

解決滲水問題

Resolving Water Seepage Problems

屋宇署希望透過監管局提醒持牌人有關滲水問題。屋宇署指出，業主及住戶均有責任妥善管理和保養樓宇，包括解決滲水問題。如物業出現滲水，業主一般應先自行查明滲水原因，並按需要與其他業主/有關住戶協調。

在二手物業交易方面，準買方應親自了解物業實況，特別留意單位是否有水漬或滲水情況，並詢問賣方曾於何時更換或維修水管、排水渠等設施。如有需要，亦應在購買前委聘專業人士檢驗和評估物業狀況，並查詢有關大廈在短期內會否有維修保養的計劃或需要，例如修葺外牆。

此外，經賣方同意後，可詢問管理處有關物業的過往資料，如擬購單位有否受滲水妨擾影響或對下層單位構成滲水妨擾，而源頭是否已確定或仍在調查中。準買方應明白解決滲水問題耗時費力，故應另行估算所需的維修費用，並與賣方協議費用誰付。

持牌人宜協助準買方在交易前確定物業狀況，以免日後出現爭議，此舉亦可為代理服務增值。如欲了解如何解決滲水問題，包括徵詢專業及法律意見，或如何循調解、民事訴訟等其他途徑處理糾紛，請掃描二維碼瀏覽滲水事宜專題網頁。



Through the EAA, the Buildings Department (“BD”) would like to remind licensees of the issues regarding water seepage problems. BD advised that it is the responsibility of building owners and occupants to properly manage and maintain their buildings, including resolving water seepage problems. In general, if water seepage occurs, owners should first arrange their own investigation of the cause of seepage and co-ordinate with other owners/occupants concerned as necessary.

In relation to second-hand property transactions, a prospective purchaser is advised to visit the site of the property to learn about its actual environment. This includes paying particular attention to see if there is any water stain, or water leakages and to ask the vendor when facilities such as water pipes, drains, etc. were last replaced or repaired. If necessary, the purchaser should ask professionals to inspect and assess the property's condition before making any decision to buy, and to enquire whether the building has any plan or need for repairs and/or maintenance, such as repair of external walls, in the near future.

In addition to the above, it is advisable to approach the property management office, with the consent from the vendor, for obtaining useful information concerning the history of the property e.g. whether it is subject to nuisance from water seepage, or is causing nuisance to the premises below, and whether the source has been identified or being investigated. Prospective purchaser should be advised that such water seepage problems will take time and effort to resolve. If repair works are required, purchaser may separately ask for an estimate of the cost involved and negotiate with the vendor as to who will be responsible for these charges.

Ascertaining the condition of the property will prevent future dispute in a transaction, and add value to the estate agent's service. More information on how to resolve water seepage problems, including seeking professional and legal advice, as well as alternative dispute resolution approaches, such as mediation services or civil proceedings, to resolve the water seepage problem, are available at the Water Seepage Thematic website (please scan the QR code).

