



Project	Problems Addressed	Implementations and Social Impacts
1	<p>The projects attempts to mobilize the idle housing units in the old buildings (&gt;50 years) to address not only the immediate demand of affordable decent living space for applicants waiting for public housing allocation, but also to alleviate the maintenance obstacles facing property owners, who do not have the resources or incentive to renovate their properties, very often in derelict condition.</p>	<p>The project's execution team serves as the middlemen between the owners and the eligible tenants. By providing renovation and management services to the idled units' holder, the team is able to attract the owners to engage in a longer term tenancy. Meanwhile, the team is going to select eligible tenants for the units leased at a discounted rate of about 30% off the market value, with an aim of increasing tenants' affordability to quality housing. The project is financially sustainable by charging the owner a commission for the property management services provided. To benefit from economies of scale in conducting renovation works and human resources management, the team targets to contract 10, 30, 60 and 220 idle units owners in the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 5<sup>th</sup> year of project implementation respectively.</p> <p>In addition, the team would attempt to set up an open and transparent rating system of the market rental value of each premises, based on criteria including locations, building conditions, air ventilation, internal layout and sun exposure etc. The rating system can hopefully provide a free information platform for owners and tenants in the rental market, to convey a clearer picture to the general public including the underprivileged how a reasonable market rental value should be determined.</p> <p>The project wishes to provide the needy group a quality living environment at a reasonable cost during their wait for a long-term solution to their housing problem, i.e. allocation of public housing. At the same time, the project helps reduce the</p>

		burden of maintenance and management on the shoulders of the owners of old properties.
2	This social housing charity would like to provide single-parent families with decent temporary housing at a lowered price. The improved living environment and the surrounding might allow the children and the teenagers in the single-parent families to attain a better personal growth, which may prevent the future generations going astray.	<p>The project’s team employs a bottom-up approach, by deploying the power of each individual volunteer, to figure out the availability of empty flats. Adopting a point-system, the single-parent families will be provided a temporary housing unit under a 5-year engagement, first 2-year contract followed by a 3-year contract to allow the scheme to have more flexibility. In the meantime, the charity will set up a group-buying platform for their tenant as well as for the neighboring community to lower their daily living expenditure. Apart from that, the team is going to operate a social awareness programme “Dialogue in the Room” to invite the youngsters to experience about the livelihood in subdivided units. This experiential learning programme can raise social attention on the issue and generate income to ensure the sustainability of the programme in one go.</p> <p>The project wishes to reduce the social cost of juvenile problems by providing the single-parent families not merely a better living environment but a community with improved community support. Furthermore, the sharing economy of group-buying can help to create a sense of community belong within and without the targeted tenants.</p>
3	The project aims to facilitate low income tenants to co-rent private residential units of better condition at market price or higher than market price. This is to improve the living condition of low income tenants who currently living in 板間房、劏房 but maintain the rental expenses at an affordable level. Target group of this project will be low income and current sub-divided unit	The project team is going to launch a one-stop online platform, comprising of a website and an app, to facilitate the “speed dating” of co-rental tenants formed by low income and current sub-divided unit residents who do not have specific caring requirements. The team is going to set up a database of available flats for co-rent with comprehensive ratings and reviews on the living conditions of the flats. Meanwhile, the team will set up a matching tool which is able to suggest co-rent partners based on information collected on individual survey such as age, gender, expected rent, expected quality of the flat, unacceptable behavior of co-rent

	<p>residents who do not have special social service need (正常窮人). By providing a better rental option to the market, it may passively force the current landlords to improve the condition of their properties.</p>	<p>partners etc. The data will be verified by social workers. Likewise speed dating, the team serves as the matching co-coordinator to convene meet-ups among potential co-rental partners.</p> <p>To better understand the scheme, here are two possible cases:</p> <ul style="list-style-type: none"> <li>i. <b>Example 1</b> - 3 single-mother families 2 of the mothers may need to go working while 1 of them who is currently rely on CSSA can be a housewife and take care of the children.</li> <li>ii. <b>Example 2</b> - 3 working class bachelors They may have less concern about flat size but more on the rental price and flat location.</li> </ul> <p>Under this co-renting scheme, landlords will receive slightly higher monthly rental income compare to market price while tenants will enjoy a better living condition at a similar market rental price of subdivided unit. In the meantime, it reduces the searching cost by the tenants with more options available for them to choose and at the same time encourage the formation of a micro-community by encouraging co-housing between the low-income members.</p>
4	<p>The proposed project attempts to address the inadequacy of having a proper place, i.e., a private housing unit that is not a subdivided flat, among the youngsters aged between 18 and 25 from difficult families. The team believes that a better quality of life in terms of housing can enhance the competitiveness of the targeted youths in the economy.</p>	<p>The project team will look for ethical owners to provide the project with affordable premises, which are not subdivided units. Meanwhile, social workers from NGO partners will identify the eligible teenage tenants from the problematic families. In the scheme, the tenants with stable income, e.g., have a paid job, have to cover his or her rent prescribed in the scheme. The payable rent will be comparatively more affordable than the individual flat units available in the market. For those tenants without stable income, e.g., students, they can choose to pay less in the earlier phases of residency while pay more when they are able to have stable income, or to cover the rent by taking up household responsibilities / engaging in part-time jobs</p>

