

物業管理計分制
「善匯」過渡性房屋項目

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

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	在窗外掛放地拖或其他家具 Hanging floor mop or other household appliances outside the window
	3	在窗或樓宇外牆放置滴水物件 Putting dripping object at window or façade
	4	抽氣扇滴油 Dripping oil from exhaust fan
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

	9	於出租單位內施行任何未經批准的改動工程 Implementing any unauthorized alterations within the leased units
	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	棄置雜物阻塞走廊或樓梯通道，妨礙清潔工作 Obstructing corridors or stairs with sundry items rendering cleansing difficulty
	12	造成噪音滋擾 Causing noise nuisance

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 Points	7	在公眾地方便溺 Urinating and defecating in public places
	8	把出租單位用作食物製造工場或倉庫 Using leased units as food factory or storage
	9	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
	10	亂拋垃圾 Littering
	11	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
15 Points	12	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
	13	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
	14	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
	15	損毀或盜竊本會財物 Damaging or stealing the organization's property
	16	把出租單位作非法用途 Using leased premises for illegal purpose