

物業管理計分制
「善樓」過渡性房屋項目

Marking Scheme on Property Management Enforcement in
Transitional Housing – Good House

警告制度適用的計分項目（初犯者會被書面警告一次，如再犯，會被即時計分）

Misdeeds to which the Warning System applies (First-time offenders will be issued a written warning.

Repeated offence is liable to point allotment immediately)

3 Points	1	在公眾地方晾曬衣物（本會指定地點除外） Drying clothes in public areas (except in areas designated by the Organization)
	2	在窗或樓宇外牆放置滴水物件 Putting dripping object at window or façade is prohibited
	3	抽氣扇或抽油煙機管道等滴油 Dripping oil from exhaust fan, range hood duct, etc.
	4	在非允許範圍及時間內踏單車、玩滾軸溜冰、電動風火輪或滑板車等 Cycling, roller skating, electric unicycle, or riding scooters in transitional housing area outside the permitted time and areas
5 Points	5	積存污水導致蚊患 Causing mosquito breeding by accumulating stagnant water
	6	冷氣機滴水 Water dripping from air-conditioner
	7	未能於每月第 14 天前繳付租金（於書面警告兩次後扣分） Fail to settle the monthly License Fee before the 14 th day of the month (Point would be allotted after the issue of written warning for 2 occasions)
7 Points	8	不讓本會或其授權的人士於其居住單位或於毗連其單位的任何地方（包括但不限於外牆、走廊牆壁、氣窗），就本會須負責的工程，或為符合法定要求，或按本會涵蓋整幢大廈的維修、保養或改善項目，進行檢查或施工 Not allowing the organization or persons authorized to inspect or carry out inside the leased units or at any area pertaining to the leased units (including but not limited to the exterior wall, corridor wall, ventilation window) works for which the organization is responsible or for compliance with statutory requirements or for implementation of the organization's repair, maintenance or enhancement programme covering the building of which the leased units form part

7 Points	9	於出租單位內施行任何未經批准的改動工程，外牆不得加建或改建 Implementing any unauthorized alterations within the leased units. No additions or modifications are permitted on the exterior walls
	10	在出租單位內積存大量垃圾或廢物，產生難聞氣味，造成衛生滋擾 Accumulating a large quantity of refuse or waste inside leased units, creating offensive smell and hygienic nuisance
	11	放置任何雜物、財物或物品在公眾地方（包括但不限於在過渡性房屋內任何建築物內外的公用地方），造成阻塞或妨礙清潔工作 Placing any sundry items, property, or objects in estate common areas (including but not limited to common areas inside or outside any buildings of the estate) that cause obstruction or render cleansing difficult
	12	造成噪音滋擾 Causing noise nuisance
	13	在窗、露台或樓宇外牆外掛放或置放有從高處掉落潛在風險的物品（包括簷篷、冷氣機遮簷和其他伸出物） Hanging or placing objects with potential risk of falling from height outside the window, balcony or façade (including canopy, air-conditioner hood and other projections)

違例時立即計分的項目

Misdeeds that will be allotted points without warning

5 Points	1	在出租單位內飼養動物 Keeping animal, bird or livestock inside leased units
	2	在公眾地方煲蠟 Boiling wax in public areas
	3	在過渡性房屋內吸煙或攜帶燃着的香煙 Smoking or carrying a lighted cigarette in Transitional Housing area
	4	在公眾地方非法賭博 Illegal gambling in public places
	5	高空拋擲破壞環境衛生的物件 Throwing objects from height that jeopardize environmental hygiene
	6	在公眾地方吐痰 Spitting in public areas
	7	在過渡性房屋範圍內進行任何祭祠活動（拜神） Sacrificial activities within the transitional housing area
	8	在屋外更加建鐵籠、簷篷、天線，附加建築物等 Install iron grilles, canopies, antennas and additional structures at external

		alterations
	9	在單位內或公眾地方作出任何行為，對其他人仕做成騷擾或不便 Engage in any behavior within the premises or in public areas that may cause disturbance or inconvenience to others
7 Points	10	在公眾地方便溺 Urinating and defecating in public places
	11	非法販賣商品或服務；未經本會批准而提供、推廣、招攬或宣傳具有商業性質的商品或服務 Illegal hawking of commodities or services; supplying, promoting, soliciting or advertising of commodities or services that is commercial in nature but without the organization's prior approval
	12	亂拋垃圾 Littering
	13	胡亂棄置垃圾，或違反任何固體垃圾收費計劃下的條例 Disposing of refuse indiscriminately, or violating any regulations under the Municipal Solid Waste Charging Scheme
	14	餵飼野鴿或其他野生動物 Feeding feral pigeons or other wild animals
	15	未經許可將住戶證轉借他人 Lending the smart card to someone else without permission
15 Points	16	高空拋擲可造成危險或人身傷害的物件 Throwing objects from height that may cause danger or personal injury
	17	在垃圾收集站、樓宇範圍內或其他公眾地方胡亂傾倒或棄置裝修廢料或傢具 Dumping or disposing of decoration debris or furniture indiscriminately at refuse collection point, within building or in other public areas
	18	損壞雨水／污水管，引致滲水往下層單位 Damaging down/ sewage pipes causing leakage to the flat below
	19	損毀或盜竊本會財物 Damaging or stealing the organization's property
	20	抗拒或阻礙本會或其授權的人士依照許可協議或其他法定要求或本會所制定的政策執行職務 Resisting or obstructing the organization or person(s) authorized by the organization in execution of duties in accordance with the Licence Agreement or other statutory requirements, or policies imposed by the organization
	21	有意圖侵犯他人，如觸摸他人的私人部位 With the intent to sexually assault someone, such as touching their private parts

	22	不得發布淫褻物品、管有淫褻物品以供發有，或輸入淫褻物品以供發布 (物品包含暴力、腐化或令人厭惡的內容) It is prohibited to publish obscene articles, possess obscene articles for publication, or import obscene articles for publication (Content containing violence, corruption, or repulsive material)
	23	襲擊致造成他人身體傷害 Assault resulting in physical injury 傷人或對他人身體加以嚴重傷害 Injury or causing serious harm to another person's body 意圖造成身體嚴重傷害而射擊、企圖射擊、傷人或打人 Shooting, attempting to shoot, wounding, or striking with intent to cause grievous bodily harm
18 Points	24	在公眾地方打鬥 Fighting in public place
	25	猥褻侵犯 Sexual assault
	26	將出租單位用作非租約訂明的用途 Using the leased premises for purposes not specified in the tenancy agreement
	27	人身攻擊，恐嚇，公然侮辱，粗言穢語對待任何住戶或工作人員 Personal attacks, intimidation, public insults, or vulgar language directed at any resident and/or staff
	28	違反<維護國家安全條例>，觸犯危害國家安全罪行 Violation of the “Safeguarding National Security Ordinance”, committing offenses that endanger national security 1. 分裂國家 Crime of secession 2. 顛覆國家政權 Subvert of state power 3. 恐怖活動 Terrorist activities 4. 勾結外國或者境外勢力危害國家安全 Collaborating with foreign or overseas entities to harm national security 5. 煽動 Incite 6. 非法管有煽動刊物 Unlawful possession seditious publications 7. 其他危害國家安全的行為 Other activities jeopardizing national security