

# Small Houses, Big Effects: Public Opinion Survey on the Small House Policy

## Full Report

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## Executive Summary

The New Territories make up by far the largest proportion of Hong Kong's land. And while technically the government leases all land, claiming ownership and thus the ultimate power to determine the use of all "its" land, the Small House Policy (SHP) enacted in the early 1970s to address what were described then as short-term housing shortages ended up as a right guaranteed in the Basic Law. The claims to land grants ensuing from this right pose growing challenges to the government's ability to make effective and timely land use and planning decisions for the New Territories, and thus for most of Hong Kong. As important as this issue is to Hong Kong, there is little hard data on either the population most interested in the policy or on the attitudes of these people or of the general population toward this right and issues of land use in the NT.

This survey, the first of its kind, randomly sampled both the general population of Hong Kong and four of the key interested groups most affected by, and affecting, the Small House Policy. Those who hold the right to file a claim or who have already filed or exercised that claim make up SHIP group A (Small House Interested Persons). Those who have a family member with the right living with them in Hong Kong are SHIP B. Those who have a family member with the right living outside Hong Kong are SHIP C. Those who live in a small house but are not indigenous villagers are SHIP D. The 4 SHIP groups were discovered to make up about 10% of the Hong Kong population, with SHIP C and SHIP D making up by far the largest proportion of that 10%. This survey contains the first random sample assessment of the proportions and views of SHP interested persons.

This survey tested first what views were on the SHP, and then what perceptions those views were based on, and finally whether those views would change after consideration of issues and alternatives. The results, summarized in the Key Findings, show very strong support for government to act on land use planning in the NT. Only 4% of all groups combined (that is, of the total population of Hong Kong) oppose developing a comprehensive land use policy for the NT. There are, however, considerably different views on priorities for land use, particularly between the younger and older populations. But there also considerable differences among the SHIP groups as well. In sum, when asked "Are you for or against changing the SHP?" only 7% of the general public and 19% of SHIP respondents (making up less than 2% of the population of Hong Kong) were against changes. This means under one person in ten wants the present policy left alone. Nearly two thirds of the general public (65%) and 63% of SHIP respondents said they supported or strongly supported changing the policy.

## Key Findings:

*Approximately 10% live in Small Houses or have the right or have family members with the right or who have exercised the right to build a Small House. Less than 3% both live in Small Houses and are those with the right or live with those with the right. (Tables 1 & 2)*

*Many if not most of those who live outside Hong Kong who apply for right to build a Small House do not end up living in it or having family members live in it.*

*The Outside Family Holder, wherein someone in the family has the right to build a small house, but are not living in Hong Kong, shows significantly different patterns of where these families live than other SHIP (Small House Interested Person) categories. This group appears roughly twice the numbers of the other two SHIP groups, excluding those who live in village houses but do not have small house rights. A policy that restricted applications to build a small house to those who have actually resided in Hong Kong for a specified period, rather than simply retained their Permanent Residency while living abroad, could possibly have a significant reductive effect on demand for erecting small houses. (Table 6)*

*While just 3% of the general public say they have participated in a consultation on the New Territories (General Public makes up 90% of the population of Hong Kong), 9% of SHIP rights holders and 8% of persons with a rights holder living with them, the two most interested groups, report consultation participation. In raw terms, 20 members of the General Public participated in consultations while 25 members of SHIP interested groups participated. That is, less than 10% of the population made up nearly 60% of consultation participants. If government is largely going on consultation participation as an indicator of sentiment on NT planning, it is getting a seriously distorted picture.*

*The Small House Policy by providing larger, less expensive housing may unintentionally be assisting government policy promoting families having more children. (See explanation Table 9)*

*What people desire when they say they desire living in a small house is its “better environment” that is, greater space and lower cost (see Table 55 and following).*

*The Small House Policy may be fostering Chinese traditional religions of Ancestor Worship and Buddhism/Taoism among younger groups. SHIP groups show significantly greater levels of traditional religions than the general population, and this difference appears throughout various age groups. (Tables 14-16)*

*Adding together the proportions of the SHIP population who are males who reportedly plan to apply or have applied for the right to build from those with the right to do so, and those with a family member living with them with the right, and additionally those who report a family member not living with them or living overseas with the right to a small house, and considering that about 6% of the whole population of Hong Kong are indigenous villagers (that is, approximately 435,000 persons in or related to about 150,000 indigenous households), there may be between 84,000 to 90,000 additional potential claims to Small House grants, at the present time. (See end of Section I)*

*Awareness of the SHP (Small House Policy) varies by age, with the youngest groups both of the General Public and of the two SHIP groups showing the least awareness of the policy. However, while minorities of those under age 30 among the two SHIP groups knew about the*

*policy, two thirds of the general public of the same age knew about the policy. These results indicate the general public respondents of younger ages seem more aware of and sensitive to the SHP. (Section II, Tables 39-41).*

*Interest in living in a Small House appears considerably larger than the actual percentage living in such premises. As Table 57 shows, there is a larger percentage of the public in support of the SHP than there are SHIPs as a percentage of the population (16% in support of leaving the SHP in place unchanged versus about 10% of the population being SHIPs).*

*Interest in living in small house premises appears to rest mainly on 3 factors, as shown in Table 56. Number one the General Public consider when looking for a small house is belief that small houses provide a “better environment”. Nearly the same proportions of SHIP groups C and D (the two largest SHIP groups by far) also say “better environment”. Second is more living space and third for the General Public but Number one for SHIP groups is “cheaper rental or purchasing cost”. Fourth overall, but still well above the proportion of population living in Small House premises is the 19% of the GP who say small houses in the NT have “better air quality.” If government were to wish to reduce the attractions of small houses, improving the environment and air quality of flats in urban areas is number one, and addressing the size and cost of urban flats are very close seconds.*

*Lack of comprehensive planning, lack of action to review the policy, and different enforcement approaches to illegal works between small houses and buildings in the urban areas were considered very or somewhat important by strong majorities (over 80 percent) of respondents. Two related issues, villagers profiting from their land grants by selling to outsiders and that the SHP is discriminatory and unfair to non-indigenous persons came very close together, concerning strong majorities of around 70 percent.*

*Among the GP, those under age 30 show much higher levels of disagreeing with building high rises on village land. Fully 38% under age 30 disagree, while only 23% of those in their 60s disagree.*

*Abolishing the Small House Policy immediately without compensation sees majority opposition among all groups, particularly among the SHIP groups but even 52% of the GP somewhat or strongly disagree, while 72% of rights holders strongly disagree.*

*There is not a majority consensus among the public that the NT be used primarily for housing, with only 47% saying that is the top priority. Even smaller proportions of SHIP groups other than rights holders select housing as the top priority. Only SHIP rights holders show a majority in support of housing as the top priority use.*

*There are significant differences among the age groups as to priority of use of NT land, with a majority of those under age 30 wanting the New Territories to be used for country parks rather than housing. Indeed, only those in their 60s and up show majorities prioritizing housing. There is also a significant proportion of those under age 30 who want the NT preserved for agricultural use. There is a huge difference between how younger and older groups see land planning priorities in Hong Kong.*

*Initially, it appears as though 16% of the General Public support continuing the SHP unchanged, and even larger proportions of right holders and village house dwellers support the policy. However, a question near the end of the survey asking “When should the*

*government review the Small House Policy?” showed only 3% of the GP saying there was no need to review it. And a final question asking “Are you for or against changing the SHP?” found only 7% of the general public and 19% of SHIP respondents against changes. Nearly two thirds of the GP (65%) and 63% of SHIP respondents said they were for changing the policy. After considering the issues, large portions of the public and SHIP respondents change their views toward supporting change or decide they are neutral.*

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## I Introduction and Background to the Survey

### Introduction:

This survey was designed to achieve several objectives:

- 1) Determine the proportion of persons in Hong Kong who have an “interest” in the Small House Policy. The Small House Policy (SHP) is the policy established in the 1970s of “granting male indigenous villagers of the New Territories (who can trace their ancestry back to the male inhabitants of recognized villages at the time of the original lease of the NT by the British in 1989) to apply for permission to erect for himself during his lifetime a small house on a suitable site within their own village.”
- 2) Determine the proportions of Small House Interested Persons (SHIP) who have various degrees of interest in the SHP. To wit, category SHIP A, persons who have the right to erect a small house, who either have already exercised it or have still to exercise it; category SHIP B, persons who have someone in their family *living with them* who have the right to erect a small house; category SHIP C, persons with someone in their family NOT living with them or NOT living in Hong Kong who have the right; and category SHIP D, non-indigenous persons owning or renting a village house (village house dwellers). Various degrees of interest were posited as possibly affecting responses and thus these 4 SHIP groups were analyzed both separately, as groups, and as a whole (all SHIP) persons.
- 3) Determine the initial knowledge and attitudes of a random sample of the General Public (GP, those without any interest in the SHP) and a random sample of those persons with an interest (all SHIP). Thus we set a quota of approximately 600 cases randomly dialed among those identified as non-interested persons, and we set a quota of approximately 600 cases of interested persons. In effect, these were two surveys, but conducted as one survey until the quota of non-interested persons was reached. The proportion of all categories of SHIP respondents to the whole population was found to be roughly 10% of the population, and thus if one multiplies the results of the GP by .9 and the results of the SHIP sample by .1, the attitudes of a random sample of the whole population can be constructed.
- 4) Determine whether, after various issues posed by the SHP were raised (such as environmental, planning, and housing impacts, or social impacts such as gender equity) people of either the GP or among the SHIP categories changed their mind about the policy or various aspects of the policy.

The results are fairly complex to read since this report is not a simple report of a random sample of a population. Readers need to keep in mind 5 primary categories of data, that of the GP and of the 4 SHIP groups. Some tables will also indicate percentages of ALL SHIP persons against the GP. This is a comparison of how the GP of non-interested persons and how all SHP interested persons responded. Other tables will include reconstructed results as though there were a random sample of the whole population (GP + SHIP). Anyone reading the report can reconstruct a random sample of the whole population of Hong Kong by multiplying GP results by .9 and the ALL SHIP results by .1, if these calculations are not directly provided.

## **Background:**

The survey questionnaire (See Appendix 1 at end of report) was administered by the CASR telephone survey lab of Hong Kong Baptist University between October 2014 and January 2015.<sup>1</sup> The first round of calls was fully random calling seeking to achieve a sample of the general public (including persons with an interest in the Small House Policy as described below). This first round consisted of 600 calls to households having landlines. During the first round of calls, the question in Table 1 was asked of all, and a proportional tally was marked at the point of 605 contacted calls (a contact call is one that reaches a person who is identified as qualified to respond to the survey). A qualified respondent is a resident and member of the household (excluding all domestic helpers, tourists or others not residents and members of the household called). This first round tally was designed to give us a point of comparison between the survey of the public and the survey of the Small House Interested Persons (SHIP). With this comparative number of contact calls made randomly, we could determine an estimate of the proportion of the SHIP population compared to the public, non SHIP persons and to the total population (all persons in Hong Kong). This first point involved a smaller number of total random calls than the second tally, but it is one common measure (contact rate) gathered by the CATI (computer-aided telephone interviewing) software.

A second tally of Table 1 responses was made at the point of 604 completed calls for the public survey, which is when qualified respondents agree to be surveyed and complete the full questionnaire.<sup>2</sup> The reason to tally such calls at this second point was to provide an estimate of the proportions of the Small House Interested groups (SHI) among the whole population, based on known ranges of error from random calls. Only random calling can set a basis for estimation of component groups. Since there are no public data that reveals numbers of interested persons of the various kinds described below, only a random sample of the whole population can give a reliable estimate of the various groups of interest. While there may be some difference between the contact and completion rates of the various groups (for example, Small House rights holders may be more reluctant to respond than the public on the issue), the two groups of contacted and completed cases provide a range that would include any such variance of response rates.

The final tally was a quota sample of the SHIP population. The quota for all SHIP was set at 600. While this quota sample is not random against the whole population (for example, calling SHIP persons took two months to finish while the 600 case public, non-SHIP sample took only two weeks to complete), the component parts of the SHIP sample was random. That is, SHIP groups A, B, C, D (described below) within the 600 case quota were randomly determined. Thus within the SHIP survey, the proportions are indicative of the relative size of these categories. Thus with the first two tally points we can estimate the proportion of the whole population the SHIP groups make up, and with the final tally of the SHIP sample we can estimate the proportions of each of the SHIP groups within the whole number of Small House Interested Persons.

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<sup>1</sup> There was some delay in the survey due to the student strike and Occupy Central. The survey lab at HKBU is obligated to use students as callers due to the terms of provision by the university. But the quota calling for groups with and without an interest in the Small House Policy also entailed 170,239 separate dialings. The former Director of the CASR, Dr. Agnes Law, has our thanks for persisting with this innovative, technically challenging survey through many difficulties.

<sup>2</sup> A few calls over the nominal target are always done in case mistakes or other issues (such as an unqualified person doing the interview) necessitated removing the case from the database.

The total number of households in Hong Kong was 2,437,000 as of mid 2014 according to the Census and Statistics Department. According to the Office of Communications Authority the penetration of fixed landline telephones is over 100.27%, meaning some households have two fixed lines.<sup>3</sup> Thus virtually every household in Hong Kong is contactable by the means of random telephone calling of landlines. The “range” numbers in Table 1 are extrapolated numbers based on the percentages of contacted and completed cases. That is, for example, if those now holding or in the past who have exercised the right to build a Small House range between 2 percent and 2.7 percent of all households in Hong Kong, then approximately 48,740 to 65,799 households have such persons with such rights living in them.

There is basis for testing the accuracy of these assumptions. The total reporting living in a village house (modern or traditional) is between 5.9% and 6.8% or between 143,783-165,716 families according to the survey.<sup>4</sup> The 2011 Hong Kong Census reports 124,191 domestic households in whole house dwellings classified as modern village houses, with another 22,681 living in traditional village houses, for a total of 146,872 Small Houses and households of all such types registered in 2011. This tallies between the estimate of those living in such houses as reported from the survey, so the range of error in randomly contacting people living in Small House premises appears accurate. This range of error is from a survey of approximately 600 persons contacted or completing the survey, and are subsamples of that 600 person sample. These subsamples, concatenated as 64 cases or 68 cases respectively, have an estimated range of error at the 95% confidence interval of between 10 and 12 points. (Roughly 12 points if the smaller sample divides 50-50 on a response, 10 points if 75-25 on a response.) Once the random sample of the public was completed, quota calling for 600 completed cases of those who have or had the right, or have family members with the right to build small houses, or who live in such houses was implemented. The 600 quota sample from a population of roughly 150,000 contacted randomly is between 3.5 points plus or minus for 75-25 split and 4 points plus or minus for a 50-50 split in responses. The 600 case random sample of the public has the same range of error at the 95 percent confidence interval (3.5-4 points plus/minus) as the 600 case quota sample of Small House interested groups.

**Table 1 Estimate of SHIP Proportions in the Population (KEY: Table next page)**

We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?

1. Yes, I am that person
2. Yes, there is a person in my family living with me
3. Yes, there is a person in my family living not living with me or living outside Hong Kong
4. No, and I do not live in a village house
5. No, but I do live in a village house

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<sup>3</sup> [http://ofca.gov.hk/en/media\\_focus/data\\_statistics/key\\_stat/index.html](http://ofca.gov.hk/en/media_focus/data_statistics/key_stat/index.html)

<sup>4</sup> Calculated by proportion of the SHIP sample reporting living in Small House premises, applied to numbers of SHIP persons in the contacted and completed samples at the approximately 600 case points of the survey.

**Table 1: Estimate of SHIP Proportions in the Population**

Q#	Group	Contacted Count	%	Completed Count	%	Range
1	Right Holder	12	2	18	2.7	48,740-65,799
2	Family Holder	6	1	7	1	24,370-24,370
3	Outside Family Holder	18	3	13	1.9	73,110-46,303
4	General Public	541	89.4	604	89.8	2,178,678-2,188,426
5	Village House Dweller Non-Indigenous <sup>5</sup>	28	4.6	30	4.5	112,102-109,665
		Total 605		Total 672		
		Total dialings 20064	Total Valid	Total households		
		Total households contacted: 6811	Contacts 6603	contacted 9122		
			Contact Rate: 9.2%	Completion Rate: 7.3%		

\*\*6

In the 600 case sample of Small House Interested Persons, 11% said they currently have or have exercised the right to build a small house in the New Territories. Another 12% reported a person in their family living with them while 25% said that family member was not living with them or was living outside Hong Kong. Just about half, 53%, said they live in a village house though they were not the person with the right to build a village house.

**Table 2 Proportions of the SHIP Sample (Chart next page)**

We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?

1. Yes, I am that person
2. Yes, there is a person in my family living with me
3. Yes, there is a person in my family living not living with me or living outside Hong Kong
4. No, and I do not live in a village house
5. No, but I do live in a village house

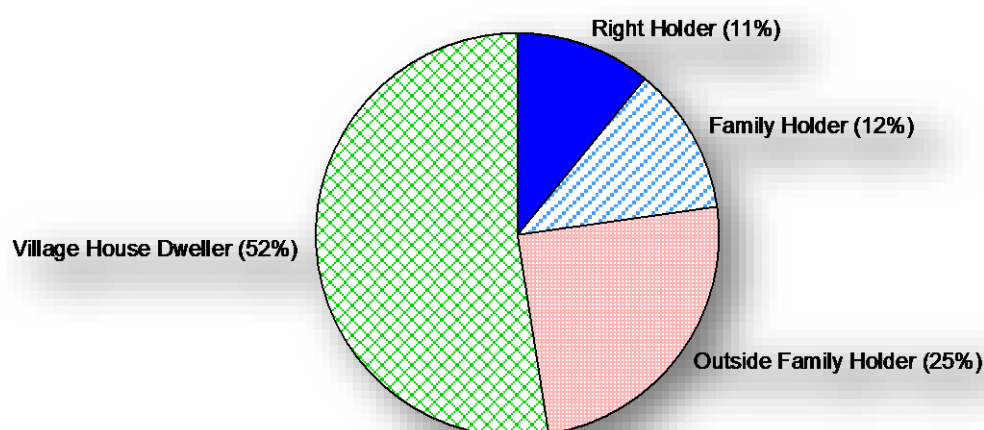
Q#	Group	Count	%
1	Right Holder	65	11
2	Family Holder	72	12
3	Outside Family Holder	150	25
4	General Public	627 <sup>7</sup>	
5	Village House Dweller	319	53

<sup>5</sup> Other rights holders also live in village houses, totaling approximately 5.9% to 6.8% of the samples living in village houses respectively.

<sup>6</sup> The convention in this report is to show the question as asked for frequency/count tables, and a shortened title for cross tabulations wherein two or more variables are examined for statistical association.

<sup>7</sup> General Public sample shown includes some of the SHIP cases which were gathered by quota calling, that is, once the General Public sample was completed, persons responding yes to responses 1, 2, 3, or 5 above were sought, up to the target of 600 cases.

**Table 2 Proportions of the SHIP Sample**



### 1. Demographic Characteristics of the General Public Compared to SHIP

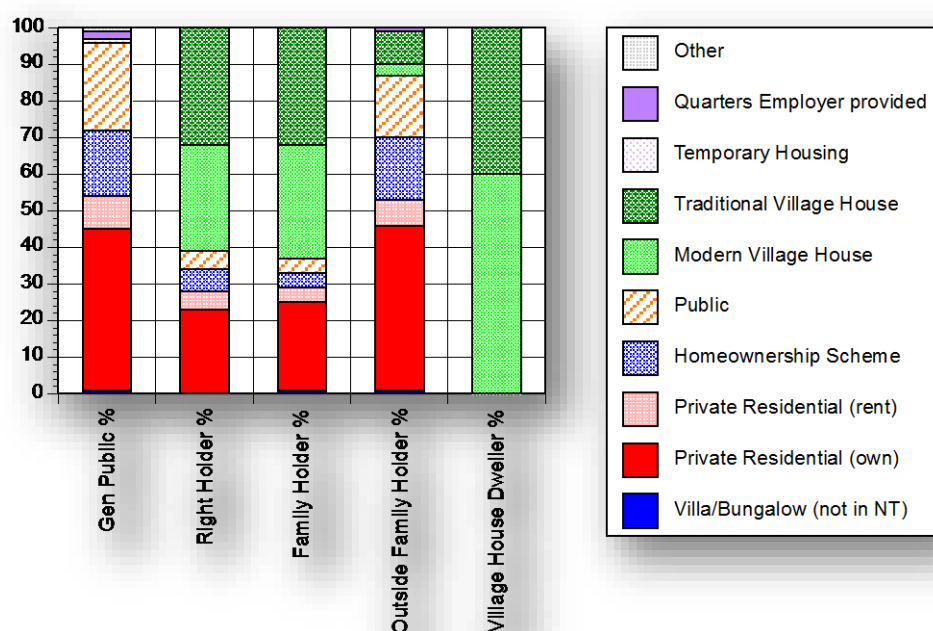
Majorities of those who say they have or have exercised the right to build a Small House, or who say they have a family member with that right living with them live in Small House premises. Of those with such family members not living with them or not living in Hong Kong, the proportion drops significantly, to 12%. *Clearly, many if not most of those who live outside Hong Kong who apply for this right to build a Small House do not end up living in it or having family members live in it.*

**Table 3 Which of the following categories does your living quarters belong to? (Chart next page)**

Group	Gen Public	Right Holder	Family Holder	Outside Family Holder	Village House Dweller
Villa/Bungalow (not NT)	1	0	1	1	0
Private Residential (own)	44	23	24	45	0
Private Residential (rent)	9	5	4	7	0
Homeowner Scheme	18	6	4	17	0
Public	24	5	4	17	0
Modern Village House	0	29	31	3	60
Traditional Village House	0	32	32	9	40
Temporary Housing	1	0	0	0	0
Quarters Employer provided	2	0	0	1	0
Other	1	0	0	0	0
<b>Total Number</b>	<b>627</b>	<b>65</b>	<b>72</b>	<b>150</b>	<b>319</b>



**Table 3 Which of the following categories does your living quarters belong to?**



Only male descendants over age 18 of male occupants of recognized villages at the time of the leasing of the New Territories by the UK in 1898 are permitted to apply for permission to erect on a grant of land a house of no more than three stories and of no more than 700 square feet per floor.<sup>8</sup> Until 1997 only males could inherit such properties (unless sold). So nearly all such right holders to property are male (1 female was contacted who had inherited the property from her father). Conversely, those who said someone in their family with the right living with them in Hong Kong were dominantly female (Q2 in Table 4), as were those with a family member not living with them or not in Hong Kong (Q3 Table 4).

**Table 4 Gender**

Q#	Group	Male	Female
1	Right Holder	99	1
2	Family Holder	8	92
3	Outside Family Holder	31	69
4	General Public <sup>9</sup>	48	52
5	Village House Dweller	84	16

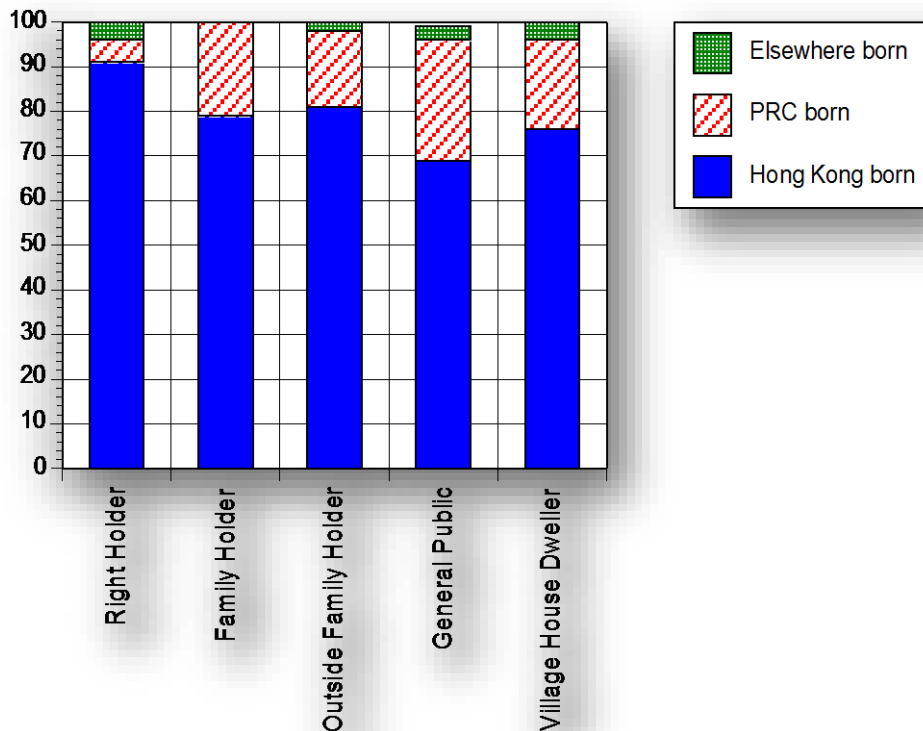
Almost all groups (including the General Public sample) were Permanent Residents, with 98% of the General Public and 98% of those living in Small House premises PRs while 99% of the other groups were PR holders. Since the Small House Policy concerns almost only Permanent Residents who have interest in buying property in the New Territories of Hong Kong, the proportion willing to take the survey who were not PR holders is smaller than amongst the population. As Table 5 shows, the proportion of Hong Kong born respondents is higher for all categories of SHIPs than among the General Public.

<sup>8</sup> See <http://www.landsd.gov.hk/en/legco/house.htm> All numbers in tables are percentages unless otherwise indicated.

<sup>9</sup> The General Public sample was a quota sample based on Census Department results showing the population of Hong Kong is approximately 48% male and 52% female.

**Table 5 Were you born in Hong Kong?**

Q#	Group	Hong Kong born	PRC born	Elsewhere born
1	Right Holder	91	5	5
2	Family Holder	79	21	--
3	Outside Family Holder	81	17	2
4	General Public	69	27	4
5	Village House Dweller	76	20	4



As can be seen in the table below and more clearly in the chart (next page), the SHIP category of Outside Family Holder, wherein someone in the family has the right to build a small house, but are not living in Hong Kong, shows significantly different patterns of where these families live than the other SHIP categories. This also provides further colour on the results of Table 3 above reporting a very different pattern of housing type occupied by the Outside Family Holder category. The Outside Family Holder group shows much higher levels of public housing and HOS occupancy than the other SHIP groups (excluding of course Village House Dwellers who by definition are not in the other categories of types of dwellings). While 90 percent or more of the other SHIP categories live in the New Territories districts, barely two thirds of the Outside Family Holder group live in the New Territories. Just under half of the General Public respondents report living in the New Territories, making the Outside Family Holder group the closest in housing type pattern of dwelling to the General Public among the SHIP groups.

Possibly this pattern may be the result of the diaspora of New Territories indigenous males who have moved abroad but retained their permanent residency, filing for right to build a house but as soon as permitted selling that house to relatives or outsiders rather than returning to Hong Kong permanently to live in those dwellings. This group appears to be of significant

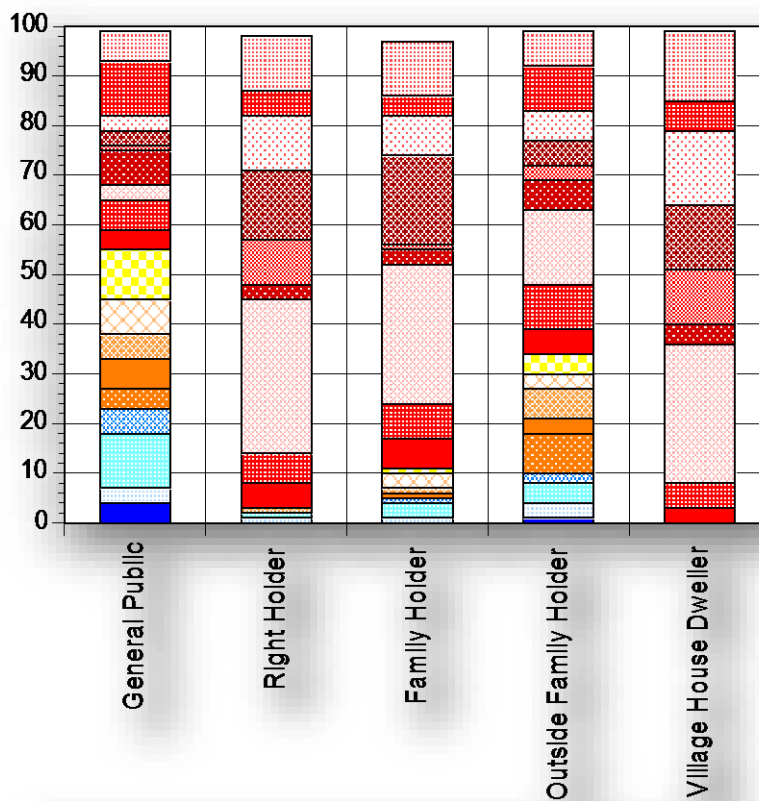
size, roughly twice the numbers of the other two SHIP groups, excluding those who live in village houses but do not have small house rights.

A policy that restricted applications to build a small house to those who have actually resided in Hong Kong for a specified period, rather than simply retained their Permanent Residency while living abroad, could have a significant reductive effect on demand for land for erecting small houses. (See chart, compare 4<sup>th</sup> column from left.)

**Table 6 In which of the 18 Districts do you live? (Chart next page)**

Group	General Public	Right Holder	Family Holder	Outside Family Holder	Village House Dweller
Central & Western	4			1	
Wanchai	3	1	1	3	
Eastern	11	1	3	4	
Southern	5		1	2	
Yau Tsim Mong	4			8	
Shamshuipo	6		1	3	
Kowloon City	5	1	1	6	
Wong Tai Sin	7		3	3	
Kwun Tong	10		1	4	
Tsuen Wan	4	5	6	5	3
Tuen Mun	6	6	7	9	5
Yuen Long	3	31	28	15	28
Kwai Tsing	7	3	3	6	4
Islands	1	9	1	3	11
North	3	14	18	5	13
Tai Po	3	11	8	6	15
Shatin	11	5	4	9	6
Sai Kung	6	11	11	7	14
Refuse	1	1	1	1	--

Chart of Table 6 In which of the 18 Districts do you live?

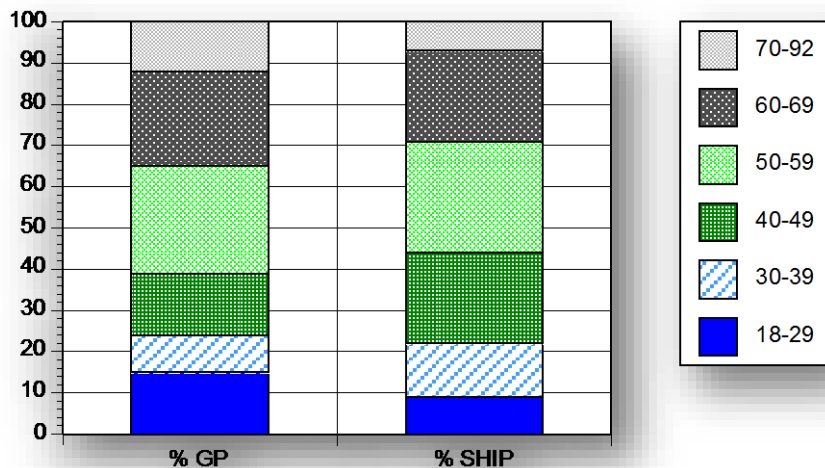


The SHIP groups appear to have larger numbers aged 30s and 40s than among the general population, and significantly smaller numbers of persons over 70. There also appears to be larger numbers of professionals and other workers whose family incomes range between \$20,000 to \$70,000 per month, that is, more members of the so-called “sandwich class” made up of those who are too rich for subsidies but too poor to buy properties as large or pricier in the urban areas of Hong Kong. There also appears to be more “housewives” in the SHIP groups and more married couples, perhaps also reflective of buying these cheaper houses for larger families in which the wife stays home with the children. The mean age of the GP

sample is 50.5 while the median age is 53 (Standard Deviation is 16.7). The SHIP sample has a mean age of 49.8 years and a median age of 50 (Standard Deviation is 14.8)<sup>10</sup>

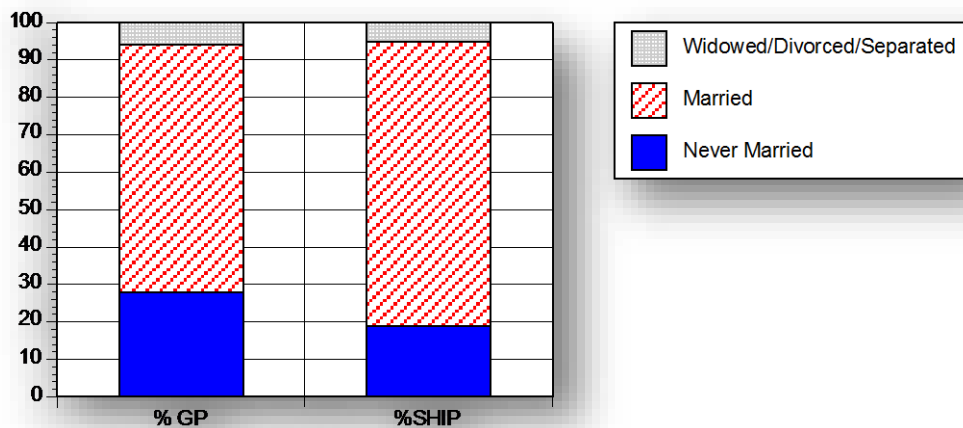
**Table 7 Age Groups**

Group	Count GP	% GP	Count SHIP	% SHIP
18-29	92	15	54	9
30-39	56	9	77	13
40-49	89	15	126	22
50-59	157	26	155	27
60-69	139	23	125	22
70-92	75	12	42	7



**Table 8 What is your marital status?**

Group	Count GP	% GP	Count SHIP	% SHIP
Never Married	174	28	114	19
Married	416	66	459	76
Widowed/Divorced/Separated	37	6	33	5



<sup>10</sup> Standard deviation measures the distance from the mean that captures two thirds of the sample. In other words, two thirds of all ages in the GP sample fall within 16.7 years of the mean age of 50.5 while two thirds of all ages for the SHIP sample fall with 14.8 years of the mean of 49.8 years.

The mean number of children for married couples in the two samples is virtually the same (1.9 GP, 1.8 SHIP) but the SHIP sample has significantly fewer older folks over age 60 (29% over 60 versus 35% in the GP sample, see Table 7 above). Older folks tend to have had larger families than today's families do, so the significantly larger number of older folks in the GP sample shows that its virtually same mean implies that the younger SHIP sample very likely has larger families than usual in the more urban regions of Hong Kong. The Small House Policy by providing larger, less expensive housing may unintentionally be assisting government policy promoting families having more children.

**Table 9 How many children do you have, if any?**

Group	Count GP	% GP	Count SHIP	% SHIP
0	43	10	57	12
1	93	21	113	23
2	205	47	216	45
3	56	13	66	14
4+	39	9	32	7

The SHIP sample tends to have fewer persons reporting university or post-graduate degrees (41% versus 50% in the GP sample).

