

自行勘測

滲水

妥善管理和保養樓宇，是業主應有的責任。

若樓宇出現滲水，業主應先自行安排檢查滲水原因，與相關的住戶和業主協調，及早進行維修工程。

滲水問題同解決
有商有量好街坊

Do It Yourself
to Investigate

Water Seepage

Owners have the responsibility to properly manage and maintain their buildings.

If water seepage occurs, owners should investigate the source of seepage by liaising with owners/occupiers of the flat concerned for carrying out repair works as early as possible.

Co-operate with neighbours
to stop water seepage

自行勘測

滲水

簡易方法

1 觀察和記錄

- 1 滲水位置（天花、牆身）
- 2 出現時間（全日、間歇出現、雨後）
- 3 水濕程度、氣味和顏色
- 4 外牆渠管有否破損

Water Seepage Investigation

DIY Guideline

1 Observe and record

- 1 seepage location (ceiling, wall)
- 2 timing of occurrence (continuous, intermittent or after raining)
- 3 seriousness of dampness, odour and colour
- 4 any defective drainage pipe at external wall

2 天花板滲水的常見源頭及徵象

1 上層單位地台內的排水管破損

- 滲水位置出現於廚房、廁所或浴室下面
- 滲水情況間歇出現及水迹呈圓形
- 滲水地方發霉及出現臭味

2 上層單位地台防水設施損毀

- 滲水位置出現於浴室下面
- 滲水位置出現於排水明渠或淋浴室下面
- 滲水範圍相對較大和均勻，或接近牆壁

3 地台內的供水喉管滲漏

- 滲水地方出現滴水情況
- 滲出的水含灰色晶狀沉澱物（顯示當中可能含有鹽分）

2 Common sources and signs of seepage at ceiling

1 Defective drainage pipes embedded in floor slab of upper flat

- seepage area below kitchen, toilet or bathroom
- intermittent seepage with circular shape seepage area
- mouldy seepage area with stinky smell

2 Defective water-proofing of floor slab of upper flat

- seepage area below bathroom
- seepage area below surface channel or shower area
- relatively large seepage area with even dampness, or seepage area near walls

3 Leaking water supply pipe embedded in floor slab of upper flat

- water dripping at seepage area
- greyish crystalline deposit at seepage area, indicating presence of salt water

3 簡易測試方法

1 排水渠及地台防水設施 - 色水及蓄水測試

- 便宜及有效
- 使用食用色素進行測試，保障健康及安全
- 滲出的色水或會沾污天花／牆壁
- 不同地方的測試應使用不同顏色的

3 Simple Testing Methods

1 Drainage and water proofing of slab – colour water and ponding tests

- inexpensive and effective
- food dye to be used on health and safety considerations
- colour water may stain the ceiling/wall
- different colour dyes for identification of

<p>色水，以作區別</p> <p>將顏色染料稀釋於約 10 公升水</p> <p>把色水注滿洗手盆及坐廁的水箱再排走</p> <p>浸濕地台去水器與凝土地台的接合處，稍後把色水注入去水口</p> <p>向淋浴間周邊牆壁及周緣的接合處潑灑色水，稍後把色水注入去水口</p> <p>向浴缸周邊牆壁的密封膠潑灑色水，稍後把色水注入去水口，以及把色水注入浴缸的溢水入口處，(檢查溢水管道是否接駁至去水器)</p> <p>堵塞地台去水口及以色水淹蓋地台 1 小時[^]，才排走色水</p> <p>堵塞淋浴間去水口，向周邊牆壁及周緣的接合處潑灑色水及以色水淹蓋淋浴間約 1 小時[^]，才排走色水</p> <p>觀察滲水位置有否色水滲出(色水約需一小時甚或兩個星期才會滲透並在天花板顯現)</p> <p>[^]為周邊傢俱、電器等設置防護設施(例如水袋)</p>	<p>different testing locations</p> <p>Dilute colour dye with about 10 liters of water</p> <p>Fill basin and water storage tank of watercloset with colour water and then discharge the colour water</p> <p>Wet the junction between floor drain and concrete slab with colour water and then pour colour water into the outlet</p> <p>Splash all junctions of the walls of the shower area and curbs with colour water for a while and then discharge colour water into the outlet</p> <p>Splash the wall sealant of the bathtub with colour water for a while and then discharge colour water into the outlet and overflow outlet (check connexion of overflow outlet)</p> <p>Plug the floor drain and cover the floor with a shallow colour water pond[^] for 1 hour and then unplug the outlet</p> <p>Plug the outlet of the shower area, splash junctions with walls and curbs, cover the shower area with a shallow colour water pond[^] for 1 hour, and then unplug the outlet</p> <p>Observe the seepage area to see any sign of colour water seepage as it may take 1 hour to 2 weeks for colour water to seep through and appear on the ceiling</p> <p>[^] Install temporary precautionary measures such as water bags for surrounding furniture, electrical appliances, etc.</p>
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2 隱藏式供水喉管* - 流量錶測試

2 Embedded water supply pipes* - flow meter test
Turn off all water taps

關掉所有水龍頭

先記錄水錶上的讀數，30 分鐘後再記錄一次

檢視第二次讀數有沒有變化，以了解供水喉管有否出現滲漏

3 隱藏式供水喉管*- 反向壓力測試

記錄天花板上顯著滲漏位置在 30 分鐘內的滴水次數

關上單位自來水的總掣

開啟單位內的所有水龍頭，以排走管內的水和釋放管內的壓力

再記錄滲漏位置在 30 分鐘內的滴水次數

觀察滴水速度有否減慢，以了解供水喉管有否出現滲漏

開啟自來水總掣及關掉所有水龍頭

重新記錄滲漏位置在 30 分鐘內的滴水次數，以反覆測試供水喉管有否出現滲漏

*業主 / 住戶宜聘用持牌水喉匠全面檢查供水系統，由他選用測試方法及決定是否採用氣壓儀器進行。

Record the reading on the water meter and repeat again after 30 minutes

Check any change in the second reading to verify if there is leakage in the water supply pipes

3 Embedded water supply pipes* – reversible pressure test

Record the number of water dripping at prominent seepage spot on the ceiling for about 30 minutes

Turn off water supply mains

Turn on all taps to drain off water and release pressure within the water supply pipes

Record the number of water dripping at the selected spot again for 30 minutes

Observe if the dripping rate slows down to verify if there is leakage at the water supply pipes

Turn on the water supply mains and turn off all taps

Record the number of water dripping at the same selected spot again for 30 minutes to reconfirm if there is leakage at the water supply pipes

* It is advisable to engage a licensed plumber to conduct a comprehensive inspection of the water supply system, and to decide the appropriate investigation method such as use of pressurised equipment for testing.

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如仍未能尋獲滲水源頭，應考慮聘請建築專業人士協助。

屋宇署及食物環境衛生署聯合辦事處

Consider consulting a building professional for assistance if the source of seepage cannot be identified.

Joint Office of Buildings Department and Food

www.bd.gov.hk / www.fehd.gov.hk

查詢熱線: 1823

and Environmental Hygiene Department

www.bd.gov.hk / www.fehd.gov.hk

For enquiries, please call 1823