

**Q: How should the asbestos waste be handled if it has already been removed from the unauthorised structures?**



**A:** Registered asbestos contractors should place the asbestos waste into metal drums or strong plastic bags for temporary storage in a private and safe place, and arrange a licensed collector to remove the waste as soon as possible. Please note asbestos waste is a chemical waste prescribed under the Waste Disposal (Chemical Waste) (General) Regulation. It should not be mixed with household waste, nor delivered to the refuse collection points nor public dumping areas.

**Q: Is it an offence if I do not comply with the Air Pollution Control Ordinance?**

**A:** It is an offence under sections 73 and 77 of the Air Pollution Control Ordinance if you carry out the asbestos abatement work without prior written notification to the EPD or you fail to appoint a registered asbestos contractor to carry out the asbestos

removal. If you are convicted of such offences, **the maximum penalty** is a fine of **\$200,000** and imprisonment for **6 months**.



**Disclaimer:**

Reference to specific commercial contract or works does not imply endorsement or consent of these by the Environmental Protection Department. Any prices mentioned here are indicative prices for guidance and easy reference by the public. The department does not accept any responsibility for action taken as a result of this information.

**Some other useful information...**

**1. Reference Price for Asbestos Removal**

For budget estimate of removing unauthorised building works containing asbestos, please consult the registered asbestos contractors.

**2. List of Registered Asbestos Contractors**

**AAA Services Limited**

16/F, Bulkin Centre, 332-334 Portland Street, Mong Kok, Kowloon  
E-mail: aes@kcbprogress.com.hk  
Tel: 2380 6862 Fax: 2380 6699

**Achieve Construction and Engineering Company Limited**

Room 503 5/F, Koon Wah Mirror Industrial Building, No. 132 Wai Yip Street, Kwun Tong, Kowloon  
E-mail: achieve ltd8@yahoo.com.hk  
Tel: 2343 1388 Fax: 2343 1283

**Asbestos Removal Contractors (HK) Company Limited**

Unit 701, 7/F, Yuen Fat Industrial Building, 25 Wang Chiu Road, Kowloon Bay, Kowloon  
E-mail: arccheng@netvigator.com  
Tel: 2850 8876 Fax: 2850 8927

**CBM Asbestos Abatement Limited**

Room 2001-02, Tai Shing (Yaumatei) Commercial Building, 500 Nathan Road, Kowloon  
E-mail: info@cbm.com.hk  
Tel: 2698 6027 Fax: 2696 3799

**Fineness Goal Limited**

Flat B, 20/F, Cheong Wah Commercial Building, No. 900-904 Canton Road, Kowloon  
Tel: 2387 2581 Fax: 2386 5393

**General Central Engineering Limited**

E-mail: info@gceng.com.hk  
Tel: 2428 8923 Fax: 2484 1662

**Skyberg Company Limited**

Unit 803, Hing Wai Centre, 7 Tin Wan Praya Rd, Aberdeen, Hong Kong  
E-mail: enquiries@skyberg.imsbiz.com.hk  
Tel: 2873 0673 Fax: 2553 7087

**Sublett & Associates (HK) Limited**

M/F, 41 Cooke Street, Hung Hom, Kowloon  
E-mail: sublett\_hk@yahoo.com.hk  
Tel: 2333 1019 Fax: 2765 6396

**Teemway Engineering Limited**

Rm 1008, Chevalier Commercial Centre, 8 Wang Hoi Rd, Kowloon Bay, Kowloon  
E-mail: works@teemway.com  
Tel: 2796 2268 Fax: 2796 2217

**Unauthorized Building Work Removal Team Co. Ltd.**

Room 1201, 12/F, Hang Seng North Point Building, Nos. 339-341 King's Road, North Point, Hong Kong  
E-mail: sales@ubw.com.hk  
Tel: 2516 6866 Fax: 2904 1893

