

POLYU JOCKEY CLUB “OPERATION SOINNO”

理大賽馬會社創「騷·In·廬」

SYMPOSIUM SERIES / 研討會系列

10萬分1
from / Hundred
One / Thousand



Summary Report on
‘One from Hundred Thousand’ Season 1
Transitional Social Housing
「十萬分一」社創研討會第一季
「過渡性社會房屋」總結報告

主辦單位 ORGANIZER



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引言

理大賽馬會社會創新設計院(JCDISI)衷心感謝我們的策略夥伴、支持機構、講者、專家和共創團隊成員出席和支持理大賽馬會社創「騷•In•廬」-「十萬分之一」社創研討會系列第一季：過渡性社會房屋。

第一季的豐碩成果有賴我們跨界合作夥伴的慷慨支持和86位參加共創團隊熱心專業人士的熱誠和投入。如果沒有他們的支持，JCDISI無法如此成功地啟動這個計劃。有關研討會前期工作坊的過程和10月6日研討會的內容，請參閱我們網站上的研討會場刊：http://issuu.com/jcdisi/docs/S1_ProgrammeBook

藉此機會我再次感謝香港賽馬會慈善信託基金對JCDISI的支持。這個研討會是理大賽馬會社創「騷•In•廬」首個活動。我們十分欣慰看到「十萬分之一」社創研討會系列有助培育和 support 「實幹家」、促進跨行業、跨學科在社會創新的合作和聯繫，推動能力建設和孵化創意，為「雙老化」帶來的挑戰作出貢獻。我們期待在未來季度的「十萬分之一」社創研討會中，與更多社區成員合作。

— 凌嘉勤 • 銀紫荊勳賢
賽馬會社會創新設計院總監
香港理工大學
2018年11月

Introduction

Jockey Club Design Institute for Social Innovation (JCDISI) would like to convey our sincerest thanks for the presence and support of our Strategic Partners, Supporting Organisations, Speakers, Experts and Co-creation team members to the “One from Hundred Thousand” Social Innovation Symposia Series Season One: Transitional Social Housing of PolyU Jockey Club “Operation Solnno”.

The fruitful result of the first season was made possible by our generous cross-sector partners and the passion and contribution from the 86 professional co-creation team members. Without their support, JCDISI would not have been able to launch the programme so successfully. For more detailed information about the co-creation process and the Symposium on 6th October please refer to the Programme Book which can be found on our website: http://issuu.com/jcdisi/docs/S1_ProgrammeBook

I would like to take this opportunity to thank The Hong Kong Jockey Club Charities Trust again for their support to JCDISI. This Symposium is the first event of the **PolyU Jockey Club “Operation Solnno”**. It is rewarding to see the “One from Hundred Thousand” Social Innovation Symposia Series building momentum to foster capacity building and idea incubation to connect, nurture and enable ‘doers’ in Hong Kong and facilitate cross-sector, trans-disciplinary social innovation to tackle challenges brought along by ‘double aging’. We look forward to collaborating with more members of the community in our future Seasons.

— K.K Ling, SBS
Director, JCDISI
The Hong Kong Polytechnic University
November 2018



Disclaimer: The views expressed in the reports are those of the participants and do not necessarily represent the views of The Hong Kong Jockey Club Charities Trust and The Hong Kong Polytechnic University.

為何以「過渡性社會房屋」為「十萬分之一」社創研討會系列首季題目？

正視房屋嚴重短缺：

- 過去5年，香港露宿者和在職貧窮問題不斷惡化
- 香港「麥難民」數目5年內錄得550倍增長¹
- 根據2016年人口普查，香港有92,000個分間單位(劏房)²，209,700人正生活在這些簡陋的居住環境中³
- 公屋輪候冊上有28萬人，一般公屋申請者的平均輪候時間高達5.3年，創歷年新高^{4,5及6}

社會創新策略：

- 過渡性社會房屋突破了私人房屋和公營房屋二元分割的傳統局面，以應對基層市民住屋需求，是一項社會創新策略。
- 過渡性社會房屋為一種活化再利用現有資源（如空置土地或建築物）以滿足社會需求的行動。
- 未來三年只有500個單位在「社會房屋計劃」下推出，嚴重供不應求。⁷

跨界別合作：

- 過渡性社會房屋是一個複雜的議題，需要透過跨界別合作、以跨學科的知識共同制定合適的方案。
- JCDISI 透過提供一個參與式的社會創新平台，思考如何更好地利用有限的土地資源，促進持分者的跨界別合作，產生創新而務實的解決方案，更有效供應過渡性社會房屋。



Why “Transitional Social Housing” (TSH) was selected for Season 1 of “One from Hundred Thousand” Social Innovation Symposia Series?

Raise awareness on the severe shortage of housing

- Rough sleeping and working poor problem is intensifying in HK
- 550% increase in McRefugee in the past five years¹
- 209,700 citizens were living in 92,000 sub-divided flats in HK according to the 2016 Census^{2 and 3}
- 280,000 on waiting list for public rented housing in July 2018, queue now exceeds 5.3 years and is the highest in recent years^{4,5 and 6}

Socially innovative policy

- TSH is a socially innovative housing tenure which broke the dichotomy of private and public housing.
- A strategic move to revitalise existing resources (such as idle sites and buildings) to meet social needs
- Only 500 TSH units will be supplied under the “Community Housing Movement Scheme” in the next three years, underserving the needy.⁷

Trans-sector collaboration

- TSH is a complex issue that requires cross-sector, cross-disciplinary knowledge and collaboration to derive suitable solutions
- JCDISI would provide a participatory social innovation platform to deliberate how society can better use the limited resources and promote cross-sector stakeholder collaboration to produce innovative and practical solutions to provide TSH in HK.

1 Zhao, Shirley. Number of people sleeping in Hong Kong McDonald’s branches skyrockets, as residents battle high rents and substandard housing, *South China Morning Post*, 5th August 2018

2 2016 Population By-census: Thematic Report: Persons Living in Subdivided Units, *Census and Statistics Department*, 2016

3 Wong, Samantha. More than 200,000 live in subdivided flats, *The Standard*, 19th Jan 2018

4 Ng, Naomi. Hong Kong families waiting more than five years for public housing as city scrambles to find land, *South China Morning Post*, 11th May 2018

5 Number of Applications and Average Waiting Time for Public Rental Housing *Housing Authority*, 10th August 2018

6 The latest announced waiting time increased to 5.5 years (November 2018)

7 Figures shared by various NGOs in the symposium

共創工作坊選址和專題計劃

- 是次研討會提供了五個選址和一個專題計劃，讓來自不同界別的參加者集思廣益，就這些選址以及過渡性社會房屋的設計、營運及管理提出建議。每個選址都有不同的背景、特性、限制、挑戰和機遇，參加者要全面及妥善思考如何利用空間資源，提供過渡性社會房屋，活化社區。
- 研討會旨在建立一些可行和創新的發展方案，予社會上不同持份者用作參考，重新思考社會上閒置資源的運用和過渡性社會房屋的供應。

選址原則

- 公眾易見、長期棄置或低使用量的地段
- 位於或相鄰已發展地區，擁有基礎建設及基本社會服務設施，交通相對便捷
- 鄰近有就業機會
- 技術上可行、能透過跨專業規劃及設計解決技術問題
- 能為凝聚或重塑社區作出貢獻，為社區注入新活力
- 有潛力對社區經濟產生積極貢獻

研討會前期共同創作過程 (9月8日)

Pre-symposium Co-creation Workshop 1 (8th September 2018)

學習與分享環節

Learning and Sharing session



Co-creation workshop site selection and conceptual design schemes

- Five sites and one topical scheme were chosen to encourage passionate members of the community to come together to deliberate issues surrounding the provision, operation and management of TSH units on these sites. Each case represents different site characteristics and/ or challenges in retrofitting and repurposing building structures to provide TSH and promote neighbourhood revitalisation.
- Develop innovative schemes that are implementable for different stakeholders' reference, stimulating reimagination of the use of idle resources to provide TSH.

Site selection criteria

- Highly visible by the public as sites remained idle or under-utilised for a long time
- Located within developed areas where basic infrastructure is already in place and is accessible to transport network
- Provide local employment opportunities to tenants
- Technically feasible with inter-disciplinary co-design works
- Inject new life into the local community and promote community cohesion
- Potential to stimulate socio-economic development

研討會前期共同創作過程 (9月15日)

Pre-symposium Co-creation Workshop 2 (15th September 2018)

共同創作工作坊和小組討論

Co-creation workshop and group discussions



專家意見小組

Expert Surgery Session





提供過渡性社會房屋的挑戰 - 共創工作坊參與者的意見

1. 財政資源及成本的挑戰

不少非政府團體，以及「良心業主」都有興趣提供和營運過渡性社會房屋，基於欠缺長期的穩定資助，這些團體及「良心業主」都因沉重的投資壓力而對提供和營運過渡性社會房屋深感困難。

2. 應對嚴緊技術要求的挑戰

在現有架構下，特別是受現有屋宇建築條例和防火安全措施拖的要求下，供應過渡性社會房屋有技術困難，並花費甚鉅、需時甚久。

3. 供應來源短缺的挑戰

現時社會上有來自不同持分者的過渡性社會房屋供應模式，包括非牟利機構及「良心業主」提供的個別住宅單位、個別地產商未需立即用作重建或發展的住宅單位和地盤、半政府機構(市建局、香港房屋協會)靈活運用其可用資源、政府有限的閒置土地及建築物。來源看似頗多樣化但數量仍然嚴重不足。

4. 提供全面服務的挑戰

過渡性社會房屋是一個複雜的議題，需要透過跨界別合作、以跨學科的知識共同制定合適的方案。除興建過渡性社會房屋外，為基層群體建立一個得到支援的環境及提供相關服務以協助他們全面融入社區也非常重要。但現時社區中並沒有足夠專業人士和資源，去提供、營運和管理過渡性社會房屋和其相關問題。

Challenges in delivering TSH - views from the participants of the co-creation workshops

1. Financial resources and capital costs

There is a significant number of NGOs and “Angel Owners” that are interested in providing and operating TSH. The heavy capital cost and the lack of stable, long term funding deters organisations and NGOs from providing and operating TSH.

