

# Evaluating the Extent of Public Housing Contributing to Social Justice and Social Mix in Hong Kong from Resident Perceptions S

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## Abstract

**As the most basic livelihood issues, the housing problem, to a great extent, is largely related to the social stability. This study focused on how public housing contributes to social justice and social mix, especially from the resident's perception. The methodology we used includes on-spot questionnaire, short interview and multiple regression models. A survey of 52 valid questionnaires received can help to support our result. Despite the results suggest that residents of Hong Kong Public Houses expressed a neutral attitude on Hong Kong Public Housing Policy contributing social mix and social justice, their perception on social mix and social justice are highly related with each other.**

## Keywords

**Public Housing; Social Justice; Social Mix; Resident Perceptions.**

## 1. Introduction

As one of the most famous trading port with a mixing of eastern and western culture, Hong Kong has the highest population density and housing prices compare with other developed cities in Asia. The power of capitalist economic and free trade policy attracts numerous migrants from vicinity, longing for a better life. However, the long-term class curing and the lacking of competitiveness of those low skilled labors lead to a huge wealth gap between different classes of people. Simultaneously, it leads to an unavoidable growing trend of housing price and finally attribute to an unaffordable level of housing price. Thus, the issue of social justice and social segregation on housing property occur during this fast growing period of Hong Kong. In terms of many political and economical causes, the Hong Kong government made great effort on publishing and modifying housing policies to solve those problems and finally get a balance on social justice and social mix.

Social justice can be normally considering as "award equals equally and unequal unequally" base on many philosopher's ideas [1]. It implies that we give the same treatment to people in the same situation and give different treatments to people in different situations. Also, social mix refers to a bunch of social network among different groups of people under different situations. These two issues are highly concerned and well-discussed in many pervious studies of housing policy and its history in Hong Kong.

Under the rule of British-Hong Kong Government, the transaction of housing property is under a totally free market until the fire accident in Shek Kip Mei squatter on Christmas Eve 1953. The fist intervention of government on housing market is the resettlement of the fire victims that used to live in the Shek Kip Mei squatter. Thus the beneficiary of this resettlement is just a minority part of poor's but neglect the greater population of poor living in private house with a much worse condition than squatter area. Meanwhile, the resettlement was always criticized for the extremely low standard properties. Those issues can be seen as a potential threat on the social stability and economic growth. Until 1970s, an active government intervention on housing policy, Ten-Year-Housing Program, was published considering the high-quality skill

labor's great contribution to industrialization. The policy successfully eases the problem of unaffordable housing price by provide adequate public rental house for people in needed as lower-middle class and high-quality skill workers. However, this kind of intervention was always criticized by people because the government does this only for economic and politically reasons rather than social justice. During this period, some of the middle-class household suffers since they also can afford the extremely housing price, which contribute to the problem of „Brain Drain“. To solve this problem, the Home-ownership Scheme occur by selling housing properties in a much lower price than the market level for those middle-class households and try to enhance their sense of belonging. However, this policy was also being criticized by decreasing public rental housing and the long waiting time for application. Moving to 21st century, considering the failure and insufficient before, the Hong Kong government made plenty short-term measures to active the housing market and reduce their intervention. They start to promote more public rental housing for poor and provide loans for middle-class to by their own properties.

It undeniable that Hong Kong government made great progress in promoting social justice and social mix by their great effort on published and modified the housing policy in these 6 decades. However, this kind of social justice and social mixed is much more based on the objective reality and experts subjective judgment but ignore the citizen's perception of it. As social mix always refer to the geographical position and spatial structure of different class of citizen. Also, the issue of social justice and social mixed are always discussed separately by predecessor. Thus, this study will firstly investigate how public housing contributes to social justice and social mix according to resident's perception and then discuss the inter-relationship (mutual-promoting relationship) of perceived social justice and perceived ghe brought by public housing. The methodology we use will include on-spot questionnaire, short interview and multiple regression models.

## 2. Literature Review

The Public housing developments are often regarded as a universally unwanted land use due to the detrimental impacts of these types of developments are perceived to have on surrounding neighborhoods [12]. Linkages among public housing, social stratification and social inequity have been noted for several decades.

The concept of social justice and social mix has been debated keenly, although consensus on its definition remains elusive.

