



# **HOMECOMM**

GEYS4010 2A05

# **FINAL REPORT**

# **FE**

# Content Page

<b>About us</b>	<b>2</b>
<b>Background</b>	<b>2</b>
<b>Our Mission</b>	<b>3</b>
<b>Research</b>	<b>4</b>
STUDENTS' VIEWS	4
HOMELESS' VIEWS	5
<b>Key Partners</b>	<b>6</b>
1. NGOs	6
2. I-CARE CENTRE	6
3. GOVERNMENT	6
<b>Proposal Plan</b>	<b>7</b>
1. HOUSING CONSTRUCTION	7
2. MAIN FEATURES	10
3. MOVE-IN FACILITATION	11
4. PUBLICITY	12
5. LEASING	12
6. COST STRUCTURE	13
<b>Milestones &amp; Future Plans</b>	<b>13</b>
MAJOR MILESTONES	13
FUTURE PLAN	15
<b>References</b>	<b>16</b>
<b>Appendix</b>	<b>18</b>
APPENDIX 1 (STUDENTS' PERCEPTION)	18
APPENDIX 2 (3D FLOOR PLAN OF HOMECOMM)	18
APPENDIX 3 (HOMECOMM'S FACEBOOK PAGE)	18
APPENDIX 4 (HOMECOMM'S INSTAGRAM ACCOUNT)	18
APPENDIX 5 (HOMECOMM APPLICATION FORM)	18
APPENDIX 6 (ROOMMATE PREFERENCE FORM)	18
APPENDIX 7 (TOTAL COST)	19

# About us

**HOMECOMM** is a project that builds temporary container housing on rented vacant government site, which welcomes HOMELESS PERSONS<sup>1</sup> and UNIVERSITY STUDENTS<sup>2</sup>. By allowing students to live with the homeless, the project hopes to promote community building among them, as well as to empower the homeless.

## Background

By definition, “homeless” refers to those who do not have an adequate nighttime residence<sup>3</sup>. Therefore, besides street sleepers, people who live in bedspace apartments or subdivided flats are also considered as “homeless”<sup>4</sup>. Given that there are 1,127 registered street sleepers<sup>5</sup> and nearly 210 thousands people living in subdivided flats<sup>6</sup>, great demands on suitable housings with affordable rent exist. Noticing the fact of limited supply of university hostel places, which there could be 2 people competing for 1 room<sup>7</sup>,

---

<sup>1</sup> “Homeless” refers to the street sleepers, those who are at risk of being homeless and people in poor housing’ Our Aim (2019). *Christian Concern for The Homeless Association*. Retrieved April 26, 2019, from [http://www.homeless.org.hk/en/about\\_us/aim/](http://www.homeless.org.hk/en/about_us/aim/)

<sup>2</sup> Refers to all Full-time Tertiary Students (NLSFT).

<sup>3</sup> 黃, 李 & 孫. (2004). *露宿者服務評估研究 期末服務評估報告*. Retrieved April 11, 2019, from [https://web.swk.cuhk.edu.hk/~hwong/pubfile/researchmonograph/2004\\_Research\\_M\\_Evaluative\\_Research\\_on\\_StreetSleepers\\_Service\\_Final\\_SER.pdf](https://web.swk.cuhk.edu.hk/~hwong/pubfile/researchmonograph/2004_Research_M_Evaluative_Research_on_StreetSleepers_Service_Final_SER.pdf)

<sup>4</sup> Ibid.

<sup>5</sup> 露宿者升五成 揭另類在職貧窮 無家者政策須因時制宜. (2018). *HK01*. Retrieved April 11, 2019, from <https://bit.ly/2EPGYHc>

<sup>6</sup> 統計處：全港逾9萬個劏房住20.9萬人 人均居住面積僅56.5呎. (2018). *HK01*. Retrieved April 11, 2019, from <https://bit.ly/2LhTyT>

<sup>7</sup> 探射燈：村屋劏房發大學生財. (2011). *Oriental Daily News*. Retrieved April 11, 2019, from [https://orientaldaily.on.cc/cnt/news/20110831/00176\\_097.html](https://orientaldaily.on.cc/cnt/news/20110831/00176_097.html)

**HOMECOMM** sees the possibility of establishing a housing options for both parties.

There might be doubts about the reason for launching such a project or the feasibility of the project. However, coliving between different groups of people is not a new idea. Intergenerational Housing, a coliving project between students and seniors which students can have discounted rent by spending time with the elderly<sup>8</sup>, is an example. Its success worldwide<sup>9,10</sup> has proven that coliving between different groups are workable, and thus inspired the idea of the **HOMECOMM** project.