2. Meeting rigorous technical requirements

It is timely and costly to provide TSH that could meet the requirements for providing units fit for habitation, especially with regards to meeting the provisions set out in the Buildings Ordinance and fire safety requirements under the current regulatory framework.

3. Limited supply of TSH

Although it appears that there is a diverse range of delivery mechanisms for TSH, including TSH initiatives managed by NGOs, individual flats “donated” by “Angel Owners”, flats and sites rented out by developers that has no immediate need for redevelopment, flexible use of existing resources managed by statutory bodies (Urban Renewal Authority and Hong Kong Housing Society) and use of Government owned idle sites and buildings, the number of units available is still very limited.

4. Providing comprehensive service to TSH tenants

TSH is a complex issue that requires cross-sector, multi-disciplinary collaboration to develop suitable proposals. Aside from providing the housing units, it is of paramount importance to provide a supportive environment and ancillary services to support TSH tenants’ re-integration into the community. There is not enough expertise and resources within the community to provide, operate and manage issues in relation to TSH.

初步總結「十萬分之一」共創工作坊各個小組提出的各項意見和建議

1. 過渡性社會房屋為一創新的房屋類型並有長期需要

過渡性社會房屋突破公私營房屋割裂式的傳統二元分割，為社會提供了一個新的房屋類型，有利舒緩房屋需求部份壓力。從數量而言，過渡性社會房屋現在的供應仍然十分有限，對舒緩社會整體房屋需求的量化貢獻好像不大，但香港對過渡性社會房屋確有長期需求。建議應該確認及支援過渡性社會房屋為公私營房屋之外的另一房屋類型。

2. 加快推動過渡性房屋的供應

建議提供更多政策和資金支持，以積極主動政策，投放穩定資源，加快及增加供應過渡性社會房屋，並讓供應更具成本效益和社會效益。

3. 善用閒置空間的機遇

透過挖掘資源提供過渡性社會房屋，重新激發想像閒置空間和建築物再被使用的可能性，舒緩草根階層的房屋壓力，促進社會和諧並可為社區注入新動力。

4. 保育及復修老舊公私營建築物的機遇

透過提供過渡性社會房屋，復修並活化再用具歷史價值的建築物，為保育香港的文物作出貢獻。建議提供誘因協助私樓業主適度維修物業用作過渡性社會房屋，也同時有助減緩建築物的老化情況。

5. 提供重塑及改善社區的機遇

「十萬分之一」共創工作坊衍生出來的所有創新過渡性社會房屋方案，都採用及揉合了地方營造元素和社區設計概念，以促進社會共融，建立歸屬感，加強社區關係，自豪感和社區意識，並藉重新建立已消失的社區(例如馬灣舊村)或全面檢視改善所處社區更新改善的可能機遇(例如薄扶林村)。

6. 提供具針對性社會服務的機遇

除興建過渡性社會房屋外，本地(例如「要有光」及「藍屋」)及海外經驗顯示，過渡性社會房屋除提供居所外，還可以為基層群體建立一個得到支援的環境及提供相關服務以協助他們全面重新建立家庭的自助、自理能力，有效脫貧。

7. 適當提供誘因鼓勵私人樓宇用作過渡性社會房屋

建議向持份者提供財政誘因，鼓勵投放資源發展過渡性社會房屋市場：

- 鼓勵地產發展商向非政府團體租出他們有待重建的建築物，讓有需要家庭能入住這些物業內；
- 為願意出租舊樓和舊單位予有需要家庭的業主，提供適度的基本維修翻新津貼；
- 為願意把承租單位分租予有需要的家庭，而租期長達兩年的「二房東」，提供豁免印花稅和入息稅等優惠；及
- 考慮推行「社房100」¹眾籌建議加快推動過渡性社會房屋的供應。

8. 加快市區樓宇復修速度

進一步研究市建局提出的樓宇復修策略，以加快香港市區舊區復修速度，以減輕對公營房屋的需求。

9. 制定選址清單鼓勵參與

建議制定有潛力發展成過渡性社會房屋的選址清單，並隨計劃進行適時增添不同地點，鼓勵更多團體參與過渡性社會房屋的發展和管理。

10. 凝聚跨專業社群支援發展

建議凝聚跨專業社群，組織來自不同專業背景的專家成員，向有興趣發展過渡性社會房屋的非政府團體，就各初步計劃提供專業分析和意見，增加計劃的可行性。



Initial summary of the views and suggestions put forward by the “One from Hundred Thousand” Season 1 Co-creation Workshops

1. Transitional Social Housing (TSH) as an innovative housing type

With its unique function and characteristics, TSH should be recognized as an alternative housing type which breaks the dichotomy of public and private housing could contribute to relieving the housing pressure in Hong Kong. The limited supply of TSH at present has negligible quantifiable impact in alleviating the housing pressure in Hong Kong. However, the long term need for TSH should be acknowledged and addressed.

2. Increasing efforts to foster supply of TSH

Proactive policy and stable sources of funding support should be given to increase and accelerate the production of TSH. The positive social impact and the economy of scale of TSH delivery should be enhanced.

3. Opportunity to leverage existing idle resources

Exploring resources for TSH provision would trigger re-imagination in using idle sites and dilapidated buildings. It would help not only alleviate housing pressure for the underprivileged groups, but also promote social harmony and revitalize local communities.

4. Opportunity to preserve and restore degrading private and civic buildings

Provision of TSH through restoration of degrading buildings with historic interest would contribute to preserving Hong Kong’s heritage. Incentives should be given to encourage and assist willful owners of private housing to rehabilitate their premises for TSH use. This would have the added benefit of slowing down building degradation in some old districts.

5. Opportunity to revitalize neighbourhood

The key concepts of neighbourhood enhancement and placemaking have been embedded in every conceptual design schemes developed through the “One from Hundred Thousand” co-creation process. Provision of TSH has been taken as an opportunity to foster social integration, strengthen community relationship and develop a sense of belonging and pride to becoming part of the neighbourhood. TSH projects can also help re-establish vanished communities (such as Ma Wan Old Village), or explore various possibilities for improving the quality of life in the locality (such as Pokfulam Village).

6. Opportunity to provide targeted social services

Local examples (such as Light Be and Blue House) and international experiences demonstrated that in addition to providing tenants with a decent shelter, TSH can also provide a supportive environment with targeted services to enable the underprivileged families to re-establish their self-reliance capacity, breaking the cycle of poverty in the long run.

7. Incentivising the use of private housing resources for TSH

The Government should provide incentives and develop measures for encouraging more private properties to be used for the provision of TSH, including:

- a) to encourage developers to lend their properties awaiting redevelopment to non-governmental organisations so that TSH can be provided to the families in need;
- b) to provide building rehabilitation and renovation subsidies for encouraging owners of individual units in old buildings to rent the units for use as TSH;
- c) to provide financial incentives, such as waiving stamp duty and tax from rental income, to principal tenants who are willing to sub-let their flats for use as TSH for two years or more; and
- d) to consider implementing the “Pokluck 100”¹ proposal to crowdsource funding to accelerate the supply of TSH in HK.

8. Expediting building rehabilitation process in Hong Kong

To take forward the initiatives set out in the Urban Renewal Authority’s forthcoming Building Rehabilitation Strategy to speed up building rehabilitation and extend the building life to provide more housing choices for families in need.

9. Making a list of potential sites for TSH to facilitate public participation

The five sites on which conceptual schemes have been developed through the “One from Hundred Thousand” co-creation process represent a list of potential sites for TSH provision. More sites can be added to the list in phases to encourage interested parties to participate in the development and management of TSH.

10. Jelling multi-disciplinary support

Consolidating the joint support of professionals and experts from various disciplines for non-governmental organisations, so as to provide the latter with initial assessment and opinion on the TSH projects they are interested in. This would help the NGOs to have better assessment of the site feasibility at the initial planning stage.

