



中大香港亞太研究所民調： 六成人指現非買樓合適時機 四成市民稱房屋支出負擔重

香港住宅房屋價格在長期低息環境下居高不下。隨著全球經濟漸見復甦，美國聯邦儲備系統亦快將進入加息周期。為了解市民對香港住宅樓市的看法，香港中文大學（中大）香港亞太研究所最近進行了一項電話調查，結果發現，約六成市民認為，現在並不是買樓的合適時機，亦有超過四成人表示，家庭房屋支出的負擔頗重或非常重。

是次調查於二零二二年一月十日至一月十九日晚上以電話訪問形式進行，結果顯示，60.2%受訪者認為現時並非買樓的合適時機，覺得是合適時機的只有15.9%，23.9%受訪者則表示不知道／很難說（見附表一）。46.7%的受訪者表示，家庭在房屋方面的支出負擔頗重（34.4%）或非常重（12.3%），38.0%則認為不太重，只有9.5%覺得完全不重（見附表二）。

調查亦詢問了受訪者對現時住宅樓價的看法和對未來一年住宅樓價的預期。多於八成（82.4%）受訪者認為現時香港住宅樓價水平過高，14.0%覺得合適，只有1.1%認為過低（見附表三）。對於未來一年住宅樓價走勢的預測，42.7%的受訪者估計樓價將會和現時差不多，認為會下跌的有26.6%，預料上升的則有19.3%（見附表四）。在那些估計樓價將下跌的受訪者中，較多人認為樓價將下降半成至少於一成（34.5%）或一成至少於兩成（18.6%）；而預料樓價會上升的受訪者中，有較多人認為樓價將上升半成至少於一成（40.0%）或一成至少於兩成（29.0%）（見附表

五)。

此外，調查又發現，稍高於八成（81.0%）受訪者認為擁有自置物業頗重要（50.5%）或非常重要（30.5%），只有 14.3% 受訪者表示不太重要（12.5%）或非常不重要（1.8%）（見附表六）。

是次調查採用雙框電話號碼（家居固網電話及手提電話）取樣設計，共成功訪問了 706 位 18 歲或以上的市民（家居固網電話：348 名；手提電話：358 名），家居固網電話及手提電話樣本的成功回應率分別為 28.2% 和 30.3%。以 706 個成功樣本數推算，百分比變項的抽樣誤差約在正或負 3.69 個百分點以內（可信度設於 95%）。此外，調查數據先後以雙框電話號碼樣本被抽中的機會率和政府統計處最新公布的性別及年齡分布作加權處理。

中大香港亞太研究所電話調查研究室
二零二二年二月十四日

傳媒查詢：中大香港亞太研究所副所長（執行）鄭宏泰博士（電話：3943 1341）

附表一：現時是否買樓的合適時機（百分比）

	百分比
是	15.9
否	60.2
不知道／很難說	23.9
（樣本數）	(706)

問題：「整體嚟講，你認為依家係唔係買樓嘅合適時機呢？」

附表二：家庭房屋支出負擔有多重（百分比）

	百分比
非常重	12.3
頗重	34.4
不太重	38.0
完全不重	9.5
不知道／很難說	5.7
（樣本數）	(706)

問題：「你覺得你屋企嚟住屋方面嘅支出負擔有幾重呢？係非常重、幾重、唔係幾重、定係完全唔重呢？」

附表三：現時香港住宅樓價水平（百分比）

	百分比
過高	82.4
過低	1.1
合適	14.0
不知道／很難說	2.5
（樣本數）	(706)

問題：「你認為現時香港嘅住宅樓價水平係過高，過低定係合適呢？」

附表四：對未來一年樓價的看法（百分比）

	百分比
會上升	19.3
會下跌	26.6
與現時差不多	42.7
不知道／很難說	11.4
（樣本數）	(706)

問題：「你認為住宅樓價喺未來一年會上升、下跌定係同依家差唔多呢？」

附表五：未來一年樓價會上升／下跌多少（百分比）
【只問預計樓價上升／下跌的受訪者】

	上升幅度	下跌幅度
少於半成	20.8	13.7
半成至少於一成	40.0	34.5
一成至少於兩成	29.0	18.6
兩成至少於三成	3.9	3.0
三成或以上	3.8	4.3
不知道／很難說	2.5	25.9
（樣本數）	(136)	(188)

問題：「咁你認為未來一年樓價會上升／下跌幾多呢？」

附表六：擁有自置物業對你有多重要（百分比）

	百分比
非常重要	30.5
頗重要	50.5
不太重要	12.5
非常不重要	1.8
不知道／很難說	4.7
（樣本數）	(706)

問題：「你覺得擁有自置物業對你嚟講有幾重要呢？係非常重要、幾重要、幾唔重要、定係非常唔重要呢？」

Survey findings on views about residential property market in Hong Kong released by the Hong Kong Institute of Asia-Pacific Studies at CUHK

Residential housing prices in Hong Kong remain high amid a prolonged period of low interest rates. With the gradual recovery of the global economy, the United States Federal Reserve system is also about to enter a cycle of increasing interest rates. In order to explore public opinion on the residential property market in Hong Kong, The Chinese University of Hong Kong's (CUHK) Hong Kong Institute of Asia-Pacific Studies recently conducted a telephone survey. The survey found that about three-fifths of the citizens did not think that it was an opportune time to buy a property right now and more than two-fifths of them said that the burden of domestic housing expenditure was quite heavy or very heavy.

The telephone survey was conducted in the evenings from 10 to 19 January 2022. The results show that 60.2% of the respondents believed that it was not an opportune time to buy a property and only 15.9% thought it was. 23.9% said that they did not know or it was hard to say. 46.7% indicated that housing expenses were quite heavy (34.4%) or very heavy (12.3%), while 38.0% claimed they were not too heavy and only 9.5% thought they were not heavy at all.

The respondents were also asked about their views on current residential property prices and their prediction for those prices in the coming year. More than four-fifths (82.4%) believed that the current level of residential property prices in Hong Kong was too high, 14.0% thought it was appropriate and only 1.1% opined it was too low. 42.7% predicted that residential property prices would remain at the current level in the coming year, 26.6% thought they would fall and 19.3% expected them to rise. Of those predicting a fall, relatively more thought the decrease would be in the range of 5% to less than 10% (34.5%) and 10% to less than 20% (18.6%). Of those expecting a rise, a relatively larger portion believed that property prices would increase by 5% to less than 10% (40.0%) and 10% to less than 20% (29.0%).

In addition, the survey also found that about four-fifths (81.0%) of the respondents believed that it was quite important (50.5%) or very important (30.5%) to have their own

residential property, while only 14.3% said it was not so important (12.5%) or very unimportant (1.8%).

The survey employed a dual-frame sampling design that included both landline and mobile phone numbers. A total of 706 respondents aged 18 or above (landline: 348; mobile: 358) were successfully interviewed, with response rates of 28.2% (landline) and 30.3% (mobile). The sampling error for a sample size of 706 is estimated at plus or minus 3.69 percentage points at a 95% confidence level. Furthermore, the data in this survey was weighted based on the probability of the respondents being selected via dual-frame sampling design and relevant age-sex distribution of the population published by the Census and Statistics Department.

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