

# 做個貼地宏恩社工人

## To Be a Down to Earth (Gratian) Social Worker

### Part 1: 活動花絮

#### Activity Highlights

作為社會工作者，我們必須走進社區，了解社區問題及不同階層人士的需要，為社會有需要的人士提供援助，為公義尋找答案.....，我哋選擇做個貼地的宏恩社工人 - 關心社會。

**As social workers, we must go into the society, take the pulse of the problems and needs of the community to provide support for those in need of help -- we choose not to be remote and aloof, but to be Gratian social workers who care for the society.**

### 油尖旺不適切住屋研究報告-新聞發佈會

#### Research on Unsuitable Housing in Yau Tsim Mong District - Press Conference

#### 發佈會的情況

關注綜援低收入聯盟聯同宏恩基督教學院於2021年3月13日公佈《油尖旺不適切住屋研究》的研究結果。

#### Press Conference

On 13 March 2021, CSSA Alliance and Gratia Christian College released the results of the findings of the “Research on Unsuitable Housing in Yau Tsim Mong District”.



是項研究由油尖旺區議會贊助。宏恩基督教學院社會工作學院研究團隊成員包括：李建賢博士(系主任)、李玉儀博士(助理教授)、王錦聰博士(副系主任)、李劍泉先生(高級講師)。

**This study was sponsored by Yau Tsim Mong District Council. The research team members from School of Social Work, GCC included: Dr. Mark LI Kin Yin (School Head), Dr. Karen LEE Yuk Yee (Assistant Professor), Dr. WONG Kam Chung (Associate Head) and Mr. LI Kim Chuen (Senior Lecturer).**

透過向公眾發報，增加社會對基層分間戶的關注及認清問題的根源

**Through the press conference, we aim at raising awareness for the root cause of issues, and increasing care for users of subdivided flats, through the release of research findings to the public.**

媒體報道：

**Media Coverage:**

有線新聞：

調查指逾四成油尖旺劏房戶業主疫市加租逾 12% 區議員批無管制令租金不斷上升

<http://cablenews.i-cable.com/ci/news/article/37/726264>

**Cable TV News:**

**Survey shows over 40% of subdivided unit landlords increased rent by around 12% over the pandemic period. District Councillors criticize lack of oversight over endless rent increases.**

<http://cablenews.i-cable.com/ci/news/article/37/726264>

無線新聞：

調查指油尖旺區逾四成不適切住屋租戶「疫市」下被加租

<https://news.tvb.com/local/604c6d5f34b0318264be28b2?lang=cht>

**TVB News:**

**Report indicates that around 40% of renters of unsuitable housing in Yau Tsim Mong had rent increased during the pandemic.**

<https://news.tvb.com/local/604c6d5f34b0318264be28b2?lang=cht>

明報：

調查：油尖旺不適切住屋單位逾 4 萬個 42%受訪者稱業主疫下加租

<https://news.mingpao.com/ins/%e6%b8%af%e8%81%9e/article/20210313/s00001/1615620912045/%e8%aa%bf%e6%9f%a5-%e6%b2%b9%e5%b0%96%e6%97%ba%e4%b8%8d%e9%81%a9%e5%88%87%e4%bd%8f%e5%b1%8b%e5%96%ae%e4%bd%8d%e9%80%be4%e8%90%ac%e5%80%8b-42-%e5%8f%97%e8%a8%aa%e8%80%85%e7%a8%b1%e6%a5%ad%e4%b8%bb%e7%96%ab%e4%b8%8b%e5%8a%a0%e7%a7%9f>

**Ming Pao:**

**Survey: Over 40,000 unsuitable housing units in Yau Tsim Mong, 42% of interviewed renters experienced rent increases over pandemic**

