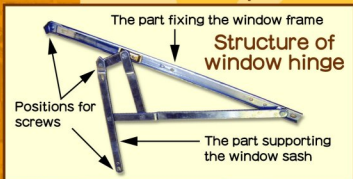


Aluminium Windows

Loose or defective bar hinges in aluminium windows may cause dislodgement of sashes with serious consequences leading to personal injury and property damage to others. Building owners have the responsibility to carry out regular checks and proper maintenance of windows for use in their premises.



Proper Use

Owners should:-

- clear the bar hinges of dust or dirt and lubricate them regularly;
- not hang any objects on the window sash to avoid causing additional load on the bar hinges;
- not impose pressure to the window sash when cleaning windows to avoid over-stressing the bar hinges.

If any of the following phenomenon arises, owners should appoint a qualified contractor immediately to inspect and repair:-

- windows cannot be opened or closed smoothly due to over-tight bar hinges;
- loose fixings of the bar hinges;
- missing aluminium angle for securing the glass panes;
- deformed or unsecured window frames or sashes;
- constant water leakage from the gap between the window frame and the sash;
- broken or cracked glass panes; or
- locking devices of window sashes cannot function properly.

When installing new window frames, the following points should be noted:-

- a qualified contractor should be appointed to carry out the installation works;
- window frames should be securely and rigidly fixed in place to window opening in walls by fixing lugs;
- suitable waterproofing grouting should be properly applied between the window frame and opening with an additional coat of waterproofing material around the frame;
- for aluminium windows, joints in window frames and sections should be properly sealed with suitable sealant. The window frames should be suitably equipped with water bars at its sill to prevent entry of water. A continuous gasket of suitable materials should also be properly applied along the whole perimeter between the window frame and openable sashes; and
- when replacing fixing components such as screws and rivets, measures against bi-metallic action leading to corrosion must be taken to avoid direct contact between two incompatible materials. A common example of bi-metallic action is between aluminium and stainless steel.