		<p>assigned by the NGOs. Meanwhile, the tenants are responsible to participate in the community-based workshops or local weekend markets held by the team.</p> <p>The proposal is expected to empower the underprivileged youths by the means of improving their living environment. This is one of the ways to alleviate cross-generational poverty. Besides, it allows the underprivileged families to achieve a better living environment since their grew-up children are able to move out from the, e.g., subdivided unit. Moreover, the projects provided the caretaking programmes run by various NGOs with immediate labor supply, e.g., veteran care services. The community workshops can foster the tie within the people living in the community and give the youths a chance to demonstrate their talents.</p>
5	<p>The proposal tries to cope with the poor living environment and weak community tie between the dwellers domiciling in the subdivided units in urban Hong Kong. The poor housing environment makes the underprivileged groups struggling with climbing up the social ladder.</p>	<p>The project wishes to make use of the idle school primes in the urban area, transforming these buildings into temporary housing cum community centre by incorporating the prefabricated units into the existing built settings. Accordingly, there are approximately 105 abandoned school buildings in Hong Kong. The team plans to install prefabricated homes inside the school building or at the open area of the school in order to minimize the cost of renovation. The temporary housing project offers a temporary home and a place for social gathering not only to the residents in the compound, but also to the neighboring community. The team will provide the residents of the temporary compound with job openings information. To form a reciprocity with their neighbors, the residents are committed to provide social services to the local residents, e.g., babysitting.</p> <p>Through the scheme, the team hopes to provide affordable and humane housing services to the current residents in subdivided units. Not only improving the quality of living for these underprivileged urban dwellers, the scheme also be able to enhance the social awareness on the people straggling with poverty and top erase</p>

		the social stigma of the poor people.
6	The proposed project intends to match up the vacant premises in the hands of real estate developers and the people, for instance, single-parent families with stable income and applicants on public housing waiting list, who needs a proper housing in short-term, e.g., 3-5 years.	<p>Currently, most private developers prefer leaving their acquired buildings/premises vacant prior to redevelopment. The team will set up an organization, providing middlemen service to bridge the gap between the developers and the people with housing needs. After gathering the emptied housing units in terms of a compound, the team will assist the targeted residents to settle down in the new living environment after renovation at the cost of the project team. Eligible residents are identified by local NGOs. The team will be responsible for the daily management of the subleased compound, e.g., security and hygiene. The lease period is temporary, the subleased compounds will be returned to the hands of the developers for future redevelopment. The organization helps negotiate and agree with the developers a reasonable lease period (e.g. a period of 3 to 5 years). In short, the project consists of three major parts, middlemen service, flat renovation and property management.</p> <p>The project not only achieves the optimal use of idle premises owned by the developers, it also alleviates the short-term demand of housing from the needy individual/groups. The renovated premises aim to provide a more decent living environment for the underprivileged groups currently residing in subdivided flat hence better health condition and to reduce their living expenditure. The project promises the developers a concrete day of getting back their property with stable income during the lease period while making social good.</p>
7	The proposed project intends to address the economic incapability of families having dependent members, e.g., young children or elderly demand for cares, and the associating difficulty of having a decent living environment.	The execution team serves as the agency between the families with dependent member, whose labor and income is trapped, and the better-off group, e.g., middle-class professionals, who is either too busy or hate to do any housekeeping works and with a generous heart to share his/her idle housing resources for a limited time. By matching up these two groups and forming a bonding household,

the families with dependent members will move into the idle rooms of the unit where the professional is domiciling. In return, the benefited families will responsible for all or selected housekeeping works subject to mutual agreement between the two parties. It alleviates the housing needs of those families with dependent members, triggered by their economic inactivity, while better utilize their time and efforts. The bonding relationship has a time limit, for example 5 years, which implies that the families have to move out once their dependent members no longer relying on the support from the families.

The project, at first instance, gives a hand to the families with dependent members to get a temporary decent living environment. These families can contribute their labor of housekeeping for the professional without ignoring their dependent members. Second, the scheme serves as the intermediary phase for releasing the household labor productivity; female labor in particular, to the market as the bonding household has a time limit. Core value of the project is that both sides can enjoy the benefits of taking what they needs from the opposite side, thus enhancing the living quality of both.