1 Refer to case study summary - Individual Flat

個案研究概要 – 個別住宅單位

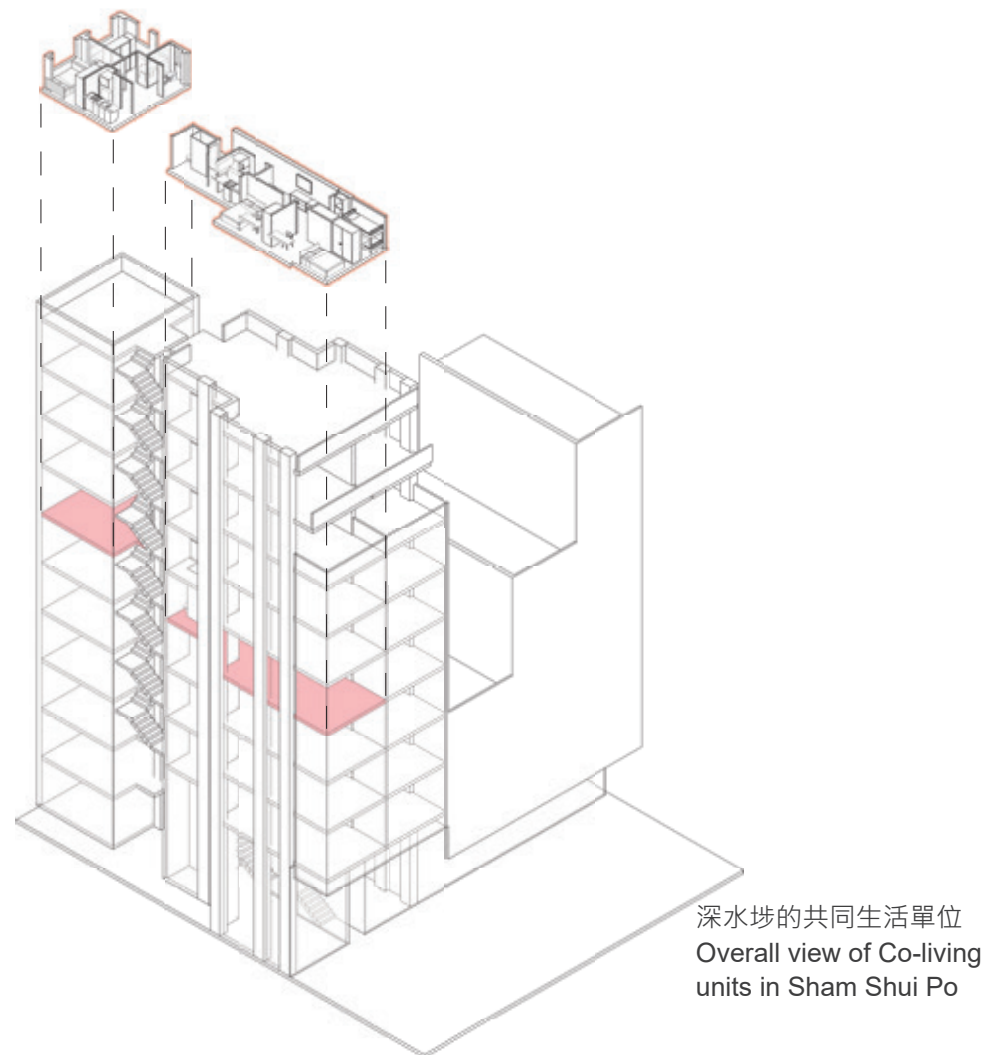
Case Study Summary – Individual Flats

地點	個別私人住宅單位
現況	市區內的老舊建築物
計劃主題	「社房100」 – 推動由社區主導的香港社會房屋運動
展望及目標	<p>展望</p> <ul style="list-style-type: none">提高爭取公平住屋權議題的公民參與度。 <p>使命</p> <ul style="list-style-type: none">有效利用社區資源去緩解日趨嚴峻的住屋權分配不公的問題，以及協調社會力量、資源，動員熱心公民和專業人士去處理貧窮問題。 <p>目標</p> <ul style="list-style-type: none">每個「社房100」項目要翻新100個單位，維持供應過渡性社會房屋幫助500名低收入人士及劏房住戶，並須從以下途徑籌得二千萬元：<ul style="list-style-type: none">政府 – 公帑及政策援助（尤其是清拆違例建築物）；企業 – 企業社會責任基金；教會 – 贊助資金；眾籌 – 香港市民每人捐獻1元，設立基金去支付非牟利機構的營運成本。「十萬分之一」研討會的86名共創團體成員及社會中其他熱心的專業人士，可以成為過渡性社會房屋的「社區房屋醫生」（建築師、策劃人、測量師、工程師、會計師、室內設計師等）。參與「社區房屋醫生」計畫的專業人士理應只收取低微的顧問費或酬金，甚至不收費。設計一個混合式的財政架構，讓非牟利機構及社會企業有自主權去根據住客的個人狀況製訂其租金。
預期成果	由不同非政府組織策動多個「社房100」項目。每個項目旨在於香港不同社區內提供100個社會房屋單位，為500名低收入人士及劏房住戶提供住處

Site	Individual Flats
Existing conditions	Degrading domestic structures in the urban area
Proposal Theme	“POTLUCK 100” driving a Community-led Social Tenancy Movement in HK
Vision and Objective	<p>Vision</p> <ul style="list-style-type: none">To empower individuals in civic engagement for housing justice <p>Mission</p> <ul style="list-style-type: none">To optimize existing community resources to address the existing and pressing challenge of housing injustice and tackle the problem of poverty by coordinating community efforts and resources, as well as mobilizing passionate members and professionals from the civic society. <p>Objective</p> <ul style="list-style-type: none">Each “POTLUCK 100” project aims to provide 100 TSH units to help 500 beneficiaries who are existing subdivided unit dwellers with low income. \$20m may need to be raised through the channels below to renovate 100 units for each project:<ul style="list-style-type: none">Government - public money and policy support (especially for the removal of Unauthorised Building Works)Corporate – Corporate Social Responsibility FundChurch - sponsorship fundingCrowdfunding - \$1 per each Hong Kong resident by setting up a fund to cover NGO operation costsThe engagement of the 86 co-creation team members through the “One from Hundred Thousand” symposium and other passionate professionals in the community can become “Community Housing Doctors” for TSH (e.g. architects, planners, surveyors, engineers, accountants, interior designers etc). Professionals joining the “Community Housing Doctors” scheme should only charge a nominal consultancy fee or honorarium for their service, or even having their fees waived.A mix financing model should be set up which gives NGOs and social enterprises autonomy in tailor-making the rent schedule based on individual circumstances.
Potential Deliverable	Various NGOs to trigger a number of “POTLUCK 100” projects each aim at identifying 100 flats across the territory to help 500 beneficiaries who are low-income and existing subdivided unit dwellers

設計理念 每名住客必須有不少於70平方呎的生活空間。違例建築物在住客入住前必須全部處理好。所有項目都會遵從屋宇建築條例進行（如每個房間都要有自然光）。

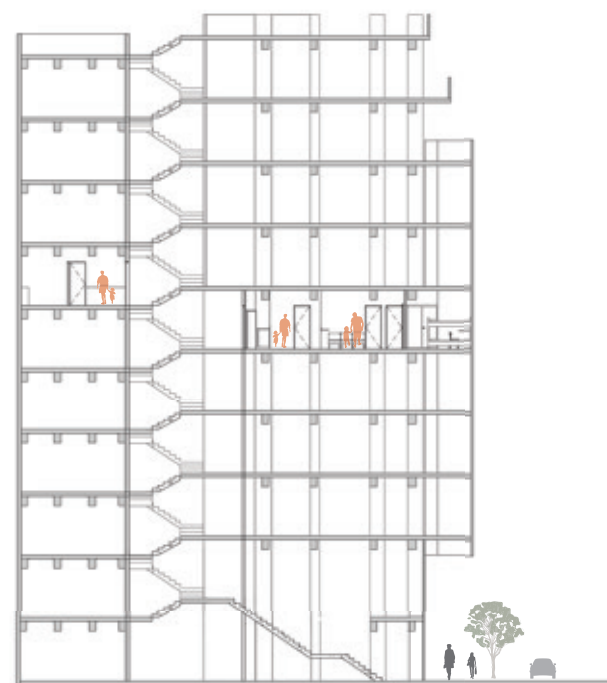
- 社會效益**
- 為所有持份者創造一個「人人皆贏」的局面。
 - 翻新改造香港市區的老舊建築。
 - 幫助住客自強，重新融入社會。
 - 為未來以個別住宅單位用作過渡性社會房屋項目做為參考指標。



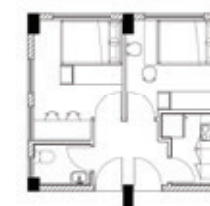
深水埗的共同生活單位
Overall view of Co-living units in Sham Shui Po

Conceptual Design Scheme The suggested minimum size of living space should not be less than 70 square feet per tenant. Unauthorised Building Works will be treated before habitation. All projects will be delivered in line with the Building codes (e.g. natural lighting for each room).

- Social benefits**
- To foster a “win for all” situation for all stakeholders involved.
 - Retrofitting degrading structures in urban areas of Hong Kong.
 - To empower tenants and help to re-integrate with society.
 - To provide a model for future individual flats transitional social housing projects to take reference from.



