

維修、保養及改動家居排水系統

REPAIR, MAINTENANCE AND ALTERATION OF DRAINAGE SYSTEM OF DOMESTIC FLATS

同心抗疫 *Together, We Fight the Virus!*

不應擅自非法改動排水系統

DO NOT ILLEGALLY ALTER THE DRAINAGE SYSTEM

屋宇署提醒業主／住戶不應擅自非法改動單位的排水系統，例如因改動廚房或浴室間隔而擅自加裝的排水管，或拆除坐廁的反虹吸管或浴缸備有反虹吸氣閥的樽形隔氣彎管，因為排水系統的設計及建造受《建築物條例》規管，特別需要注意的是坐廁、浴缸／企缸、地台去水口、洗碗盤或洗手盆等設施，必須要有有效的水封 (WATER SEAL)，例如隔氣彎管 (TRAP) 及反虹吸 (ANTI-SYPHONAGE) 的設施，防止排水管內的臭氣散發至室內。如日常生活上使用過的水 (例如從洗手盆或浴缸排放的廢水)，可以直接排入外牆廢水斗，而無需要反虹吸 (ANTI-SYPHONAGE) 的設施，但有關排水安排並不適用於從坐廁排放的污水。

Buildings Department (BD) reminds building owners/occupants not to carry out illegal alteration works to the drainage system in their premises. They include illegal addition to drainage pipes due to alteration to the layout of the kitchen or bathroom, or removal of anti-syphonage pipes of the water closet or bottle traps with anti-syphonage air valves of the bathtub. The design and construction of the drainage system are subject to control under the Buildings Ordinance (BO). It should be noted that facilities including the water closet, bathtub/shower tray, floor drain, wash-up sink or wash basin must be fitted with an effective water seal (such as a trap with anti-syphonage provision) to prevent foul odour in drainage pipes from drifting into the premises. Waste water produced in our daily lives, such as those from the wash basin or bathtub, can be discharged directly into a hopper head at an external wall. The fitting of anti-syphonage devices is not required. However, this drainage arrangement is not applicable to sewage from the water closet.

隔氣彎管及反虹吸管／反虹吸氣閥的作用

FUNCTIONS OF TRAPS AND ANTI-SYPHONAGE PIPES/ANTI-SYPHONAGE AIR VALVES



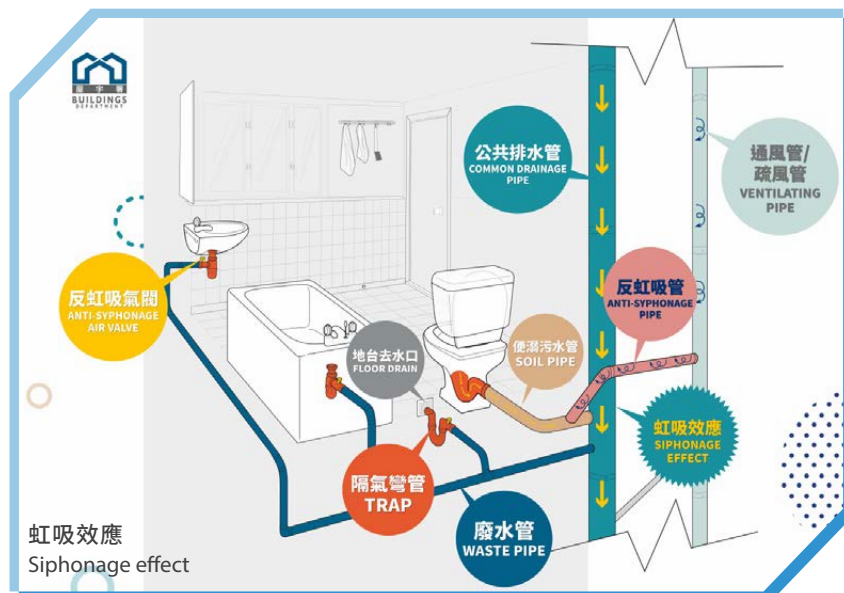
備有反虹吸氣閥的U形隔氣彎管
(安裝於地台去水口)
U-shaped trap with anti-syphonage air valve (installed under floor drains)



備有反虹吸氣閥的樽形隔氣彎管
(安裝於洗手盆／浴缸)
Bottle trap with anti-syphonage air valve (installed under wash basins/bathtubs)

業主不應擅自非法改動任何排水管，尤其是隔氣彎管及反虹吸管／反虹吸氣閥，因為它們在排水系統中有很重要的作用。

Building owners should not carry out illegal alteration works to any drainage pipes, especially traps and anti-syphonage pipes/anti-syphonage air valves. They play an important role in the drainage system.



