

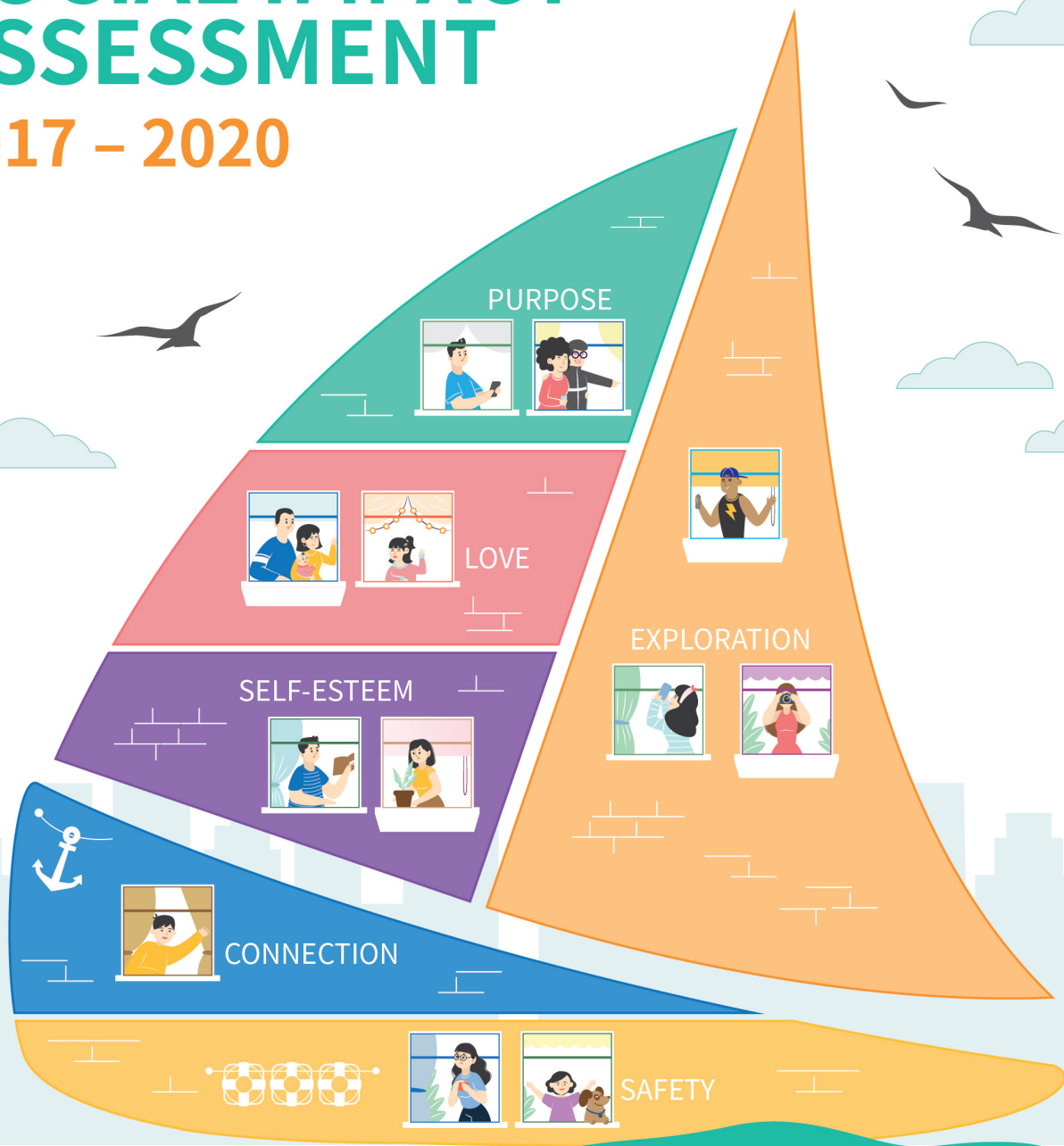
社會房屋共享計劃

COMMUNITY HOUSING MOVEMENT

社會影響評估概況 BRIEF REPORT ON

SOCIAL IMPACT ASSESSMENT

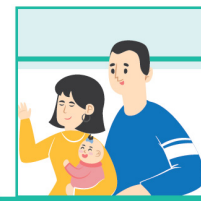
2017 - 2020



主辦機構 Organizer

資助機構 Funding Organizations





為期三年的「社會房屋共享計劃」於2017年9月推出，為有過渡住屋需要、居於不適切住房、以及低收入和急需社區支援的個人或家庭，提供短期的住宿和支援服務。由香港社會服務聯會在計劃中承擔社會房屋中介平台之角色，負責承租及翻新私人單位，再分租給認可營運機構（社會服務機構或社會企業）營運及提供支援服務。計劃的理念除了滿足住戶迫切的住屋需要外，更期望能協助他們建立社區互助網絡和促進社會資本，從而改善他們的生活質素。