縱切面
Longitudinal Section



平面圖
Floor Plans

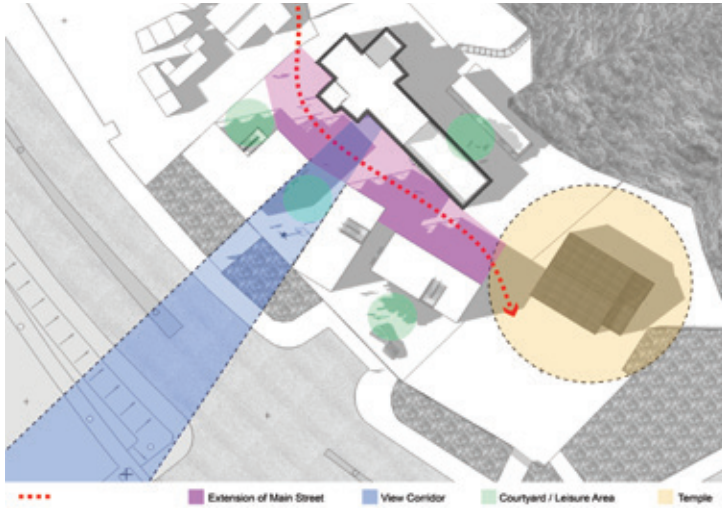
個案研究概要 – 茶果嶺

Case Study Summary — Cha Kwo Ling

地點	茶果嶺道210號前四山公立學校
現況	該址土地連同兩棟建築物正由三個民間團體短期租用 (約2,250平方米)
計劃主題	社區生活空間
展望與目標	<ul style="list-style-type: none"> • 「社區生活空間」 – 於茶果嶺建立一個可以包容不同社群的新社區，居民可在當中共同生活，互相分享，扶弱自強。由社區創造出的活力及社會價值能散播至周邊地區。 • 共同生活 – 創造一個和諧的多功能社區，為有需要的家庭提供住處、工作、社交及基本生活所需。 • 互相分享 – 提供可讓居民分享的社區空間、資源及服務，以加強社區及鄰里之間的聯繫。 • 扶弱自強 – 為有需要的家庭提供生活空間，並作出相應安排，鼓勵其重建自信及學習工作技能。
預期成果	<ul style="list-style-type: none"> • 復修破舊校舍及建造三樓層結構的組合屋，提供67個單位。 • 建造各種公共空間及社區設施。
設計理念	<p>三優營運模式</p> <ul style="list-style-type: none"> • 提高生活品質 – 確保每個住客擁有至少共80平方呎的居住空間，另外提供輔導及社會服務，與計劃相關的店舖及機構也會提供工作機會及職業訓練。 • 促進居民交流 – 營造一個可供臨時住客及茶果嶺居民共同使用的休閒生活空間，並定期於社區中心舉辦活動。 • 擴展土地功能 – 讓這片土地一如往昔地哺育茶果嶺居民，並產生加強社區聯繫的催化功能。
社會效益	<ul style="list-style-type: none"> • 凝聚不同背景的社群，融入市區生活。 • 提供額外的社區設施和公共空間。 • 修復及重新利用歷史悠久的校舍。



Site	Former Sze Shan Public School, 210 Cha Kwo Ling Road, Cha Kwo Ling
Existing conditions	Land with two building structures is used by three civic groups under a Short Term Tenancy (STT) (about 2,250 m ²)
Proposal Theme	Community Living Room
Vision and Objective	<ul style="list-style-type: none"> • 'Community Living Room' - a new inclusive community in Cha Kwo Ling (CKL) where different groups of people Live, Share and Be Empowered. The vibrancy and social values the community creates will 'radiate' to its surroundings. • Living - to create a friendly and mixed-use community where families in need will be offered decent homes, jobs and basic necessities and social life. • Sharing - to provide community spaces, resources and services for sharing with an aim to building a stronger community / neighborhood bond. • Empowering - to provide families in need a living space with considerate arrangements and encouragement to let them regain confidence and build up work skills.
Potential Deliverable	<ul style="list-style-type: none"> • 67 residential units in a renovated degrading school structure and 3-storey prefabricated structures • Additional communal open space and community facilities with different functions
Conceptual Design Scheme	<p>The 3Es Operation Model</p> <ul style="list-style-type: none"> • Enhance Living Quality – adopting a standardized area of 80 square feet per person, provision of counselling and social service, employment and career training from shops and services run by the project. • Engage TSH Residents with Locals – a common leisure and living area for TSH residents and CKL villagers together, holding regular community building events. • Extending the functionality of the Site – continuing to serve as an important space in the CKL community for nurturing and cultivating people like the old days, and also be a catalyst to strengthen the community bond.
Potential Social Benefits	<ul style="list-style-type: none"> • Integration between different social groups living in the area. • Provision of additional community facilities and communal space. • Revitalization and rehabilitation of the historic school buildings.



概念圖
Conceptual Design



設計方案
Design Scheme

單位平面圖
Typical Flat Layout

切面圖
Overall View



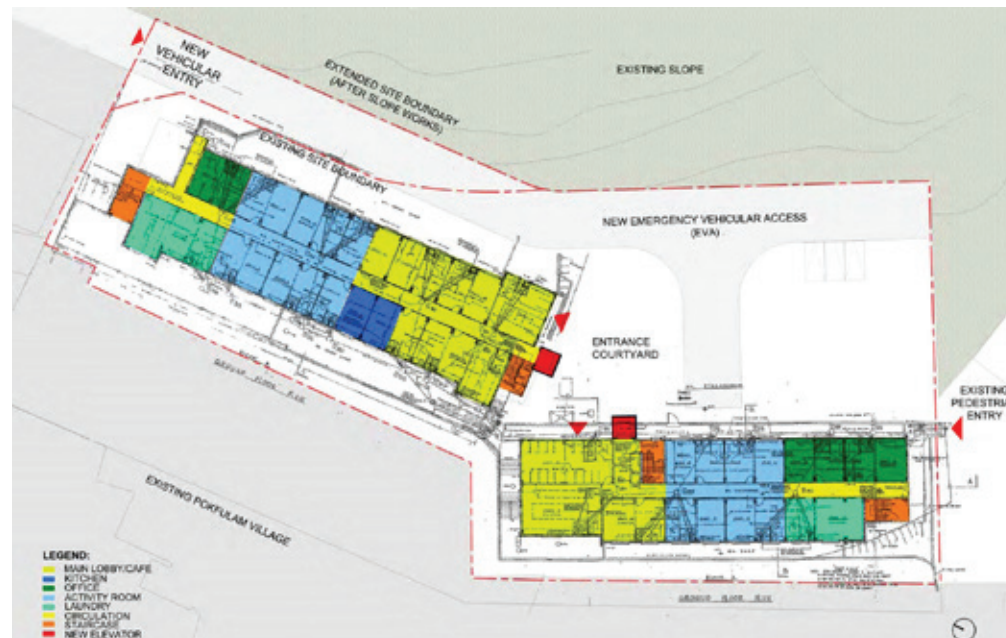
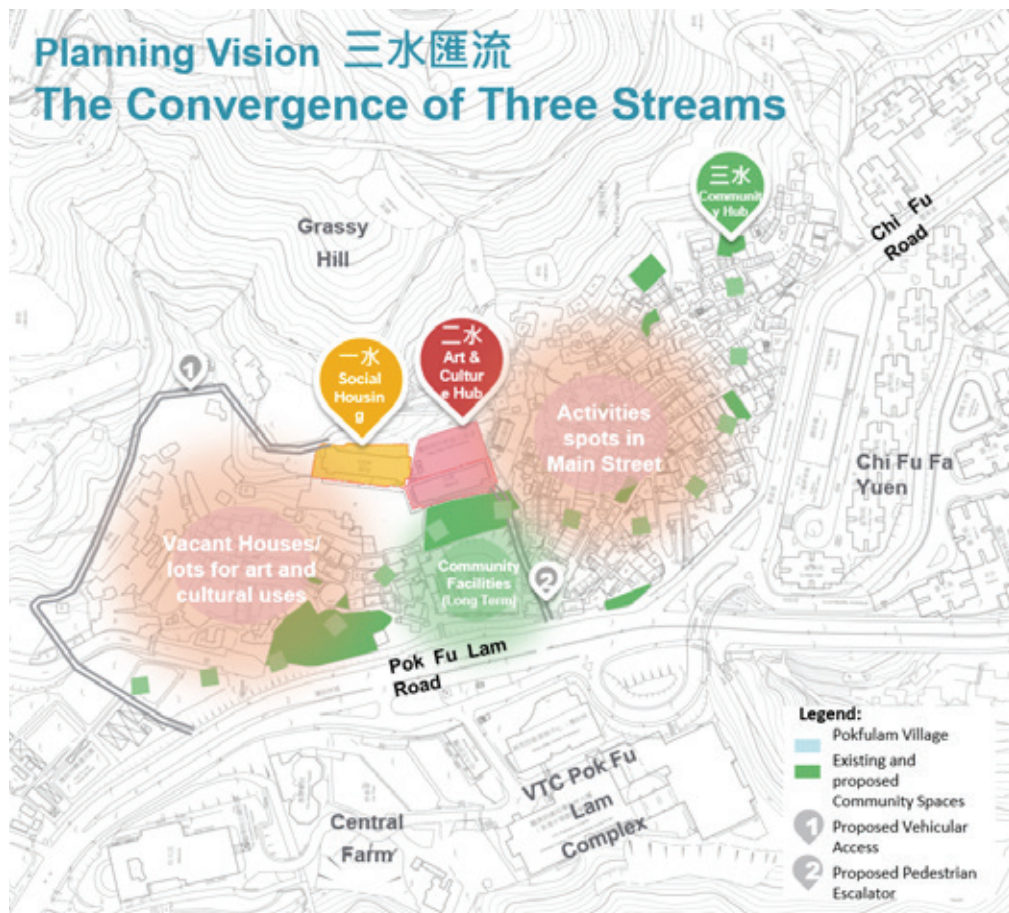
Case Study Summary — Pokfulam