**3. List of Registered Asbestos Laboratories**

**ETS - Testconsult Limited**

8/F, Block B, Veristrong Industrial Centre  
34-36 Au Pui Wan St  
Fotan, Shatin, NT  
Tel: 2695 8318 Fax: 2695 3944

**Fugro Technical Services Limited, Materialab Division**

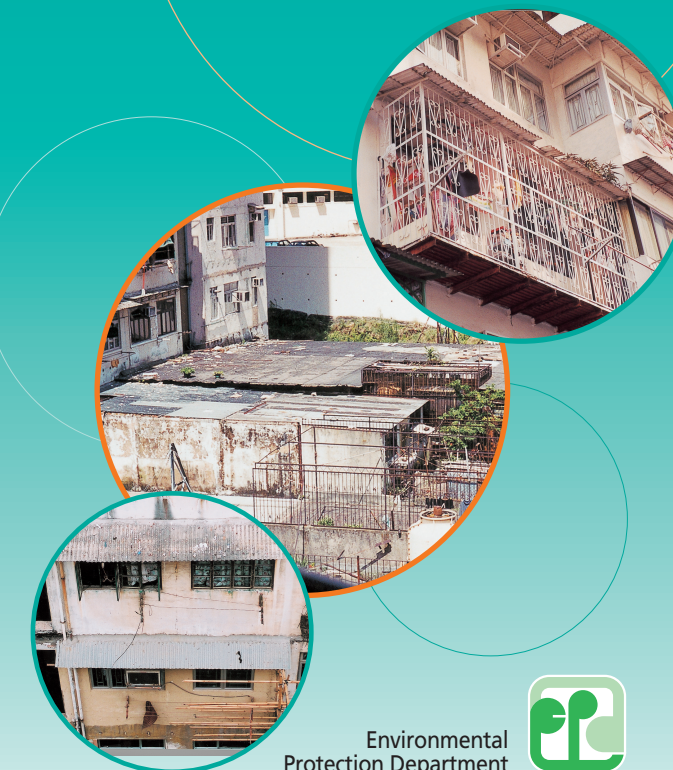
Fugro Development Centre,  
5 Lok Yi Street, 17 M.S. Castle Peak Road,  
Tai Lam, Tuen Mun, N.T., Hong Kong.  
E-mail: matlab@fugro.com.hk  
Tel: 2450 8233 Fax: 2450 6138

Please check updated lists in EPD's web site.

**4. Enquiries**

General	Tel: 2755 3554	Fax: 2834 9960
Hotline Complaint	Tel/Fax: 2838 3111	
Web Site	<a href="http://www.epd.gov.hk">http://www.epd.gov.hk</a>	
Correspondence	Environmental Protection Department 28/F, Southorn Centre, 130 Hennessy Road, Wan Chai, Hong Kong.	

# Asbestos Removal of Unauthorised Building Works



Environmental Protection Department



### Q: Why asbestos is my concern in demolishing unauthorised building works?

**A:** Although most products made today do not contain asbestos, it is still likely that you can find asbestos containing materials in the unauthorised building works (UBW) or old buildings. Improper handling or removal of these asbestos containing materials may give rise to release of very fine fibres of asbestos which can remain airborne for a very long period of time. Under these circumstances, it is possible that some of these fibres would be inhaled by you, your family members and neighbours. These asbestos fibres, once inhaled, can remain in the body for many years and hence increase your health risk due to such exposure.



### Q: Where is asbestos likely to be found in unauthorised building works?

**A:** Among others, cement sheets are one of the most common materials found at the cages, canopies or roofing structures. As it is difficult for the general public to tell with certainty whether a material contains asbestos or not by its appearance or colour, it is more appropriate for you to take a precautionary attitude and treat it as suspected asbestos containing material unless proved otherwise by a registered laboratory.

### Q: When is asbestos a problem?

**A:** Cement sheets generally do not pose a health risk. When it is broken into pieces or dismantled inappropriately, they release fibres. If the fibres



are inhaled, they can lead to health problems.

