

Flex 宿 Hall

彈性便利住宿新選擇

Flexible and convenient choice of hostel





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執行摘要

Flex宿為一群伍宜孫書院非本地生提出之創新提案，旨在藉由下列方法創造更多宿位：

- (1) 於現有宿舍房間內增設推拉床；及／或
- (2) 於書院範圍不同地點設置膠囊房。

本報告包含以下內容：首先，現時宿舍政策概述；次之，Flex宿的短期長期目標；第三，初級與次級研究之成果。為使本計畫具可施行性，該等研究乃為深層與詳細瞭解現況，進而利於評估Flex宿於伍宜孫書院實施之潛力。

第四，藉由所作研究與構想，我們改進現有的宿舍模式，冀藉實施膠囊宿舍模式，作為解決方案，以滿足學生需求，並解決其潛在擔憂。最後，我們亦試圖回應膠囊宿舍模式的潛在挑戰，並且作結。

Flex宿計畫對我們別具意義。時間伍宜孫書院同學因難以獲派宿位而有抱怨與擔憂；而我們組員皆為非本地生，亦曾親身經歷難以及於現時政策下獲派宿位之苦。我們希望Flex宿能成功實施，進而為伍宜孫書院，乃至於其他書院與大學之宿舍帶來真實改變。

Executive Summary

Flex Hall is an innovative idea that a group of non-local students from Wu Yee Sun College have developed with the purpose of creating more hostel places through having:

- (1) Pull-out beds in existing hostel rooms; and/or
- (2) Capsule rooms allocated in different locations in the college campus

First, a brief overview of the current hostel policy has been provided below. Secondly, the objectives of Flex Hall and what we seek to achieve in the short term and long term are listed below. Thirdly, both primary and secondary research have been conducted and the results are detailed below. To make the project implementable, the research we have conducted allowed us to have a deeper and detailed understanding in assessing the potentials of Flex Hall in Wu Yee Sun College.

Fourthly, through the research conducted and the ideas that we have formulated, we improvised existing hostel models and created solutions for the implementation of capsule hostels to suit the needs of students and to address their potential concerns. Finally, we also seek to address the potential challenges of our capsule hostel model before wrapping up with a conclusion.

Flex Hall is a meaningful project for us as this idea has been prompted by the complaints and concerns that we frequently heard from the students in Wu Yee Sun College when they fail to secure a hostel place and through our group mates personal experience in failing to secure hostel places as non-local students through the existing college policy. We hope that Flex Hall will be successfully implemented and bring about real change to not just Wu Yee Sun College but also hostels in other colleges in different universities.



背景

Background

現時書院分派宿位政策
Current College's hostel place allocation policy

未來擴建書院宿舍大樓計畫
Future College's hostel building expansion plan

宿位短缺問題
Problems - Lack of hostel place

現時書院分派宿位政策

Current College's hostel place allocation policy

現時書院分配宿位之政策頗為複雜。新生須先被分為本地新生（類別1A）與非本地新生（類別1B）；舊生則被分為本地舊生（類別2A）與非本地舊生（類別2B），每類分別適用不同政策。

類別1A—本地新生：

本地新生宿生遴選標準主要基於總車程時間與人均居住面積（須附證明）。每名申請人將依書院決定之計分方法遴選之。除卻預留予書院交流生及非本地生之宿位數後，現時政策分配予本地新生35%之宿位。

The current College hostel place allocation policy is complicated. Categorisations of local freshmen (Category 1A) and non-local freshmen (Category 1B) have to be made. Additionally, different policies are also presently in place for local non-freshmen (Category 2A) and non-local non-freshmen (Category 2B).

Category 1A – Local Freshmen:

The criteria of selecting local freshmen as a resident of the College is predominantly based on the total travelling time and the living area per capita of the student with proof. The assessment of the student's criteria is based on a scoring scheme determined by the College. Under the current College hostel place allocation policy, the hostel place allotment proportion for local freshmen students are 35% of the hostel places after reserving places for the College's onboarding exchange students and non-local students.

現時書院分派宿位政策 — 續

Current College's hostel place allocation policy (Continued)

類別 2A—本地舊生：

本地舊生之宿生遴選分為兩輪。首輪遴選基於總車程時間與人均居住面積；次輪遴選則基於總車程時間、人均居住面積與課外活動。現時宿位政策為本地舊生提供「四年一宿」制度：常規修業期為三年或以下之同學，可獲保證有一學期宿位，常規修業期為四年或以上之同學，則可獲保證有一學年宿位。除卻預留予交流生及非本地生之宿位數後，現時政策分配予本地舊生65%之宿位。

Category 2A – Local Non-Freshmen:

Residential selection for local non-freshmen will be conducted in two rounds. In the initial selection round, the College will select students according to their total travelling time and their living area per capita. In the secondary selection round, students will be further selected according to their total travelling time, their living area per capita and also extra-curricular activities. Under the current hostel place policy for local non-freshmen, the college practices a “Guaranteed Residence Scheme” which essential means that students with a normative study period of 3 years are guaranteed a hostel place of at least one semester, whilst students with a normative study period of 4 years are guaranteed a hostel place of at least one academic year. Under the current policy, the hostel place allotment proportion for local non-freshmen students are 65% of the hostel places after reserving places for the college's onboarding exchange students and non-local students.

