

2024 年 8 月 20 日 新聞公報

香港民研發放「民情指數之按房屋類型及擁有權分析」

特別宣佈

香港民意研究所（香港民研）主席及行政總裁，兼世界民意研究學會（WAPOR）會長鍾庭耀，本月初從首爾舉行的 WAPOR 第 77 屆暨 WAPOR 亞太區第 7 屆聯合年會返港。會議規模創下紀錄，香港民研編輯團隊最近透過社交媒體（<https://fb.com/share/p/NeigyAUFdNux45iW/>）報導了鍾會長的盛事見聞，和他所強調的民意研究本質：Liberty（自由權利）、Quality（專業素養）及 Humanity（人文精神）。未來，鍾會長將繼續分享會議帶給他的啟發，以及香港民意研究在國際社會上的角色，以期公眾對國際民意研究有更深入的理解。

最新數據

香港民研今日發放「民情指數第 6.40 號報告」，題為「民情指數之按房屋類型及擁有權分析」，屬於第二代民情指數的第四十份報告。民情指數的正常水平設定值為 100，標準差設定為 15，請[點擊這裏](#)閱讀民情指數的計算方法。

是次數據分析的覆蓋範圍是 2002 年 7 月至 2024 年 7 月，期間我們以隨機抽樣真人電話訪問了逾五十萬人。結果顯示，五個房屋類型及擁有權組別歷年的民情指數走勢大致相同，均從 2003 年上半的低位，升至 2005 年下半的歷史高位，隨後持續下跌。2009 年至 2016 年之間，市民心情維持負面，所有組別皆於正常值 100 分以下徘徊。及至 2017 年下半，各組別的民情指數重回正常值以上，但隨即於 2019 年下半急挫至只有不足 70 分的歷史低位，及後上升至 2023 年上半的近年新高，然後開始稍為回落。

五個房屋類型及擁有權組別的民情差異在 2010 年前沒有明顯規律。踏入 2010 年後，租住公屋者的心情大部分時間較其他組別愉快。相反，租住私樓者的心情則較為負面。至於其餘組別，其民情指數在大部份時間皆相當接近，並維持在眾組別的中間位置。2024 年下半年的初步數據則顯示，五個組別的民情指數變得非常接近，最大差距收窄至僅僅 4 分，但由於目前樣本數目較細，下半年的民情走勢有待觀察。