Philosophers writing on justice have addressed two different kinds of issues. Perelman[13] describes this as an attempt to establish the formal principles of justice. Formal principle include those such as "giving each his or her due," or "treating like cases or persons similarly." [4], which was called formal principles of justice. However, such definition did not provide the specific principles for the judgment of justice. Thus, some scholars put forward material principles of justice, specifications of the conditions that must be met if justice is to exist. It often appear in the form, "to each according to his or her merit," or "contribution", or "ability" [4], which means human beings are to be treated as relevant to a determination of justice, and which , irrelevant.

Thiabut & Kelley started to introduce the concept of distributive justice into the social psychological literature [9], earlier statements involving a comparison-level standard of individual deserving, can be directly linked to justice. Some other discussions drew on and extended the earlier work in a number of traditions, including exchange theory, social comparison theory, and dissonance theory [2].

Social mix is not a concept which is contract to residential segregation or space differentiation simply. It mostly refers to a phenomenon about social politics and psychology. It is a kind of

links or social stratification network among different groups of people. This kind of social location indirectly reflects a city's social interaction and social justice in a certain period of time[11].

There is a different attitude towards the impact of residential differentiation. From the social network theory, the agglomeration of ethnic minorities in space is considered to be beneficial to the over-all development of its population. The same cultural identity helps the formation of a strong social support network[10] and this only explains the Chinatown in many countries, becoming the first choice for Chinese new immigrants seeking help. While, the negative impact of the social lo community is more obvious. Equity will be improved if any social mix policy increases absolutely the well-being of the disadvantaged group in society[6]. Living in stigmatized places can affect life chances in a variety of ways[3][5]. Negative labeling can affect job prospects. Isolation of social vulnerable groups in space and in psychology will hinder the acquisition of social capital and affect the realization of social equity [10].

Scholars have made abundant thorough study on effect of public housing on social justice and social mix. But most of the research is to discuss them macroscopically and separately. There is little literature on the relationship between social mix and social justice within the public housing framework from the perspective of cognitive dimension. This paper will become the direction of this paper research.

### 3. Conceptual Framework & Methodology

#### 3.1. Conceptual Framework

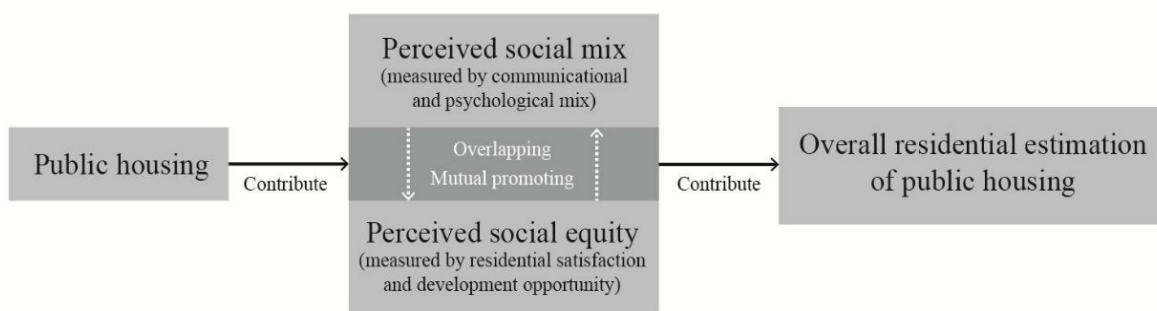
Preliminary conclusions can be drawn from status quo information and literature of public housing equity and social mix issue that on one hand, public housing has contributed a lot to social equity in general and especially toward those most disadvantaged groups, no matter on housing rental, building quality, supporting facilities or residential satisfaction, but to some extent sacrificing benefits of the rich and middle class and facing difficulties in public housing regeneration while on the other hand, local government has long been fighting for a way to avoid spatial and social segregation[7]. For instance, public housing sectors are developed in areas that already contained other housing sectors (private housing and homeownership scheme housing) and tenants with diversified occupations and households are allocated into one specific public house. However, public housing has been inevitably more marginalized and has witnessed increased concentration of lower income people in recent years[14].

Additionally, referring to previous researches, although contribution of public housing toward housing equity or social mix have been frequently discussed, very few scholar has taken an in-depth look into the relationship between social equity and social mix brought by public housing. However, we believe that though they are two independent elements together leading to overall residential estimation of public housing, overlapping factors are exist between the two aspects especially in psychological / perceived level and they are mutual promoting, i.e. when one of them are fulfilled a bit, the other will also accelerate to a better stage. Indeed, debates over relationship between social mix and social equity are not lacking, for researchers argued that social mix can assist to avoid „urban slums“ and has potential positive effect on perceived equity including living quality and opportunity for the poor to benefit from interaction with other classes[8][9]. Similarly, when equity problems including living quality and development opportunity are enhanced, sense of social mix will also progress.