**Table 10 What year of schooling did you finish?**

Group	Count GP	% GP	Count SHIP	% SHIP
0-6 None-P6	78	13	78	13
7-9 Jr. Hi	80	13	73	12
10-12 Hi School	149	24	202	34
13-15 Yr 1-3 university	93	15	54	9
16 university graduate	196	32	169	28
17-18 post-graduate	25	4	21	4

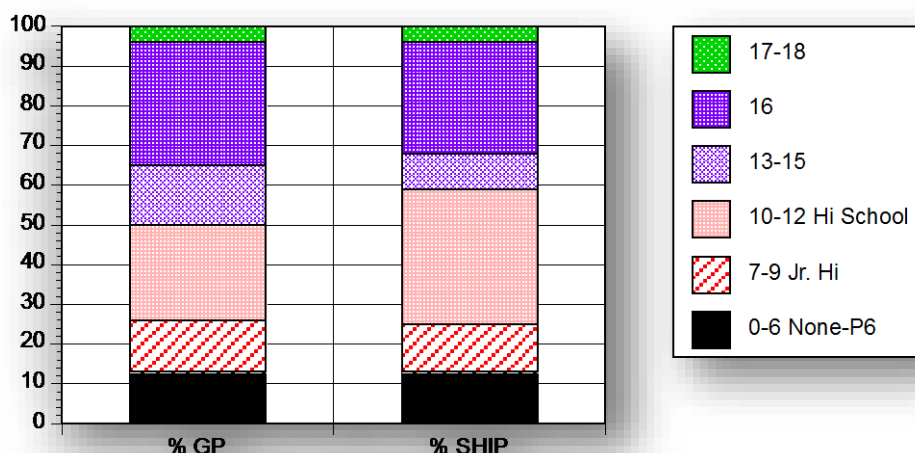


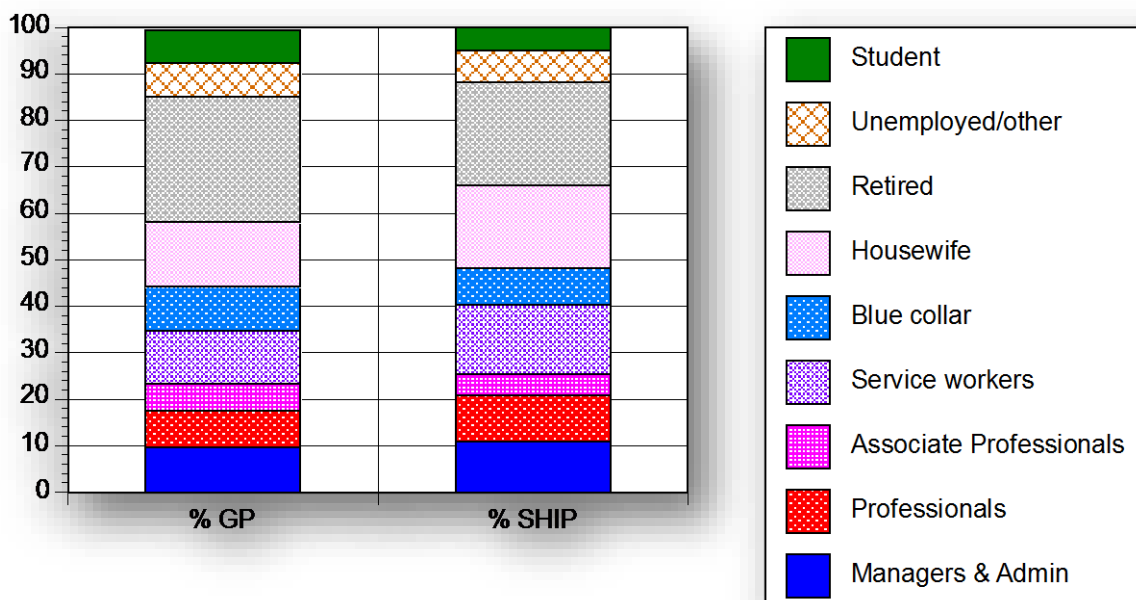
Table 11 lists all categories of occupation surveyed. Groups of fewer than 50 cases can distort statistical analysis, so groups with less are combined. For analysis purposes, teachers and principals are categorized with other professionals, clerks and shop workers along with police and firefighters classified as service workers. Blue collar workers are regrouped (agriculture, craft, machine operators and elementary occupations). Unemployed and other are regrouped together. Other includes self-employed, part time, and occasional workers.

**Table 11 What is your occupation?**

Group	Count GP	% GP	Count SHIP	% SHIP
Managers & Administrators	60	10	66	11
Professionals	33	5	44	7
Associate Professionals	36	6	28	5
Clerks & Secretaries	47	7	56	9
Service, shop workers	24	4	34	6
Skilled agriculture & fishery	4	1	3	0.5
Craft and performers	16	3	14	2
Plant and machine operators	27	4	18	3
Elementary occupations	13	2	13	2
Housewife	87	14	108	18
Retired	171	27	131	22
Unemployed	24	4	19	3
Student	44	7	30	5
Teachers & Principals	19	3	19	3
Other	22	4	23	4

**Table 12 Reclassified Occupational Groups**

Group	Count GP	% GP	Count SHIP	% SHIP
Managers & Admin	60	10	66	11
Professionals	52	8	63	10
Associate Professionals	36	6	28	5
Service workers	71	11	90	15
Blue collar	60	10	48	8
Housewife	87	14	108	18
Retired	171	27	131	22
Unemployed/other	46	7	42	7
Student	44	7	30	5

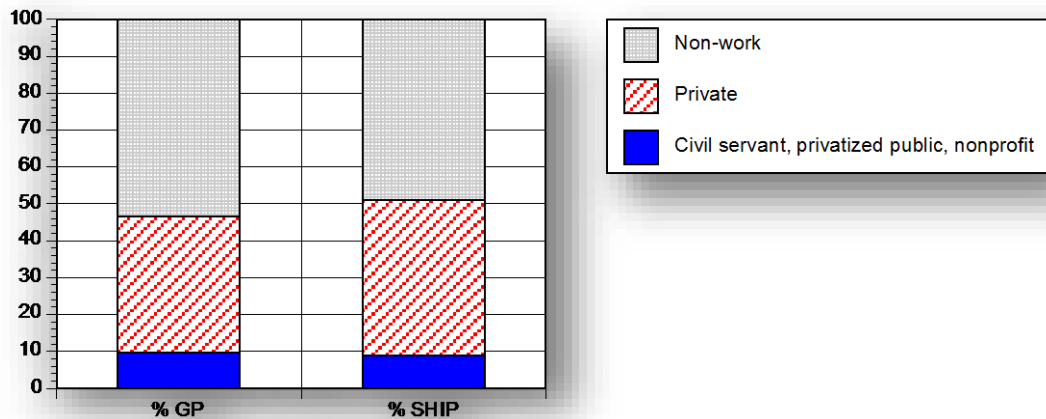


The results show more housewives and service workers as well as professionals amongst the SHIP sample than amongst the general public, and as Table 13 shows, slightly higher levels of workers than non-workers in the SHIP groups than the general public.



**Table 13 Do you work for the private sector or for the government?**

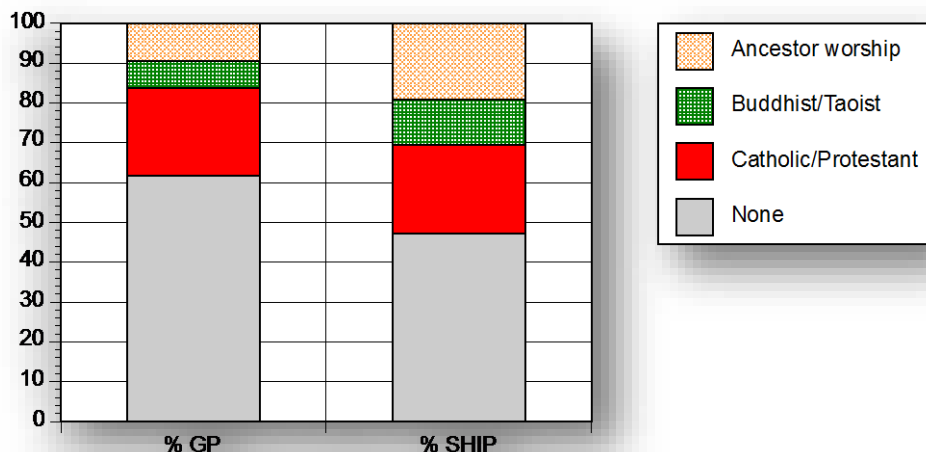
Group	Count GP	% GP	Count SHIP	% SHIP
Civil servant, privatized public, nonprofit <sup>11</sup>	59	10	52	9
Private	226	37	250	42
Non-work	327	53	289	49



Levels of traditional Chinese religions are also greater among SHIP groups than the general public, despite SHIP sample being on average younger in age. See Tables 15 & 16 for comparison by age groups. The Small House Policy may be fostering Chinese traditional religions among younger groups.

**Table 14 What is your religion, if any?**

Group	Count GP	% GP	Count SHIP	% SHIP
None	382	62	284	47
Catholic/Protestant	136	22	133	22
Buddhist/Taoist	42	7	68	11
Ancestor worship	58	9	115	19



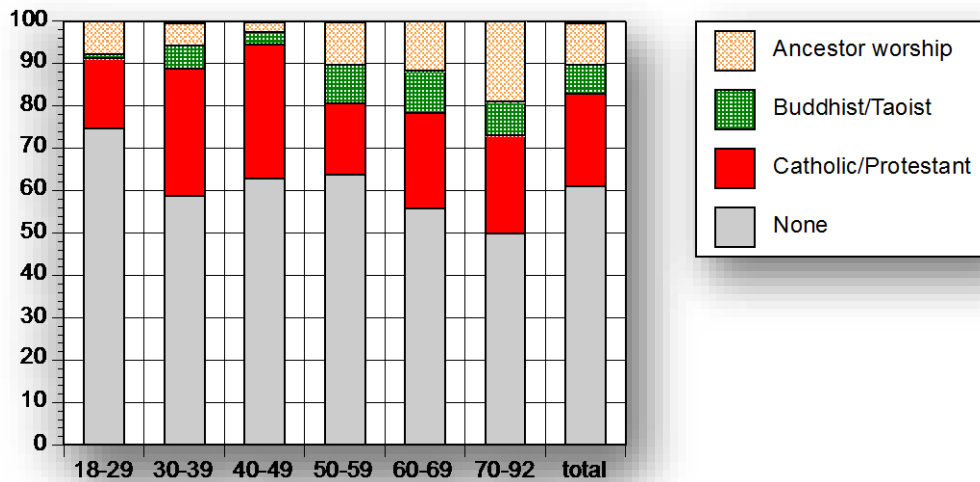
<sup>11</sup> Privatized public includes such entities as Housing Authority, Hospital Authority, Airport Authority, etc. Non-profits do not include schools

**Table 15 Religion BY Age group General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>None</b>	75	59	63	64	56	50	61
<b>Catholic/Protestant</b>	17	30	32	17	23	23	22
<b>Buddhist/Taoist</b>	1	5	3	9	10	8	7
<b>Ancestor worship</b>	8	5	2	10	12	19	10
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 37.06 with 15 df p = 0.0012<sup>12</sup>

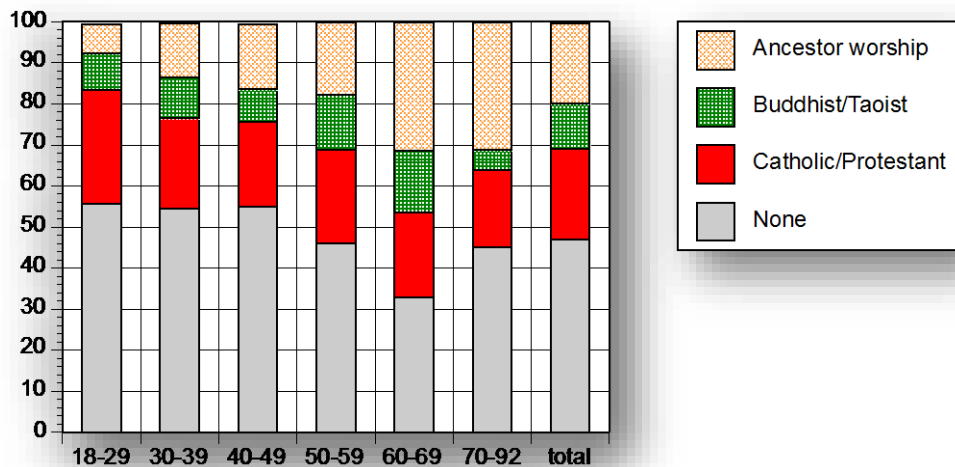


**Table 16 Religion BY Age group SHIP**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>None</b>	56	55	56	46	33	45	47
<b>Catholic/Protestant</b>	28	22	21	23	21	19	22
<b>Buddhist/Taoist</b>	9	10	8	14	15	5	11
<b>Ancestor worship</b>	7	13	16	18	31	31	20
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 34.30 with 15 df p = 0.0031

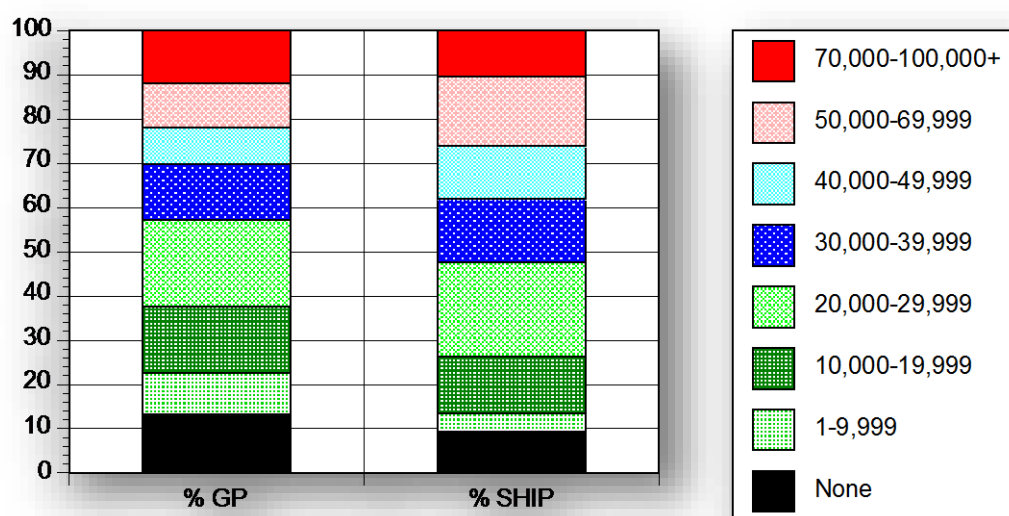


<sup>12</sup> Chi-square is a measure of association. The closer to 0.0 the p-value, the less likely it is that the distribution of results is by chance alone. Two variables cannot be causally related unless association is strong.

SHIP groups appear to have a majority of families with incomes of \$30,000 per month and up while a majority of GP families have incomes of \$29,999 or less.

**Table 17 What is your approximate monthly family income?**

Group	Count GP	% GP	Count SHIP	% SHIP
None	69	13	47	9
1-9,999	49	9	21	4
10,000-19,999	78	15	64	13
20,000-29,999	101	19	106	21
30,000-39,999	66	13	72	14
40,000-49,999	43	8	60	12
50,000-69,999 <sup>13</sup>	52	10	79	16
70,000-100,000+	62	12	52	10



## 2. Basis of Interest in Small House Property and Policy

The Small House policy either directly or indirectly appears to enhance property ownership. While 54% of the General Public sample own no property in Hong Kong, only 48% of the SHIP groups sample says they own no property. And while the SHIP groups who do own have property primarily in the New Territories, 12% own residences outside the NT. The Small House Policy does appear to enable indigenous persons or persons living in small houses who are not indigenous more opportunities for ownership than that afforded the average non-indigenous resident and/or those living outside the NT.

**Table 18 What kind of property do you own in Hong Kong?**

Group	Count GP	% GP	Count SHIP	% SHIP
Own no property in Hong Kong	323	54	270	48
Own residential in NT	112	19	227	40
Own residential NOT in NT	165	28	68	12

\*Less than 2% owned commercial property whether in or not in NT

<sup>13</sup> Note change in increments from \$10,000

There are 4 sectors in the SHIP group of Small House Interested Persons. This section details the relationship each of the 4 sectors has with the Small House Policy.

**SHIP Group A: Persons who have the right to build a small house or who have already exercised that right.**

To keep in mind the overall size of each group in the SHIP sector, other SHIP responses are retained in the table. About 4% of the SHIP sector as a whole live in a small house built on their own grant (Table 20). Recall that the SHIP sector itself is about 10% of the population, so this proportion of 4% of that 10% represents about 28,000 to 30,000 people.

**Table 19 What is your relationship with this small house property?**

Group	Count	%
Inherited it from my relative	25	4
Bought it from my relative	2	0.3
Live with my relative in the house	13	2
Other relationship (mainly those who live in their small house granted to them)	26	4
Other SHIP (not directly the one with the right or are ones who only occupy a small house)	541	89

As Table 20 shows, about 4% of this group indicates they are registered claimants but not received a grant yet.

**Table 20 What is the current status of your granted land right?**

Group	Count	%
Registered claimant but no grant of land yet	25	4
Received grant but not built yet	3	0.5
Built on granted land but sold it	8	1
Live in small house built on my grant	23	4
Rent out granted small house	6	1
Other SHIP (not directly the one with the right or are ones who only occupy a small house)	541	89

**Table 21 How many in your immediate family living in the same flat with you are indigenous villagers?**

Group	Count	%
0	6	1
1	16	3
2	13	2
3	11	2
4	6	1
5	4	1
7	1	0.2
10	2	0.3
Don't Know/Refuse to say	6	1
Other SHIP (not directly the one with the right or are ones who only occupy a small house)	541	89

Table 22 shows a significant proportion of male indigenous villagers have exercised the right, but Table 23 shows an even higher number who plan to or have applied to exercise the right.

**Table 22 How many in your family are males who have already exercised the right to build a small house?**

Group	Count	%
0	10	2
1	31	5
2	9	1
3	5	1
4	2	0.3
5	1	0.2
6	2	0.3
Don't Know/Refuse to say	5	1
Other SHIP (not directly the one with the right or are ones who only occupy a small house)	541	89

**Table 23 How many in your family are males who plan to or have applied to exercise the right to build a small house?**

Group	Count	%
0	5	1
1	32	5
2	14	2
3	8	1
4	1	0.2
5	1	0.2
6	1	0.2
9	1	0.2
Refuse to say	2	0.3
Other SHIP (not directly the one with the right or are ones who only occupy a small house)	541	89

**SHIP Group B: Persons who have a family member living with them with the right to build a small house or who have already exercised that right.**

**Table 24 What is your relationship with the person who has or had the right to build a small house?**

Group	Count	%
Husband	36	6
Father	14	2
Brother	10	2
Uncle	3	0.5
Son	6	1
Other relationship (by marriage or adoption)	3	0.5
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**Table 25 What is your relationship with this small house property?**

Group	Count	%
Inherited it from my relative	15	2
Bought it from my relative	4	1
Live with my relative in the house	29	5
Live on a floor of the house with my male relative	5	1
Other	19	3
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**Table 26 What is the current status of your relative's granted land right?**

Group	Count	%
Registered claimant but no grant of land yet	17	3
Received grant but not built yet	2	0.3
Built on granted land but sold it	2	0.3
Live in small house built on his grant	36	6
Rent out granted small house	4	1
My small house grant occupied by other relative	1	0.2
Don't Know	10	2
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**Table 27 How many in your immediate family living in the same flat with you are indigenous villagers?**

Group	Count	%
0	2	0.3
1	21	3
2	17	3
3	9	1.5
4	10	2
5	5	1
6	2	0.3
8	2	0.3
Don't Know/Refuse to say	4	1
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**Table 28 How many in your family are males who have already exercised the right to build a small house?**

Group	Count	%
0	11	2
1	36	6
2	5	1
3	4	1
4	2	0.3
5	1	0.2
7	1	0.2
Don't Know/Refuse to say	12	2
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**Table 29 How many in your family are males who plan to or have applied to exercise the right to build a small house?**

Group	Count	%
0	7	1
1	34	6
2	16	3
3	3	0.5
4	1	0.2
5	1	0.2
6	1	0.2
Refuse to say	9	1.5
Other SHIP (not the one with family member living with them or are ones who only occupy a small house)	534	88

**SHIP Group C: Persons who have a family member with the right or who have already exercised that right NOT living with them or who is NOT living in Hong Kong**

**Table 30 What is your relationship with the person who has or had the right to build a small house?**

Group	Count	%
Husband	8	1
Father	6	1
Brother	17	3
Uncle	19	3
Son	6	1
Other relationship (by marriage or adoption)	94	16
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75

**Table 31 What is your relationship with his small house property?**

Group	Count	%
Inherited it from my relative	15	2.5
Bought it from my relative	3	.5
Live with my relative in the house	6	1
Live on a floor of the house with my male relative	4	1
Other	122	20
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75

**Table 32 What is the current status of his granted land?**

Group	Count	%
Registered claimant but no grant of land yet	21	3
Received grant but not built yet	3	.5
Built on granted land but sold it	9	1.5
Live in small house built on his grant	67	11
Rent out granted small house	4	1
My small house grant occupied by other relative	1	0.2
Don't Know	45	7
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75



**Table 33 How many in your immediate family living in the same flat with you are indigenous villagers?**

Group	Count	%
0	104	17
1	18	3
2	11	2
3	3	.5
5	1	0.2
6	5	1
7	1	0.2
9	1	0.2
10	1	0.2
Refuse to say	5	1
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75

**Table 34 How many in your family are males who have already exercised the right to build a small house?**

Group	Count	%
0	96	16
1	26	4
2	6	1
3	6	1
4	3	.5
5	1	0.2
6	1	0.2
Refuse to say	11	2
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75

**Table 35 How many in your family are males who plan to or have applied to exercise the right to build a small house?**

Group	Count	%
0	102	17
1	24	4
2	10	2
3	1	0.2
4	2	0.3
5	1	0.2
6	2	0.3
Refuse to say	8	1
Other SHIP (not the one with family member not living with them or are ones who only occupy a small house)	456	75

One of the main problems surrounding the SHP is estimating the number of claims outstanding. This needs to be done in order to assess the potential area of land subject to claim as a small house holding. Of course, there is dispute about the boundaries of registered villages. That is, the boundaries of villages as recorded in the early part of the 20<sup>th</sup> century as being part of a village. These boundaries may mark the maximum extent of grantable land. On the other hand, these boundaries are disputed. Having a rough number of potential claims

would indicate the potential size of the problem facing land planning in Hong Kong's New Territories, and give some sense of the bounds of reasonable responses that might be based on various ways of meeting or addressing those claims.

These calculations use tables 23, 29 and 35 above, which ask, "How many in your family are males who plan to or have applied to exercise the right to build a small house?" Since each respondent named somewhere between 0 and 9 claimant males in their family, adding up all the males comes to 270 claimants among all 606 SHIP respondents (including non-indigenous village house dwellers). That is a number of males equal to about 44.5% of the 606 random sample SHIP cases. If the SHIP sample all up equals about 10% of the households in Hong Kong, the males who plan to apply or have applied could be as high as 2,437,000 (number of all households in Hong Kong according to the census) times .0455 which equals 108,446, or 4.55% of all households.

However, Table 1 of this report shows a range of SHIP persons who have the right or have family members with the right to claim a plot of land as between 5.6% and 6% of all households. Most people living in small houses are not indigenous villagers. So further calculations can be made from SHIP groups A, B, and C based on how many males plan or have applied (Table 23, 29, 35) as a proportion of population as determined by Table 1. So, taking the proportions of Table 1 as the likely proportions of the whole population, SHIP A is 2% of the whole population according to Table 1. In the completed SHIP quota sample of 606 cases, A made up 11% but their male claimants amounted to 13%, more than their proportion of the whole SHIP sample. Thus  $1.18 \times 2$  (Table 1 Group A as a percent of all households) equals 2.36%. The proportion of potential SHIP A male claimants equals 2.36% of the 2,437,000 households as a result of this recalculation. SHIP B at 12% reports 16.5% males with claims, but SHIP B makes up only 1% in Table 1, so it comes out to 1.375% of the 2,437,000. SHIP C reports only 12.6% male claimants versus its 25% of the SHIP sample, so it is .51 of 3% of the whole population (from Table 1). The result is possibly as high as 5.2% of the population represents males with claims from groups A, B, and C, so about 126,724 males. So this is a range of perhaps 108,000 to as many as 127,000 males who have applied or plan to apply, as reported by respondents in the survey.

If you subtract the males who reportedly have already applied and are thus registered claimants (about 10,000 according to a Legco question raised in 2011 and answered by Chief Secretary for Administration Carrie Lam), that would leave about 98,000 to 117,000 claimants yet to come forward but who have the right to do so.<sup>14</sup> Of course, some of these males are double counted since groups B and C are family reports and some may be related to more than one respondent to the survey. Assuming perhaps as much as 1/3 of these numbers are double-counted, a relatively conservative estimate of 84,700 to 90,800 more potential claimants is a very likely in the ballpark figure.

To get a better idea of the impact of the Small House Policy on land planning, since each small house occupies a footprint of 700 square feet (not counting other ancillary access and clearances on the sides of the houses) and there are about 150,000 such small houses now standing (modern and traditional village houses), we are talking about 5.5 to 5.9 square kilometers, and only in terms of actual 700 square foot grants for the ground footprint, being used for the small house policy. Add in access paths, clearance around houses, parking space and road access, and at least 11-12 square kilometers are needed to meet potential already

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<sup>14</sup> <http://www.info.gov.hk/gia/general/201201/11/P201201110359.htm>

existing demand. Hong Kong is estimated to have 275 square kilometers of urban area (not total area which is 1,042 square kilometers; much of Hong Kong is country park and steep mountainous terrain) and a population density of 26,400 per square kilometer in the built up area.<sup>15</sup> To grant all the potential claimants who have that right and have applied for land (10,000 or so according to CSA Lam), would affect perhaps an additional 1 to 2 square kilometers. This 12-14 square kilometers to meet current, existing potential demand is approximately equal to 5% of the current urban built up area of 275 square kilometers that would be taken up by low density housing. Further, that 5% equivalent is granted, not auctioned with lease rights by the government as other land is in Hong Kong (all land is leasehold, not freehold, in Hong Kong). Since government gets a very significant proportion of its annual revenues from land lease auctions and rates based on valuation, and since small houses tend to hold lower valuations, that 5% equivalent of land encumbered by these rights claims amounts to a very significant impact on government revenues as well as on land use and planning. This also assumes, of course, that the village land boundaries are possibly expanded beyond “historic” boundaries to accommodate this potential demand. And this is the amount needed for existing potential claimants, not claimants to arise in future.

And this is one of the key issues with the small house policy: demand is tied to a right, not a need. That right is also tied to gender, so it skews indigenous family attitudes toward favoring males over females. That right is also unlimited—any and every male born to an indigenous family has the right. That right is also lucrative and gets more so as property prices in Hong Kong escalate. That birthright also inheres to permanent residency rights, so those who retain their permanent residency, wherever they live now, can have male children who gain the right also. As a consequence, both family planning and land use planning are intertwined in ways that promote both values and density/use fundamentally in conflict with modern values of gender equality and the need to increase density of population in the limited buildable areas of Hong Kong. This tends to put the general population of Hong Kong in conflict across a number of vectors with the indigenous population. (See attitudinal questions below.)

#### **SHIP Group D: Non-indigenous person living in an NT Small House (Village House)**

The members of Group D have no rights other than current ownership or occupancy of village houses, and a majority have owned or occupied their small house 10 years or less.

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<sup>15</sup> See “Demographia World Urban Areas” 11<sup>th</sup> edition, January 2015 p. 21. Available: <http://www.demographia.com/db-worldua.pdf> (Accessed 12 February 2015).

**Table 36 Non-Indigenous SHIP living in NT Small House: When did you buy or rent the village house in which you live? N=270**

Group	Count	%
1975	3	1
1979	1	0.4
1980	3	1
1983	1	0.4
1984	12	4.4
1985	1	0.4
1987	4	1.5
1989	6	2.2
1990	4	1.5
1991	2	0.8
1992	3	1
1993	3	1
1994	9	3.3
1995	5	1.8
1996	4	1.5
1997	14	5
1998	3	1
1999	8	3
2000	14	5
2001	7	2.6
2002	4	1.5
2003	4	1.5
2004	21	8
2005	6	2.2
2006	7	2.6
2007	11	4
2008	11	4
2009	22	8
2010	16	6
2011	17	6.3
2012	23	8.5
2013	6	2.2
2014	15	5.6

## II Understanding of Small House Policy and Attraction of Small Houses

The General Public respondents and those who live in a small house but are not rights holders (SHIP Group D), and those who reported that someone in their family not living with them or living outside Hong Kong (SHIP Group C) were asked the question in Tables 37 and 38. Nearly identical proportions of all 3 groups say they had heard of the SHP (Small House Policy).

**Table 37 Have you heard of the Small House Policy which grants male New Territories indigenous villagers the once-in-a-lifetime right to apply to build a small house on a suitable site in his own village? General Public**

Group	Count	%
Yes	455	73
No	172	27

**Table 38 Have you heard of the Small House Policy which grants male New Territories indigenous villagers the once-in-a-lifetime right to apply to build a small house on a suitable site in his own village? SHIP C & D**

Group	Count SHIP C	% SHIP C	Count SHIP D	% SHIP D
Yes	108	72	229	72
No	42	28	90	28

Awareness of the SHP varies by age, with the youngest groups both of the General Public and of the two SHIP groups showing the least awareness of the policy. However, while minorities of those under age 30 among the two SHIP groups knew about the policy, two thirds of the general public of the same age knew about the policy. These results show the general public respondents seem more sensitive to the SHP. Neither the General Public nor SHIP group D have the rights in question while SHIP group C does have family members with the right. However, the younger folks of group C seemed the least informed (or the least caring) about the issue. Higher income and higher education are also strongly associated with knowing about SHP among all 3 groups, with over 80% of all groups of higher income and university graduate degree holders knowing about the policy versus 2/3s knowing about SHP among least educated and lowest income groups.

**Table 39 Heard about SHP BY Age group General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Yes	66	68	81	77	75	61	73
No	34	32	19	23	25	39	27
total	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 12.28 with 5 df p = 0.0312

**Table 40 Heard about SHP BY Age group SHIP D (village house dweller)**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Yes	46	71	82	70	75	56	71
No	54	29	18	30	25	44	29
total	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 14.18 with 5 df p = 0.0145

**Table 41 Heard about SHP BY Age group SHIP C (outside family holder)**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Yes	47	56	80	73	87	71	73
No	53	44	20	27	13	29	27
total	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 11.37 with 5 df p = 0.0446

Managers and Administrators and those in the private sector showed the highest levels of knowledge about the policy among the General Public. But among those whose family has a right but who do not live with that family or live outside Hong Kong, the level of knowledge is lower among all groups but Retirees and Housewives, that is, the older generation. A minority of students among the SHIP Group C know about it versus 71% of students from the General Public sample.

**Table 42 Heard about SHP BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
<b>Yes</b>	87	79	75	75	72	68	69	67	71	73
<b>No</b>	13	21	25	25	28	32	31	33	30	27
<b>total</b>	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 10.10 with 8 df p = 0.2580

Key	Table 42-43
<b>M&amp;A</b>	Managers & Admin
<b>Profes</b>	Professionals
<b>AProfes</b>	Associate Professionals
<b>Service</b>	Service workers
<b>Blue</b>	Blue collar
<b>House</b>	Housewife
<b>Retire</b>	Retired
<b>Unemp</b>	Unemployed/other
<b>Student</b>	Student

**Table 43 Heard about SHP BY Occupation SHIP C (outside family holder)**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
<b>Yes</b>	73	79	43	52	83	77	92	63	40	72
<b>No</b>	27	21	57	48	17	23	8	38	60	28
<b>total</b>	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 21.15 with 8 df p = 0.0068

Only those who have the right directly themselves or who live in a village house show any significant degree of knowledge of the restrictions on selling a small house. And in both of those cases those who knew the restrictions fell far short of a majority. Among the general public, nearly universal ignorance prevails, with 92% not knowing of any restrictions.

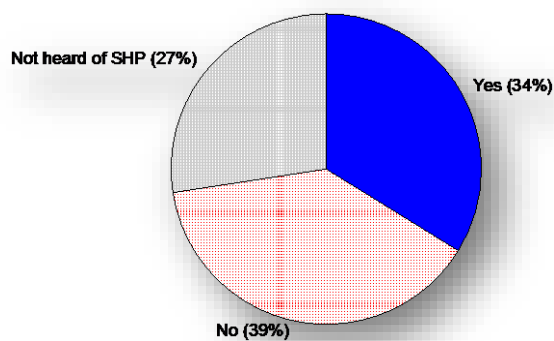
**Table 44 Do you know about the restrictions on selling a small house? Can you describe these restrictions? (Unprompted, Yes replies only)**

Group	% Selling in the first 3 years is restricted or	% Paying full market value premium to the government	% No knowledge of restrictions
<b>General Public</b>	2	6	92
<b>SHIP A (right holder)</b>	6	29	65
<b>SHIP B (family holder)</b>	0	13	87
<b>SHIP C (outside family holder)</b>	1	12	87
<b>SHIP D (village house dweller)</b>	3	17	80

Most respondents among the General Public did not know the SHP was of recent origin, nor that it was originally a “short-term measure”. Age was not significantly associated with these results, despite expectations that older respondents (alive in the 1970s) might be more aware of SHP history. Higher income groups were more aware of this history, as were those with higher education levels and especially those in the professions (and associate professionals).

**Table 45 Did you know the Small House Policy was originally introduced in the 1970s as a short-term measure to address housing needs of indigenous villagers in the New Territories? General Public**

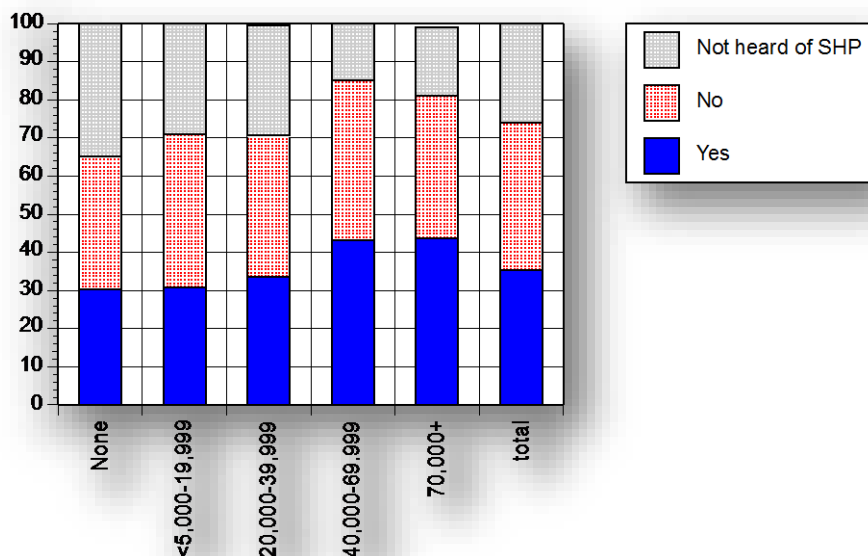
Group	Count	%
Yes	212	34
No	243	39
Not heard of SHP	172	27



**Table 46 Know SHP originally short-term measure BY Income group**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
Yes	30	31	34	43	44	35
No	35	40	37	42	39	39
Not heard of SHP	35	29	29	15	18	26
total	100	100	100	100	100	100

table contents: Percent of Column Total  
 Chi-square = 14.47 with 8 df p = 0.0703

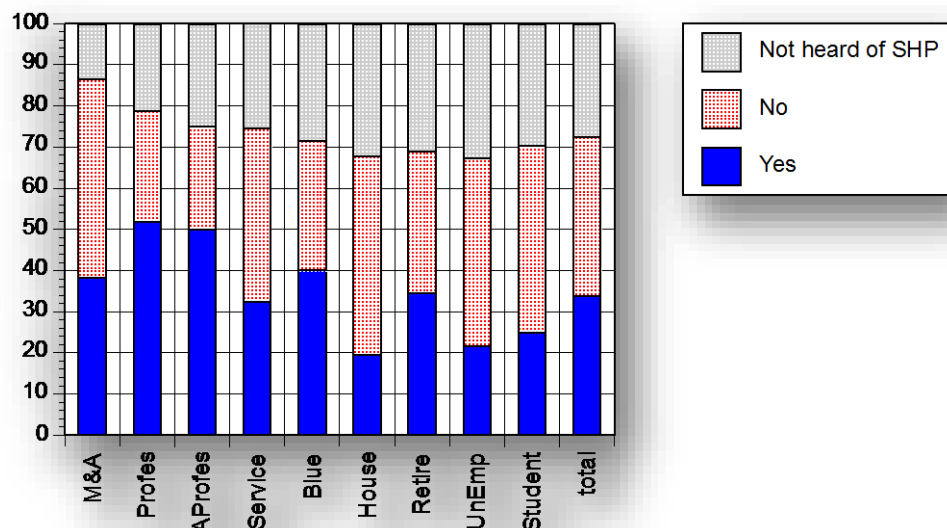


**Table 47 Know SHP originally short-term measure BY Occupation**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
<b>Yes</b>	38	52	50	32	40	20	35	22	25	34
<b>No</b>	48	27	25	42	32	48	35	46	46	39
<b>Not heard of SHP</b>	13	21	25	25	28	32	31	33	30	27
<b>total</b>	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 34.47 with 16 df p = 0.0047



**Table 48 Know SHP originally short-term measure BY Education**

	0-6 nil- P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post- graduate	total
<b>Yes</b>	27	30	29	28	45	40	34
<b>No</b>	36	43	36	43	38	36	39
<b>Not heard of SHP</b>	37	28	36	29	17	24	27
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 26.63 with 10 df p = 0.0030

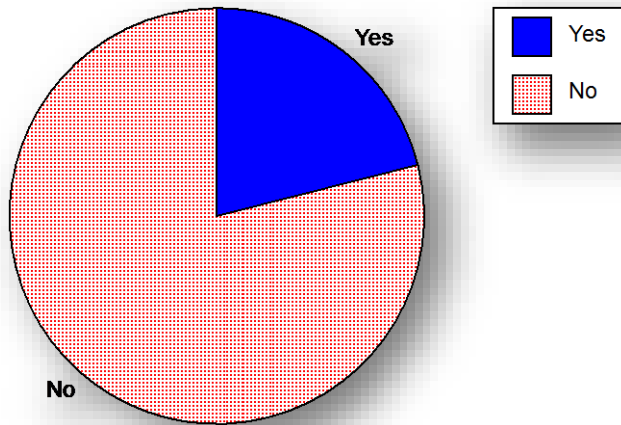
Neither education level nor occupational category makes a difference, however, when the General Public is asked if they have ever had an intention or desire to live in a NT small house. About one in five say yes, and the proportion is highest among the youngest age group, with 27% of those under age 30 wanting to live in a village house. (See Table 49 and Table 50 below.) While about 15% of those who live on Hong Kong Island or in Kowloon desire to live in a village house, the proportion is much higher among those who already live in the New Territories, at 28%. (See Table 51 below).