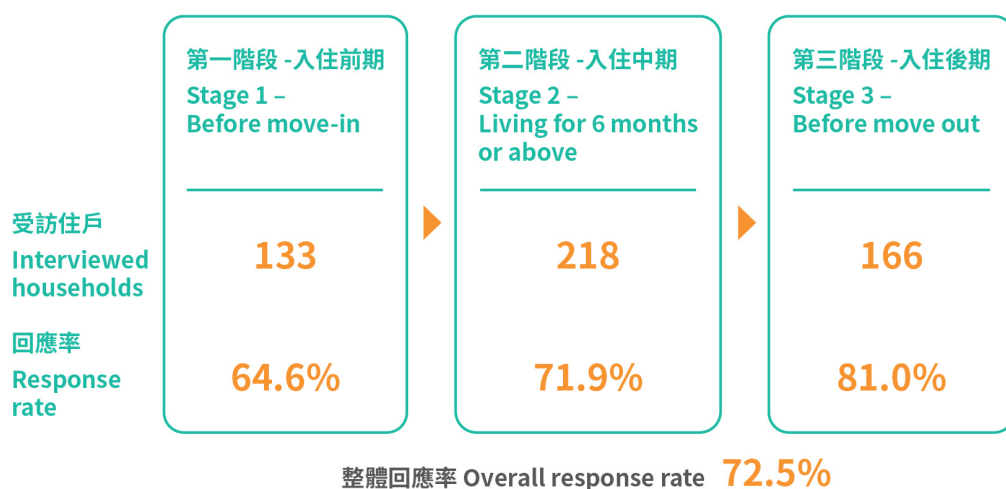
為了解社會房屋共享計劃的成效，社聯委託香港理工大學應用社會科學系進行一項為期三年的社會影響評估研究。研究團隊在2018年11月至2021年3月期間進行住戶問卷調查。

本研究的範圍主要集中在分析對參與計劃的低收入家庭之社會影響及有關計劃的運作模式。

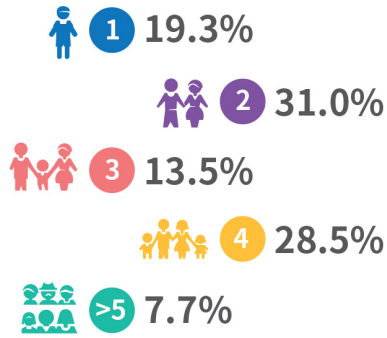
The three-year pilot project of Community Housing Movement was launched in September 2017. Its objective was to provide short term relief by way of accommodation and support service to individuals or families which are living in inadequate housing, low income and in urgent need of community support. The Hong Kong Council of Social Service played an intermediary role in soliciting and renovating idle residential properties and then subletting them to the eligible NGOs/SEs as qualified operators to operate those flats and provide service to the target users. On top of accommodation, the project aimed at enhancing tenant's mutual support network and social capacity to improve their quality of life.

To understand the impact of this project, the Department of Applied Social Sciences of The Hong Kong Polytechnic University was commissioned to conduct a social impact assessment for this three-year pilot project. The research team conducted the tenant household survey during the period of November 2018 to March 2021.

This study focuses on assessing the impact of low-income households and the project operation.

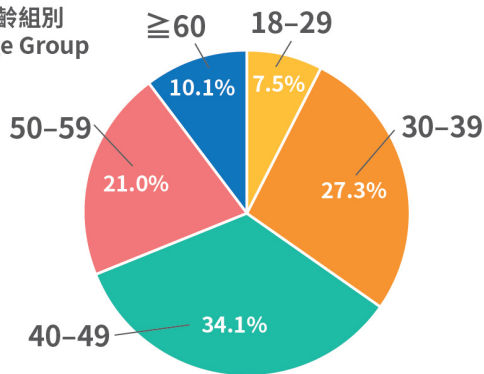


入住社會房屋家庭人數
Number of Household Members in Social Housing

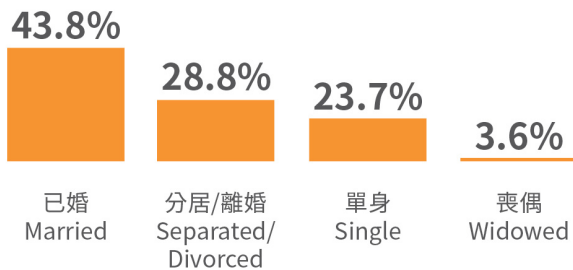


58.7% 育有未滿16歲的同住家庭成員的家庭數目
No. of households which have family members under 16 years old

