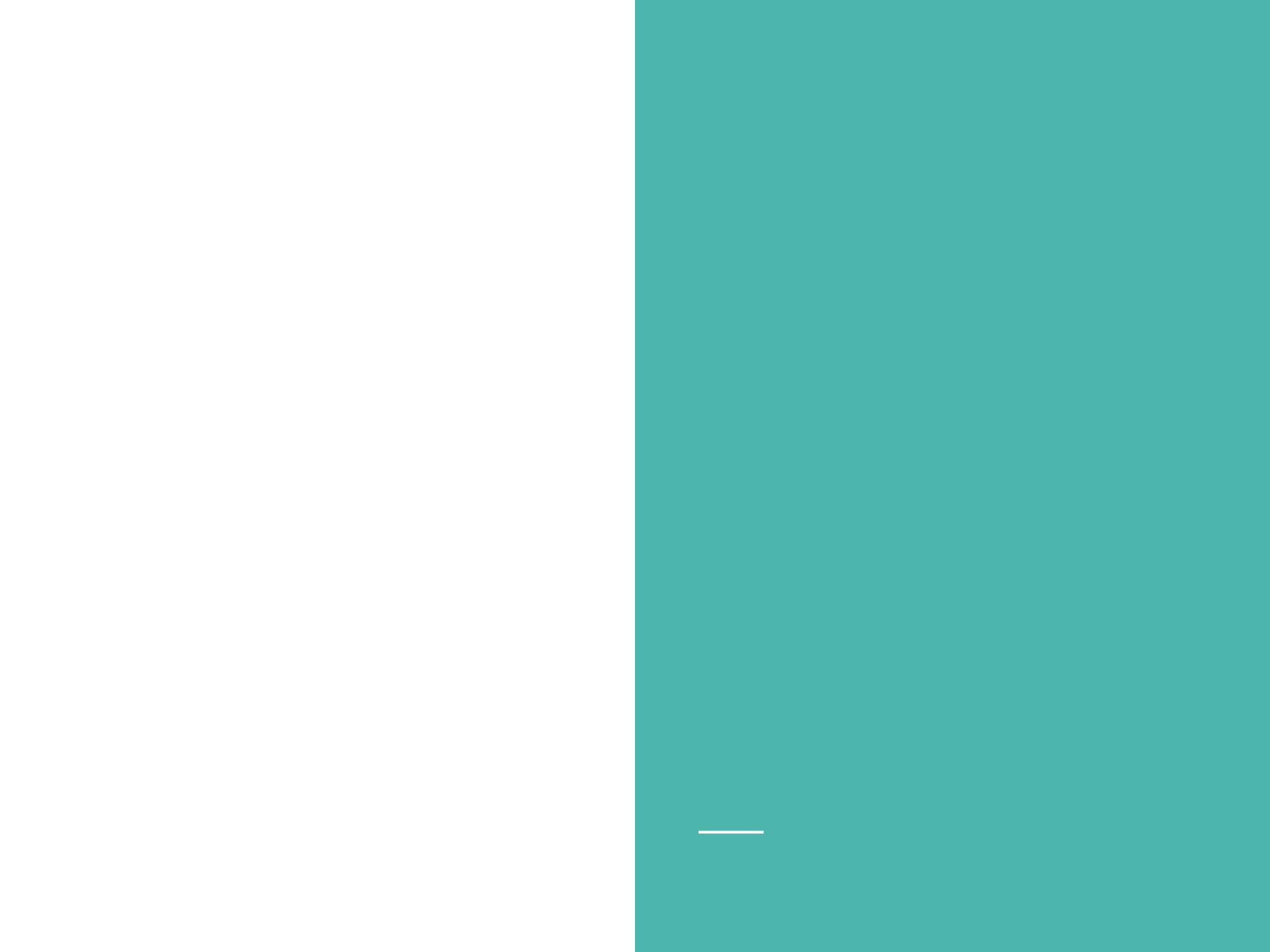


# St. James' Settlement 聖雅各福群會







# James' House 雅軒

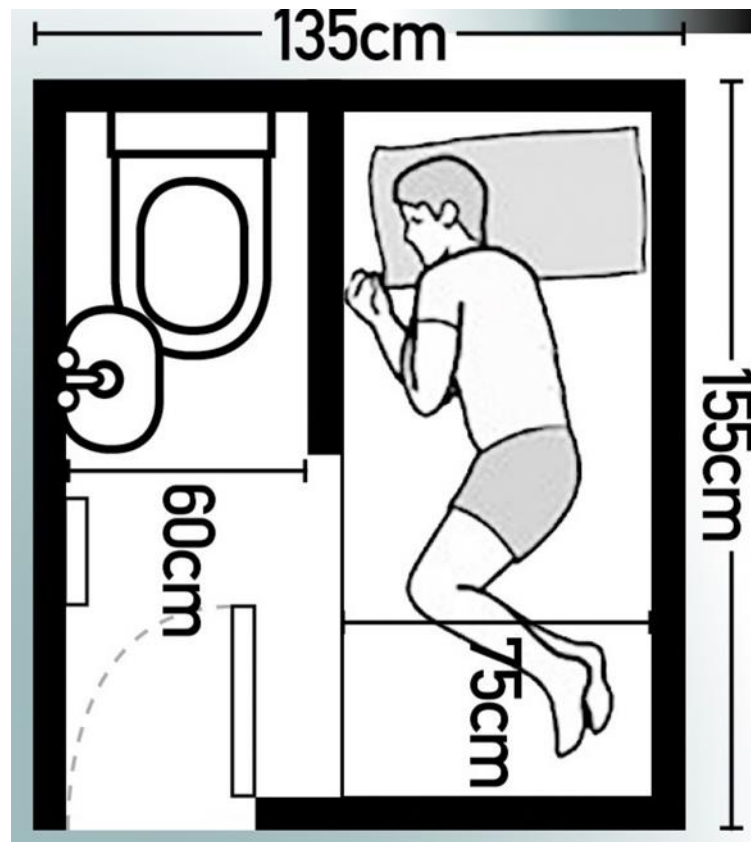
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St. James' Settlement  
聖雅各福群會

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# The Housing Problem 住屋問題

- Crazy high rental 租金昂貴
- Poor living condition 環境惡劣 : small, packed, dirty, dangerous, no window
- Subdivided rooms in old building or factory building 劏房位於舊樓及工廠大廈



550 US\$ / month

- Coffin room 棺材房
- cockloft room above toilet 廁所上的閣樓



Dirty toilet and  
Awful kitchen  
恐怖廁所及惡劣  
廚房





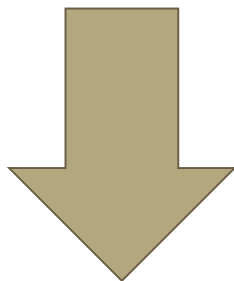
# Election promise of HKSAR CE Carrie Lam 香港特首林鄭月娥競選承諾



