

Inspection and Flushing of Inside Service in New Buildings and Flats



Conditions of New Inside Service Pipes

In general, the water consumption in newly - occupied buildings or flats is relatively low at the initial stage of resident intake. As such, the water flow velocity of inside service is comparatively slow, causing the settlement of sediments at the inside service pipe invert and water tanks. These sediments are generally lime and traces of minerals, which would not affect water safety. With the increase of water consumption, the sediments in drinking water would improve over time.

If traces of sediments in drinking water could still be observed after several successive days of flushing, the occupants should inform the registered agent or management offices immediately so as to arrange inspection on the communal part of the water plumbing system. If you live in a public housing estate, you should report to the Estate Management Office in case of drinking water quality problem.



Points to Notes for Registered Agents or Management Offices

Registered agents or management offices are responsible for the maintenance of the communal part of the water plumbing systems within the estate and buildings. This includes water pumps, water tanks, communal piping and other associated communal installations. Water tanks for drinking water should be cleaned at 3 - month intervals. Given that sediments are more vulnerable to settlement in the water plumbing system in newly - occupied buildings and flats due to low water consumption, hence low water flow velocity, the registered agent or the management office should increase the number of regular inspection on the communal water plumbing system (e.g. inspection at least 1 to 2 times every month). If sediments are observed in the communal system, cleansing of inside service should be carried out immediately. The frequency of inspection and cleansing should be increased when necessary depending on the actual situations. Registered agents or management offices could make reference to Table 1 below for the recommended frequency of inspection and flushing.



The First 3 Days

Points to Notes for Occupants Moving in

To flush the inside service, occupants who have moved into a new building or flat should run their drinking water taps every morning and night for about 15 minutes in the first 3 days and save the flushed water for non - potable purposes, e.g. cleaning and watering plants. Besides, the occupants should run the taps every time for at least 2 minutes before using the water for drinking or cooking during the same period.

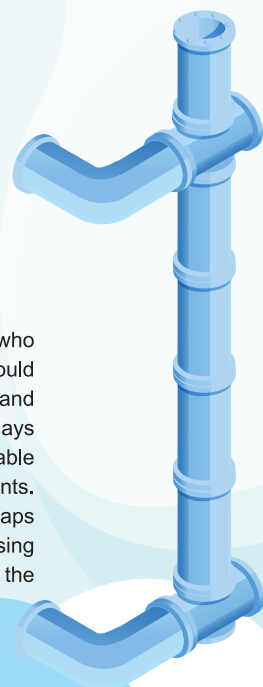


Table 1 - Recommended Inspection and Cleansing Frequency of Water Tank / Underground Communal Pipes

Types of Residential Premises	Residential Blocks with Sump Tank and Roof Tank	Other Residential Premises
Inspection and Cleansing Frequency at Various Occupancy Rate	Less than 50%	Inspecting the water tanks twice every month, and arrange flushing when sediments are found; and cleansing of water tank every 3 months.
	50% - 90%	Inspecting the water tanks every month, and arrange flushing when sediments are found; and cleansing of water tank every 3 months.
	More than 90%	Cleansing of water tanks every 3 months.

Visual inspection at water taps and / or check meter positions twice every month. If the water is found with high turbidity, flushing at water taps and / or check meter positions until water is clear.

Visual inspection at water taps and / or check meter positions once every month. If the water is found with high turbidity, flushing at water taps and / or check water positions until water is clear.

Flushing at water taps and / or check meter positions until water is clear when necessary.

Remarks: Registered agents or management offices should increase the inspection and cleansing frequency depending on the actual situations.

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