地點	薄扶林道141號舊牛奶公司職員宿舍
現況	兩棟被廢棄的三級歷史建築和公共空間 (約2,670平方米)
計劃主題	太平山下的可持續發展社區
展望及目標	建立一個高度包容、宜居的非一般過渡性社會房屋社區，使歷史、文化、藝術、自然及經濟等元素相得益彰，創建可持續發展的生態系統和有韌力的社區，為該區重新注入活力。
預期成果	<ul style="list-style-type: none"> 改建兩棟三級歷史建築，為有逼切需要的市民提供185個住屋單位，另外備有臨時單位作區內應急之用。 活化該址的兩棟三級歷史建築，設立一個農工業文化遺產解說中心。 建造社區空間供區內市民使用。
設計理念	<p>三水匯流</p> <ul style="list-style-type: none"> 一水 – A座的過渡性社會房屋單位 二水 – B座的藝文社區 (保育區內的歷史文化遺產及推廣藝術文化) 三水 – 社區中心 (促進本地經濟及社區發展)
社會效益	<ul style="list-style-type: none"> 透過全面的社區規劃去扶助弱勢社群。 再利用歷史建築及周邊的文化遺產，提高薄扶林區的文化韻味。 培養年青藝術家及文化工作者，幫助他們將薄扶林的傳統客家文化融入創作之中。 提高居民的社區歸屬感。 增加公共休閒空間。 增加當區就業機會。



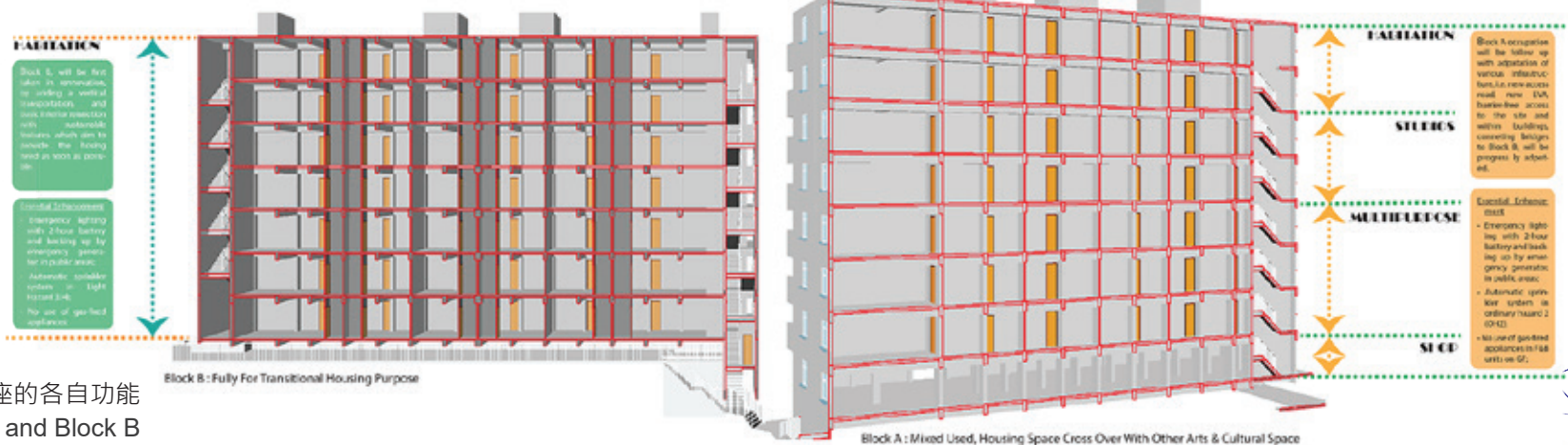
Site	Old Dairy Farm Staff Quarters, 141 Pokfulam Road, Pokfulam
Existing conditions	Two abandoned Graded 3 historic buildings structures and an open space (about 2,670 m ²)
Proposal Theme	A sustainable community below Victoria Peak
Vision and Objective	More than TSH, this is an inclusive and liveable community where history, arts and culture, nature, local economy play equal parts and complement each other, thus creating a sustainable ecosystem and a resilient community, restoring the vibrancy of the past.
Potential Deliverable	<ul style="list-style-type: none"> Regenerate two Grade 3 historic buildings to provide 185 residential units for the needy and temporary units to meet emergency needs of the local community. An agricultural-industrial heritage interpretation centre through revitalizing the graded historic buildings. Community space for local community enjoyment.
Design Scheme	<p>The Convergence of Three Streams</p> <ul style="list-style-type: none"> Stream One – TSH in Block A Stream Two – Art and culture hub (Area-based heritage conservation, art and culture promotion) in Block B Stream Three – Community hub (local economy and community development)
Potential Social Benefits	<ul style="list-style-type: none"> Empower the community through comprehensive community programmes. Revitalize the historic buildings with surrounding heritage to enrich the cultural landscape of Pokfulam area. Incubate young artists and practitioners to intergrate with traditional Hakka culture of Pokfulam Village. Enhance community identity and sense of belonging. Provide communal space for recreation. Increase local employment.

Planning Vision 三水匯流 The Convergence of Three Streams



底層平面圖
Indicative Ground Floor Plan

設計方案 Design Scheme



A座與B座的各自功能
Respective functions of Block A and Block B

Case Study Summary — Sham Shui Po

地點	深水埗欽州街及通州街交界的兩塊地皮
現況	其中一塊地皮被短租作臨時地盤辦事處及儲存用途；另一塊地皮位於天橋底，作收費停車場之用（約9,300平方米）
計劃主題	重·聚
展望與目標	<ul style="list-style-type: none"> • 短期（0-3年）：向邊緣社群提供187個居住單位，並以「社區資產為本發展」的方式扶助他們。 • 中期（3-5年）：令邊緣社群得以融入深水埗社區，重新塑造其形象，以及減少深水埗區現有的社會衝突。 • 長期（5年以上）：複製此計劃至深水埗乃至香港的其他地區。
預期成果	<ul style="list-style-type: none"> • 建造187個單位供獨身人士及單親家庭入住。 • 建造額外的社區設施及公共空間。
設計理念	<ul style="list-style-type: none"> • 低成本、高靈活性且易於重建的三樓層組合式過渡性社會房屋。 • 供社區使用的綠化空間及公共空間。 • 靈活運用天橋底的公共空間，尊重現有用途，避免使用者之間發生衝突。 • 公用廚房、飯廳，底層設有公用農地。
社會效益	<ul style="list-style-type: none"> • 連接社區，讓居住在深水埗區的不同社群融洽生活。 • 改善周邊地區的聯繫。 • 提供額外的社區設施和公共空間。 • 提高居民的安全感。



Site	Two Sites at the Junction of Yen Chow Street West and Tung Chau Street, Sham Shui Po
Existing conditions	One site currently leased under Short Term Tenancy as a temporary construction office and storage facility; Another one as a fenced fee-paying car park beneath the flyover (about 9,300 m ²)
Proposal Theme	Re:Connect
Vision and Objective	<ul style="list-style-type: none"> • Short-term (0-3 years): To provide 187 units to the marginalized groups and to empower them through an community asset-based approach. • Mid-term (3-5 years): To integrate the marginalized groups with the Sham Shui Po community, so as to rebrand the images of these marginalized groups, and to ease the existing social conflicts in Sham Shui Po. • Long-term (5 years+): Replicate this program in other parts of Sham Shui Po/ Hong Kong.
Potential Deliverable	<ul style="list-style-type: none"> • 187 units for singleton and single-parent families. • Additional community facilities and public space.
Conceptual Design Scheme	<ul style="list-style-type: none"> • 3 storeys low cost, flexible modular social housing with high re-buildability. • Green space and communal space for the community. • Flexible community space under the TSH units flyover to respect the existing uses and avoid users' conflicts. • Common dining room, shared kitchen and communal farms on ground floor.
Potential Social Benefits	<ul style="list-style-type: none"> • Urban integration and enable different social groups living in Sham Shui Po. • Improved connectivity to the surrounding areas. • Provision of additional community facilities and space. • Improvements in sense of security and safety.



