

CONTROLLING OFFICER'S REPLY

DEVB(PL)131

(Question Serial No. 2246)

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:

In many cases, upper floor and external wall seepages are causing the water seepage problem in a building at the same time and are difficult to differentiate. In the new financial year, what are the Joint Office's new methods to assist the complainants to handle/differentiate/investigate the water seepage cases of different sources, intermittent sources and multiple sources at the same time in a more accurate manner, so as to minimise the number of seepage cases which the source cannot be identified.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 27)

Reply:

The cause of water seepage in a building is complicated and often involves more than one source. The Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department 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.

BD has commissioned a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. The consultant has identified a number of methods such as microwave tomography and infrared thermography for identifying sources of water seepage and conducted field tests to assess the methods. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by JO for handling reports on water seepage.

- End -