Therefore, we notice problems concerning perceived social equity and perceived social mix brought by public housing and the first among which, is whether physical (spatial and social) mix that government have struggling to attain, will outstrip the drawback of poverty concentration and contribute to psychological or perceived mix in its true sense among different tenants in public houses and second is whether people within public houses with same

or similar situations have same or adverse attitude toward social mix and social equity problems, which will testify our assumption 1, i.e. perceived social equity brought by public housing has positive correlation with perceived social mix brought by public housing and this will help us to explore assumption 2, i.e. perceived social equity brought by public housing has significant effect on perceived social mix brought by public housing.

Our conceptual framework is shown on Figure.1.



**Figure 1.** Conceptual framework

### 3.2. Methodology

For research method, first by conducting literature review on public housing equity / mix problems and perceived equity / mix problems, we have an overall understanding and theoretical analysis of the contribution of public housing toward (perceived) social housing and (perceived) social mix in Hong Kong. Also, to quantify the concept and find out the extent of the contribution, we went through relevant literatures referring to the factors and measurements of perception of social mix and residential satisfaction. Secondly, we conducted cases study as empirical analysis, including on-site interview, questionnaire survey and statistic analysis. Finally, we draw conclusion based on the analysis above.

For the reason that we want to primarily look into to what extent public housing contributes to psychological social mix and perceived social equity according to different residents' attitude, we first set up categories of basic information of residents and then use Likert scale in every question to calculate perceived social mix and perceived social equity. For example, strongly oppose is 1 point; oppose somewhat is 2 points; neither oppose nor favor is 3 points; favor is 4 points and strongly favor is 5 points. Higher grades represent more positive attitude toward perceived social mix and social equity.

There are abundant factors and measurements (Figure 1) to quantify social mix according to previous literature review, but since we agree on the consensus among scholars that social mix is multidimensional and can't attain via compulsory forces (i.e. social mix is institutional and subjective), we select factors from different theories and form the measurement including economical social mix index (location, income and occupational aspects which are determined at the outset of public housing) and voluntary (perceived) social mix index. To further explain perceived social mix, we identify 2 sub-categories, i.e. communicational mix and psychological mix and we develop 5 questions respectively and organize them according to the mix level (Figure 2). Also, we take both intra-community and inter-community perceived social mix into consideration, for we want to see whether economical social mix which has been promoted by government in most public houses can positively influence mix level between public housing residents and residents outside as well as within specific one community (for inter-community measurement, we simplify the index and delete the unnecessary ones)..

**Table 1.** Reference of different theories on measurements and index of social mix

<p><b>Yang &amp; Qin, 2016</b> <b>Floating population social mix measurement index</b></p>	<p><b>Ecological mix index</b></p>	Income, occupation, living environment
	<p><b>Community mix index</b></p>	Mix willingness, public participation
	<p><b>Psychological mix index</b></p>	Group identity, cultural identity
<p><b>Liu, Liao &amp; Niu, 2015</b> <b>Operationalization and measurement of community social capital</b></p>	<p><b>Social trust and common value index</b></p>	Mutual trust, shared norms and values, trust to community organizations, reciprocity
	<p><b>Social network index</b></p>	Strong relationship, weak relationship
<p><b>Wei, 2014</b> <b>Population mix measurement index</b></p>	<p><b>Ecological mix index</b></p>	Residential environment, income, occupation
	<p><b>Behavior mix index</b></p>	Residential habit, communication, public participation, neighborhood relation
	<p><b>Cultural mix index</b></p>	Value, psychological adaption, self-identity
<p><b>Liu &amp; Wang, 2010</b> <b>Rural migrant worker social mix measurement index</b></p>	<p><b>Economical mix index</b></p>	Residential environment, income, occupation, location
	<p><b>Voluntary mix index</b></p>	Communication, mutual help, identity
	<p><b>Non-voluntary mix index</b></p>	Institutional deficiency

