

(Translation)

**Dr Hon CHAN Han-pan's motion on
“Reforming the mechanism for tackling water seepage problems”**

Wording of the Motion

That water seepage problems in buildings in Hong Kong have long affected residents' quality of life and safety, causing them financial losses and exposing them to potential health risks, whereas the efficiency and effectiveness of the Joint Office for Investigation of Water Seepage Complaints ('JO') set up by the Buildings Department ('BD') and the Food and Environmental Hygiene Department ('FEHD') have been criticized time and again over the years; to enhance the quality of life for the public, this Council urges the Government to comprehensively reform the mechanism for tackling water seepage problems through measures including:

- (1) strengthening BD's leading role in JO, including studying the making of subsidiary legislation under the Buildings Ordinance (Cap. 123) pertaining to 'the impact of water seepage on building structures' to enhance JO's functions; and requiring FEHD to regularly review the relevant provisions of the Public Health and Municipal Services Ordinance (Cap. 132);
- (2) studying the establishment of a professional registration system for waterproofing works to regulate relevant companies through registration or licensing and unify the procedures and standards for waterproofing works in order to safeguard the rights and interests of consumers;
- (3) studying the introduction of simpler judicial procedures for handling water seepage disputes, and stepping up the publicity and promotion of dispute resolution through mediation, while at the same time making good use of community networks to assist in handling water seepage disputes to enhance the effectiveness of mediation;
- (4) reforming the regulatory regime for outsourced consultants and studying the introduction of a bonus system to incentivize consultants to improve their service quality and effectiveness in identifying the source of water seepage;

- (5) establishing 'case managers' and 'serious case teams' within JO to regularly follow up on cases involving water seepage areas with a moisture content of around 35%, recurring water seepage and more complex issues; and
- (6) employing a combination of advanced testing technologies to identify the source of water seepage more efficiently and accurately.