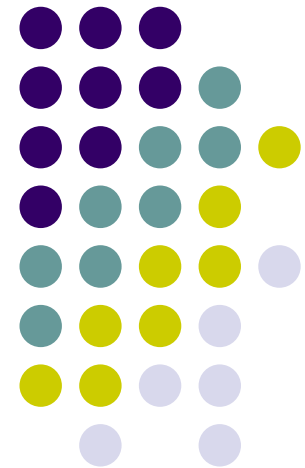


The Marking Scheme in Public Rental Housing

(October 2004)



Background



- The Marking Scheme for Tenancy Enforcement in Public Rental Housing and Interim Housing (the Marking Scheme) has been implemented since 1 August 2003.
- The Marking Scheme covers 19 hygiene-related misdeeds which are divided into Categories A, B and C. Tenants found to have committed the misdeeds will be allotted 3 points, 5 points and 7 points respectively.
- Tenants will have their tenancies terminated upon an accumulation of 16 points within two years.
- Keeping of small dogs in premises is allowed under the Temporary Permission Rule.

Brief Report on the Marking Scheme



Points Accumulated	Number of Tenants
Less than 10	2 616
10 to 15	51
16 or above	1
Total	2 668

(As of 13 October 2004)

Temporary Permission Rule Cases



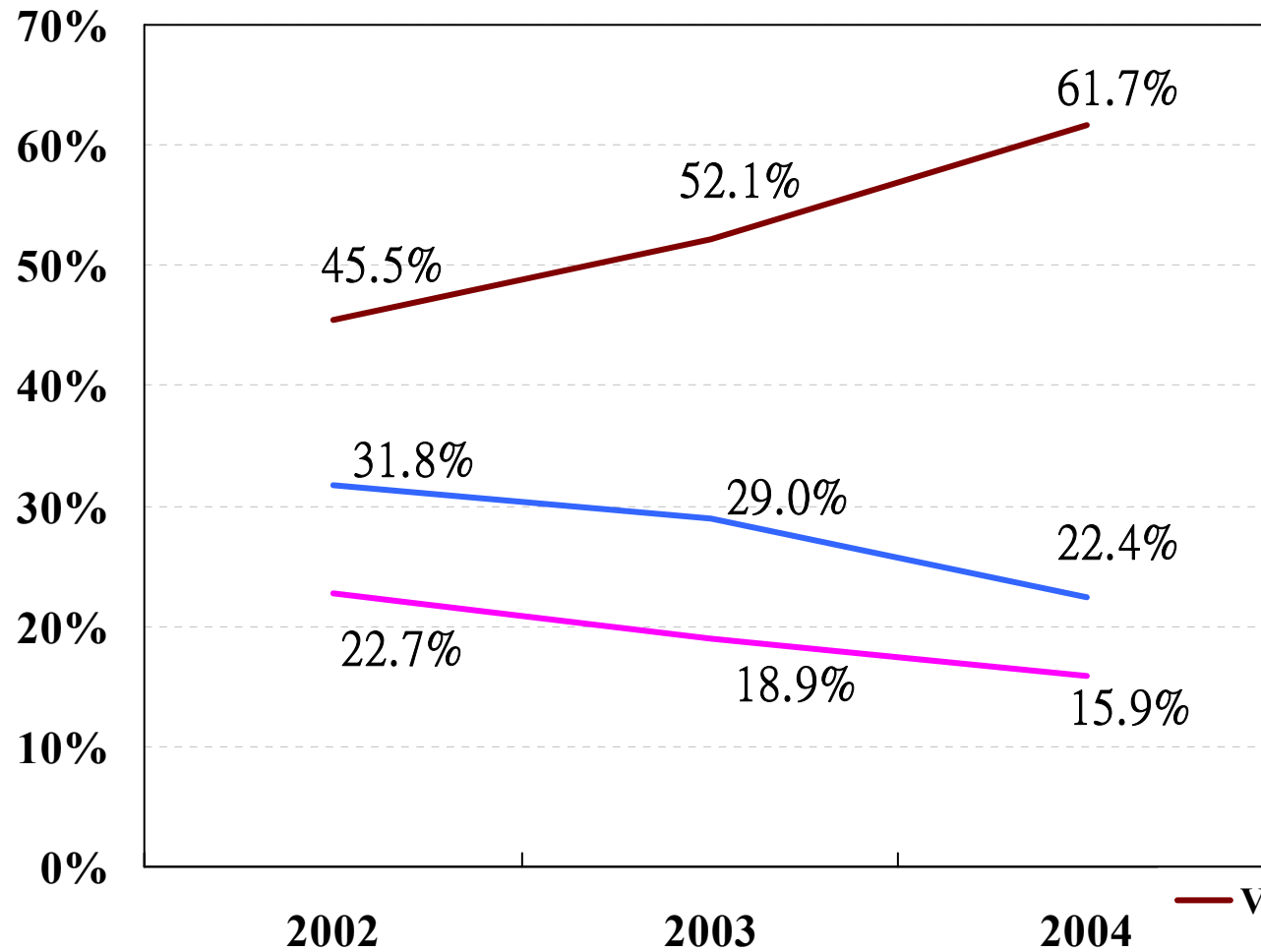
- 13 323 small dogs have been registered.
- Written warning have been given to six registered households for breaking the Temporary Permission Rule.
- 17 tenants have been found keeping dogs without Housing Department (HD)'s permission, with each tenant allotted 5 points.

