

Disposal of Condensation from Air-Conditioning Units

Provision of Air-conditioning

With the improvement of living standard, air-conditioning (AC) has become one of the basic necessities in both domestic and commercial premises. Authorized persons are encouraged to take into account the modern day expectation and make suitable provisions for accommodating AC systems when designing new buildings.

2. An AC system may take the form of either a central plant, or a split or room type unit. The former type is usually housed in a plant room whereas the latter two types are mounted on the peripheral of a building envelope.

Problem

3. In recent years, numerous complaints concerning nuisance caused by the dripping of condensation from AC units mounted on the peripheral of buildings have been made by public. The problem lies in the lack of a proper system for the disposal of condensation.

Improvement

4. The Building Authority takes the view that proper disposal system for the drainage of the condensation should be provided as part of the drainage system of a building. You are, therefore, requested to indicate the same in your drainage submission for any AC hoods or platforms proposed in a development, failing which the plans will be disapproved under section 28(1) of the Buildings Ordinance.

(C M LEUNG)
Building Authority

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