現時書院分派宿位政策 續

Current College's Hostel place allocation policy (Continued)

類別1B—非本地新生：

於現時宿位分配政策下，常規修業期為三年或以上之非本地生將獲“N-1”年之保障宿位。舉例言之，一名常規修業期為三年的非本地生將只獲保障兩年之宿位。

類別2B—非本地舊生：

現時宿位分配政策下，非本地舊生宿生遴選主要基於其學術優異表現與「最佳年」之課外活動參與。根據書院報告，2019/2020年非本地舊生宿生遴選中，入宿分數為男生至少35分，女生至少32分。

Category 1B – Non-local Freshmen:

Under the current hostel place policy for non-local students, non-local students with a normative study period of 3 years or more are guaranteed a hostel period of “N-1”. To illustrate, this means that a non-local student who has a normative study period of 3 years will only be guaranteed a hostel place for 2 years.

Category 2B – Non-local Non-Freshmen:

Under the current hostel place policy for non-local non-freshmen, the selection will be predominantly based on the student's academic excellence and their participation in extracurricular activities of the student's “best year”. Based on the reports provided by the College regarding the selection of non-local non-freshmen for 2019/2020 accommodation, the entrance point is 35 for males and 32 for females.

未來擴建書院宿舍大樓計畫

Future College's hostel building expansion plan

根據香港中文大學校園發展處出版之最新實體發展-半年進展報告（截至2018年12月31日至2019年6月30日，教資會宿舍發展基金（HDF）共有1,800百萬港元。現時政策保證，香港政府會資助教資會資助大學宿舍75%費用，而大學則需自行負擔餘下之25%費用。

According to the latest Physical Development – Half-yearly Progress Report produced by the Campus Development Office of the Chinese University of Hong Kong for the period ended 31st December 2018 and 30th June 2019, it is stated that the UGC Hostel Development Fund (HDF) is a total sum of HK\$1,800 million.

The prevailing policy has guaranteed that the Hong Kong Government will provide 75% of funding of the capital cost of UGC-funded university publicly-funded student hostel places with different criteria. It will be the University's responsibility to fund the remaining 25% of the capital cost through the University's private funding.

宿位短缺問題 – Problems – Lack of hostel places

位

短

缺

問

題

公共資助學生宿位之短缺問題已引起持份者的廣泛擔憂。本地學生尤其憂心失去機會參與宿舍生活。現時政策亦會影響大學招收國際生以促進國際化之努力，因為有限的宿位將無法容納更多國際生或海外交流生。

The significant reduction of the publicly-funded student hostel places has brought about concerns among the stakeholders involved. This has especially been worrisome for the current local students as this has deterred them from having the opportunity to experience from their hostel life. It also deterred the universities' efforts into recruiting more international students to promote internationalisation in higher education sector according to the prevailing hostel policy as universities are no longer able to recruit more international students or accept more exchange students due to the limited student accommodation.



目標 Objectives

短期目標
Short-term Objectives

長期目標
Long-term Objectives

為解決現時宿位短缺問題，提供更多宿位予伍宜孫書院學生，Flex宿之目標分為短期與長期。

In order to solve the existing lack of hostel place problem and provide more hostel places in Wu Yee Sun College for the enjoyment of students, the objective of Flex Hall have been categorised into both short-term and long-term objectives.

短期目標 Short-term Objectives

短期目標

短期目標旨在為現時問題提供即時快速之解決方案，其中包括：

- (i) 確保非本地生可獲保障全宿
- (ii) 為時有需要之非宿生提供彈性住宿

The short term objectives are aimed at providing for students an immediate and a fast solution to the existing problem. They include:

- (i) Ensuring non-local students with guaranteed full hostel accommodation
- (ii) Providing an optional flexible accommodation for non-residential students with occasional needs

長期目標 Long-term Objectives

長期目標

長期目標旨在更大規模解決宿位短缺問題，學生可獲派更長時間之宿期，其中包括：

- (i) 為本地生與非本地生解決宿位短缺問題
- (ii) 最大化書院空間與設施之可使用的度
- (iii) 於新建宿舍大樓實施升級版房間內部裝潢，俾能容納更多宿生
- (iv) 提供可持續的另類宿舍模式，未來可於伍宜孫書院以外實施

The long-term objectives are aimed at solving the hostel place problem in a larger magnitude so the students may be able to obtain a hostel place for an extended period of time. They include:

- (i) Solving hostel insufficiency problem for both local and non-local students
- (ii) Maximising the usage and availability of college spaces and facilities
- (iii) Implementing enhanced interior design strategies that can cater more residents in the newly built hostel buildings in the future
- (iv) Providing a sustainable alternative hostel mode to be implemented in hostels in the future not limited to Wu Yee Sun College



初級研究 Primary Research

問卷調查
Survey

我們為Flex宿進行的初級研究為伍宜孫書院分配現況意見調查。我們收到52份樣本，其中包括本書院的本地生與非本地生。。

Our team has conducted primary research for Flex Hall by conducting a survey in regard to the present hostel allocation situation in Wu Yee Sun College. We received data from a sample of 52 local and non-local students from the students in our College.

