

屋邨管理扣分制

Marking Scheme for Estate Management Enforcement in Public Housing Estates

運輸及房屋局
2014年3月3日
Transport and Housing Bureau
3 March 2014

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背景 Background

- 扣分制是於2003年8月起推行及廣受接納的一個管理系統
- 涵蓋28項不當行為，按不當行為對環境衛生及屋邨管理產生不良影響的嚴重程度而扣分
- 目的是阻嚇不當行為，以確保衛生、安全及良好管理的屋邨環境
- 租戶如在2年內被扣滿16分，會被終止租約
- MS was introduced in August 2003 and has been well received
- Covers 28 misdeeds. Points are allotted according to the severity of the impact on environmental hygiene and estate management
- Aim is to deter misdeeds thus maintaining a hygienic and safe environment as well as good estate management
- Terminate tenancy upon accumulation of 16 points within 2 years



扣分制所涵蓋的不當行為

The Scope of MS

- 扣分制下的不當行為已由2003年的19項增至現時的28項
- 扣分制已涵蓋大部分租戶常犯影響環境衛生及屋邨管理的不當行為，故維持現時的涵蓋範圍
- The misdeeds of the MS have been increased from 19 in 2003 to the existing of 28
- Currently covers common misconduct affecting environmental hygiene and estate management. Intend to maintain the status quo for the time being

整體成效 Overall Enforcement Results

- 2013年公營房屋住戶綜合統計調查結果顯示 -
 - 知悉扣分制 : 96%
 - 罰則合理 : 67%
 - 清潔衛生狀況滿意程度 : 73%
- 扣分個案累計共22 500宗
 - 10 分或以上 : 1 350戶
 - 16分或以上 : 67戶
- Results of Public Housing Recurrent Survey 2013 revealed that -
 - awareness of Marking Scheme : 96%
 - reasonable penalty : 67%
 - satisfaction on cleanliness and hygiene conditions : 73%
- 22 500 accumulated point-allotment cases
 - 10 points or above : 1 350 households
 - 16 points or above : 67 households

常見扣分項目

Common Misdeeds under MS



違例吸煙 (1)

- 2007年起管制範圍已推廣至屋邨的公共地方
- 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士會被發出定額罰款通知書

Smoking Offence (1)

- Control areas have been extended to the common areas in public rental housing estates since 2007
- 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)

常見扣分項目

Common Misdeeds under MS

違例吸煙 (2)

- 租戶如被發現在所居屋邨
 - 的法定禁煙區內吸煙 : 會被扣分和發出定額罰款通知書
 - 的露天地方吸煙 (非法定禁煙區) : 只會被扣分
- 2009年9月至2013年年底
 - 發出1 450張定額罰款通知書
 - 向5 100名租戶扣分



Smoking Offence (2)

- Tenants found smoking
 - in SNSAs in their residing estates : allot points and issue with FPNs
 - in estate common areas (but not SNSAs): allot points only
- From Sept 2009 to end 2013
 - 1 450 FPNs issued
 - 5 100 tenants allotted points

常見扣分項目

Common Misdeeds under MS

管制養狗 (1)

- 除以下情況，租戶不可飼養狗隻
 - 按「可暫准原則」批准飼養的小狗
 - 視障／聽障人士所養的服務犬
 - 因租戶極需作精神支援特別批准飼養的狗隻
- 會在不給予警告下被扣5分，並須在十四天內送走狗隻

Control of Dog-keeping (1)

- Dog keeping is prohibited except
 - Small dogs permitted under ‘Temporary Permission Rule’ (TPR)
 - Service dogs for visually/hearing impaired residents
 - Dogs kept on special grounds for mental support
- 5 points allotted without warning and removal of dogs within 14 days

常見扣分項目

Common Misdeeds under MS



管制養狗 (2)

- 優化管制措施
 - 嚴厲規管租戶按「可暫准原則」續領狗牌
 - 在屋邨和區域層面加強巡邏及執法行動
 - 加強宣傳及教育
- 於2013年底「可暫准原則」的狗隻數字已由2003年的13 300下降至4 740
- 2013年扣分租戶 - 610名

Control of Dog-keeping (2)

- Enhanced Measures
 - Stringent control on dog licence renewal under the TPR
 - Intensified patrol and enforcement action at Estate and Regional level
 - Enhanced publicity and education
- TPR dogs dropped from 13 300 in 2003 to 4 740 at end of 2013
- In 2013 tenants allotted points - 610



常見扣分項目

Common Misdeeds under MS

高空擲物 (1)

- 破壞環境衛生個案 : 扣7分
- 造成輕度危險或人身傷害個案 : 扣15分
- 造成嚴重危險或人身傷害個案 : 即時終止租約

Throwing Objects from a Height (1)

- Cases jeopardising environmental hygiene : 7 points
- Cases causing minor danger or personal injury : 15 points
- Cases causing serious danger or personal injury : immediate termination of tenancy

常見扣分項目

Common Misdeeds under MS



高空擲物 (2)

- 自2009年採用的積極措施
 - 加強宣傳和教育
 - 調配「流動數碼閉路電視監察系統」、「流動監察系統」和派遣特別任務隊偵察可疑違例者
 - 在區域層面加強巡邏和視察

Throwing Objects from a Height (2)

- Proactive measures adopted since 2009
 - Intensified publicity and education
 - Deploy 'Mobile Digital Closed Circuit Television' sets, 'Mobile Surveillance System' sets and Special Operation Teams for detection
 - Intensified patrols and inspections by staff at Regional level

未來路向 Way Forward

- 扣分制廣受公屋租戶所歡迎和支持
 - 繼續採取積極措施，透過加強宣傳教育租戶，以提供清潔衛生和安全的居住環境
 - 繼續定期檢討扣分制的成效
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- MS is well received and supported by PRH tenants
 - Continue to implement proactive measures, step up publicity to educate tenants with a view to providing a decent and safe living environment
 - Continue to review the effectiveness of MS periodically



香港房屋委員會
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*** * 多謝各位 * ***

*** * Thank you * ***