# Background 背景



社會房屋計劃  
社會共享計劃  
COMMUNITY HOUSING MOVEMENT



James' House  
雅軒



Other social housing  
Projects 其他  
社會房屋計劃



# Requirement 入住要求

1. Single parents 單親  
家庭  
(Main target 主要對象)

2. Apply Public Housing  
over 3 years 申請公屋3年  
以上

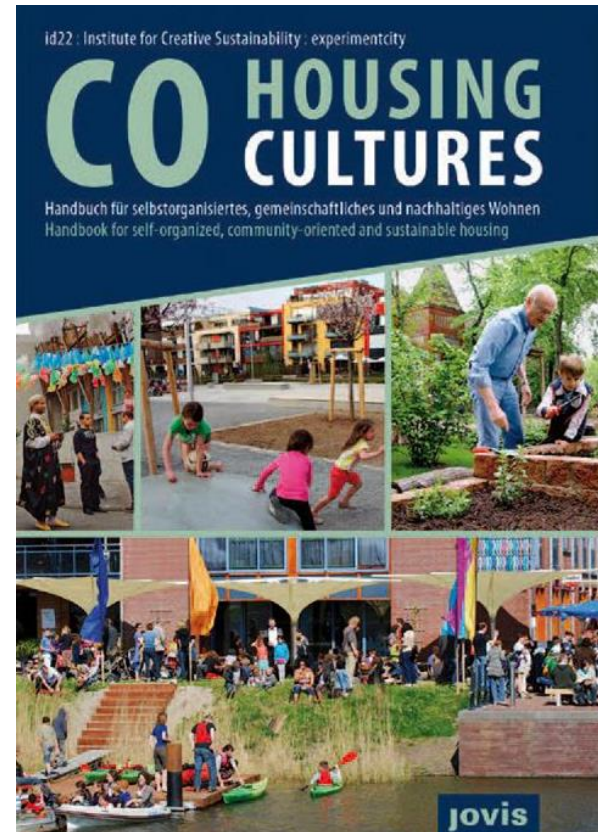




# Requirement 入住要求

3. Come from poor living condition 現居於惡劣居所

4. Willingness to co-housing 願意共居



Objective of James House  
雅軒的目標

**1. Provide help to those with the  
housing need**

**為有住屋需要的人士提供協助**

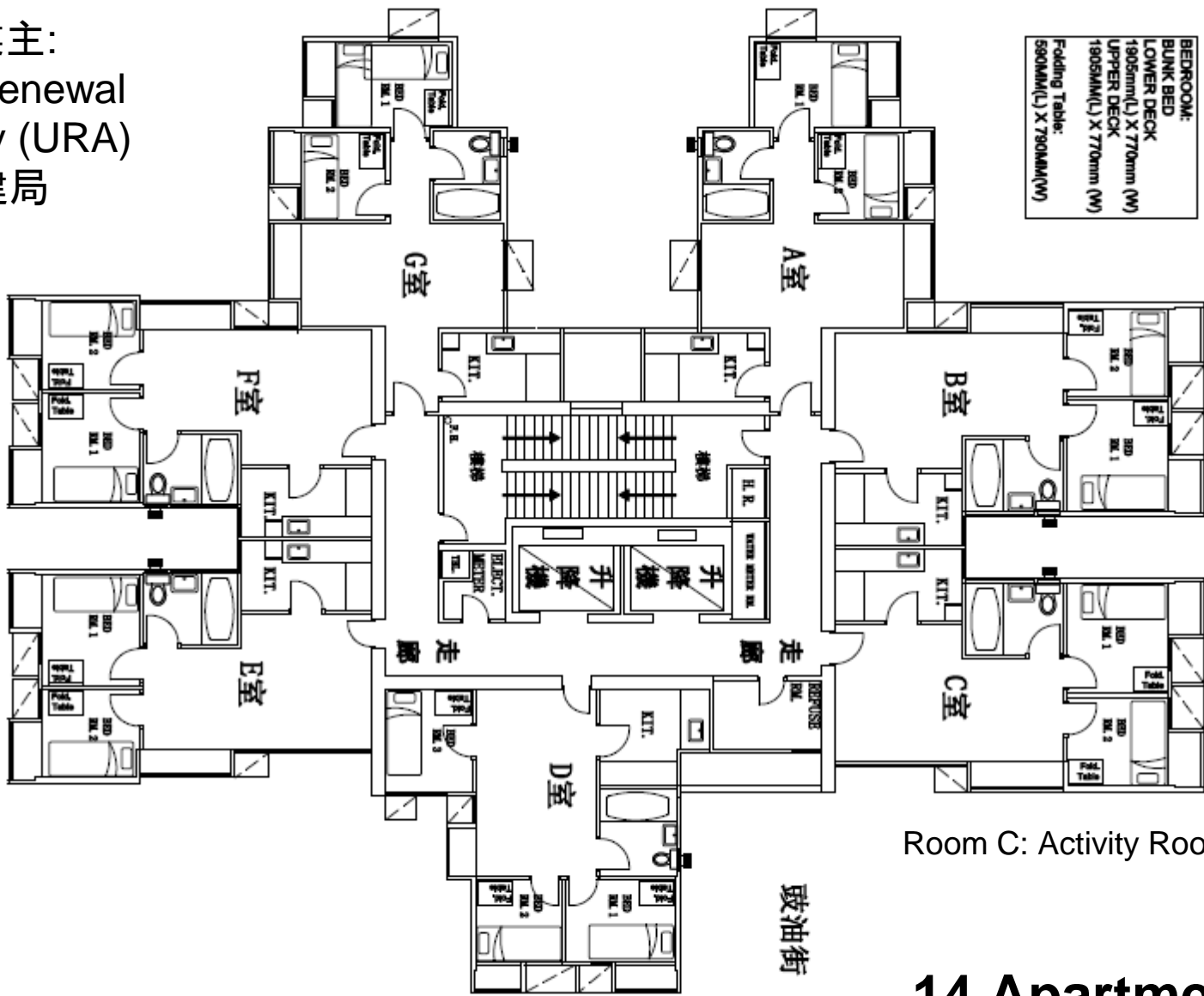
# Location 地點



Mong Kok  
旺角

Owner 業主:  
 Urban Renewal  
 Authority (URA)  
 市區重建局

BEDROOM:  
 BUNK BED  
 LOWER DECK  
 1905mm(L) X 770mm (W)  
 UPPER DECK  
 1905mm(L) X 770mm (W)  
 Folding Table:  
 590MM(L) X 780MM(W)



上海街

25/F FLOOR PLAN

新填地街

Room C: Activity Room

鼓油街

**25/F, 26/F**

**14 Apartments 單位/  
 28 Households 戶**



# Tenants 租戶

14 Apartments 單位 28 Households 戶

Single parents family: 21 Households 戶 (49 persons 人)  
單親

Singleton 單身 : 7 Households 戶 (7 persons 人)

total 共 = 56 persons 人



Co- housing共居:  
share the living room共享客廳





# Co-housing共居: share the kitchen共享廚房



co-housing 共居:  