問 卷 調 查 結 果

Survey Results

根據調查結果，多數學生明顯偏好於校園獲派宿位。受調者中共有88%本地生強烈希望於學年中住在宿舍，然而不幸僅約半數本地生（55%）獲派宿位。本地生希望有宿位之主因包括交通時間考量、家中空間有限及希望於大學參與宿舍生活。同時，多數非本地生（約90%）通過保宿政策（N-1）成功獲分配宿位。申請宿位失敗之非本地生只得被迫於校外租房。

According to the survey results, it is obvious that most students prefer having a hostel place on campus. A total of around 88% of local student participants showed strong indication that they prefer to stay in a hostel during their academic year. Unfortunately, only around half of the local student participants (55%) have been granted a hostel place. The main reasons that the local student participants' want to have a hostel place include their concerns in travelling time, limited space at home and their desire to experience a hostel life on the university campus. Meanwhile, most of the non-local students (around 90%) have successful been granted a hostel place through the guaranteed residential policy (N-1) years for non-local students. Non-local students who are unsuccessful in securing a hostel place are forced to rent out of campus as they have no alternative options.

問 卷 調 查 結 果 續

Survey Results (Continued)

基於我們的調查結果，值得注意的是，相當數目的學生（約63%，包括本地與非本地生）對目前的宿位政策不滿意，滿意度在5分（最滿意）之中僅得1至3分，其不滿之主因為派宿量不足。此外，調查清楚顯示，不獲派宿位對學生之負面影響包括額外交通時間成本、情緒困擾與財務負擔。我們亦注意到，非本地生由於在香港並無家庭居所，會承受更高財務負擔。

最後，有70%受調者對Flex宿計畫的膠囊房與彈性預訂系統表示興趣；而有44%的受調者對於在書院現有房間增設推拉床有興趣，進而能使「特別宿位計畫」三人房宿生享受更便宜的宿費。因此，我們認為Flex宿的提案頗受歡迎，且能收到參與者廣泛的正面反饋。

Based on our survey results, it is noticeable that a substantive number of students, around 63% of the participants both local and non-local students are not satisfied with the current hostel policy as they have respectively rated their rate of dissatisfaction at 1 to 3 points out of a 5 point system, 5 being the highest satisfaction of the current hostel policy. The main reason for the participants dissatisfaction is the insufficient hostel room allocation provided by the College. Moreover, it is clearly indicated in the survey that some of the possible negative effects and disturbances of not having a hostel place for the students may include having extra travelling time and cost, emotional distress and financial burden placed on them. We also noted that there is a greater financial burden that are placed upon non-local students who do not have an existing family home in Hong Kong.

Lastly, there are 70% of the participants who have indicated their interest in Flex Hall's idea of implementing a capsule hostels with a flexible booking system. On the other hand, 44% of the participants of the survey have showed interest in having pull-out beds furnished into the existing rooms in the College so that they may benefit from the current room-sharing scheme and the option of having a 3-person room with cheaper hostel fees. Therefore, we can firmly conclude that the survey results have shown that Flex Hall's ideas are warmly welcomed and managed to receive overwhelmingly positive feedback by the participants.



次級研究 Secondary Research

膠囊旅館的結構

Structure of a Capsule Hotel Room

膠囊旅館的特色

Features of Capsule Hotels

膠囊旅館住客的顧慮

Concerns of Staying in a Capsule Hotel

其他創意宿舍模式

Other Creative Hostel Models

針對膠囊旅館的次級研究旨在提供以下內容的摘要：(a)膠囊旅館的結構、(b)膠囊旅館的特色、(c)膠囊旅館住客的顧慮。

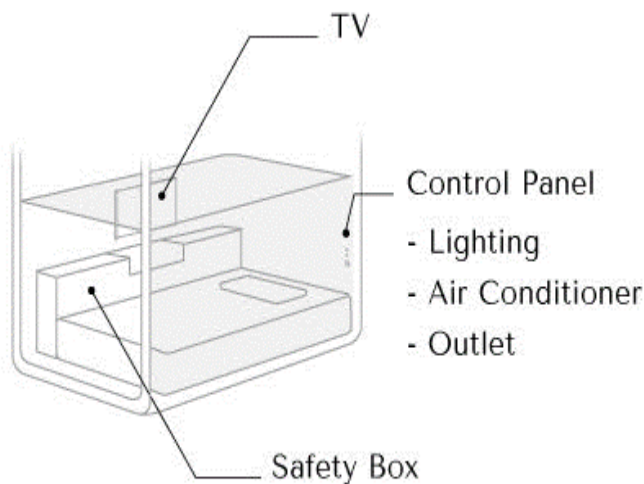
The secondary research for capsule hotel aims to provide a summary of (a) the structures of a capsule hotel room, (b) the features of capsule hotels and (c) the main concerns of people when staying in a capsule.