概覽
Overall view

主題天橋
Themed Highway

廣場區域
Market Square for Resident



規劃
Urban Connections



- LEGEND
- Units for Singleton (Male)
 - Units for Singleton (Female)
 - Units for Family
 - Laundry Room
 - Selling Counter



家庭單位 (156平方呎)
Unit for Family (156 square.feet)

總平面圖
Master Plan
Scale 1:150 (A1)

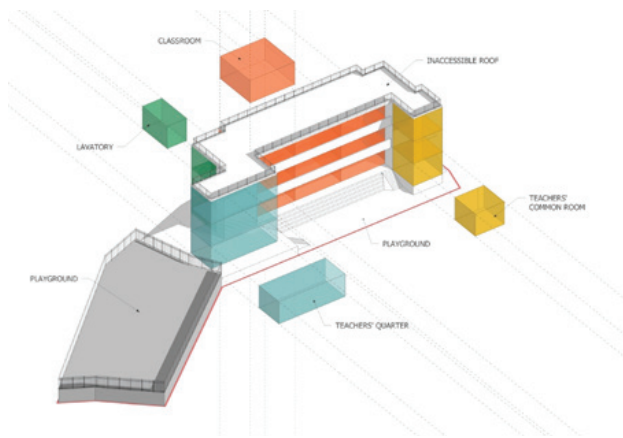
個案研究概要 – 赤柱

Case Study Summary — Stanley

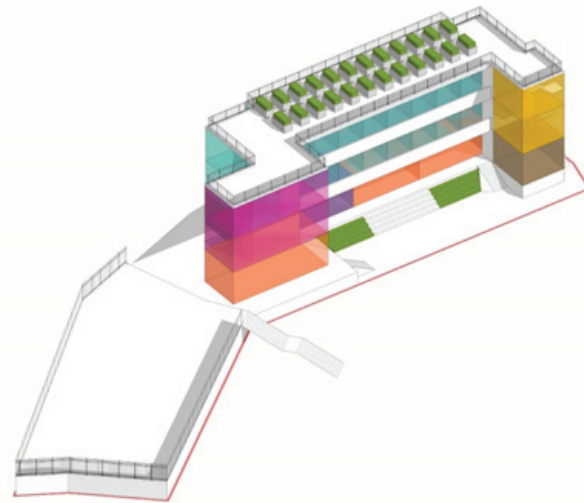
地點	赤柱佳美道5號前聖公會赤柱小學
現況	空置校舍，外有一個露天操場（約1,250平方米）
計劃主題	社會房屋與可持續發展社區
展望與目標	有效利用位於赤柱中心地段的廢棄校舍，將之改建成過渡性社會房屋，以達成以下目標：(i) 為正在輪候公屋的市民提供較佳的臨時居所；(ii) 重新打通被隔絕的區域，建立一個可持續發展社區。
預期成果	<ul style="list-style-type: none"> 分兩期建造54個住屋單位，各有獨立浴室與用簡便廚房。 建造額外的公共空間及設施，如公共廚房、大廳、洗衣房、自習室、工具室及多功能活動室。
設計理念	<ul style="list-style-type: none"> 第一期：建造18個獨立間隔的單位及配套設施，幫助有急切需要的低收入家庭；第二期：建造36-46個使用預製組件的單位及多種公共設施。 打通新入口以便區內居民進入及使用公共操場與地面的活動場地。
社會效益	<ul style="list-style-type: none"> 通過舉辦各種社區活動，拉近臨時住客與附近居民的關係。 改善與周邊地區的聯繫。 提供額外的社區設施和公共空間。 營運合作社飯堂及食品店，為社區提供廉價伙食，及販賣產自社區農地的剩餘食材。 保育及復修超過60年樓齡的舊建築。



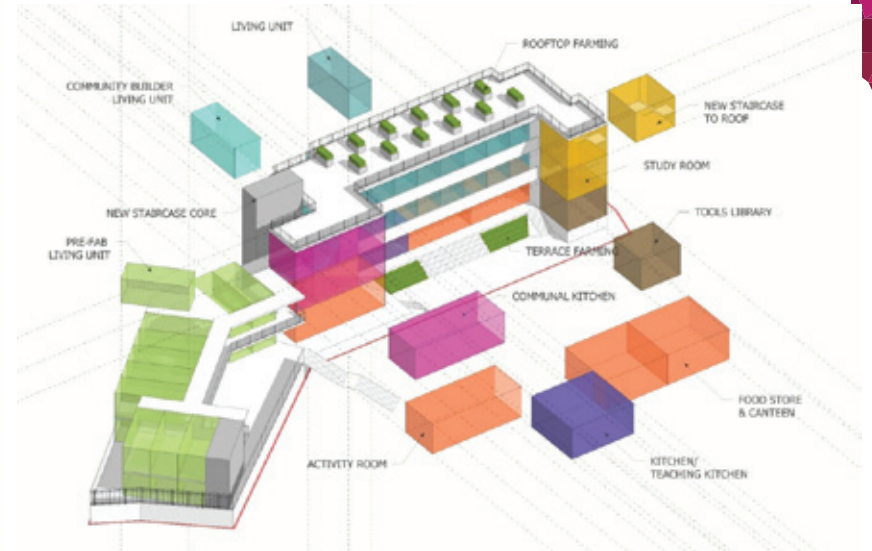
Site	Former Stanley Village Primary School, 5 Carmel Road, Stanley
Existing conditions	A vacant school building structure and an outdoor school playground (about 1,250 m ²)
Proposal Theme	Social Housing for a Sustainable Community
Vision and Objective	To make the best use of the abandoned school site located in a unique, central location of Stanley, by turning it into liveable TSH complex which aims at: (i) providing better housing for those in the waiting list for Public Rental Housing; and (ii) reconnect the physically segregated community to build a sustainable community
Potential Deliverable	<ul style="list-style-type: none"> 54 residential units with individual bathroom and pantry to be delivered in two phrases Additional communal space and facilities such as communal kitchen, communal living room, laundry room, common study room, tool library and multi-function room
Conceptual Design Scheme	<ul style="list-style-type: none"> Phase 1: 18 individual and self-contained units and supporting facilities for low-income families in need; Phase 2: 36-46 pre-fabricate units with diverse communal facilities to be delivered. Proposed new entrance via the public playground to engage the community and event space on the ground floor facing the community.
Potential Social Benefits	<ul style="list-style-type: none"> Strengthening the social bond amongst TSH tenants and members of the community through social programmes and community builders. Improving connectivity to the surrounding areas. Provision of additional community facilities and communal space. A cooperative canteen serving affordable meals and a cooperative grocery store which sells surplus food from the farming facilities on site. Preservation and revitalization of the building structure aged over 60.



地盤概況
Site Context

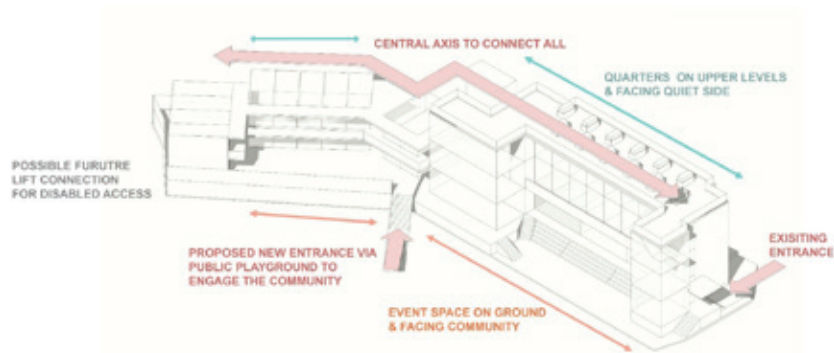


方案一
最低限度工程只於現存建築基礎上改建
18個單位
Option 1
Minimum-site Work
Only alter existing building
18 units



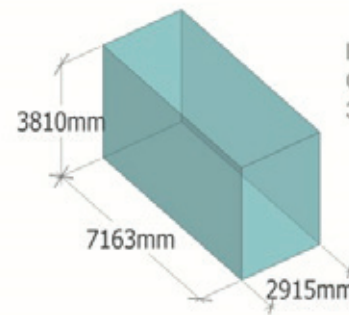
方案二
改建現存建築物 +
使用預製組件增築單位
36-46個單位

Option 2
Alteration of Existing Building +
Additional Pre-fabricated Units
36-46 units