## Our Mission

We learnt from our previous activities that stigma can be removed when chances for mutual understanding are provided to university students, so we believe **HOMECOMM** is sustainable and serves the following social responsibilities (which are rarely achieved by living in transitional housing):



### SOCIAL INCLUSION

- General public able to *familiarise with the homeless*
- *Community building* encouraged via regular meeting and duties



### HOMELESS EMPOWERMENT

- *Cheaper* rent
- *Job positions* at the dorm and public facilities
- *Knowledge and skills* acquiring
- *Socialising* environment



### REHABILITATION FRIENDLINESS

- Former drug addicts and rehabilitated persons *welcomed*
- Partnership with associations to *provide necessary supports*

<sup>8</sup> 報名簡章. (n.d.). 青銀共居在臺北. Retrieved 24 April 2019, from <https://bit.ly/2PolMvs>

<sup>9</sup> Humanitas Deventer. (n.d.). Retrieved 24 April 2019, from <https://www.humanitasdeventer.nl/>

<sup>10</sup> GeKu-Haus. (n.d.). Retrieved 24 April 2019, from <http://www.generationenkult.de/haus/>

Our main role in this project is to design a detailed project proposal and pitch it to interested NGOs. In the meantime, we will also promote the project idea on different social media platforms, social innovation competitions or through media line-up in the hope of raising public awareness.

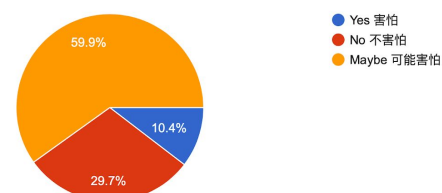
# Research

## 1. STUDENTS' VIEWS

In our previous research, we have interviewed over 200 university students from different institutes. They think homeless persons are unemployed, which is a misunderstanding<sup>11</sup>. Some link homeless people with words like “dirty” and “substance abuse” but not positive adjectives, which might explain why only less than 30% students are not afraid of homeless.

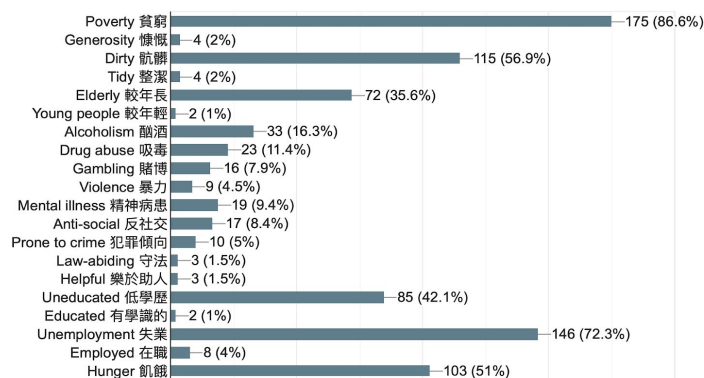
Are you afraid of homeless people? 您害怕無家者嗎?

202 則回應



What do you think of when you hear the word "homeless"? 您對「無家者」一詞有甚麼聯想?

202 則回應



Three activities have been organised for students and homeless to get along, in the hope of further conducting extensive study on their opinions on living together. Most participating students

<sup>11</sup> Homeless Outreach Population Estimation Hong Kong 2015 Report. (2015). Retrieved from [http://www.cityu.edu.hk/youepri/hopehk2015\\_chi.pdf](http://www.cityu.edu.hk/youepri/hopehk2015_chi.pdf) on 24 Feb 2019

were afraid of the homeless community and they did not understand what the homeless have been through. However, students' perceptions towards homeless CHANGED (Appendix 1) after these events. They are no longer afraid of the homeless and may have less prejudice thoughts towards them. Therefore, it is convincing that our project could serve as an option for students and homeless to get along, and to facilitate homeless' social integration in the long run.

Some students suggested that the identity of the homeless does not concern them most, they generally are concerned about living with strangers. Thus, resident orientation activities will be organized for a deeper understanding among residents.

## **2. HOMELESS' VIEWS**

Several homeless persons were interviewed with the assistance of the Christian Concern for the Homeless Association (CCHA). They think that students may not adapt to living with the homeless, yet they agree that orientation and roommate-matching would allow residents to try if they could live together. Interviewees are also interested in living in renovated container houses with individual bathrooms because of its cleaner and larger nature compared to most existing transitional housing and flats the homeless could afford. Overall, it is believed that **HOMECOMM** is an appealing alternative for the homeless.

# Key Partners

## 1. NGOs

We have contacted the Hong Kong Council of Social Service (HKCSS) and CCHA, and they both showed interest in our project. We have sent our proposal to them recently, anticipating a meeting in the short run.

## 2. I-CARE CENTRE

The project would cooperate with I-CARE centre, providing internship opportunities to university students. Students would assist event organisation, management, project marketing. I-CARE Centre expressed that it is possible to help our project to recruit student interns, if the project is implemented with concrete progress made.