膠囊旅館的結構

Structure of a Capsule Hotel Room

下為一個膠囊旅館房間的結構示意圖。膠囊房通常寬1.2公尺，長2公尺，高1公尺。膠囊有一控制面板，控制燈光、空調溫度與插座。然而，僅有較高級的膠囊房設有保險箱（夾萬）與電視機。

The diagram below presents a brief structure of how a capsule hotel room may look like. In a typical capsule hotel room, the dimensions are usually 1.2m wide, 2m long, and 1m high. Additionally, inside the capsule, there will be a control panel that controls the lighting, the temperature of the air conditioner and the outlet of the room. However, it may be noted that safety boxes and TVs will only be available in some of the more luxurious capsule rooms.



膠囊旅館的特色

Features of Capsule Hotels

(i) 共同特色

市面上多數膠囊旅館將男性與女性區域分開。於單一性別區域內設有獨立膠囊房。為確保個別膠囊房衛生整潔，鞋櫃通常置於膠囊區域前方，且膠囊內禁止飲食或吸菸。

(ii) 特殊特色

與提供低價便利住宿的主流膠囊旅館不同，亦有膠囊旅館收取較高費用，提供旅客一生一次的獨特體驗。如香港有一間膠囊旅館，提供每日短至45分鐘、長至24小時的住宿方案。一間在新加坡的膠囊旅館則饒富趣味，提供旅客具未來感的房間，內含許多插座，方便消費者為電子裝置充電，更備有智慧型電視，以利消費者暢玩遊戲或觀賞電影。

(i) Common Features

In most of the capsule hotels available in the market, there will be separate areas allocated for both males and females. Individual capsule rooms will be contained in the respective separated gender-specific areas. Besides that, in order to ensure the hygiene and the tidiness of the individual capsules, shoe lockers are usually placed in front of the capsule area. Additionally, eating and smoking are prohibited inside the capsules.

(ii) Special Features

Different from some mainstream capsules that offer their customers a cheap and convenient stay, there are different kinds of capsule hotels. There are capsule hotels in the market that charge their customers a premium price with exchange for a unique once in a life time extraordinary experience. In a capsule hotel in Hong Kong, the hotel provides customer with staying options with a wide time range from the minimum of 45 minutes to the maximum of 24 hours per day. Another interesting capsule hotel is located in Singapore, the hotel offers customers a futuristic capsule room which include multiple sockets for customers to charge their devices with convenience, a smart TV for the customer to play their desired game and enjoy a movie.

膠囊旅館住客的顧慮

Concerns of Staying in a Capsule Hotel

(i) 隱私顧慮：膠囊旅館住客需睡在彼此隔壁，毗鄰住客可能會影響到住宿體驗，如噪音問題等。

(ii) 安全顧慮：膠囊的透明玻璃門內有一窗簾，可隔絕外界視線。然除大堂儲物櫃外，幾無空間予膠囊住客放置貴重私人物品。

(iii) 一次性備品不足：備品如洗髮液、沐浴露通常儲於共用浴室之大瓶罐內。住客通常需自行攜帶衛生用品如牙刷、牙膏等。

(i) Privacy concerns: The capsule model which involves side-by-side staking of each individual capsules may affect the stay of a customer in a capsule because of noises that may come from the surrounding capsules.

(ii) Security concerns; The insides of the capsule are sealed and hidden from the view of outsiders via a curtain behind a transparent glass door. Additionally, other than the lockers that are available in the lobby, there are rarely any spaces provided for customers to store their expensive personal belongings inside the capsule area.

(iii) Lack of one-time use amenities: Amenities such as shampoo, shower gel are usually stored in large bottles inside the shared shower room. Additionally, guests are often required to bring their own toiletries such as toothbrushes, toothpaste.

Other Creative Hostel Models

其他創意宿舍模式

(i) 現有文獻缺乏創意宿舍設計。多數非學術宿舍設計乃為大型公寓式房間而設，宿生可自行添置家具及裝飾內部，然其不適合香港本地情況。現有書院宿舍房間過小，無法容納更多家具。現時房內用具已占滿使用空間，且「特別宿位計畫」三人房之可用空間將更加受限。

(ii) Cheung (2006)曾提案於中大校園內建造貨櫃宿舍。然其主要關注貨櫃之間的組合架構與適合的興建地點。該提案中，房間內裝主要為一到二個高架床，下有書桌、抽屜與衣櫃，類似於中大某些現有三人房裝潢，如逸夫書院宿舍。

(iii) 膠囊房在香港目前僅以商業模式運行。香港大學基於保安因素，較不願意以膠囊模式解決宿位供應問題。

(i) There has been a lack of literature on innovative hostel designs. Most non-academic proposals on dormitory designs are based on apartment-like dormitories where users are allowed to furnish and decorate the rooms themselves as they desire, however this does not fit well with the Hong Kong local circumstances. The current College hostel rooms are too small to allow additional furniture to be added. This is because existing furniture have already exhausted the hostel room space. Not to mention, the hostel room spaces made it more difficult for additional furniture due to the Room Share Scheme.