### Q: How can I comply with the Air Pollution Control Ordinance if I need to remove asbestos in my premises?

**A:** As the owner/occupier of the premises, you must hire a registered asbestos contractor to carry out the removal of the cement sheets and write to the Environmental Protection Department (EPD) of the date on which the asbestos removal is to be commenced. For other asbestos containing materials, you may approach EPD for advice.

### Q: Why and how do the registered asbestos contractor carry out the asbestos removal work ?

**A:** Asbestos fibres in the cement sheets are generally locked into the base material matrix and therefore under proper usage, the risk of asbestos fibre release is minimum. The risk during removal of the asbestos cement sheet would also be low if the registered asbestos contractor has adopted adequate precautionary measures. These include the segregation of work area, provision of decontamination facility, minimum breakage and sufficient wetting during the asbestos removal. Other safety and health requirements include continuous supervision of the work by a registered asbestos supervisor, wearing protective clothing and respiratory protective equipment for workers' safety as well as air monitoring around the work area. For removal of cement roofing sheets covered with a layer of concrete screeding, the roofing sheets should be separated carefully into manageable sizes for easy handling and packaging for disposal. This could be done by manually chiselling the concrete screeding along the joints of the cement sheets or along a convenient line for separating the cement sheets before taking down the cement sheets with the concrete screeding

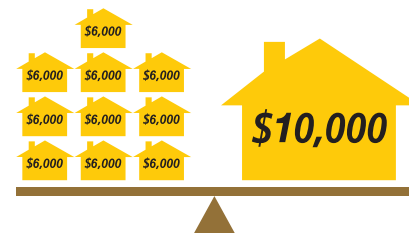


intact. All debris of concrete screeding so produced should be bagged immediately and disposed of as asbestos waste.

### Q: How much will asbestos removal in unauthorised structures cost?

**A:** To ensure adequate protection of health and the environment and full compliance with the law's requirement, it is advisable to plan ahead and allow adequate budget for hiring a registered asbestos contractor to remove the asbestos containing materials for you.

According to the information provided by registered asbestos contractors, the cost of removal depends on the size and complexity of the work. It has been shown that the cost may be reduced significantly if the owners join together to hire one registered asbestos contractor to remove the asbestos. Roughly speaking, it may cost from about \$6,000 per flat to remove a typical canopy or cage with cement sheets of less than 5 metres, provided that scaffolding is available and is under a combined asbestos removal of more than ten flats in the same building. Removal of the asbestos individually by a single flat owner will be more expensive. For removal of the same cement sheets in this case may cost around \$10,000 per flat as the individual owner needs to bear all the overhead costs incurred. You are advised to contact the registered asbestos contractors direct to acquire the reference price leaflet before commissioning the removal work.



### Q: Can I borrow the money from the government if I have financial problem in employing a registered asbestos contractor to dismantle the asbestos containing unauthorised structures?

**A:** You may approach the Buildings Department for loan matter. If your building is affected by the Buildings Department clearance operation of unauthorised building works in respect of being one of the target buildings, you may apply for the loan based on the plan and conditions of the Buildings Department.

### Q: What is the advice if we need to carry out the repair of external walls of our building?

**A:** For general maintenance of external walls of a building and where UBW removal is involved, it is advantageous to the owners if a registered asbestos contractor is nominated as a **nominated sub-contractor** for the asbestos removal of the UBW under the main contract, on the basis of unit rate and re-measurement of the asbestos containing materials. You may make reference to some standard forms such as the "Sub-Contract for use where the Sub-Contractor is nominated under the Standard Form of Building Contract for Hong Kong" drawn up by the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors and the Society of Builders, Hong Kong. Where necessary and before the work, you may appoint a registered asbestos consultant to investigate and prepare an asbestos investigation report. Very often, the removal of asbestos canopies, cages, and flat roof structures all together in the same building will be significantly cheaper than carrying out the asbestos removal work by individual owners.

