

St. James' Settlement
Yen Chow Street Modular Social Housing Project
James' Concourse
Sixth Round Application Guideline (For applicants)

1. Introduction

James' Concourse is located 1A Yen Chow Street West, Sham Shui Po, under St. James' Settlement as the project operator, it is one of the 'Modular Social Housing Project' under The Hong Kong Council of Social Services (HKCSS). The project is dedicated to providing different affordable housing units to people who are living inadequately. Apart from temporary housing, the project also aims at promoting healthy living, strengthening individual, familial and community health.

2. Housing unit information

	Types of units	Area	Maximum number of household members per unit
Available for sixth round application	1-person	135 sq. ft.	1
Available for sixth round application	2-person	208-223 sq. ft.	2
Available for sixth round application	3-person	272 sq. ft.	3
Fully occupied (not available for application)	* Accessible units	272 sq. ft.	1-2

*The unit application should include at least one non-temporarily wheelchair-bound person and the maximum number of households per unit should be 2. If no individual/family with wheelchair-bound person is selected, the unit will accept open application as a 2-person family unit.

3. Tenancy Period

- Around 2 years (subject to the license agreement and the license agreement is on yearly basis)

4. Eligibility

- 4.1 Hong Kong resident aged 18 years old and above;
- 4.2 Currently living in inadequate housing conditions such as subdivided flat, caged home or industrial building;
- 4.3 Having a full-time job or applied for Comprehensive Social Security Assistance (CSSA);
- 4.4 Having a concrete and feasible move-out plan after the living period of maximum 2 years;
- 4.5 Assessed and granted by social worker of St. James' Settlement;
- 4.6 Category A applicant
 - Having queued for Public Rental Housing (PRH) for not less than 3 years (information provided should be aligned with the one in PRH application) or fulfill "Families with Newborns Flat Selection Priority Scheme" , applicant who has new born baby on or after 25 October 2023, and queued for Public Rental Housing (PRH) for 2 years
- 4.7 Category B applicant
 - Having queued for Public Rental Housing (PRH) for less than 3 years or have not queued for Public Rental Housing (PRH)

5. Service target

- 1 person – person aged 18 years old and above;
- 2 person – at least one family member aged 18 years old or above;
- 3 person – at least one child or teenager aged 17 or below.
- Accessible units – 1-2 person family

6. The licensing fee*

- 6.1 Equals to the maximum level of the rent allowance under CSSA scheme# or not exceeding 25% of household total income;
- 6.2 Property management fee is HKD 1 per sq. ft;
- 6.3 Households are responsible for their own electricity, water expenses and rates.
For households who are on CSSA, the monthly licensing fee will be adjusted according to the most updated rent subsidy granted from Social Welfare Department

7. Basic facilities provision

- 7.1 The building of the site consists of 4 floors with stairs, no elevator is provided;
- 7.2 Individual toilet and cooking area (that allows to cook with induction cooker) are provided in every unit;
- 7.3 Pre-set electric water heater, ventilating fan and air conditioner in every apartment unit (terms listed on license agreement shall prevail).

8. Processing of applications and selection arrangements

8.1 Applicants must submit the completed "Application Form" through online, email, post, or in person to St. James' Settlement before the deadline.

8.1.1 Online

Applicants can fill in the application form on our website: <http://socialhousing.sjs.org.hk>. If the application has been submitted online successfully, the applicant does not need to mail the paper application form; otherwise, it would be treated as a duplicated application, and we reserved the right to cancel all related applications. The deadline for online application is 14/03/2024 (Thursday) 5:00 pm (Applicants must complete the required information before the deadline);

8.1.2 Email

Applicants can download the application form, application guideline and related attachments on our website: <http://socialhousing.sjs.org.hk>; please email the completed application form to housing@sjs.org.hk, with the title "Application for the Fourth Round Yen Chow Street Modular Social Housing Project". Deadline for application: 14/03/2024 (Thursday) 5:00 pm.

8.1.3 Mail

Applicants can download the application form, application guideline and related attachments on our website: <http://socialhousing.sjs.org.hk>; please mail the completed application form to: 12/F, 85 Stone Nullah Lane, Wan Chai, Hong Kong "Application for the Fourth Round Yen Chow Street Modular Social Housing Project". Deadline for application: 14/03/2024 (Thursday) (according to the postmark date); If the application form is delayed due to insufficient postage or returned by the post office, it will not be processed;

8.1.4 In person

Applicants can download the application form, application guideline and related attachments on our website: <http://socialhousing.sjs.org.hk>; Applicant can submit the completed application form in person to 12/F, 85 Stone Nullah Lane, Wan Chai, Hong Kong. Deadline and time for application: 14/03/2024 (Thursday) 5:00 pm.