(ii) Cheung (2006) proposed a container student hostel in CUHK. It mainly focused on the overall structure of how the containers can be stacked together and the adequate location to build such a hostel. In his proposal, interior design is comprising of one or two loft beds in rooms with desks, drawers and closets. His proposal is similar to the designs of some three-person hostel rooms which are presently available in the University, such as those in Shaw College.

(iii) The capsule-hotel model has been implemented in Hong Kong only in a commercial context in the past. The University of Hong Kong has demonstrated a reluctance in accepting capsule beds as a means to solve the issue of the shortage of hostel supply due to safety and security concerns.

根據我們的研究與觀察，香港現時並無於大學宿舍增設推拉床或膠囊房之提案。這正證明了Flex宿應被實行，因其能為現存問題提供獨特解決方案。

According to our observation and research, there seems to be no proposals that suggest the furnishing of pull-out beds for hostel rooms or the implementation of capsules hostels in the universities in Hong Kong. This also further stresses the need for Flex Hall to be implemented as it stands out as an ideal solution.



解決方案 Solution

時程
Timeline

經營方式
Operation

設計
Design

財務計畫
Financial Projection

價值與效益
Values and Benefits

時程 Timeline

Flex宿將根據下列階段實施：

(i) 第一階段：

將推拉床個人化，學生可受益於現時特別宿位計畫。

(ii) 第二階段：

於現有伍宜孫書院大樓東座與西座二樓至八樓之豆袋區域設置24個膠囊房。

(iii) 第三階段：

a. 考慮於現時豆袋區域多設置48個膠囊房。

b. 考慮在宿舍範圍內增設專屬膠囊房之空間。

(iv) 第四階段：

將膠囊房宿舍之提案推廣至其他書院與本港其他大學。

程

The implementation of Flex Hall will be conducted in the stages as follow:

(i) Stage 1:

Customization of pull-out beds so that students may join and benefit from the existing room sharing scheme.

(ii) Stage 2:

Set up of 24 capsules in the existing bean-bag area from the 2/F to 8/F of the East and West Wing of the Wu Yee Sun College building.

(iii) Stage 3:

a. Consider the setup of an additional 48 capsules in the existing bean-bag area.

b. Consider the setup of exclusive room spaces to further locate additional capsules in the hostel.

(iv) Stage 4:

Expand the capsule hostel idea to other colleges and universities in Hong Kong.

經營方式 Operation

經營方式

Flex宿專注於善用科技，以減少書院營運膠囊房時所耗費之人力。

(i) 網站／流動程式

我們計畫設置網站或流動程式，使用者可通過網上預訂系統預訂Flex宿膠囊房，且未必需要即時付款。成功預訂後，系統將會自動傳送確認電郵或簡訊予使用者。

(ii) Kiosk 服務站

我們亦計畫於書院大堂設置Kiosk服務站。該Kiosk服務站可為塔式或釘牆式，提供近似於旅館大堂之功能，包括自助入宿、退宿、八達通或信用卡付款、吐出房卡等。某些公司如 Flytech HK 有在我們預估成本內製造此種全功能機器的潛力。

Flex Hall focuses on maximising the use of technology in view to bring about a reduction of labour force within the college when operating the capsule hostels.

(i) Website/Mobile App

Either a website or mobile app is planned to be set up. This website or mobile app will provide potential users with an online booking system to book Flex Hall capsule rooms. Besides, immediate payment will not necessarily needed to be made on the booking system. An automatic email or phone message for reservation confirmation will be sent to the guest once the booking is successfully made.

(ii) Kiosk Machine

A kiosk machine is also planned to be placed in the lobby of the College. This kiosk machine can either be a tower or wall-mount kiosk and will have a similar function as the lobby of a hotel. A wide range of services such as check-in, check-out, payment through credit card or Octopus card, scanner for an identity check, and production of room card will be made available in this kiosk machine. There are potential firms such as Flytech HK that are found to have the potential to fulfil this all-in-one service production of the kiosk machine within our cost.