隔氣彎管的作用是透過貯水形成水封，阻隔排水管內的臭氣進入室內。至於接駁隔氣彎管的反虹吸管／反虹吸氣閥的作用是平衡氣壓，當上層單位排放的污水量達到某一水平時，會產生虹吸效應 (SIPHONAGE EFFECT)，令下層單位的分支渠管出現負氣壓，足以抽走單位衛生設備隔氣彎管內的水封。由於反虹吸管必須伸延至樓宇天台不少於1米之上，不會密封，空氣便可經反虹吸管流入所接駁的分支排水管內，平衡虹吸效應造成的氣壓差，防止隔氣彎管內的水封流失，確保隔氣彎管有效運作。反虹吸氣閥的作用與反虹吸管相同。擅自非法改動隔氣彎管或反虹吸管／反虹吸氣閥可能引致隔氣彎管內的水封消失，排水管內的臭氣便會進入室內。

When a trap is filled with water, water seal is formed and prevents foul odour in drainage pipes from entering the premises. Furthermore, an anti-syphonage pipe/anti-syphonage air valve connected to a trap is to balance air pressure. When the

volume of sewage discharged from the upper flat reaches a certain level, the siphonage effect will occur, creating a negative air pressure in the branch pipes in the lower flat which is able to suck out the water seal in the trap of the sanitary fitment. An anti-syphonage pipe, which must be unsealed and extended to not less than 1 metre above the roof, allows air to move towards the connected branch pipe and balance the differential air pressure brought by the siphonage effect. It therefore prevents loss of the water seal in the trap and ensure the proper functioning of the trap. The function of the anti- air valve is the same as that of the anti-syphonage pipe. Illegal alteration to a trap or an anti-syphonage pipe/anti-syphonage air valve may suck out the water seal in the trap, causing the emission of drain pipe stenches into the premises.

留意地台去水口

PAY ATTENTION TO FLOOR DRAINS

由於坐廁、洗手盆及浴缸因日常生活所需而經常使用，其隔氣彎管內的水封一般不會出現乾涸情況，但地台去水口卻大不相同，如果長時間沒有使用，或忘記定期注入清水，隔氣彎管內的水封會逐漸蒸發，失去阻擋臭氣入屋的功效。所以屋宇署提醒住戶要至少每星期在家中每個地台去水口注入約半公升清水，確保隔氣彎管的水封可正常運作。

The water closet, wash basin and bathtub are frequently used in daily life so dried traps are not usually found. However, the situation of the floor drain is totally different. If the drain has not been used for a long time or occupants forget to pour water into the drain regularly, the water seal in the trap will evaporate gradually and lose its capability for preventing foul odour from entering the premises. Therefore, BD reminds occupants to pour about half a litre of water into each floor drain at home at least once a week to ensure the water seal in the trap functions properly.

如發現排水系統欠妥

WHAT IF IRREGULARITIES FOUND IN DRAINAGE SYSTEMS

若住戶懷疑其單位排水系統欠妥，例如單位排水口或反虹吸管出現異味、排水管滲漏或有裂縫等，應盡快安排合資格承建商進行檢查及維修。就此，屋宇署已制定一套指引，提醒市民須妥善保養及維修排水管，包括隔氣彎管。詳情請瀏覽屋宇署網站：

<https://bit.ly/320Uh2F>

If occupants suspect irregularities in the drainage system of their premises, such as odour from the drainage outlet or anti-syphonage pipe, seepage or cracks at the drainage pipes, they should arrange qualified contractors to conduct checking and repair as soon as possible. BD has formulated a set of guidelines reminding the public on the proper maintenance and repair of drainage pipes including traps. For details, please visit BD's website at

<https://bit.ly/320Uh2F>

維修排水管 REPAIR TO DRAINAGE PIPES

一般修葺或更換室內的分支排水管或衛生設備 (例如坐廁、洗手盆或浴缸) 屬豁免審批建築工程，無須遵照小型工程監管制度便可進行。但若若要修葺室外的排水管或室內的主要排水管，則必須根據小型工程監管制度，委任《建築物條例》下註冊的合適承建商進行相關工程。

Common renovation works involving repair or replacement of internal branch pipes or sanitary fitments (such as water closets, wash basins or bathtubs) are exempted building works. The carrying out of these works is not subject to the regulation of the MWCS. However, suitable contractors registered under the BO should be appointed in accordance with the MWCS for repairing external pipes or internal main pipes.