8.2 Applicants only need to submit the original and one copy of the supporting documents required in the list of supporting documents listed in Part 11 of the "Application Form" on the day of

interview. Without required supporting documents, the application will be delayed or not processed.

- 8.3 Our staff will verify the applicant's information and application eligibility. The applicants who are eligible initially will receive the application number via SMS, which can be printed or archived by the applicant for future reference or inquiries; Lots will be drawn according to the application number and interview will be arranged. Our staff will also notify unqualified applications via SMS and return the applications.
- 8.4 As it is expected to have a large volume of applicants, we will enter the interview selection by drawing lots. Initially eligible applicants will be drawn lots to list the interview order. The top 15 of 1-person households and the top 15 of 3-person households will be arranged for interviews. Interviews will be arranged according to the sequence number.
- 8.5 The results of the draw will be published on our website: <http://socialhousing.sjs.org.hk>, and the interview sequence number of the draw result will be notified by SMS. Our staff will also notify the applicant of the interview date and time by SMS.
- 8.6 Applicants attend the interview, and the social worker of St. James' Settlement is responsible for assessing the applicant's personal or family needs with professional judgment and scoring the applicants and their families in accordance with the "Selection and Evaluation Criteria". If the applicant is absent from the interview without prior notice, the application will be cancelled.
- 8.7 After passing the interview, home visits will be arranged if needed. Our staff will follow the "Selection and Evaluation Criteria" to verify whether the information provided by the applicant, including the living condition fulfills the requirements and scoring standards. If the applicant's living condition is found to be inconsistent with the declared information, our staff has the right to adjust the score, and its position will be filled by the person with a higher score in the interview.
- 8.8 After summarizing the scores of all applicants, our staff will start with the qualified applicants with the highest scores and invite applicants to draw and allocate the units one by one until the quota is full.
- 8.9 After all units have been allocated, applicants who have been interviewed and passed, and have lower scores, will automatically enter the waiting list. When there is a turnover of units, the applicant with higher scores in the waiting list (for those with the same score, lots will be drawn to determine the order). Invitations will be made one by one until the quota is full.
- 8.10 When there is no applicant in the waiting list, a draw will be conducted again to invite qualified applicants for interviews and home visits.

- 8.11. All applications will be considered unsuccessful if no notification is received within three months from the date of application. Regardless of whether they are withdrawn or unsuccessful, all application forms will be discarded, and no further notice will be given; there will be a second-round application in the future if necessary.
- 8.12 All applicants have the right to withdraw from the application at any time during any application process and have the right to contact us at any time to understand the status of their application, and the license agreement shall prevail.
- 8.13 The tenancy period for all units shall not be more than two years. St. James' Settlement and the tenants will renew the license agreement every year. After the contract expires, they must move out of the unit; if the public rental housing is still not allocated, they must find another home by themselves.
- 8.14 If the applicant is currently living in another transitional housing program and the program will be completed within three months, the application will be considered.

9. Allocation unit

- 9.1 When the agency confirms the successful applicant, the result will be published on the website: <http://socialhousing.sjs.org.hk>.
- 9.2 The agency invites applicants to choose the starting date of the license agreement (commonly known as the lease starting date) according to the order of scores in the interview.
- 9.3 If the unit is allocated to an eligible applicant, the agency can only provide basic information about the unit and will not arrange visit to the allocated unit.
- 9.4 If the unit is allocated an eligible applicant, the agency will issue a "Move-in and payment notice" to the applicant.
- 9.5 The applicant must sign and return the confirmation slip of the "Move-in and payment notice" within the specified time.
- 9.6 Eligible applicants have only one chance to take up the unit. If they give up this opportunity, the application will be deemed cancelled.
- 9.7 If the applicant accepts the allocated unit, the applicant will be arranged to sign the relevant occupancy documents at the designated time.
- 9.8 Whether an applicant has a chance to be allocated a unit depends on the situation of the unit available for allocation at that time, family needs, family size and the scores of the interview evaluation and selection. In case of any dispute, the final decision of the agency shall prevail.