<https://news.mingpao.com/ins/%e6%b8%af%e8%81%9e/article/20210313/s00001/1615620912045/%e8%aa%bf%e6%9f%a5-%e6%b2%b9%e5%b0%96%e6%97%ba%e4%b8%8d%e9%81%a9%e5%88%87%e4%bd%8f%e5%b1%8b%e5%96%ae%e4%bd%8d%e9%80%be4%e8%90%ac%e5%80%8b-42-%e5%8f%97%e8%a8%aa%e8%80%85%e7%a8%b1%e6%a5%ad%e4%b8%bb%e7%96%ab%e4%b8%8b%e5%8a%a0%e7%a7%9f>

**東方日報：**

**劏房無王管 業主疫市加租欺壓基層 400呎單位劃20床位**

[https://hk.on.cc/hk/bkn/cnt/news/20210313/bkn-20210313134813767-0313\\_00822\\_001.html](https://hk.on.cc/hk/bkn/cnt/news/20210313/bkn-20210313134813767-0313_00822_001.html)

**Oriental Daily:**

**The grassroots tenants were forced by the landlords to accept increase in rent during the pandemic. 20 bed spaces were found in a unit of 400 sq ft.**

[https://hk.on.cc/hk/bkn/cnt/news/20210313/bkn-20210313134813767-0313\\_00822\\_001.html](https://hk.on.cc/hk/bkn/cnt/news/20210313/bkn-20210313134813767-0313_00822_001.html)

**蘋果日報：**

**團體估算油尖旺區逾4.2萬個不適切居所 42%劏房戶疫市被加租**

<https://hk.appledaily.com/local/20210313/XW7RMDLWNRHJPHS332MELXE3RA/>

**Apple Daily:**

**Research groups estimate 42,000 unsuitable housing units in Yau Tsim Mong District, with 42% of the tenants are experiencing rent increase during the pandemic**

<https://hk.appledaily.com/local/20210313/XW7RMDLWNRHJPHS332MELXE3RA/>

**HK01：**

**油尖旺料擁4.2萬間劏房 18區最多 400呎劃出20個「子彈房」**

[https://www.hk01.com/18%E5%8D%80%E6%96%B0%E8%81%9E/598924/%E6%B2%B9%E5%B0%96%E6%97%BA%E6%96%99%E6%93%814-2%E8%90%AC%E9%96%93%E5%8A%8F%E6%88%BF-18%E5%8D%80%E6%9C%80%E5%A4%9A-400%E5%91%8E%E5%8A%8F%E5%87%BA20%E5%80%8B-%E5%AD%90%E5%BD%88%E6%88%BF?utm\\_source=01appshare&utm\\_medium=referral](https://www.hk01.com/18%E5%8D%80%E6%96%B0%E8%81%9E/598924/%E6%B2%B9%E5%B0%96%E6%97%BA%E6%96%99%E6%93%814-2%E8%90%AC%E9%96%93%E5%8A%8F%E6%88%BF-18%E5%8D%80%E6%9C%80%E5%A4%9A-400%E5%91%8E%E5%8A%8F%E5%87%BA20%E5%80%8B-%E5%AD%90%E5%BD%88%E6%88%BF?utm_source=01appshare&utm_medium=referral)

**HK01:**

**Yau Tsim Mong estimated 42,000 subdivided units to be, the most in 18 districts, 20 “bullets homes” divided out of 400 sq ft. unit.**

[https://www.hk01.com/18%E5%8D%80%E6%96%B0%E8%81%9E/598924/%E6%B2%B9%E5%B0%96%E6%97%BA%E6%96%99%E6%93%814-2%E8%90%AC%E9%96%93%E5%8A%8F%E6%88%BF-18%E5%8D%80%E6%9C%80%E5%A4%9A-400%E5%91%8E%E5%8A%8F%E5%87%BA20%E5%80%8B-%E5%AD%90%E5%BD%88%E6%88%BF?utm\\_source=01appshare&utm\\_medium=referral](https://www.hk01.com/18%E5%8D%80%E6%96%B0%E8%81%9E/598924/%E6%B2%B9%E5%B0%96%E6%97%BA%E6%96%99%E6%93%814-2%E8%90%AC%E9%96%93%E5%8A%8F%E6%88%BF-18%E5%8D%80%E6%9C%80%E5%A4%9A-400%E5%91%8E%E5%8A%8F%E5%87%BA20%E5%80%8B-%E5%AD%90%E5%BD%88%E6%88%BF?utm_source=01appshare&utm_medium=referral)

