

SPECIAL REVIEW

SUMMARY FINDINGS OF THE 1986 POPULATION BY-CENSUS

This article presents the broad findings of the 1986 Population By-census.

SUMMARY FINDINGS OF THE 1986 POPULATION BY-CENSUS

1. Introduction

A population census is a primary source of data on the demographic and social-economic characteristics of the population. Three full censuses were held in Hong Kong in 1961, 1971 and 1981; and two sample by-censuses in 1966 and 1976. To obtain up-to-date information on the population, a by-census was again carried out in March 1986.

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. This article presents the basic results of the By-census; comparisons of its findings with those of the 1976 By-census and the 1981 Census are made where possible.

A. Basic Demographic Characteristics

2. Size and Growth of Population

The 1986 By-census estimated a resident population of 5 396 000 on 11 March 1986. This figure excludes 26 100 transients, 9 100 Vietnamese refugees and 99 500 residents temporarily away from Hong Kong on the reference date.

Table 1 shows the enumerated resident population from censuses since 1961. The figure of 5 396 000 represents an increase of 0.41 million people or 8.2 per cent over the 1981 Census count, giving an average annual growth rate of 1.6 per cent (which is lower than the rate for any other intercensal period since 1961).

TABLE 1 SIZE AND GROWTH OF POPULATION SINCE 1961

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

3. Geographic Distribution of Population

Table 2 shows the geographic distribution of the population in 1976, 1981 and 1986. There was a significant increase in the proportion of population in the New Territories during 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 numbers, the population in the New Territories in 1986 was almost twice that in 1976. On the other hand, the marine population continued to decline. Its number in 1986 was less than two-thirds of that in 1976.

TABLE 2 GEOGRAPHIC DISTRIBUTION OF POPULATION

| Area | Population | | | Percentage | | |
|-------------------------|------------|-----------|-----------|------------|-------|-------|
| | 1976 | 1981 | 1986 | 1976 | 1981 | 1986 |
| 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 |

4. Population Change and Density by District Board District

Large population growth was found in districts where the new towns are being built. The two largest population growth districts were Sha Tin and Tuen Mun. The population of Sha Tin in 1986 was three times that in 1981. On the other hand, districts in the older urban areas had a decrease in population. Districts with the largest population decreases were Wong Tai Sin and Kowloon City.

SPECIAL REVIEW

Table 3 shows the population change from 1981 to 1986 and the population density in 1986 by District Board district. The most densely populated district was Mong Kok with 139 600 people per square kilometer, whereas the least densely populated district was Islands.

TABLE 3 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) |

5. Sex and Age Structure of Population

TABLE 4 SEX COMPOSITION OF POPULATION

| Year (Census) | Sex Ratio ⁽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.

TABLE 5 AGE DISTRIBUTION OF POPULATION

| Age Group | Percentage | | | |
|-------------|------------|-------|-------|-------|
| | 1971 | 1976 | 1981 | 1986 |
| Under 15 | 35.8 | 30.1 | 24.8 | 23.1 |
| 15-64 | 59.7 | 64.4 | 68.6 | 69.3 |
| 65 and over | 4.5 | 5.5 | 6.6 | 7.6 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| Median age | 21.7 | 23.9 | 26.0 | 28.6 |