至於 2002 年以前的情況，就有待將來再深入分析。以下是有關分析的數表及圖表：

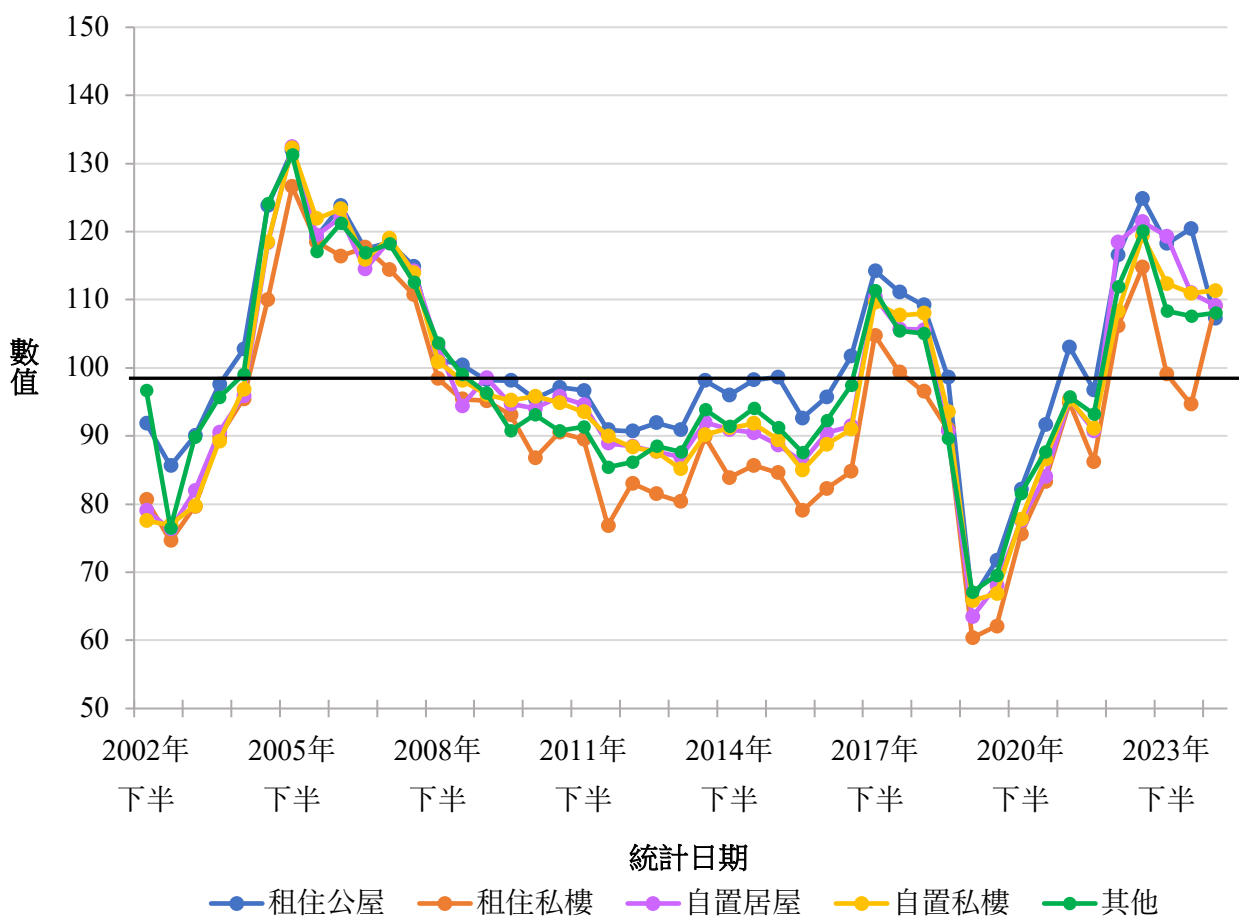
數表：不同房屋類型及擁有權市民之民情指數（2002-2024 半年平均數）

半年期	樣本數目	租住公屋	租住私樓	自置居屋	自置私樓	其他
2002 年下半	12,490	91.8	80.6	79.1	77.6	96.7
2003 年上半	12,512	85.6	74.6	76.3	77.0	76.5
2003 年下半	16,528	90.0	79.6	82.0	79.7	89.9
2004 年上半	15,413	97.6	89.8	90.6	89.3	95.7

半年期	樣本數目	租住公屋	租住私樓	自置居屋	自置私樓	其他
2004 年下半	15,266	102.7	95.5	95.9	96.8	99.0
2005 年上半	11,183	123.8	110.0	118.3	118.4	124.1
2005 年下半	14,195	131.9	126.6	132.5	132.3	131.2
2006 年上半	14,257	119.2	118.5	119.5	121.9	117.1
2006 年下半	14,179	123.8	116.4	122.1	123.3	121.3
2007 年上半	14,181	117.4	117.7	114.5	116.0	116.9
2007 年下半	13,157	118.4	114.4	118.7	119.1	118.2
2008 年上半	15,361	114.9	110.7	114.2	114.0	112.6
2008 年下半	13,121	101.2	98.4	103.0	100.9	103.7
2009 年上半	14,138	100.4	95.4	94.4	98.2	99.1
2009 年下半	14,104	98.3	95.2	98.6	96.1	96.4
2010 年上半	12,150	98.1	93.1	94.7	95.2	90.8
2010 年下半	14,144	95.5	86.7	94.1	95.8	93.2
2011 年上半	13,291	97.2	90.5	95.8	94.9	90.7
2011 年下半	15,209	96.7	89.5	94.6	93.5	91.3
2012 年上半	14,259	90.9	76.8	88.9	89.9	85.4
2012 年下半	12,174	90.7	83.1	88.5	88.4	86.2
2013 年上半	12,229	91.9	81.5	87.7	87.7	88.5
2013 年下半	12,154	90.9	80.4	86.9	85.2	87.7
2014 年上半	12,255	98.1	89.9	92.0	90.2	93.9
2014 年下半	12,147	96.0	83.9	90.9	91.2	91.4
2015 年上半	12,349	98.3	85.7	90.5	91.9	94.1
2015 年下半	11,108	98.7	84.6	88.7	89.4	91.2
2016 年上半	12,088	92.7	79.1	86.2	85.0	87.6
2016 年下半	12,074	95.7	82.3	90.5	88.8	92.3
2017 年上半	12,128	101.7	84.8	91.5	91.0	97.5
2017 年下半	12,200	114.2	104.7	110.4	109.7	111.3
2018 年上半	12,092	111.1	99.4	105.7	107.7	105.4
2018 年下半	12,072	109.2	96.5	105.6	108.0	105.1
2019 年上半	12,151	98.7	91.0	90.7	93.6	89.7
2019 年下半	12,297	66.0	60.4	63.4	65.8	67.1
2020 年上半	12,062	71.7	62.1	68.0	66.9	69.5
2020 年下半	12,206	82.2	75.6	77.6	77.7	81.6
2021 年上半	12,086	91.6	83.3	84.1	86.6	87.7
2021 年下半	12,080	103.1	94.9	95.4	95.4	95.8
2022 年上半	12,059	96.8	86.3	90.8	91.1	93.2
2022 年下半	6,107	116.6	106.2	118.5	108.3	111.9
2023 年上半	6,056	124.9	114.8	121.4	119.4	120.1
2023 年下半	6,020	118.3	99.1	119.3	112.4	108.3
2024 年上半	2,012	120.5	94.6	111.0	111.0	107.6