**Table 2.** Measurements and index of perceived social mix

<p>Intra-community perceived social mix-communicational mix index</p>	<p><b>Acquaintance</b></p>	<i>I have many acquaintances in the community.</i>
	<p><b>Communication</b></p>	<i>I usually have chats with residents in the community.</i>
	<p><b>Similar habits</b></p>	<i>I have similar living habits with residents in the community.</i>
	<p><b>Mutual assistance</b></p>	<i>Residents in the community and I usually help each other when one of us is in need.</i>
	<p><b>Public participation</b></p>	<i>Residents in the community and I usually participate in public activities.</i>
	<p><b>Trust</b></p>	<i>Residents in the community and I trust with each other.</i>
<p>Intra-community perceived social mix- psychological mix index</p>	<p><b>Similar value</b></p>	<i>I have similar likings and thoughts with residents in the community.</i>
	<p><b>Favor</b></p>	<i>I am willing to live here for a long time.</i>
	<p><b>Sense of belonging</b></p>	<i>I feel that I belong to this community.</i>
	<p><b>Self-actualization</b></p>	<i>I think it is important to be a member of the community.</i>
<p>Inter-community perceived social mix.</p>	<p><b>Acquaintance</b></p>	<i>I have many friends outside this community.</i>
	<p><b>Communication</b></p>	<i>I usually contact with friends outside this community.</i>
	<p><b>Public participation</b></p>	<i>I usually have activities together with friends outside this community.</i>
	<p><b>Similar value</b></p>	<i>I have similar likings and thoughts with friends outside this community.</i>
	<p><b>Favor</b></p>	<i>I think that my friends outside this community are important to me.</i>

Considering perceived social equity, though there are few articles directly discussing about the topic, we can partially use residential satisfaction (Table 3) to represent it for a large amount of literature researching on the similar concept and normally, if comparing to others, the more satisfied to the community, the more sense of residential equity will be perceived by residents. Therefore, this article will take part of the measurement index of residential satisfaction (for it's the fundamental part of perceived equity) and add more index related to development equity. Furthermore, we consider that the development equity is exactly the potential overlapping part of perceived social equity with perceived social mix which makes the contribution from public housing strengthen toward each other. Therefore, we design a measurement (Table 4) for perceived equity including satisfaction index and development opportunity index, which stand for both the fundamental equal needs and developmental equal needs. Moreover, we hold the opinion that perceived equity is a dynamic process and therefore, we take timeline into consideration and develop a question for the residents to compare the situation nowadays with the one when they first come into the community.

**Table 3.** Reference of different theories on measurements and index of residential perceived equity/ satisfaction

<b>Pi, 2008</b>  <b>Residential satisfaction index</b>	<b>Residential satisfaction index</b>	<b>Fundamental</b>	Building quality, surrounding environment, supporting facilities, property management
		<b>Value</b>	Perception of whether benefit or lose something from the residence
<b>Li, 2011</b>  <b>Residential satisfaction index</b>	<b>Residential satisfaction index</b>	<b>Fundamental</b>	Housing, environment, safety, community
		<b>Developmental</b>	Sense of belonging and appreciation

**Table 4.** Measurements and index of perceived equity

Perceived social equity- Satisfaction index	<b>Housing quality</b>	<i>Comparing to surrounding communities, I think that quality of my residential building and community is satisfying.</i>
	<b>Property management</b>	<i>Comparing to surrounding communities, I think that property management in my community is generally satisfying.</i>
	<b>Transportation and environment</b>	<i>Comparing to surrounding communities, I think that traffic convenience and environment of my community are generally satisfying.</i>
	<b>Infrastructure (education, medical, commercial...)</b>	<i>Comparing to surrounding communities, I think that service facilities in and around my community is generally satisfying.</i>
	<b>General living conditions</b>	<i>Comparing to surrounding communities, I think that general living conditions in my community is generally satisfying.</i>
Perceived social equity- Development opportunity index	<b>Equal rights</b>	<i>I think that I can enjoy equal rights as residents in surrounding communities.</i>
	<b>Information access</b>	<i>I think that I am usually shared with new information by other residents in the community.</i>
	<b>Connections</b>	<i>I think that I have many friend-sourcing in the community.</i>
	<b>Development opportunity</b>	<i>I think that my community can provide many development opportunities for me.</i>
	<b>Community improvements</b>	<i>Comparing to the situation when I first come into this community, overall quality is getting better these years.</i>

Finally, we develop two open-end interview questions:

1) *Except for the questions above, what are the other factors that you think is contributing to psychological segregation between other residents in the community and you?*