## 3. GOVERNMENT

The aid from the Government is also essential for requesting fundings and renting vacant government sites for container houses placing. The Lands Department is responsible for the sites, while the Development Bureau (DB) and the Transport and Housing Bureau (THB) could provide subsidy and advise the project. The Community Care Fund may also provide funding for the project.

A \$1 billion subsidy fund from the DB<sup>12</sup> is available for NGOs for restoration work of rented vacant government sites. A \$2 billion funding from the THB<sup>13</sup> is available for transitional housing construction. Other than that, a transitional housing project in Sham Shui Po had been funded by the Community Care Fund<sup>14</sup>, suggesting subsidy to the project is possible if government departments referral is obtained.

# Proposal Plan

## 1. HOUSING CONSTRUCTION

	Renovating Surplus Government Accommodations	CONTAINER HOUSES
<b>COST</b>	8 millions for 10 unit <sup>15</sup> (800 thousands/unit)	35 millions for 90 units <sup>16</sup> (390 thousands/unit) ★
<b>TIME</b>	2 -3 months <sup>17</sup> (3 units/month)	Within 1 year <sup>18</sup> (7.5 units/month) ★
<b>FLEXIBILITY</b>	- Fixed units number - Fixed locations	- Customized units - Flexible location ★

<sup>12</sup> The 2018-19 Budget Budget Speech. (2018). Retrieved April 11, 2019, from <https://www.budget.gov.hk/2018/eng/budget25.html>

<sup>13</sup> The 2019-20 Budget Budget Speech. (2019). Retrieved April 11, 2019, from <https://www.budget.gov.hk/2019/eng/budget33.html>

<sup>14</sup> 社聯「組合社會房屋計劃」深水埗項目獲關愛基金資助購買及興建預製組合屋. (2018, June 1). Retrieved April 11, 2019, from [http://www.hkcss.org.hk/e/cont\\_detail.asp?type\\_id=9&content\\_id=4543](http://www.hkcss.org.hk/e/cont_detail.asp?type_id=9&content_id=4543)

<sup>15</sup> 庸官懶散 前政府宿舍養蚊 轉過渡屋無下文. 2018. *Oriental Daily*. Retrieved 26 April 2019, from [https://hk.on.cc/hk/bkn/cnt/news/20180224/bkn-20180224010030450-0224\\_00822\\_001.html](https://hk.on.cc/hk/bkn/cnt/news/20180224/bkn-20180224010030450-0224_00822_001.html)

<sup>16</sup> 全港首個資助「組合屋」概念圖曝光 社聯獲撥3570萬料明年中落成. 2018. *Ming Pao*. Retrieved 26 April 2019, from <https://bit.ly/2ZB15m3>

<sup>17</sup> Same as 13.

<sup>18</sup> 社聯：已租地建組合屋 料工程需時一年. 2018. *Ming Pao*. Retrieved 26 April 2019, from <https://bit.ly/2UGRxCe>



The **HOME COMM** project chooses container houses. instead of renovating surplus government accommodations as proposed before, mainly due to its lower cost, shorter construction time and higher flexibility<sup>19</sup>. Container housing projects have already sprouted in many other cities. In Hong Kong, similar projects have been launched by [HKCSS](#) in 2018<sup>20</sup>, demonstrating that building container housing estate in Hong Kong is feasible.

DLO No.	Location	District	Area(sq. metre)	Estimated Available Period	Site Conditions	Remarks	Application Status	Application Closing Date (DD/MM/YYYY)
DLO/TP 8	Site at Kam Shek New Village	Tai Po	1670	2 years	(a) flat (b) with vegetation	(a) land use zoning - "Village Type Development" (b) within village environs	Available for application	---

The chosen construction site is a government vacant site located at Kam Shek New Village, Tai Po, with an area of 1670 m<sup>2</sup><sup>21</sup>. It is 10 minutes walk away from Tai Wo Station, where CUHK and EdUHK can be reached within around 30 minutes<sup>22</sup>. Since the site is located within the village environs, laying of water pipes and electricity cables would be attainable.

With reference to the [HKCSS](#) case, the site should be released within one year after application<sup>23</sup>. The lease will last for 2 years and be extended quarterly if the government has no intention to collect it back for development<sup>24</sup>.