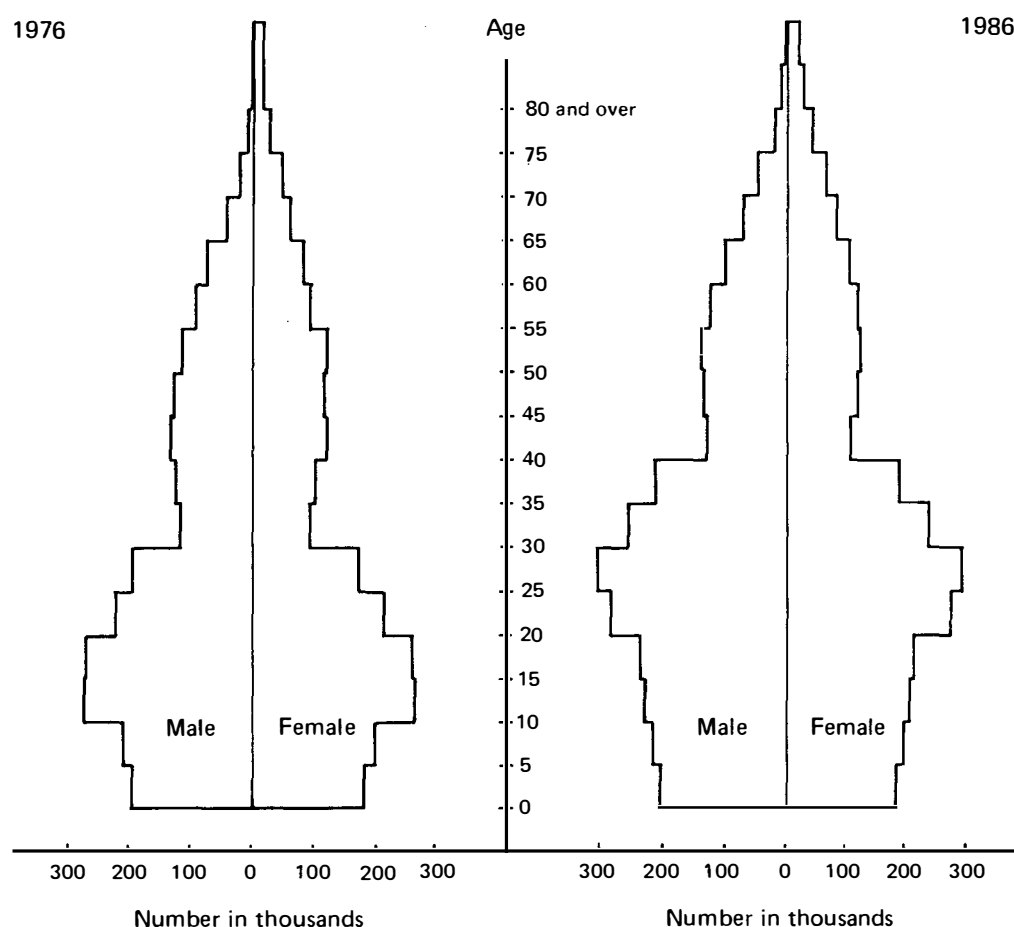
Table 5 shows the percentage distribution of the population by age. With the large number of people born in the late 1950s now having reached adulthood and a steady decline in fertility over the past 15 years, Hong Kong's population has become older. Its median age increased significantly from 21.7 in 1971 to 28.6 in 1986. The age composition of the population has changed considerably during the same period. In 1971, 35.8 per cent of the population was under 15; in 1986, the figure was 23.1 per cent. The proportion of those aged 65 and above has risen from 4.5 per cent to 7.6 per cent. As a result, the proportion of the population of working age (those aged 15 to 64) has increased from 59.7 per cent to 69.3 per cent, indicating that there is a greater potentially productive population available.

6. Age Pyramid

Chart 1 compares the 1976 and 1986 population pyramids. The main features of the age pyramid in 1986 were:

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

CHART 1 POPULATION PYRAMIDS



7. Place of Birth of Population

TABLE 6 PERCENTAGE DISTRIBUTION OF POPULATION BY PLACE OF BIRTH

| Place of Birth | Percentage | | |
|----------------|------------|-------|-------|
| | 1976 | 1981 | 1986 |
| 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 |

SPECIAL REVIEW

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.

8. Marital Status of Population

TABLE 7 MARITAL STATUS OF POPULATION

| Year | Crude Percentage | | | Total |
|------|------------------|--|------------------------------|---------------|
| | Never Married | Married | Widowed & Divorced/Separated | |
| 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) |
| | | Standardised Percentage ⁽³⁾ | | |
| 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 is not easily discerned unless the difference in the age structure of the population between 1976 and 1986 is discounted. The increase in the proportion never married (and, concurrently, the decrease in the proportion married) can be explained mainly by the large inflow of predominantly young and unmarried immigrants during the years 1978–80; and partly by a continuing tendency towards delayed marriage.

B. Educational Characteristics

9. Educational Attainment of Population

TABLE 8 PERCENTAGE DISTRIBUTION OF POPULATION AGED 5 AND ABOVE BY EDUCATIONAL ATTAINMENT

| Educational Attainment | Percentage | | |
|---------------------------|------------------|------------------|------------------|
| | 1976 | 1981 | 1986 |
| 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) Figures in brackets are in thousands.