2) *Except for the questions above, in your opinion, what are the main reasons that contribute to the unsatisfying residential experience in the community?*

to further see extra factors that may contribute to perceived social equity and perceived social mix for public housing residents. In addition, we conduct our survey toward residents (there are 52 valid questionnaires) in public housing communities (Unit of analysis) in the 3 regions in Hong Kong (Hong Kong Island, Kowloon and New Territories) via on-site and online survey as well as interview. Among on-site survey, we involved residents in 2 communities in Hong Kong Island and 1 community in New Territories, while due to the limited time we also distribute our questionnaire via internet and get the rest answers from public housing residents from the 3 regions. The samples are chosen randomly among the public houses that are rather well located within areas which housing of other sectors are also exist and multi-occupational / multi-household residents within one community are included (controlled variables). The selection of samples will help us to see purer psychological perception toward social equity and social mix as well as get a more universal conclusion.

## 4. Study Findings

### 4.1. General Profile of Respondents

Through the questionnaire, six specific items of personal information were gathered. In the first part, difference in location might result in different outcome. In this report, nearly half of the respondents are from the „New Territories“ (49%) and the respondents from Hong Kong Island (31%) are a little bit more than those from Kowloon. And the gender of the respondents has a gap between male and female, which the female respondents (62%) is higher than the male ones (38%). The age group used in this report has five sections, and those between 18 and 35 are the largest group among all, which is 53%, over half of the respondents, following are those between 36 and 55 (20%).

In term of the „Number of Family Members“, most of them has the size of three (45%) and four (25%). However, the single occupant family has not appeared during the investigation, it might relate to the limited land area in Hong Kong. For the occupation of the respondents, this question is widely distributed to several options, including: student (30%), clerk (14%) and Service and Sale Staff (10%). Other than the three largest components, engineer also stands for a lot (8%). This might reveal the correlation between occupation, income and residence.

Finally, the indicator used to define the user group is by their length of residence in the public housing. Three more specific groups have been divided, first, is the newly moved in, which is those have moved in the public housing below five years. Next, is the more stable ones, who have lived in public housing for five to fifteen years. The last group will be the „permanent“ residence, lived in their communities for at least fifteen years and more. And the distribution between three groups is 27%, 42% and 31%.

### 4.2. Overall Attitude towards Social Mix

#### Intra-community

From Table 5, a number of positive perceptions were identified as the “intra-community” attitude towards social mix. These include mutual assistance, favor, sense of belonging and self-actualization. A number of negative attitudes were also recognized as well. These were acquaintance, communication, similar habits, public participation and trust similar value.

**Table 5.** Intra-community perceived social mix

<i>Intra-community</i>	Mean	Std. Dev
I have many acquaintances in the community.	2.8	1.3
I usually have chats with residents in the community.	2.5	1.1
I have similar living habits with residents in the community.	2.9	1.0
Residents in the community and I usually help each other when one of us is in need.	3.0	1.0
Residents in the community and I usually participate in public activities.	2.6	1.1
Residents in the community and I trust with each other.	2.9	0.9
I have similar likings and thoughts with residents in the community.	2.7	1.0
I am willing to live here for a long time.	3.3	1.1
I feel that I belong to this community.	3.1	1.0
I think it is important to be a member of the community.	3.0	1.1

1=Strongly Oppose It, 2=Oppose Somewhat, 3=Neither Oppose nor Favor It, 4=Favor It, 5=Strongly Favor It

All respondents hold similar attitudes towards social mix, due to the low standard deviation.

Inter-community

**Table 6.** Inter-community perceived social mix.

<i>Inter-community</i>	Mean	Std. Dev
I have many friends outside this community.	3.4	1.0
I usually contact with friends outside this community.	3.4	1.0
I usually have activities together with friends outside this community.	3.3	1.0
I have similar likings and thoughts with friends outside this community.	3.1	1.0
I think that my friends outside this community are important to me.	3.3	1.0

1=Strongly Oppose It, 2=Oppose Somewhat, 3=Neither Oppose nor Favor It, 4=Favor It, 5=Strongly Favor It

From Table 6, all aspects were identified as positive attitudes of inter-community towards social mix. These include acquaintance, communication, public participation, similar value and favor.