<sup>19</sup> 【荷蘭直擊】安居新思維：貨櫃屋、水上屋、社會房屋. (n.d.). Retrieved 24 April 2019, from [http://www.etnet.com.hk/www/tc/news/topic\\_news\\_detail.php?newsid=9060&page=1&category=special&part=2](http://www.etnet.com.hk/www/tc/news/topic_news_detail.php?newsid=9060&page=1&category=special&part=2)

<sup>20</sup> Same as 14

<sup>21</sup> Geoinfo Map. (n.d.). Retrieved 26 April 2019, from <https://www.map.gov.hk/gm/map/>

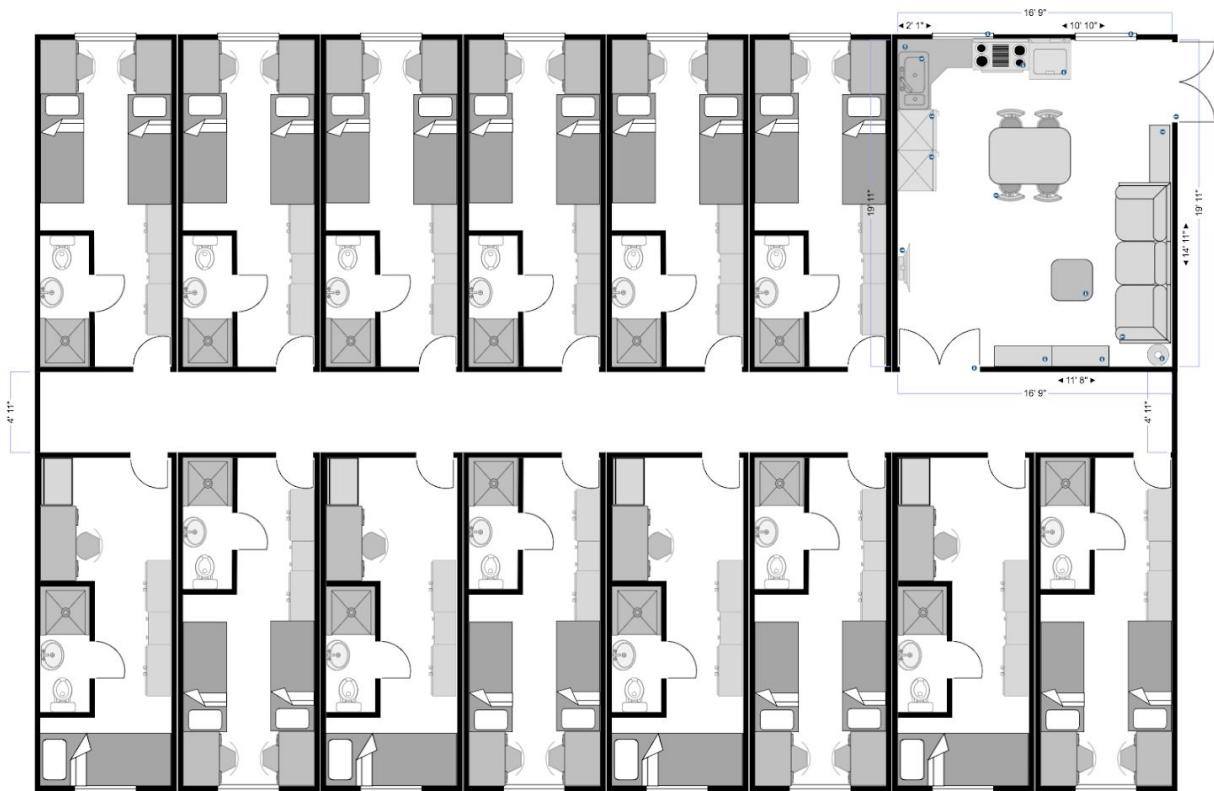
<sup>22</sup> Calculated by Google Map

<sup>23</sup> 社聯建組合屋 地政總署預計9月可釋出深水埗用地. 2019. Retrieved 26 April 2019, from <https://bit.ly/2UAr5dn>

<sup>24</sup> Response from Land Department after enquiry



Four blocks of prefabricated homes would be built to provide 140 hostel units for 240 residents. The size of each room would be 155 ft<sup>2</sup>, which is about the size of a standard double room in most university dorms in Hong Kong<sup>25</sup>. An individual bathroom would also be included. Residents will only need to share kitchen and laundry service with their floormates (Appendix 2).



Furthermore, in order to facilitate interaction among the floormates, it is designed that all residents must walk past the common area to access their room.<sup>26</sup> In doing so, it is hoped that the chance for residents to meet each other will be highly increased.