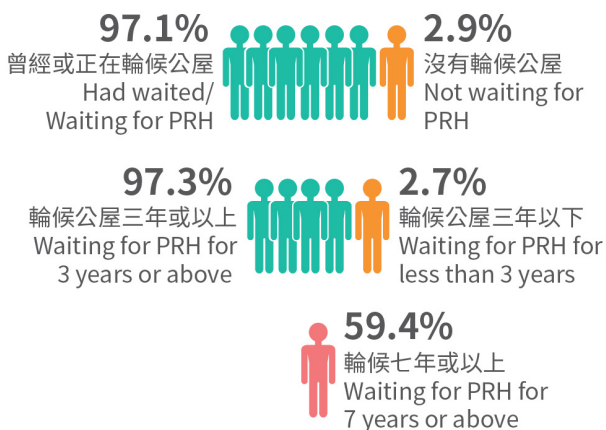
年齡組別
Age Group



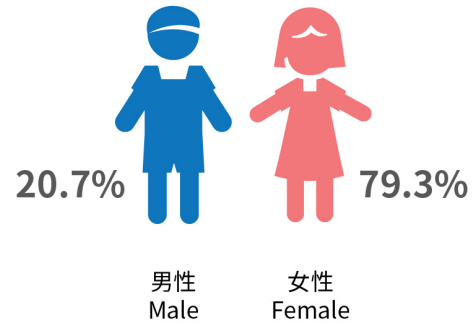
婚姻狀況
Marital Status



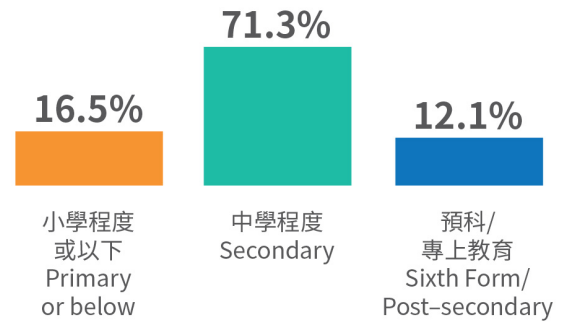
申請公屋情況
Public Rental Housing (PRH) Application Status



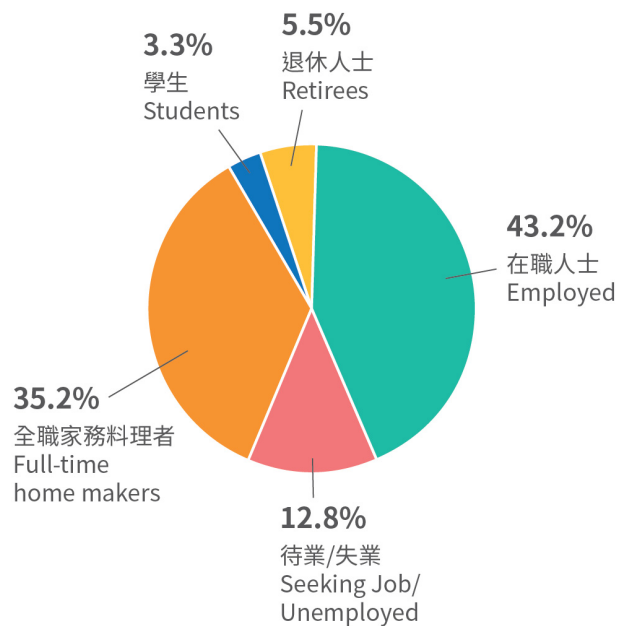
受訪者性別
Gender



教育程度
Education Level



就業情況
Employment Status



¹ 受訪住戶概況的基數是297,是所有階段的獨立受訪住戶。The baseline of interviewed households profile is 297 which are the individual households of all stages.

² 由於進位問題,圖表內個別項目的數字總和可能與總數有出入。Owing to rounding issue, there may be a slight discrepancy between the sum of individual's items and the total as shown in the graphics.

家庭經濟狀況 Household Income

HK\$11,000³

社會房屋住戶的每月家庭入息中位數
Median monthly domestic household income of social housing households