Even income has less of an effect on this desire than expected, with only the poorest showing significantly lower levels of desire to live in the NT village houses. (See Table 52). Perhaps most tellingly, those who work in the public sector, as civil servants or as employees of quasi-government agencies such as the Housing or Hospital Authority show the highest levels of desire to live in NT village houses, at 37% having had such a desire. (See Table 53 below).



**Table 49 Have you ever had an intention/desire to live in a New Territories Small House (the low rise, 3 story houses in the New Territories)? **General Public****

Group	Count	%
Yes	132	21
No	495	79

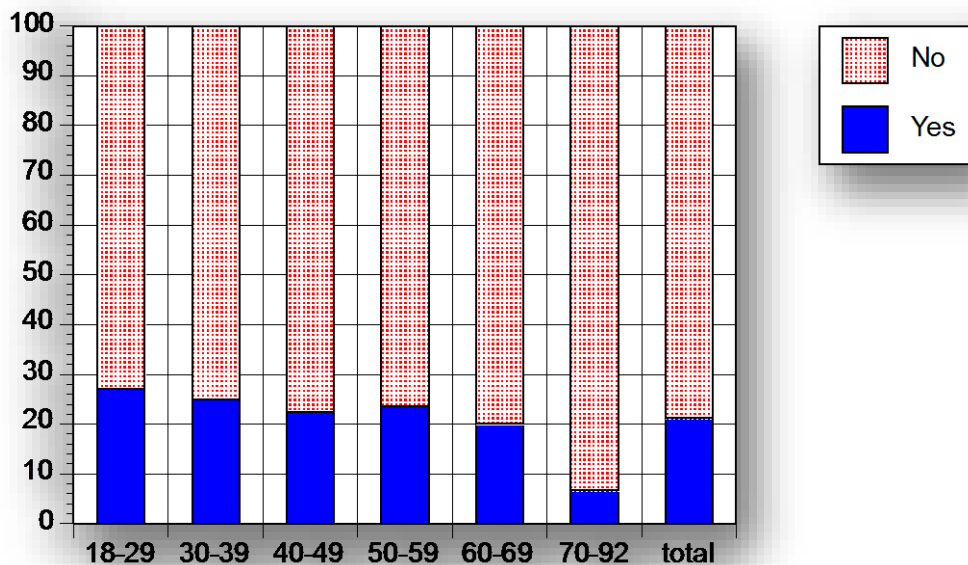


**Table 50 Had an intention/desire to live in NT Small House BY Age**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Yes	27	25	23	24	20	7	21
No	73	75	78	76	80	93	79
total	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 12.63 with 5 df p = 0.0271

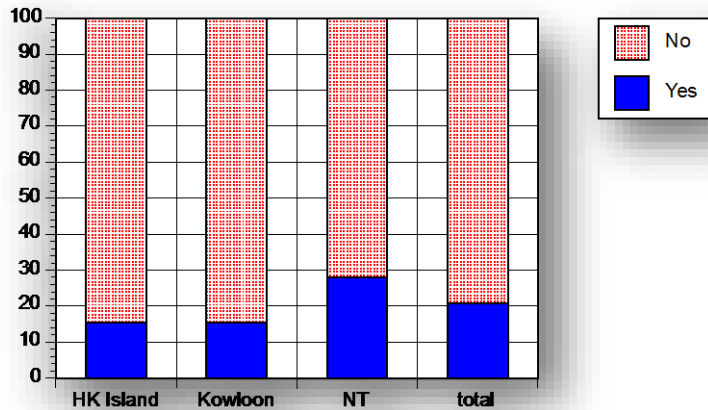


**Table 51 Had an intention/desire to live in NT Small House BY Location**

	HK Island	Kowloon	NT	total
Yes	15	16	28	21
No	85	85	72	79
total	100	100	100	100

table contents: Percent of Column Total

Chi-square = 14.16 with 2 df p = 0.0008



**Table 52 Had an intention/desire to live in NT Small House BY Income**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
Yes	9	21	28	21	26	22
No	91	80	73	79	74	78
total	100	100	100	100	100	100

table contents: Percent of Column Total

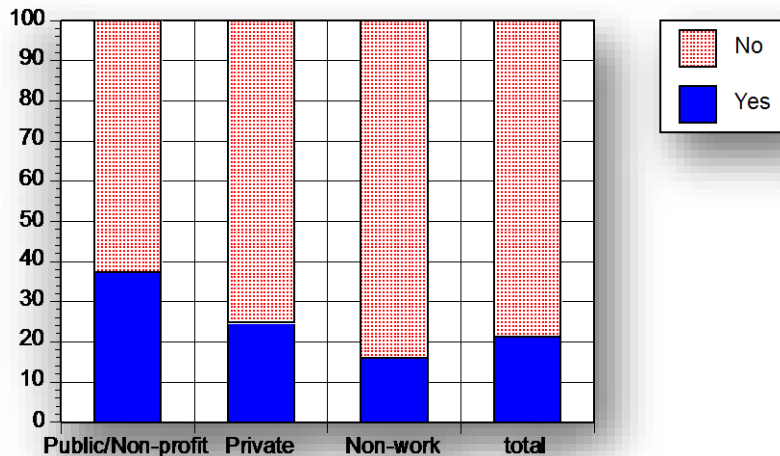
Chi-square = 10.88 with 4 df p = 0.0279

**Table 53 Had an intention/desire to live in NT Small House BY Work sector**

	Public/Non-profit	Private	Non-work	total
Yes	37	25	16	21
No	63	75	84	79
total	100	100	100	100

table contents: Percent of Column Total

Chi-square = 16.34 with 2 df p = 0.0003



About 40% of those who say they have had an intention or desire to live in a small house have actually looked for a small house to live in. This compares about the same proportion as those who have a family member with the right not living with them or not living in Hong Kong. In other words, having a family association with right to build a small house seems to have no effect on SHIP C members when it comes to actually looking for a small house.

**Table 54 Have you ever looked for a NT Small House or small house flat to live in? (Of those who expressed an intent above)**

Group	GP%	% SHIP C (outside family holder)**
Yes	40	39 (8)
No	60	61 (13)

\*\*Percentage of all SHIP respondents in ( ). All SHIP respondents are approximately 10% of General Public, so divide results in ( ) by 10 to get percentage of whole population.

Of those who have a family member with rights not living with them or not living in Hong Kong at all (SHIP C), nearly a third said they had an intention to live in a Small House. This is significantly above the 21% of the General Public who said they had such an intention or desire. However, as Table 54 above shows, while the intent is greater, the action is little different from the General Public in actually looking for a small house.

**Table 55 Have you ever had an intention/desire to live in a NT Small House (the low rise, 3 story houses in the NT)? (SHIP C (outside family holder))**

Group	Count	% of SHIP C (outside family holder)	% of SHIP C as % of all SHIP respondents
Yes	49	33	8
No	101	67	17

The interest in living in a Small House appears considerably larger than the actual percentage living in such premises. As such, support for retaining the Small House Policy (SHP) might be expected to be significantly larger than the 10% of the population directly interested in the SHP due to residency or rights. As Table 57 and 58 below show, this is not the case, even though there is a larger percentage of the public in support of the SHP than there are SHIPs as a percentage of the population (16% in support of leaving the SHP in place unchanged versus about 10% of the population being SHIPs).

The significant size of interest in living in small house premises appears to rest mainly on 3 factors, as shown in Table 56. Number one of things that people from the General Public consider when looking for a small house is belief that small houses provide a “better environment”. Nearly the same proportions of SHIP groups D and C (the two largest SHIP groups by far) also say “better environment”. Second is more living space and third for the General Public but Number one for SHIP groups is “cheaper rental or purchasing cost”. Third, but still well above the proportion of population living in Small House premises is the 19% of the GP who say small houses in the NT have “better air quality.” Since respondents could give up to 3 responses each, unprompted, the ranking of the responses in terms of frequency of mentions is more significant. If the government were to wish to reduce the attractions of small houses, then clearly, improving the environment and air quality of flats in

urban areas is number one, and addressing the size and cost of urban flats are very close seconds.

**Table 56 What things do you consider when looking for a small house flat? (Accept up to 3, but do not prompt) (Of those who have looked for or live in a NT Small House)**

General Public	Small House Dwellers	SHIP Group C, Outside Family Holder	
38	37	35	Better environment
28	23	15	Larger net floor area (more living space)
25	42	45	Cheaper rental or purchasing cost
19	14	15	Better air quality
8	3	5	Used to live/ grow up in rural area
4	3	0	Keeping pets
4	3	0	Space for parking/low or no cost parking
4	2	0	No or low property management fee
4	3	5	Close to natural habitats, water, mountain (for outdoor activities)
2	3	5	More space for activities/entertainment
0	1	0	Suitable for retirement

### III Attitudes Toward the Small House Policy

The responses to the question in Table 57 need to be carefully understood. Initially, it appears as though 16% of the General Public support continuing the SHP unchanged, and even larger proportions of right holders and village house dwellers support the policy. However, a later question asking “When should the government review the Small House Policy?” showed only 3% of the GP saying there was no need to review it and another 9% who said don’t know or don’t care. (See below.) The question of when to review the policy was posed to respondents AFTER a series of questions were raised about the effects of the SHP on the environment and the community. So in effect Table 57 shows unconsidered or initial responses to the SHP whereas the responses probed later in this report show responses after considerations and effects, and other priorities are raised. At the very end of the questionnaire respondents were asked if they were for or against changing the SHP. Only 7% of the General Public sample then said they were against changes. So Table 57 shows the initial responses prior to any other questions about the policy. This was the intent of the survey, that is, find out if, after various issues were raised, respondents changed their views on the SHP. So clearly, after various issues are raised, respondents do change their minds about leaving the policy in place unchanged. The responses to each of the issues raised are also shown below in this report.

Table 57 also needs to be read carefully to discern the views of various groups. The SHIP respondent columns show two numbers, one outside parentheses, and one inside parentheses. The number outside shows the proportion of that category holding that view. The number inside parentheses shows how that proportion adds up amongst ALL OTHER SHIP

respondents. So, for example, while 79% of SHIP A rights holders support continuing the SHP unchanged, that is only 9% of the whole SHIP sample of over 600 persons. In effect, the number without parenthesis is percentage of the column of all SHIP A persons, while the number in parentheses is percentage of a table of SHIP responses. The “Total SHIP” column shows the percentages of the whole SHIP sample for each response category. Thus 39% of all SHIP respondents support/strongly support leaving the policy as is. To get the proportion of SHIP persons over the whole population, simply divide that number (39%) by 10, the rough % of the population who are Small House Interested Persons, and it shows that 3.9% of the population with a direct interest in the policy, along with 14.4% of the GP (multiply the GP results by .9 to get their response ratio as 90% of the population) who have no direct interest in the SHP who also support/strongly support leaving SHP alone. Thus 18.3% or 18% representative of all persons in Hong Kong, rounded off, support/strongly support leaving the policy unchanged, in their initial response.

**Table 57 How much do you support or oppose continuing the small house policy as it is implemented now unchanged?\*\*\***

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	Total SHIP
<b>Strongly support</b>	1	45 (5)	22 (3)	5 (1)	3 (2)	11
<b>Support</b>	15	34 (4)	43 (5)	27 (7)	22 (12)	28
<b>Oppose</b>	34	2 (0.2)	13 (1.5)	20 (5)	28 (15)	22
<b>Strongly oppose</b>	22	5 (0.5)	0 (0)	28 (7)	21 (11)	11.5
<b>Don't Know</b>	29	15 (2)	22 (3)	19 (5)	26 (14)	24
<b>Other SHIP</b>		(89)	(88)	(75)	(47)	

\*\*\*Figures in ( ) are percentage of this SHIP category of the whole SHIP category (which is, in turn, about 10% of the population. To determine each SHIP response percentage of the whole population, divide the figures in parentheses ( ) by 10.

Table 58 shows there is at the 95% confidence interval no significant statistical association between desiring to live in a NT small house and support or opposition to changing the SHP. About the same proportions support or oppose among both those with the desire and those without it. What people desire when they say they desire living in a small house is its “better environment” greater space and lower cost (see above Table 55 and following).

**Table 58 Support continuing SHP unchanged BY Desire to live in NT SH General Public**

	Desire to live in Small House	No Desire to live in Small House	total
<b>Strongly support</b>	1	1	1
<b>Support</b>	19	14	15
<b>Oppose</b>	33	35	34
<b>Strongly oppose</b>	24	21	22
<b>Don't Know</b>	24	30	29
<b>total</b>	100	100	100

table contents: Percent of Column Total

Chi-square = 4.487 with 4 df p = 0.3441\* NO ASSOCIATION

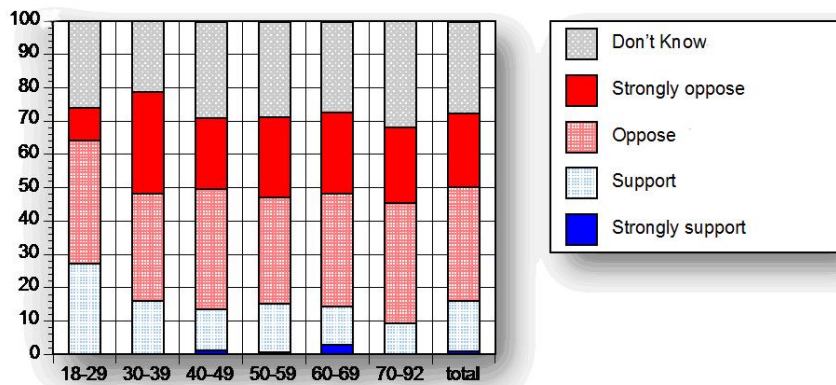
However, there are significant differences by age group, with older respondents less likely to support continuing the SHP unchanged than younger groups, particularly those under age 30.

**Table 59 Support continuing SHP unchanged BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly support</b>	0	0	1	1	3	0	1
<b>Support</b>	27	16	12	15	12	9	15
<b>Oppose</b>	37	32	36	32	34	36	34
<b>Strongly oppose</b>	10	30	21	24	25	23	22
<b>Don't Know</b>	26	21	29	29	27	32	28
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 30.73 with 20 df p = 0.0589



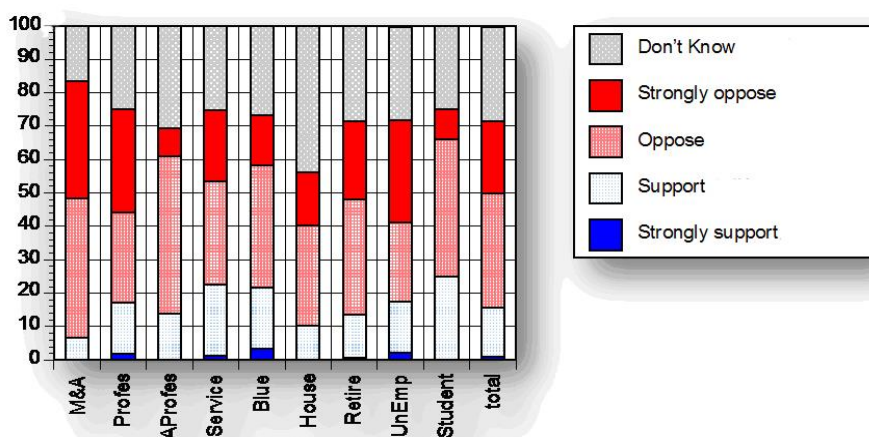
Support is lowest and opposition to leaving the policy unchanged is highest among the business dominated managers and administrators, as well as highest among those with the highest family incomes (Table 61).

**Table 60 Support continuing SHP unchanged BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
<b>Strongly support</b>	0	2	0	1	3	0	1	2	0	1
<b>Support</b>	7	15	14	21	18	10	13	15	25	15
<b>Oppose</b>	42	27	47	31	37	30	35	24	41	34
<b>Strongly oppose</b>	35	31	8	21	15	16	23	30	9	22
<b>Don't Know</b>	17	25	31	25	27	44	29	28	25	29
<b>total</b>	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 51.79 with 32 df p = 0.0149



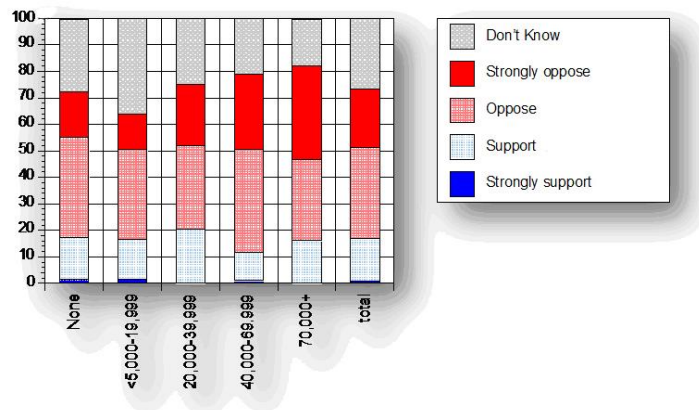


**Table 61 Support continuing SHP unchanged BY Income General Public**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
<b>Strongly support</b>	1	2	0	1	0	1
<b>Support</b>	16	15	20	11	16	16
<b>Oppose</b>	38	34	32	39	31	34
<b>Strongly oppose</b>	17	13	23	28	36	22
<b>Don't Know</b>	28	36	25	21	18	27
<b>total</b>	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 27.78 with 16 df p = 0.0336



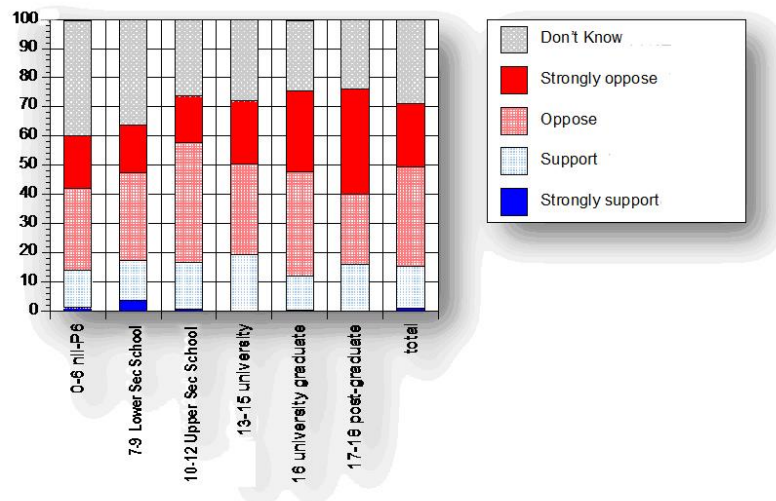
University and post-graduate degree holders also show strongest opposition.

**Table 62 Support continuing SHP unchanged BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post-graduate	total
<b>Strongly support</b>	1	4	1	0	1	0	1
<b>Support</b>	13	14	16	19	12	16	15
<b>Oppose</b>	28	30	41	31	36	24	34
<b>Strongly oppose</b>	18	16	16	22	28	36	22
<b>Don't Know</b>	40	36	26	28	25	24	29
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 31.45 with 20 df p = 0.0495



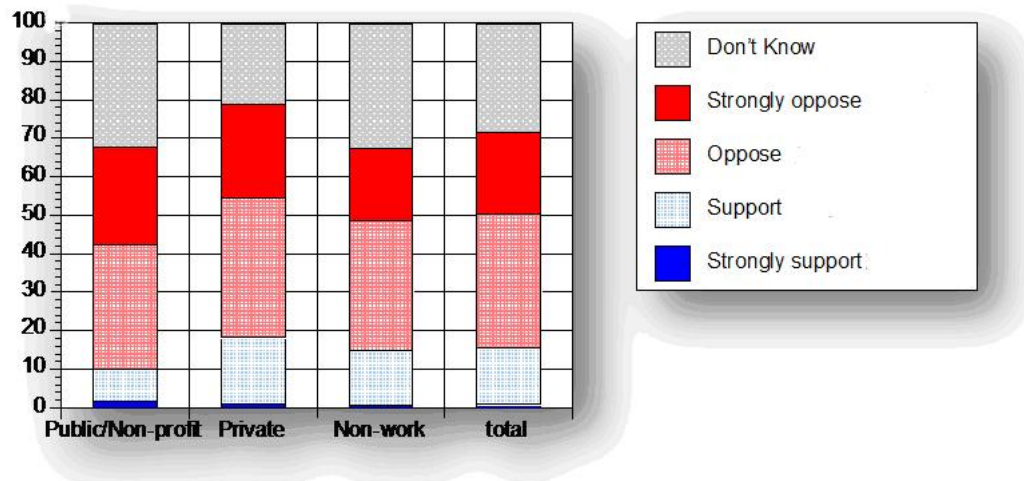
Those in the private sector also show stronger opposition to leaving the SHP unchanged.

**Table 63 Support continuing SHP unchanged BY Work Sector General Public**

	Public/Non-profit	Private	Non-work	total
<b>Strongly support</b>	2	1	1	1
<b>Support</b>	8	17	14	15
<b>Oppose</b>	32	36	34	35
<b>Strongly oppose</b>	25	24	19	21
<b>Don't Know</b>	32	21	33	28
<b>total</b>	100	100	100	100

table contents: Percent of Column Total

Chi-square = 12.68 with 8 df p = 0.1232



Among the SHIP groups, no demographics factors appear significantly associated with support or opposition to leaving the SHP as implemented now unchanged, except for education and age among SHIP D, village house dwellers. The pattern there is the same as for the GP above, with more educated opposed and those under 30 most supportive of leaving the SHP unchanged.

The next question began the process of probing respondents on any concerns they might have over the SHP. This was an unprompted question, that is, no reply categories were mentioned and responses were categorized as given by the respondents. Discrimination, sustainability, and development/environmental issues dominated the replies among the General Public. Among SHIP A and B, long processing time of small house applications ranked among the top concerns while unsustainability and abuse of the policy by indigenous villagers ranked among the highest among SHIP categories C and D. Both categories C and D also ranked discrimination issues high. But among all the categories, a significant number—ranging from about a third among the General Public and SHIP A respondents up to 44% among SHIP B respondents—initially had no expressed concerns over the policy.

The questions in Table 65 were then posed to each respondent. These questions simply ask how important to you are these issues for the community to address about small house development in the New Territories. Thus the issues raised in Table 65 began the process of raising awareness of various issues related to the SHP.



**Table 64 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below) (Percent of each category)**

GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	
21	5	4	13	15	Discriminatory nature of the policy to non-indigenous HK people
19	15	6	17	15	Fundamental unsustainability of the policy itself (unlimited demand, limited land supply)
10	8	10	13	14	Abuse of the policy by indigenous villagers, leading to speculative development of small houses
7	3	4	7	4	Haphazard development of small houses in village areas
6	8	6	7	6	Discriminatory nature of the policy to female indigenous villagers
4	0	3	4	5	Threats to the environment and/or ecology caused by small house development
2	3	0	1	3	Drainage and water quality problems in village areas associated with small houses
1	15	8	1	1	Long processing time of small house applications
22	38	28	23	26	Others, please specify
35	32	44	37	38	No concerns

When the questions in Table 65 are posed one by one to respondents in the General Public, lack of comprehensive planning, lack of action to review the policy, and different enforcement approaches to illegal works and standards between small houses and buildings in the urban areas were considered very or somewhat important by strong majorities (over 80 percent) of respondents. Two related issues, villagers profiting from their land grants by selling to outsiders and that the SHP is discriminatory to non-indigenous and unfair came very close together as concerning strong majorities of around 70 percent.

**Table 65 How important are the following to you for the community to address about small house development in the NT? (Ask each) **General Public****

	Very Important	Somewhat Important	Not so important	Not important at all	DON'T KNOW
Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	34	31	20	9	6
Villagers have profited from their land grants by selling their small houses or “ding rights” to outsiders	39	30	20	6	5
Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	44	38	10	2	5
Small house development has damaged the natural environment and ecology	27	39	22	5	6
SHP is discriminatory to female indigenous villagers	30	33	22	7	8
SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	41	28	21	5	4
Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	44	36	13	2	5
No action has been taken by the government to review the policy	48	34	10	3	5
SHP is guaranteed by the Basic Law	20	38	22	6	14

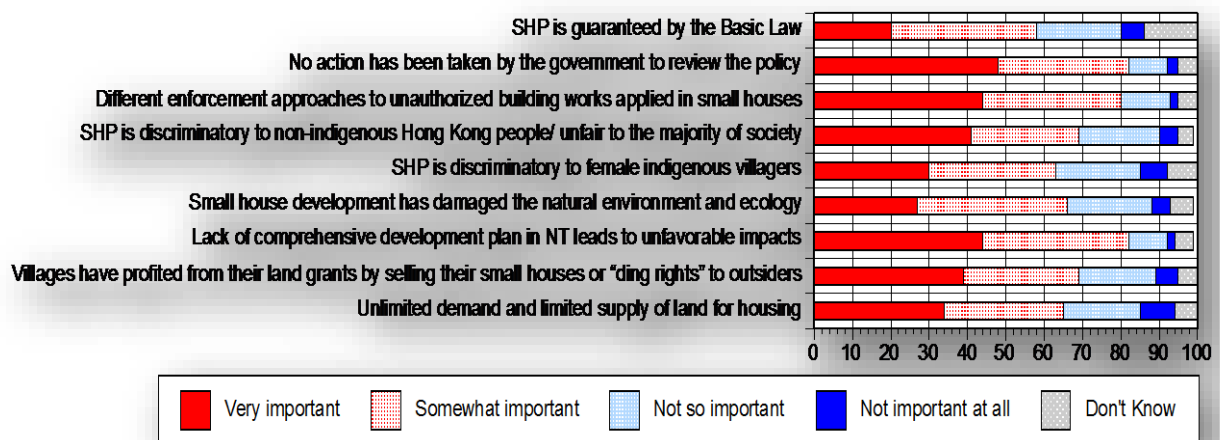


Table 66 shows very little real difference among the various groups on the importance of this issue. Majorities consider it very or somewhat important to address.

**Table 66 How important are the following to you for the community to address about small house development in the NT?**

Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Very Important</b>	34	40 (4)	22 (3)	32 (8)	31 (17)	32	34
<b>Somewhat Important</b>	31	31 (3)	43 (5)	33 (8)	32 (17)	33	31
<b>Not so important</b>	20	12 (1)	24 (3)	19 (5)	24 (13)	22	20
<b>Not important at all</b>	9	9 (1)	3 (0.3)	8 (2)	6 (3)	6	9
<b>DON'T KNOW</b>	6	8 (1)	8 (1)	7 (2)	7 (3)	7	6

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

The same is true on the issue of villagers profiting from their land grants, except for the SHIP A group of direct right holders themselves. They show the largest proportion saying the issue is not so important or not important at all (49%) versus the GP showing only 26% saying this issue is not important to some degree.

**Table 67 How important are the following to you for the community to address about small house development in the NT?**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Villagers have profited from their land grants by selling their small houses or “ding rights” to outsiders							
Very Important	39	28 (3)	28 (3)	38 (9)	38 (20)	36	38.6
Somewhat Important	30	12 (1)	33 (4)	33 (8)	33 (17)	31	30
Not so important	20	31 (3)	29 (3)	18 (4)	19 (10)	21	20
Not important at all	6	18 (2)	3 (0.3)	6 (1)	5 (2)	6	5.9
DON'T KNOW	5	11 (1)	7 (1)	5 (1)	6 (3)	6	5

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Lack of comprehensive planning in the New Territories which has led to “unfavorable impact” on Hong Kong garners strong majorities among all groups to consider it very important to somewhat important.

**Table 68 How important are the following to you for the community to address about small house development in the NT?**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong							
Very Important	44	40 (4)	29 (3)	37 (9)	41 (22)	38	43.4
Somewhat Important	38	26 (3)	38 (4)	41 (10)	38 (20)	37	37.9
Not so important	10	18 (2)	15 (2)	13 (3)	13 (7)	14	10.4
Not important at all	2	8 (1)	6 (1)	4 (1)	3 (1)	4	2.2
DON'T KNOW	5	8 (1)	13 (1)	6 (1)	5 (3)	6	5.1

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Damage to the environment by the SHP drops lower on the importance scale, especially among SHIP groups A and B. Majorities of those two groups think this is not so important or not important at all. This result confirms the general impression from the media that NT indigenous persons have less regard for the environment than the General Public.

**Table 69 How important are the following to you for the community to address about small house development in the NT?**

Small house development has damaged the environment	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Very Important	27	15 (2)	13 (1)	28 (7)	27 (14)	24	26.7
Somewhat Important	39	22 (2)	26 (3)	33 (8)	34 (18)	31	38.2
Not so important	22	38 (4)	42 (5)	23 (6)	29 (15)	30	22.8
Not important at all	5	20 (2)	11 (1)	7 (2)	5 (2)	7	5.2
DON'T KNOW	6	5 (0.5)	8 (1)	8 (2)	6 (3)	6.5	6

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Similarly, discrimination of the SHP against females gets lower emphasis in importance especially among Group A SHIP persons, who hold the right themselves (and are all male). The other SHIP groups fall much closer to the GP results where a clear majority consider this a very important or somewhat important aspect of this policy.

**Table 70 How important are the following to you for the community to address about small house development in the NT?**

SHP is discriminatory towards female indigenous villagers	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Very Important	30	21 (2)	32 (4)	32 (8)	29 (15)	29	29.9
Somewhat Important	33	15 (2)	19 (2)	30 (7)	33 (17)	28	32.5
Not so important	22	35 (4)	33 (4)	24 (6)	22 (12)	26	22.4
Not important at all	7	17 (2)	13 (1)	11 (3)	7 (4)	10	7.3
DON'T KNOW	8	11 (1)	3 (0.3)	3 (1)	9 (5)	7	7.9

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Discrimination against other Hong Kongers who are not indigenous villagers or being unfair to the majority of society is also a much higher priority among the GP and those who actually live in small houses (but are not indigenous) and among SHIP group C where the right holder lives outside Hong Kong or not with that family. Majorities of both SHIP A and SHIP B

downplay the importance of this issue. Clearly, appeals to fairness are not persuasive to most SHIP holders directly having the right or having someone with the right living with them. However, other SHIP groups, by far the largest among all SHIP persons, agree much more with the general public on this issue.

**Table 71 How important are the following to you for the community to address about small house development in the NT?**

SHIP is discriminatory towards non-indigenous Hong Kong people/ unfair to the majority of society	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Very Important	41	11 (1)	8 (1)	26 (6)	38 (20)	28	39.7
Somewhat Important	28	12 (1)	19 (2)	31 (8)	31 (16)	27	27.9
Not so important	21	32 (3)	47 (6)	25 (6)	21 (11)	26	21.5
Not important at all	5	32 (3)	13 (1)	10 (2)	5 (2)	8	5.3
DON'T KNOW	4	12 (3)	13 (1)	7 (2)	5 (2)	8	4.4

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Different enforcement standards also clearly distinguish the SHIP A and SHIP B groups from the other SHIP groups as well as the general public. The general public clearly consider this a major issue of importance, with 44% saying it is very important to address. Only 15% and 18%, respectively, of SHIP A and B groups say this is very important.

**Table 72 How important are the following to you for the community to address about small house development in the NT?**

Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Very Important	44	15 (2)	18 (2)	32 (8)	33 (17)	29	42.5
Somewhat Important	36	29 (3)	42 (5)	43 (11)	35 (18)	37	36.1
Not so important	13	26 (3)	31 (4)	17 (4)	24 (13)	24	14.1
Not important at all	2	14 (1)	3 (0.3)	3 (1)	3 (2)	4	2.2
DON'T KNOW	5	15 (2)	7 (1)	5 (1)	5 (3)	7	5.2

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

That the government has taken no action to review the SHP also scores far higher in importance among all groups except SHIP A and B groups. Nearly half the general population (48%) say this is very important while just 29% and 19% respectively of SHIP A and SHIP B groups give this the same “very important” response rating.

**Table 73 How important are the following to you for the community to address about small house development in the NT?**

No action has been taken by the government to review the policy	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Very Important</b>	48	29 (3)	19 (2)	40 (10)	35 (18)	33	46.5
<b>Somewhat Important</b>	34	23 (2)	26 (3)	30 (7)	35 (19)	31	33.7
<b>Not so important</b>	10	25 (3)	35 (4)	16 (4)	17 (9)	20	11
<b>Not important at all</b>	3	12 (1)	7 (1)	5 (1)	3 (2)	5	3.2
<b>DON'T KNOW</b>	5	11 (1)	13 (1)	9 (2)	9 (5)	9	5.4

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

The issue of the SHP being guaranteed by the Basic Law, however, clearly commands high importance among the direct holders of the right in the SHIP A category, with 54%, an outright majority, saying this is very important. Just one in five of the general public give this the same degree of importance, and other SHIP groups show far fewer giving the Basic Law guarantee the highest rating. However, even a majority of the public and all groups say this is either very or somewhat important. No group shows a majority saying it is not so important, not important at all, or just Don’t Know about it, though the GP comes close with 42% in total not giving it a somewhat or very important rating. About a third of the SHIP groups put together do not give a very or somewhat important rating. So this aspect of the policy appears problematic to large parts of all but SHIP A and B groups.

**Table 74 How important are the following to you for the community to address about small house development in the NT?**

<b>SHP is guaranteed by Basic Law</b>	<b>GP</b>	<b>SHIP A (right holder)</b>	<b>SHIP B (family holder)</b>	<b>SHIP C (outside family holder)</b>	<b>SHIP D (village house dweller)</b>	<b>ALL SHIP*</b>	<b>ALL**</b>
<b>Very Important</b>	20	54 (6)	40 (5)	29 (7)	23 (12)	30	21
<b>Somewhat Important</b>	38	23 (2)	44 (5)	33 (8)	39 (21)	36	37.8
<b>Not so important</b>	22	11 (1)	10 (1)	19 (5)	19 (10)	17	20.4
<b>Not important at all</b>	6	8 (1)	0	6 (1)	8 (4)	6	6
<b>DON'T KNOW</b>	14	5 (0.5)	6 (1)	12 (3)	11 (6)	10.5	13.6

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

There is no clear consensus on which issue is the number one personal concern or priority. However, as Table 76 and following show, this does not mean a majority of respondents do not have clear ideas about what they want done about the SHP.



**Table 75 Which of the above do you consider your number one priority or concern, or which of these do you want government & community to put first for action?**

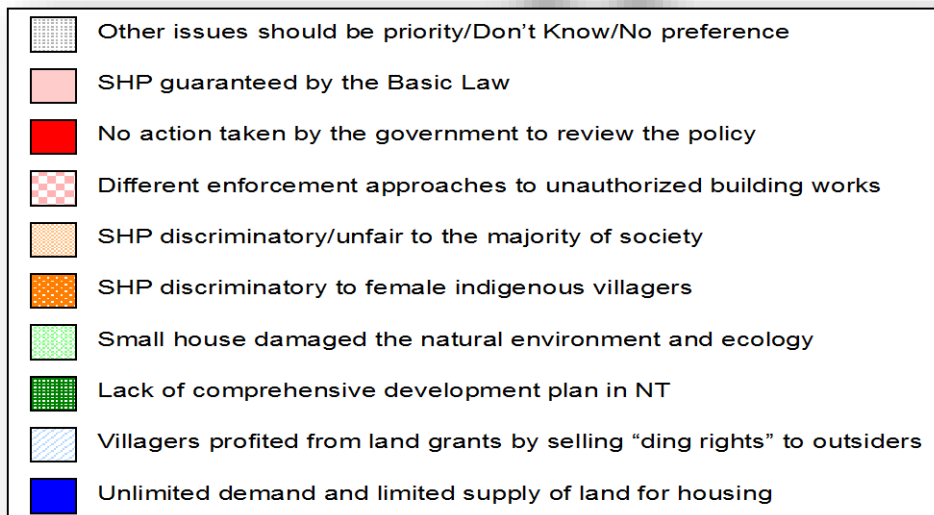
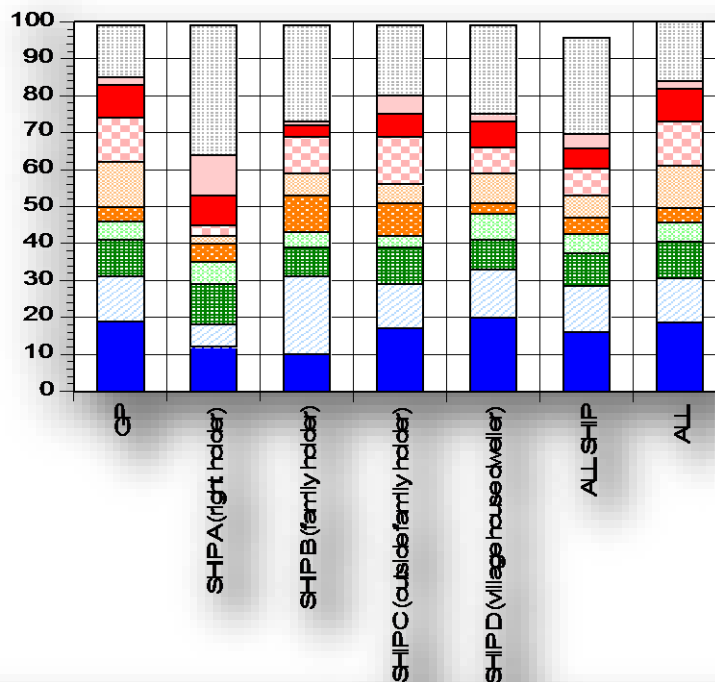
	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	19	12 (1)	10 (1)	17 (4)	20 (10)	16	18.7
Villagers have profited from their land grants by selling their small houses or "ding rights" to outsiders	12	6 (0.5)	21 (2)	12 (3)	13 (7)	12.5	12
Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	10	11 (1)	8 (1)	10 (3)	8 (4)	9	9.9
Small house development has damaged the natural environment and ecology	5	6 (0.5)	4 (0.5)	3 (1)	7 (3)	5	5
SHP is discriminatory to female indigenous villagers	4	5 (0.5)	10 (1)	9 (2)	3 (1)	4.5	4
SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	12	2 (0.1)	6 (1)	5 (1)	8 (4)	6.1	11.4
Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	13	3 (0.3)	10 (1)	13 (3)	7 (3)	7.3	12.4
No action has been taken by the government to review the policy	9	8 (1)	3 (0.3)	6 (1)	7 (3)	5.3	8.6
SHP is guaranteed by the Basic Law	2	11 (1)	1 (0.1)	5 (1)	2 (1)	3.1	2.1
Other issues should be priority/Don't Know/No preference	15	37 (4)	28 (3)	19 (5)	26 (14)	26	16.1

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

**Chart of Table 75 Which of the above do you consider your number one priority or concern, or which of these do you want government & community to put first for action?**



#### IV Attitudes Toward Possible Changes in the Small House Policy

Referring to the inconclusive results of Table 75 above, asked when government should review the SHP gets very clear results. A strong majority of general public (59%) want review immediately, with another 21% in the near term, before 2017, for a total of 80% wanting action before 2017. Only among SHIP group A is there a significant minority wanting delay (22% after 2017 plus 20% saying no need to review, totaling 42% of SHIP A group). The other SHIP groups however, especially those who actually live in small houses (and by far the largest of the SHIP groups in number) want immediate or near term review.

