Housing Channel

Title: Total Maintenance Scheme (TMS): Seepage

Husband Oh no!

Wife What on earth is going on?

Why is your face all white?

I thought I'd seen a ghost!

Husband Water is seeping from the ceiling

and the concrete dust keeps falling

That's why I've ended up like this

Look!

Wife I told you to call the estate office

and get someone to come and check it

Call them now!

Estate Officer Hello, I'm from the Housing Department

Would you mind opening the door?

Mr Wong Yes

Estate Officer We've received a report from the tenant downstairs

Water is seeping from their ceiling

I'd like to come in for a check

Mr Wong That's not possible

Okay, please come in and take a look

Estate Officer Thank you

Mr Wong, your toilet floor is leaking

We'll get workers to come

and carry out floor waterproofing works

Mr Wong Why is the floor leaking?

Estate officer Probably the waterproofing layer is worn out

Mr Wong But I just had the toilet renovated last year

It should still be like new

Estate Officer Did you apply to the Housing Department?

Floors and facilities shouldn't be altered

This may damage the waterproofing layer

and concrete structure, causing leaks

Mr Wong Really? I shouldn't have altered it then

Super TMS Ambassador: Shek Sau

Presenter Seepage is a common problem in buildings

Besides occurring on the ceiling

it also occurs on walls and window edges

Treated properly, the problem can be fixed

General seepage problems can be fixed by

waterproof injection work which takes 1 to 2 days

Sometimes, the work has to be done in the flat upstairs

Seepage from walls or window edges can be fixed

by workers on scaffolding or gondolas

Remember, if steam from the shower

or cold air from the air-conditioner

collects on the ceiling over a long period

it can also cause ceiling paint to peel

Don't confuse this with seepage