

Annex 1

Summary of Misdeeds under the Marking Scheme for Estate Management Enforcement

Category A (3 points allotted)

A1*%	Drying clothes in public areas (except in areas designated by Housing Department(HD))
A3*	Putting dripping object at window, balcony or façade
A4*	Dripping oil from exhaust fan, range hood duct, etc.

Category B (5 points allotted)

B3	Keeping animals inside leased premises without prior written consent of the Landlord
B8	Boiling wax in public areas
B9*	Causing mosquito breeding by accumulating stagnant water
B10#	Smoking or carrying a lighted cigarette in estate common area
B12	Illegal gambling in public places
B13*	Water dripping from air-conditioner

Category C (7 points allotted)

C1	Throwing objects from height that jeopardise environmental hygiene
C2	Spitting in public areas
C3	Urinating and defecating in public places
C5*	Not allowing Housing Authority (HA) or persons authorised by HA to inspect or carry out inside the leased premises or at any area pertaining to the leased premises (including but not limited to the exterior wall, corridor wall, ventilation window, metal gate) works for which HA is responsible or for compliance with statutory requirements or for implementation of HA's repair, maintenance or enhancement programme covering the building of which the leased premises form part
C6*	Failure to repair pipes or sanitary fittings for which the tenant is responsible or to rectify unauthorised alterations as demanded by HA
C8	Using leased premises as food factory or storage
C9%	Illegal hawking of commodities or services; supplying, promoting, soliciting or advertising of commodities or services that is commercial in nature but without HA's prior approval
C11*	Accumulating a large quantity of refuse or waste inside leased premises, creating offensive smell and hygienic nuisance
C13	Littering

C14	Disposing of refuse indiscriminately
C15	Allowing animal and livestock under charge to foul public places with faeces
C16*	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
C17*	Causing noise nuisance
C18@	Feeding feral pigeons or other wild animals
C19*	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)

Category D (15 points allotted)

D1	Throwing objects from height that may cause danger or personal injury
D2	Dumping or disposing of decoration debris indiscriminately at refuse collection point, within building or in other public areas
D3	Damaging down/ sewage pipes causing leakage to the flat below
D4	Damaging or stealing HA's property
D5	Using leased premises for illegal purpose
D6^	Resisting or obstructing HA or person(s) authorised by HA in execution of duties in accordance with the Housing Ordinance or other statutory requirements, or policies imposed by HA

* Put in place a Warning System whereby written warning is issued. The written warning will be valid for a period of two years from the date of commission of the misdeed. Penalty points will be allotted if the tenant ignores the written warning and repeats the same misdeed for the second time and onwards within the two years' warning validity period.

% For misdeed items A1 and C9 in Tenants Purchase Scheme estates, the mentioned HA/HD's designation or approval shall mean Owners' Corporations designation or approval.

Including activated alternative smoking products (e.g. electronic cigarette products, heated tobacco products and herbal cigarettes)

@ "Wild animal" is defined in section 2 of the Wild Animals Protection Ordinance, Cap. 170 to mean any animal, other than those classed at common law as domestic (including those so classed which have gone astray or have been abandoned). Examples of wild animals include monkeys, wild pigs and tree sparrows.

^ S.23 of the Summary Offences Ordinance, Cap. 228 provides that any person who resists or obstructs a public officer or other person lawfully engaged, authorized or employed in the performance of any public duty or any person lawfully assisting such public officer or person therein shall be liable to a fine at level 1 and to imprisonment for 6 months. Penalty points under the Marking Scheme will be allotted for cases upon conviction.