

Enhancing Inspection and Testing Procedures for Water Seepage

New inspection and testing procedures for investigating water seepage in buildings

To urge owners to promptly fulfil their obligations in properly maintaining their properties and handling water seepage, the Joint Office (JO) has introduced new inspection and testing procedures in July 2026. If it is preliminarily established that water seepage originates from the upper unit, JO will issue a Notification Letter to the upper unit, requiring the owner to carry out inspection and repair works within a specified period. If water seepage persists after the specified period, JO will conduct Stage II and Stage III investigations in parallel. Where the source of seepage posing a health nuisance is confirmed, JO will issue a Nuisance Notice to the owner concerned, conduct a review and a confirmatory test as necessary, and recover from the owner concerned the costs of investigation and review tests.

Common investigation methods



Moisture content monitoring



Infrared thermography



Water Seepage Resource Centre



Colour water test for drainage pipes



Microwave tomography



Test for water supply pipes



"Do-it-yourself Water Seepage Test" pamphlet



Ponding test for floor slabs



Spray test for walls

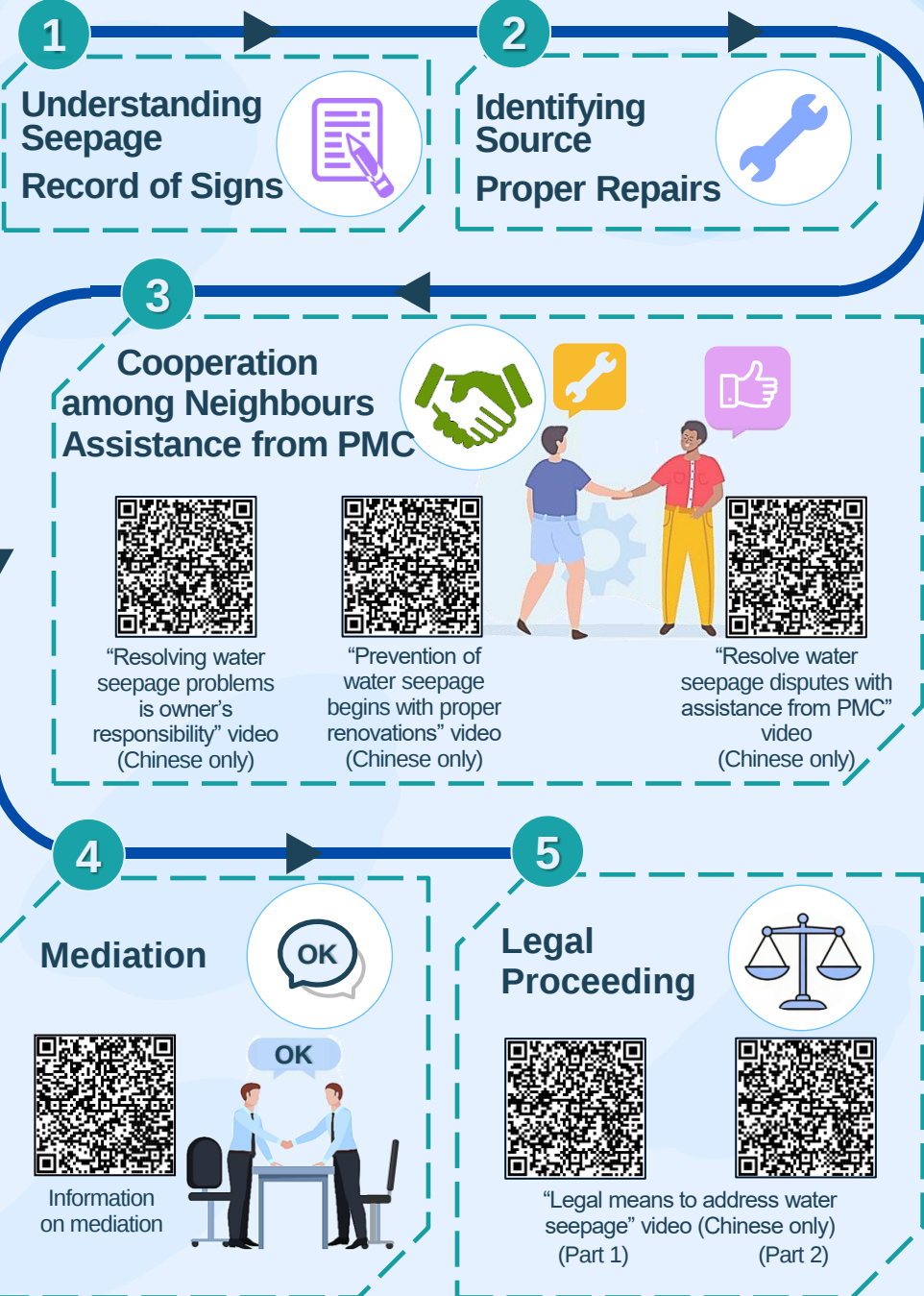


Water sample analysis



"Effective ways for water seepage investigation" video (Chinese only)