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

10. School Attendance of Population

TABLE 9 SCHOOL ATTENDANCE RATE OF POPULATION BY SPECIFIC AGE GROUP

| Age Group | School Attendance Rate ⁽¹⁾ (%) | | |
|-----------|---|------|------|
| | 1976 | 1981 | 1986 |
| 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.

11. Field of Education

9.4 per cent of the population aged 15 and above had received or was receiving professional/technical/vocational education in post-secondary colleges, Technical Institutes, Colleges of Education, the School of Nursing, the Technical Teacher's Colleges and Universities. This compares with 6.9 per cent recorded in 1981. The distribution of them by field of education shows that there was a greater proportion of those in the fields of business, commercial and computer studies, and a smaller proportion in the fields of arts and social sciences and education in 1986 than in 1981.

TABLE 10 DISTRIBUTION OF POPULATION WITH PROFESSIONAL/TECHNICAL/VOCATIONAL EDUCATION BY FIELD

| Field of Education | 1981 | | 1986 | |
|---|---------|-------|---------|-------|
| | Persons | % | Persons | % |
| Arts and social science | 55 600 | 21.6 | 72 100 | 18.5 |
| Pure sciences | 18 600 | 7.2 | 25 700 | 6.6 |
| Education | 29 300 | 11.4 | 33 500 | 8.6 |
| Business, commercial and computer studies | 49 900 | 19.3 | 94 100 | 24.3 |
| Medical and health related studies | 23 400 | 9.1 | 33 800 | 8.7 |
| Architecture and construction engineering | 21 500 | 8.3 | 30 100 | 7.7 |
| Mechanical, electrical, electronic and marine engineering | 36 400 | 14.1 | 56 500 | 14.5 |
| Textile, design and other industrial technology | 8 600 | 3.3 | 17 200 | 4.4 |
| Other vocational studies | 14 600 | 5.7 | 25 900 | 6.7 |
| Total | 257 900 | 100.0 | 388 900 | 100.0 |

C. Economic Characteristics

12. Labour Force (Economically Active Population)

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.

TABLE 11 LABOUR FORCE AND LABOUR FORCE PARTICIPATION RATE

| | 1976 | 1981 | 1986 |
|-------------------------------------|-----------|-----------|-----------|
| 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 |
| Male | 80.4 | 82.5 | 80.9 |
| Labour force participation rate (%) | | | |
| Female | 43.6 | 49.5 | 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 than other groups 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 they had a higher tendency to seek work) before the change of immigration policy and partly due to increasing female participation in the labour force.

SPECIAL REVIEW

13. Median Age of Labour Force

TABLE 12 MEDIAN AGE OF LABOUR FORCE

| Year | Median Age | | Overall |
|------|------------|--------|---------|
| | Male | Female | |
| 1976 | 35.5 | 28.1 | 33.1 |
| 1981 | 33.3 | 28.8 | 31.8 |
| 1986 | 34.3 | 30.3 | 32.9 |

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

14. Occupation

TABLE 13 OCCUPATIONAL DISTRIBUTION OF WORKING POPULATION

| Occupation | Percentage | | |
|---|------------------|------------------|------------------|
| | 1976 | 1981 | 1986 |
| 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 decade, 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.

15. Industry

TABLE 14 INDUSTRIAL DISTRIBUTION OF WORKING POPULATION

| Industry | Percentage | | |
|---|------------------|------------------|------------------|
| | 1976 | 1981 | 1986 |
| 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.

Over the past 10 years, there has been a significant decrease in the proportion of the working population in manufacturing industries but an increase in the proportions in service industries; wholesale and retail trade, restaurants and hotels; and financing, insurance, real estate and business services.

16. Income from Main Employment

TABLE 15 PERCENTAGE DISTRIBUTION OF WORKING POPULATION BY MONTHLY INCOME FROM MAIN EMPLOYMENT

| Monthly Income from Main Employment | Percentage | | |
|-------------------------------------|------------------|------------------|------------------|
| | 1976 | 1981 | 1986 |
| HK\$ | | | |
| 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.

| | 1976 | 1981 | 1986 |
|--|------|-------|-------|
| <i>Median monthly earnings from main employment:</i> | | | |
| At current prices | 742 | 1,516 | 2,573 |
| At 1976 prices | 742 | 1,010 | 1,125 |

The median monthly income from main employment increased from \$742 in 1976 to \$2,573 in 1986. Discounting the increase in consumer prices between 1976 and 1986, real earnings increased 52 per cent over the period, or grew at an average annual rate of 7.0 per cent during the first half of the period and at a rate of 2.2 per cent during the latter half.

