

提醒有關健康排水系統的重要性

Reminder regarding the Importance of Healthy Drainage System

屋宇署建議持牌人提醒客戶有關健康排水系統的重要性。為保障公眾衛生及安全，屋宇署於2021年及2022年，委聘顧問公司進行一次性的特別計劃，為全港約二萬幢超過三層高的私人住宅或綜合用途樓宇視察外牆排水系統，並根據《建築物條例》對欠妥的外牆排水系統採取執法行動，向相關單位業主發出命令。常見的渠管問題包括未有妥善接駁反虹吸管及排水管滲漏/破損。屋宇署建議持牌人提醒準買家，為自身利益，在裝修單位時一併聘請合資格承建商糾正/修葺渠管問題，以遵從命令的要求。

為推廣樓宇安全及釐定及施行私人樓宇的安全、衛生和環境標準，屋宇署建議持牌人提醒業主客戶，(i) 不應擅自非法改動單位的排水系統；及(ii) 如想豎設、改動或拆除其單位的排水系統，可按「小型工程監管制度」的簡化規定，委任合適承建商進行，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。

持牌人可瀏覽屋宇署網頁 (www.bd.gov.hk) 了解更多相關資訊。

The Buildings Department ("BD") advises licensees to remind their clients of the importance of healthy drainage system. BD has engaged consultancy firms to undertake a one-off special scheme to inspect the external drainage systems of about 20,000 private residential or composite buildings exceeding three storeys in height to protect public health and safety and taken enforcement action against defective drainage system at external wall by issuing orders to relevant premises owners pursuant to the provisions of the Buildings Ordinance ("BO") in 2021 and 2022. Common drainage problems include non-provision of proper anti-siphonage pipe and leaking/defective drainage pipe. BD advises licensees to remind prospective buyers that it is in their own interest to appoint qualified contractor to rectify/repair the drainage defects while renovating the premises in order to comply with the order.

With an aim to promoting building safety and; setting and enforcing the safety, health and environmental standards for private buildings, BD also advises licensees to remind their clients who are building owners that (i) they should not carry out illegal alteration works to the drainage system in their premises; and (ii) if they wish to erect, alter or remove the drainage system in their premises, they may so pursue in accordance with the simplified requirements under the Minor Works Control System by appointing suitable contractor so as to ensure that the drainage system in their premises is in compliance with the provisions of the BO and the relevant regulations.

For further information, please visit BD's website at www.bd.gov.hk

糾正欠妥外牆排水系統簡易指南

- 1 接獲有關業務的命令**
• 細閱命令內容*
- 2 聘請註冊承建商**
• 確定小型工程類別
• 選擇所屬工程類別的註冊承建商
• 索取及比較報價及服務範圍(包括安裝及採辦條款)
• 外牆舊水管反虹吸管監督費用資料, 可參考屋宇署網頁
- 3 工程完成**
• 業主或其代表通知屋宇署
• 業主須收妥拒絕信, 聯絡註冊承建商
- 4 確認完成**
• 屋宇署發信確認命令已遵從 / 逾期
• 業主須收妥拒絕信, 聯絡註冊承建商

* 業主可徵詢合資格建築專業人士的意見。

English version of this guide can be downloaded from the Buildings Department's website or by scanning the QR-code on the left.



糾正欠妥外牆排水系統簡易指南
Layman's Guide on Rectifying Defective Drainage System at External Wall



Layman's Guide on Rectifying Defective Drainage System at External Wall

- 1 Receive drainage order**
• Read the order carefully*
- 2 Appoint registered contractor (RC)**
• Ascertain the category of minor works
• Select RC of the respective category
• Obtain and compare quotations and scope of services (including maintenance period and insurance terms)
• Visit the Buildings Department (BD)'s website for cost information for re-provision of anti-siphonage pipe at external wall for watercloset
- 3 Complete works**
• Owner or representative to notify BD
• Owner to ask RC for a copy of the certificate of completion of works submitted to BD
- 4 Acknowledge completion**
• BD to issue a letter acknowledging compliance/dischARGE of the order
• Owner to contact the RC for follow-up action if a rejection letter is received

* Owner may consult qualified building professionals for advice if necessary.