

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)078**

**(Question Serial No. 0809)**

Head: (82) Buildings Department  
Subhead (No. & title): (000) Operational Expenses  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)  
Director of Bureau: Secretary for Development

Question:

The Department has stated that it will continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. Is there any loophole in the current method?

Asked by: Hon CHAN Hak-kan (Member Question No. 45)

Reply:

The cause of water seepage in buildings is complicated and often involves more than one source. In handling reports on water seepage, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) will conduct a series of appropriate non-destructive tests to ascertain the source of seepage, 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. 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 after conducting extensive practical tests, especially where the seepage is not obvious or is only intermittent.

BD has commissioned a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings since October 2014 with a view to enhancing the work of the JO. The study researches into technological matters relating to water seepage investigation in buildings both locally and overseas. It will assess and recommend the most suitable testing methods for use in private buildings as well as formulating technical guidelines for use by the JO.

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