

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)096**

**(Question Serial No. 2372)**

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

Question:

The colour dye testing method adopted so far by the Joint Office (JO) to test the sources of seepage has been criticised as disturbing, ineffective and “outdated”. Members of the public often phone up my office to enquire if they could directly request the JO to switch to hiring private water seepage investigation adjuster companies which mainly use the infrared ray testing method. Could the Department inform this Committee:

Is it possible for members of the public who lodge a complaint with the JO for water seepage nuisance to request the JO to outsource the case to a private investigation company using the infrared ray testing method so as to avoid the hassle; if so, of the procedures; if not, the reasons for that.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 5)

Reply:

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, with the assistance of outsourced consultants, 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. The BD keeps abreast of the latest technologies with a view to exploring more effective investigation methods in identifying the sources of water seepage in buildings. In recent years, outsourced consultants engaged by the JO have already employed new equipment such as infrared camera and microwave tomography scanning device on a trial basis to facilitate identification of the sources of water seepage in complicated cases.

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