*General Attitude Towards Social Justice*

**Table 7.** Perceived equity (satisfaction)

<i>Attitude Towards Social Justice</i>	Mean	Std. Dev
Comparing to surrounding communities, I think that quality of my residential building and community is satisfying.	2.9	0.7
Comparing to surrounding communities, I think that property management in my community is generally satisfying.	3.2	0.9
Comparing to surrounding communities, I think that traffic convenience and environment of my community are generally satisfying.	3.1	1.0
Comparing to surrounding communities, I think that service facilities in and around my community is generally satisfying.	3.1	1.0
Comparing to surrounding communities, I think that general living conditions in my community is generally satisfying.	2.8	0.9
I think that I can enjoy equal rights as residents in surrounding communities.	3.3	1.1
I think that I am usually shared with new information by other residents in the community.	3.1	1.0
I think that I have many friend-sourcing in the community.	2.6	1.1
I think that my community can provide many development opportunities for me.	2.6	1.2
Comparing to the situation when I first come into this community, overall quality is getting better these years.	3.1	0.9

1=Strongly Oppose It, 2=Oppose Somewhat, 3=Neither Oppose nor Favor It, 4=Favor It, 5=Strongly Favor It

From Table 7, the satisfaction level of public housing residents was identified as their attitude towards social justice. The positive aspects include property management, transportation and environment, infrastructure, equal rights, information access and community improvements. A number of negative perceptions were also recognized as well. These were acquaintance, general living conditions, connections and development opportunity.

*Open-end Interview Questions*

During the interview process, factor that might lead to social exclusion beyond the questionnaire has been raised. The most frequent mentioned one is the working schedule, the fixed working hours has exhausted the major living residents, make them socially inactive. In term of the unsatisfied group, they may justify themselves with safety issue and hygiene problem.

**5. Variants Relationships Analyzed**

**5.1. General The Relationship between Respondents’ Demographic Characteristics and their perceptions on Social Mix & Social Justice**

A series of one-way analyses of variance, correlation analysis were conducted. Such texts were undertaken to isolate any significant differences that might be evident between the socioeconomic characteristics of respondents and their perceptions on social mix and social justice.

**Table 8.** Overall attitude about the social mix in public housing community

	MEAN	QUESTION TITLE
<b>P1:Q10</b>	2.87	I think it is important to be a member of the community.
<b>P2:Q1</b>	2.88	Comparing to surrounding communities, I think that service facilities in and around my community is generally satisfying.
<b>P2:Q5</b>	2.98	Comparing to surrounding communities, I think that general living conditions in my community is generally satisfying.

According to the respondents’ attitude about living experience in public housing, the belongings of the public housing shows very different results: compared with five satisfaction degrees, the majority of the residents chose “Favor it”, occupied of 32.69% in total, this means it is important to be a part of communities. Add all of those favor parts of different degree level, in total, 35 people (in total 52 person) chose to be a part of their own housing is necessary. However, there is still up to 11.54% people chose it is not important to be a part, the proportion compared with strongly oppose parts is more than two times. Within ten people, there have one person think social belonging is not important. (Table 8)

The result of respondent’s attitude about qualification of their own public housing shows that half of residents chose “favor” level of satisfactions. No residents chose strongly favor and only one person chose strongly oppose. The other two parts of agree and not agree level is almost same. Besides satisfaction of housing quality, the comparison of living condition in the same community indicate that 38.46% person chose “oppose” level more than “favor”, 2 residents thought that other living conditions is better than them, just 25% residents satisfied about their current situation. No one chose totally agree they are better than others.

Therefore, the attitude of social mix and social justice can be different by the different age range, more elderly people chose “favor” about the public housing even though they know the public housing is not perfect, some of them thought of they are lucky enough have the opportunity to live in the public housing (by the interviewee), they have confidence the situation can be better if all the residents can unite together (from the mean number) (Table 8).

## 5.2. Social Mix & Social Justice

**Table 9.** Overall opinion about the social mix in public housing community

Attitude Towards Social Mix	Percentage
<b>Strongly Oppose it</b>	11.54
<b>Oppose Somewhat</b>	21.15
<b>Neither Oppose nor Favor it</b>	32.69
<b>Favor it</b>	28.85
<b>Strongly Favor it</b>	5.77
<b>Total Percentage</b>	100.00
<b>Mean:2.96 Std.Dev:1.10</b>	

A stepwise multiple regression was conducted to determine what equitable factors affect the perception of social mix. The dependent variable was “I feel I am important as the member in my community” (Table 9) which mostly represents the overall opinion about the social mix in public housing community. Showed in Table 10, other two key variables are texted the correlation, namely “Feeling about public housing quality” and “Feeling about living condition”. It is evident that, the dependent variable was significantly correlated with another two ( $r > 0.7$ ). This is an important finding that suggests the perception of social mix is highly correlated to perception of social justice.