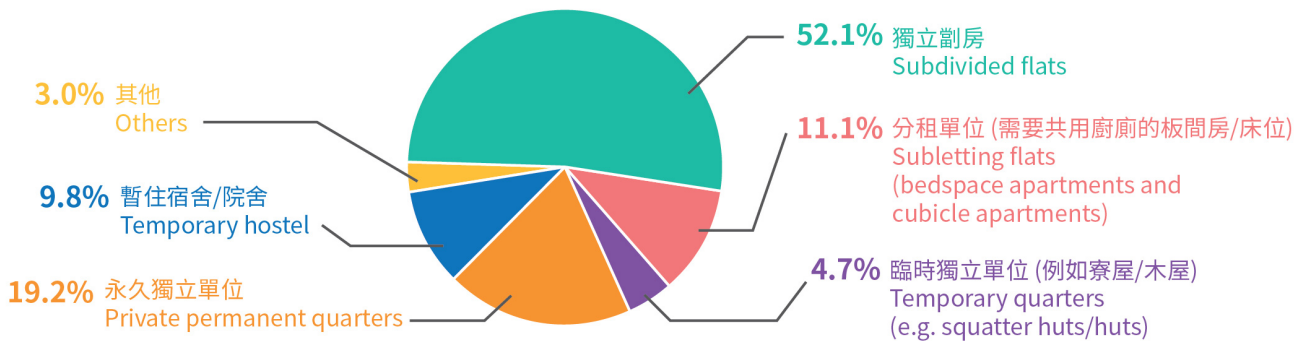
**三倍
Three time**

HK\$35,500

香港家庭入息中位數⁴
Median monthly domestic household income of Hong Kong households⁴



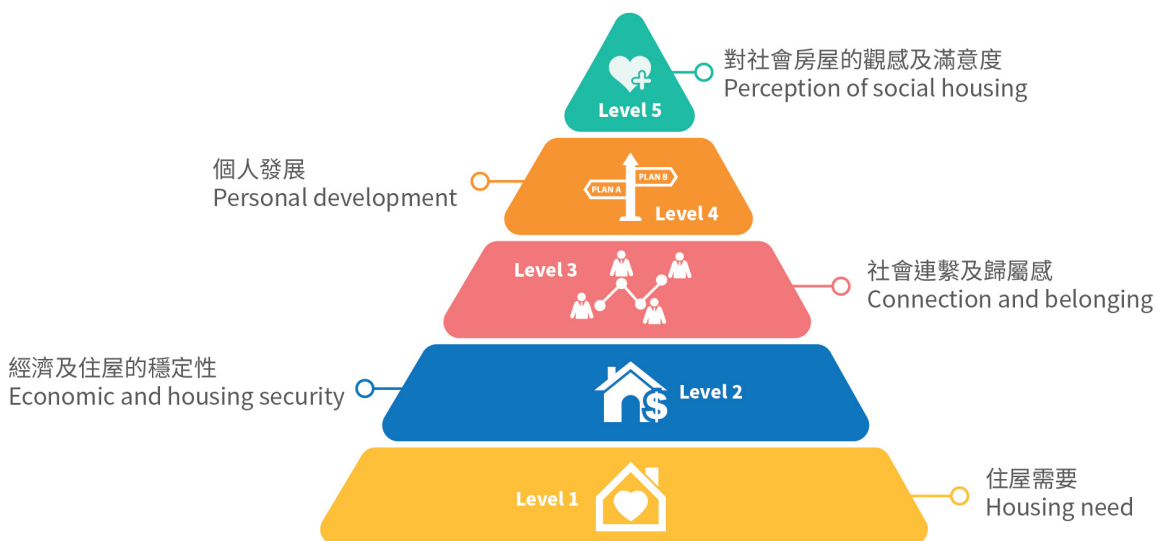
舊居住屋類型 Type of Housing before Moving into Social Housing



社會房屋住屋類型 Type of Social Housing



分析架構 Analytical Framework



³ 受訪住戶的收入低於貧窮線。The median monthly domestic household income of social housing households is lower than poverty line. (資料來源: 政府統計處2019年香港貧窮情況報告。Source from Hong Kong Poverty Situation Report 2019 of Census and Statistics Department.)

⁴ 資料來源: 政府統計處綜合住宅統計調查2019年版。Source from Quarterly Report on General Household Survey 2019 of Census and Statistics Department.

⁵ 受訪住戶概況的基數是297,是所有階段的獨立受訪住戶。The baseline of interviewed households profile is 297 which are the individual households of all stages.

本研究主要了解住戶入住後2年對社會房屋的看法

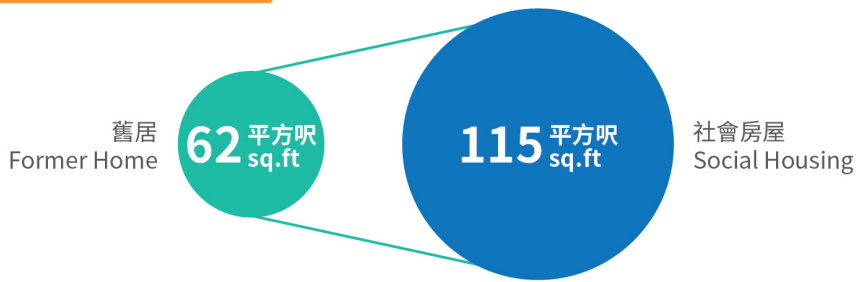
This study is to understand the households' views on social housing after living in Social Housing for 2 years



Level 1 住屋需要 Housing Need

包括居住狀況及對居所滿意度
including living conditions and living satisfaction

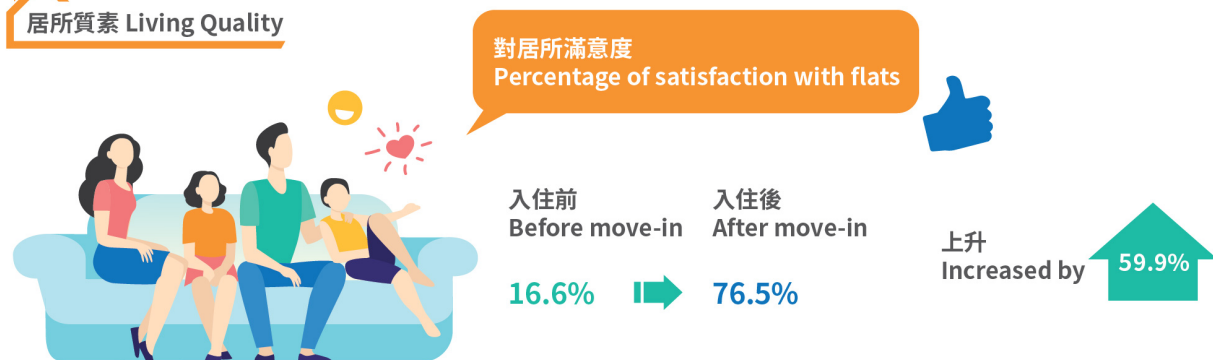
人均居住面積 Per Capita Living Area



居住條件 Living Condition

	入住前 Before move-in	入住後 After move-in	轉變 Changes
足夠的如廁及沐浴空間 Enough toilet and shower space	40.9%	91.8%	+50.9%
足夠的烹調空間 Enough cooking space	35.9%	85.9%	+50.0%
足夠的用餐空間 Enough dining space	37.4%	82.4%	+45.0%
足夠的休閒空間 Enough rest space	27.1%	72.4%	+45.3%
足夠的子女活動空間 Enough activity space for children	13.7%	72.2%	+58.5%

居所質素 Living Quality



⁶ 在所有前後測的分析，入住前的受訪住戶基數是133，入住後的受訪住戶基數是166。The baseline of interviewed households is 133 before move-in and 166 after move-in among all comparison tables.