**Table 76 When should the government review the Small House Policy?**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Immediately</b>	59	43 (5)	36 (4)	55 (14)	59 (31)	54	58.5
<b>Before 2017</b>	21	7 (1)	29 (3)	15 (4)	12 (6)	14	20.3
<b>After 2017</b>	11	22 (2)	17 (2)	21 (5)	17 (9)	18	11.7
<b>No need to review</b>	3	20 (2)	8 (1)	3 (1)	5 (2)	6	3.3
<b>Don't care/ Don't know</b>	6	8 (1)	10 (1)	6 (1)	8 (4)	7	6.1

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

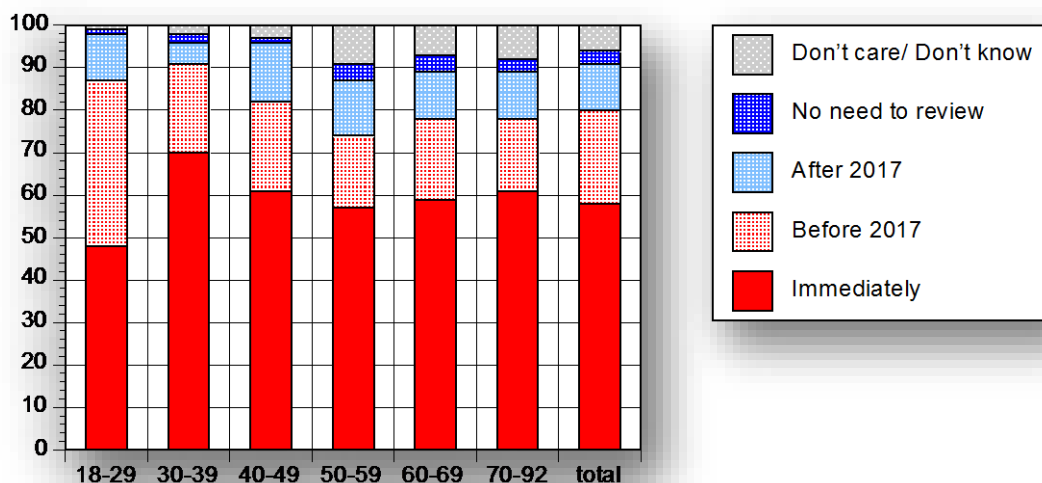
Those in their 30s are much more supportive of having the government immediately review the SHP, with 70% calling for immediate review. All age groups support with large majorities in favor review either immediately or before 2017.

**Table 77 When should government review SHP BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Immediately</b>	48	70	61	57	59	61	58
<b>Before 2017</b>	39	21	21	17	19	17	22
<b>After 2017</b>	11	5	14	13	11	11	11
<b>No need to review</b>	1	2	1	4	4	3	3
<b>Don't care/ Don't know</b>	1	2	3	9	7	8	6
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 34.74 with 20 df p = 0.0215



There is strong disagreement between the general public and SHIP A, B and D categories on any proposal to restrict small house sales to indigenous villagers. Nearly half of the GP strongly agrees that small house sales should be restricted. Less than one in three to as few as

one in five of the rights holders, and just a third of non-indigenous village house dwellers, strongly agree. However, SHIP C, who have family members with rights but not living with them or not living in Hong Kong have a response pattern much more similar to that of the general public. But even with these differences, majorities of all categories agree/strongly agree to the idea, with an overall average among the public of 69% (rounded off) supporting and 22% disagreeing/strongly disagreeing. However, a significant number of those who live in small houses (SHIP D, at 36%) disagree.

**Table 78 How much do you agree or disagree with the following ideas for change of the policy: Restrict the small house transaction by imposing permanent moratorium on resale to outsiders**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	46	31 (3)	21 (2)	40 (10)	32 (17)	32	43.6
<b>Somewhat agree</b>	25	25 (3)	35 (4)	26 (6)	24 (12)	25	25
<b>Somewhat disagree</b>	15	25 (3)	25 (3)	20 (5)	29 (15)	26	16.1
<b>Strongly disagree</b>	6	14 (1)	10 (1)	7 (2)	7 (4)	8	6.2
<b>Don't Know/don't care</b>	8	6 (1)	10 (1)	7 (2)	9 (5)	9	8.1

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

Those who desire to live in a small house are more willing to disagree with such restrictions, but as the results above and below show, that group of the general public wish to enjoy some of the aspects of small houses, such as cleaner air and lower cost, more than to live in a small house per se.

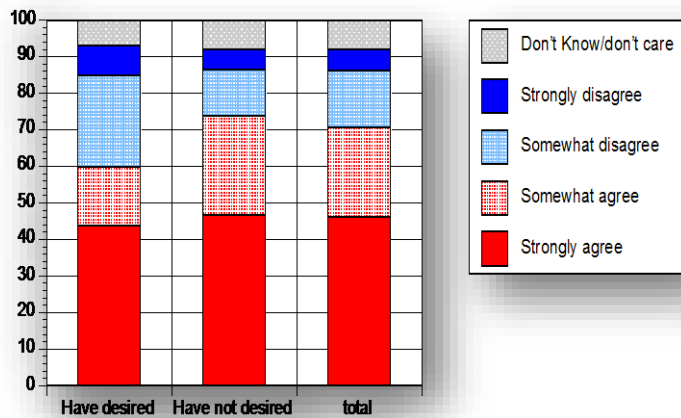
**Table 79 Impose permanent moratorium on resale to outsiders BY Desired to live in a Small House General Public**

	Have desired	Have not desired	total
<b>Strongly agree</b>	44	47	46
<b>Somewhat agree</b>	16	27	25
<b>Somewhat disagree</b>	25	13	15
<b>Strongly disagree</b>	8	5	6
<b>Don't Know/don't care</b>	7	8	8
<b>total</b>	100	100	100

table contents: Percent of Column Total

Chi-square = 17.31 with 4 df p = 0.0017

**Chart of Table 79 Impose permanent moratorium on resale to outsiders BY Desired to live in a Small House General Public**



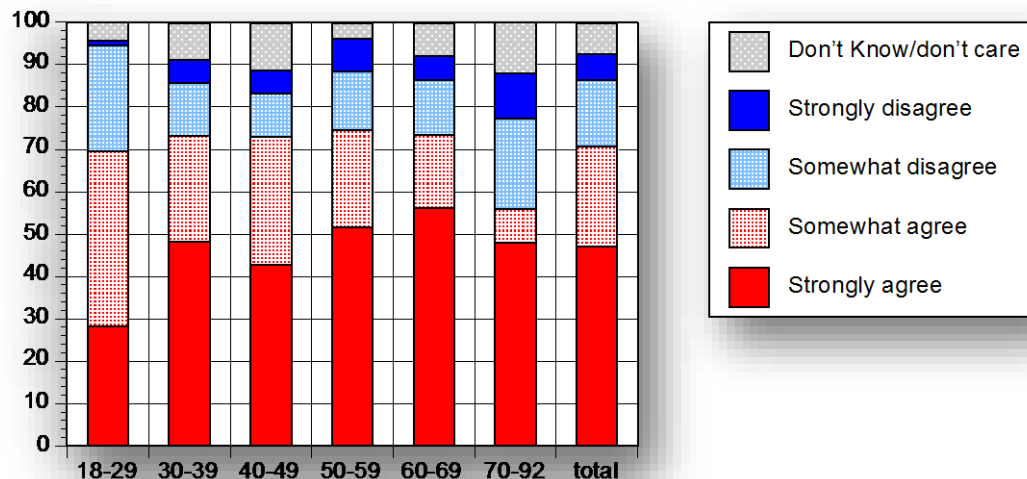
The youngest and oldest cohorts show the largest proportions disagreeing.

**Table 80 Impose permanent moratorium on resale to outsiders BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Strongly agree	28	48	43	52	56	48	47
Somewhat agree	41	25	30	23	17	8	24
Somewhat disagree	25	13	10	14	13	21	16
Strongly disagree	1	5	6	8	6	11	6
Don't Know/don't care	4	9	11	4	8	12	7
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 59.07 with 20 df  $p \leq 0.0001$



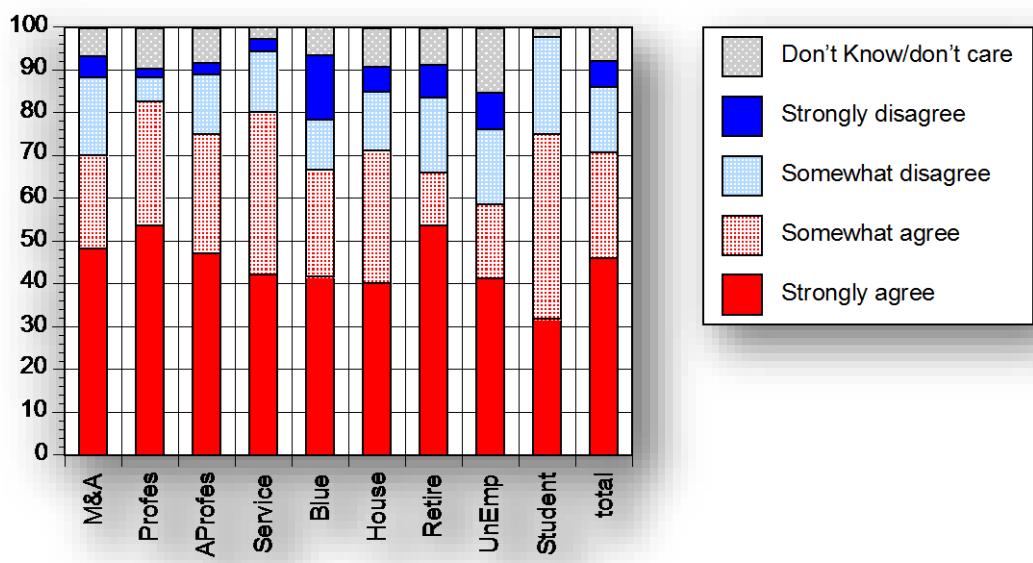
An outright majority of professionals and retirees strongly agree on imposing a moratorium on sale of small houses to outsiders.

**Table 81 Impose permanent moratorium on resale to outsiders BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
Strongly agree	48	54	47	42	42	40	54	41	32	46
Somewhat agree	22	29	28	38	25	31	12	17	43	25
Somewhat disagree	18	6	14	14	12	14	18	17	23	15
Strongly disagree	5	2	3	3	15	6	8	9	0	6
Don't Know/ don't care	7	10	8	3	7	9	9	15	2	8
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 61.04 with 32 df p = 0.0015



Agreement on a moratorium is also strongest among those with the highest and lowest family incomes.

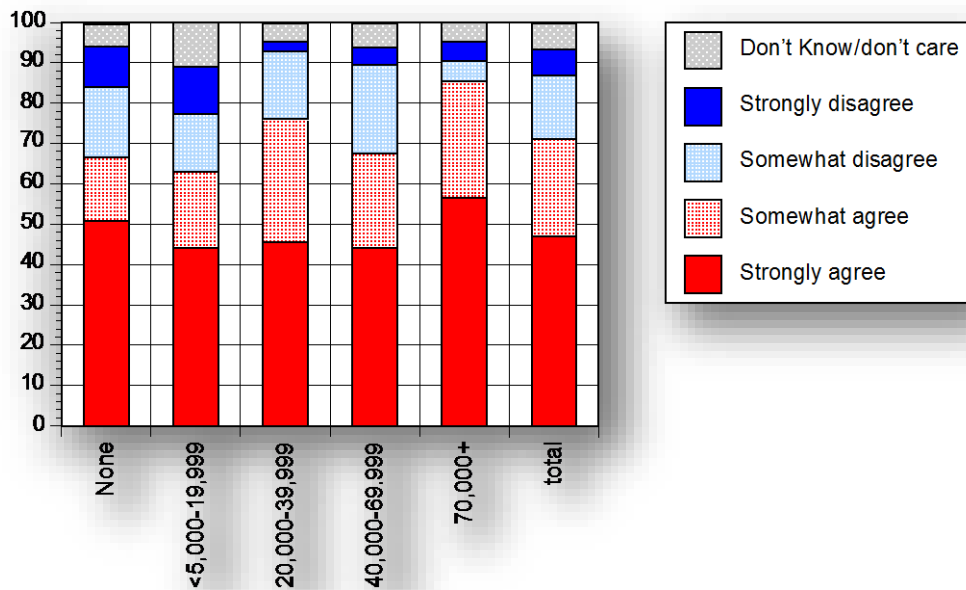
**Table 82 Impose permanent moratorium on resale to outsiders BY Income General Public**

	None	<5,000- 19,999	20,000- 39,999	40,000- 69,999	70,000+	total
Strongly agree	51	44	46	44	57	47
Somewhat agree	16	19	31	23	29	24
Somewhat disagree	17	14	17	22	5	16
Strongly disagree	10	12	2	4	5	6
Don't Know/ don't care	6	11	5	6	5	7
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 33.63 with 16 df p = 0.0061

**Chart of Table 82 Impose permanent moratorium on resale to outsiders BY Income  
General Public**



And those with both the most and least education show the highest proportions strongly agreeing to a moratorium on resale of small houses to outsiders.

**Table 83 Impose permanent moratorium on resale to outsiders BY Education General Public**

	0-6 nil- P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post- graduate	total
<b>Strongly agree</b>	50	43	46	45	45	52	46
<b>Somewhat agree</b>	12	16	28	30	28	28	25
<b>Somewhat disagree</b>	18	11	15	16	16	4	15
<b>Strongly disagree</b>	6	16	3	5	4	12	6
<b>Don't Know/don't care</b>	14	14	7	3	7	4	8
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 44.66 with 20 df p = 0.0012

The idea of allowing high rise buildings in order to accommodate more villagers on the same land sees much less strong agreement, though every category shows overall agreement of majorities. However, significant minorities disagree (31% among GP, 28% and 35% of SHIP B, C, and D respectively), with SHIP showing only 24% disagreeing).

**Table 84 How much do you agree or disagree with the following ideas for change of the policy: Allow building high rise buildings to accommodate more villagers on the same land**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	24	32 (3)	28 (3)	21 (5)	24 (12)	23	23.9
<b>Somewhat agree</b>	37	38 (4)	39 (5)	37 (9)	35 (18)	36	36.9
<b>Somewhat disagree</b>	19	6 (1)	24 (3)	20 (5)	22 (12)	21	19.2
<b>Strongly disagree</b>	12	18 (2)	4 (0.5)	15 (4)	13 (7)	14	12.2
<b>Don't Know/don't care</b>	7	5 (0.5)	6 (1)	7 (2)	6 (3)	7	7

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

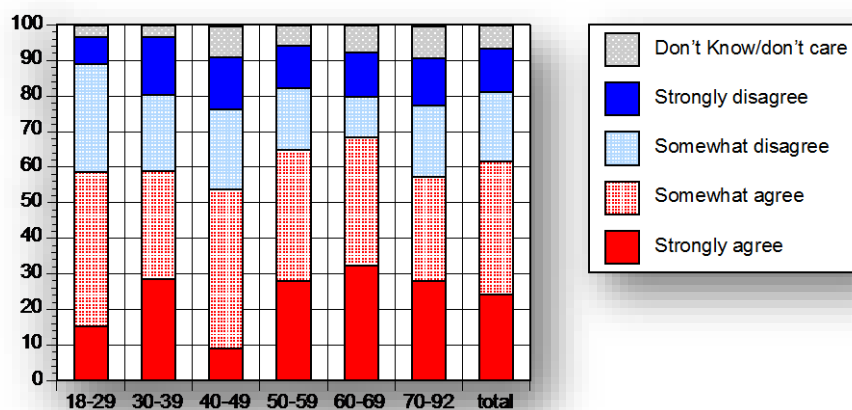
Among the general public, those under age 30 show much higher levels of disagreeing with building high rises on village land. Fully 38% under age 30 disagree, while only 23% of those in their 60s disagree. Clearly there is a strong element among the younger population who are beginning to resist the spread of high rise living across more and more of Hong Kong's land mass.

**Table 85 Allow high rise buildings on village land BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly agree</b>	15	29	9	28	32	28	24
<b>Somewhat agree</b>	44	30	45	37	36	29	37
<b>Somewhat disagree</b>	30	21	23	17	12	20	19
<b>Strongly disagree</b>	8	16	15	12	12	13	12
<b>Don't Know/don't care</b>	3	4	9	6	8	9	7
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 39.99 with 20 df p = 0.0050





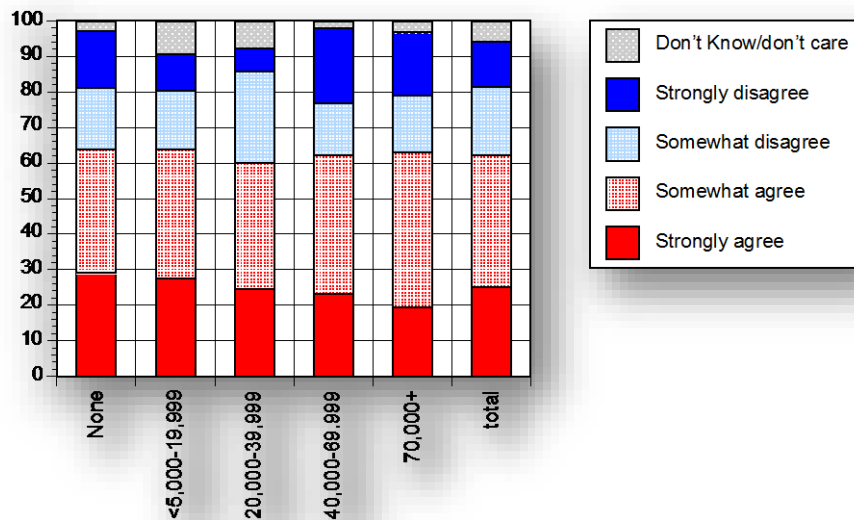
Those whose families make under \$40,000 per year show more support for the policy.

**Table 86 Allow high rise buildings on village land BY Income General Public**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
Strongly agree	29	28	25	23	19	25
Somewhat agree	35	36	35	39	44	37
Somewhat disagree	17	17	26	15	16	19
Strongly disagree	16	10	7	21	18	13
Don't Know/don't care	3	9	8	2	3	6
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 28.67 with 16 df p = 0.0263



The idea of giving public housing to villagers instead of land gets much stronger support among the public, but much less support among the SHIP groups.

**Table 87 How much do you agree or disagree with the following ideas for change of the policy: Give public housing to villagers instead of land for houses**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	30	18 (2)	15 (2)	24 (6)	24 (13)	23	29.3
<b>Somewhat agree</b>	42	31 (3)	28 (3)	34 (8)	37 (20)	34	41.2
<b>Somewhat disagree</b>	18	25 (3)	35 (4)	25 (6)	21 (11)	24	18.6
<b>Strongly disagree</b>	6	23 (2)	19 (2)	11 (3)	10 (6)	13	6.7
<b>Don't Know/don't care</b>	5	3 (0.3)	3 (0.3)	6 (1)	7 (3)	4.6	5

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

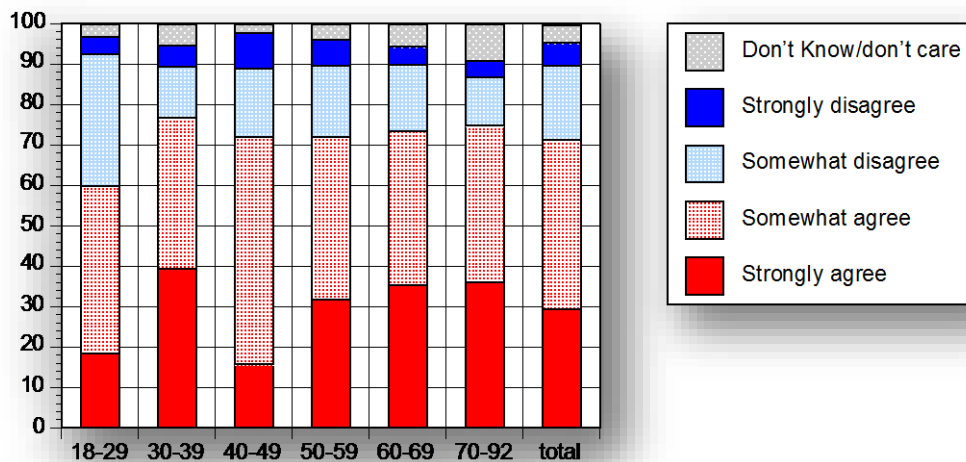
Again, those under age 30 show the highest level of disagreeing with the idea, though all age groups show majorities in support. Those with less education also are more supportive of the idea.

**Table 88 Public housing instead of land for small houses BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly agree</b>	19	39	16	32	35	36	29
<b>Somewhat agree</b>	41	38	56	40	38	39	42
<b>Somewhat disagree</b>	33	13	17	18	17	12	18
<b>Strongly disagree</b>	4	5	9	6	4	4	6
<b>Don't Know/don't care</b>	3	5	2	4	6	9	5
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 41.41 with 20 df p = 0.0033



**Table 89 Public housing instead of land for small houses BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post- graduate	total
Strongly agree	42	40	26	18	29	28	30
Somewhat agree	26	41	48	47	41	48	42
Somewhat disagree	13	11	19	26	19	16	18
Strongly disagree	5	4	7	3	8	4	6
Don't Know/ don't care	14	4	1	5	4	4	5
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 47.11 with 20 df p = 0.0006

This is also one case where those who are married and those with children are more supportive of the policy.

**Table 90 Public housing instead of land for small houses BY Marital status General Public**

	Never married	Married	Widow/Divorce	total
Strongly agree	21	33	35	30
Somewhat agree	44	41	41	42
Somewhat disagree	26	16	11	18
Strongly disagree	5	6	5	6
Don't Know/don't care	5	5	8	5
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

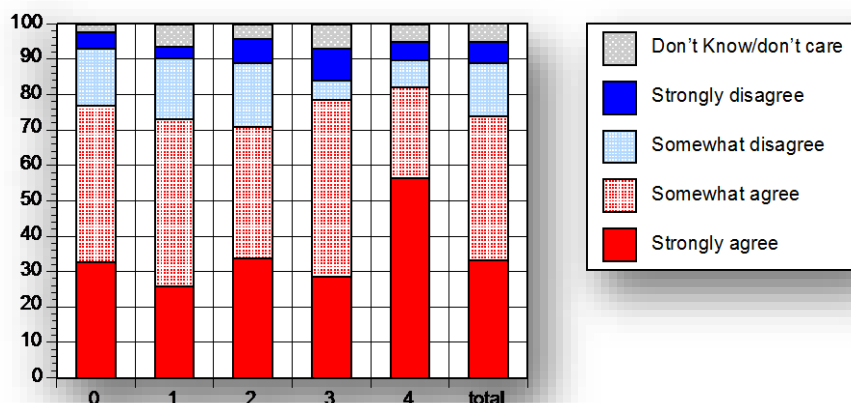
Chi-square = 16.15 with 8 df p = 0.0403

**Table 91 Public housing instead of land for small houses BY Number of children General Public**

	0	1	2	3	4+	total
Strongly agree	33	26	34	29	56	33
Somewhat agree	44	47	37	50	26	41
Somewhat disagree	16	17	18	5	8	15
Strongly disagree	5	3	7	9	5	6
Don't Know/don't care	2	6	4	7	5	5
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 23.88 with 16 df p = 0.0921



Stopping acceptance of applications with compensation to eligible villagers sees a majority of SHIP A, B and C groups disagree or saying Don't Know. Possibly the amount of compensation would persuade some of these groups, though higher compensation might shift more of the general public against it, since 60% support but only 17% strongly support it.

**Table 92 How much do you agree or disagree with the following ideas for change of the policy: Stop accepting small house applications with compensation to eligible villagers who have not yet received grants**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	17	9 (1)	18 (2)	11 (3)	15 (8)	14	16.7
<b>Somewhat agree</b>	43	18 (2)	24 (3)	33 (8)	39 (21)	34	42.1
<b>Somewhat disagree</b>	24	28 (3)	38 (4)	31 (8)	24 (13)	28	24.4
<b>Strongly disagree</b>	10	35 (4)	13 (1)	17 (4)	14 (7)	16	10.6
<b>Don't Know/don't care</b>	7	9 (1)	8 (1)	7 (2)	7 (4)	8	7.1

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

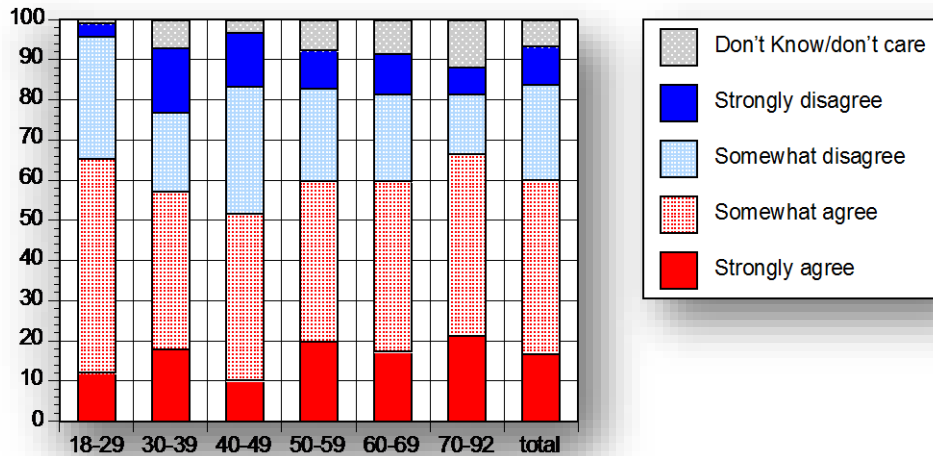
Those between 30 and 50 are the most apt to strongly disagree.

**Table 93 Stop accepting small house applications BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Strongly agree	12	18	10	20	17	21	17
Somewhat agree	53	39	42	40	42	45	43
Somewhat disagree	30	20	32	23	22	15	24
Strongly disagree	3	16	14	10	10	7	10
Don't Know/don't care	1	7	3	8	9	12	7
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 33.94 with 20 df p = 0.0265



And those with the least education are the most apt to strongly agree while those with the most education are the most likely to disagree, with 40% of post-graduate degree holders somewhat or strongly disagreeing versus only 20% of those with primary 6 or less education disagreeing to any extent.

**Table 94 Stop accepting small house applications BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post-graduate	total
Strongly agree	33	13	18	12	13	12	17
Somewhat agree	31	44	46	46	44	48	43
Somewhat disagree	15	23	22	28	24	36	23
Strongly disagree	5	10	9	9	13	4	10
Don't Know/don't care	15	11	4	5	6	0	7
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 43.87 with 20 df p = 0.0016

Setting an expiry date for the policy gets strong support among the general public and SHIP D (small house dwellers), but strong disagreement among SHIP A and B groups.

**Table 95 How much do you agree or disagree with the following ideas for change of the policy: Set an expiry date for the policy after which no further registration will be accepted**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	45	9 (1)	7 (1)	33 (8)	39 (20)	30	43.5
<b>Somewhat agree</b>	37	20 (2)	18 (2)	32 (8)	33 (17)	29	36.2
<b>Somewhat disagree</b>	11	25 (3)	43 (5)	15 (4)	14 (7)	19	11.8
<b>Strongly disagree</b>	3	45 (5)	25 (3)	13 (3)	6 (3)	14	4.1
<b>Don't Know/don't care</b>	5	2 (0.1)	7 (1)	8 (2)	9 (5)	8.1	5.3

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

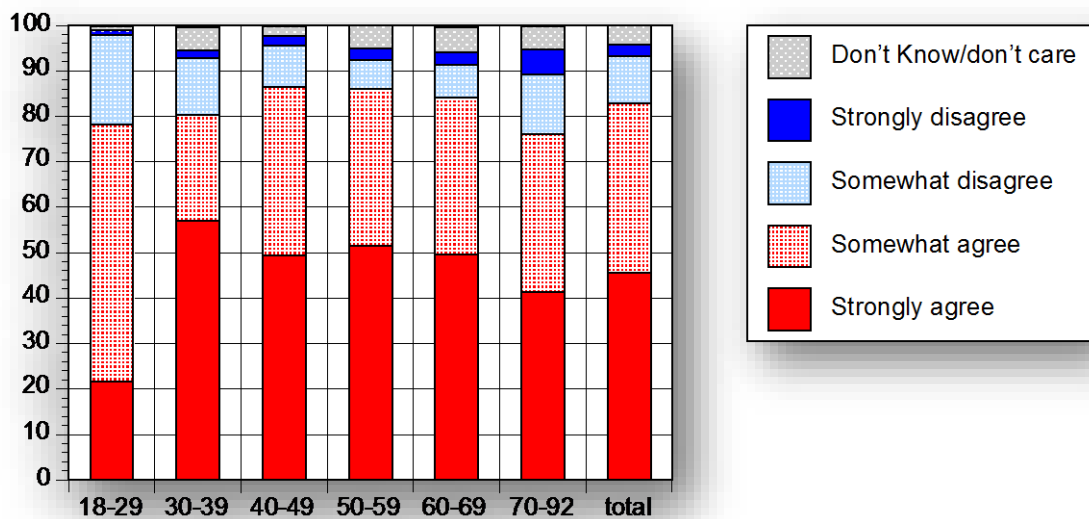
The strongest disagreement among the public is again, those under age 30.

**Table 96 Set an expiry date for the policy BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly agree</b>	22	57	49	52	50	41	46
<b>Somewhat agree</b>	57	23	37	34	35	35	37
<b>Somewhat disagree</b>	20	13	9	6	7	13	10
<b>Strongly disagree</b>	1	2	2	3	3	5	3
<b>Don't Know/don't care</b>	1	5	2	5	6	5	4
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 48.21 with 20 df p = 0.0004



Having government keep the register of claimants sees a majority of the public supporting it and a majority of SHIP A and B groups opposing. Those under 30 are once again the most resistant to the idea (Table 98).

**Table 97 How much do you agree or disagree with the following ideas for change of the policy: Repeal the authorized status of village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	40	20 (2)	14 (2)	29 (7)	37 (19)	30	39
<b>Somewhat agree</b>	37	15 (2)	29 (3)	31 (8)	32 (17)	30	36.3
<b>Somewhat disagree</b>	13	23 (2)	28 (3)	19 (5)	16 (8)	18	13.5
<b>Strongly disagree</b>	3	34 (4)	21 (2)	11 (3)	8 (4)	13	4
<b>Don't Know/don't care</b>	8	8 (1)	8 (1)	9 (2)	8 (4)	8	8

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

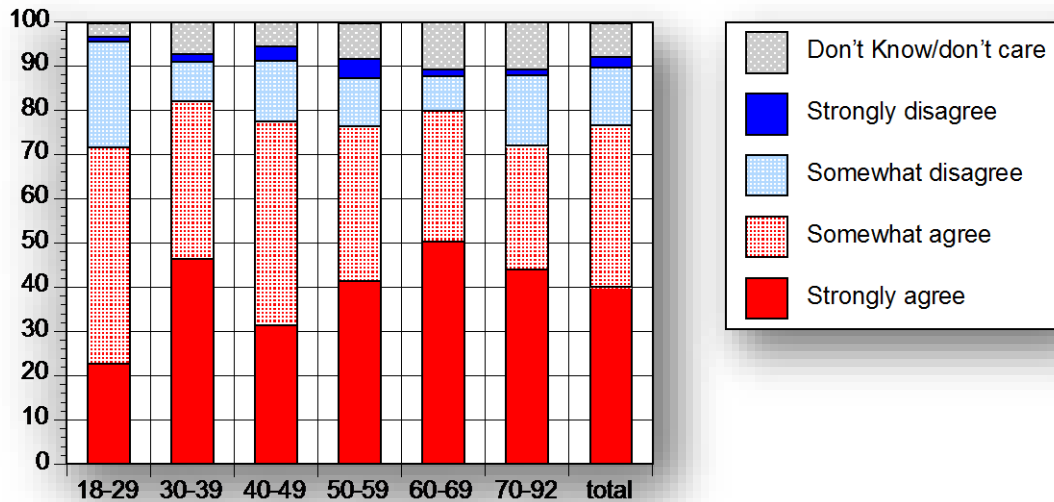
\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

**Table 98 Repeal authorized status for village reps BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly agree</b>	23	46	32	41	50	44	40
<b>Somewhat agree</b>	49	36	46	35	30	28	37
<b>Somewhat disagree</b>	24	9	14	11	8	16	13
<b>Strongly disagree</b>	1	2	3	4	1	1	2
<b>Don't Know/don't care</b>	3	7	6	8	11	11	8
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 45.62 with 20 df p = 0.0009



Abolishing the Small House Policy immediately without compensation, however, sees majority opposition among all groups, particularly among the SHIP groups but even 52% of the general public somewhat or strongly disagree, while 72% of SHIP A, rights holders, strongly disagree. There are no significant statistical associations with demographic aspects on the issue of abolishing the policy immediately without compensation. This idea seems to strike people and spark responses not related to age, income or education. But the proportion of the general public in support (44%) is not small while the proportion of SHIP D in support (33%), and in SHIP C (25%), which are by far the largest groups of SHIP respondents is significant as well.

**Table 99 How much do you agree or disagree with the following ideas for change of the policy: Abolish the policy immediately without compensation or extension**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	22	6 (1)	1 (0.1)	13 (3)	18 (10)	14.1	21.2
<b>Somewhat agree</b>	22	6 (1)	7 (1)	12 (3)	15 (8)	13	21.1
<b>Somewhat disagree</b>	41	15 (2)	42 (5)	43 (11)	41 (22)	40	40.9
<b>Strongly disagree</b>	11	72 (8)	43 (5)	23 (6)	19 (10)	29	12.8
<b>Don't Know/ don't care</b>	4	0	7 (1)	9 (2)	6 (3)	6	4.2

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.



Leaving the policy unchanged, however, only gets majority support among SHIP A and B. All other categories show majorities disagreeing with making no change in the policy.

**Table 100 How much do you agree or disagree with the following ideas for change of the policy: Make no change to the policy**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly agree</b>	5	42 (4)	26 (3)	13 (3)	6 (3)	13	5.8
<b>Somewhat agree</b>	16	32 (3)	46 (5)	21 (5)	18 (9)	22	16.6
<b>Somewhat disagree</b>	38	15 (2)	18 (2)	31 (8)	39 (20)	32	37.4
<b>Strongly disagree</b>	34	9 (1)	3 (0.3)	25 (6)	30 (16)	23.3	32.9
<b>Don't Know/don't care</b>	7	2 (0.1)	7 (1)	9 (2)	7 (4)	7.1	7

Numbers in parentheses are percentage of the total SHIP sample

\*All SHIP adds up the percentages of the total SHIP sample in each column to show the percentage of All SHIP respondents (proportional to size of each category A, B, C, &D)

\*\*ALL is the result of the GP sample multiplied by .9, added to the result of the ALL SHIP sample, multiplied by .1, to give the result of ALL persons surveyed proportional to their percentage of the whole population.