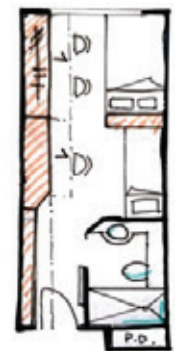


兩期工程之間的連接
Connection between 2 Phases

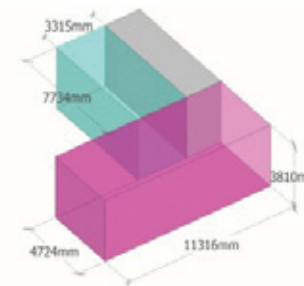
個人單位
Individual Tenants



EACH CLASSROOM
CONVERTED TO
3 INDIVIDUAL UNITS



住客公用設施
Tenants Communal Facilities



STAFF QUARTERS
& WASROOM CONVERTED TO
COMMUNAL KITCHEN/LIVING
& COMMUNAL BUILDERS' UNITS



Case Study Summary – Ma Wan Team A

地點	馬灣
現況	馬灣公園發展項目一期竣工後，二期一直未能完成。因收回土地工作遇阻，該項目地點被擱置丟空了近二十年。
計劃主題	「天虹計劃」 - 興建長者優先的過渡性社會房屋
展望及目標	<ul style="list-style-type: none">• 提供另一個選擇方案供大眾考慮，以緩解香港住房緊缺的問題。• 將偏僻、靠水、地勢獨特的馬灣舊村重新發展成過渡性社會房屋社區，興建配套設施，並訂立可自給自足的社區規劃，扶助及支援社會上的弱勢社群，包括長者、青少年及低收入家庭。
預期成果	<ul style="list-style-type: none">• 建造180個過渡性社會房屋單位，未來可使用預製組件加建上層。• 項目南邊入口兩旁的村屋會被改建成咖啡廳、餐廳及商鋪，為臨海區域帶來活力；除了保育文物及區內小徑，前鄉事會會址會被改建成「文化旅宿」，為旅客提供住處，以促進旅遊業發展。• 設立「鄰里生活空間」，重構社區氛圍。• 山坡上的村屋群會被改成長者康樂營及藝術家特區。• 於芳園路打通一條分支道路，作為馬灣村及區內居民出入島嶼北部的通道。分支道路會按照政府標準興建，設有緊急車輛道路，路旁設有單車徑及行人路。此路會成為連接島嶼各處及進入項目發展地盤的要道。• 改善交通服務的可能性：安排穿梭巴士優先服務社會房屋住客；另外可於馬灣公共碼頭營運水上的士，開辦新航線，刺激本地就業。

設計理念

- 復興馬灣舊村，令其變成一個可以自給自足的社區。
- 參考2014年通過的馬灣公園二期發展總綱藍圖，提供以過渡性社會房屋為主的另一個選擇方案。
- 鄰里守望相助計劃：揀選一些村屋及建築物作過渡性社會房屋及社區空間之用，發展社會資本。
- 利用新基建及智能科技，加強內部與外部的聯繫。
- 保留馬灣的文化遺產及歷史地位。

社會效益

- 提供可觀數量的過渡性社會房屋。
- 將商業及旅遊活動引入馬灣舊村，重建地區的經濟活力。
- 提供本地就業機會及社區訓練課程，培養居民的社區意識及鼓勵扶助弱勢社群。



Site	Ma Wan
Existing conditions	Following the completion of Phase 1 of the Ma Wan Park Development, Phase two of the Development is yet to be completed due to obstacles encountered during land resumption. The project site has since fallen derelict and vacant for nearly 20 years.
Proposal Theme	“Active Age-friendly Transitional Social Housing Proposal”
Vision and Objective	<ul style="list-style-type: none"> To provide an alternative scheme for Hong Kong society at large to consider in view of the pressing housing needs. To revitalize the unique rural and waterfront environment of Old Ma Wan Village into a hub for TSH and supporting facilities, to create a self-sustained community program that can help to empower and support the disadvantaged groups in society, including elderly, youths and families.
Potential Deliverable	<ul style="list-style-type: none"> 180 houses/units for TSH with potential to erect pre-fabricated units on site. The row of houses at the southern access trail of the project site would be converted into cafes, restaurants and retail to activate the waterfront area with vibrancy; in addition to the heritage and social trail, the former Rural Committee building would be converted into “cultural guesthouses” and tourists accommodation to stimulate tourism. Recreate the village atmosphere by creating a “Neighbourhood Living Room”. The cluster of houses on the land uphill will be redeveloped into an elderly campsite and artists quarter.

	<ul style="list-style-type: none"> Constructing a new access road branching off from Fong Yuen Street, which would act as the major connection between the Ma Wan villagers and local residents to the north of the island. This new road would be built up to government standards, providing Emergency Vehicular Access (EVA) along with cycling paths and walking routes. It would be the major artery to connect with the rest of the island and allow easy and convenient access to the project site. Potential to improve transport services by providing priority shuttle bus service for the TSH tenants as priority and stimulate local employment by operating water taxi to create a new ferry route at the Ma Wan public pier.
Conceptual Design Scheme	<ul style="list-style-type: none"> To revitalize Ma Wan Old Village so that it will be able to be self-reliant to meet the daily needs. To introduce the TSH element as an alternative to the scheme outlined in the 2014 approved Master Layout Plan for Ma Wan Park Phase II. The Neighborhood Program, where selected houses and buildings are designated for a dual role of TSH accommodation and as a community space to develop social capital. Enhancement of internal and external connectivity with new infrastructures and adaption of smart technology. To preserve the heritage and historic identity of Ma Wan.
Social benefits	<ul style="list-style-type: none"> Provision of a substantial supply of TSH. Re-building economic vibrancy by introducing commercial and tourism activities into the Ma Wan Old Village. To promote a sense of community and encourage social empowerment through local employment opportunity and community training programs.

Planning Proposal & Operational Model

Pre-Fab Units

Potential sites for pre-fab units to increase the capacity of the whole site. The numbers of units can be approximately doubled.



Transportation

28-Seat Shuttle Buses

NEW & Improved Transport Network

Water Taxi? More Affordable To Tsuen Wan pier
More Ferries?

Cultural Guesthouse

Converting the heritage building into a guesthouse to attract young people and tourists.



Programmes

Regular public workshops & collaboration with school programmes on heritage study & conservation.



曬蝦膏 漁農業保育文化 茶樓

Campsite & Artists Quarter

Hong Kong is lacking of campsite facilities for elderly centres & elderly service providers. This campsite can potentially match this demand by offering age-friendly facilities and accommodation.



Providing indoor and outdoor activities for elderly and their families together.

Operators:
>2 NGOs or Organizations

The site can be divided into 4 clusters.

Access Road (option)



Original approved EVA access will cut through fish pond & agricultural land. Potential re-direction can provide a shorter path & induce less impact to the existing topography.



Potential:
• Creating a loop for holistic connectivity
• Upgrading the waterfront promenade
• Offering green transport link

Neighbourhood Living Room

- 社區樓姆 N-Caretakers
- 社區圖書館 N-Library
- 社區飯堂 N-Canteen
- 社區士多 N-Grocery
- 社區客廳 N-Living Room

Typhoon Shelter



The leftover typhoon shelter can be revamped into a new water garden & pontoon for TSH residents, tourists, and other Ma Wan residents at all ages to enjoy. Regenerating the wetland to protect the natural value in the existing context.

Heritage & Social Trail

Defining a new trail in Ma Wan old village to reconnect old & new.



The new trail can focus on both the existing heritage assets & the new social assets in the village. The social gathering spaces can be part of the trail to encourage external exchange.

Promenade & Commercial Activities



Turning the promenade into a F&B and retail street, introducing a new tourist spot together with the typhoon shelter garden. Can the street be operated by all stakeholders to balance out the set-up cost?

1:1500

- Converting Existing Structure into TSH units
- Social Gathering Hub
- Neighbourhood Programme
- Commercial & Tourist-related Activities (Ground-Floor)
- Potential Sites for Pre-Fab Units

地點	馬灣
現況	馬灣公園發展項目一期竣工後，二期一直未能完成。因收回土地工作遇阻，該項目地點被擱置丟空了近二十年。
計劃主題	「和樂鄰里」計畫 — 旨在加強馬灣居民的社區意識及拉近鄰里關係
展望及目標	<ul style="list-style-type: none"> 提供另一個選擇方案供大眾考慮，以緩解香港住房緊缺的問題。 為有迫切需要的市民提供過渡性社會房屋，為其建立一個健全並可自給自足的社區；另外舉辦各種增值課程及活動，幫助住客在居住期間自我增值，提高自信，及加深馬灣居民之間的社交聯繫；同時加強與現有馬灣社區的包容力及凝聚力。 分期發展 — 第一期：建造25個組合屋單位，可供50戶人入住（共用廚房及浴室），及於沿岸現存的村屋群改建約10間商舖及20個過渡性社會房屋；第二期：重啟商業街，上層建成過渡性社會房屋；第三期：使用25個現存單位，並為部分（20%）破舊房屋進行結構強化及翻新工程。
預計成果	<ul style="list-style-type: none"> 建造約215個過渡性社會房屋單位，預計可供430戶家庭或單身人士居住。 建造約50至60個地舖單位用作開設雜貨店，商店，及各類工作室等，以建立一個可以自給自足的社區。 於村中建造所有馬灣居民亦能受惠的社區設施。 發展市區農業，配合耕種治療及烹飪治療服務。 天后廟旁的兩間村屋將會被改建成「扶持空間」，供過渡性社會房屋住客參與各種訓練課程，及作社區中心之用。
設計理念	<ul style="list-style-type: none"> 營造功能多樣化的混合型社區，培養其自給自足的能力。 引進學徒制課程及職業訓練設施，協助住客培養未來自立的能力。 利用公共空間與社區中心，舉辦各種課程、活動及慶典，培養區內的鄰里關係。 發展模式包括建造使用預製組件的組合式單位，以及將現有的村屋改建成過渡性社會房屋。
社會效益	<ul style="list-style-type: none"> 幫助臨時住客與社會接軌，並為其創造本地就業機會。 提高馬灣社區的包容力及凝聚力，及建立區內的社交聯繫。 將整個馬灣——不僅是馬灣舊村——建設成一個自給自足的社區。 除了建造過渡性公屋，亦能將旅遊及文化元素引入馬灣舊村，以提高地區的活力。