Level 2 經濟及住屋的穩定性 Economic and Housing Security

包括生活安全感、經濟壓力、膳食及住屋相關開支 including sense of security, economic pressure, food and housing expenses

住屋開支 Housing Expense ⁷



入住前
Before move-in

HK\$5,280



入住後
After move-in

HK\$3,975

下跌
Dropped by

24.7%

住屋安全感 Housing Security



「現時居住單位給我和家人安全的感覺」
“The current housing makes my family and me feel secured”

入住前
Before move-in

21.4%

入住後
After move-in

75.1%

上升
Increased by

53.7%



「經常擔憂業主隨時加租」
“Always worry that rent will go up at any time”

入住前
Before move-in

68.3%

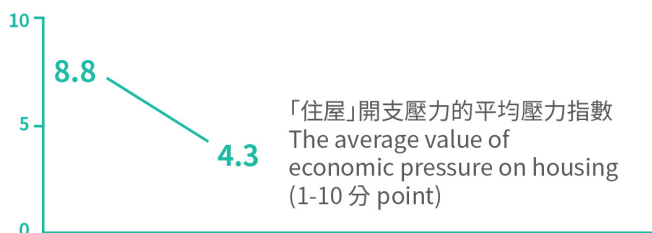
入住後
After move-in

27.9%

下跌
Dropped by

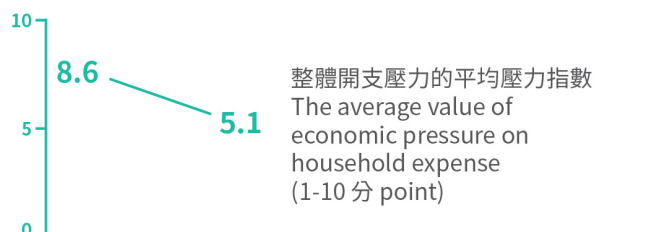
40.4%

經濟壓力 Economic Pressure



下跌
Dropped by

45.0%



下跌
Dropped by

35.0%

45.0%

受訪住戶表示「可用的閒錢」增加
Households reported that the disposable income increased

47.0%

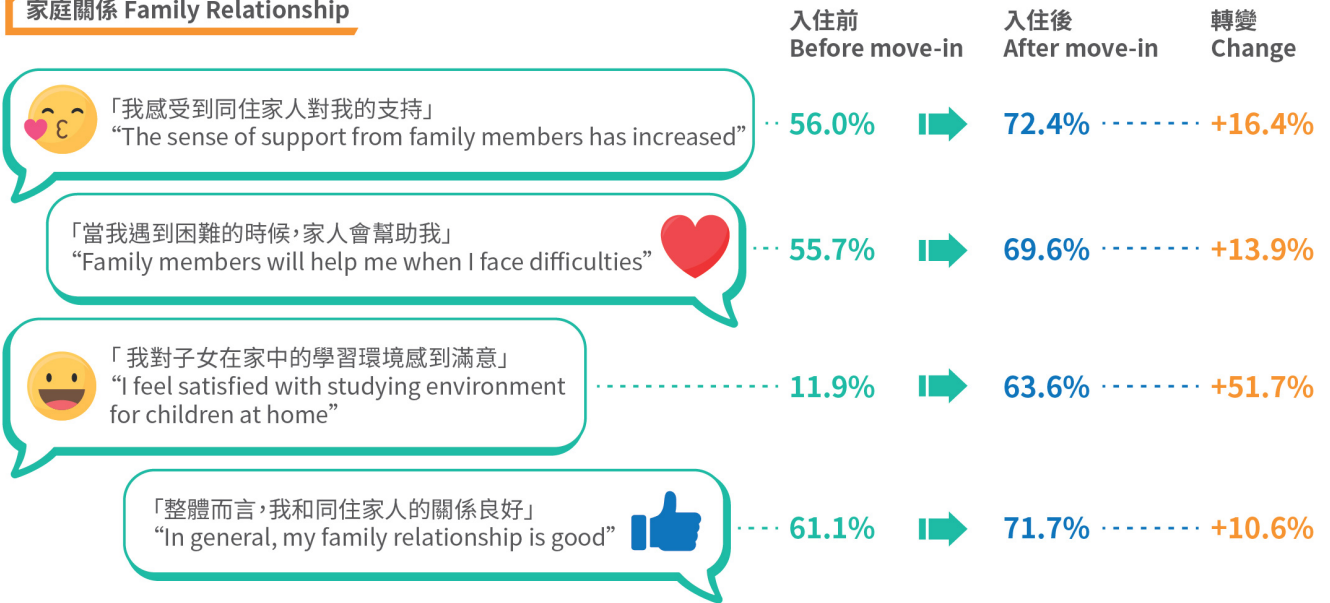
受訪住戶表示「額外的金錢給子女參加興趣班」
Households reported that they increased the additional expense on interest course for children

⁷ 住屋支出 (包括租金、水電煤、雜費徵收) 。 Housing expense includes rent, water/electricity/gas bill and other charges.