半年期	樣本數目	租住公屋	租住私樓	自置居屋	自置私樓	其他
2024 年下半年 (初步數字)	671	107.3	109.1	109.2	111.3	108.1
樣本總數	542,015	120,012	37,459	61,019	147,566	37,052

圖表：不同房屋類型及擁有權市民之民情指數（2002-2024 半年平均數）



2024 年 8-9 月新聞發佈活動預告（暫定）

- 8 月 29 日（星期四）下午三時新聞發佈會：社會現況評價、「香港民研意見群組」網上問卷調查結果、「民情指數第 6.41 號報告」
- 9 月 3 日（星期二）新聞公報和數據更新：民情指數之按身份認同感分析
- 9 月 10 日（星期二）新聞公報和數據更新：特首及政府民望
- 9 月 17 日（星期二）新聞公報和數據更新：局長民望
- 9 月 24 日（星期二）新聞公報和數據更新：信任及信心指標
- 9 月 30 日（星期一）下午三時新聞發佈會：社會及自由指標



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Press Release on August 20, 2024

HKPORI releases “PSI per housing type and ownership”

Special Announcement

Earlier this month, the President and Chief Executive Officer of Hong Kong Public Opinion Research Institute (HKPORI) Robert Chung, who is also the President of the World Association for Public Opinion Research (WAPOR), returned to Hong Kong from the WAPOR 77th and WAPOR Asia Pacific 7th Joint Annual Conference held in Seoul. The conference set a record for its scale. We have recently reported in our social media (<https://fb.com/share/p/qBCd3Hbmp9HfNR8q/>) President Chung’s insights from the event, and his emphasis on the essence of public opinion research: Liberty, Quality, and Humanity. President Chung will continue to share his inspirations from the conference and discuss the role of Hong Kong in developing public opinion research around the world.

Latest Findings

HKPORI today releases its “PSI Report No. 6.40”, titled “PSI per housing type and ownership”, which is the fortieth release of PSI v2.0. The normal level of the PSI is set at 100 and the standard deviation at 15. Please [click here](#) to read the computation method of the PSI.

This analysis covers the period from July 2002 to July 2024, during which we interviewed over 500,000 respondents by random telephone surveys conducted by real interviewers. Results show that the trends of PSI among the five housing types and ownership groups are highly similar over the years, rising from a low point in 2003H1 to their historical high in 2005H2, then started to go down. Between 2009 and 2016, the mood of people remained negative, with all groups showing a stable trend below the normal value 100. In 2017H2, the PSIs of all groups went up again to above the normal value, then plummeted simultaneously to their historical low of less than 70 in 2019H2. Subsequently, the PSI of all groups picked up again to a new high in recent years in 2023H1, followed by the start of another slight drop.

Before 2010, there was not a clear pattern in the sentiment differences among the five housing types and ownership groups. Since 2010, however, those living in public rental housing have been happier than other groups most of the time. On the contrary, the mood of those living in private rental housing has been more negative than others. As for the remaining groups, their PSIs have been quite close to each other most of the time and stayed in the middle positions among all groups. According to the 2024H2 preliminary figures, the PSIs of all five groups have become very close to each other, with the maximum difference narrowed to only 4 points, but the trend of public sentiment during this second half of the year is yet to be observed due to the relatively small sample size collected up to date.