設計 Design

Flex 宿致力於藉不同設計最小化並解決膠囊房住客的可能顧慮。

(i) 隱私顧慮：

為減低毗鄰膠囊傳來的噪音，可使用玻璃纖維外殼，預計能阻擋90%噪音。假若玻璃纖維超出預算，或可於膠囊間建造厚實牆體，阻隔噪音。

(ii) 安全顧慮：

為降低個人安全顧慮，每個膠囊將配有個別門鎖。個人儲物櫃亦可安裝於每個膠囊下方，方便使用者安全存放個人物品。

(iii) 一次性備品不足：

為解決一次性備品不足之問題，常用備品如洗髮液、牙刷可置於書院現有販賣機中販售；乾淨毛巾亦可置於膠囊或儲物櫃內供一次使用。

計

Flex Hall aims to address and minimize the concerns that people have when staying in the capsule through various designs.

(i) Privacy Issues:

To reduce noises that arise from the surrounding capsules, a fiberglass body can be put into place and it is projected that it may be able to successfully block 90% of the noise. In the event that the fiberglass body is over our budget, an alternative option is to build a thick wall in between the capsules to help insulate the noises between the capsules.

(ii) Security Issues:

To reduce the concerns with personal security, individual doors with locks will be placed in front of each capsule. Additionally, personal lockers can also be furnished under each capsule to provide storage and security for personal belongings.

(iii) Lack of one-time use Amenities:

To solve the concerns regarding the lack of one-time use amenities, some commonly use amenities such as shampoo, toothbrush will be placed in the vending machine that the College currently possesses. Besides, washed towel can also be placed inside the capsule or lockers for one-time use.

財務計畫書

Financial Projection

財務預算	入住人數 (每年)	單位數量	價錢/年費(\$)	總數(\$)
收入				
房租收入(65%)	117	24	75	210,600
固定投資成本				
膠囊房艙		24	4,000	96,000
設置成本		24	600	14,400
自助登記亭		1	12,000	12,000
小計				122,400
可變成本 (每年)				
清潔費用		24	2,250	54,000
維修費用		24	3,600	86,400
電費		24	1,800	43,200
小計				183,600
邊際收益 (每年)				27,000
投資回收期				4.53
				(大約5年)
5年營業收入				12,600

Budget	No. of occupancy	No. of units	Cost per unit/ Cost per year (\$)	Total (\$)
Revenue				
Occupancy (at rate of 65%)	117	24	75	210,600
Fixed Investment Cost				
Capsule		24	4,000	96,000
Set-up cost		24	600	14,400
Kiosk		1	12,000	12,000
Subtotal				122,400
Variable cost (per year)				
Cleaning cost		24	2,250	54,000
Maintenance cost		24	3,600	86,400
Electricity		24	1,800	43,200
Subtotal				183,600
Contribution margin (per year)				27,000
Investment Pay-back period				4.53
				(approximately 5 years)
Operating Income in 5 years				12,600

財務 計畫 續

Financial Projection (Continued)

前頁之表格為實施膠囊宿舍計劃的財務預算。為了收回投資成本，我們對此項目至少以5年作出預算。收入將根據每年9個月的使用時間（不包括6月至8月的暑假）計算，而估計入宿率為65%。固定投資成本包括24個膠囊宿舍的費用，一臺Kiosk服務站和相關的設置費用。同時，將產生一些可變成本，例如清潔費用，維護費用和電費。根據所示的計算，估計的邊際收益（收入減去可變成本）約為27,000港元，固定投資成本可以在大約4.5至5年內償還。如果入住率符合預期，該項目甚至有潛力在5年內產生約12,600港元的利潤（5年的總邊際收益減去固定成本）。

至於為特別宿位計畫宿生訂製的推拉床設施，我們建議為每位學生增加宿舍費用約400港元，因為拉床設施的價格亦約每個400港元。因此，就成本和價格而言，本計畫可以收支平衡。

The table in the previous page is the financial projection for the implementation of Flex Hall's capsule hostel. Our team holds a long-term view of at least 5-year period for our project in order to recover the initial investment cost. We estimated the revenue of the capsule hostels at an occupancy rate of 65%, based on 9 months of occupancy per year excluding summer break from June to August. The fixed investment costs include cost for 24 capsule hostels, a kiosk machine and the relevant set-up cost. Meanwhile, several variable costs will be incurred such as cleaning cost, maintenance cost and electricity expense. From the calculations as shown, the estimated contribution margin (revenue – variable cost) will be around HKD 27,000 and the fixed investment costs could be paid back in approximately 4.5 to 5-year time. Flex Hall will even have the potential to generate profits (total contribution margin in 5 years – fixed costs) of around HKD 12,600 in 5 years if the occupancy rate is as expected.

As for the customized pull-out beds for students in room sharing scheme, we will suggest an increment of hostel fees of around HKD 400 per student since the price of a pull-out bed is around HKD 400 per item.