改動排水系統前請謹記

THINK BEFORE MODIFYING THE DRAINAGE SYSTEM

業主如欲豎設、改動或拆除其單位的排水系統，包括反虹吸管 (ANTI-SYPHONAGE PIPE)，可按「小型工程監管制度」的簡化規定，委任在《建築物條例》下註冊的合適承建商進行，以確保單位的排水系統符合《建築物條例》及其相關規例的規定，包括衛生設備 (例如坐廁、洗手盆、浴缸) 須有有效的水封 (例如隔氣彎管及反虹吸的設施)。有關規定同樣適用於分間單位 (俗稱「劏房」) 所涉及的排水管豎設或改動工程。

Building owners who wish to erect, alter or remove the drainage system (including the anti-syphonage pipes) in their premises may so pursue in accordance with the simplified requirements under the Minor Works Control System (MWCS) by appointing suitable contractors registered under the BO so as to ensure that the drainage system in their premises are in compliance with the provisions of the BO and the relevant regulations. These include every sanitary fitment (such as the water closet, wash basin and bathtub) should be provided with an effective water seal (such as a trap with anti-syphonage provision). Such requirements are also applicable to the erection or alteration to drainage pipes involved in sub-divided flats.



小型工程項目 (排水渠)
Minor Works Items (Drainage)
<https://bit.ly/2T5OV33>



搜尋在《建築物條例》下註冊的合適承建商
Suitable Contractors Registered under the BO search
<https://bit.ly/395rD3a>

委任註冊承建商進行排水系統工程

APPOINT REGISTERED CONTRACTORS TO CARRY OUT THE DRAINAGE WORKS

在《建築物條例》下註冊進行此類工程的承建商均須符合署方要求的資格、能力及經驗。任何並非合資格的註冊承建商亦非在任何該等承建商監督之下行事的人無合理辯解而核證或進行小型工程，即屬違法。此外，屋宇署亦在「小型工程監管制度之技術指引」中提醒註冊承建商有關排水系統的規定。註冊承建商須遵守相關法例和安全規定進行工程、監督及核證已完成的工程，以及向屋宇署提交完工證明書及相關資料。

The contractors registered under the BO for such kind of works shall satisfy the requirements of BD on qualification, competency and experience. Any person other than a qualified registered contractor or a person acting under the supervision of a qualified registered contractor, who, without reasonable excuse, certifies or carries out minor works shall be guilty of an offence. Furthermore, BD has reminded registered contractors the requirements on drainage works in the Technical Guidelines on MWCS. The registered contractors shall comply with the relevant statutory and safety requirements when carrying out, supervising the works and certifying completion of works. They shall also submit the certificate of completion of works and relevant information to BD.

對小型工程的抽查審核

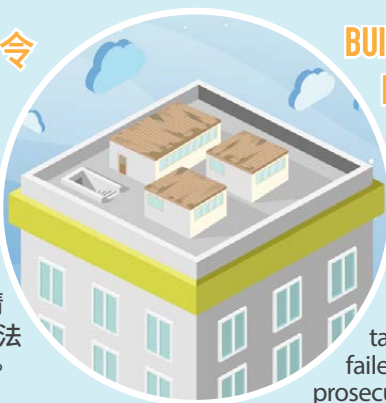
AUDIT CHECK ON MINOR WORKS

為保障工程質素，屋宇署會隨機抽查審核完成的小型工程，包括呈交的文件及按需要進行實地審查。抽查機制以風險為本，集中審核比較複雜及風險較高的小型工程項目。屋宇署會增加涉及改動樓宇單位排水系統小型工程的實地審查，以加強對該類小型工程的監管。在審核過程中如發現有違反《建築物條例》規定的情況，屋宇署便會採取執法行動，包括着令相關人士更正有關違規事項及在有需要時向相關人士提出檢控或紀律處分。

To ensure the quality of works, BD will randomly select completed minor works for checking, which includes checking of submitted documents and site audit as necessary. The audit check system is risk-based, focusing on minor works items that are more complicated and involving a higher level of risk. BD will increase site audit on minor works involving alteration of drainage systems in building units in order to enhance the monitoring of such kind of minor works. If contravention of the provisions of the BO is found during the audit check, BD will take enforcement action including requiring the concerned persons to rectify and instigating prosecution and disciplinary actions against the concerned persons as necessary.

