

通告 Notice

致：杏花邨各單位住戶

通告編號 Ref. No.: HFR/2020/2283

關於衣物懸掛於窗戶問題

因應本邨鋁窗墮下意外頻生，威脅到本邨住戶的安全，情況令人憂慮。窗戶墮下其中一個主要原因是住戶或家傭將衣物或被單懸掛在鋁窗或窗鉸上晾曬，甚至於鋁窗上加裝曬衫杆等重物。

根據本邨大廈公契第三附表中條例 22 之規定，不得在單位或其中任何部分外面（特別提供作該用途的位置除外）或公用地方曬晾衣物或洗滌物。由於衣物被單等洗滌物有一定重量，此舉不但使窗鉸承受額外壓力，容易導致損毀或鬆脫墮下，甚至傷及無辜途人，有關業戶更有機會被檢控。根據香港法例第 228 章《簡易程序治罪條例》4B 條《自建築物掉下的物體》，如有人容許任何東西（例如鋁窗）自建築物墜下，以致對在公眾地方之內或附近的人造成危險或損傷者，則容許該東西墜下的人，即屬犯罪，可處罰款港幣\$10,000 及監禁 6 個月。除要承擔刑事責任外，還須負上民事責任，因受傷人士或因鋁窗墜下而招致財物損失的人士，可循民事途徑向有關人士索償。

因此我們因應業委會的要求將加強巡查，由即時開始，保安部職員在巡查期間，如發現有單位住戶將衣物或被單懸掛在鋁窗上。我們會拍照記錄及發信通知有關住戶要求立即改善。

如我們發現有關單位，再次將衣物或被單懸掛在窗戶 / 窗鉸上，我們便會按業委會的要求將有關個案轉交法律部跟進。有關單位的業主須承擔個案衍生的相關一切法律費用。

我們現再懇請各業戶，為了保障您的財產及本邨居民的人身安全，切勿把衣物甚至被單懸掛於鋁窗上，及／或於鋁窗上加裝任何曬衫杆等重物，並且囑咐家庭僱工切勿做出上述行為。多謝各位顧己及人，合作維持本邨安全和良好的居住環境。

如對上述事宜有任何查詢，請於辦公時間致電 2896 4333 與我們職員聯絡。

杏花邨管理處示

2020 年 8 月 29 日

To : All Residents of Heng Fa Chuen
Date : 29 August 2020

Re Hanging Clothes onto Windows Issue

It has come to our attention that the frequent occurrence of falling aluminum windows accident at Heng Fa Chuen threatened the safety of residents. One of the reasons for falling the aluminum windows is that the residents or domestic helpers hang clothes, beddings and even laundry racks on aluminum windows.

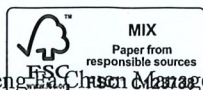
According to the Clause 22 Schedule 3 of the Deed of Mutual Covenant (DMC) of Heng Fa Chuen, no clothing or laundry shall be hung outside the units or any part thereof (other than in the space specifically provided therefor) or in the common area. Hanging laundry such as clothes and beddings onto the windows would cause windows damaged, loosen and fallen down due to the extra load which may lead to injury of pedestrians. The resident concerned may also be prosecuted. According to the Clause 4B "Objects dropped from buildings" of Cap 228 "Summary Offence Ordinance", if anything is dropped or allowed to fall from any building to the 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 HK\$10,000 and imprisonment for 6 months. Apart from criminal responsibility, the residents have to bear civil liability and compensate for the affected persons.

The Owner's Committee requested us to strictly enforce the relevant provisions of the Deed of Mutual Covenant of the building. Hence, we will strengthen the inspection and handling procedure immediately. We will take photos and issue written reminder to inform the residents and request immediate improvement regarding hanging clothes or beddings on the aluminum windows.

If we find the relevant unit keep hanging clothes or beddings on the aluminum window/ window hinges repeatedly, we will refer the case to the Legal Department for follow up action. The owners of the units concerned shall bear all related legal costs arising from the case.

All residents are reminded again not to hang any clothes, beddings, laundry racks or heavy objects on the aluminum windows and please also advise your maid not to do so. Your consideration and cooperation to maintain the safety and well-being of the estate are appreciated.

Should you have any enquiries on this matter, please contact the Management Office at 2896 4333 during office hours.



Heng Fa Chuen Management Office

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香港鐵路有限公司



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