Level **3** 社會連繫及歸屬感
Connection and Belonging

包括家庭關係、社會資本、社區參與及鄰里關係
including family relationship, social capital, community participation, and neighbourhood relationship

家庭關係 Family Relationship

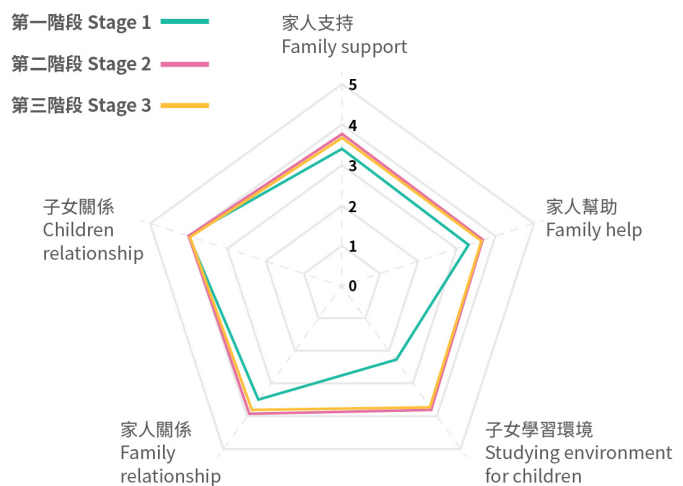


家庭關係 Family Relationship (1-5分 Point)
平均值比較 (所有階段) Mean comparison across all stages

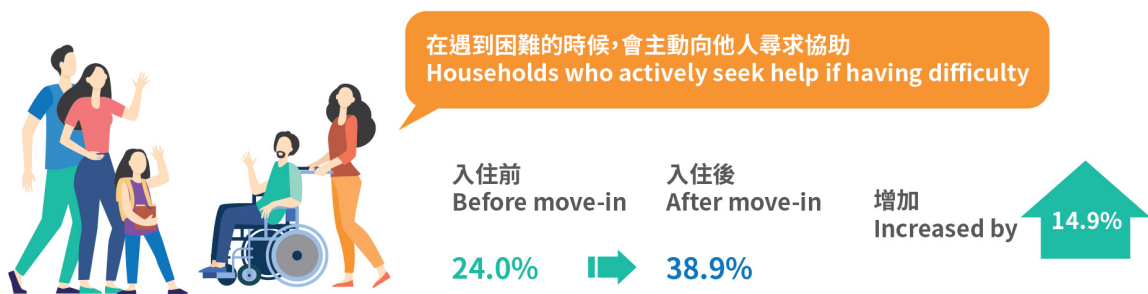


65.3% 受訪住戶認為同住的家人關係傾向變好
Households reported that the family relationship is better

66.4% 受訪住戶認為同住子女的關係傾向變好
Households reported that their relationship with children is better



尋求幫助及社區資源 Seek Help and Learn More Community Resources



79.4% 受訪住戶參與計劃後對社區資源/服務的了解或認識增加
Households reported that they learn more community resources or services after joining the programme

社會參與 Social Participation



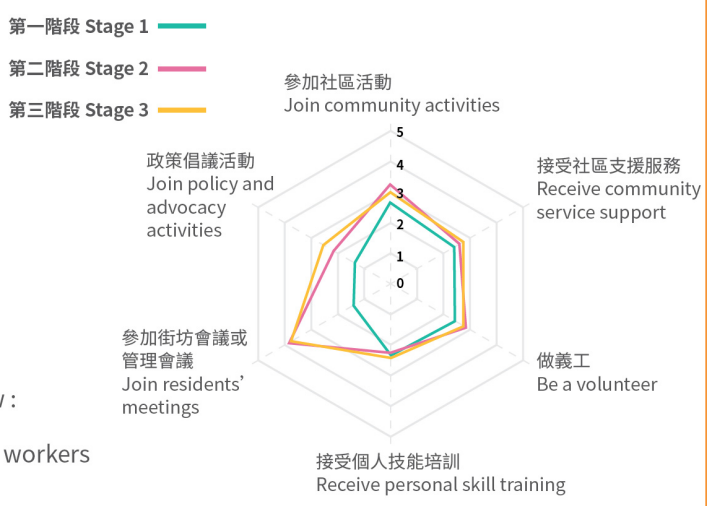
- 50.0%** 受訪住戶表示更多參加社區活動 (如興趣班/小組)
Households reported that they were more likely to join community activities e.g. interest courses and groups
- 43.3%** 受訪住戶表示更多做義工
Households reported that they were more likely to be volunteers
- 57.2%** 參加街坊會議 (月會) 或管理會議
Households reported that they were more likely to join residents' meeting

社區參與 Social Participation (1- 5分 Point)

平均值比較 (所有階段) Mean comparison across all stages

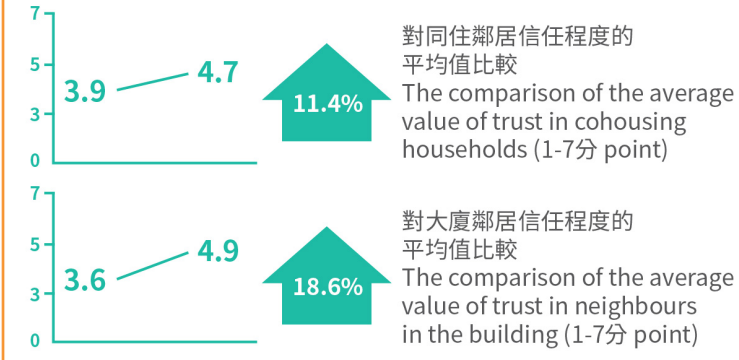


- 90.9%** 受訪住戶表示認識了新朋友
Households reported they knew new friends
平均認識多了 In average, each household knew :
8位 鄰居 new residents & **4位** 社工 social workers