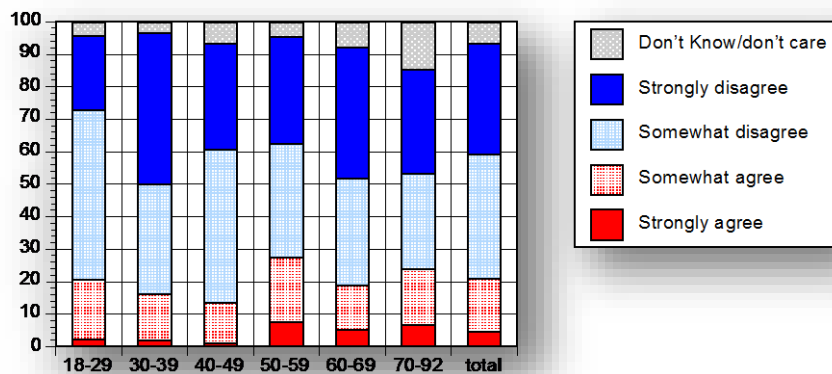
A near majority of 46% among those in the 30s strongly disagree with making no change.

**Table 101 Make no change to the SHP BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly agree</b>	2	2	1	8	5	7	5
<b>Somewhat agree</b>	19	14	12	20	14	17	16
<b>Somewhat disagree</b>	52	34	47	35	33	29	38
<b>Strongly disagree</b>	23	46	33	33	40	32	34
<b>Don't Know/don't care</b>	4	4	7	4	8	15	7
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 38.95 with 20 df p = 0.0068



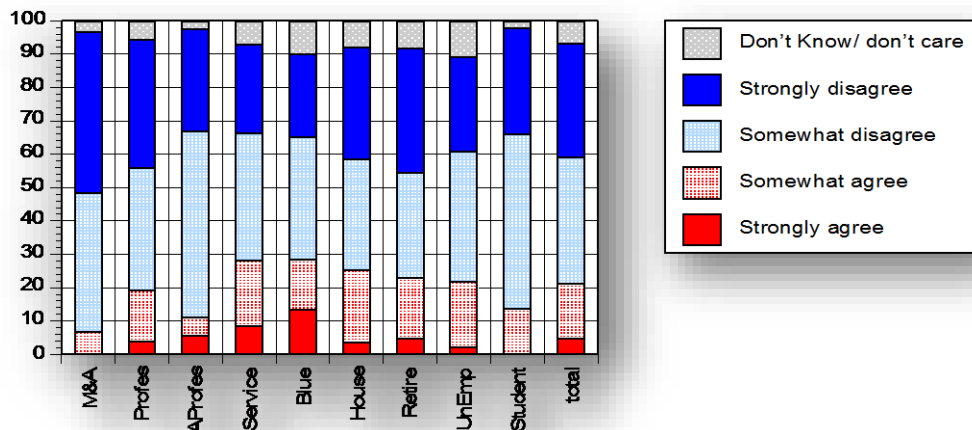
Business related Managers and Administrators (M&A) show very strong majorities against leaving the SHP unchanged.

**Table 102 Make no change to the SHP BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
Strongly agree	0	4	6	8	13	3	5	2	0	5
Somewhat agree	7	15	6	20	15	22	18	20	14	16
Somewhat disagree	42	37	56	38	37	33	32	39	52	38
Strongly disagree	48	39	31	27	25	33	37	28	32	34
Don't Know/ don't care	3	6	3	7	10	8	8	11	2	7
total	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 47.74 with 32 df p = 0.0364



Those with more education also show greater proportions opposed to leaving the policy unchanged.

**Table 103 Make no change to the SHP BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post-graduate	total
Strongly agree	9	8	6	2	3	0	5
Somewhat agree	22	20	15	13	15	12	16
Somewhat disagree	31	35	42	39	38	40	38
Strongly disagree	27	24	30	40	41	44	34
Don't Know/ don't care	12	14	7	6	3	4	7
total	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 34.35 with 20 df p = 0.0238

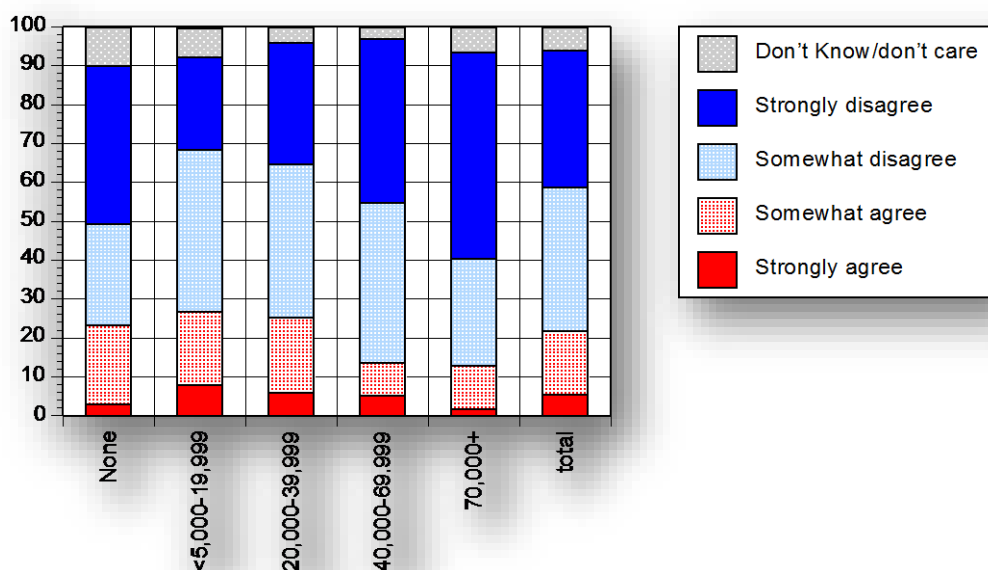
And those with family incomes over \$70,000 per month and up show a majority strongly disagreeing with leaving the policy unchanged. Clearly the issue cannot simply be neglected. So what options are there? This is the subject of Section V.

**Table 104 Make no change to the SHP BY Income General Public**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
<b>Strongly agree</b>	3	8	6	5	2	5
<b>Somewhat agree</b>	20	19	19	8	11	16
<b>Somewhat disagree</b>	26	42	40	41	27	37
<b>Strongly disagree</b>	41	24	31	42	53	35
<b>Don't Know/don't care</b>	10	8	4	3	6	5
<b>total</b>	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 33.98 with 16 df p = 0.0055



## V Priorities and Options

Using the New Territories for housing is supported by majorities of all groups. However, as Table 109 shows, that does not mean a majority support paving over the NT.

**Table 105 How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

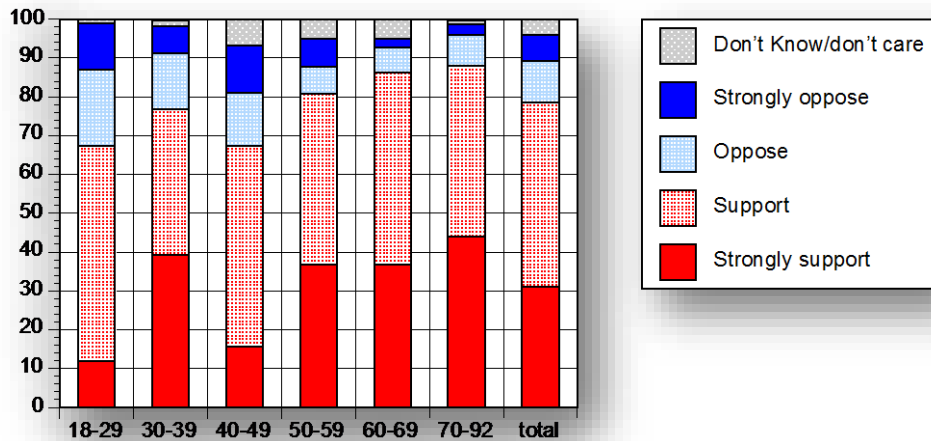
	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Strongly support</b>	31	23 (2)	17 (2)	19 (5)	24 (13)	22	30.1
<b>Support</b>	47	48 (5)	53 (6)	46 (11)	44 (23)	45	46.8
<b>Oppose</b>	11	11 (1)	15 (2)	20 (5)	15 (8)	16	11.5
<b>Strongly oppose</b>	7	12 (1)	7 (1)	6 (1)	9 (5)	8	7.1
<b>Don't Know/don't care</b>	4	6 (0.7)	8 (1)	9 (2)	8 (4)	7.7	4.4

**Table 106 Support/oppose developing NT for housing BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
<b>Strongly support</b>	12	39	16	37	37	44	31
<b>Support</b>	55	38	52	44	50	44	48
<b>Oppose</b>	20	14	14	7	6	8	11
<b>Strongly oppose</b>	12	7	12	7	2	3	7
<b>Don't Know/don't care</b>	1	2	7	5	5	1	4
<b>total</b>	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 62.82 with 20 df p ≤ 0.0001

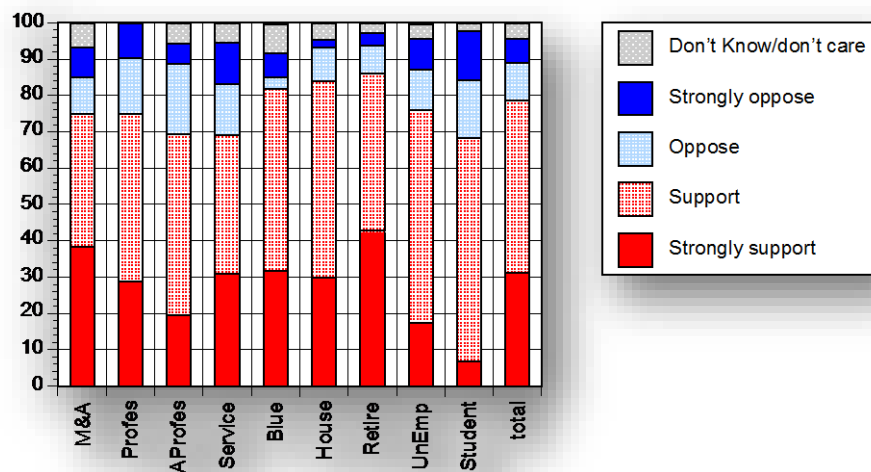


**Table 107 Support/oppose developing NT for housing BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
<b>Strongly support</b>	38	29	19	31	32	30	43	17	7	31
<b>Support</b>	37	46	50	38	50	54	43	59	61	47
<b>Oppose</b>	10	15	19	14	3	9	8	11	16	11
<b>Strongly oppose</b>	8	10	6	11	7	2	4	9	14	7
<b>Don't Know/don't care</b>	7	0	6	6	8	5	3	4	2	4
<b>total</b>	100	100	100	100	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 57.61 with 32 df p = 0.0036



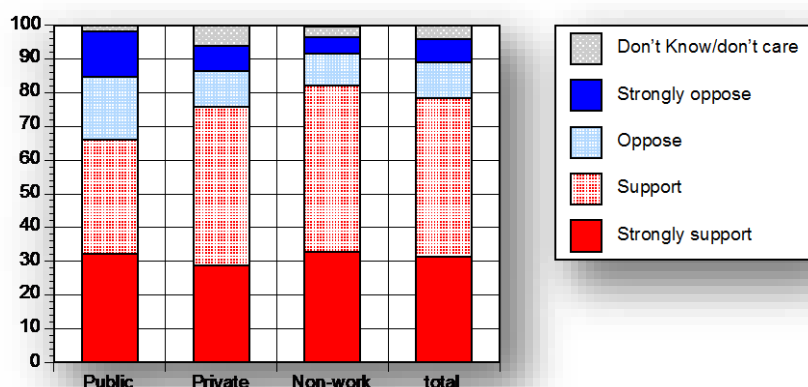
The public sector workers tend to more strongly disagree with using the NT for housing, with 33% opposed versus only 19% in the private sector opposed.

**Table 108 Support/oppose developing NT for housing BY Work Sector General Public**

	Public	Private	Non-work	total
<b>Strongly support</b>	32	29	33	31
<b>Support</b>	34	46	50	47
<b>Oppose</b>	19	11	9	11
<b>Strongly oppose</b>	14	8	5	7
<b>Don't Know/don't care</b>	2	6	3	4
<b>total</b>	100	100	100	100

table contents: Percent of Column Total

Chi-square = 16.68 with 8 df p = 0.0336



There is not a majority consensus among the public that the NT be used primarily for housing, with only 47% saying that is the top priority. Even smaller proportions of SHIP groups other than group A select housing as the top priority. Only SHIP A shows a majority in support of housing as the top priority use.

**Table 109 When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
Conservation of country parks	24	11 (1)	21 (2)	28 (7)	22 (12)	22	
Building housing	47	55 (6)	31 (4)	39 (10)	43 (23)	42	
Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on.	3	5 (0.5)	4 (0.5)	5 (1)	6 (3)	5	
Building transport (roads and rail), shopping malls and business parks	9	9 (1)	15 (2)	10 (2)	11 (6)	11	
Retain as agricultural use	7	0	10 (1)	7 (2)	9 (5)	8	
Building tourist facilities (like Disneyland, casinos, etc)	1	5 (0.5)	3 (0.3)	2 (0.5)	1 (0.5)	1.8	
Remain unchanged	8	15 (2)	17 (2)	10 (2)	8 (4)	10	

There are significant differences among the age groups as to priority, with a majority of those under age 30 wanting the New Territories to be used for country parks rather than housing. Indeed, only those in their 60s and up show clear majorities prioritizing housing. There is also a significant proportion of those under age 30 who want the NT preserved for agricultural use. Does Hong Kong have the beginnings of a “back to the land” movement

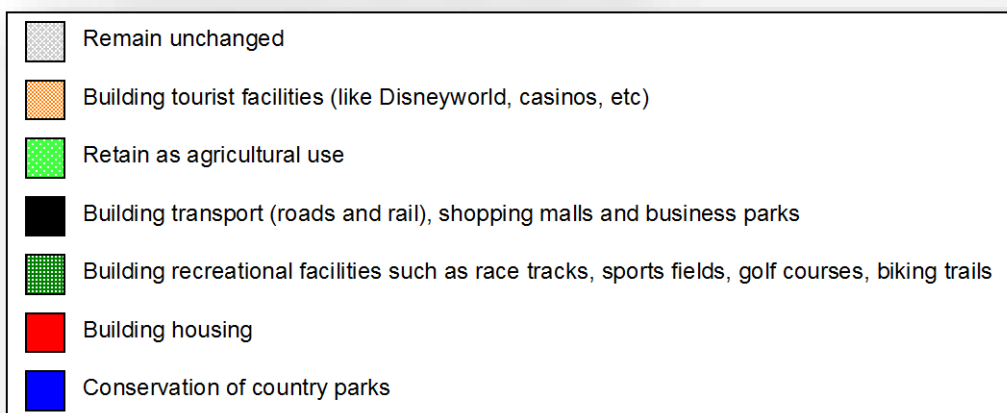
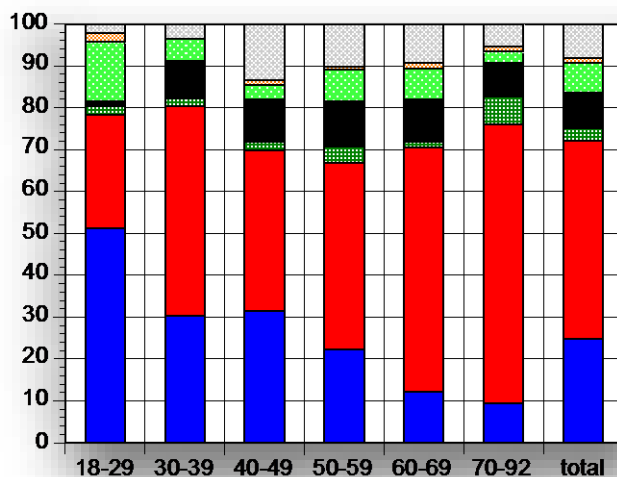
beginning among the youth? Clearly there is a huge difference between how younger and older groups see land planning priorities in Hong Kong.

**Table 110 Which should be top priority BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Conservation of country parks	51	30	32	22	12	9	25
Building housing	27	50	38	45	58	67	47
Building recreational facilities such as race tracks, sports fields, golf courses, biking trails	2	2	2	4	1	7	3
Building transport (roads and rail), shopping malls and business parks	1	9	10	11	10	8	9
Retain as agricultural use	14	5	3	8	7	3	7
Building tourist facilities (like Disneyworld, casinos, etc)	2	0	1	1	1	1	1
Remain unchanged	2	4	14	10	9	5	8
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 99.75 with 30 df  $p \leq 0.0001$



Preserving country parks is clearly top priority for those with higher education, while housing as a priority drops as degree of education rises. Since income is also correlated with

education, the theory of Maslow’s hierarchy of needs leading to different priorities such as quality of life issues becoming more important appears to apply to this issue.

**Table 111 Which should be top priority BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post- graduate	total
Conservation of country parks	8	18	20	29	31	56	24
Building housing	63	48	50	48	41	28	47
Building recreational facilities such as race tracks, sports field, golf courses, biking trails.	4	3	3	6	2	0	3
Building transport, shopping malls and business parks	6	9	9	3	12	8	9
Retain as agricultural use	8	9	7	5	7	4	7
Building tourist facilities (like Disneyworld, casinos, etc)	1	1	1	2	2	0	1
Remain unchanged	10	14	9	5	7	4	8
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 53.00 with 30 df p = 0.0059

Those with professional and associate professional occupations, and particularly students, put conservation of country parks over housing. Only blue collar workers, housewives and retirees show clear majorities putting housing at the top over all over uses.

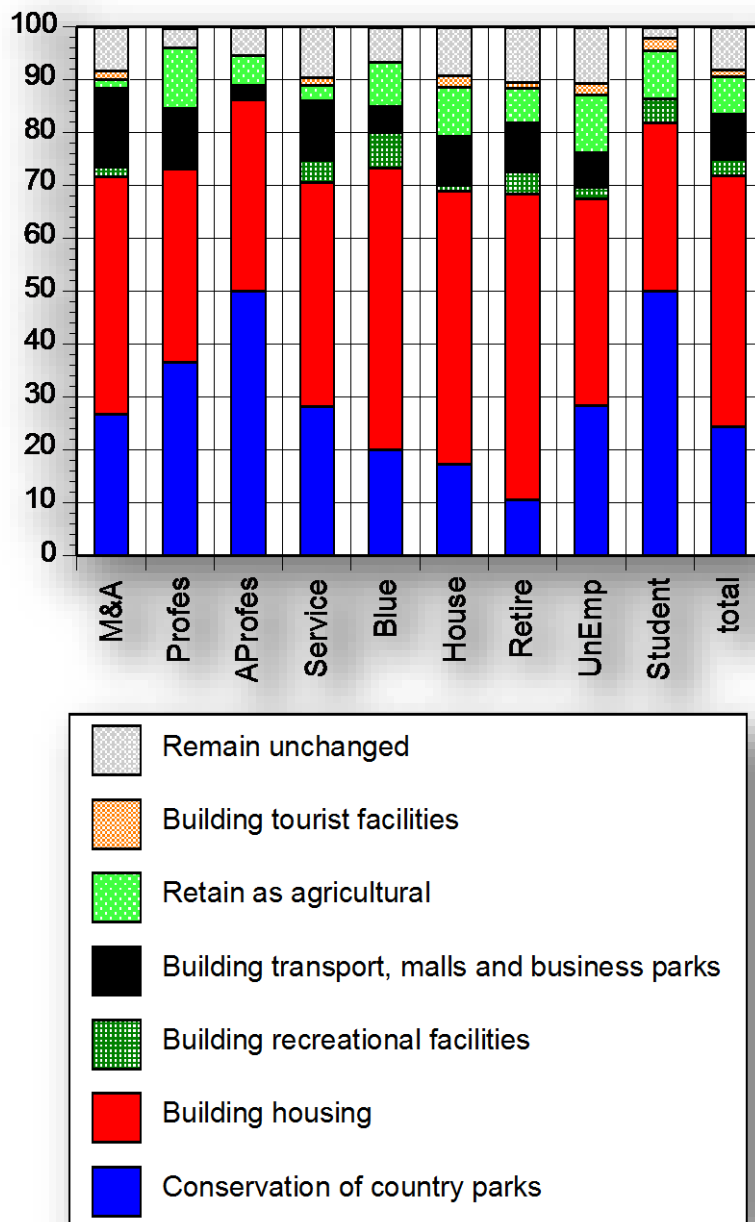
**Table 112 Which should be top priority BY Occupation General Public (Chart next page)**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
Conservation of country parks	27	37	50	28	20	17	11	28	50	24
Housing	45	37	36	42	53	52	58	39	32	47
Recreational facilities	2	0	0	4	7	1	4	2	5	3
Transport malls business parks	15	12	3	11	5	9	9	7	0	9
Retain as agricultural	2	12	6	3	8	9	6	11	9	7
Building tourist facilities	2	0	0	1	0	2	1	2	2	1
Remain unchanged	8	4	6	10	7	9	11	11	2	8
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 86.80 with 48 df p = 0.0005

Chart of Table 112 Which should be top priority BY Occupation **General Public**



The public sector also clearly puts higher priority on country parks than housing. Those who desire to live in small houses also show stronger support for agricultural and park use than those with no such aspirations. (See Table 114).

Table 113 Which should be top priority BY Work Sector **General Public**

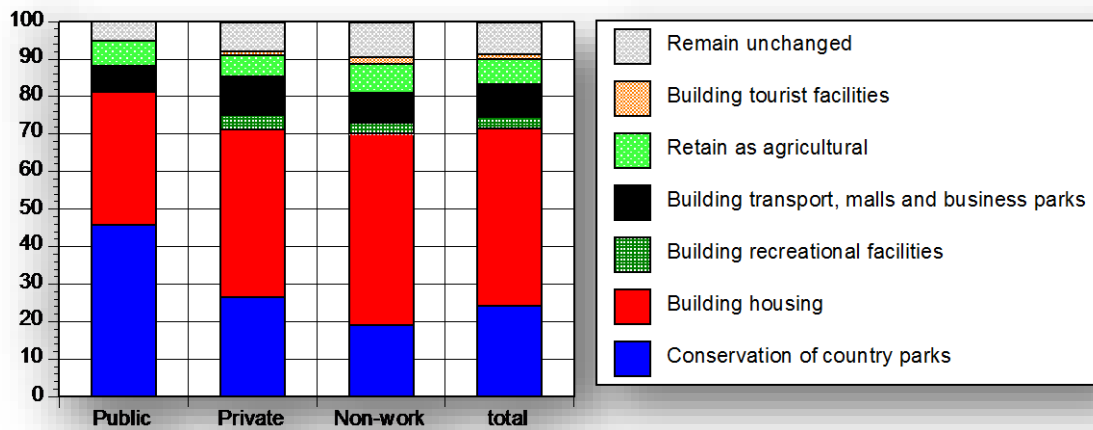
	Public	Private	Non-work	total
Conservation of country parks	46	27	19	24
Building housing	36	45	51	47
Building recreational facilities	0	4	3	3
Building transport, malls and business parks	7	10	8	9
Retain as agricultural	7	6	8	7
Building tourist facilities	0	1	2	1
Remain unchanged	5	8	9	9
total	100	100	100	100

table contents: Percent of Column Total

Chi-square = 25.64 with 12 df p = 0.0121



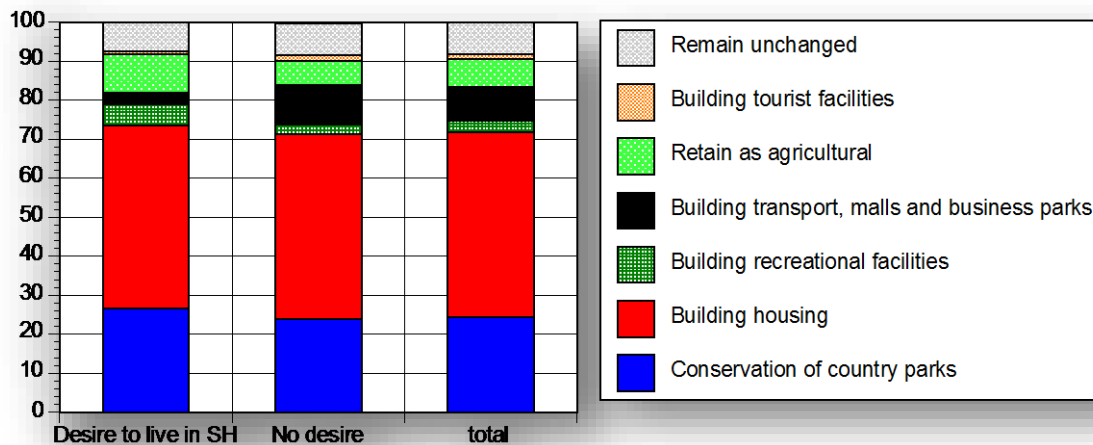
**Chart of Table 113 Which should be top priority BY Work Sector General Public**



**Table 114 Which should be top priority BY Desire to live in SH General Public**

	Desire to live in SH	No desire	total
Conservation of country parks	27	24	24
Building housing	47	48	47
Building recreational facilities	5	2	3
Building transport, malls and business parks	3	10	9
Retain as agricultural	10	6	7
Building tourist facilities	1	1	1
Remain unchanged	8	8	8
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total  
 Chi-square = 11.58 with 6 df p = 0.0721



So while priorities are in some dispute, there is no question among very strong majorities of all groups that the NT needs a comprehensive development plan. Clearly most want the issues of land use and planning in the New Territories sorted out. However, as Section VI shows, in the final analysis, the SHP remains the key issue in dispute.

**Table 115 Should the government produce a comprehensive plan for rural NT development?**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Definitely should</b>	81	74 (8)	65 (8)	75 (19)	79 (41)	76	80.5
<b>Maybe should</b>	13	17 (2)	25 (3)	19 (5)	15 (8)	18	13.5
<b>Don't Know/don't care</b>	2	2 (0.1)	1 (0.1)	1 (0.3)	1 (0.5)	1	1.9
<b>Maybe should not</b>	2	3 (0.3)	1 (0.1)	1 (0.3)	3 (2)	2.7	2.1
<b>Definitely should not</b>	2	5 (0.5)	7 (1)	3 (1)	2 (1)	3.5	2.2

## VI Considered Support and Opposition to Change

After all the questions posed above, and clearly after having some chance to think about various aspects not considered initially, respondents gave a final verdict on changing the SHP. While a majority of the GP and SHIP groups B, C and D supported change, many in group A resisted.

**Table 116 Are you for or against changing the Small House Policy? (Read out all options)**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Very strongly against changes</b>	2	35 (4)	17 (2)	7 (2)	4 (2)	10	2.8
<b>Strongly against changes</b>	5	17 (2)	22 (3)	5 (1)	5 (3)	9	5.4
<b>No stance for or against/neutral</b>	25	31 (3)	39 (5)	32 (8)	32 (17)	33	25.8
<b>Strongly for changing the policy</b>	37	12 (1)	13 (1)	32 (8)	35 (18)	28	36.1
<b>Very strongly for changing the policy</b>	28	5 (0.5)	4 (0.5)	22 (5)	20 (11)	17	26.9
<b>Don't Know</b>	3	0	6 (0.7)	1 (0.3)	4 (2)	3	3

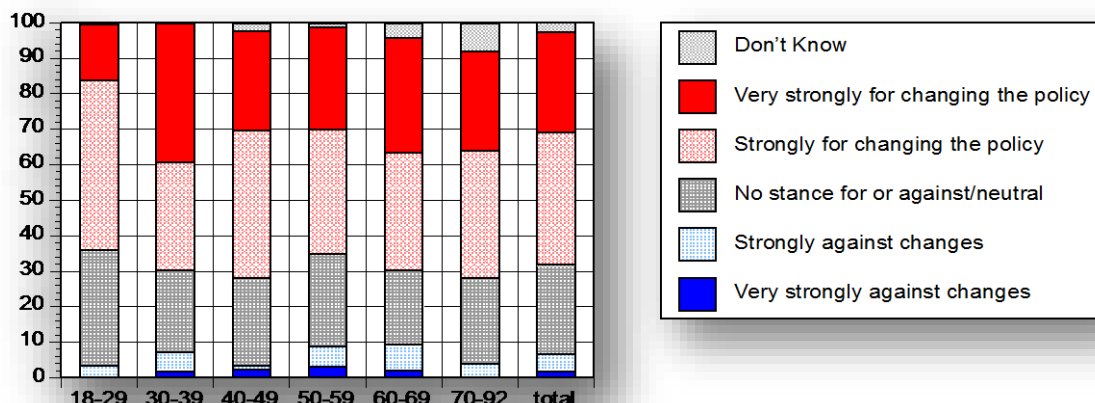
What cannot be forgotten, however, is that SHIP group A is the smallest of all the SHIP groups, and all the SHIP groups put together make up only 10% of the population of Hong Kong. Table 117 shows also that very strong support for changing the policy among the general public exists across the age groups.

**Table 117 For/Against changing SHP BY Age General Public**

	18-29	30-39	40-49	50-59	60-69	70-92	total
Very strongly against changes	0	2	2	3	2	0	2
Strongly against changes	3	5	1	6	7	4	5
No stance for or against/neutral	33	23	25	26	21	24	25
Strongly for changing the policy	48	30	42	35	33	36	37
Very strongly for changing the policy	16	39	28	29	32	28	29
Don't Know	0	0	2	1	4	8	3
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 40.58 with 25 df p = 0.0254



Those with higher education levels also more strongly demand change, and as Hong Kong's population ages the proportion with higher education climbs every year.

**Table 118 For/Against changing SHP BY Education General Public**

	0-6 nil-P6	7-9 Lower Secondary School	10-12 Upper Secondary School	13-15 university	16 university graduate	17-18 post-graduate	total
Very strongly against changes	1	6	3	0	1	0	2
Strongly against changes	10	6	3	4	4	0	5
No stance for or against/neutral	30	30	27	29	20	20	25
Strongly for changing the policy	24	34	39	39	43	24	37
Very strongly for changing the policy	30	19	27	26	30	56	28
Don't Know	5	5	2	2	2	0	3
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 45.39 with 25 df p = 0.0075

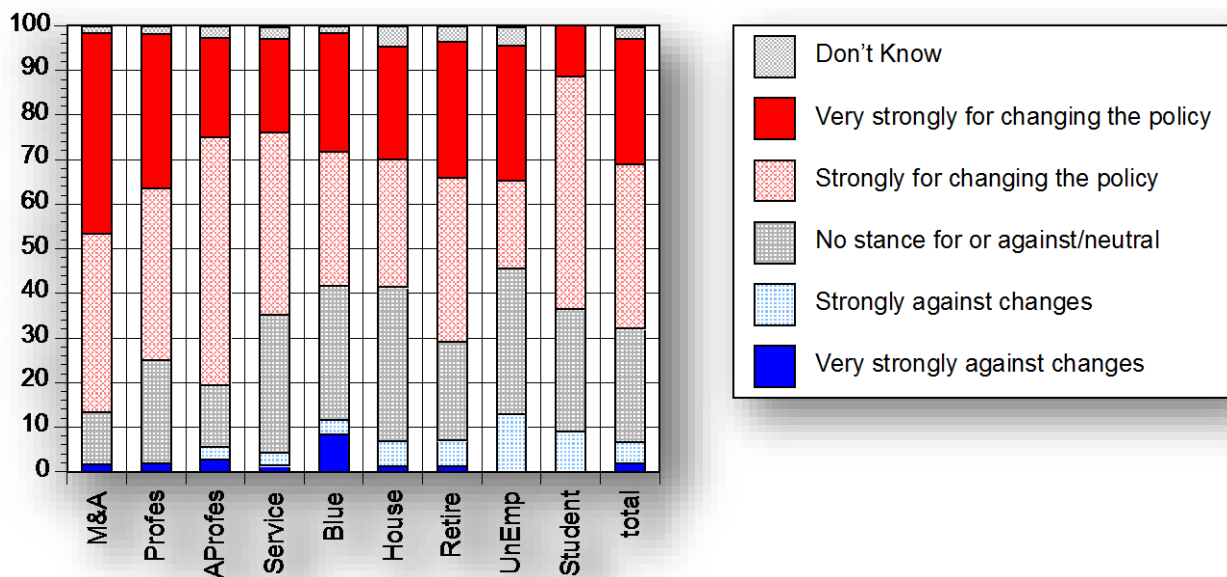
There is also clearly high demand among the business related managers and administrators for change \*(85% strongly or very strongly for change), as well as support by majorities of all other occupational groups. And as Table 120 shows, those with the highest family incomes, over \$70,000 per month, have a majority "very strongly" in favor of changing the SHP.

**Table 119 For/Against changing SHP BY Occupation General Public**

	M&A	Profes	AProfes	Service	Blue	House	Retire	UnEmp	Student	total
Very strongly against changes	2	2	3	1	8	1	1	0	0	2
Strongly against changes	0	0	3	3	3	6	6	13	9	5
No stance for or against/neutral	12	23	14	31	30	35	22	33	27	25
Strongly for changing the policy	40	39	56	41	30	29	37	20	52	37
Very strongly for changing the policy	45	35	22	21	27	25	30	30	11	28
Don't Know	2	2	3	3	2	5	4	4	0	3
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

table contents: Percent of Column Total

Chi-square = 73.26 with 40 df p = 0.0010

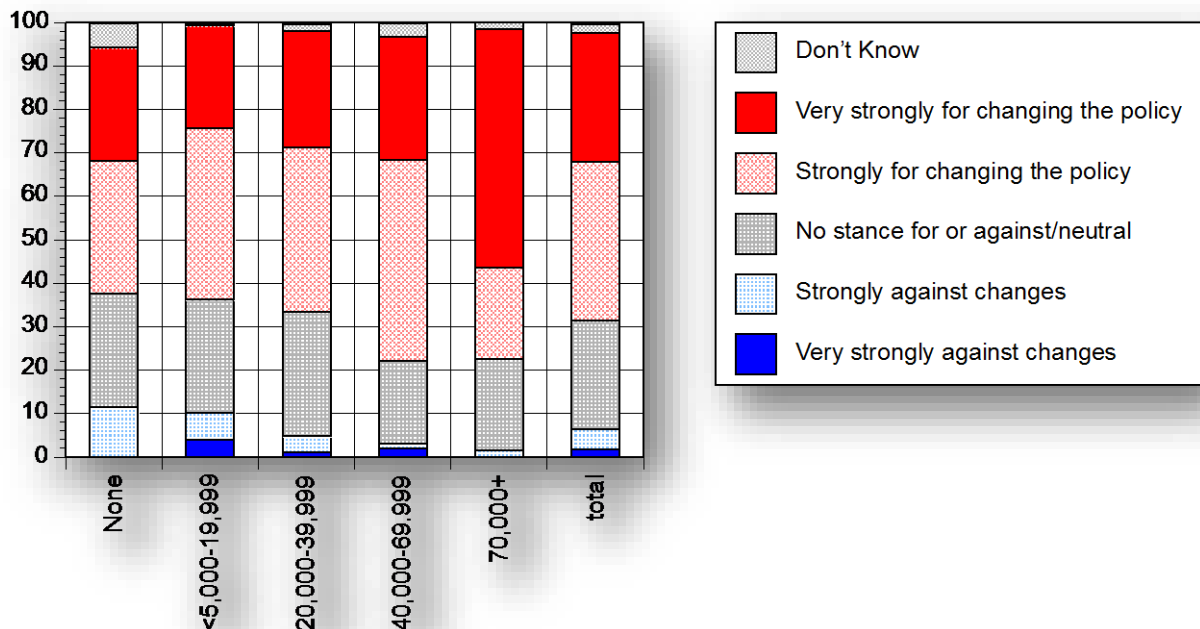


**Table 120 For/Against changing SHP BY Income General Public**

	None	<5,000-19,999	20,000-39,999	40,000-69,999	70,000+	total
<b>Very strongly against changes</b>	0	4	1	2	0	2
<b>Strongly against changes</b>	12	6	4	1	2	5
<b>No stance for or against/neutral</b>	26	26	29	19	21	25
<b>Strongly for changing the policy</b>	30	39	38	46	21	37
<b>Very strongly for changing the policy</b>	26	24	27	28	55	30
<b>Don't Know</b>	6	1	2	3	2	2
<b>total</b>	100	100	100	100	100	100

table contents: Percent of Column Total

Chi-square = 49.99 with 20 df p = 0.0002



So what stands in the way of changing the Small House Policy? It may be that the very structure of consultations by government in Hong Kong distorts the views of the various groups. Table 121 shows the number of people who have participated in the past year in various consultations concerning the New Territories. While just 3% of the general public say they have participated (this is 90% of the population of Hong Kong), 9% of SHIP A and 8% of SHIP B, the two most interested groups, report consultation participation. SHIP related consultation participants actually outnumber the general public participants in such consultations, even though they represent only about 10% of the whole population. In raw terms, 20 members of the General Public participated in consultations while 25 members of SHIP interested groups participated. That is, less than 10% of the population made up nearly 60% of consultation participants. If the government is largely going on consultation participation as an indicator of sentiment on NT planning, it is getting a seriously distorted picture.