業主堅持不遵從清拆令 被罰款逾11萬元

一名業主由於一直沒有遵從屋宇署發出的清拆令，被判處罰款逾11萬元。有關命令涉及及用作出租的天台僭建物。有關僭建物豎設前並無獲得屋宇署批准，屋宇署遂向有關業主發出清拆令。對於未有遵從清拆令的業主，屋宇署會繼續採取執法行動，包括提出檢控，以收阻嚇作用。



BUILDING OWNER FINED OVER \$110,000 FOR PERSISTENTLY NOT COMPLYING WITH REMOVAL ORDER

A building owner was convicted and fined over \$110,000 for persistently failing to comply with a removal order issued by the Buildings Department (BD). The order involved unauthorised rooftop structures used for rental purposes. As the unauthorised building works (UBWs) were carried out without prior approval from BD, a removal order was served on the building owner. BD will continue to take enforcement action against building owners who have failed to comply with the removal orders (including instigating prosecution) so as to achieve a deterrent effect.

案件詳情請瀏覽：

<https://bit.ly/2TrVIDb>

For details of the case, please refer to:

<https://bit.ly/3azKS5j>

樓扭計公仔設計比賽

BUILDING TOY DESIGN COMPETITION

由屋宇署主辦、香港教育城協辦，以及香港美術教育協會支持的「樓扭計公仔設計比賽」現已接受報名。全港學校延長停課，在家中學習之餘，不如一齊參加「樓扭計公仔設計比賽」吧！「樓扭計」帶出「樓宇扭計」問題：樓宇因日久失修、僭建物及亂駁排水渠管等，都會引起樓宇安全及公眾衛生等問題。留意樓宇潛在的失修及欠妥情況，發揮創意設計一隻獨一無二專屬自己的「樓扭計」公仔，只要每人妥善保養樓宇，從根本小處出發，便可以避免大問題發生。是次比賽設多個獎項，獎品豐富，包括平板電腦、觸控筆、3D打印筆及書券等，勝出作品更有機會獲製作成實物毛公仔。

The Building Toy Design Competition, organised by BD and co-organised by the Hong Kong Education City, with the support of the Hong Kong Society for Education in Art, is now open for entries. Class suspension of all schools has been extended, so why not join the Building Toy Design Competition while learning at home? The "Building Toy" will highlight various building problems: lack of maintenance, unauthorised building works and improper drainage connections which will cause problems of building safety and public health. You are invited to pay attention to potential dilapidation and defects in buildings and design a unique and original "Building Toy" with your creativity. If everyone carries out maintenance of their buildings properly, serious problems can be nipped in the bud. The competition offers a wide variety of awards with prizes including tablets, stylus pens, 3D printing pens and book coupons. The winning entry may also be made into a stuffed toy.

樓扭計公仔設計比賽 2020
Building Toy Design Competition 2020

截止日期 5.22

主辦機構: BUILDINGS DEPARTMENT
協辦機構: 香港教育城 HKedCity
支持機構: HKSEA 香港美術教育協會

Little Monster (UBA)
BUILDING DEFECT
FOUNDATION (Foot)

樓扭計公仔設計比賽2020

參賽組別
親子組 (K1-K3)
小學組 (P1-P6)
中學組 (S1-S6)
大專及公開組

獎品豐富
平板電腦/觸控筆/3D打印筆

截止日期
2020年5月22日

公仔設計工作坊

活動日期
親子組: 2020年4月18日
小學組: 2020年4月25日
中學組: 2020年5月9日
(費用全免, 額滿即止)

*得獎作品有機會製作成毛公仔, 作本署未來推廣之用。



比賽章程及樓宇安全資訊
Competition brief and
building safety information
<https://bit.ly/2Vu2rPS>



立即報名
Join now
<https://bit.ly/2l3kvba>



屋宇署網站
Buildings Department Website
<https://www.bd.gov.hk>



《樓宇齊愛護專題網站》
Care for Your Building Website
<https://www.careyourbuilding.bd.gov.hk>