share the toilet 共用廁所



Enjoy the sunlight  
光猛開揚



Each household owes a sleeping room  
每戶有自己房間





# 2 rooms apartment 兩房單位



# Before 之前





# After 現在



Objective of James House  
雅軒的目標

## 2. Build Social Capital 建立社會資本

# The Community Chest Friendly Next Door Service Project

## 公益金左鄰加里服務計劃



香 港 公 益 金

THE COMMUNITY CHEST

- Building a harmonious and supportive community  
建立一個和諧及互相支援的社區
- Enhancing social capital of the tenants  
提升租戶的社會資本

Social Capital 社會資本

Social Network 社會網絡

Trust 信任

Cooperation 合作

Community Economic  
Development 社區經  
濟發展

Empowerment  
充權

# What are we doing ? 我們在做些什麼?

## Monthly Tenant Meetings 租戶月會



Mutual Aid Committees for  
Public Housing 屋邨互助委員會



# Social networking 社會網絡





# help building their own community 建立他們自己社區



# After 6 months service..... 服務開始六個月後

Questionnaire (still in process) 問卷調查 (仍在進行中) :

- ↑ happiness and social capital 幸福感及社會資本

Self report and comment from tenants 租戶自我匯報及評價 :

- Healthier (Both physical and mental) 健康好多了
- Spatial environment enhance children's development 更多空間予小朋友發展



[Source](#)

Workers' observation (工作員觀察)

- Potential to organize single parent mutual help group

有潛力發展單親家庭互助小組