**Table 121 Have you participated in any government public consultations related to the New Territories within the past year?**

	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>Yes</b>	3	9 (1)	8 (1)	3 (1)	3 (1)	4	3.1
<b>No</b>	97	91 (10)	92 (11)	97 (24)	97 (51)	96	96.9
<b>Number</b>	20	6	6	4	9	25	45

Table 122 shows how this distortion could even be worse than described above. It shows the number of persons reporting the number of times they participated in public consultations. This is number of people (NOT % of groups):

**Table 122 Number of persons reporting number of times they participated in public consultations**

Number of times	GP	SHIP A (right holder)	SHIP B (family holder)	SHIP C (outside family holder)	SHIP D (village house dweller)	ALL SHIP*	ALL**
<b>1</b>	9	1	5		4	10	
<b>2</b>	6	3	1	2	5	11	
<b>3</b>	1	1		1		2	
<b>4</b>	3					0	
<b>5</b>	0					0	
<b>6+</b>	1**	1*		1*		2	

GP, 6 times, SHIP \*15 times

So what we have in terms of total times reported is that the General Public participants show 42 Person/Occasions (that is, 42 times to participate in a consultation on the New Territories. Meanwhile, SHIP groups show 68 Person/Occasions, with 2 people alone reporting 30 participations in consultations. Clearly the accusation that government tends to make policy in an “echo chamber” of a very limited number of participants is borne out in this survey.

## Appendix I Focus Group Summaries

As a follow up to the survey, groups of participants in the survey were invited to a focus group discussion of the survey results and of the issues involved in the Small House Policy. Members of the general public, of Indigenous Villagers (IV), and those who live in and/or own small houses but are not indigenous villagers were first met in the separate groups. These held discussions of questions and areas in common. Then all members were assembled for a plenary session, during which reports of each group's discussions were made by members themselves. The moderator then began to go through some of the issues raised, and explored possible options and solutions to some of the problems noted.

Each group's discussion is appended below, followed by the plenary discussion.

Facilitators: Karen Lee, Mandy Lao, Michelle Wong, Yan-yan Yip

Noted-takers: Sunny Lam, Stephen Tong, Keith Wu, Wilson Yuen

### Focus Group (Indigenous Villagers) Discussion Summary

#### *Participants' Background*

There were 12 participants in the group of indigenous villagers.

Here is a basic breakdown of some key characteristics of the group:

---

<u>Sex</u>	: 6 male (50%) 6 female (50%)
<u>Identity</u>	: 8 indigenous villagers (66.7%) → 4 male + 4 female 4 relatives of IVs (33.3%)
<u>Exercise of 'ding' right</u> <u>(4 male IVs)</u>	: 1 exercised (25%) 1 applying (25%) 2 not yet (50%)

---

#### 1. Views towards small house development and Small House Policy in rural NT

Unfairness of the privilege

- Only NT IVs have 'ding' right, it is rather unfair to others in HK.
- Even though the application process is long, but IVs can still expect houses to be completed in a foreseeable future, in contrast to the housing difficulties faced by general public nowadays.
- An IV counter-argued that the general public has the right to apply for Home Ownership Scheme, while IVs cannot apply for this due to the collective properties owned by their family and they have to give up their 'ding' right if they want to apply for this scheme.
- SH may be viewed as an inheritance, so it is a family issue to exercise the right or not, others should not intervene.
- The decline of agriculture in Hong Kong implies the initial policy intention becomes

out-of-date; the SHP is about time to be abolished.

#### Discriminatory nature of SHP (Sexual and Territorial)

- The policy granted the right to male just because the traditional role of women being married by men, but culture changes now.
- The 'ding' right of family is going to be terminated if the newborn baby is female. A female participant with only an older sister deserves no right in SHP but she said it is unfair to female IVs.
- A participant pointed out; there were a sprinkling of women who used to apply for small house under a special circumstance.

#### Application time is lengthy

- It takes at least ten years to get the approval and some of the IVs are too old to wait; one of the participants has been waiting for 19 years for government's approval.
- SHP is just mere talking; lots of IVs with 'ding' right have no land for building their own small house.

#### Complex application procedures

- IVs have to go through different procedures for various types of small houses and land during the application, while some participants are not clear about it.
- Government had called back lots of land around 1970s, while applying SH on government land take much longer time.
- One of our participants' lands is located within the Green Belt; he found difficulties in building his SH there due to the planning application process.

#### SH speculation and reasons for objecting SH selling

- In 1990s, people wanted to live together and were not willing to sell their right, regardless the money offered.
- There are a huge group of applicants from overseas, who never live in Hong Kong since they were born, and they claim the right just for profit making. Indigenous villagers are getting wealthier by selling their right and small house.
- A participant believes it is not a problem because it just satisfies needs of money/land/house at all. The long waiting time urges people to sell their right, especially those elderly.
- Developers provide insufficient info to IVs; consultation is not transparent.
- Sold SH or 'ding' right to the outsiders (not in the same clan or surname) would diversified the culture in the villages
- IVs are worried about their security as unknown foreigners (e.g. Pakistani) and outsiders would be introduced to the villages.
- External force like triad' involvement makes small house a hot bed of crime.
- SH is a means of money laundering given no standard price for 'ding' right.

#### Effectiveness of SH restrictive policy

- A participant attempted to provide capital for building SH for his relatives, but resisted later because of the time consuming process of transfer procedures.



### Planning issues of SHP

- Overdevelopment of small houses deteriorates original features of the villages.
- Unauthorized building work of small house pose threats to the general public.
- Low plot ratio of SH implies wastage of land resources.
- Randomly scattered distribution of SH lead to transport and fire safety issues, though building license mentioned 'no guaranteed right of way'.
- SH is crowded because the lands are usually agricultural farmland in the old days which are closely connected to each other. None of the private land owner would give up their land for pathways or roads. Some land owners in Yuen Long and Sai Kung even collect toll fee on their own.
- Some of the SH were built with piles of a five-story building as a preparation for any possible relaxation in plot ratio in the future.

### Usefulness of SHP

- SHP makes the houses in NT look ordered, neat and tidy.
- SH beautifies the city in the manner of management and planning.

### The end of SHP

- SHP will be naturally eliminated after 2047 (as stated in the Basic Law).

## 2. Ideas for change of the policy

### Further restriction on 'ding' right and SH transfer

- Only those IVs who live in Hong Kong for consecutive 7 years should be granted with the 'ding' right. Government may consider to cancel the 'ding' right of those who are holding foreign pass or not born in HK, or even not born in the village.
- More restriction should be applied on selling small houses, which will add difficulty to the transaction and reduce people's incentives to enter this market.
- Sales of 'ding' right should be prohibited. Developers should not be allowed to develop in the villages.

### Planning issues of SHP

- Government should avoid SH being built closed to each other; they should take up the obligation of overall planning of village area.
- Maintain the environs of a recognized village as a counterbalance to the uprising demand for SH, and avoid development extend to Country Park or areas far away from original villages.

### Strict enforcement

- A participant believes once the Lands Department enforces the policy strictly, the dilemma of SHP will be solved easily.
  - Lands Department used 70% of their time for handling complaints.
- Lands Department can exchange lot to deal with the crowding problem of SH.

#### Possible solutions

- Collect the 'ding' right back by cash subsidy/allowance, it is an easy way for administration, the cost varies from 50 thousand to 3.5 million HKD from participant's experience.
- Offer Low Cost Housing Scheme to those IVs who are urgently in need of housing.
- Limit the built area of every SH in order to spare more space for other IVs.
- Offer benefit (not specified, probably tax) to other Hong Kong citizen whenever IVs claim their 'ding' right.
- The policy should expire in 2046.

#### Speed up the application process

- Government may offer more land to IVs and help them in the land swap procedures.

### **3. Views towards development vs conservation in rural NT**

#### Conservation outweigh Development

- The demand of Country Parks travel has to be satisfied, so all country parks should get rid of any kinds of development.
- Land is limited while population is unlimited.
- Development attracts additional population, cars, pollutants, wastes which contaminate the surroundings.
- Housing development may follow the railway establishment instead of randomly scattering to ecological areas, for example there are still massive areas in Kam Tin.

#### Development outweigh Conservation

- People-oriented mindset: People have nowhere to live and the radical environmental groups only concern about the wildlife habitat.
- The example of Fanling Golf Course illustrates the illogical thought of green groups; they are protecting the environment which can provide housing for 200,000 people.
- Housing problem should not be downscale to SHP discussion only; there are still many other factors, e.g. the high vacancy rate in public housing.
- The objection from Green Groups can be dealt by, with reference to Hengqin Island, asking Chinese Government to complete development and reclamation on their own first, while the administration power can be granted to Special Administrative Region like Hong Kong and Macau in the later stage.

#### Possibility of developing ecological sensitive area

- Conservation Area (CA) and Coastal Protection Area (CPA) should not be used for development, since they are the most beautiful environment and last urban lung that HK have. CA & CPA are the last ditch of development land.
- A participant believes Green Belt (GB) should be released for development.

## Focus Group (General Public 1) Discussion Summary

### *Participants' Background*

There were 6 participants in the first group of general public.

The following is a basic breakdown of some key characteristics of the group:

---

<u>Gender</u>	:	4 male (66.7%)
		2 female (33.3%)

---

- One of the participants was a retired civil servant, who worked at the Lands Department since late 1950s

### **1. Views towards small house development in rural New Territories (NT)**

- The participants unanimously expressed their concern about small house development in rural NT. Their top two concerns were (1) the definition of “indigenous villagers in the New Territories” and (2) the ‘ding’ rights
- The participants suggested that the ‘ding’ rights should separately two different rights, namely (1) ownership and (2) land use right
- The participants unanimously agreed that there must be a cut-off date for the Small House Policy (SHP) in the New Territories
- The participants unanimously took the view that there were negative impacts on the general public while there were positive impacts on indigenous villagers.
- The participants argued that they have suffered from unfairness since the implementation of Small House Policy in rural NT. Under the Small House Policy, an indigenous male villager who is 18 years old and is descended through the male line from a resident in 1898 of a recognized village in the New Territories enjoys an entitlement to one concessionary grant during his lifetime to build one small house. However, the general public did not have such entitlement or privilege.
- The participants agreed that both the UK government and Chinese government were reluctant to deal with the issue of SHP in rural NT. As a result, the SHP remained the status quo. Furthermore, some of the participants contend that Article 40 of the Basic Law (which states that “the lawful traditional rights and interests of the indigenous inhabitants of the New Territories shall be protected by the HKSAR”) has made the problem of SHP even worse, because the indigenous villagers have taken the view that the small house development was their lawful traditional rights and interests, which should be protected by the HKSAR
- Regarding the positive impacts on indigenous villagers in relation to SHP, the participants unanimously agreed that the indigenous villagers have enjoyed a

privilege over the general public by having the entitlement to one concessionary right to build one small house without paying any taxes to the government. Moreover, those indigenous villagers (who have migrated to other countries when they were young) could still enjoy the entitlement to one concessionary right to build a small house in rural NT, as long as they could prove that they were descended through the male line from a resident of a recognized village in the New Territories. The participants were shocked.

## **2. Views towards the Small House Policy and ideas for change of the policy**

### ***Continuing the SHP unchanged?***

- The participants unanimously took the view that the SHP must be changed or even abolished in the future
- The participants emphasized that it would be essential to have a clear cut-off date of the SHP. Otherwise, the problem of SHP would be exacerbated and the unfairness towards the general public remains unchanged

### ***Traditional right vs Historical right***

- The participants considered that the SHP was not a traditional right but a historical right of the indigenous villagers, because of the implementation of SHP by the British colonial government
- The participants took the view that it would be very difficult to outlaw all small houses in rural NT. They agreed to maintain the status of those small houses that have been built. However, no more new small houses must be built in rural NT
- Once there was a cut-off date of the SHP, there would be a vertical succession of the existing small house for the indigenous villagers' offspring instead of granting a new concessionary grant to build a new small house

### ***Review the SHP by the Government***

- The participants unanimously took the view that the most important aspect to review the SHP was to set a cut-off date of the SHP. Otherwise, the problem of SHP would not be tackled until 2047. The legal system in Hong Kong after 2047 is uncertain. "One-Country, Two-Systems" is in serious doubt after 2047

### ***Changes of the SHP***

- Apart from setting a cut-off date of the SHP, the participants suggested a modified version of the Small House Policy, which would allow the indigenous villagers to expand their "small houses" vertically, inspired by Mr. Henry Tang, CE candidate in 2012 CE Election
- The participants unanimously suggested a vertical succession of the existing small house for the indigenous villagers' offspring instead of granting a new

concessionary grant to build a new small house. Once the indigenous villagers sold their land, they would no longer be entitled to build a new small house again on another piece of land in rural NT

### 3. Ideas for change of the SHP

#### ***Restrict the small house transaction by imposing permanent moratorium on resale to outsiders***

- The participants supported this idea for change of the SHP
- The participants argued that the indigenous villagers should not sell their small houses to outsiders or property developers. However, once they have sold their small house to outsiders, they would no longer be eligible for the SHP again

#### ***Allow building high rise buildings to accommodate more indigenous villagers on the same land***

- The participants fully supported this idea
- The participants argued that the indigenous villagers' offspring is entitled to build one new story in addition to the existing small house on the same land

#### ***Give public housing to villagers instead of land for building houses***

- The participants partially supported this idea
- Given that there is an excessive demand for public housing in Hong Kong, it would be feasible to build public housing on the indigenous villagers' land in rural NT and then give those public housings to villagers

#### ***Stop accepting small house applications with compensation to eligible villagers who have not yet received grants***

- The participants opposed this idea
- The participants contend that it would be hard to assess the amount of compensation to those eligible villagers who have not yet received grants
- Meanwhile, there would be a potential judicial review launched by those eligible villagers who have not yet received grants under the current SHP (since the indigenous villagers could argue that building small houses was their lawful right)
- Even worse, there would be a reinterpretation of the Basic Law by the NPCSC regarding
- The most plausible solution would be to set a clear cut-off date of the SHP

#### ***Set an expiry date for the policy after which no further registration will be accepted***

- The participants fully supported this idea
- The participants hope the government could set an expiry date for the SHP as soon as possible

***Repeal the authorized status of village representatives and chairman of rural committee in certifying the status of indigenous villagers, and have government keep the register***

- The participants fully supported this idea
- If the government keeps the register, it would enhance the transparency of the system
- The general public could search the status of indigenous villagers

***Abolish the policy immediately without compensation or extension***

- The participants opposed this idea
- The participants feared that there would be a major conflict between the indigenous villagers and the government or even worse the PLA could enter HK and impose a curfew

**4. Views towards development vs conservation in rural NT**

***Recent Policy Address***

- The participants have reservation on using rural land to supply housing for HK, especially they fear that the indigenous villagers would be allowed to build small houses on rural land. As a result, the problem of SHP would be exacerbated
- The participants fear that the SHP would remained a status quo if the indigenous villagers were allowed to build small house in rural land
- There would be more sales of small house transactions once small house were allowed to be built in rural NT

***Reduce the area of green belts around country parks or even reduced the size of country parks***

- The participants agreed that it would be possible to reduce the area of green belts around country parks or even reduced the size of country parks in order to provide more land for Hong Kong By doing so, the demand of housing could be satisfied.
- However, the participants did not agree that the government should do this instead of revising the SHP
- The participants reiterated that it would be essential to review the SHP as soon as possible and the most important issue is to set an expire date for the SHP, hopefully, it would be expired before 2047

## Focus Group (General Public 2) Discussion Summary

### ***Participants' Background***

There were 7 participants in the second group of general public.

The following is a basic breakdown of some key characteristics of the group:

---

<u>Gender</u>	:	1 male (14%)
		6 female (86%)

---

#### **1. Views towards small house development in rural NT**

- The participants questioned the fairness of the small house policy on individual level as well as on society level.
- They thought it was not fair for most Hongkongers to pay for expensive housings while some have a birthright to a 2,100 square feet of housing. One suggested that if her family members have the right, then her opinion would be very different.
- On society level (civilization), it is still not fair because the policy only benefits men and the right often gets abused by selling to make money or other illegal use.
- They were particularly angry at the people who moved overseas but still occupy the land.
- The participants also worry that policy is unsustainable because land is a limited resources in Hong Kong and the Indigenous Villagers (IVs) population would only increase.
- They raised the problem that the small houses are built without any planning so they are not maximising the use of land.
- The only good thing about the policy is that the New Territories would not be overdeveloped like the urban area.

#### **2. Views towards the Small House Policy and ideas for change of the policy**

- The participants wanted the policy to stop immediately because it was meant to be a temporary policy of the colonial government and it should have stopped in 1997.
- They suggested taking the 'ding' right of people living overseas first.
- Then they proposed that the government should set a deadline for applications.
- They also suggested building taller small houses which fit several families in order to have a more efficient use of land
- The government can also put limitations for selling the 'ding' right in order to take away profit-making in the equation.
- In the long run, they proposed letting the IVs to apply for public housing in a separate and shorter queue with financial checks based on the principle that everyone should have the right to live, but that does not equal to the right of ownership.

- However, they worry that the current administration may not have enough support/power to do anything.

### 3. Views towards development vs conservation in rural NT

- The participants wanted a “balance” between the two. They thought that people cannot only concern about the environment because economic development is just as important.
- For the sake of the children, the participants agreed that sacrificing parts of the country parks is fine and only the valuable parts of the parks need to be protected.
- Some participants questioned the cost and the technical feasibility because country parks are hilly and the plot ratio should be reviewed.
- Urban redevelopment should be done better but they agreed that development is inevitable.

## Focus Group (Small House Residents) Discussion Summary

### *Participants’ Background*

There were 5 participants in the group of Small House Residents.

The following is a basic breakdown of some key characteristics of the group:

<u>Gender</u>	: 4 male (80%) 1 female (20%)
<u>Living in small houses</u>	: 4 “5-10 years” (80%) 1 “> 10 years” (20%)
<u>Tenure</u>	: 4 purchased (80%) 1 rental (20%)

### 1. Definitions of Indigenous Villagers

- Not all indigenous villagers are walled village residents (para. 47)
- Male indigenous villagers aged 18 or above are eligible for applying to build a small house (para. 286)

### 2. History and Background of Small House Policy

- Introduced in 1972 (para. 131)
- Riots in 1967 and triggered instability on Kowloon side urged the Colonial Government to introduce the Small House Policy to stabilize the society. (para. 137)
- Hostile attitudes of indigenous villagers towards the British (para. 137)
- The status and history of indigenous people gained respect from this policy.

### 3. Authorization of indigenous identity



- Village head has the power to confirm indigenous identity of any male indigenous residents (para. 115)
- A systematic process to register the name of the male indigenous villagers on the “book”
  - The second day of each year in Chinese calendar will register the new born male babies in previous years.
  - The village head will recognize the indigenous identity in lantern lighting process.

#### **4. Alternatives and changes Small House Problem**

- Constructing taller small house with more storeys
  - Foundation and design of existing small house design constrain the possibility (para. 149-155)
- House exchange (para. 256)
  - Small house in exchange with public housing could be an acceptable option to address the insufficient land supply for small house application.
  - The right to build ‘ding’ in exchange with public housing is not a generally acceptable option for all participants.
- Abolishment of the policy
  - Indigenous tradition should be respected in the sense that the house should be kept for local use instead of resale for profit.
  - Abolishment might cause strong resistance and opposition from indigenous villagers. → let the demand naturally stop when land supply cease eventually (para. 250 & 317)

#### **5. Problems Underlying Small House Policy**

##### Government deficiencies

- Unclear roles and responsibility of government departments
  - Management of different floors of the same small house is responsible by different government departments. The Lands Department in charge of the ground floor while Buildings Department oversees the second and the third floor. (para 236)
  - Sewage treatment facilities are not adequate in term of quality. Septic tank is the general option for small house sewage treatment. Absence of well-linked pipe system to collect effluent from household to central treatment works. Overloaded septic tanks may be a potential problem. (para. 237-238)
- Insufficient planning visions

- Lack overarching planning vision for nature conservation when granting small house development. (para. 220)
- Public facilities and infrastructure development lack proper planning in small house areas. (para. 117)

#### Selling of small house and induced problems

- Social cohesion and tradition preservation
  - Tradition of indigenous village should be respected. Small house policy should be implemented to help preserve “the collective memories” instead of obtaining profits from sale. (para. 139)
- Private interest, collusion and gang
  - The power of village head to authorize the identity of indigenous villager causes strong competition for position of the head. (para. 115) Insufficient supervision over the authorization mechanism necessitates policy revisit. (para. 301)
  - Private developers purchase land and small houses from indigenous villagers to merge and introduce large scale residential projects in New Territories. This facilitates selling of small houses, which are expected to house local people together with the purpose of culture preservation. (para. 107,227 & 301)

#### Recognition of Indigenous Identity

- Power of village head
- Discrimination against female and non-indigenous people and injustice
  - Non-indigenous people are not entitled to the right. The issue becomes more controversial under the pressing concern over staggering housing price. (para. 158 & 195). Large difference between two thousand feet small house and the tiny sub-divided flats which house many of our population nowadays. (para.158 & 195)
- Foreign residents status
  - People with indigenous background residing outside Hong Kong cause contentious debate for their entitlement to ‘ding’. (para. 111, 144 & 288)

### 6. Ideas Concerning Future Development of Small House Policy

After discussion in the break-out session, small house residents who do not have indigenous identity agree on the followings: (para. 324-353)

- Preserve the policy with supplementary conditions
- Supplementary conditions include:
  - No cross-village applications
  - Restrictions on purchase and sale of small house and land
  - Locally-born foreign indigenous residents are entitled the ‘ding’

- Responsibility of public service provision should be borne by the government
- Construction requirements for small house should be revised

## Focus Group plenary session Discussion Summary

### ***Participants' Background***

There were 30 participants.

The following is a basic breakdown of some key characteristics of the group:

<u>Gender</u>	: 15 male (50%) 15 female (50%)
<u>Indigenous Villagers</u>	: 8 (27%)
<u>(IVs) Relatives of IVs</u>	: 4 (13%)
<u>Residents</u>	: 5 (17%)
<u>General Public</u>	: 13 (43%)

#### **1. Pros/Cons about SHP:**

- Unsustainable as population of IVs grows with limited land
- Outdated policy from 1972
- Illegal activities
- Poor planning leading to waste of land use
- Provide cheap housing options
- “Special privilege” in public’s perception creates conflicts in society
  - General public feels unfair due to unequal treatment
  - IVs also feels unfair because they were singled out as a target
    - public housing has a high vacancy as well
    - IVs could not apply for public housing
- Nowadays most IVs with ‘ding’ cannot build small houses because of the lack of land
- Historical value: IVs were there before the HK government was
- SHP is just another public housing policy
- Women should also have ‘ding’

#### **2. Overseas IVs:**

- Purpose of ‘ding’
  - to protect the IVs’ rights to use the land
  - to let IVs live where they belong comfortably
  - not for trading
- If they live overseas, then they do not need it

### 3. Buying/selling:

- Not living in Hong Kong but apply for it and sell it
- Inherited from ancestors, not a business deal/investment
- Limit the buying and selling
- It is not fair that city dwellers can inherit a flat and sell it without any restrictions
- Selling small houses cannot make any profit for they are cheaper than flats in the city

### 4. Illegal Activities:

- Triads' involvement in collecting, selling and buying "ding", land and small houses
- Triads bought land around the villages and scared the senior villagers to sell their land
- Money laundering
  - ICAC would not intervene
  - The "ding", land and small houses could be set at any price
  - Once the small house was built and sold and paid tax, then the money is clean because Hong Kong Monetary Authority does not check where the money came from

### 5. Cutoff date:

- 2047 according to the Basic Law
  - Respect the continuity of policy for stabilising society
- Count the 'ding' upon the cutoff date and only deal with those 'ding' with Deed of Mutual Covenant to fit overall town planning
- After the cutoff date, no 'ding' would be granted
- Between now and 2047, there would still be two generations of people

### 6. Solutions:

- Scrap it by phases
- Combine the 'ding' to build taller houses
  - fit more families
  - minimise land use
- Give priority to IVs in applying for public housing
  - IVs live in 3x700 sq m while a unit of public housing is only around 300 sq m.
- Forbid IVs to sell the 'ding'

- Buy the 'ding' back by compensating with money (equivalent to similar size of flat in the city)
  - but it means IVs have more than 30 years to have as many sons as possible
- Build large residential buildings like Taiwan or the High Island Reservoir project to settle the IVs in the same area
- According to the Outline Zoning Plan, the area of the villages kept expanding. If the Planning Department could be stricter about the V Zone, then the number of small houses would not increase due to the lack of land. Many villages do not allow cross-village application.
- After obtaining the Certificate of Compliance for 5 years, with building license on a private own land, there is no need to pay the difference. Extending the period to 10 years would make selling less attracted as the process would take longer
- Like the public housing scheme, first hand and second hand buyers have to pay the difference and make the outsiders less attracted to buy/sell.

#### **7. Conservation vs. development:**

- Balance
- Human survival more important than anything
- Country park as our backyard

## Appendix II Survey Questionnaire

### 第一部分：自我介紹 Part I: Self-Introduction

先生／小姐／太太您好，我姓 \_\_，係浸會大學社會科學研究中心 o 既訪問員 o 黎 o 既，我地受思匯政策研究所委託，做緊一項有關「土地利用」調查，希望阻您少少時間。請您放心，您提供 o 既資料係會絕對保密 o 既。

I'm calling from the Centre for the Advancement of Social Sciences Research in Hong Kong Baptist University. We're conducting a survey for Civic Exchange, a non-profit, non-partisan research center. We would appreciate getting your anonymous views and opinions on land use issues. This is an anonymous and random survey; our computer has selected your number and there is no way to trace any of your comments back to you.

### 第二部分：甄選問題 Part II: selection questions

**S1. 請問你是否家中 18 歲或以上嘅家庭成員呢？**

**Are you 18 years old or above?**

1. 是 yes
2. 否（完全冇 18 歲或以上 o 既人士响呢個單位居住）No

**S2. 我們想比較擁有申建小型屋宇（簡稱丁屋）權利的新界原居民及沒有這權利的居民的意見。請問你或在你的家庭裡有沒有人仍具有這權利或在過去已行使這權利並已在新界建造一棟丁屋？（單選）【讀出】**

We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?

1. 我是這個人 (Go to Section 2, Part A)  
Yes, I am that person (go to SECTION 2, PART A)
2. 我的家庭裡有這個人，我們住在一起。 (Go to Section 2, Part B)  
Yes, there is a person in my family living with me (GO TO SECTION 2, PART B)
3. 我的家庭裡有這個人，但我們沒有一起住或這個人不在香港居住。 (Go to Section 2, Part C)  
Yes, there is a person in my family living not living with me or living outside Hong Kong (go to SECTION 2, PART C)
4. 我不是住在村屋 (Continue to S3)  
No, and I do not live in a village house (go to S3)
5. 我不是這個人，但我有住在村屋。 (Go to Section 2, Part D)  
No, but I do live in a village house (go to SECTION 2, PART D)

**(S2=4) 如受訪者 4. 我不是住在村屋，請問下列題目**

**S3. 請問你的居住的地方屬於哪一類單位？（單選）【讀出】**

Which of the following categories does your living quarters belong to? (read options)

1. 別墅／平房 (在新界以外層數少的建築物) (Go to S5)  
Villa/Bungalow (low rise not in New Territories)
  2. 自置私人住宅單位(Go to S5)  
Private residential block (own)
  3. 租住私人住宅單位(Go to S5)  
Private residential block (rent)
  4. 政府居屋(Go to S5)  
Government Home Ownership Scheme block
  5. 公營租住房屋(Go to S5)  
Government public housing block
  6. 新型村屋 (Go to S4)  
Modern village house (Go to S4)
  7. 簡單磚石蓋搭建築物／傳統村屋 (Go to S4)  
Simple stone structure / traditional village house (Go to S4)
  8. 臨時房屋／木屋(Go to S5)  
Temporary housing / hut
  9. 由僱主提供的職員宿舍- {如果是私人機構的僱員，請選擇 1.} (Go to S5)  
Quarter provided by Employer
  10. 其他，請註明\_\_\_\_\_
- Other, please specify: \_\_\_\_\_

**S4. 你是否住在現代或傳統的每層七百平方尺的三層式新界村屋或別墅？（單選）  
【不讀出】**

You live in a modern or traditional 3 story, 700 square feet per floor village house or villa?

1. 是 yes (Repeat S2)
2. 不是 no (Repeat S3)

**第三部分：主問卷**

SECTION 1 FOR HALF (600) CASES OF GENERAL PUBLIC WITH NO SMALL HOUSE RELATIONSHIP

**S5. 被訪者性別（單選）(訪問員判斷) CONTROL FOR GENDER**

1. 男 Male (Quota 285)
2. 女 Female (Quota 315)

**S6. 呢個訪問大概會用 15 分鐘，唔知你而家方唔方便接受訪問呢？或者你想唔想選擇另一個更方便既時間？The interviews will take approximately 15 minutes to**

**complete. Would you prefer to be interviewed now or scheduled for a more suitable time?**

1. 現在可以被訪問 Accepted (Continue to Q1)
2. 另擇適當時間 (約時間再致電) Scheduled for a more suitable time (schedule a callback)
3. 拒絕被訪 Refused (thanks and hang up)

**Q1. 請問你係唔係香港永久居民？（單選）【不讀出】 Are you a Permanent Resident of Hong Kong?**

1. 是 Yes
2. 不是 No

**Q2. 你係唔係響香港出生？（單選）【不讀出】 Were you born in Hong Kong?**

1. 香港出生  
Born in Hong Kong
2. 中國大陸出生 → (響香港住左\_\_\_\_\_年)  
Born in China (no. of years living in HK: \_\_\_\_\_ year)
3. 其他地方出生 → (響香港住左\_\_\_\_\_年)  
Born in elsewhere (no. of years living in HK: \_\_\_\_\_ year)
4. 拒絕回答  
Refuse to answer

**Q3. 在十八區中，你住在那一區？（單選）【不讀出】【如受訪者表示不清楚／不知道，可以問屋企最近哪一個港鐵或輕鐵車站】 In which of the 18 Districts do you live in? 【If unsure/DK, what is the nearest MTR, KCR, light rail station to your home?】**

- |    |                     |    |            |
|----|---------------------|----|------------|
| 1  | 中西區                 | 11 | 屯門         |
| 2  | 灣仔                  | 12 | 元朗         |
| 3  | 東區                  | 13 | 葵青         |
| 4  | 南區                  | 14 | 離島         |
| 5  | 油尖旺                 | 15 | 北區         |
| 6  | 深水埗                 | 16 | 大埔         |
| 7  | 九龍城                 | 17 | 沙田         |
| 8  | 黃大仙                 | 18 | 西貢         |
| 9  | 觀塘                  | 19 | 拒絕回答       |
| 10 | 荃灣                  |    |            |
| 1  | Central and Western | 11 | Tuen Mun   |
| 2  | Wan Chai            | 12 | Yuen Long  |
| 3  | Eastern             | 13 | Kwai Tsing |
| 4  | Southern            | 14 | Islands    |
| 5  | Yau Tsim Mong       | 15 | North      |
| 6  | Sham Shui Po        | 16 | Tai Po     |



7	Kowloon City	17	Shatin
8	Wong Tai Sin	18	Sai Kung
9	Kwun Tong	19	Refuse to answer
10	Tsuen Wan		

**Q4a. 你有否聽過一條讓新界男性原居村民得以一生一次向政府申請批准在其所屬的鄉村內的合適土地建造一所小型屋宇的小型屋宇政策（即是丁屋）政策？（單選）【不讀出】 Have you heard of the Small House Policy which grants male New Territories indigenous villagers the once-in-a-lifetime right to apply to build a small house on a suitable site in his own village?**

1. 有 Yes
2. 沒有 No (Go to Q5)

**Q4b. 你是否知道丁屋政策始於七十年代推行作為一短期措施以解決新界原居民的住屋需要？（單選）【不讀出】 Did you know the Small House Policy was originally introduced in the 1970s as a short-term measure to address housing needs of indigenous villagers in the New Territories?**

1. 知道 Yes
2. 不知道 No

**Q5. 你有否曾打算或渴望在新界的丁屋居住（即新界三層式的村屋）？（單選）【不讀出】 Have you ever had an intention/desire to live in a New Territories Small House (the low rise, 3 story houses in the New Territories)?**

1. 有 Yes
2. 沒有 No (Go to Q8)

**Q6. 你有否曾去尋找新界丁屋或丁屋單位作為你的居所？（單選）【不讀出】 Have you ever looked for a NT Small House or Small House flat to live in? (Of those who expressed an intent above)**

1. 有 Yes
2. 沒有 No (Go to Q8)

**Q7. 在尋找丁屋單位時，你的考慮是甚麼？（最多選 3 項）【不讀出】 What things do you consider when looking for a small house flat? (Accept up to 3, but do not prompt)**

- 1 Cheaper rental or purchasing cost  
較平的租金或購入價
- 2 Larger net floor area (more living space)  
(較大的居住空間) 較大的實用面積
- 3 Better environment  
較好的環境
- 4 Better air quality

- 較好的空氣
- 5 Keeping pets  
可養動物
- 6 Space for parking/low or no cost parking  
低泊車成本沒有或 / 有泊車空間
- 7 No or low property management fee  
沒有或低物業管理費
- 8 Suitable for retirement  
適合退休
- 9 Close to natural habitats, water, mountain (for outdoor activities)  
( 進行戶外活動 ) 山，水，接近自然生態棲息地
- 10 Used to live/ grow up in rural area  
習慣居住在郊外地區/在郊外地區長大
- 11 More space for activities/entertainment  
有更多活動或娛樂的空間
- 12 Others, please specify \_\_\_\_\_  
請註明，其他\_\_\_\_\_

**Q8 你是否知道出售丁屋的限制？如果知道，你可以說出這些限制嗎？【不讀出】(複選) Do you know about the restrictions on selling a small house? Can you describe these restrictions?**

1. 知道，在首三年內轉售是受法例約束的 Yes, selling in the first 3 years is restricted
2. 知道，須向政府補付全部市價的地價 Yes, paying full market value premium to the Government
3. 不知道 Don't know

## People's perception towards the small house and rural land development

**Q9 你有多支持或反對維持現行的丁屋政策不變？（單選）【讀出】 How much do you support or oppose continuing the small house policy as it is implemented now unchanged?**

Strongly support 非常支持 1	Support 支持 2	Oppose 反對 3	Strongly oppose 非常反對 4	Don't know 不知道 5
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**Q10 有甚麼問題引起你對新界丁屋發展的關注？（複選）【不讀出】 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below.**

1. Fundamental unsustainability of the policy itself (unlimited demand, limited land supply)  
政策本質上難以持續推行(需求無限, 供應有限)
2. Abuse of the policy by indigenous villagers, leading to speculative development of small houses  
政策被原居民濫用而造成丁屋的投機炒賣
3. Haphazard development of small houses in village areas  
鄉村範圍內隨意興建和發展丁屋
4. Threats to the environment and/or ecology caused by small house development  
丁屋發展對環境及生態構成威脅
5. Drainage and water quality problems in village areas associated with small houses  
與丁屋發展有關的鄉村地區的渠務及水質問題
6. Discriminatory nature of the policy to female indigenous villagers  
政策本身對女士帶有歧視成份
7. Discriminatory nature of the policy to non-indigenous HK people  
政策本身對非原居民的香港人帶有歧視成份
8. Long processing time of small house applications  
丁屋申請的處理時間漫長
9. Others, please specify \_\_\_\_\_  
其他, 請註明\_\_\_\_\_
10. No concerns  
沒有關注

**Q11 社會就以下有關新界丁屋發展涉及各項問題的探討對你來說有多重要？（單選）【讀出 1-4】**

**How important are the following to you for the community to address about small house development in the NT? (Ask each)**

	非常重要 Very important	頗重要 Somewhat important	不太重要 Not so important	完全不重要 Not important at all	不知道 Don't Know
Q11.1 人數無限的原居民向政府申請土地建造丁屋（建屋用地供應有限但需求則無限） Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	1	2	3	4	5
Q11.2 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利 Villages have profited from their land grants by selling their small houses or "ding rights" to outsiders	1	2	3	4	5
Q11.3 新界缺乏全面的發展計劃為香港帶來不良的影響 Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	1	2	3	4	5
Q11.4 丁屋發展危害自然環境及生態 Small house development has damaged the natural environment and ecology	1	2	3	4	5
Q11.5 丁屋政策對女性原居民造成歧視 SHP is discriminatory to female indigenous villagers	1	2	3	4	5
Q11.6 丁屋政策對非原居民的香港人造成歧視／對社會的大多數人不公平 SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	1	2	3	4	5
Q11.7 對丁屋及都市樓宇僭建物的執法程序和取態不同 Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	1	2	3	4	5
Q11.8 政府未有採取任何行動去檢討現行的政策 No action has been taken by the government to review the policy	1	2	3	4	5
Q11.9 丁屋政策受基本法保障 SHP is guaranteed by the Basic Law	1	2	3	4	5
Q11.10 其他，請註明 _____ Any others? please specify _____	1	2	3	4	5

