

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)

Housing Department
房屋署
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Background 背景

- Introduced since August 2003
2003年8月起推行
- Misdeeds cover 28 items, categorised by severity of impact on environmental hygiene and estate management
涵蓋28種不當行為，按不當行為對影響環境衛生及屋邨管理產生不良影響的嚴重程度扣分
- Tenancy terminated upon accumulation of 16 points within 2 years
租戶在2年內被扣滿16分，會被終止租約

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Overall Enforcement Results 整體成效

- Result of Public Housing Recurrent Survey (PHRS) 2011
2011年公營房屋住戶綜合統計調查結果 (綜合調查)
 - awareness of Marking Scheme 知悉扣分制 : 97%
 - reasonable penalty 罰則合理 : 70%
 - satisfaction on cleanliness and hygiene conditions 清潔衛生狀況滿意程度 : 74%
- 17 990 point-allotment cases 扣分個案共17 990宗
 - 10 points or above : 1030 households
10分或以上 : 1030戶
 - 16 points or above : 46 households
16分或以上 : 46戶

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Review Items 檢討項目

Smoking Offence 違例吸煙




- Smoking in public rental housing (PRH) estate common areas added as a misdeed since 2007
「在公共屋邨公共地方吸煙」於2007年被納入為不當行為
- Under Fixed Penalty (Smoking Offences) Ordinance (Cap. 600), any persons who smoke in statutory no-smoking areas (SNSAs) will be issued with a Fixed Penalty Notice (FPN)
在《定額罰款(吸煙罪行)條例》(第600章)下，凡在法定禁煙區內吸煙的人會被發出定額罰款通知書

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Review Items 檢討項目

Smoking Offence 違例吸煙



- Tenants found smoking 租戶如被發現 -
 - in SNSAs in their residing estates : allotted penalty points and issued FPNs
在公共屋邨法定禁煙區內吸煙 : 會被扣分和發出定額罰款通知書
 - In estate open areas (but not SNSAs): allotted points only
在屋邨露天地方(非法定禁煙區): 只會被扣分
- From Sept 2009 to end 2011 自2009年9月至2011年年底
 - 900 FPNs issued 發出900張定額罰款通知書
 - 3 000 tenants allotted points 向3 000名租戶扣分

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Review Items 檢討項目

Throwing Objects from Height 高空擲物




- Cases jeopardise environmental hygiene : 7 points
破壞環境衛生個案 : 扣7分
- Cases cause minor danger or personal injury : 15 points
造成輕度危險或人身傷害個案 : 扣15分
- Cases cause serious danger or personal injury : immediate termination of tenancy
造成嚴重危險或人身傷害個案 : 即時終止租約

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Review Items 檢討項目

Throwing Objects from Height 高空擲物



- Proactive measures adopted since 2009
自2009年採取的積極措施
 - Intensified publicity
加強宣傳
 - Deploy 'Mobile Digital Closed Circuit Television' sets and Special Operation Teams (SOTs) to detect suspected offenders
調配「流動數碼化監察系統」及特別任務隊偵察可疑違例者
 - Overall monitoring by a Headquarters (HQ) Task Force
總部專責隊伍全面監管


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Review Items 檢討項目

Throwing Objects from Height 高空擲物

- Points allotted in 2011
在2011年被扣分的住戶
 - 7 points – 190 households (80 households in 2009)
7分 – 190戶 (2009年錄得80戶)
 - 15 points – 20 households (10 households in 2009)
15分 – 20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 prohibited 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
視障人士所養的服務犬
 - 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
- 5 points allotted without warning and removal of dogs within 14 days
會在不給予警告下被扣5分，並須在十四天內送走狗隻

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Review Items 檢討項目

Control of Dog-keeping 管制養狗

- Enhanced Measures 優化管制措施
 - 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 by estate staff at estate level and SOTs at Regional HQ level
在屋邨和區域層面加強屋邨人員和特別任務隊的巡邏及執法行動
 - Enhanced publicity
加強宣傳
- Registered dogs dropped to 7 300
已登記的狗隻數字已下降至7 300
- 2011 tenants allotted points : 370
2011年扣分租戶 : 370名



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Way Forward 未來路向

- Marking Scheme well received and supported by PRH tenants
扣分制廣受公屋租戶所歡迎和支持
- Continue to implement proactive measures and step up publicity
繼續採取積極打擊措施及加強宣傳

Thank you 多謝各位

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