

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 5QJ – Renovation of the Wu Kwai Sha Youth Village of YMCA, Ma On Shan

INTRODUCTION

In considering the paper referenced PWSC(2002-03)44 on project **5QJ** “Renovation of the Wu Kwai Sha Youth Village of YMCA, Ma On Shan” at the Public Works Subcommittee meeting on 12 June 2002, Members expressed concern about the phased implementation of the project whereby part of the camp would remain open during the removal of the asbestos roof sheets in specific locations. The Administration undertook to –

- (a) consult the Sha Tin District Council and provide periodic reports on dust level for the information of nearby residents; and
- (b) consider the following alternative approaches for implementation –
 - (i) complete closure of the camp throughout the programme (without phasing); or
 - (ii) complete closure of the camp during the removal of asbestos and re-opening it thereafter for normal repair and reconstruction works.

This paper provides an update on the progress.

/PROGRESS

PROGRESS

2. Given the camp's confirmed bookings and scheduled activities for the rest of 2002 and 2003, the Leisure and Cultural Services Department (LCSD) and the Architectural Services Department (Arch SD) originally proposed to adopt a phased implementation programme which would enable part of the camp to remain open during the entire period of renovation. This would cause the least disruption to the camp management as well as camp users. A phased approach to remove low risk asbestos-containing materials is in fact commonly used in many schools and hospitals.

3. Given Members' concerns, however, LCSD, together with Arch SD and the camp management have seriously explored alternative approaches for implementation. It is technically possible to implement the project in one go and close the entire camp during the removal of asbestos roof sheets. This approach could shorten the duration of the project, enhance works efficiency and further reduce the risk of contamination. There might be marginal cost savings in the order of \$800,000. That said, works cannot start under this approach until September 2003, after the camp management has fulfilled its obligation to meet the confirmed bookings for the camp. During closure of the camp, the staff will also have to be temporarily re-deployed to other camps or service centres.

WAY FORWARD

4. LCSD is consulting the Sha Tin District Council on the different implementation arrangements for the project as well as the provision of periodic reports on dust level for public information. In the light of comments and feedback gathered, LCSD would draw up an implementation plan together with Arch SD and the camp management for re-submission to the Public Works Subcommittee. Meanwhile, Arch SD has confirmed that the asbestos roof sheets are of very low risk type and will not cause any health hazards to campers if left undisturbed.
