

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)079**

**(Question Serial No. 1058)**

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

Question:

At a seminar held in East Kowloon in September last year, an officer of the Joint Office (JO) said that in most cases, it was difficult to ascertain the causes of water seepage and the time needed for concluding an investigation, and the success rate of colour water tests in identifying the sources of water seepage was just about 50%.

Last year, in response to my question in the Legislative Council, the Secretary for Development stated that \$4.5 million was spent by the JO to engage a consultant to conduct a study on the latest technological methods for identifying the source of water seepage in buildings, expected to be completed this year.

Has the Buildings Department reviewed the reasons for the ineffectiveness of the current water seepage testing methods? By what percentage will the success rate of the water seepage tests be expected to be improved after the completion of the above study?

Asked by: Hon Paul TSE Wai-chun (Member Question No. 11)

Reply:

The cause of water seepage in building is complicated and often involves more than one source. In handling reports on water seepage, the Joint Office (JO) set up by the Buildings Department and the Food and Environmental Hygiene Department will conduct a series of appropriate non-destructive tests, including moisture level monitoring, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls, and reversible pressure test for water supply pipes, which are widely adopted and generally recognised to be direct and effective means of investigating the source of water seepage. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory. However, there may still be cases where the source of water seepage cannot be established despite extensive practical tests conducted, especially where the seepage is not obvious or is only intermittent.

The consultancy study on the latest technological methods in identifying sources of water seepage in buildings commenced in October 2014 and is expected to complete in early 2017. It is difficult to accurately estimate the extent to which the study would help to enhance the work of the JO before the study outcome is available.

- End -