9 percentage points and 2.1 percentage points respectively). The position was reversed for private housing. Concurrently, there has been a significant development of the Housing Authority home ownership scheme since 1981. In 1981, only 0.6 per cent of the population were in home ownership estates; in 1986, the figure was 4.1 per cent. For temporary housing, the proportion showed a decrease of about two percentage points over the period.

21. Sharing of Living Quarters

<u>Type of Housing</u>	<u>Average No. of Households per Living Quarters</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Public and aided	1.01	1.01	1.01
Housing Authority home ownership estates	-	1.00	1.00
Private	1.39	1.35	1.21
Temporary	1.13	1.11	1.07
Overall	1.21	1.19	1.11

Excluding living quarters that were not occupied by domestic households, the overall average number of households per living quarters decreased from 1.21 in 1976 to 1.11 in 1986, mainly as a result of a faster increase in the total number of private and public living quarters compared with the growth of households.

22. Tenure

<u>Tenure</u>	<u>Percentage</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
Owner-occupier	23.2	27.9	35.1
Sole tenant	46.3	44.0	45.4
Co-tenant	4.7	5.6	5.9
Main tenant	4.3	3.9	1.7
Sub-tenant	14.5	11.7	5.1
Rent free	3.5	2.5	2.2
Provided/Subsidised by employer	3.5	4.4	4.6
Total	100.0	100.0	100.0

Over the past 10 years, there was a steady increase in the proportion of households owning their flats and the increase was especially significant over the years 1981-86. In 1981, 27.9 per cent of households were owner-occupiers; in 1986, the figure was 35.1 per cent. For those renting accommodation, the proportion of sole tenants and co-tenants together remained effectively unchanged at the 51 per cent level. With more supply of housing, the proportion of sub-tenants decreased significantly from 14.5 per cent in 1976 to 5.1 per cent in 1986.

23. Household Rent

<u>Type of Living Quarters</u>	<u>Median Monthly Household Rent</u>		
	<u>1976</u>	<u>1981</u>	<u>1986</u>
	HK\$	HK\$	HK\$
Public and aided rental housing blocks	60	151	350
Private housing blocks: (including HOS estates)			
Self-contained	293	491	842
Whole houses/flats	577	973	1,794
Rooms/Bedspaces etc.	224	363	620
Non-self-contained	88	151	350
Villas/Bungalows/Modern village houses	369	529	1,049
Simple stone structures	86	164	359
Private temporary housing	80	117	322
Housing Authority cottages/ temporary huts	30	74	77

Note: The figures exclude owner-occupiers and rent free occupiers. Rent refers to the amount (less subsidies if any) actually paid by households for occupying the premises for domestic purposes. A higher rate of increase in rents for private housing blocks was recorded between 1981 and 1986 than between 1976 and 1981, which to some extent can be explained by the relaxation of rent control since mid-1981.

The median monthly household rent for public and aided rental housing blocks increased 132 per cent over the past five years, from \$151 to \$350, mainly due to an increasing proportion of rental blocks in new public housing estates for which households paid a higher rent.

The median monthly household rent for whole houses/flats in private housing blocks in 1986 increased 84 per cent over 1981, from \$973 to \$1,794.