D. Household Characteristics

17. Number of Domestic Households

TABLE 16 NUMBER OF DOMESTIC HOUSEHOLDS

| Year (Census) | Domestic Households | Average Annual Growth (Households) % | Average Annual Growth (Population) % |
|---------------|---------------------|--------------------------------------|--------------------------------------|
| 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 |

The estimated number of domestic households was 1 452 600 in 1986. This represents an increase of 207 900 households or 16.7 per cent over 1981, giving an average annual growth rate of 3.1 per cent. As a result of the decrease in household size, the number of domestic households grew at a faster rate than the population.

SPECIAL REVIEW

18. Household Size

TABLE 17 PERCENTAGE DISTRIBUTION OF DOMESTIC HOUSEHOLDS BY HOUSEHOLD SIZE

| House Size | Percentage | | |
|------------------------|------------|-------|-------|
| | 1976 | 1981 | 1986 |
| 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 sharp 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 on average 4.2 persons per domestic household in 1976, there were only 3.7 in 1986.

19. Household Composition

TABLE 18 PERCENTAGE DISTRIBUTION OF DOMESTIC HOUSEHOLDS BY HOUSEHOLD COMPOSITION

| Household Composition ⁽¹⁾ | Percentage | | |
|---|------------|-------|-------|
| | 1976 | 1981 | 1986 |
| 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 nuclei 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 less single nuclear families and more vertically extended nuclear families in 1981 than in 1976. However, over the past five years, the trend seemed to have reverted to the position in 1976.

20. Household Income

Table 19 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:

TABLE 19 PERCENTAGE DISTRIBUTIONS OF DOMESTIC HOUSEHOLDS BY HOUSEHOLD INCOME

| Monthly Household Income | 1976 | 1981 | 1986 |
|---|--------------|--------------|--------------|
| HK\$ | | | |
| 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 |
| | 1976 | 1981 | 1986 |
| <i>Median monthly household income:</i> | <i>HK\$</i> | <i>HK\$</i> | <i>HK\$</i> |
| At current prices | 1,425 | 2,955 | 5,160 |
| At 1976 prices | 1,425 | 1,969 | 2,255 |

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.

21. Household Rent

TABLE 20 MEDIAN MONTHLY HOUSEHOLD RENT BY TYPE OF ACCOMMODATION AND LIVING QUARTERS

| Type of Living Quarters | Median Monthly Household Rent | | |
|--|-------------------------------|------|-------|
| | 1976 | 1981 | 1986 |
| | 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 |
| Nonself-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.

SPECIAL REVIEW

E. Internal Movement of Population

22. Internal Movement

TABLE 21 INTERNAL MOVEMENT BY AREAS OF ORIGIN AND DESTINATION

| Area of Origin | Hong Kong Island, Kowloon and New Kowloon | New Towns | Rural New Territories | Total |
|---|---|--------------------|-----------------------|-----------------------|
| 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 between districts/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

23. Type of Housing

TABLE 22(a) DISTRIBUTION OF POPULATION BY TYPE OF HOUSING

| Type of Housing | 1976 | Percentage 1981 | 1986 |
|--|-------|-----------------|-------|
| 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.

TABLE 22(b) DISTRIBUTION OF DOMESTIC HOUSEHOLDS BY TYPE OF LIVING QUARTERS

| Type of Living Quarters | 1976 | Percentage 1981 | 1986 |
|---|--------|-----------------|--------|
| 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) |
| Nonself-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.

24. Tenure

TABLE 23 PERCENTAGE DISTRIBUTION OF DOMESTIC HOUSEHOLDS BY TENURE

| Tenure | Percentage | | |
|---------------------------------|------------|-------|-------|
| | 1976 | 1981 | 1986 |
| Owner-occupier | 23.2 | 27.9 | 35.1 |
| Soletenant | 46.3 | 44.0 | 45.4 |
| Co-tenant | 4.7 | 5.6 | 5.9 |
| Maintenant | 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 period 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 a greater supply of housing, the proportion of sub-tenants decreased significantly from 14.5 per cent in 1976 to 5.1 per cent in 1986.