Resolving Seepage Disputes with Empathy



Water seepage investigation and cooperation for a harmonious neighbourhood and happy living

Layman's Guide on Handling Water Seepage

1 Understanding Seepage Record of Signs

- ✓ Water seepage location and level of dampness
- ✓ Timing and frequency of occurrence
- ✓ Presence of odour and colour

Individual flats

1 Defective waterproofing of kitchen/ toilet/ bathroom

2 Defective drainage pipes of kitchen/ toilet/ bathroom

3 Defective water supply pipes

4 Defective weather gaskets/ strips of windows

Common causes of water seepage

5 Defective external walls

6 Defective waterproofing of roof/ flat roof

2 Identifying Source Proper Repairs

- ✓ Identify the source of water seepage from Individual flats or common parts of the building

Individual flats

1 Replacement of waterproofing of kitchen/ toilet/ bathroom

2 Replacement of drainage pipes of kitchen/ toilet/ bathroom

3 Replacement/ repair of water supply pipes

4 Replacement of weather gaskets/ strips for windows

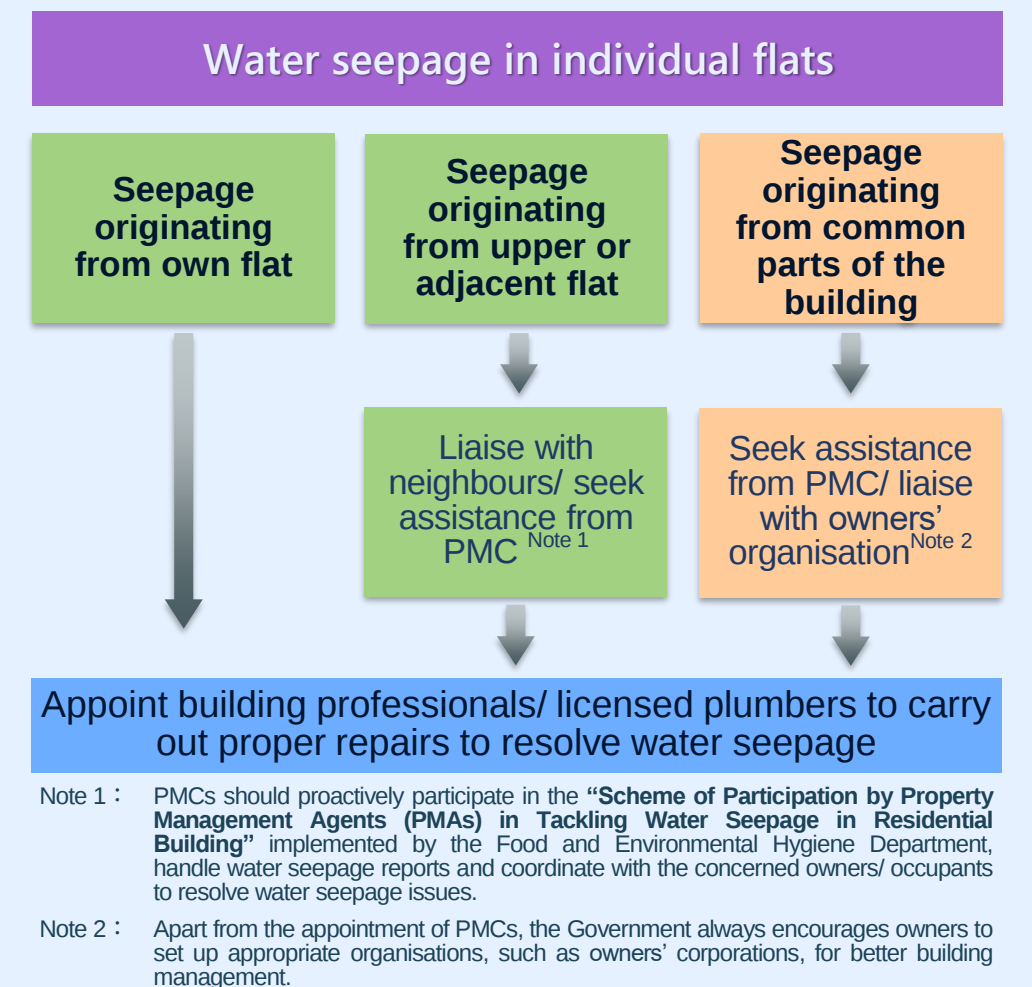
Means of proper repairs

5 Repair of external walls

6 Replacement of waterproofing of roof/ flat roof

3 Cooperation among Neighbours Assistance from PMC

- ✓ Liaise with neighbours/ property management company (PMC) to arrange repairs



List of professional practitioners/ consultant firms



List of licensed plumbers



“Scheme of PMAs in Tackling Water Seepage in Residential Building”