

Environmental Report 2005

Housing, Planning and Lands Bureau (Planning and Lands Branch)



Introduction

This report covers the environmental performance of the Planning and Lands Branch of the Housing, Planning and Lands Bureau since the last report published by the Planning and Lands Branch in 2004.



Profile of Key Responsibilities

The Planning and Lands Branch, under the direction of the Secretary for Housing, Planning and Lands and the Permanent Secretary for Housing, Planning and Lands (Planning and Lands), has policy responsibility for the Buildings, Lands and Planning programme area. The policy objective is to facilitate Hong Kong's continual development through a steady and sufficient supply of land, effective planning and use of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and expediting urban renewal.



Policy responsibility on Buildings, Lands and Planning is grouped under four major areas –

Land use planning

We oversee the process of land use planning to achieve optimum and sustainable use of land, with the aim of making Hong Kong a better place to work and live.



Land supply

We are committed to providing an adequate supply of land to meet market demand and to facilitate community and infrastructural developments, which is essential to the long-term social and economic development of Hong Kong. We also seek to achieve the optimum use of land resources and maintain an effective land administration system.



Building safety and maintenance

Our vision is a safe and healthy built environment and an attractive city outlook worthy of a dynamic world-class city. We aim to achieve this through quality construction, proper building maintenance, clearance of illegal structures, public education and community participation in a culture of good building care.



Urban renewal

We have put in place a holistic urban renewal policy comprising redevelopment, rehabilitation, revitalization and preservation to address the urban decay problem in order to improve the built environment of older urban areas and to improve the living condition of residents therein.



In addition to his policy responsibilities, the Secretary for Housing, Planning and Lands oversees the operation of the Buildings Department, Lands Department, Planning Department and Land Registry. He also oversees part of the work of the Agriculture, Fisheries and Conservation Department, the Civil Engineering and Development Department, Electrical and Mechanical Services Department and Marine Department.

The Planning and Lands Branch and the Office of the Secretary for Housing, Planning and Lands are located at Murray Building and the Central Government Offices respectively. We aim to ensure that all our staff are environmentally alert and operate in an environmentally responsible manner, particularly in relation to the consumption of electricity and paper and recycling of waste.

The estimated expenditure of the Planning and Lands Branch in 2005-06 was \$90.5 million. The Branch had 9 directorate posts and 81 non-directorate posts as at 1 April 2005. Its establishment ceiling for 2005-06 was \$38.1 million.

Environmental Goal

Our goal is for all development in Hong Kong to be guided by principles of sustainability in order to balance social, economic and environmental needs, with a view to providing a high quality living

environment for both the present and future generations of Hong Kong.

Environmental Policy

We support the HKSAR Government's initiatives to improve the environment by :

- ensuring that sustainable development is the starting-point of all our planning for the development of Hong Kong ;
- making available sufficient land for activities that are essential for the sustainable development of Hong Kong;
- promoting the development of sustainable buildings for Hong Kong; and
- regenerating older urban districts in Hong Kong.

Moreover, we are committed to help improve our own environmental performance by:

- complying with relevant environmental protection ordinances;
- promoting waste reduction, recovery and recycling and consumption of resources;
- minimizing the production of environmental pollutants and/or nuisance
- adopting technologies and measures that minimize pollution, energy use and waste;
- developing a culture of environmental protection and awareness among staff members; and
- contributing to sustainable development.

Environmental Objectives

We aim to provide a green office environment in the workplace and to ensure that our operation is conducted in an environmentally conscious and responsible manner. Our main objectives are to reduce paper and energy consumption. In working towards a better

and healthier future, we strive to protect and conserve the environment through :

- adopting green housekeeping measures in daily office operations with a view to maintaining a green workplace; and
- encouraging staff participation in environmental protection activities

Environmental Management and Performance

We are committed to ensuring that the operations of the Planning and Lands Branch are conducted in an environmentally responsible manner.

- In 2005, we continued to implement green measures already set in place and explored new means to enhance our environmental practices in order to achieve a healthy and sustainable working environment. We have the support of all staff to practice green management, following the principles of 'Reduce, Re-use and Recycle' to minimize materials and energy consumption.
- Major green housekeeping measures include :

Energy Consumption

- (a) Energy wardens are appointed to check and ensure that room temperature is maintained at not less than 25.5 °C in summer months. They also remind staff to comply with other energy saving measures.
- (b) Half of the lights and air-conditioning of common area is turned off during lunch hour and after normal office hours. The 'last-man-out' ensures that all office equipment, lights and air-conditioning are switched off.
- (c) All computers and office equipment are automatically switched to energy saving mode when not in use after a pre-set period.

- (d) LCD monitors are being used instead of CRT monitor.
- (e) Staff are encouraged to walk up and down one or two floors instead of taking lifts.

Paper Consumption

- (a) Circulars and notices, announcements, guidelines, etc. are disseminated by electronic means as far as possible via the Planning and Lands Branch intranet.
- (b) Papers, reports and consultation papers of public concerns are provided on our website for public browsing or downloading through the internet.
- (c) Leave applications and payroll system are processed on-line.
- (d) All staff are encouraged to use both sides of plain paper and/or the clean side of waste paper for printing/copying/ drafting. Paper used on one side will be collected for reuse.
- (e) All network printers are pre-set to print on both sides of paper.
- (f) All envelopes and file jackets are reused where practicable.
- (g) Electronic greeting cards are produced for staff to use at festive seasons.
- (h) Green tips on paper savings are regularly updated and posted in the intranet.

Green Procurement

- (a) Green/recyclable stationery items are used wherever possible e.g. recycled paper, recycled pencil, reusable toner cartridges for printers, various refillable stationery, transit envelopes, etc.

- (b) When replacement is required, electrical appliances and office equipment with Energy Efficiency Label are purchased.

Waste Management

- (a) Green boxes are placed in various convenient locations in offices for collection of waste papers for recycling.
- (b) All used printer cartridges are collected for recycling.

Green Awareness

- (a) Notices and stickers are posted in office to remind staff of energy saving.
- (b) Tips and guidelines on green housekeeping are circulated through emails.
- (c) Drivers are reminded to switch off engines whilst waiting to avoid idling emissions.
- (d) Staff are encouraged to participate in green activities organized in the community.

Performance

- We share a joint electricity meter account in Murray Building with other bureaux/departments. For 2005, the reduction target of power consumption compared with 2004 is 1.5%. The statistics indicated a continued downward trend in electricity consumption for the whole building. The reduction was about 2% for 2005, surpassing the target.
- For 2005, the reduction target of paper consumption compared with 2004 is 2.5%. However, due to growth in portfolio and workload as well as in the number of publicity/consultation exercises, there was an increase of 26% in the use of paper for 2005. However, with the concerted efforts of colleagues in

implementing paper saving measures, we have recorded a decrease in consumption in 2006, which will be reflected in the 2006 report.



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