**Q12 你認為以上那一項是你首要關注的問題，或你希望政府或社會該就那一問題率先採取行動？（單選）【需要時讀出】 Which of the above do you consider your number one priority or concern, or which of these do you want government and community to put first for action? (One response only)**

1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)  
屋人數無限的原居民向政府申請土地建造丁(建屋用地供應有限但需求則無限)
2. Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders  
村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利。
3. Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong  
為香港帶來不良的影響新界缺乏全面的發展計劃
4. Small house development has damaged the natural environment and ecology  
丁屋發展危害自然環境及生態
5. SHP is discriminatory to female indigenous villagers  
丁屋政策對女性原居民造成歧視
6. SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society  
對社會的大多數人不公平 / 丁屋政策對非原居民的香港人造成歧視
7. Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings  
對丁屋及都市樓宇僭建物的執法程序和取態不同
8. No action has been taken by the government to review the policy  
政府未有採取任何行動去檢討現行的政策
9. SHP is guaranteed by the Basic Law  
丁屋政策受基本法保障
10. Any others? please specify \_\_\_\_\_  
請註明，其他\_\_\_\_\_

### People’s attitude towards the ideas for change of the policy

**Q13 政府應在甚麼時候檢討丁屋政策？（單選）【讀出 1-4】 When should the government review the Small House Policy? (read options/choose one)**

1. 立即 Immediately
2. 2017 之前 Before 2017
3. 2017 之後 After 2017
4. 沒有需要檢討 No need to review
5. 不關心／不知道 Don’t care/Don’t know

**Q14 你有多同意或不同意以下就改變現行政策的想法？（單選）【讀出 1-4】 How much do you agree or disagree with the following ideas for change of the policy? (Ask each)**

	非常同意 strongly agree	頗重同意 Somewhat agree	不太同意 somewhat disagree	非常不同意 strongly disagree	不知道/不關心 Don't know/Don't care
Q14.1 加入永久中止把丁屋轉讓給外來人士的條款以限制訂丁屋交易 Restrict the small house transaction by imposing permanent moratorium on resale to outsiders	1	2	3	4	5
Q14.2 容許興建多層大廈以讓更多原居民居於相同佔地面積的單位內 Allow building high rise buildings to accommodate more villagers on the same land	1	2	3	4	5
Q14.3 向原居民提供公共房屋以取代給予他們建屋土地 Give public housing to villagers instead of land for houses	1	2	3	4	5
Q14.4 停止接受丁屋申請，並向未尚行使這特權的合資格原居民提供補償 Stop accepting small house applications with compensation to eligible villagers who have not yet received grants	1	2	3	4	5
Q14.5 就政策訂下終結期，在終結期後不再接受任何申請 Set an expiry date for the policy after which no further registration will be accepted	1	2	3	4	5
Q14.6 廢除村代表及村長在核實原居民身份的權力，並由政府保管原居民的登記冊 Repeal the authorized status of village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register	1	2	3	4	5
Q14.7 在沒有補償或延期的情況下馬上廢除這政策 Abolish the policy immediately without compensation or extension	1	2	3	4	5
Q14.8 維持政策不變 Make no change to the policy	1	2	3	4	5

## People's expectation towards new development for rural NT

**Q15** 你有多支持或反對發展新界鄉郊以滿足香港市民的住屋需求？（單選）【讀出 1-4】 **How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

- 1 Strongly support  
強烈支持
- 2 Support  
支持
- 3 Oppose  
反對
- 4 Strongly oppose  
強烈反對
- 5 Don't know/  
不知道

**Q16** 當考慮新界的土地利用時，以下那一項應該是政府的最優先考慮？（單選）【讀出】 **When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

1. Conservation of country parks  
郊野公園的保育
2. Building housing  
興建房屋
3. Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on.  
興建休憩娛樂設施,例如跑步徑,運動場地,哥爾夫球場,單車徑等
4. Building transport (roads and rail), shopping malls and business parks  
興建交通機建(道路及路軌),購物商場及商業公園
5. Retain as agricultural use  
保留作為農業耕作之用
6. Building tourist facilities (like Disneyworld, casinos, etc)  
興建旅遊設施(例如迪士尼世界,賭場等)
7. Remain unchanged  
維持不變

**Q17** 政府是否應就新界鄉郊發展制訂一個全面的規劃？（單選）【讀出 1-4】 **Should the government produce a comprehensive plan for rural NT development?**

- 1 Definitely should  
肯定應該
- 2 Maybe should  
可能應該
- 3 Don't know/Don't care  
不知道/不關心
- 4 Maybe should not

- 5            可能不應該  
              Definitely should not  
              肯定不應該

**Q18 你在過去一年有沒參與過任何政府提出關於新界的公眾諮詢活動？ Have you participated in any government public consultations related to the New Territories within the past year?**

1. 有 Yes ——> 多少次\_\_\_\_\_ (實際數字) how many\_\_\_\_\_(actual number)
2. 沒有 No

**Q19 你贊成或反對改變丁屋政策？（單選）【讀出 1-5】 Are you for or against changing the Small House Policy? (Read out all options)**

- 1        Very strongly against changes  
          **非常強烈反對改變**
- 2        Strongly against changes  
          **強烈反對改變**
- 3        No stance for or against/Neutral  
          **不贊成或不反對/ 中立**
4.       Strongly for changing the policy  
          **強烈贊成改變政策**
5.       Very strongly for changing the policy  
          **非常強烈贊成改變政策**
6.       Don't Know  
          不知道

**<<Go to Q20>>**



**SECTION 2 ALL PARTS BELOW FOR HALF (600 CASES) OF SMALL HOUSE RELATED PERSONS. DO NOT QUOTA ANY PART OF SECTION 2.**

我們想比較擁有申建小型屋宇（簡稱丁屋）權利的新界原居民及沒有這權利的居民的意見。請問你或在你的家庭裡有沒有人仍具有這權利或在過去已行使這權利並已在新界建造一棟丁屋？*We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?*

**SECTION 2, PART A**

**Yes, I am that person (this person should be man ONLY) Could be a woman who has inherited a house from a male relative, thus S10a and 10b**

**(S2=1) (Section 2, PART A) 如受訪者 1. 我是這個人，請問下列題目**

**S7. 呢個訪問大概會用 15 分鐘，唔知你而家方唔方便接受訪問呢？或者你想唔想選擇另一個更方便既時間？*The interviews will take approximately 15 minutes to complete. Would you prefer to be interviewed now or scheduled for a more suitable time?***

1. 現在可以被訪問 Accepted
2. 另擇適當時間 (約時間再致電) Scheduled for a more suitable time (schedule a callback)
3. 拒絕被訪 Refused

**S8. 請問你的居住的地方屬於哪一類單位？（單選）【讀出】**

**Which of the following categories does your living quarters belong to? (read options)**

- 1 Villa/Bungalow  
別墅/平房
- 2 Private residential block (own)  
自置私人樓宇
- 3 Private residential block (rent)  
租住私人樓宇
- 4 Government Home Ownership Scheme block  
居屋
- 5 Government public housing block  
公屋
- 6 Modern village house  
新型村屋
- 7 Simple stone structure / traditional village house

- 石屋/傳統村屋
- 8 Temporary housing / hut  
臨時房屋/木屋
- 9 Quarter provided by Employer- {IF The employer is Private Enterprise - press 1}  
僱主提供宿舍【問：係唔係私人機構既僱員 (如果是的話，按 1)】
- 10 Other, please specify: \_\_\_\_\_  
其他，請註明：\_\_\_\_\_

**S9. 被訪者性別 (單選) (訪問員判斷) Control of Gender**

1. 男 Male (Go to S10b)
2. 女 Female (Go to S10a) ONLY FEMALES GO 10A and 10B

**S10a 請問你與擁有申建小型屋宇 (簡稱丁屋) 權利的人士是甚麼關係? (單選) 【讀出】 What is your relationship with the person who has or had the right to build a small house?**

1. Husband  
丈夫
2. Father  
父親
3. Brother  
兄長
4. Uncle  
叔伯
5. Son  
兒子
6. OTHER (specify \_\_\_\_\_) (should be father in law, brother in law, uncle by marriage, adopted or foster son)  
其他 (請註明\_\_\_\_\_) (應該是外父/公公, 舅仔/叔仔, 姑/姨丈, 養子)

**S10b 請問你與這間小型屋宇 (簡稱丁屋) 的關係是? (單選) 【讀出】 What is your relationship with this small house property?**

1. 繼承自親戚 Inherited it from my relative
2. 從親戚手中購買 Bought it from my relative
3. 與親戚一同居住 Live with my relative in the house
4. 在親戚家某層居住 Live on a floor of the house of my relative
5. 其他, 請註明\_\_\_\_\_ Other, please specify \_\_\_\_\_

**Females GO TO S12 (If male, skip to S11)**

**S11 目前你的土地權利行使狀況是？（單選）【讀出】 What is the current status of your granted land right?**

- 1 Registered claimant but no grant of land yet  
已登記為申請人，但尚未獲批土地
- 2 Received grant but not built yet  
已獲批土地，但尚未開始興建
- 3 Built on granted land but sold it  
已興建房屋，但已出售
- 4 Live in small house built on my grant  
在獲批土地上興建的房屋居住
- 5 Rent out granted small house  
把在獲批土地上興建的房屋出租
- 6 My small house grant occupied by other relative  
獲批土地被親戚佔據

**S12 與你同住的直系親屬中有幾個是原居民？ \_\_\_\_\_(請寫下數字) How many in your immediate family living in the same flat with you are indigenous villagers? \_\_\_\_\_ (enter number)**

**S13 你的家庭中有幾名男性已經行使興建小型屋宇的權利？ \_\_\_\_\_(請寫下數字) How many in your family are males who have already exercised the right to build a small house? \_\_\_\_\_ (enter number)**

**S14 你的家庭中有幾名男性打算或已經申請行使興建小型屋宇的權利？ \_\_\_\_\_(請寫下數字) How many in your family are males who plan to or have applied to exercise the right to build a small house? \_\_\_\_\_ (enter number)**

**Q1. 請問你係唔係香港永久居民？（單選）【不讀出】 Are you a Permanent Resident of Hong Kong ?**

1. 是 Yes
2. 不是 No

**Q2. 你係唔係響香港出生？（單選）【不讀出】 Were you born in Hong Kong ?**

1. 香港出生 Born in Hong Kong
2. 中國大陸出生 ——→(響香港住左\_\_\_\_\_年)  
Born in China (no. of years living in HK: \_\_\_\_\_ year)
3. 其他地方出生 ——→(響香港住左\_\_\_\_\_年)  
Born in elsewhere (no. of years living in HK: \_\_\_\_\_ year)
4. 拒絕回答  
Refuse to answer

**Q3. 在十八區中，你住在那一區？（單選）【不讀出】【如受訪者表示不清楚／不知道，可以問屋企最近哪一個港鐵或輕鐵車站】 In which of the 18 Districts do you live in? 【If unsure/DK, what is the nearest MTR, KCR, light rail station to your home?】**

1	中西區	11	屯門
2	灣仔	12	元朗
3	東區	13	葵青
4	南區	14	離島
5	油尖旺	15	北區
6	深水埗	16	大埔
7	九龍城	17	沙田
8	黃大仙	18	西貢
9	觀塘	19	拒絕回答
10	荃灣		

1	Central and Western	11	Tuen Mun
2	Wan Chai	12	Yuen Long
3	Eastern	13	Kwai Tsing
4	Southern	14	Islands
5	Yau Tsim Mong	15	North
6	Sham Shui Po	16	Tai Po
7	Kowloon City	17	Shatin
8	Wong Tai Sin	18	Sai Kung
9	Kwun Tong	19	Refuse to answer
10	Tsuen Wan		

(No Q4 to Q7)

**Q8 你是否知道出售丁屋的限制？如果知道，你可以說出這些限制嗎？【不讀出】（複選） Do you know about the restrictions on selling a small house? Can you describe these restrictions?**

1. 知道，在首三年內轉售是受法例約束的 Yes. Selling in the first 3 years is restricted
2. 知道，須向政府補付全部市價的地價 Yes. Paying full market value premium to the Government
3. 不知道 No

**People's perception towards the small house and rural land development**

**Q9 你有多支持或反對維持現行的丁屋政策不變？（單選） How much do you support or oppose continuing the small house policy as it is implemented now unchanged?**

Strongly support 非常支持 1	Support 支持 2	Oppose 反對 3	Strongly oppose 非常反對 4	Don't know 不知道 5
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**Q10 有甚麼問題引起你對新界丁屋發展的的關注？（複選）【讀出】 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below)**

1. Fundamental unsustainability of the policy itself (unlimited demand, limited land supply) 政策本質上難以持續推行(需求無限, 供應有限)
2. Abuse of the policy by indigenous villagers, leading to speculative development of small houses 政策被原居民濫用而造成丁屋的投機炒賣
3. Haphazard development of small houses in village areas 鄉村範圍內隨意興建和發展丁屋
4. Threats to the environment and/or ecology caused by small house development 丁屋發展對環境及生態構成威脅
5. Drainage and water quality problems in village areas associated with small houses 與丁屋發展有關的鄉村地區的渠務及水質問題
6. Discriminatory nature of the policy to female indigenous villagers 政策本身對女士帶有歧視成份
7. Discriminatory nature of the policy to non-indigenous HK people 政策本身對非原居民的香港人帶有歧視成份
8. Long processing time of small house applications 丁屋申請的處理時間漫長
9. Others, please specify \_\_\_\_\_ 請註明, 其他 \_\_\_\_\_
10. No concerns 沒有關注

**Q11 社會就以下有關新界丁屋發展涉及各項問題的探討對你來說有多重要？（單選）【讀出 1-4】 How important are the following to you for the community to address about small house development in the NT? (Ask each)**

	非常重要 very Important	頗重要 Somewhat Important	不太重要 Not so important	完全不重 要 Not important at all	不知 道 【不 讀 出】 Don't know
Q11.1 人數無限的原居民向政府申請土地建造丁屋（建屋用地供應有限但需求則無限） 1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	1	2	3	4	5
Q11.2 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利 Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders	1	2	3	4	5
Q11.3 新界缺乏全面的發展計劃為香港帶來不良的影響 Lack of comprehensive	1	2	3	4	5

development plan in NT leads to unfavorable impacts to Hong Kong					
Q11.4 丁屋發展危害自然環境及生態 Small house development has damaged the natural environment and ecology	1	2	3	4	5
Q11.5 丁屋政策對女性原居民造成歧視 SHP is discriminatory to female indigenous villagers	1	2	3	4	5
Q11.6 丁屋政策對非原居民的香港人造成歧視／對社會的大多數人不公平 SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	1	2	3	4	5
Q11.7 對丁屋及都市樓宇僭建物的執法程序和取態不同 Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	1	2	3	4	5
Q11.8 政府未有採取任何行動去檢討現行的政策 No action has been taken by the government to review the policy	1	2	3	4	5
Q11.9 丁屋政策受基本法保障 SHP is guaranteed by the Basic Law	1	2	3	4	5
Q11.10 其他，請註明 _____ Any others? please specify _____	1	2	3	4	5

**Q12 你認為以上那一項是你首要關注的問題，或你希望政府或社會該就那一問題率先採取行動？（單選）【需要時讀出】 Which of the above do you consider your number one priority or concern, or which of these do you want government and community to put first for action? (One response only)**

1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing) ( 建屋用地供應有限但需求則無限 ) 人數無限的原居民向政府申請土地建造丁屋
2. Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利
3. Lack of comprehensive development plan in NT leads to unfavorable impacts to village environments 新界缺乏全面的發展計劃為香港帶來不良的影響
4. Small house development has damaged the natural environment and ecology 丁屋發展危害自然環境及生態
5. SHP is regarded as discriminatory to female indigenous villagers 丁屋政策對女性原居民造成歧視
6. SHP is regarded as discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society 對社會的大多數人不公平 / 丁屋政策對非原居民的香港人造成歧視
7. Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings 對丁屋及都市樓宇僭建物的執法程序和取態不同

8. No pragmatic action has been taken by the government to review the policy 政府未有採取任何行動去檢討現行的政策
9. SHP is guaranteed by the Basic Law 丁屋政策受基本法保障
10. Others, please specify \_\_\_\_\_ 請註明，其他 \_\_\_\_\_

### People's attitude towards the ideas for change of the policy

**Q13 政府應在甚麼時候檢討丁屋政策？（單選）【讀出 1-4】 When should the government review the Small House Policy?**

1. Immediately 立即
2. Before 2017 2017之前
3. After 2017 2017之後
4. No need to review 沒有需要檢討
5. Don't care/ Don't know 不知道 / 不關心

**Q14 你有多同意或不同意以下就改變現行政策的想法？（單選）【讀出 1-4】 How much do you agree or disagree with the following ideas for change of the policy? (Ask each)**

	非常同意 Strongly Agree	頗重同意 Somewhat agree	不太同意 Somewhat disagree	非常不同意 Strongly disagree	不知道／不關心 DON'T KNOW/Don't care
Q14.1 加入永久中止把丁屋轉讓給外來人士的條款以限制訂丁屋交易 Restrict the small house transaction by imposing permanent moratorium on resale to outsiders	1	2	3	4	5
Q14.2 容許興建多層大廈以讓更多原居民居於相同佔地面積的單位內 Allow building high rise buildings to accommodate more villagers on the same land	1	2	3	4	5
Q14.3 向原居民提供公共房屋以取代給予他們建屋土地 Give public housing to villagers instead of land for houses	1	2	3	4	5
Q14.4 停止接受丁屋申請，並向未尚行使這特權的合資格原居民提供補償 Stop accepting small house applications with compensation to eligible villagers who have not yet received grants	1	2	3	4	5
Q14.5 就政策訂下終結期，在終結期後不再接受任何申請 Set an expiry date for the policy after which no further registration will be accepted	1	2	3	4	5
Q14.6 廢除村代表及村長在核實原居民身份的權力，並由政府保管原居民的登記冊 Repeal the authorized status of	1	2	3	4	5

village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register					
Q14.7 在沒有補償或延期的情況下馬上廢除這政策 Abolish the policy immediately without compensation or extension	1	2	3	4	5
Q14.8 維持政策不變 Make no change to the policy	1	2	3	4	5

### People's expectation towards new development for rural NT

**Q15 你有多支持或反對發展新界鄉郊以滿足香港市民的住屋需求？（單選）【讀出 1-4】 How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

- 1 Strongly support 強烈支持
- 2 Support 支持
- 3 Oppose 反對
- 4 Strongly oppose 強烈反對
- 5 Don't know 不知道

**Q16 當考慮新界的土地利用時，以下那一項應該是政府的最優先考慮？（單選）【讀出】 When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

1. Conservation of country parks 郊野公園的保育
2. Building housing 興建房屋
3. Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on. 興建休憩娛樂設施,例如跑步徑,運動場地,哥爾夫球場,單車徑等
4. Building transport (roads and rail), shopping malls and business parks 興建交通機建(道路及路軌),購物商場及商業公園
5. Retain as agricultural use 保留作為農業耕作之用
6. Building tourist facilities (like Disneyworld, casinos, etc) 興建旅遊設施 (例如迪士尼世界,賭場等)
7. Remain unchanged 維持不變

**Q17 政府是否應就新界鄉郊發展制訂一個全面的規劃？（單選）【讀出 1-4】 Should the government produce a comprehensive plan for rural NT development?**

1. 肯定應該 Definitely should



2. 可能應該 Maybe should
3. 可能不應該 Maybe should not
4. 肯定不應該 Definitely should not
5. 不知道/不關心【不讀出】 Don't know/Don't care

**Q18 你在過去一年有沒參與過任何政府提出關於新界的公眾諮詢活動？ Have you participated in any government public consultations related to the New Territories within the past year?**

1. 有 Yes ——> 多少次\_\_\_\_\_ (實際數字) How many \_\_\_\_\_(actual number)
2. 沒有 No

**Q19 你贊成或反對改變丁屋政策？（單選）【讀出 1-5】 Are you for or against changing the Small House Policy? (Read out all options)**

- 1 Very strongly against changes 非常強烈反對改變
- 2 Strongly against changes 強烈反對改變
- 3 No stance for or against/Neutral 不贊成或不反對/ 中立
- 4 Strongly for changing the policy 強烈贊成改變政策
- 5 Very strongly for changing the policy 非常強烈贊成改變政策
- 6 Don't Know 不知道

<<Go to Q20>>

RESPONSE TO:

*We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?*

## SECTION 2, PART B

**Yes, there is a person in my family living with me**

**(S2=2) SECTION 2, PART B 如受訪者 2. 我的家庭裡有這個人，我們住在一起，請問下列題目**

**S15 我依家可唔可以同佢講？ Is that person available to speak to at this time?**

1. 可以 (Thank you, we would like to speak to you first, then to your relative)
2. 唔可以 (Go to S16)

**S16 我哋可唔可以另擇適當時間再致電或者請你留下他的電話號碼？他的聯絡電話會係訪問之後銷毀。 May we have a time to call back when that person would be available, or may we have a telephone number to reach that person? The number will be erased after we contact him or her in order to ensure anonymity.**

1. 可以 Yes (Record number, set up for call back after this call ends) (Thank you, we would like to speak to you first, then to your relative LATER)
2. 唔可以 No (Go to S 17 after below phrase: Thank you, BUT we would like to speak to you IF POSSIBLE, PLEASE)

**S17. 呢個訪問大概會用 15 分鐘，唔知你而家方唔方便接受訪問呢？或者你想唔想選擇另一個更方便既時間？ The interviews will take approximately 15 minutes to complete. Would you prefer to be interviewed now or scheduled for a more suitable time?**

- 1 Accepted 現在可以被訪問
- 2 Scheduled for a more suitable time (schedule a callback) 另擇適當時間 (約時間再致電)
- 3 Refused 拒絕被訪

**S18. 請問你的居住的地方屬於哪一類單位？（單選）【讀出】 Which of the following categories does your living quarters belong to? (read options)**

- 1 Villa/Bungalow 別墅/平房
- 2 Private residential block (own) 自置私人樓宇
- 3 Private residential block (rent) 租住私人樓宇
- 4 Government Home Ownership Scheme block 居屋

- 5 Government public housing block 公屋
- 6 Modern village house 新型村屋
- 7 Simple stone structure / traditional village house 石屋/傳統村屋
- 8 Temporary housing / hut 臨時房屋/木屋
- 9 Quarter provided by Employer- {IF The employer is Private Enterprise - press 1} 僱主提供宿舍問：係唔係私人機構既僱員 (如果是的話，按 1)
- 10 Other, please specify: \_\_\_\_\_ 其他，請註明：\_\_\_\_\_

**S19. 被訪者性別 (單選) (訪問員判斷) Control of Gender**

- 1. 男 Male
- 2. 女 Female (Go to S20a)

**S20a 請問你與擁有申建小型屋宇 (簡稱丁屋) 權利的人士是甚麼關係? (單選) 【讀出】 What is your relationship with the person who has or had the right to build a small house?**

- 1. Husband 丈夫
- 2. Father 父親
- 3. Brother 兄長
- 4. Uncle 叔伯
- 5. Son 兒子
- 6. OTHER (specify \_\_\_\_\_) (should be father in law, brother in law, uncle by marriage, adopted or foster son) 其他 (請註明\_\_\_\_\_) (應該是外父 / 公公, 舅仔 / 叔仔, 姑 / 姨丈, 養子)

**S20b 請問你與這間小型屋宇 (簡稱丁屋) 的關係是? (單選) 【讀出】 What is your relationship with this small house property?**

- 1. 繼承自親戚 Inherited it from my relative
- 2. 從親戚手中購買 Bought it from my relative
- 3. 與親戚一同居住 Live with my relative in the house
- 4. 在親戚家某層居住 Live on a floor of the house of my relative
- 5. 其他，請註明\_\_\_\_\_ Other, please specify \_\_\_\_\_

**S21 目前你親戚的土地權利行使狀況是? (單選) 【讀出】 What is the current status of your RELATIVE'S granted land right?**

- 1 Registered claimant but no grant of land yet 已登記為申請人，但尚未獲批土地
- 2 Received grant but not built yet 已獲批土地，但尚未開始興建
- 3 Built on granted land but sold it 已興建房屋，但已出售
- 4 Live in small house built on my grant 在獲批土地上興建的房屋居住
- 5 Rent out granted small house 把在獲批土地上興建的房屋出租
- 6 My small house grant occupied by other relative 獲批土地被親戚佔據
- 7 Don't Know 不知道

**S22** 與你同住的直系親屬中有幾個是原居民？ \_\_\_\_\_(請寫下數字) How many in your immediate family living in the same flat with you are indigenous villagers? \_\_\_\_\_ (enter number)

**S23** 你的家庭中有幾名男性已經行使興建小型屋宇的權利？ \_\_\_\_\_(請寫下數字) How many in your family are males who have already exercised the right to build a small house? \_\_\_\_\_ (enter number)

**S24** 你的家庭中有幾名男性打算或已經申請行使興建小型屋宇的權利？ \_\_\_\_\_(請寫下數字) How many in your family are males who plan to or have applied to exercise the right to build a small house? \_\_\_\_\_ (enter number)

**Q1. 請問你係唔係香港永久居民？（單選）【不讀出】 Are you a Permanent Resident of Hong Kong ?**

1. 是 Yes
2. 不是 No

**Q2. 你係唔係響香港出生？（單選）【不讀出】 Were you born in Hong Kong?**

1. 香港出生 Born in Hong Kong
2. 中國大陸出生 Born in China ——>(響香港住左\_\_年)(no. of years living in HK: \_\_ year)
3. 其他地方出生 Born elsewhere ——>(響香港住左\_\_年) (no. of years living in HK: \_\_ year)
4. 拒絕回答 Refuse to answer

**Q3. 在十八區中，你住在那一區？（單選）【不讀出】【如受訪者表示不清楚／不知道，可以問屋企最近哪一個港鐵或輕鐵車站】 In which of the 18 Districts do you live in? 【If unsure/DK, what is the nearest MTR, KCR, light rail station to your home?】**

- |    |     |    |      |
|----|-----|----|------|
| 1  | 中西區 | 11 | 屯門   |
| 2  | 灣仔  | 12 | 元朗   |
| 3  | 東區  | 13 | 葵青   |
| 4  | 南區  | 14 | 離島   |
| 5  | 油尖旺 | 15 | 北區   |
| 6  | 深水埗 | 16 | 大埔   |
| 7  | 九龍城 | 17 | 沙田   |
| 8  | 黃大仙 | 18 | 西貢   |
| 9  | 觀塘  | 19 | 拒絕回答 |
| 10 | 荃灣  |    |      |

- |    |                     |    |                  |
|----|---------------------|----|------------------|
| 1  | Central and Western | 11 | Tuen Mun         |
| 2  | Wan Chai            | 12 | Yuen Long        |
| 3  | Eastern             | 13 | Kwai Tsing       |
| 4  | Southern            | 14 | Islands          |
| 5  | Yau Tsim Mong       | 15 | North            |
| 6  | Sham Shui Po        | 16 | Tai Po           |
| 7  | Kowloon City        | 17 | Shatin           |
| 8  | Wong Tai Sin        | 18 | Sai Kung         |
| 9  | Kwun Tong           | 19 | Refuse to answer |
| 10 | Tsuen Wan           |    |                  |

No Q4 to Q7

**Q8 你是否知道出售丁屋的限制？如果知道，你可以說出這些限制嗎？【不讀出】（複選） Do you know about the restrictions on selling a small house? Can you describe these restrictions?**

1. 知道，在首三年內轉售是受法例約束的 Yes. Selling in the first 3 years is restricted
2. 知道，須向政府補付全部市價的地價 Yes. Paying full market value premium to the government
3. 不知道 No

## People's perception towards the small house and rural land development

**Q9 你有多支持或反對維持現行的丁屋政策不變？（單選）【讀出】 How much do you support or oppose continuing the small house policy as it is implemented now unchanged?**

非常支持 Strongly support	支持 Support	反對 Oppose	非常反對 Strongly oppose	不知道 Don't know
1	2	3	4	5

**Q10 有甚麼問題引起你對新界丁屋發展的的關注？（複選）【讀出】 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below)**

1. Fundamental unsustainability of the policy itself (unlimited demand, limited land supply) 政策本質上難以持續推行(需求無限, 供應有限)
2. Abuse of the policy by indigenous villagers, leading to speculative development of small houses 政策被原居民濫用而造成丁屋的投機炒賣
3. Haphazard development of small houses in village areas 鄉村範圍內隨意興建和發展丁屋
4. Threats to the environment and/or ecology caused by small house development 丁屋發展對環境及生態構成威脅
5. Drainage and water quality problems in village areas associated with small houses 鄉村地區的渠務及水質問題與丁屋發展有關
6. Discriminatory nature of the policy to female indigenous villagers 政策本身對女士帶有歧視成份
7. Discriminatory nature of the policy to non-indigenous HK people 政策本身對非原居民的香港人帶有歧視成份
8. Long processing time of small house applications 丁屋申請的處理時間漫長
9. Others, please specify \_\_\_\_\_ 其他, 請註明 \_\_\_\_\_
10. No concerns 沒有關注

**Q11 社會就以下有關新界丁屋發展涉及各項問題的探討對你來說有多重要？（單選）【讀出 1-4】 How important are the following to you for the community to address about small house development in the NT? (Ask each)**

	非常重要 Very Important	頗重要 Somewhat Important	不太重要 Not so important	完全不重要 Not important at all	不知道 DON'T KNOW
Q11.1 人數無限的原居民向政府申請土地建造丁屋（建屋用地供應有限但需求則無限） Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	1	2	3	4	5
Q11.2 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利 Villages have profited from their land grants by selling their small houses or "ding rights" to outsiders	1	2	3	4	5
Q11.3 新界缺乏全面的發展計劃為香港帶來不良的影響 Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	1	2	3	4	5
Q11.4 丁屋發展危害自然環境及生態 Small house development has damaged the natural environment and ecology	1	2	3	4	5
Q11.5 丁屋政策對女性原居民造成歧視 SHP is regarded as discriminatory to female indigenous villagers	1	2	3	4	5
Q11.6 丁屋政策對非原居民的香港人造成歧視／對社會的大多數人不公平 SHP is regarded as discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	1	2	3	4	5
Q11.7 對丁屋及都市樓宇僭建物的執法程序和取態不同 Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	1	2	3	4	5
Q11.8 政府未有採取任何行動去檢討現行的政策 No pragmatic action has been taken by the government to review the policy	1	2	3	4	5
Q11.9 丁屋政策受基本法保障 SHP is guaranteed by the Basic Law	1	2	3	4	5
Q11.10 其他，請註明 _____ Others, please specify _____	1	2	3	4	5

**Q12 你認為以上那一項是你首要關注的問題，或你希望政府或社會該就那一問題率先採取行動？（單選）【需要時讀出】 Which of the above do you consider your number one priority or concern, or which of these do you want government and community to put first for action? (One response only)**

1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing) 建屋用地供應有限但需求則 ) 人數無限的原居民向政府申請土地建造丁屋 (無限)
2. Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders 利用自己的特惠建屋資格圖利，村民透過向外來人士出售其丁屋或丁權
3. Lack of comprehensive development plan in NT leads to unfavorable impacts to village environments 新界缺乏全面的發展計劃為香港帶來不良的影響
4. Small house development has damaged the natural environment and ecology 丁屋發展危害自然環境及生態
5. SHP is regarded as discriminatory to female indigenous villagers 丁屋政策對女性原居民造成歧視
6. SHP is regarded as discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society 對社會的大多數人不公平 / 丁屋政策對非原居民的香港人造成歧視
7. Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings 對丁屋及都市樓宇僭建物的執法程序和取態不同
8. No pragmatic action has been taken by the government to review the policy 政府未有採取任何行動去檢討現行的政策
9. SHP is guaranteed by the Basic Law 丁屋政策受基本法保障
10. Others, please specify \_\_\_\_\_ 請註明，其他 \_\_\_\_\_

### People’s attitude towards the ideas for change of the policy

**Q13 政府應在甚麼時候檢討丁屋政策？（單選）【讀出 1-4】 When should the government review the Small House Policy?**

1. Immediately 立即
2. Before 2017 2017之前
3. After 2017 2017之後
4. No need to review 沒有需要檢討
5. Don’t care/ Don’t know 不知道 / 不關心

**Q14 你有多同意或不同意以下就改變現行政策的想法？（單選）【讀出 1-4】 How much do you agree or disagree with the following ideas for change of the policy? (Ask each)**

	非常同意 Strongly Agree	頗重同意 Somewhat agree	不太同意 Somewhat disagree	非常不同意 Strongly disagree	不知道/不關心 DON'T KNOW/Don't care
Q14.1 加入永久中止把丁屋轉讓給外來人士的條款以限制訂丁屋交易 Restrict the small house transaction by	1	2	3	4	5



imposing permanent moratorium on resale to outsiders					
Q14.2 容許興建多層大廈以讓更多原居民居於相同佔地面積的單位內 Allow building high rise buildings to accommodate more villagers on the same land	1	2	3	4	5
Q14.3 向原居民提供公共房屋以取代給予他們建屋土地 Give public housing to villagers instead of land for houses	1	2	3	4	5
Q14.4 停止接受丁屋申請，並向未尚行使這特權的合資格原居民提供補償 Stop accepting small house applications with compensation to eligible villagers who have not yet received grants	1	2	3	4	5
Q14.5 就政策訂下終結期，在終結期後不再接受任何申請 Set an expiry date for the policy after which no further registration will be accepted	1	2	3	4	5
Q14.6 廢除村代表及村長在核實原居民身份的權力，並由政府保管原居民的登記冊 Repeal the authorized status of village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register	1	2	3	4	5
Q14.7 在沒有補償或延期的情況下馬上廢除這政策 Abolish the policy immediately without compensation or extension	1	2	3	4	5
Q14.8 維持政策不變 Make no change to the policy	1	2	3	4	5

## People's expectation towards new development for rural NT

**Q15 你有多支持或反對發展新界鄉郊以滿足香港市民的住屋需求？（單選）【讀出 1-4】 How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

- 1 Strongly support 強烈支持
- 2 Support 支持
- 3 Oppose 反對
- 4 Strongly oppose 強烈反對
- 5 Don't know 不知道

**Q16** 當考慮新界的土地利用時，以下那一項應該是政府的最優先考慮？（單選）【讀出】 **When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

1. Conservation of country parks 郊野公園的保育
2. Building housing 興建房屋
3. Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on 興建休憩娛樂設施,例如跑步徑,運動場地,哥爾夫球場,單車徑等
4. Building transport (roads and rail), shopping malls and business parks 興建交通機建(道路及路軌),購物商場及商業公園
5. Retain as agricultural use 保留作為農業耕作之用
6. Building tourist facilities (like Disneyworld, casinos, etc.) 興建旅遊設施 (例如迪士尼世界,賭場等)
7. Remain unchanged 維持不變

**Q17** 政府是否應就新界鄉郊發展制訂一個全面的規劃？（單選）【讀出 1-4】 **Should the government produce a comprehensive plan for rural NT development?**

- 1 Definitely should 肯定應該
- 2 Maybe should 可能應該
- 3 Don't know/Don't care 不知道 / 不關心
- 4 Maybe should not 可能不應該
- 5 Definitely should not 肯定不應該

**Q18** 你在過去一年有沒參與過任何政府提出關於新界的公眾諮詢活動？ **Have you participated in any government public consultations related to the New Territories within the past year?**

1. 有 Yes ——> 多少次\_\_\_\_\_ (實際數字) How many \_\_\_\_\_ (actual number)
2. 沒有 No

**Q19** 你贊成或反對改變丁屋政策？（單選）【讀出 1-5】 **Are you for or against changing the Small House Policy? (Read out all options)**

- 1 Very strongly against changes 非常強烈反對改變
- 2 Strongly against changes 強烈反對改變
- 3 No stance for or against/Neutral 不贊成或不反對/中立

4. Strongly for changing the policy 強烈贊成改變政策
5. Very strongly for changing the policy 非常強烈贊成改變政策
6. Don't Know 不知道

**Go to Q20**

RESPONSE TO:

*We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?*

**SECTION 2, PART C Yes, there is a person in my family not living with me or who is living outside Hong Kong**

**(S2=3) SECTION 2, PART C 如受訪者，3. 我的家庭裡有這個人，但我們沒有一起住或這個人不在香港居住。請問下列題目**

**S25. 呢個訪問大概會用 15 分鐘，唔知你而家方唔方便接受訪問呢？或者你想唔想選擇另一個更方便既時間？The interviews will take approximately 15 minutes to complete. Would you prefer to be interviewed now or scheduled for a more suitable time?**

- 1 Accepted 現在可以被訪問
- 2 Scheduled for a more suitable time (schedule a callback) 另擇適當時間 (約時間再致電)
- 3 Refused 拒絕被訪