鄰里互動 Neighbourhood Interaction (1 - 7分 Point)

平均值比較 (所有階段) Mean comparison across all stages

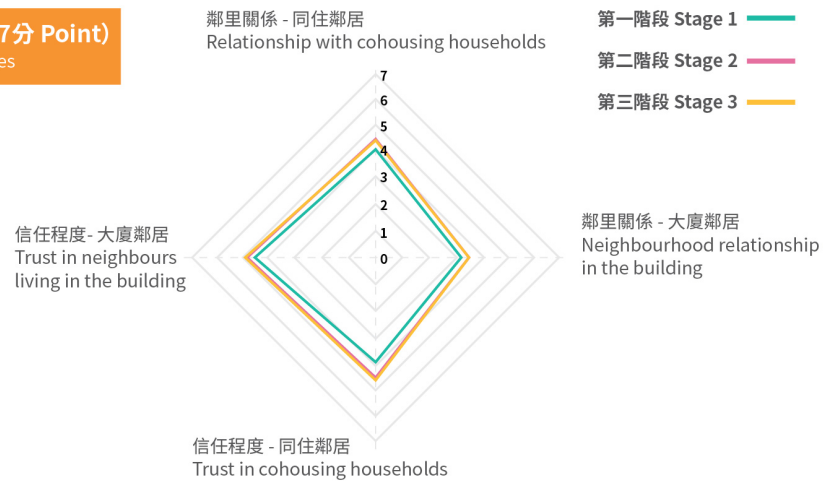


第一階段 Stage 1 第二階段 Stage 2 第三階段 Stage 3



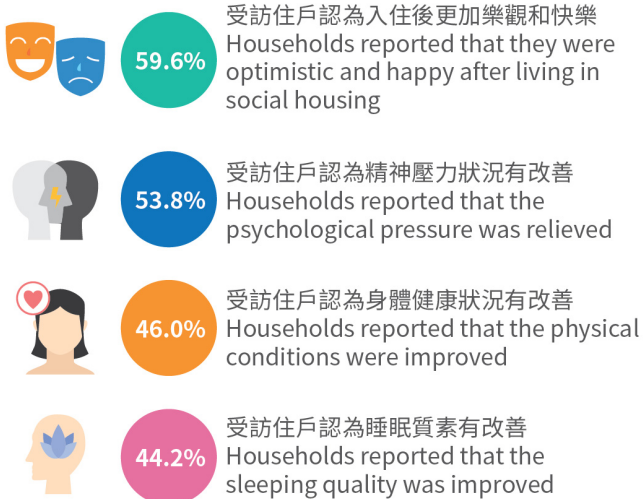
鄰里關係 Neighbourhood Relationship (1- 7分 Point)