**政府新聞網：**

**劏房租務管制研究報告發表：**劏房租務管制研究工作小組今日向政府提交報告，建議通過立法制訂劏房租務管制措施，以保障劏房租客權益。政府表示，會仔細和積極考慮有關建議，在本立法年度內盡快向立法會提交相關條例草案。

[https://www.news.gov.hk/chi/2021/03/20210331/20210331\\_161000\\_689.html](https://www.news.gov.hk/chi/2021/03/20210331/20210331_161000_689.html)

**news.gov.hk:**

**Subdivided units report submitted:** The Task Force for the Study on Tenancy Control of Subdivided Units submitted its report to the Government today, recommending the Government to implement tenancy control measures on subdivided units (SDUs) effected through legislation. The Government said it would carefully consider the recommendations put forward by the task force and introduce the relevant bill into the Legislative Council as soon as possible within the current legislative session.

[https://www.news.gov.hk/chi/2021/03/20210331/20210331\\_161000\\_689.html](https://www.news.gov.hk/chi/2021/03/20210331/20210331_161000_689.html)

**Part 2 : 參與研究同學之“我所見”、“我所學”、“我所思”**

**Part 2: The observation, learning and reflection of Student Research Assistants  
(What We Saw, What We learned, What We Reflected)**

鳴謝：部分相片由關注綜援低收入聯盟提供。

**Acknowledgment: CSSA Alliance for providing some of these photographs**

大廈觀察調查員

**Observation team of buildings**

不適切住屋環境照片

**Photos of the environment of unsuitable housing**

甲部：我們所見

**Part A: What We Saw**



每一部冷氣極有可能就代表有一戶分間房屋

Each air-conditioner may imply a subdivided unit



不適切住屋環境 — 天台屋：  
電器安置於露天環境，容易發生漏電  
Unsuitable housing environment - Rooftop House:  
Electrical appliances are exposed to the environment, creating possible electrical hazards



來源不明的電錶：未知道其安全性能，有火警和漏電風險。其次，未知其準確性。

An electric meter with unknown source: Don't know its safety, may have the risk of



其窗戶不能開，卻沒有抽氣扇，空氣不流通

The air is completely stagnant as the windows cannot be opened and there are no

<p>fire hazard and electricity leakage. Also, its accuracy is unknown.</p>	<p>exhaust fans</p>
 <p>三無大廈, 欠缺管理。 “Three-nil” buildings lack management.</p>	 <p>電線外露, 而且堆積密集, 容易造成火警。 Exposed electrical wires are packed densely which will create a fire hazard</p>
 <p>當出現火警, 消防員的帶著隨身裝備進入火場時, 走廊闊度若小於 1.1 米, 會阻礙消防員的行動。 In case of fire outbreak, it is difficult for the firemen wearing apparatus to pass through the corridor with less than 1.1 meter's width that constrains the action and movement of the firemen.</p>	 <p>火警時, 住客逃生受阻 Residents will be blocked and cannot escape in case of fire outbreak.</p>



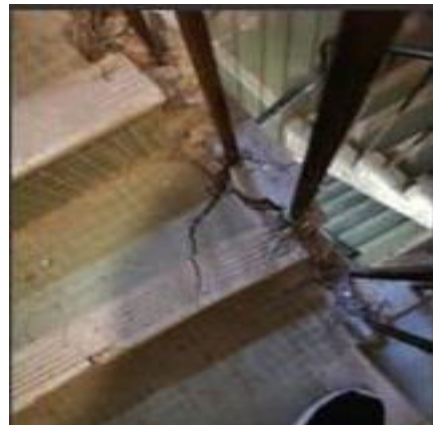
梯間雜物堆積  
Clogged staircases



閘門打開，不論住客與否，都可隨便出入，大廈安全成疑  
The gate is opened so that someone can pass through it, whether or not they are residents, leading to security problem.