<sup>25</sup> 大學宿舍大過128呎迷你「蝸居」 - 香港經濟日報 - TOPick - 職場. (n.d.). Retrieved from <https://bit.ly/2Cb70ny>

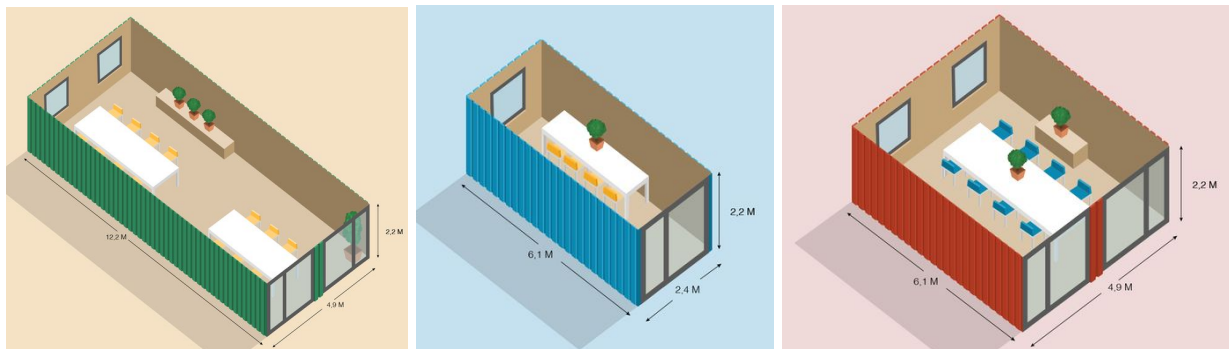
<sup>26</sup> The entrance of each floor will be placed at the common room.

## 2. MAIN FEATURES

There are three features that further differentiate **HOMECOMM** from other transitional housings:



FIRST, the project provides SUPPORT SERVICES for former drug addicts and rehabilitated persons by collaborating with the Society of Rehabilitation and Crime Prevention, Hong Kong, a charitable organization that provides rehabilitation services. Their social workers will be invited to have a regular visit and provide recreation, employment counselling and mental rehabilitation services. This serves to further help the homeless integrate into the community.



SECOND, SOCIAL ENTERPRISES and LOCAL BUSINESSES would be invited to rent containers in Block C as offices, shops or exhibition sites. Successful tenants could enjoy discounted rents upon providing internships to students and hiring the homeless. This will provide more work opportunities for the residents, and promote community building by enhancing the diversity of people and culture in the area.

THIRD, PUBLIC FACILITIES including learning commons will be constructed so the general public can also benefit from this project. As fundings from the government will be the major financial support, Block B's ground floor will be allocated as public facilities so that taxes citizens paid can also serve a public purpose. This could also bring in more people from the neighbourhood and encourage more exchange and communication. Residents can access the facilities with resident cards, whereas the general public is required to apply for a free membership card with deposit paid.<sup>27</sup>

### 3. MOVE-IN FACILITATION

To maintain harmony for a longer coliving period, a resident orientation camp would be organized, allowing potential residents to communicate with each other as well as to realise if they could get along before moving in. After orientation, double room residents could apply for roommate matching services by submitting roommate preference form.

#### **Orientation camp activities**

- Ice breaking
- Dorm introduction
- Tai Po hunt
- Cooking competition
- Craftsmanship
- Homeless tour
- Free time to play and hang out

Since a 2-day-1-night orientation may not be sufficient for ALL residents to evaluate the possibility of coliving with strangers, all residents would be granted a 7-DAY COOLING-OFF PERIOD after contract signing, to prevent any disputes regarding room allocation. If one chooses to opt out of the residence, deposits and 90% of the paid rents could be withdrawn.

---

<sup>27</sup> Residents will enjoy priority in using the facilities.

## 4. PUBLICITY

The executing NGO would arrange promotion to maintain their relationship with customers, for public education and recruitment of prospective residents after dorm construction. Different promotion strategies are suggested to reach university students and homeless persons.

UNIVERSITY STUDENTS	HOMELESS
<ul style="list-style-type: none"><li>• Social media</li><li>• Events</li><li>• Ads in Ocamp booklets</li></ul>	<ul style="list-style-type: none"><li>• Common places visiting</li><li>• Ad posters sticking on streets</li><li>• Social workers</li></ul>

## 5. LEASING

RESIDENT TYPE	RENT TYPE	ROOM TYPE	RENT RATE
<ul style="list-style-type: none"><li>• Homeless persons</li><li>• Students receiving University Financial Aid</li></ul>	30% off Discount	Single	\$1750
		Double	\$1050
<ul style="list-style-type: none"><li>• &gt;10,000 monthly income</li><li>• Regular students</li></ul>	Regular	Single	\$2500
		Double	\$1500

To maintain such low rent rates, all residents are required to prove their student or homeless status, and to perform 2-hour labour per week. A security deposit would also be due upon contract signing for new members.

## 6. COST STRUCTURE

The costs of the project are calculated with reference to [HKCSS'](#) Modular Social Housing Scheme in Sham Shui Po. Since **HOMEComm** will have a total of 140 units serving 240 residents, the estimated total cost is HKD \$51.6 million, including the cost of containers, construction cost and disassembly costs. A net annual cash inflow of HKD \$377,908 would be generated by our project (See Appendix 7).