平均值比較 (所有階段) Mean comparison across all stages

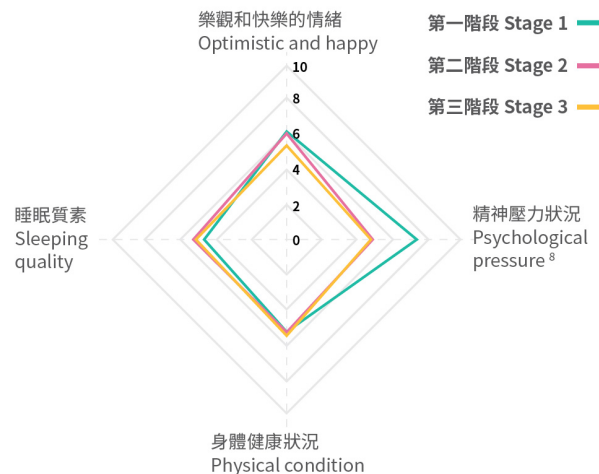


Level 4 個人發展 Personal Development

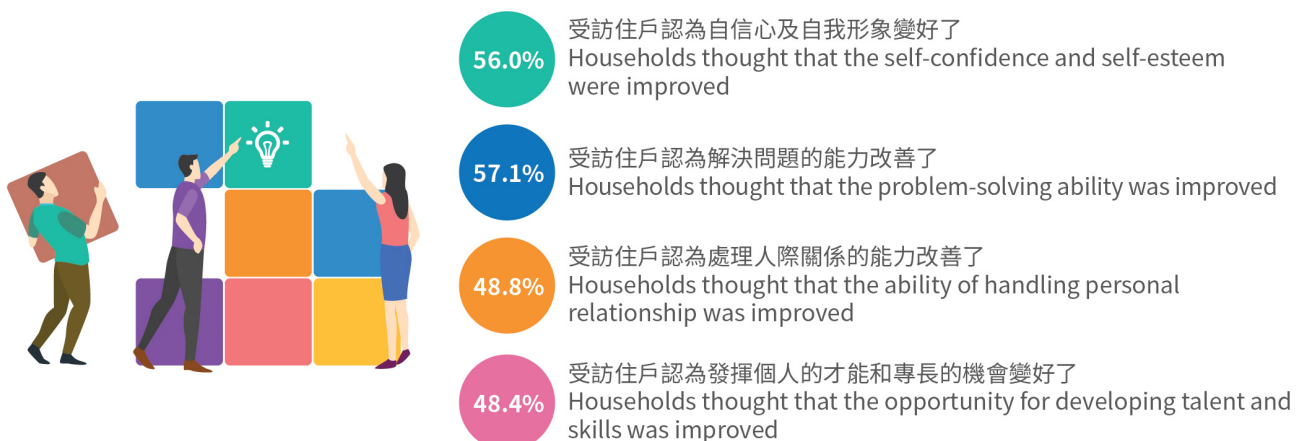
個人生活質素 Individual Quality of Life



其他生活質素指標 Other quality of life items (1 - 10分 Point) 平均值比較 (所有階段) Mean comparison across all stages



個人發展和能力感 Personal Development and Ability



Level 5 對社會房屋的觀感及滿意度 Perception and Satisfaction of Social Housing



對「社會房屋共享計劃」的滿意度 Satisfaction with Social Housing (CHM)



>90% 認為社會房屋是
thought that Social Housing is

- 是另類房屋的選擇
An alternative affordable housing
- 是有人情味的地方
A caring place
- 在這裡總有人支援
A place with support

⁸ 此題屬反向題，分數愈高對相關狀況評價愈負面。 This is a reverse question. The situation was worse in the higher marks.

焦點小組節錄 Highlights of Focus Group Discussion



兒童學習空間及生活質素改善 Increasing learning space for children and improved quality of life

「我以前嘅居住環境就好惡劣，得100呎到，宜家就有300呎，小朋友就宜家小學三年級，以前個學習環境就好差，冇地方做功課，宜家就寬好多，溫習活動空間都大好多。」

“The children have more learning space.”

「搬入黎就大左啦，舒服左，陽光通風都ok，感覺到成家人都開朗左嘅，舒服啲。」

“The family lives more comfortably because of the bigger space and environment.”



住戶小組 Household group



透過家庭重聚改善家庭關係 Better family relationship through family reunion

「因為之前一家人唔係一齊住，宜家搬左入黎就可以一家人一齊住……宜家大家一齊住就開心好多啦……」

“We feel happier because all family members can live together in social housing unit.”

住戶小組 Household group

「經濟上都幫左我好多嘅，咁而家都差唔多減左一半。」

“To reduce the rent in half after living in social housing.”

減輕經濟負擔 To relieve financial burdens due to affordable rent

住戶小組 Household group



透過服務介入，連絡社區網絡，增加社會資本 To rebuild social support network and increase social capital through providing service intervention

「我哋自己大廈入邊有個WhatsApp群組嘅，有時大家會去問「我搬上樓啦，我張床褥有冇人有需要？」

“To obtain more information, care and supports through Whatsapp group and new friends from social housing project.”

「其實佢本身都有唔同既技能：可能識整野、可能煮野食好叻、或者好樂於助人、好鍾意同人分享、好喜歡群體生活。社工其實就帶動緊呢啲唔同既個體去連結成一個網絡囉。即係其實亦都係幫緊整個社區去減低一啲既疏離啊、孤獨啊。」

“To empower the tenants to support each other through their capacity, and network building to reduce the social isolation.”

社工小組 Social Worker Group

住戶小組 Household group



共住優缺點 The advantage and challenge of co-housing

「我哋就同一個阿婆住啦，我自己就有一個細路仔嘅，有時我出街呢，咁就可以...知道阿婆喺屋企嘍嘛，就會放心啲囉，就會照顧下我小朋友，同我睇下囉。」

“To facilitate mutual help.”

「即係好細微嘅嘢，廁所呀啲咁，咁有啲人比較乾淨啊，有啲人就...個衛生程度都唔同啊，有時都會有少少嗌嚙囉。」

“Difficulties in getting along with others and some squabbles may occur.”

住戶小組 Household group





1

簡化接收個別單位的程序以增加社會房屋供應
Streamline the procedure of handling individual owner units to increase the number of social housing

2

設計共居模式應考慮住戶私穩及生活方式
Improve the cohousing design of transitional housing with consideration of the privacy and living habits of the households

3

因應公屋輪候年期增加，考慮延長租約期
Consider the extension of tenancy period to satisfy the needs of grassroots households when the average waiting time for public rental housing has increased

4

常規化社會房屋的服務，協助住戶建立社區互助網絡和社會資本
Establish regular social services in transitional social housing to support the households in establishing mutual help network and developing social capital

5

加強社會房屋中介平台的角色，整存經驗，連結不同持分者，支援營運機構
Strengthen the role of the intermediary in consolidating the experience of different housing projects, engaging different stakeholders and providing supports for operators, etc

特別鳴謝各營運機構

Acknowledgement of All Service Operators

(機構按英文字母大小排序 The list of operators presents in alphabetical order)



社會房屋共享計劃

COMMUNITY HOUSING MOVEMENT

香港灣仔告士打道39號夏愨大廈5樓505室
Room 505, 5/F, Harcourt House, 39 Gloucester Rd, Wan Chai, Hong Kong.

3596 7128 3611 5379

housing@hkcss.org.hk

<https://communityhousing.hkcss.org.hk>



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