

資助機構 Funding Organisation :



Service Operator



Organizer



The Society for Community Organization

Community Home for All : Application Guide

1. Project Background

The Society for Community Organization (SoCO) will make commencement the “WeLink: Social Housing-based Service for Ethnic Minorities,” which is supported by The Community Chest of Hong Kong, and operate the “Community Home for All” at Tin Hau in the third quarter of 2022. “Community Home for All” is one of the social housing projects of the “Community Housing Movement” under The Hong Kong Council of Social Service (HKCSS). The Project has been endorsed to relieve the housing pressure of low-income ethnic minority families with 2 to 5 members and improve their quality of life.

2. Service Targets

2-5-person ethnic minorities households, including households with all members being ethnic minorities; or families with at least one ethnic minorities member.

3. Project Information

3.1 Location:

Electric Road, Tin Hau, Hong Kong Island (Around 3 to 5 minutes walk to Exit A2, Tin Hau MTR station)

3.2 Units Type:

Four independent units, all with 1-bedroom

3.3 Basic Facilities and Fittings:

- 3.3.1 Each unit contains an independent kitchen and toilet, and open-fire cooking is allowed.
- 3.3.2 Each unit provides the basic facilities, e.g., a window-type air conditioner, an electric water heater, and exhaust fans (subject to the Inventory List in the License Agreement)
- 3.3.3 Each unit is well ventilated and has good lighting
- 3.3.4 The units located from the 1st floor to the 5th floor, without lifts
- 3.3.5 The resident must comply with the Regulations and the License Agreement. Otherwise, SoCO reserves the right to terminate the License Agreement.

4. Expected Tenancy and Move-In Period

2-year. The fastest move-in period will be September, 2022 (subject to the renovation procedure and final announcement)

5. Eligibility Criteria

- 5.1 The Applicant must be 18 years of age or above; The Applicant and all family members must be residing in Hong Kong and have the right to land in Hong Kong without being subject to any conditions of stay (except for conditions concerning the limit of stay).
- 5.2 The Applicant's household must be with all members being ethnic minorities; or with at least one ethnic minorities member (other than live-in-foreign domestic helpers).
- 5.3 The Applicant who has been on the application waiting list for public rental housing (PRH) for not less than three years. The Applicant must have been issued a blue acknowledgment card from the Hong Kong Housing Authority (HA), in which all the family members' information is the same.
- 5.4 The Applicant and his/her family members are with an urgent housing need.
- 5.5 The Applicant and his/her family should have a job or benefit from any of the social welfare schemes.
- 5.6 The Applicant and his/her family member(s) must meet HA's prevailing policies and eligibility criteria for applying for PRH(including but not limited to family size, income, and asset value). In addition, the Applicant and his/ her family member(s) must not own or co-own any domestic property in Hong Kong from completing the PRH application form to the date of signing the License Agreement of this Project's unit allocated in consequence of the application.

Family Size	Income Limit (per month)	Net Asset Limit
2-person	\$19,550	\$369,000
3-person	\$24,410	\$481,000
4-person	\$30,950	\$562,000
5-person	\$37,180	\$624,000

(Effective from 1 April 2022)

- 5.7 The Applicant and his/her family have been assessed comprehensively by professional social workers or approved persons.

6. License Fee

- 6.1 Generally 25% of total household income; **or**
Equal to the maximum level of the rent allowance under Comprehensive Social Security Assistance (CSSA).

No. of eligible members in the household	Maximum level per month
2	\$4,440
3	\$5,330
4	\$6,005
5	\$6,695

(Source: SWD/SSB/6-35/1/6/2. Effective from 1 February 2022)

- 6.2 The monthly license fee of CSSA recipients is pursuant to the latest rent allowance level set by the Social Welfare Department.
- 6.3 The individual water and electricity meters are installed in each unit. "User Pays" adopts as the principle for charges.
- 6.4 Deposit (1-month license fee) needed
- 6.5 Stamp Duty is shared by an organizer (if have), SoCO, and tenants

7. Application Procedures

7.1 Application Period

7.1.1 **Application Start Date: 11/7/2022(Monday). Application Deadline: 8/8/2022(Monday) 6:00pm.**

Late submission will not be accepted.

7.1.2 The application submitted by post will be based on the postmark date stamped on the cover of the envelope.

7.2 Application Form Collection Methods:

7.2.1 Download from:

<https://soco.org.hk/projecthome/cage-homes/community-home-for-all/>

7.2.2 In-person:

SoCO, Unit A, 6/F, Posco Building, 165 Un Chau Street, Sham Shui Po (From 11:00am to 6:00pm every Monday to Fridays, office closes on public holidays)

7.3 Submission of Application

7.3.1 Applicants should read the Application Guide and the Important Note carefully in the application form before the application completion

7.3.2 Applicants shall fill in the application form carefully.

7.3.3 Applicants can submit their application form with a copy of the supporting documents by post, email, or person.

7.3.4 Each applicant (including his/her family member(s)) shall only submit **ONE** application through either of the specified manners; otherwise, his/her application may be canceled.

A. By Post

- The completed application form, along with the photocopies of all the required supporting documents, should be sent to the following address:

SoCO, Unit A, 6/F, Posco Building, 165 Un Chau Street, Sham Shui Po
“Application – Community Home for All(Tin Hau) Social Housing Project”

- The postmark date stamped on the cover of the envelope shall prevail.
- Applications due to insufficient postage will not be accepted

B. In-person

- The completed application form, along with the photocopies of all the required supporting documents, can be submitted to the following address:

SoCO, Unit A, 6/F, Posco Building, 165 Un Chau Street, Sham Shui Po

- Submission Hour: From 11:00 am to 6:00 pm every Monday to Friday, closes on the public holidays.
- The submission hour will be adjusted depending on the operation needs. Applicants should contact our staff at 3611 0446 before submission.

C. By Email

- The completed application form, together with the electronic copy of all the required supporting documents, should be sent to **tinhou@soco.org.hk**

8. Vetting Procedures

- 8.1 All applications will be vetted. If needed, Applicants may be requested to submit additional supporting documents.
- 8.2 The first 25 applicants submitted the completed application forms with the supporting documents will be notified of an interview date via calls/ Whatsapp. If the applicants' number is over 25, we will invite the remaining applicants(No. 26 or behind) to proceed with the interview, depending on the situation. Our organization will access professionally in the interview; the successful applicant allocated with a unit will receive a call/Whatsapp from SoCO.
- 8.3 The Applicant and his/her family members aged 18 or above must attend and pass the interview. The application will not be considered due to the unreasonable absence from the interview.
- 8.4 If there is a vacancy after the first round application period, we will open for the second round. The interview priority depends on the submission time of the application form. Applicants who first pass the interview will be first reserved with a unit. The third round application period will depend on the second round's result, and so on.
- 8.5 Applicants must complete the vetting procedures, including verifying information and passing the vetting interview.

9. Allocation of the units

- 9.1 Each successful applicant allocated with a unit will receive a call/Whatsapp from SoCO
- 9.2 Applicants shall finish deposit payment proof according to the instruction. Failure of doing so is deemed to have declined the offer. The unit will be distributed to other potential families.
- 9.3 All the units will be assigned by the computer balloting of lots (except families with unique needs). SoCO retains the final right on housing allocation, and Applicants shall not object.

10. Enquiries

- Hotline: 3611 0446 (Housing Team)
Office Hours: Monday to Friday, from 11:00am to 6:00pm (except public holidays)
- Email: tinhou@soco.org.hk