價

Values and Benefits

值

本提案可提供之價值與效益不證自明。創造更多宿位可逐漸解決宿位短缺之問題，亦可增加學生參與宿舍生活與書院活動之機會，尤其宿舍生活長期被視為重要之非形式教育。本提案更契合伍宜孫書院之創新精神，書院總是鼓勵學生交流想法以裨益旁人甚至整個社會。倘若本計畫成功實施，更可提供一創意宿舍模式予本港其他大學參考，甚或推廣至全世界。

與

效

The values and benefits of our proposal are self-evident. With more hostel places created, it could gradually solve the shortage of hostel-place supply. It could also enhance students' participation in hostel life and involvement in hostel activities which have always been regarded as an important type of non-formal education. It corresponds with Wu Yee Sun College's underlying spirit as an innovative college under which students are encouraged to exchange their ideas to benefit members of the College and even the society. If the project is successful, it could further provide for a model of innovative hostel design for other universities in Hong Kong and even around the world.

益



潛在挑戰 Potential Challenges

安全顧慮
Safety Concerns

法律顧慮
Legal Concerns

管理與負載力顧慮
Management and Capacity Concerns

安全顧慮 Safety Concerns

全

我們相信推拉床可在現行特別宿為計畫下實施良好。然而，膠囊房需有措施防止非法入住。膠囊使用者協亦應清楚列明每個膠囊僅供使用者一人入住。若使用者違反條件，如將膠囊「分租」與其他人，將處以罰金。為確保膠囊住客安全，膠囊宜置於現有宿舍樓層，拍卡機門禁可保障學生安全。鎖頭與鎖匙需安裝於每個膠囊房門上，確保使用者入住期間之隱私與安全。

顧

We believe that the pull-out bed proposal can work well under the current Room Share Scheme. However, in respect to the capsules, we must admit that some means should be adopted to prevent unauthorised entry. The capsule user agreement should expressly provide that the condition of each capsule should only be used by the resident himself. There may be a penalty for breach of condition, e.g. “sub-renting” the place to another. To ensure the capsule users’ safety, by placing the capsules on hostel floors, existing card-tapping machine can further prevent unauthorised entry as it has been functioning for current residents of the existing rooms. Key and lock should be assigned for each capsule so that upon checking-in each user will have privacy and enjoy their personal safety during the stay.

慮

法 Legal Concerns

律

一旦宿生增加，現有書院宿舍大樓可能須裝修以配合相關消防法例。其中牽涉消防安全（建築物）條例（第572章）、建築物條例（第123章）及其附屬法例。鑑於現時特別宿為計畫運作良好，我們認為適量增加宿生應無需配合改裝現有大樓設施。然而，書院宜經大學就此尋求法律意見。

顧

It may be an obvious concern that with more residents in the existing building, there may be modification in the fire safety equipment required in order to be in compliance with the law. Such question involves the application of the Fire Safety (Buildings) Ordinance (Cap 572), the Buildings Ordinance (Cap 123) and its subsidiary legislation. In light of the current Room Share Scheme, we believe that some degree of additional resident should be permissible without substantive modification to the hostel building. However, it is best that the College if possible, through the University, seek legal advice on this specific matter.

慮

管 理 與 負 載 力 顧 慮

Management and Capacity concerns

現時學習共享空間與音樂室之線上預訂系統可加以改造以配合預訂膠囊房所需。付款系統或可建基於現有冷氣八達通付款機。

如何確立膠囊房與推拉床之設備損害賠償責任為一問題。現時宿生於退宿前會由書院工友陪同檢查房內設備是否有損壞。我們認為膠囊房退宿時可能亦須相同程序。

現有設施如浴廁、洗衣機、廚房與雪櫃是否能承受本計畫增加之宿生需要進一步評估。現有特別宿位計畫之宿生並未造成明顯困擾，故一定程度增加宿生應無問題。我們亦注意到健身房附近的浴廁亦可為膠囊房住客所用。

The current online booking system for learning commons and music rooms can be modified for booking the capsule rooms. Payment method may be built upon the current Octopus payment machine for air-conditioners.

There may potentially be an issue on how to ascertain liability of damage caused by different users of the pull-out beds and capsules. Currently for the existing typical room residents, a College staff will be present and will record any damage made to the furniture before one could check-out. We suggest that some staff may still need to be present for the same purpose.

Further examination is required to determine whether the current facilities, such as washrooms, laundry machines, pantries and fridges, are capable of being used by additional residents under our proposal. Some degree of additional residents shall create little problem as according to our observation under the existing Room Share Scheme, it has been working well. Attention also can be drawn to the washrooms near the College gym as they may be of good use to the capsule users.

結 論

總而言之，我們認為膠囊房與推拉床能為伍宜孫學生帶來益處，且能為宿位短缺問題提供解決方案。推拉床無疑為可行且可持續之提案，不僅划算且易於現有政策下實施。然而，膠囊房或會面臨較大挑戰與顧慮，倘若本提案能成功實行，伍宜孫書院學生無疑將成為最大受益者。

Conclusion

In conclusion, we believe that both the pull-out bed and the capsule hostel model would serve to benefit Wu Yee Sun students and would provide a solution to the lack of hostel space problem. The pull-out bed is undoubtable a feasible and sustainable idea which is not only cost-effective but also easy to implement as it is clearly in line with the present hostel policy. However, the capsule hostel model face greater challenges and concerns. In the event of a successful implementation of these ideas, the students of Wu Yee Sun College will be the biggest beneficiary of it all.





