

香港房屋委員會
Hong Kong Housing Authority

Marking Scheme for Estate Management Enforcement in Public Housing Estates (Marking Scheme)

屋邨管理扣分制 (扣分制)

Legislative Council Panel on Housing
立法會房屋事務委員會
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Background 背景

- Implemented in August 2003
在2003年8月實施
- Cover 28 misdeeds, categorized by severity of their impact on environmental hygiene or estate management
涵蓋28種不當行為，按其對環境衛生或屋邨管理所產生影響的嚴重程度分類
- Terminate the tenancies with 16 points accumulated within 2 years
租戶在2年內被扣達16分，會被終止租約




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Overall Enforcement Results 整體成效

- Public Housing Recurrent Survey (PHRS) 2010
2010年公營房屋住戶綜合統計調查 (綜合調查)
 - awareness of Marking Scheme 知悉扣分制 : 97%
 - reasonable penalty 罰則合理 : 72%
 - satisfaction on cleanliness & hygiene conditions 清潔衛生狀況滿意程度 : 70%
- 16 000 point-allotment cases 扣分個案共16 000宗
 - 10 points or above : 840 households
10分或以上 : 840戶
 - 16 points or above : 38 households
16分或以上 : 38戶




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Review Items 檢討項目

Water dripping from air-conditioners (A/C) 冷氣機滴水



- Written warning issued prior to point-allotment
扣分前會先發出書面警告
- Completed A/C drain-pipe installation programme for 330 blocks in 78 PRH estates in 2010
於2010年在78個租住屋邨的330幢大廈完成冷氣機去水管安裝工程
- 220 written warning : 220張書面警告
- 20 point-allotment cases : 20個扣分個案
- PHRS 2010 : 93% of tenants supported inclusion of this misdeed
2010綜合調查 : 93%住戶支持增設此項不當行為





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Review Items 檢討項目


Throwing objects from height 高空擲物

- 7 or 15 points allotted according to seriousness of offences
按罪行的嚴重程度扣7分或15分
- Immediate termination of tenancy for serious danger or injury cases
造成嚴重危險或人身傷亡個案，會被即時終止租約

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Review Items 檢討項目

Throwing objects from height 高空擲物 (cont'd 續)

- Three-pronged strategy 三管齊下的策略
 - Intensified publicity 加強宣傳
 - Deploy additional 'Mobile Digital CCTV sets & Special Operation Teams (SOTs) to detect suspected offenders 調配額外「流動數碼化監察系統」及特別任務隊偵察可疑違例者
 - Strengthen patrols and inspections by estate staff under monitoring of a HQ Task Force
在總部層面成立專責隊伍，監督屋邨職員加強巡邏及視察

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Review Items 檢討項目

Throwing objects from height 高空擲物 (cont'd 續)

- Points allotted in 2010
2010年扣分情況
 - 7 points – 190 households (80 households in 2009)
7分 – 190戶 (2009年錄得80戶)
 - 15 points – 10 households (10 households in 2009)
15分 – 10戶 (2009年錄得10戶)



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Review Items 檢討項目

Control of dog-keeping 管制養狗

- Dog-keeping is not allowed except
除以下情況，住戶不可飼養狗隻
 - Dogs permitted under 'Temporary Permission Rule' (TPR)
按「可暫准原則」批准飼養的狗隻
 - Service dogs for visually impaired tenants
視障人士所養服務犬
 - Dogs kept on special grounds for mental support
因租戶極需作精神支援特別批准飼養的狗隻

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Review Items 檢討項目

Control of dog-keeping 管制養狗 (cont'd 續)

- Enhanced measures 加強管制措施
 - Stringent control on dog licence renewal under the TPR
嚴厲規管租戶按「可暫准原則」續領狗牌
 - Intensified patrol and enforcement actions at estate level
屋邨層面加強巡邏及執法
 - Flexible deployment of SOTs by a HQ Task Force
總部專責隊伍靈活調派特別任務隊巡查違例養狗
 - Enhanced publicity 加強宣傳


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Review Items 檢討項目

Control of dog-keeping 管制養狗 (cont'd 續)

- There are now some 8 300 TPR dogs
現時約有8 300隻根據「可暫准原則」飼養的狗隻
- 2010 point-allotment cases - 580
2010年扣分個案 – 580



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Way Forward 未來路向

- Well received by the community and tenants at large
扣分制獲社會及大部份公屋住戶所接受
- Continue to step up publicity to appeal tenants' support
繼續加強宣傳，以爭取住戶的支持



Thank you 多謝各位

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