# Milestones & Future Plans

## MAJOR MILESTONES

We have set up a facebook page and an Instagram account since March to reach our target audience. We have published homelessness education posts on these social media (Appendix 3&4). [Loop.hk](#), a local media, is interested in our work and curious why university students want to tackle these social issues. Therefore, they intend to arrange a feature interview with us. On the other hand, [CCHA](#) contacted us through facebook for further collaboration. This suggests that our work might have some impacts on the society, and have possibly sparked the interests of the public.





Three activities were successfully co-organized with [Homeless is More](#) and [CCHA](#) to raise students' awareness and provide a chance for them to learn from the homeless. Details as follows:

ACTIVITY	DINNER DISTRIBUTION (28 March)	HOMELESS TOUR (3 April)	HUMAN LIBRARY (18 April)
CO-ORGANIZER	<a href="#">Homeless is More</a>	<a href="#">Christian Concern for the Homeless Association</a> ( <a href="#">CCHA</a> )	
ACTIVITY DETAILS	<ul style="list-style-type: none"> <li>• Briefing Session</li> <li>• Dinner distribution</li> <li>• Chatting and dinner with homeless</li> <li>• Debriefing session</li> </ul>	<ul style="list-style-type: none"> <li>• Experience the struggle of the homeless through tasks</li> <li>• Participants' sharing</li> <li>• In-depth conversation with the homeless to realize their situation</li> <li>• Debriefing session</li> </ul>	<ul style="list-style-type: none"> <li>• Briefing Session</li> <li>• Mini Game</li> <li>• In-depth conversation with the homeless to realize their situation</li> <li>• Debriefing session</li> </ul>
PARTICIPANTS	5 university students	10 university students	9 university students





Lastly, we are thankful to our college for awarding our team the Bronze Award of the Sunny Passion Programme. We have received precious suggestions during the brainstorming and interview sessions. This experience could help us pitch our idea to NGO and join competitions in the future.

## **FUTURE PLAN**

In addition to co-organizing previously-held activities for more students to join, we would co-organize a one-day living experience in [CCHA](#) single person hostel for male university students to realise how it feels like to live with homeless in summer.

In order to gain more exposure to prospective NGO and raise funds for organizing activities, we would also participate in some competitions, such as [Hong Kong Social Enterprise Challenge \(HKSEC\)](#) and [Asia Social Innovation Award \(ASIA\)](#).



# References

- Assistance Programmes under the Fund. (n.d.). Retrieved April 11, 2019, from <https://www.communitycarefund.hk/en/assistance.asp>
- GeKu-Haus. (n.d.). Retrieved 24 April 2019, from <http://www.generationenkult.de/haus/>
- Geoinfo Map. (n.d.). Retrieved 26 April 2019, from <https://www.map.gov.hk/gm/map/>
- Humanitas Deventer. (n.d.). Retrieved 24 April 2019, from <https://www.humanitasdeventer.nl/>
- The 2018-19 Budget Budget Speech. (n.d.). Retrieved April 11, 2019, from <https://www.budget.gov.hk/2018/eng/budget25.html>
- The 2019-20 Budget Budget Speech. (n.d.). Retrieved April 11, 2019, from <https://www.budget.gov.hk/2019/eng/budget33.html>
- 大學宿舍大過128呎迷你「蝸居」 - 香港經濟日報 - TOPick - 職場. (n.d.). Retrieved 26 April 2019, from <https://bit.ly/2Cb70ny>
- 報名簡章. (n.d.). 青銀共居在臺北. Retrieved 24 April 2019, from <https://bit.ly/2PoIMvs>
- 全港首個資助「組合屋」概念圖曝光 社聯獲撥3570萬料明年中落成. 2018. Ming Pao. Retrieved 26 April 2019, from <https://bit.ly/2ZB15m3>
- 【荷蘭直擊】安居新思維：貨櫃屋、水上屋、社會房屋. (n.d.). Retrieved 24 April 2019, from [http://www.etnet.com.hk/www/tc/news/topic\\_news\\_detail.php?newsid=9060&page=1&category=special&part=2](http://www.etnet.com.hk/www/tc/news/topic_news_detail.php?newsid=9060&page=1&category=special&part=2)
- 黃, 李 & 孫. (2004). 露宿者服務評估研究 期末服務評估報告. Retrieved April 11, 2019, from [https://web.swk.cuhk.edu.hk/~hwong/pubfile/researchmonograph/2004\\_Research\\_M\\_Evaluative\\_Research\\_on\\_Streetsleepers\\_Service\\_Final\\_SER.pdf](https://web.swk.cuhk.edu.hk/~hwong/pubfile/researchmonograph/2004_Research_M_Evaluative_Research_on_Streetsleepers_Service_Final_SER.pdf)
- 露宿者升五成 揭另類在職貧窮 無家者政策須因時制宜. (2018). HK01. Retrieved April 11, 2019, from <https://bit.ly/2EPGYHc>
- 統計處：全港逾9萬個劏房住20.9萬人 人均居住面積僅56.5呎. (2018). HK01. Retrieved April 11, 2019, from <https://bit.ly/2LhjTyT>
- 探射燈：村屋劏房發大學生財. (2011). Oriental Daily News. Retrieved April 11, 2019, from [https://orientaldaily.on.cc/cnt/news/20110831/00176\\_097.html](https://orientaldaily.on.cc/cnt/news/20110831/00176_097.html)
- 社聯建組合屋 地政總署預計9月可釋出深水埗用地. 2019. Retrieved 26 April 2019, from <https://bit.ly/2UAr5dn>