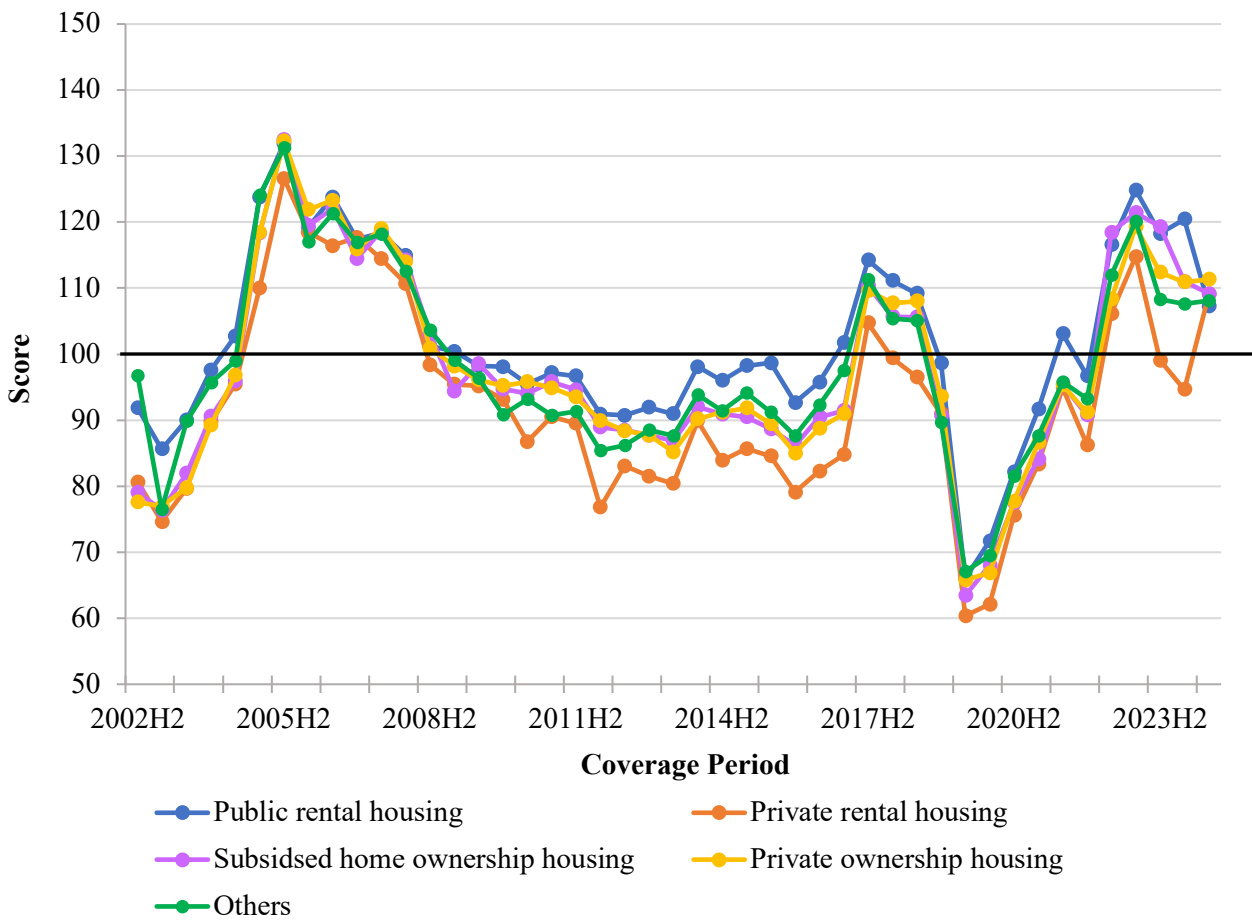
As for the situation before 2002, we will leave them to future analyses. The following are the summary table and chart of the analysis:

Summary table: PSI among people with different housing types and ownerships (2002-2024; half-yearly averages)

Half-year period	Sample size	Public rental housing	Private rental housing	Subsidised home ownership housing	Private ownership housing	Others
2002H2	12,490	91.8	80.6	79.1	77.6	96.7
2003H1	12,512	85.6	74.6	76.3	77.0	76.5
2003H2	16,528	90.0	79.6	82.0	79.7	89.9
2004H1	15,413	97.6	89.8	90.6	89.3	95.7
2004H2	15,266	102.7	95.5	95.9	96.8	99.0
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Half-year period	Sample size	Public rental housing	Private rental housing	Subsidised home ownership housing	Private ownership housing	Others
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2023H2	6,020	118.3	99.1	119.3	112.4	108.3
2024H1	2,012	120.5	94.6	111.0	111.0	107.6
2024H2 (Preliminary figures)	671	107.3	109.1	109.2	111.3	108.1
Total sample size	542,015	120,012	37,459	61,019	147,566	37,052

Chart: PSI among people with different housing types and ownerships (2002-2024; half-yearly averages)



Press Events Forecast for August-September 2024 (Tentative)

- August 29 (Thursday) at 15:00, press conference: Appraisal of Society’s Conditions, “POP Panel” Online Survey Results, “PSI Report No. 6.41”
- September 3 (Tuesday) press release and figures update: PSI per Ethnic Identity
- September 10 (Tuesday) press release and figures update: Popularities of CE and SAR Government
- September 17 (Tuesday) press release and figures update: Popularities of Directors of Bureaux
- September 24 (Tuesday) press release and figures update: Trust and Confidence Indicators
- September 30 (Monday) at 15:00, press conference: Social and Freedom Indicators