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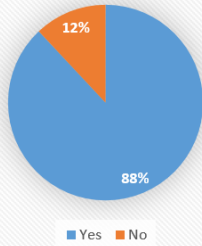
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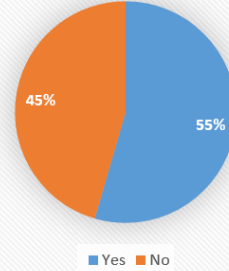
附件 – 問卷

Appendix – Survey

Do you prefer to have a hostel place? (local students)
 你是否希望獲派書院宿位？



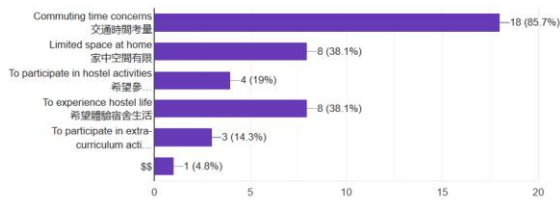
Do you have a hostel place this year?
 你今年有無獲派宿位？



Local students that prefer having a hostel place 希望獲派宿位之本地學生

Why do you prefer having a hostel place? 你為何希望有宿位?

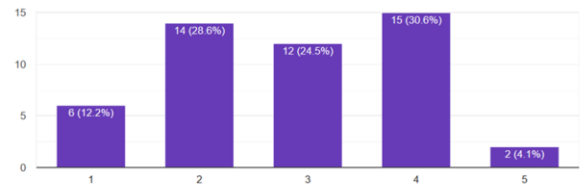
21 responses



Satisfaction Rating 滿意度調查

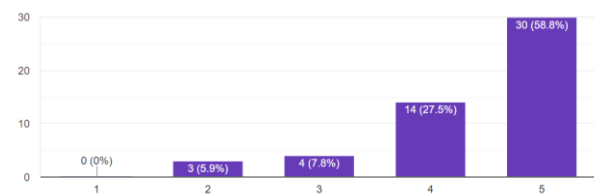
Please rate your satisfaction with the present College hostel allocation policy 請對目前的書院宿位分配政策進行評分

49 responses



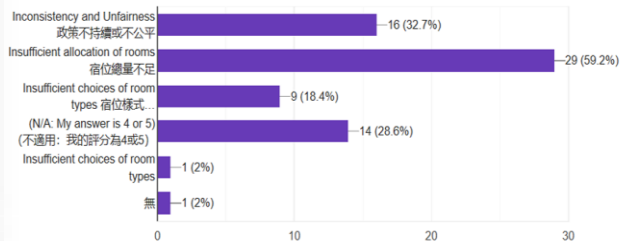
Imagine you need but is not allocated a hostel place, please rate your emotional distress. 假設你需要宿位但未獲派發宿位，請為你可能的情緒困擾進行評分。

51 則回應



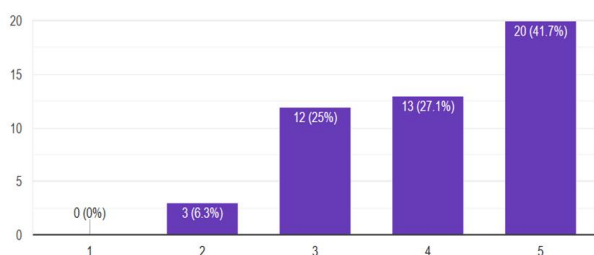
If your answer is 1 to 3, please tick one or more of reasons that resulted in the dissatisfaction and concerns. 如果你的評分為1至3，請勾選你的不滿與顧忌。

49 responses



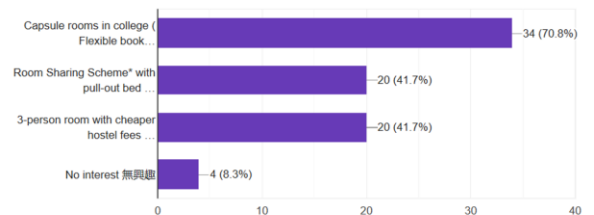
Imagine you need but are not allocated a hostel place, please rate your extra cost of time resulted therefrom. 假設你需要宿位但未獲派發宿位，請為你可能花費的額外時間成本進行評分。

48 responses



Would you be interested in applying for any of the following accommodation schemes? If yes, please tick one or more choices below. 你是否對申請以下的住宿方案計劃感興趣？若是，請在感興趣的選項打勾。

48 responses





GEYS4010 Final Year Project Proposal, Wu Yee Sun College, CUHK

香港中文大學伍宜孫書院 畢業專題提案

Flex 宿 Hall

彈性便利住宿新選擇

Flexible and convenient choice of hostel