社聯「組合社會房屋計劃」 深水埗項目獲關愛基金資助購買及興建預製組合屋. (2018, June 1). Retrieved April 11, 2019, from

[http://www.hkcss.org.hk/e/cont\\_detail.asp?type\\_id=9&content\\_id=4543](http://www.hkcss.org.hk/e/cont_detail.asp?type_id=9&content_id=4543)

社聯：已租地建組合屋 料工程需時一年. 2018. Ming Pao. Retrieved 26 April 2019, from <https://bit.ly/2UGRxCe>

庸官懶散 前政府宿舍養蚊 轉過渡屋無下文. 2018. Oriental Daily. Retrieved 26 April 2019, from

[https://hk.on.cc/hk/bkn/cnt/news/20180224/bkn-20180224010030450-0224\\_00822\\_001.html](https://hk.on.cc/hk/bkn/cnt/news/20180224/bkn-20180224010030450-0224_00822_001.html)

# Appendix

## **APPENDIX 1 (STUDENTS' PERCEPTION)**

<https://drive.google.com/open?id=1S8KLXk0mG7rFrpyH-ar2ulbRtbSp5bEC>

## **APPENDIX 2 (3D FLOOR PLAN OF HOMECOMM)**

<https://viewer.archilogic.com/?sceneId=4d464d51-d7c4-49d6-9dc2-ab00dbb21603&s=m3s0p3fs>

## **APPENDIX 3 (HOMECOMM'S FACEBOOK PAGE)**

<https://www.facebook.com/homecommhk/>

## **APPENDIX 4 (HOMECOMM'S INSTAGRAM ACCOUNT)**

<https://instagram.com/homecommhk>

## **APPENDIX 5 (HOMECOMM APPLICATION FORM)**

<https://drive.google.com/open?id=1Pz2G8WOr6ohxwWLlGOeFADkZXXIx7D8S>

## **APPENDIX 6 (ROOMMATE PREFERENCE FORM)**

<https://drive.google.com/file/d/152eeWdZRAZjmCCoMG-ghPUfEM-f0JilU/view?usp=sharing>

## APPENDIX 7 (TOTAL COST)

	HKCSS' Modular Social Housing Scheme in Sham Shui Po	The HomeComm Project	
		Container Homes	Public facilities
<b>Total Gross Floor Area</b>	23000 ft <sup>2</sup> (3 blocks, 3 story)	28750 ft <sup>2</sup> (4 blocks, 3 storeys )	Each shop: 160 ft <sup>2</sup> Each Ground floor: 2875 ft <sup>2</sup>
<b>Number of Units</b>	90	140 (100 double, 40 single)	4 containers as shops; Ground floors of Block B&C
<b>Number of Beneficiaries</b>	150	240	Around 16,000 (Residents at San Fu District)
<b>Gross Floor Area per Room</b>	Single Room: 144 ft <sup>2</sup> Double Room: 215 ft <sup>2</sup> Triple Room: 288 ft <sup>2</sup>	Single/Double Room: 155 ft <sup>2</sup> Common Area: 310 ft <sup>2</sup> (laundry, kitchen, living room)	Block B Ground Floor: Learning Common  Block C Ground Floor: Office/Activity Rooms
<b>Cost of Containers</b>	24.8 million	<b>34.8 million</b>	
<b>Construction Cost</b>	10.9 million	<b>15.3 million</b>	
<b>Disassembly Cost</b>	/	<b>1.53 million</b>	
<b>Total Cost</b>	/	<b>51.6 million</b>	

