

# 沙田 302 管理有限公司

## S.T. 302 Management Limited

地址：新界沙田安景街 19 至 21 號地下

電話：2646 1859 傳真：2637 6131

本公司檔號：ST302/NTT/019/19/SC

致：碧濤花園第一期各業戶

### 通告

#### 雅碧閣浴室窗鬆脫飛墮事宜

於本年 3 月 10 日雅碧閣 B 及 C 單位天井位置有中層業戶浴室鋁窗鬆脫飛墮平台，導致外牆多條喉管破損漏水影響低層單位（見附圖），幸好沒有人受傷。本處即時停止上述所有 B 及 C 單位沖廁水供應以減少其他損壞，並圍封上述位置及安排維修商盡快檢查損壞情況，而上述外牆多條喉管維修費將由肇事單位負責，因此，請各業主考慮購買合適的家居保險以作不時之需，此外本處亦已報警備案以作日後相關處理。



根據現時法例，高空擲物乃屬刑事罪行，最高罰款港幣\$10,000元及監禁6個月，而單位鋁窗屬單位業主私人物品需負責保養及維修，如鋁窗鬆脫飛墮落街傷及行人，業主需負上有關責任。因此，為安全起見，各業戶應安全使用及定期保養鋁窗，如發現鋁窗有損壞或異常問題應盡快聘用合資格鋁窗承辦商進行檢查及維修。

#### 定期清潔及保養鋁窗



定期檢查及清理窗鉸及鉸槽上的垃圾和沙粒

定期在鉸位加添適量潤滑劑，但切勿使用會腐蝕窗戶組件的不適當的潤滑劑或清潔劑



洗抹鋁窗時宜用清水  
保持鉸槽及窗扇頂部乾爽

#### 正確使用鋁窗



✗ 不要將物件掛在窗扇或窗鉸上



✓ 應定期留意窗戶的狀況



✗ 不要強行打開或關閉窗戶



✗ 抹窗時不要用窗扇「借力」

敬希垂注，多謝合作！



碧濤花園第一期管理處

2019年3月14日



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Our Reference : ST302/NTT/019/19/SC

14<sup>th</sup> March 2019

To : Pictorial Garden Phase I - All Owners

### Notice

#### Bathroom window fall from a unit of middle floor at Abbey

On 10th March 2019, Management Office reported that a bathroom window fell from a unit of middle floor at the lightwell between unit B & C in Abbey Court and it damaged some external drainages and effected many units. Fortunately nobody was injured in this case. We suspended flush water for unit B & C to reducer further damage, incident area was fenced off and arrange contractor for checking. All of the repair cost will be bear by the anecdote unit, therefore we suggest all owners should consider purchasing a suitable home insurance for emergency needs. Besides, this case had been reported to the H.K Police Force for record.

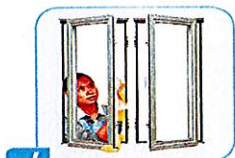


Please note under Section 4B of the Summary Offences Ordinance, if anything is dropped or allowed to fall from any building to cause danger or injury of any person in or near a public place, the person who drops that thing or allows it to fall commits an offence and is liable to a fine of \$10,000 and imprisonment for 6 months. If the falling window causes injuries or loss of life, the victim or their family members may also claim compensation against the owner of the flat. For safety reason, please consider to appoint a qualified contractor to carry out the prescribed inspection of all windows to your apartment.

#### Proper ways of using aluminium windows



Do not hang any object on window sashes or bar hinges



Regularly check the condition of window



Do not force open or close a window



Do not impose additional load on window sashes when cleaning the window

#### Regular cleaning and maintenance of aluminium window:



Check regularly and clean the bar hinges and tracks of deposit and sand

Lubricate the hinges regularly but must not use inappropriate lubricant/cleaning agents that could cause corrosion to the window components



Use fresh water to clean the windows  
Keep the track and the upper part of the sash dry

Thank you for your co-operation.

Management Office of Pictorial Garden Phase I

