

Analysing the importance of co-living in alleviating the housing problem for youths in Hong Kong

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Introduction

Over the past decade, Hong Kong's residential property prices have **soared by 242%** (Delmendo, 2019). Thus, the high-rising housing prices has sparked a huge concern in society. Recently, some private sectors start to promote **co-living spaces**. The co-living model is gradually getting more attention as it **seems to provide a new housing option** for youths in Hong Kong.

Objectives

- To identify the housing needs of youths in Hong Kong.
- To examine the challenges and opportunities of the co-living model in Hong Kong.
- To find out young peoples' views and housing preferences of co-living.
- To project the future development of co-living spaces.

Research Methodologies

1. Questionnaire

◆ Acceptance of co-living

- Likert scale (Scale1-5)
- Willingness to live
- Affordability
- Liveability

◆ Living requirements of co-living space

- Ranking scale for eight Requirements

• **Descriptive Analysis and Analysis of Variance (ANOVA):** To describe the summarize features and find out whether there are differences in views on co-living spaces among different groups of youths.

• **Average Ranking:** To determine which living requirements are the most important .

2. Interview

Two interviewees who have lived in co-living spaces are invited to share their experiences in two main parts:

- To evaluate their **co-living environment**.
- To provide **suggestions** for further development.

Findings

1. **Questionnaires** are distributed through on-line survey.
 - **116 online responses** are collected.
 - **Over 70%** of the respondents know the general concept of 'co-living'.
 - Youths' views on "co-living" in Hong Kong (Scale1-5)

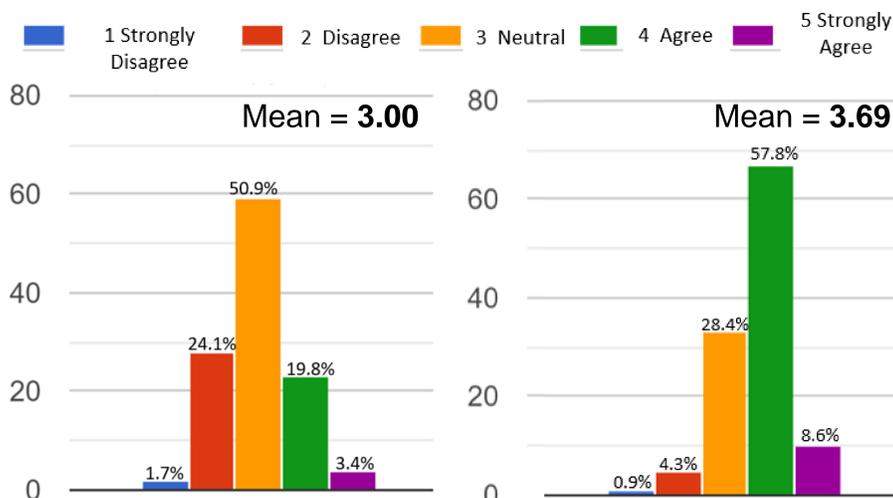


Figure 1: Bar chart showing the degree of willingness to live in co-living space. Figure 2: Respondents' views on "co-living provides a relatively livable housing option"

- Young people **highly agree** that co-living helps **expand social circle** (Mean=3.80).
- **Significant differences of the view on affordability of co-living** among demographic groups with different age and economic activity status.

The results of the ANOVA of view on affordability of co-living by age, economic activity status group.

Group	Mean	F	Sig.	The Result of Post-hoc Test	
Age	18-25	3.880	0.023*	• 18-25 age group is significantly different from 31-35 age group.	
	26-30				3.67
	31-35				3.36
Economic Activity Status	Student	7.51	0.001*	• Student group is significantly different from employee group.	
	Employee				3.41
	Other				3.67

*p < 0.05

- The respondents ranked eight living requirements according to their preferences
- This result provides **an indicator for the design of young people's co-living spaces**

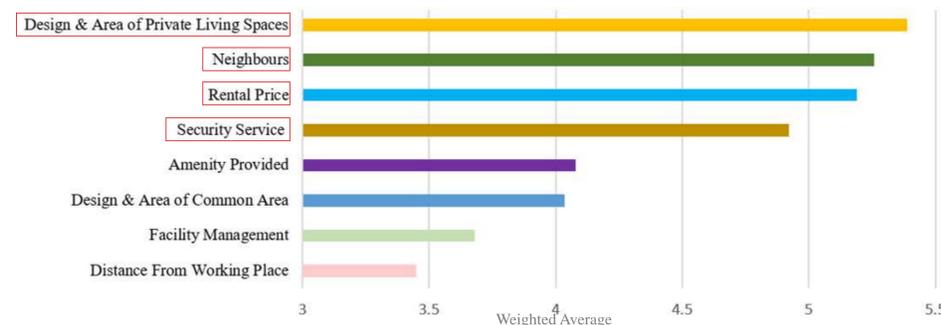


Figure 3: Bar chart showing the weighted average of living requirements of co-living space

2. Interview

- Two interviewees evaluated their co-living spaces

Interviewee	1(age:24)	2(age:28)
Residence time	Half year	1 year
Living environment	✓ Satisfied with providing enough common area to use	✓ well-designed common area ✓ Provide enough amenity
	✗ Private area is crowded and small.	
Affordability	<ul style="list-style-type: none"> • Average rent per sq. ft of co-living space is higher than the market rent. • The range of rental price is large. • Rent keeps going up. 	

Conclusion

Although the data shows different levels of acceptance of co-living among youths, co-living is still worth developing in Hong Kong. Generally, **young people accept the co-living model** and they **recognize the benefits of co-living**. Also, the present co-living model has just been introduced in Hong Kong. The government **should proactively develop co-living housing to provide more housing options for youths**.