石屎剝落，鋼筋外露  
Crumbling concrete revealing embedded metal support



樓梯破爛  
Crumbling staircases



有人曾於大廈梯間小解和大便  
Urination and defecation are found in the stairwell of the buildings



與色情場所為鄰居  
Being neighbors with sex service providers

## 乙部：我所學

### Part B: What We Learned

如何觀察大廈保安問題,“樓梯欠缺保安設備和照明”,在晚上,樓梯昏暗,伸手不見五指。另外,樓梯轉角欠缺保安設備,如魚眼鏡和閉路電視。無法看到樓梯轉角後的狀況,匪徒容易躲藏,威脅大廈租客安全。

How could we know if the building had security issues? “The stairwell lacked security features and proper lighting”. At night, the stair case was so dark that we couldn't see one's hand in front of us. Moreover, the corners of the stairs lack security features such as fish-eye mirrors or CCTV cameras. Thus, it was impossible to see around corners in a staircase where robbers might easily hide, affecting the safety of tenants.



由畢業生及 Year 2、3 同學,在旺角西樓齡 25 年以上的大廈,逐層數樓,數出分間比率

Year 2 & 3 students, and graduate volunteers count the ratio of subdivided units on each floor in the buildings with 25 years of history in west Mong Kok.



分間房會設有門鐘,一戶一鐘,可數出分間比率

Each subdivided unit had its own doorbell, so that the ratio of division could be counted.



#### 如何做訪談

社會工作學院四年級同學訪問區議員

How to conduct visitations

A Year 4 student interviewed a District Councillor



#### 聚焦小組

社會工作學院一年級同學進行聚焦小組

Focus group

A Year 1 student conducted a focus group





在疫情期間，透過 zoom 進行專家訪談。  
Experts were interviewed via Zoom during the pandemic



社會工作學院四年級同學訪問租戶  
Year 4 students interviewed tenants



社會工作學院二年級同學負責訪問租戶、地產經紀、及關注團體社工  
Year 2 students were in charge of interviewing tenants, real estate agents and social workers of the caring groups



### 丙部：我所思

#### Part C: What We Reflected



“在「數樓」過程中，我們都有很多疑惑，點解一間屋可以住七戶人，點解樓上住小朋友，樓下係風月場所呢？為甚麼政府可以視而不見呢？”因此需要透過這個研究過程，讓到其他人明白一班基層街坊嘅需要。（社會工作學院二年級學生黎子謙）

“In the process of counting the subdivided units, we had a lot of questions. How could a unit accommodate 7 households in it, with children living upstairs, and a bordello below it? How could the government perceive it and neglect these problems? Hence, we need to let the public understand the needs of the grassroots group through this survey.”

(LAI Tsz Him, Year 2 student of the School of Social Work)

“我好有幸可以參與今次「不適切住房」呢個研究令我體驗好深，聽到好多社會唔同嘅聲音，代表住呢個社會真係好多唔同嘅人需要幫手，希望喺自己嘅能力範圍之內盡量幫到有需要嘅人，喺佢哋身上見到嘅喜悅同快樂就係我哋幫人嘅動力！”

多謝今次研究令我更加明白到「身在福中要知福」，要懂得感恩我哋所擁有嘅嘢。”  
(社會工作學院一年級學生唐倩愉)