Site	Ma Wan
Existing conditions	Following the completion of Phase 1 of the Ma Wan Park Development, Phase two of the Development is yet to be completed due to obstacles encountered during land resumption. The project site has since fallen derelict and vacant for nearly 20 years.
Proposal Theme	“A Healthy Neighbourhood” – a proposal to enhance the sense of community and neighbourhood in Ma Wan
Vision and Objective	<ul style="list-style-type: none"> To provide an alternative scheme for the Hong Kong society at large to consider in view of the pressing housing needs. To provide a shelter for the TSH needy as well as to create a healthy and self-sufficient neighbourhood for them to live therein; and during the time in Ma Wan to assist them on empowerment, raising their self-esteem and building up social connection within Ma Wan through training courses and activity; and at the same time building up inclusiveness and cohesion with the existing Ma Wan community. Phased development - Phase 1: 25 Pre-fabricated modular housing units for 50 families (shared kitchens and bathrooms) and about 10 shops and 20 units of TSH in the existing village houses along the waterfront; Phase 2: retail high street restoration with TSH on upper floors; Phase 3: utilizing 25 existing units to allow for structural strengthening and renovation of some (20%) dilapidated houses.
Potential Deliverable	<ul style="list-style-type: none"> About 215 TSH units for approximately 430 Singletons/Families. About 50-60 ground floor units for local groceries, shops, artist studio, workshop etc to create a self-sufficient neighbourhood. Provision of community facilities within the village which can also benefit all Ma Wan residents. Urban farming with farming therapy and cooking therapy. Two village house adjacent to the Tin Hau Temple will be converted into ‘Empowering space’ for TSH tenants for training and community building use.

Conceptual Design Scheme

- To foster self-sufficiency of the neighbourhood by introducing mix-uses.
- To achieve empowerment by introducing apprenticeship programmes and vocation training facilities on site.
- To foster a sense of neighborhood with provision of social spaces, as well as community building programmes and festivals.
- Development model consists of prefabricated modular housing units and conversion of the existing village houses into TSH.

Social benefits

- To improve connectivity and generate local employment opportunities for TSH tenants
- To build up social connection, inclusiveness and cohesion with the existing Ma Wan community.
- To turn not only Ma Wan Old Village but also the whole Ma Wan into a self-reliant community.
- To foster vibrancy by introducing TSH as well as tourism and cultural elements to Ma Wan Old Village.



組合屋
Pre-fabricated Housing



商店街與過渡性單位相結合
Mix of TSH and Retail Street



重裝現有樓宇作過渡性社會房屋
Existing buildings re-furbished for TSH use

總網發展藍圖
Master Layout Plan

Prefabricated Housing
組合屋



Mix of TSH & Market Street
混合過渡性社會房屋及商店街道



Common Plaza
社區廣場



Weekend Market
週末市集



Speakers and experts

The Hon Bernard Charnwut Chan, GBS, JP

Prof Edwin Chan
The Hong Kong Polytechnic University

Ms Loretta Ho
Make a Difference Institute

Mr Eric Lee
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Dr Alex Chan
The Hong Kong Polytechnic University SPEED

Mr Charles Ho
The Hong Kong Council of Social Service



共創團隊
Co-creation Teams



馬灣 A
Ma Wan A

Florence Cheng	Patrick Fung	Sarah Mui	Henry Tse
Louis Cheung	Willy Kwong	Benson Poon	
Iris Leung	Oswald Liu	Melody Siu	
Alan Cheung	Mak Tuk-lung	Chloe Poon	



赤柱
Stanley

Paul Chan	Alvin Kung	Eva So
Suki Chau	Vanessa Li	Joyce Wong
Suanne Cheung	Luk Tsz-kin	
Alvin Kan	Mak Yee-ting	



馬灣 B
Ma Wan B

Hermion Au	Anika Poon	Novia Yim
Sharon Chan	Rex Ling	Michelle Yuen
Vanessa Chung	Zac Tao	Viola Zhu
Cynthia Lam	Daisy Tse	



薄扶林
Pokfulam

Sandy Chan	Nigel Ko	Jacob Li	Grat To
Eva Chan	Alvin Kong	Charon Lung	Aaron Wong
Steven Chui	Kate Kwok	Allen Poon	Jerry Ye
Jennie Chui	Gilman Li	Diana Tai	Stephaine Cheung

共創團隊
Co-creation Teams



茶果嶺
Cha Kwo Ling

Crystal Chan	Kevin Ho	Joyce Tai	Vanessa Tse
Shervan Chan	Calvin Kan	Charles Tam	Wong Cho-ting
Winky Chan	Lai Ho-kan	Tang Po-shan	Cheryl Yeung
Jollie Cheung		Lawrence Ting	



個別單位
Individual Flats

Lorraine Choi	Suvan Law
Priscilla Ho	Kitman Mok
Vicky Kung	Ann Wong
Connie Lau	Gwyneth Wong



深水埗
Sham Shui Po

Vicky Chan	Gordon Chick	Ng Wai-tung
Chan Chung-yin	Alfred Kwok	Angel Shih
Karen Chan	Sunnie Lau	Ka-long Yu
Alex Cheung	Paul Law	

理大賽馬會社創「騷·In·廬」四大範疇

「十萬分之一」社創研討會

JCDISI相信，假若每十萬人之中有一人，即香港七百多萬人口當中的七十多名市民，能貢獻時間、熱誠、知識與創意，攜手合作，定能為特定的社會議題帶來創新的解決方案。「十萬分之一」為定期舉辦一系列的參與式研討會及工作坊，收集市民對社會議題的意見、促進討論，並共同設計務實和創新的方案。

社創行動項目

JCDISI將聯合非政府組織、專業團體和學術界，把「十萬分之一」社創研討會上衍生出來的創新理念，轉化成可以執行的設計及項目原型。

啟迪創新習作

JCDISI計劃將社會創新和設計思維引入中學課程，藉以補足STEM（科學、技術、工程及數學）教育的社會及人文元素，培育青年成為社會創新推動者。內容包括為中學師生開設社會創新工作坊、製作多媒體互動教材等等。

社創知識傳播

以不同形式（如學術論文、短片、設計與指引、個案報告、工作坊、地區及國際性會議、展覽等），記錄是項計劃的各環節，包括社會創新過程、創造的方案與知識等等，並公開予公眾參考應用。

Four Pillars of PolyU Jockey Club “Operation Solnno”

“**One from Hundred Thousand**” — a series of participatory symposia and workshops open to the public to collect views on social issues, facilitate discussion and co-create solutions. JCDISI names the platform as “One from Hundred Thousand” based on the belief that if one person from every 100,000 people (i.e. 70+ persons from the 7 million+ population of Hong Kong) can sit together and contribute their time, passion, knowledge and creativity, they can innovate solutions for a specific problem.

“**Solnno Action Projects**” — innovative ideas generated at “One from Hundred Thousand” will be developed into designs or prototypes in collaboration with non-governmental organisations, professional bodies and academia.

“**Solnno Design Education**” — a programme to introduce social innovation and design thinking into the curriculum of secondary school education, to complement STEM (Science, Technology, Engineering, Mathematics) education with social and humanitarian dimensions for nurturing students as social innovators. Social innovation workshops will be operated for students and teachers and multi-media interactive teaching kits will be developed in this regard.

“**Solnno Knowledge Platform**” — the social innovation experience and knowledge generated from the programme will be documented and disseminated for public use through various formats, including academic papers, videos, design and practice guidelines, case study reports, workshops, regional and international conferences and exhibitions.

「騷·In·廬」

- 屈原作《離騷》，「騷」者，憂也、愁也；不過，現代人稱「騷」，亦有展示、表現、Good Show之意；
- 「In」是香港潮語，指合乎時代潮流、創新的想法和做法；
- 人居之處皆曰「廬」。

集合三字，含意是：「我們的家香港總有憂患煩惱，就讓我們群策群力，以破格的思維和做法應對」，這正是社會創新的精神。

“Solnno” (For the Chinese title 「騷·In·廬」)

- Refers to “social innovation”
- “騷” means “unhappiness” and “worry”, but also implies “expression” or “good show” in modern Cantonese sayings;
- “In” denotes “trendy thoughts and acts” in Hong Kong slang;
- “廬” refers to place where people live.

Altogether, the Chinese title conveys the spirit of social innovation: “Hong Kong as our home may encounter unhappiness and worries which should be tackled by collective efforts with out-of-the-box thinking and action.”

第一季度研討會策略夥伴

SEASONAL SYMPOSIUM STRATEGIC PARTNER



第一季度研討會支持機構

SEASONAL SYMPOSIUM SUPPORTING ORGANIZATION



香港特別行政區政府發展局
Development Bureau
The Government of the Hong Kong
Special Administrative Region



香港特別行政區政府運輸及房屋局
Transport and Housing Bureau
The Government of the Hong Kong
Special Administrative Region

第一季度研討會理大協作學院及學系

SEASONAL SYMPOSIUM POLYU COLLABORATING FACULTY AND DEPARTMENT



► 查詢 Enquiry

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