



June 2017
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To enhance communication with property management agents, the Buildings Department (BD) publishes and sends this quarterly newsletter to all property management companies and hopefully through them, this newsletter will reach the hands of building owners.

Little Forum

What are the common causes of water seepage?

Common causes of water seepage are:

1. Leakage in the drainage pipes of the upper, adjacent or one's own flat.
2. Leakage in the water supply pipes of the upper, adjacent or one's own flat.
3. Deteriorated waterproofing of floor slabs for rooms with water supply.
4. Seepage of rain water through roof/ external wall.

Owners have the responsibility for maintaining and managing their building, which include resolving any seepage problem. As the property management company, you should help the owner approach his/her neighbour for investigation and repair work to resolve the problem if the seepage is suspected to originate from the flat on the upper floor or next door. Besides, if common parts of the building are involved, the property management company should assist the Owners' Corporation to resolve the seepage problem. Where necessary, a building professional or legal consultant may be engaged to request the responsible person to stop the seepage in accordance with the provisions under the Deed of Mutual Covenant, or even lodge a civil claim for damages.



Building Management Week 2017

To further promote quality and proper building management practices, the Buildings Department (BD) and five other government departments are jointly organising the Building Management Week 2017, a four-day mega event running from 21 to 24 September 2017.

For details of upcoming activities, please visit the following website:
<https://goo.gl/viMqGi>



The "Quality Management • Caring Buildings" Property Management Competition is being held from May to August. If you have joined the Competition and have enquiries related to the Buildings Ordinance, please do not hesitate to contact Mr. Marco SUM (Structural Engineer/Research and Development 2) at 2626 1961.



Building Safety Certificate Course



The Building Safety Certificate Course (BSCC) is one of the most popular educational initiatives of the BD. Speakers are invited to deliver lectures on various topics about building safety (6 hours in total). To cater for the heavy demand and to enable participants to access the course anywhere and anytime, the BD is planning for an online BSCC. If you support this idea or have any other views, or even want to enrol in advance, please send us a note at pepu@bd.gov.hk.





Practitioners' Corner Handling Water Seepage

Water seepage is usually caused by defective building fabric or installations and their lack of proper maintenance. As it is the responsibility of owners and occupiers to maintain their buildings and to ensure environmental hygiene, their co-operation in resolving water seepage problems is essential. When water seepage occurs, it may pose a nuisance to occupiers. Flat owners are responsible for maintaining their properties including investigating the water seepage problem. Where water seepage is seen on the ceiling of a lower flat, owner/occupier on the upper flat should co-operate to resolve the problem.

If the seepage is very mild, intermittent or ceases to occur, it would be difficult to detect the source. Before you approach the upper flat neighbour, please make sure that seepage does not come from outside through the walls of your flat due to rain penetration or defective drain pipes.

Under normal circumstances, seepage which originates from the penetration of rainwater through the roof or external walls of a building or from leaking water pipes will not cause any public health hazard and is not a nuisance for the purpose of invoking section 12 of the Public Health and Municipal Services Ordinance (Cap. 132).

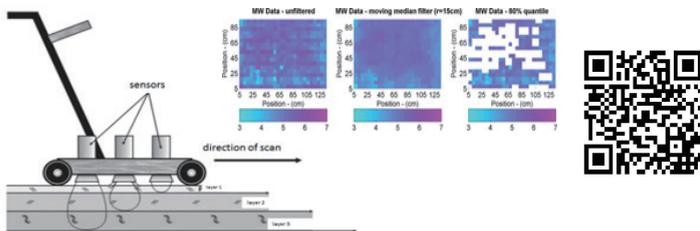


Minor Works Contractor



Technologies in Tackling Water Seepage Problems

“Science in the Public Service” (SIPS) is an annual event organised by the Hong Kong Observatory. This year, the BD will deliver talks in the SIPS to introduce some new technologies in tracing water seepage in buildings and self-help methods to solve water seepage problems. For details of the upcoming SIPS events, please stay tuned to the event website @ <https://goo.gl/ySpL7O>



BDBSE Express Facebook Page

To facilitate the general public to gain technical knowledge relating to building safety, the BD will post on facebook a series of messages in layman's terms for property management agents and building owners. Don't want to miss these reader-friendly messages? “Like” our BDBSE Express Facebook page @ <https://www.facebook.com/BDBSEExpress>



Building Safety Pioneer Programme (BSPP) 2017-18

The Building Safety Pioneer Programme (BSPP) is an annual programme co-organised by BD, Education Bureau (EDB) and the Hong Kong Education City. Recruitment of new pioneers is in progress. EDB has sent invitation letters and nomination forms to all secondary schools. Secondary 2 to 4 students are welcome to join. To learn more about the BSPP, please visit <https://goo.gl/cBDVoy>. Interested parties please contact Ms. Kathy Li at 3696 6944 for details.



Comic Drawing Competition 2017

“Home Safe Home • Home Sweet Home” Comic Drawing Competition 2017 is now open for student entries. “Parent-Child” category is introduced in the competition this year and parents are encouraged to create comic artwork with their children. For details, please visit <https://goo.gl/73jQXY>