“I feel so fortunate to be able to participate in this research about “unsuitable housing”. The study gave me profound experience and allowed me to hear different voices in the society. This meant that there were many different people in the society who need a helping hand. I hope that I will be able to help those people who are in need of help in whatever way that I can. Seeing the happiness and joy of these people is the motivation I have for helping them. I thank the people involved in this research for teaching me to understand the blessings that I have, and to be grateful for it.” (TONG Noel Sincere, Year 1 student of the School of Social Work)

“喺調查嘅過程之中，我同咗好多街坊去進行訪談，當中聽到好多租約上面或者係喺制度上面對租戶嘅不公平，聽到佢哋嘅遭遇其實會覺得佢哋唔知點樣去求助同埋好無助。”(社會工作學院畢業生潘柏豪)

“In the process of conducting the survey, I spoke with lots of community members in the interviews. I heard that many tenants were treated unfairly either by rental contracts or by policies. When I heard of their experience, I felt that they did not know how to ask for help and were quite helpless.” (POON Pak Ho, Graduate of the School of Social Work)



研究助理 Research Assistant

“在調查中，我看到不論在政治大環境上，還是在社區小環境中，不適切住屋租客都是屬於被「遺忘的一群」。

在大環境中，政府沿用至今的「最低生活保障」理念，能給予基層市民「有瓦遮頭」。然而，居住中的風險，包括負重量塌樓，電線短路引起火災，或火災逃生問題，不是「最低生活保障」的其中一部分。除安全保障外，在政策上，也沒有給予不適切住屋租客基本尊重權利，在政策諮詢時，只有業主作為持份者去討論劏房問題。不適切住屋租客的意願，原來不在政府的議程中。

在不適切住屋租客居住的小環境中，面對業主無理加租，中介公司借租約臨近而收取的費用，他們敢怒不敢言。與蟲蟲同床共枕，身處火災邊緣的他們只能默默地以不同方法應對。不適切住屋，租客竟是如此卑微。願是次研究，能讓政府正視不適切住屋租客的需要，以立法，政策層面出發，讓他們面對不公正的情況時，能得到尊重，同時有法理根據地發聲和得到支援。” (2020 社會工作學院畢業生黃穎茵)

“In conducting this research, I saw that, whether in the larger political environment or within the neighborhood community, the people living in unsuitable housing had become ‘a forgotten community’.

At the macro-level, the government is adopting the policy of an “minimum standard of living” allowing grassroots citizens to have shelter areas to live. Nevertheless, there are risks of living in these areas including building collapse due to overloading, fire hazards from short circuits or problem of escape in case of fire. Moreover, apart from the issues regarding safety, the policy does not grant residents a basic level of respect and rights. Only landlords were consulted for the policy consultation., and the views of residents of unsuitable housing were not part of the government’s consultation process.

In the micro-level environment, tenants of unsuitable housing, facing unreasonable increase in rent by landlords, and the predatory collection of fees of intermediary companies, are furious but unable to voice their concerns. They can only find different ways by themselves to deal with these issues living in this environment facing the daily risks of fire hazards and pests. It seems that tenants of unsuitable housing are so neglected. I hope that this survey report will allow the government to understand the needs of those living in unsuitable housing. I hope that there will be some follow up action by the government with legislation and policies that will allow those living in unsuitable housing to gain back their respect in view of the unfair treatment and. they can voice out their concerns to get the support they need.”

(WONG Wing Yan, Graduate of School of Social Work 2020)



“讀社工印象最深刻的其中一幕，是很多謝老師經常帶我哋社工實地考察社區需要及社區問題，將課堂所講的理論與實踐融會貫通，記得夜訪城寨公園露宿街頭的街坊……，體會社工應有一份使命“行公義、好憐憫、存謙卑的心。”

(宏恩基督教學院助理教授李玉儀博士)

I am very grateful to our teachers for often taking us to go into the communities to conduct surveys to understand their actual needs and social issues. It is one of the most memorable moments in my social work study. “To act justly, lover mercy and walk humbly.”

(Dr Karen Lee Yuk Yee, Assistant Professor, School of Social Work)