

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 1196)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (AU Choi-kai)
Director of Bureau: Secretary for Development

Question (Member Question No. 11):

Regarding the commencement of a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, what is the manpower of the Department involved in monitoring the study? Has the Department also considered formulating laws to speed up the process of making it mandatory for owners and users of buildings with water seepage problems to stop the seepage and free those affected from the nuisance so caused ?

Asked by: Hon. LAU Wong-fat

Reply:

In 2014-15, the Buildings Department (BD) will commence a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. While BD will engage a consultant to undertake the study, the planning and monitoring of the consultancy study will be absorbed by the existing resources of BD as part of the overall duties in handling reports on water seepage. We are not able to provide a breakdown of the manpower involved solely for this initiative.

Water seepage in private premises is primarily a matter of building management and maintenance which are the responsibilities of property owners. The owners are also responsible for resolving any inter-floor water seepage problems. Hence, if water seepage is found inside a private property, the owner should first investigate the cases and, as appropriate, co-ordinate with the occupants and other owners concerned for repairs. However, where the water seepage poses a public health nuisance, a risk to structural safety of a building or waste of water, the Government would consider intervening and handling the case in accordance with the powers conferred by the Public Health and Municipal Services Ordinance (Cap. 132), Buildings Ordinance (Cap. 123) and Waterworks Ordinance (Cap. 102) respectively. As the existing legislation has already conferred the necessary power on the relevant departments for tackling water seepage cases, the Government has no plan to amend the relevant legislation at the moment.