Other Measures to Improve Hygiene Conditions in Estates



- Stepping up prosecution
- Addressing the problem of throwing objects from heights
- Minimising the number of cases of boiling wax before and after the Mid-autumn Festival
- Installing deodorisers in refuse collection rooms
- Joint operation in prosecuting illegal hawkers
- Removing sundry items in corridors
- Better arrangements for drying cotton-padded clothes and cotton quilts in public areas

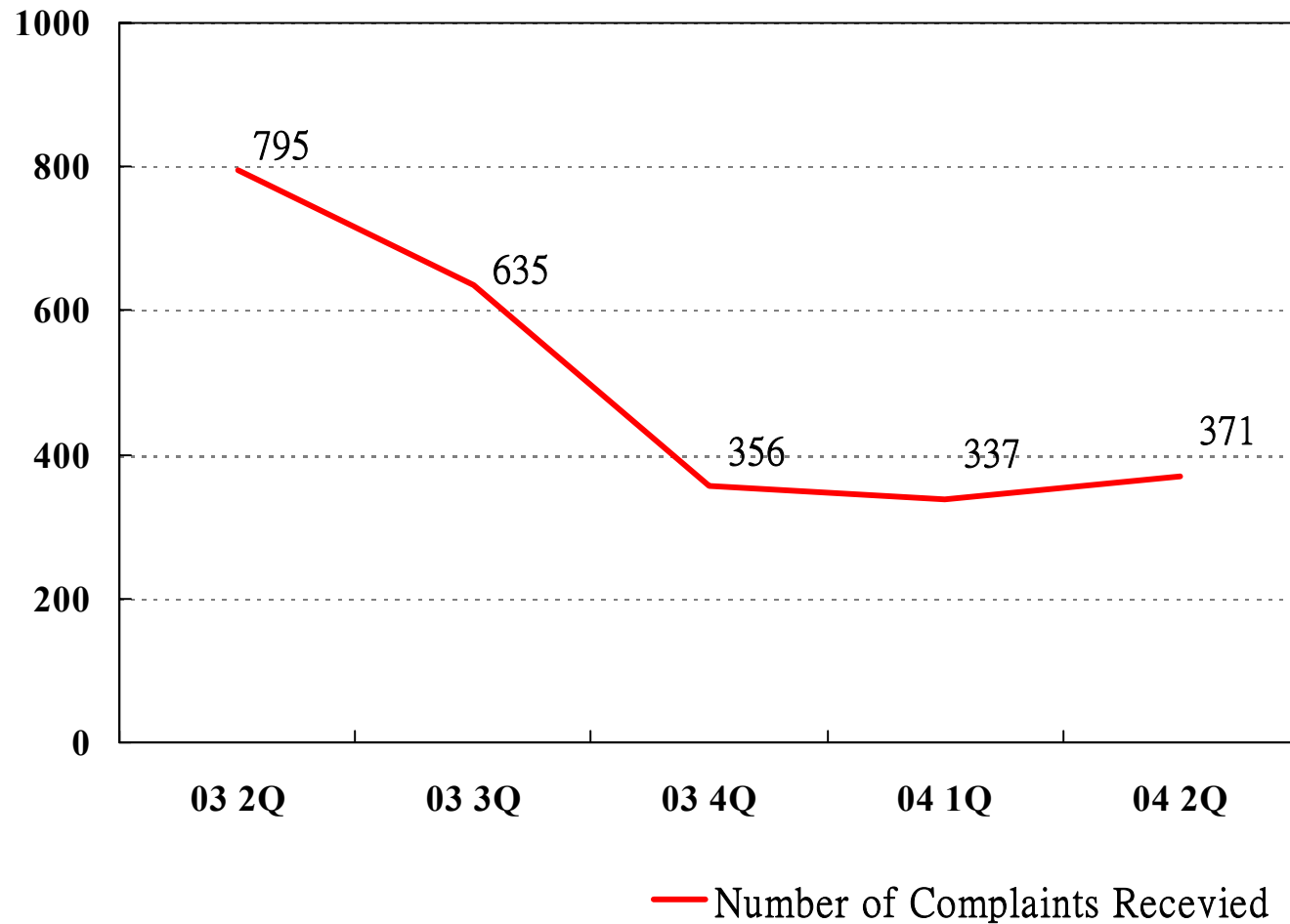
Public Housing Recurrent Survey



Item: Cleanliness and hygiene conditions in public areas

- Very satisfactory/satisfactory
- Average
- Unsatisfactory/very unsatisfactory

Complaint Figures on Cleansing, Hygiene and Nuisance-related Misdeeds



Matters Under Review



- Added misdeed items
- To adjust the marks of misdeeds
- To streamline enforcement arrangements



Added Misdeed Items

Item	Misdeeds	Points
A3	Putting dripping flower pots and hanging dripping clothes at balconies	3
A5	Keeping foul water causing mosquito nuisance	3
?	Dripping air-conditioners (?)	3 - 5 ?

The Dripping Problem of Air-conditioners (1)



- Harmony public housing blocks completed after 1996 are installed with condensation drain pipes for air-conditioners.
- The project cost of installing condensation drain pipes for air-conditioners is estimated to be about \$400,000 per block. The total project cost amounts to \$300 million. (about 800 blocks in total).
- Under the existing law, if tenants ignore the Nuisance Notice issued by the Food and Environmental Hygiene Department (FEHD), they shall be liable to a fine and conviction. The Housing Authority (HA) may also terminate their tenancies according to the conditions of the tenancy.

The Dripping Problem of Air-conditioners (2)



- HD is exploring with FEHD ways to step up enforcement of existing legislation through better coordination to minimise problems.
- HD is studying in details the proposed installation of condensation drain pipes for air-conditioners with regard to factors such as timing with building redecoration as well as minimising the cost and nuisance generated.
- Until completion of the works concerned, offenders are penalised under the existing mechanism and are excluded from the Marking Scheme for the time being.

Adjusting the Marks of Misdeeds



Item	Misdeeds	Points
B6→C8	Using leased premises as food factory or storage	5→7

Streamlining Enforcement Arrangements



- At present, there is a “warning system” for relatively minor misdeeds covered in the Marking Scheme. Points will be allotted only when tenants fail to take heed of **one verbal** and **two written warnings**.
- Proposals under review include streamlining the “warning system” such that only **one written warning will be given**.
- After streamlining the procedures, no prior warning will be given for the more serious misdeeds such as “throwing objects from heights”.

Publicity



- To enhance civic responsibility through organisation of activities.
- To disseminate messages about the Clean Campaign and the Marking Scheme through the newsletter for estates and HA's television channel.
- To announce the result of the implementation of the Marking Scheme and the statistics of various misdeeds.



***** Thank You *****