## Rental Income from Housing

	Number	Unit Revenue (Monthly) (HKD)	Total Revenue (HKD) (Number x Unit Price)
Single Room (a) (\$1750+\$2500)/2 per room	40	\$2,125	\$85,000
Double Room (b) (\$1050+\$1500) per room	100	\$2,550	\$255,000
Monthly Total Rental Income from Housing (a+b)	/	/	\$340,000
<b>Annual Total Rental Income from Housing ((a+b)*12)</b>	<b>/</b>	<b>/</b>	<b>\$4,080,000</b>

## Rental Income from Shops

	Number	Unit Revenue (Monthly) (HKD)	Total Revenue (HKD) (Number x Unit Price)
Container (160 ft <sup>2</sup> ) (\$40/ft <sup>2</sup> ) (a)	4	\$6,400	\$25,600
Ground Floor of Block (b) (C) (2875/2 ft <sup>2</sup> ) (\$30/ft <sup>2</sup> )	2	\$28,750	\$57,500
Monthly Total Rental Income from Shops (a+b)	/	/	\$83,100
<b>Annual Total Rental Income from Shops ((a+b)*12)</b>	<b>/</b>	<b>/</b>	<b>\$997,200</b>

## Overall Revenue

	Total Revenue (HKD)
Monthly Total Rental Income from Housing (a)	\$340,000
Monthly Total Rental Income from Shops (b)	\$83,100
Monthly Total Rental Income (a+b)	\$423,100
<b>Annual Total Rental Income ((a+b)*12)</b>	<b>\$5,077,200</b>

## Operational Expenses

	Number	Unit Price (Monthly) (HKD)	Total Cost (HKD) (Number x Unit Price)
Security Guards (a) (need 8 hours x 3 shifts)	12	\$13,000	\$156,000
Cleaner (b) (Office hour (8h x 5 days) only)	4	\$8,500	\$34,000
Project Coordinator (c) (clerk etc)	2	\$15,000	\$30,000
Social Workers (d)	2	\$20,000	\$40,000
Student Interns (\$60/h) (e) (part-time, 16 hr per week)	5	\$3,840	\$19,200
Accounting Clerk (f)	1	\$16,000	\$16,000
Director (g)	1	\$25,000	\$25,000
Monthly Total Labour Cost excluding MPF (a+b+c+d+e+f+g)	/	/	\$320,200
MPF Contribution (5%) (h)	/	/	\$16,010
Monthly Total Labour Cost including MPF (a+b+c+d+e+f+g+h)	/	/	\$336,210

Annual Promotion (i)	/	/	\$11,000
Annual Maintenance (j)	/	/	\$300,000
Auditors' Remuneration (k)	/	/	\$15,000
Annual Gas, Electricity and Water (l)	240 people	\$100/month	\$288,000
*Annual* Tenancy Agreement Fees (m)	/	/	\$50,772
<b>Annual Total Costs and Expenses</b>  <b>((a+b+c+d+e+f+g+h)*12+i+j+k+l+m)</b>	<b>/</b>	<b>/</b>	<b>\$4,699,292</b>

## Overall Cash Flow

	(HKD)
Annual Total Rental Income (a)	\$5,077,200
Annual Total Operational Cost (b)	-\$4,699,292
<b>Net Annual Cash Inflow/(Outflow) (a-b)</b>	<b>\$377,908</b>

## Cash Inflow Statement

(given that the total cost of Container Homes and public facilities are subsidised)

		(HKD \$)	(HKD \$)
Cash Inflow			
Rental Income from Housing			4,080,000
Rental Income from Shops			997,200
			<u>5,077,200</u>
Less Expenses			
	Labour	4,034,520	
	Promotion	11,000	
	Maintenance	300,000	
	Auditors' Remuneration	15,000	
	Annual Gas, Electricity and Water	288,000	
	Annual Tenancy Agreement Fees	50,772	(4,699,292)
Net Cash Inflow before Tax			<u>377,908</u>



## Cost per Resident per year (current price)

<b>2 Year Tenancy</b>	Number	(HKD \$)
Total Cost (a)	/	\$51,600,000
Net Annual Cash Inflow (b)	/	\$377,908
Number of Residents (c)	240	/
Cost per Resident per year $[(a-b*2)/c]/2$	/	<b>\$105,925</b>

<b>4 Year Tenancy</b>	Number	(HKD \$)
Total Cost (a)	/	\$51,600,000
Net Annual Cash Inflow (b)	/	\$377,908
Number of Residents (c)	240	/
Cost per Resident per year $[(a-b*4)/c]/4$	/	<b>\$52,175</b>

<b>8 Year Tenancy</b>	Number	(HKD \$)
Total Cost (a)	/	\$51,600,000
Net Annual Cash Inflow (b)	/	\$377,908
Number of Residents (c)	240	/
Cost per Resident per year $[(a-b*8)/c]/8$	/	<b>\$25,300</b>