Indicative Costs for Water Seepage Investigation and Repair Works

1. Purpose

This aims to provide members of the public with indicative costs for water seepage investigation and corresponding repair works. Such cost information should not be construed as the recommended charges.

2. Disclaimer

The indicative costs for water seepage investigation and repair works were compiled through a comprehensive analysis of the reference costs provided by authorized persons, registered structural engineers, registered inspectors and registered minor works contractors based on their experience and knowledge under an invitation by the Joint Office (JO) in the fourth quarter of 2025, as well as the contract prices for water seepage investigation by the consultants engaged by BD.

Please note that the costs for water seepage investigation and repair works are affected by various factors, including the scope and scale of investigation and repair works, the qualifications, service quality and business strategy of investigators, as well as the prevailing market conditions of the trades concerned. The information is for general reference only and is not the professional advice of JO on the reasonableness of the costs. No warranty is given as to the accuracy or completeness of such information or its appropriateness for use in particular circumstances. JO is not responsible for any loss or damage whatsoever arising from such information. The Government of the Hong Kong Special Administrative Region will not be liable for errors, omissions, misstatements or misrepresentations concerning such information, and will not have or accept any liability, obligation or responsibility. JO reserves the right to make amendment to such information.

3. Costs of Water Seepage Investigation and Repair Works

[Remark: The following costs are calculated on the basis of a bathroom/kitchen of approximately 3 to 4 square metres. The indicative costs do not cover the preparation of investigation reports.]

(A) Investigation/testing items

Investigation/Testing Item	Purpose of Investigation	Unit	Indicative Unit Rate (HK$)
1. Moisture Content Monitoring (using an electronic moisture meter)	To identify the seepage condition and area	Per visit	1,000 - 1,500
2. Infrared Thermography (ceiling)		Per room	1,500 - 2,500
3. Flow Meter Test for water supply pipes	To test for leakage of water supply pipes	Per item	500 - 1,000
4. Reversible Pressure Test for water supply pipes		Per item	1,200 - 2,000
5. Static Pressure Test for water supply pipes		Per item	1,200 - 2,500
6. Hydrostatic Water Pressure Test for		Per item	1,500 - 3,000

water supply pipes			
7. Colour Water Test at drainage outlets	To test for leakage of drainage pipes	Per drainage outlet	500 - 1,000
8. Ponding Test for floor slab	To test for the leakage condition of waterproofing layers	Per room	1,500 - 2,800
9. Spray Test for wall (bathtub/shower tray/shower compartment)		Per item	1,500 - 2,500
10. Microwave Tomography (ceiling) [not exceeding 10 square metres per set]	To measure the referenced moisture content data of sub-layers of the concrete floor slab for analysing the source of water seepage [is the description correct? any reference for this statement?]	Per set	3,000 - 7,000
11. Radar Scanning Survey [not exceeding 10 square metres per set]	To detect pipes or voids concealed inside the concrete floor slab/wall so as to assist in identifying the source of water seepage	Per set	5,000 - 8,000
12. On-site test paper (e.g. test papers for ammonia, chloride, free chlorine, total chlorine)	To test for the composition of water samples so as to assist in identifying the source of water seepage	Per item	100 - 200

Examples of Investigation (investigation report not included)

	Investigation Item	**Indicative Cost (HK$)**
Example 1	Test for leakage of waterproofing layers using advanced technologies (including Microwave Tomography, Infrared Thermography and Moisture Content Monitoring); testing area not exceeding 10 square metres and calculated on the basis of one residential unit [including items 1+2+10 under (A) above]	5,500 - 11,000
Example 2	Conventional test for leakage of waterproofing layers in the bathroom (including Colour Water Test at drainage outlets, Ponding Test for floor slab and Spray Test for wall (bathtub/shower tray/shower compartment) and Moisture Content Monitoring) [including items 1+7x2+8+9 under (A) above]	5,000 - 8,800
Example 3	Test for leakage of water supply pipes (including Moisture Content Monitoring, Flow Meter Test for water supply pipes and Hydrostatic Water Pressure Test for water supply pipes); testing area calculated on the basis of one residential unit [including items 1+3+6 under (A) above]	3,000 - 5,500

(B) Repair Works Items

Repair Works Item	**Unit**	**Indicative Unit Rate (HK$)**
1. Replacement of water supply pipes (including fittings, but excluding scaffolding at external wall)	Per metre	900 - 1,600
2. Replacement of drainage pipes (including fittings, but excluding scaffolding at external wall)	Per metre	450 - 1,100
3. Replacement of floor/shower drainage outlets (involving chiselling and reinstatement works)	Per item	1,000 - 2,000
4. Removal of floor/wall finishes/tiling	Per square metre	250 - 400
5. Application of new waterproofing layer and waterproofing test after completion	Per square metre	700 - 1,100

6. Installation of floor/wall finishes (for typical tile finishes)	Per square metre	1,500 - 3,000

Examples of Basic Repair Works

	Repair Works Item	Indicative Cost (HK$)
Example 1	One bathroom: application of new waterproofing layer for the floor and walls with re-tiling works and waterproofing test (excluding replacement of sanitary fitments) [including items 4+5+6 under (B) above, and the cost for protection/reinstatement works]	30,000 - 67,000
Example 2	One bathroom: replacement of water supply pipes and drainage pipes, and application of new waterproofing layer for the floor and walls with re-tiling works and waterproofing test (excluding replacement of sanitary fitments) [including items 1 to 6 under (B) above, and the cost for protection/reinstatement works]	39,000 - 80,000
Example 3	One bathroom: replacement of approximately 3 metres of exposed water supply pipes (including connection to sanitary fitments and making good, but excluding scaffolding at external wall) [including item 1 under (B) above, and the cost for protection/reinstatement works]	3,000 - 5,000
Example 4	One bathroom: replacement of drainage pipes (including connection to sanitary fitments and making good, but excluding scaffolding at external wall) [including items 2+3 under (B) above, and the cost for protection/reinstatement works]	6,000 - 9,000