**Table 10.** Correlation Matrix between Variables Explaining Overall Opinion about Social Mix

	P2:Q5	P1:Q10	
<b>P2:Q1</b>	0.879	0.873	P2:Q1= Feeling about public housing quality
<b>P2:Q5</b>	-	0.870	P2:Q5= Feeling about living condition
<b>P1:Q10</b>	-	-	P3:Q10=Overall opinion about the social mix in public

Along the light of this apparent consistency, more relationship between perception of social mix and social justice were to be examined. Eight independent variables were included in the regression: property management, transportation & environment, infrastructure variables including education, medical, commercial, community equity rights, community information, community connections, the development opportunity provided by public housing community, and the community improvement( better or worse than before).

The eight satisfaction variables were identified as being highly inter-correlated. They reflect the social justice from different aspects. Table 11 shows the results of the multiple regressions with “overall opinion about social mix in public housing community” as the dependent variable. As can be seen, all eight independent variables were significant in explaining more than 80% of the variance in respondent attitude towards social mix perceptions in public housing communities.

**Table 11.** Multiple Regression of Level of Perception of Social Mix on Specific Satisfaction Characteristic

Variable	Standardized Regression Coefficient	F	Zero Order Correlation Coefficient	Cum R2
<b>Property management</b>	-0.45	212.74	0.90	0.81
<b>Transportation &amp; environment</b>	-0.31	371.56	0.94	0.88
<b>Infrastructure variables including education, medical, commercial</b>	-0.33	561.10	0.96	0.92
<b>Community equity rights</b>	-0.10	215.26	0.90	0.81
<b>Community information</b>	-0.14	282.79	0.92	0.85
<b>Community connections</b>	0.62	212.33	0.90	0.81
<b>Development opportunity provided by public housing community</b>	0.86	182.73	0.89	0.79
<b>Community improvement</b>	-0.58	237.63	0.91	0.83

Residents" percept that the infrastructure including education, medical, commercial and transportation as well as the environment are most related to the social mix. In other words, the equal distribution of social service determines whether the residents feel being mixed in society or not. Meanwhile, the property management, community connections and development opportunity provided by public housing community are less inter-related. Researchers have expected the social mix and social justice they two prompted each other by achieving more of themselves. The results of this study suggest that the perceived social equity dose interacted with the perceived social mix from public housing residents" point of view. Thus, by improving perceived social equality of tenants within public houses, perceived social mix that contributed by public housing will also be promoted.

## 6. Conclusion & Recommendation

From the above analysis of the survey results, it indicated that residents in public housing expressed neither strong negative feelings nor strong positive feelings that public housing policy contribute to social mix or social justice. Majority or residents vote to neither oppose nor favor it. However, demonstrated from the survey that elderly people more appreciate the chance of living in public housing community, have highly agreement on the social justice and social mix provide by Hong Kong Public Housing Policy. Another main finding from the study suggests that perceived social justice and social mix are significantly related to each other, which proposed that by improving one of the two aspects of public housing on either the feeling of social justice or the perception of being mixed in society, the other one will have strong possibility to enhance.

Along these thoughts, some suggestions toward public housing on contributing social justice and social mix are given below: firstly, continue to ameliorate the public housing experience. The importance of housing conditions for residents and the community environment are gradually recognized, which will positively affect satisfaction and perceived equity to their housing status. Also, public housing residents who prefer their own homes and have sense of belonging (social mix) toward their communities generally consider their housing status to be higher and make a more positive evaluation of residential satisfaction. Secondly, social exclusion and relative deprivation should also be taken into consideration for public housing residents who feel the stereotype and negative evaluation of public housing and have negative connection with neighbors and friends outside the community are more likely to be dissatisfied with their living conditions and this might lead to sense of equity.

Last but not least, improvements are still needed in this article, for one thing, is the sample size is not large enough to prove more convincing conclusions due to limited time, and the other is further statistic tools are needed to further test the mutual-relationship between perceived social equity and perceived social mix brought by public housing, for the article only satisfyingly finished testing the influence from perceived social equity to perceived social mix.

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