**S26. 請問你的居住的地方屬於哪一類單位？（單選）【讀出】Which of the following categories does your living quarters belong to? (read options)**

- 1 Villa/Bungalow 別墅/平房 (在新界以外層數少的建築物)
- 2 Private residential block (own) 私人住宅單位(自置)
- 3 Private residential block (rent) 私人住宅單位(租住)
- 4 Government Home Ownership Scheme block 政府居屋
- 6 Government public housing block 公營租住房屋
- 7 Modern village house 新型村屋
- 8 Simple stone structure / traditional village house 簡單磚石蓋搭建築物 / 傳統村屋

- 9 Temporary housing / hut 臨時房屋/木屋
- 10 Quarter provided by Employer- {IF The employer is Private Enterprise - press 1} 由僱主提供的職員宿舍
- 11 Other, please specify: \_\_\_\_\_ 其他, 請註明 \_\_\_\_\_

**S27. 被訪者性別 (單選) (訪問員判斷) Control of Gender**

1. 男 Male
2. 女 Female

**S28a 請問你與擁有申建小型屋宇 (簡稱丁屋) 權利的人士是甚麼關係? (單選) 【讀出】 What is your relationship with the person who has or had the right to build a small house?**

1. Husband 丈夫
2. Father 父親
3. Brother 兄長
4. Uncle 叔伯
5. Son 兒子
6. OTHER (specify \_\_\_\_\_) (should be father in law, brother in law, uncle by marriage, adopted or foster son) 其他 (請註明 \_\_\_\_\_) (應該是外父 / 公公, 舅仔 / 叔仔, 姑 / 姨丈, 養子)

**S28b 請問你與這間小型屋宇 (簡稱丁屋) 的關係是? (單選) 【讀出】 What is your relationship with HIS small house property?**

1. Inherited it from my relative 繼承自親戚
2. Bought it from my relative 從親戚手中購買
3. Live with my relative in the house 與親戚一同居住
4. Live on a floor of the house of my male relative 在親戚家某層居住
5. Other (specify \_\_\_\_\_) 其他, (請註明 \_\_\_\_\_)

**S29 目前他的土地權利行使狀況是? (單選) 【讀出】 What is the current status of HIS granted land?**

- 1 Registered claimant but no grant of land yet 已登記為申請人, 但尚未獲批土地
- 2 Received grant but not built yet 已獲批土地, 但尚未開始興建
- 3 Built on granted land but sold it 已興建房屋, 但已出售
- 4 Live in small house built on my grant 在獲批土地上興建的房屋居住

- 5 Rent out granted small house 把在獲批土地上興建的房屋出租
- 6 My small house grant occupied by other relative 獲批土地被親戚佔據
- 7 Don't Know 不知道

**S30 與你同住的直系親屬中有幾個是原居民？ \_\_\_\_\_ (請寫下數字) How many in your immediate family living in the same flat with you are indigenous villagers? \_\_\_\_\_ (enter number)**

**S31 你的家庭中有幾名男性已經行使興建小型屋宇的權利？ \_\_\_\_\_ (請寫下數字) How many in your family are males who have already exercised the right to build a small house? \_\_\_\_\_ (enter number)**

**S32 你的家庭中有幾名男性打算或已經申請行使興建小型屋宇的權利？ \_\_\_\_ (請寫下數字) When did you buy or rent the village house in which you live? \_\_\_\_ (enter number)**

**Q1. 請問你係唔係香港永久居民？ (單選) 【不讀出】 Are you a Permanent Resident of Hong Kong?**

- 1. 是 Yes
- 2. 不是 No

**Q2. 你係唔係響香港出生？（單選）【不讀出】 Were you born in Hong Kong ?**

1. 香港出生 Born in Hong Kong
2. 中國大陸出生 Born in China → (響香港住左\_\_年) (no. of years living in HK: \_\_ year)
3. 其他地方出生 Born in elsewhere → (響香港住左\_\_年) (no. of years living in HK: \_\_ year)
4. 拒絕回答 Refuse to answer

**Q3. 在十八區中，你住在那一區？（單選）【不讀出】【如受訪者表示不清楚／不知道，可以問屋企最近哪一個港鐵或輕鐵車站】. In which of the 18 Districts do you live in? 【If unsure/DK, what is the nearest MTR, KCR, light rail station to your home? 】**

- |    |     |    |      |
|----|-----|----|------|
| 1  | 中西區 | 11 | 屯門   |
| 2  | 灣仔  | 12 | 元朗   |
| 3  | 東區  | 13 | 葵青   |
| 4  | 南區  | 14 | 離島   |
| 5  | 油尖旺 | 15 | 北區   |
| 6  | 深水埗 | 16 | 大埔   |
| 7  | 九龍城 | 17 | 沙田   |
| 8  | 黃大仙 | 18 | 西貢   |
| 9  | 觀塘  | 19 | 拒絕回答 |
| 10 | 荃灣  |    |      |

- |    |                     |    |                  |
|----|---------------------|----|------------------|
| 1  | Central and Western | 11 | Tuen Mun         |
| 2  | Wan Chai            | 12 | Yuen Long        |
| 3  | Eastern             | 13 | Kwai Tsing       |
| 4  | Southern            | 14 | Islands          |
| 5  | Yau Tsim Mong       | 15 | North            |
| 6  | Sham Shui Po        | 16 | Tai Po           |
| 7  | Kowloon City        | 17 | Shatin           |
| 8  | Wong Tai Sin        | 18 | Sai Kung         |
| 9  | Kwun Tong           | 19 | Refuse to answer |
| 10 | Tsuen Wan           |    |                  |

**Q4. 你有否聽過一條讓新界男性原居村民得以一生一次向政府申請批准在其所屬的鄉村內的合適土地建造一所小型屋宇的小型屋宇政策（即是丁屋）政策？（單選）【不讀出】 Have you heard of the Small House Policy which grants male New Territories indigenous villagers the once-in-a-lifetime right to apply to build a small house on a suitable site in his own village?**

1. 有 yes
2. 沒有 no (Go to Q5)

**Q5. 你有否曾打算或渴望在新界的丁屋居住（即新界三層式的村屋）？（單選）【不讀出】 Have you ever had an intention/desire to live in a NT Small House (the low rise, 3 story houses in the NT)?**

1. 有 yes
2. 沒有 no (Go to Q8)

**Q6. 你有否曾去尋找新界丁屋或丁屋單位作為你的居所？（單選）【不讀出】 Have you ever looked for a NT Small House or Small House flat to live in?**

1. 有 yes
2. 沒有 no (Go to Q8)

**Q7. 在尋找丁屋單位時，你的考慮是甚麼？（最多選 3 項）【不讀出】 What things do you consider when looking for a small house flat? (Accept up to 3, but do not prompt)**

1. Cheaper rental or purchasing cost 較平的租金或購入價
2. Larger net floor area (more living space) 較大的實用面積 (較大的居住空間)
3. Better environment 較好的環境
4. Better air quality 較好的空氣
5. Keeping pets 可養動物
6. Space for parking/low or no cost parking 沒有或低泊車成本 / 有泊車空間
7. No or low property management fee 沒有或低物業管理費
8. Suitable for retirement 適合退休
9. Close to natural habitats, water, mountain (for outdoor activities) (進行戶外活動) 山, 水, 接近自然生態棲息地
10. Used to live/ grow up in rural area 習慣居住在郊外地區/在郊外地區長大
11. More space for activities/entertainment 有更多活動或娛樂的空間
12. Others, please specify \_\_\_\_\_ 請註明, 其他 \_\_\_\_\_

**Q8 你是否知道出售丁屋的限制？如果知道，你可以說出這些限制嗎？【不讀出】（複選） Do you know about the restrictions on selling a small house? Can you describe these restrictions?**

1. 知道，在首三年內轉售是受法例約束的 Yes. Selling in the first 3 years is restricted
2. 知道，須向政府補付全部市價的地價 Yes. Paying full market value premium to the government
3. 不知道 No

**People's perception towards the small house and rural land development**

**Q9 你有多支持或反對維持現行的丁屋政策不變？（單選）【讀出】 How much do you support or oppose continuing the small house policy as it is implemented now unchanged?**

Strongly support 非常支持 1	Support 支持 2	Oppose 反對 3	Strongly oppose 非常反對 4	Don't know 不知道 5
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**Q10 有甚麼問題引起你對新界丁屋發展的的關注？（複選）【不讀出】 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below)**

1. Fundamental unsustainability of the policy itself (unlimited demand, limited land supply) 政策本質上難以持續推行(需求無限, 供應有限)
2. Abuse of the policy by indigenous villagers, leading to speculative development of small houses 政策被原居民濫用而造成丁屋的投機炒賣
3. Haphazard development of small houses in village areas 鄉村範圍內隨意興建和發展丁屋
4. Threats to the environment and/or ecology caused by small house development 丁屋發展對環境及生態構成威脅
5. Drainage and water quality problems in village areas associated with small houses 鄉村地區的渠務及水質問題與丁屋發展有關
6. Discriminatory nature of the policy to female indigenous villagers 政策本身對女士帶有歧視成份
7. Discriminatory nature of the policy to non-indigenous HK people 政策本身對非原居民的香港人帶有歧視成份
8. Long processing time of small house applications 丁屋申請的處理時間漫長
9. Others, please specify \_\_\_\_\_ 其他, 請註明\_\_\_\_\_
10. No concerns 沒有關注



**Q11 社會就以下有關新界丁屋發展涉及各項問題的探討對你來說有多重要？（單選）**  
**【讀出 1-4】 How important are the following to you for the community to address about small house development in the NT? (Ask each)**

	非常重要 Very Important	頗重要 Somewhat Important	不太重要 Not so important	完全不重要 Not important at all	不知道 DON'T KNOW
Q11.1 人數無限的原居民向政府申請土地建造丁屋（建屋用地供應有限但需求則無限） Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing)	1	2	3	4	5
Q11.2 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利 Villages have profited from their land grants by selling their small houses or "ding rights" to outsiders	1	2	3	4	5
Q11.3 新界缺乏全面的發展計劃為香港帶來不良的影響 Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	1	2	3	4	5
Q11.4 丁屋發展危害自然環境及生態 Small house development has damaged the natural environment and ecology	1	2	3	4	5
Q11.5 丁屋政策對女性原居民造成歧視 SHP is discriminatory to female indigenous villagers	1	2	3	4	5
Q11.6 丁屋政策對非原居民的香港人造成歧視／對社會的大多數人不公平 SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society	1	2	3	4	5
Q11.7 對丁屋及都市樓宇僭建物的執法程序和取態不同 Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings	1	2	3	4	5
Q11.8 政府未有採取任何行動去檢討現行的政策 No action has been taken by the government to review the policy	1	2	3	4	5
Q11.9 丁屋政策受基本法保障 SHP is guaranteed by the Basic Law	1	2	3	4	5
Q11.10 其他，請註明 _____ Any others? please specify _____	1	2	3	4	5

**Q12** 你認為以上那一項是你首要關注的問題，或你希望政府或社會該就那一問題率先採取行動？（單選）【需要時讀出】 **Which of the above do you consider your number one priority or concern, or which of these do you want government and community to put first for action? (One response only)**

1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing) 人數無限的原居民向政府申請土地建造丁屋(建屋用地供應有限但需求則無限)
2. Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利
3. Lack of comprehensive development plan in NT leads to unfavorable impacts to village environments 新界缺乏全面的發展計劃為香港帶來不良的影響
4. Small house development has damaged the natural environment and ecology 丁屋發展危害自然環境及生態
5. SHP is regarded as discriminatory to female indigenous villagers 丁屋政策對女性原居民造成歧視
6. SHP is regarded as discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society 丁屋政策對非原居民的香港人造成歧視 / 對社會的大多數人不公平
7. Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings 對丁屋及都市樓宇僭建物的執法程序和取態不同
8. No pragmatic action has been taken by the government to review the policy 政府未有採取任何行動去檢討現行的政策
9. SHP is guaranteed by the Basic Law 丁屋政策受基本法保障
10. Others, please specify \_\_\_\_\_ 其他，請註明 \_\_\_\_\_

### **People’s attitude towards the ideas for change of the policy**

**Q13** 政府應在甚麼時候檢討丁屋政策？（單選）【讀出 1-4】 **When should the government review the Small House Policy?**

1. 立即 Immediately
2. 2017 之前 Before 2017
3. 2017 之後 After 2017
4. 沒有需要檢討 No need to review
5. 不關心/不知道 Don’t know/don’t care

**Q14 你有多同意或不同意以下就改變現行政策的想法？（單選）【讀出 1-4】 How much do you agree or disagree with the following ideas for change of the policy?**

	非常同意 Strongly Agree	頗重同意 Somewhat agree	不太同意 Somewhat disagree	非常不同意 Strongly disagree	不知道/不關心 Don't know/Don't care
Q14.1 加入永久中止把丁屋轉讓給外來人士的條款以限制訂丁屋交易 Restrict the small house transaction by imposing permanent moratorium on resale to outsiders	1	2	3	4	5
Q14.2 容許興建多層大廈以讓更多原居民居於相同佔地面積的單位內 Allow building high rise buildings to accommodate more villagers on the same land	1	2	3	4	5
Q14.3 向原居民提供公共房屋以取代給予他們建屋土地 Give public housing to villagers instead of land for houses	1	2	3	4	5
Q14.4 停止接受丁屋申請，並向未尚行使這特權的合資格原居民提供補償 Stop accepting small house applications with compensation to eligible villagers who have not yet received grants	1	2	3	4	5
Q14.5 就政策訂下終結期，在終結期後不再接受任何申請 Set an expiry date for the policy after which no further registration will be accepted	1	2	3	4	5
Q14.6 廢除村代表及村長在核實原居民身份的權，並由政府保管原居民的登記冊 Repeal the authorized status of village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register	1	2	3	4	5
Q14.7 在沒有補償或延期的情況下馬上廢除這政策 Abolish the policy immediately without compensation or extension	1	2	3	4	5
Q14.8 維持政策不變 Make no change to the policy	1	2	3	4	5

## People's expectation towards new development for rural NT

**Q15** 你有多支持或反對發展新界鄉郊以滿足香港市民的住屋需求？（單選）【讀出 1-4】 **How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

- 1 Strongly support 強烈支持
- 2 Support 支持
- 3 Oppose 反對
- 4 Strongly oppose 強烈反對
- 5 Don't know 不知道

**Q16** 當考慮新界的土地利用時，以下那一項應該是政府的最優先考慮？（單選）【讀出】 **When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

1. Conservation of country parks 郊野公園的保育
2. Building housing 興建房屋
3. Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on. 興建休憩娛樂設施,例如跑步徑, 運動場地, 哥爾夫球場, 單車徑等
4. Building transport (roads and rail), shopping malls and business parks 興建交通機建 (道路及路軌), 購物商場及商業公園
5. Retain as agricultural use 保留作為農業耕作之用
6. Building tourist facilities (like Disneyworld, casinos, etc.) 興建旅遊設施 (例如迪士尼世界, 賭場等)
7. Remain unchanged 維持不變

**Q17** 政府是否應就新界鄉郊發展制訂一個全面的規劃？（單選）【讀出 1-4】 **Should the government produce a comprehensive plan for rural NT development?**

- 1 Definitely should 肯定應該
- 2 Maybe should 可能應該
- 3 Don't know/Don't care 不知道 / 不關心
- 4 Maybe should not 可能不應該
- 5 Definitely should not 肯定不應該

**Q18** 你在過去一年有沒參與過任何政府提出關於新界的公眾諮詢活動？ **Have you participated in any government public consultations related to the New Territories within the past year?**

1. 有 yes → 多少次\_\_\_\_\_ (實際數字) how man \_\_\_\_\_(actual number)
2. 沒有 no

**Q19 你贊成或反對改變丁屋政策？（單選）【讀出 1-5】 Are you for or against changing the Small House Policy? (Read out all options)**

- 1 Very strongly against changes 非常強烈反對改變
- 2 Strongly against changes 強烈反對改變
- 3 No stance for or against/Neutral 不贊成或不反對/ 中立
- 4 Strongly for changing the policy 強烈贊成改變政策
- 5 Very strongly for changing the policy 非常強烈贊成改變政策
- 6 Don't Know 不知道

**Go to Q20**

**RESPONSE TO:**

*We are seeking to compare views of New Territories Indigenous persons who now have or have had a right to build a small house and those who do not have such rights. Are you, or anyone in your family a person who has now or has exercised in the past the right to build a small house in the New Territories?*

**SECTION 2, PART D No, but I do live in a village house**

**(S2=5) SECTION 2, PART D 如受訪者 5. 我不是這個人，但我有住在村屋，請問下列題目**

**S33. 請問你的居住的地方屬於哪一類單位？（單選）【讀出】 Which of the following categories does your living quarters belong to? (read options)**

1. Villa/Bungalow (low rise not in New Territories) 別墅/平房
2. Private residential block (own) 自置私人樓宇
3. Private residential block (rent) 租住私人樓宇
4. Government Home Ownership Scheme block 居屋
5. Government public housing block 公屋
6. Modern village house (Go to S34) 新型村屋
7. Simple stone structure / traditional village house (Go to S34) 石屋/傳統村屋
8. Temporary housing / hut 臨時房屋/木屋
9. Quarter provided by Employer- {IF The employer is Private Enterprise - press 1} 僱主提供宿舍【問：係唔係私人機構既僱員 (如果是的話，按 1)】
10. Other, please specify: \_\_\_\_\_ 其他，請註明：\_\_\_\_\_

**S34. 你是否住在一現代或傳統的每層七百平方尺的三層式村屋或別墅？（單選）【不讀出】 You live in a modern or traditional 3 story, 700 square feet per floor village house or villa?**

1. 是 Yes
2. 不是 No (Repeat S33)

**S35. 你甚麼時候購買或租住你現在居住的村屋？ When did you buy or rent the village house in which you live?**

1. 日期（年份，\_\_\_\_\_ 如 1999） Date (year, such as 1999\_\_\_\_\_)
2. 不知道 Don't know

**Q1. 請問你係唔係香港永久居民？（單選）【不讀出】 Are you a Permanent Resident of Hong Kong?**

1. 是 Yes
2. 不是 No

**Q2. 你係唔係響香港出生？（單選）【不讀出】 Were you born in Hong Kong?**

1. 香港出生 Born in Hong Kong
2. 中國大陸出生 Born in China —————> (no. of years living in HK 響香港住左\_\_\_\_ year 年)
3. 其他地方出生 Born elsewhere —————> (no. of years living in HK 響香港住左\_\_\_\_year 年)
4. 拒絕回答 refuse to answer

**Q3. 在十八區中，你住在那一區？（單選）【不讀出】【如受訪者表示不清楚／不知道，可以問屋企最近哪一個港鐵或輕鐵車站】 In which of the 18 Districts do you live in? 【If unsure/DK, what is the nearest MTR, KCR, light rail station to your home?】**

- |    |     |    |      |
|----|-----|----|------|
| 1  | 中西區 | 11 | 屯門   |
| 2  | 灣仔  | 12 | 元朗   |
| 3  | 東區  | 13 | 葵青   |
| 4  | 南區  | 14 | 離島   |
| 5  | 油尖旺 | 15 | 北區   |
| 6  | 深水埗 | 16 | 大埔   |
| 7  | 九龍城 | 17 | 沙田   |
| 8  | 黃大仙 | 18 | 西貢   |
| 9  | 觀塘  | 19 | 拒絕回答 |
| 10 | 荃灣  |    |      |

- |    |                     |    |                  |
|----|---------------------|----|------------------|
| 1  | Central and Western | 11 | Tuen Mun         |
| 2  | Wan Chai            | 12 | Yuen Long        |
| 3  | Eastern             | 13 | Kwai Tsing       |
| 4  | Southern            | 14 | Islands          |
| 5  | Yau Tsim Mong       | 15 | North            |
| 6  | Sham Shui Po        | 16 | Tai Po           |
| 7  | Kowloon City        | 17 | Shatin           |
| 8  | Wong Tai Sin        | 18 | Sai Kung         |
| 9  | Kwun Tong           | 19 | Refuse to answer |
| 10 | Tsuen Wan           |    |                  |

**Q4. 你有否聽過一條讓新界男性原居村民得以一生一次向政府申請批准在其所屬的鄉村內的合適土地建造一所小型屋宇的小型屋宇政策？（即是丁屋）政策？（單選）**  
**【不讀出】 Have you heard of the Small House Policy which grants male New Territories indigenous villagers the once-in-a-lifetime right to apply to build a small house on a suitable site in his own village?**

1. 有 Yes
2. 沒有 No

**No Q5 to Q6**

**Q7. 在尋找丁屋單位時，你的考慮是甚麼？（最多選 3 項）** **【不讀出】 What things do you consider when looking for a small house flat? (Accept up to 3, but do not prompt)**

- 1 Cheaper rental or purchasing cost 較平的租金或購入價
- 2 Larger net floor area (more living space) 較大的實用面積 (較大的居住空間)
- 3 Better environment 較好的環境
- 4 Better air quality 較好的空氣
- 5 Keeping pets 可養動物
- 6 Space for parking/low or no cost parking 沒有或低泊車成本 / 有泊車空間
- 7 No or low property management fee 沒有或低物業管理費
- 8 Suitable for retirement 適合退休
- 9 Close to natural habitats, water, mountain (for outdoor activities) (進行戶外活動) 山，水，接近自然生態棲息地
- 10 Used to live/ grow up in rural area 習慣居住在郊外地區/在郊外地區長大
- 11 More space for activities/entertainment 有更多活動或娛樂的空間
- 12 Others, please specify \_\_\_\_\_ 請註明，其他\_\_\_\_\_

**Q8 你是否知道出售丁屋的限制？如果知道，你可以說出這些限制嗎？** **【不讀出】 (複選) Do you know about the restrictions on selling a small house? Can you describe these restrictions?**

1. 知道，在首三年內轉售是受法例約束的 Yes. Selling in the first 3 years is restricted
2. 知道，須向政府補付全部市價的地價 Yes. Paying full market value premium to the government
3. 不知道 No

## People's perception towards the small house and rural land development

**Q9 你有多支持或反對維持現行的丁屋政策不變？（單選）【讀出】 How much do you support or oppose continuing the small house policy as it is implemented now unchanged?**

Strongly support 非常支持 1	Support 支持 2	Oppose 反對 3	Strongly oppose 非常反對 4	Don't know 不知道 5
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**Q10 有甚麼問題引起你對新界丁屋發展的關注？（複選）【不讀出】 Are there any issues that arouse your concern over small house development in NT? (Unprompted, classify from list below)**

1. Fundamental unsustainability of the policy itself (unlimited demand, limited land supply) 政策本質上難以持續推行(需求無限, 供應有限)
2. Abuse of the policy by indigenous villagers, leading to speculative development of small houses 政策被原居民濫用而造成丁屋的投機炒賣
3. Haphazard development of small houses in village areas 鄉村範圍內隨意興建和發展丁屋
4. Threats to the environment and/or ecology caused by small house development 對環境及生態構成威脅丁屋發展
5. Drainage and water quality problems in village areas associated with small houses 鄉村地區的渠務及水質問題與丁屋發展有關
6. Discriminatory nature of the policy to female indigenous villagers 政策本身對女士帶有歧視成份
7. Discriminatory nature of the policy to non-indigenous HK people 政策本身對非原居民的香港人帶有歧視成份
8. Long processing time of small house applications 丁屋申請的處理時間漫長
9. Others, please specify \_\_\_\_\_ 其他, 請註明 \_\_\_\_\_
10. No concerns 沒有關注

**Q11 社會就以下有關新界丁屋發展涉及各項問題的探討對你來說有多重要？（單選）【讀出 1-4】 How important are the following to you for the community to address about small house development in the NT? (Ask each)**



	非常重要 Very Important	頗重要 Somewhat Important	不太重要 Not so important	完全不重要 Not important at all	不知道 Don't know
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Q11.2 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利 Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders	1	2	3	4	5
Q11.3 新界缺乏全面的發展計劃為香港帶來不良的影響 Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong	1	2	3	4	5
Q11.4 丁屋發展危害自然環境及生態 Small house development has damaged the natural environment and ecology	1	2	3	4	5
Q11.5 丁屋政策對女性原居民造成歧視 SHP is discriminatory to female indigenous villagers	1	2	3	4	5
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Q11.8 政府未有採取任何行動去檢討現行的政策 No action has been taken by the government to review the policy	1	2	3	4	5
Q11.9 丁屋政策受基本法保障 SHP is guaranteed by the Basic Law	1	2	3	4	5
Q11.10 其他，請註明 Any others? please specify	1	2	3	4	5

**Q12 你認為以上那一項是你首要關注的問題，或你希望政府或社會該就那一問題率先採取行動？（單選）【需要時讀出】 Which of the above do you consider your number one priority or concern, or which of these do you want government and community to put first for action? (One response only)**

1. Unlimited number of indigenous people who claim the land from government for building small houses (unlimited demand and limited supply of land for housing) 人數無限的原居民向政府申請土地建造丁屋 ( 建屋用地供應有限但需求則無限 )
2. Villages have profited from their land grants by selling their small houses or “ding rights” to outsiders 村民透過向外來人士出售其丁屋或丁權，利用自己的特惠建屋資格圖利
3. Lack of comprehensive development plan in NT leads to unfavorable impacts to Hong Kong 新界缺乏全面的發展計劃為香港帶來不良的影響
4. Small house development has damaged the natural environment and ecology 丁屋發展危害自然環境及生態
5. SHP is discriminatory to female indigenous villagers 丁屋政策對女性原居民造成歧視
6. SHP is discriminatory to non-indigenous Hong Kong people/ unfair to the majority of society 丁屋政策對非原居民的香港人造成歧視 / 對社會的大多數人不公平
7. Different enforcement approaches to unauthorized building works have been applied in small houses and urban buildings 對丁屋及都市樓宇僭建物的執法程序和取態不同
8. No action has been taken by the government to review the policy 政府未有採取任何行動去檢討現行的政策
9. SHP is guaranteed by the Basic Law 丁屋政策受本法保障
10. Any others? please specify \_\_\_\_\_ 其他，請註明\_\_\_\_\_

### **People’s attitude towards the ideas for change of the policy**

**Q13 政府應在甚麼時候檢討丁屋政策？（單選）【讀出 1-4】 When should the government review the Small House Policy?**

1. 立即 Immediately
2. 2017 之前 Before 2017
3. 2017 之後 After 2017
4. 沒有需要檢討 No need to review
5. 不關心／不知道 Don’t know/Don’t care

**Q14 你有多同意或不同意以下就改變現行政策的想法？（單選）【讀出 1-4】 How much do you agree or disagree with the following ideas for change of the policy? (Ask each)**

	非常同意 Strongly Agree	頗重同意 Somewhat Agree	不太同意 Somewhat disagree	非常不同意 Strongly Disagree	不知道／不關心 Don't know/Don't care
Q14.1 加入永久中止把丁屋轉讓給外來人士的條款以限制訂丁屋交易 Restrict the small house transaction by imposing permanent moratorium on resale to outsiders	1	2	3	4	5
Q14.2 容許興建多層大廈以讓更多原居民居於相同佔地面積的單位內 Allow building high rise buildings to accommodate more villagers on the same land	1	2	3	4	5
Q14.3 向原居民提供公共房屋以取代給予他們建屋土地 Give public housing to villagers instead of land for houses	1	2	3	4	5
Q14.4 停止接受丁屋申請，並向未尚行使這特權的合資格原居民提供補償 Stop accepting small house applications with compensation to eligible villagers who have not yet received grants	1	2	3	4	5
Q14.5 就政策訂下終結期，在終結期後不再接受任何申請 Set an expiry date for the policy after which no further registration will be accepted	1	2	3	4	5
Q14.6 廢除村代表及村長在核實原居民身份的權力，並由政府保管原居民的登記冊 Repeal the authorized status of village representatives and chairmen of rural committee in certifying the status of indigenous villagers, and have government keep the register	1	2	3	4	5
Q14.7 在沒有補償或延期的情況下馬上廢除這政策 Abolish the policy immediately without compensation or extension	1	2	3	4	5
Q14.8 維持政策不變 Make no change to the policy	1	2	3	4	5

## People's expectation towards new development for rural NT

**Q15** 你有多支持或反對發展新界鄉郊以滿足香港市民的住屋需求？（單選）【讀出 1-4】 **How much do you support or oppose developing the rural NT to fulfill the housing needs of Hong Kong people?**

- 1 Strongly support 強烈支持
- 2 Support 支持
- 3 Oppose 反對
- 4 Strongly oppose 強烈反對
- 5 Don't know 不知道

**Q16** 當考慮新界的土地利用時，以下那一項應該是政府的最優先考慮？（單選）【讀出】 **When considering the NT land use, which of these should be top priority for the government: (Read out, accept only 1 as top priority)**

1. Conservation of country parks 郊野公園的保育
2. Building housing 興建房屋
3. Building recreational facilities such as race tracks, sports fields, golf courses, biking trails and so on 興建休憩娛樂設施,例如跑步徑, 運動場地, 哥爾夫球場, 單車徑等
4. Building transport (roads and rail), shopping malls and business parks 興建交通機建(道路及路軌), 購物商場及商業公園
5. Retain as agricultural use 保留作為農業耕作之用
6. Building tourist facilities (like Disneyworld, casinos, etc.) 興建旅遊設施 (例如迪士尼世界, 賭場等)
7. Remain unchanged 維持不變

**Q17** 政府是否應就新界鄉郊發展制訂一個全面的規劃？（單選）【讀出 1-4】 **Should the government produce a comprehensive plan for rural NT development?**

- 1 Definitely should 肯定應該
- 2 Maybe should 可能應該
- 3 Don't know/Don't care 不知道/不關心
- 4 Maybe should not 可能不應該
- 5 Definitely should not 肯定不應該

**Q18 你在過去一年有沒參與過任何政府提出關於新界的公眾諮詢活動？ Have you participated in any government public consultations related to the New Territories within the past year?**

1. 有 yes → 多少次\_\_\_\_\_ (實際數字) how many \_\_\_\_\_(actual number)
2. 沒有 no

**Q19 你贊成或反對改變丁屋政策？（單選）【讀出 1-5】 Are you for or against changing the Small House Policy? (Read out all options)**

- 1 Very strongly against changes 非常強烈反對改變
- 2 Strongly against changes 強烈反對改變
- 3 No stance for or against/Neutral 不贊成或不反對/ 中立
- 4 Strongly for changing the policy 強烈贊成改變政策
- 5 Very strongly for changing the policy 非常強烈贊成改變政策
- 6 Don't Know 不知道

**GO TO Q20**

#### **第四部分：個人資料 Demographics**

最後請你提供一 o 的個人資料，方便我地做分析，呢 o 的資料係會絕對保密：We need some basic demographic information from you so we can scientifically analyze your responses. Your answers will not in any way compromise your anonymity.

**Q20. 請問你幾多歲？ How old are you?**

實際年齡：\_\_\_\_\_ 【111=拒絕回答】 Actual age:\_\_\_\_\_ (111=refuse to answer)

**Q21. 請問你的婚姻狀況是？ What is your marital status?**

1. 未婚 Never married (Go to Q23)
2. 已婚 Married
3. 鰥寡 Widowed
4. 離婚／分居 Divorced/separated
5. 其他，請註明：\_\_\_\_\_ Other, please specify:\_\_\_\_\_

**Q22. 請問你有幾多個子女？(0=沒有，99=不知道) How many children do you have, if any? (0=None, 99=Don't know)**

\_\_\_\_\_ 個  
Number: \_\_\_\_\_

**Q23. 請問你既教育程度：What year of schooling did you finish?**

0. 小學以下 below Primary
1. 小一 Primary 1
2. 小二 Primary 2
3. 小三 Primary 3
4. 小四 Primary 4
5. 小五 Primary 5
6. 小六 Primary 6
7. 中一 F1
8. 中二 F2
9. 中三 F3
10. 中四 F4/TI (form 3) 1<sup>st</sup> year
11. 中五／毅進計劃畢業 F5/TI (form 3) graduate
12. 中六 F6/TI (from 5) 1<sup>st</sup> year
13. 中七／IVE 畢業 F7/TI (form 7) graduate/TC graduate
14. 大學一年級 University 1<sup>st</sup> year
15. 大學二年級 University 2<sup>nd</sup> year
16. 大學畢業／大專畢業 University graduate
17. 碩士畢業 Master Degree
18. 博士畢業 PhD. Degree
99. 拒絕回答 refuse to answer

**Q24. 請問你既職業同職位係？(如答公務員或一些行業，請問工作性質) What is your occupation?**

- 1 Managers and administrators (EO or above level Civil Servant, and Inspector and above levels disciplinary unit official) 行政及管理人員  
(, 包括生意老闆EO級或以上公務員或督察級或以上的紀律部隊人員)
- 2 Professionals (If teachers, press 14) 專業人士 (按, 如是教師14)
- 3 Associate professionals (Include assist to Certified Professionals) 輔助專業人員 (包括已檢定專業人士的助理)
- 4 Clerks (Include Secretary) 包括非管理階層的公務員 ) 文員)
- 5 Service workers and shop sales workers (Include Police Officer, firefighter, etc.) 服務及店舖銷售員工 (消防員, 包括普通警員)
- 6 Skilled agricultural and fishery workers 有技術農耕及漁業人士
- 7 Craft and related workers (Include performers) 工藝及有關員工 (包括演員)
- 8 Plant and machine operators and assemblers 工廠及機器操作員和裝配員  
(包括司機)
- 9 Elementary occupations 初級工作員工
- 10 Housewife 家庭主婦 Go to Q41
- 11 Retired 退休 Go to Q41
- 12 Unemployed 失業 Go to Q41
- 13 Student 學生 Go to Q41

- 14 Education Sector (teachers n primary, secondary, tertiary level and Principals )教育 (小學教師、中，大學講師，校長：例如)
- 15 Other (please specify: \_\_\_\_\_)：請註明，其他\_\_\_\_\_

**Q25. 請問你係政府或私人機構工作呢？ Do you work for the private sector or for the Government?**

1. Civil servant 公務員
2. Privatized Public facilities (Housing Authority/Hospital Authority, Airport Authority) 非政府的公共事業 (房委會，醫管局，機管局，大學)
3. Private sector 私人機構
4. Non-profit organization 非牟利團體
5. Refuse to answer 拒答

**Q26. 請問你有冇宗教信仰呢？包括拜祖先及其他中國民間信仰在內。 What is your religion, if any? (include ancestor worship and Chinese Folk Belief)**

1. None 沒有宗教信仰
2. Catholic 天主教
3. Protestant 基督教
4. Buddhist 佛教
5. Taoist 道教
6. Ancestor worship / Chinese Folk Belief 拜祖先/中國民間信仰
7. Other, please specify: \_\_\_\_\_其他，請註明：\_\_\_\_\_

**Q27. 請問你每月家庭總收入大約係： What is your approximate monthly family income?**

- |                                 |                        |
|---------------------------------|------------------------|
| 1 沒有任何收入 none                   | 10 \$ 40,000 – 49,999  |
| 2 少於 \$ 5,000 less than \$5,000 | 11 \$ 50,000 – 59,999  |
| 3 \$ 5,000 – 9,999              | 12 \$ 60,000 – 69,999  |
| 4 \$ 10,000 – 14,999            | 13 \$ 70,000 – 79,999  |
| 5 \$ 15,000 – 19,999            | 14 \$ 80,000 – 89,999  |
| 6 \$ 20,000 – 24,999            | 15 \$ 90,000 – 99,999  |
| 7 \$ 25,000 – 29,999            | 16 \$100,000 and up    |
| 8 \$ 30,000 – 34,999            | 17 拒答 refuse to answer |
| 9 \$ 35,000 – 39,999            |                        |

**Q28 你在香港擁有甚麼類型的物業？ What kind of property do you own in Hong Kong?**

1. Own no property in Hong Kong 在香港沒有物業

2. Own residential property in NT 在新界擁有住宅物業
3. Own residential property NOT in NT 擁有在新界以外的住宅物業
4. Own commercial property in NT 在新界擁有商用物業
5. Own commercial property NOT in NT 擁有在新界以外的商用物業
- 6 Refuse to answer 拒答

### **INVITE 邀請出席研討會**

我們會在平日晚上或星期六下午舉辦一個有關丁屋及新界發展焦點小組討論,時間是平日晚上 7.00-9.00 或星期六下午 2.00-4.00,地點是香港浸會大學.我們會提供港幣 \$200 以答謝你的參與,唔知你有冇興趣參加呢?

Would you be willing to participate in a focus group on NT land use and development? It will be held on XXX Saturday, from 2.00-4.30pm. The venue will be at HKBU, we will also provide \$200 remuneration as a token of thanks.

(如有興趣參加) 請問你可唔可以留低姓名及聯絡電話,而所有個人資料會響 12 月之後全部銷毀。

1 可以

姓名\_\_\_\_\_聯絡電話\_\_\_\_\_平日\_\_\_\_\_或星期六\_\_\_\_\_

2 唔可以

IF YES, may we call you in XXXX to see if you are able and willing then to participate?  
How may we contact you best?

訪問已經完成,多謝你既合作  
假如你有其他查詢,可以打電話搵研究助理  
張 XXX 小姐,聯絡電話:XXXXXXXX,多謝合作。

We have completed the interview. If you would like a copy of the report on the survey, or if you have any other questions, please contact Civic Exchange.

Thank you very much for your cooperation. Bye Bye





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