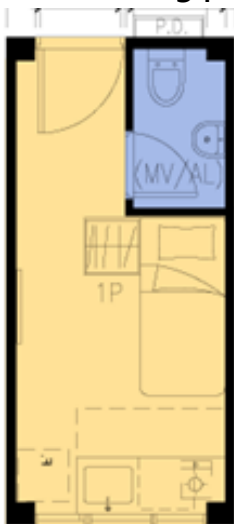
10. Scoring criteria

- 10.1 The agency invites applicants who meet the requirements of the project for interviews according to the draw sequence. The social workers will evaluate according to the scoring mechanism. Applicants must reach 70% of full marks to qualify for admission, and each item cannot be lower than half of the score for each item (for example, an item score of 20%, and a score of less than 10% is considered ineligible).
- 10.2 The scoring items include the living condition, number of years waiting for public housing (Category A applicant), financial status, the ability in financial management, move-out plan, the ability for co-living and co-existence, and employment or self-enhancement intention.

11. What you need to know about community development

- 11.1 "James' Concourse" will be jointly operated by staff, residents, and community organizations. It values the contribution of each resident and all households are obliged to cooperate and operate together;
- 11.2 "James' Concourse" organizes community activities in the morning, noon and night from time to time, which will become a lively community;
- 11.3 In the north side of "James' Concourse", various levels of works will be carried out, including stubbing, digging, etc. It is inevitable that there will be noise and dust. Applicants should assess the situation by themselves.

12. Drafted building plan



Single person unit

(Furniture is not included)



2 - person unit

(Furniture is not included)



3 - person unit
(Furniture is not included)



Accessible unit
(Furniture is not included)
(Not available for this application)

13. Expectations and living reminders

13.1 Project expectations

- Set up a savings and maintenance fund to encourage residents to develop a saving habit. If the unit is not damaged when moving out, the savings and maintenance fund will be returned to the residents, otherwise the maintenance fund will be used;
- Residents are expected to make good use of the living period to learn or upgrade their work skills in order to develop their skills;

13.2 Daily living Tips

- Keep quiet;
- Take care of your own children, and do not leave your children at home alone;
- Together in harmony;
- Respect the privacy of neighbors;
- Treat people with basic courtesy and respect;
- Moving time: Monday to Friday, 10 am to 5 pm.
- Keep the room in good condition so that new tenants can be moved-in as soon as possible;
- Do not drill hole or hang anything on the wall;
- The unit compartment cannot be changed;
- Do not smoke in the unit;
- Do not use open fire for cooking;
- No pets can be kept in the unit (except pre-approved case with related medical proof);

- Keep your own unit and public space clean and tidy;
- Do not block the fire escape route;
- Dispose rubbish according to agency guidelines;
- Do not put large and non-domestic waste in the estate, you must dispose of it yourself;
- The unit is for residential purposes only, and no relatives and friends are allowed to stay overnight;
- Do not allow any outsiders to have access codes for social housing;
- Visiting time for relatives and friends is from 9 a.m. to 9 p.m., and registration is required at the security office;
- Public events will be held in public places from 9 a.m. to 9 p.m. from time to time, which may cause noise;
- There will be a large-scale government project under the West Kowloon Corridor about 20 meters away from the estate. There will be a certain degree of noise and air pollution. Residents must consider this before application;

13.3 Rental arrangements

- Pay rent on time;
- If you leave Hong Kong for more than seven days, you must notify our staff in advance;
- Rent payment period is before 1st;
- Arrangement for deposit: only accept bank deposits, not accepting cash;
- HSBC 111-287769-001 ST JAMES' SETTLEMENT;
- East Asia 514-40-22882-6 ST JAMES' SETTLEMENT;
- Please state clearly on the payment slip: the name of the resident and the unit;
- Before submitting all the deposit slips, please photocopy or take photograph to prevent loss;
- The deposit slip must be put to the mailbox in the security room before deadline;
- The rental period of this plan is not more than two years;
- After the end of the residence period, the tenants need to arrange and move out by themselves.

* All rules are as specified in the license agreement

14. Contact Information

Mailing address: 12/F, 85 Stone Nullah Lane, Wanchai, Hong Kong

Phone: 69167670

Email: housing@sjs.org.hk

Website: socialhousing.sjs.org.hk

Office hours: Monday to Friday: 9 a.m. to 5 p.m. (Lunch time: 1 p.m. to 2 p.m.)

Closed on Saturdays, Sundays and public holidays