

# **Lands Department Environmental Report 2012**

## **Introduction**

This is our fourteenth environmental report. It sets out our environmental policy and related performance in 2012. We attach great importance to environmental protection and preservation in our daily work, and are committed to the development and promotion of a green culture among our staff. We welcome any suggestion on how we may better achieve our environmental objectives.

## **Key Responsibilities of the Department**

We are responsible for the administration of land throughout the territory. We comprise three functional offices with specific responsibilities as follows:

- ***Lands Administration Office***

Disposal of land for development purposes including land grant, lease modification, land exchange and renewal of existing leases, acquisition of private land for public projects, valuation of land and property, land control and lease enforcement, maintenance of slopes on unleased and unallocated government land, handling of tree referrals and complaints on unleased and unallocated government land, and provision of expert advice on landscape and tree issues related to development control on private land and dangerous trees on private land.

- ***Survey and Mapping Office***

Land and aerial survey, map production and maintenance of the geodetic control network.

- ***Legal Advisory and Conveyancing Office***

Provision of legal advisory and conveyancing services primarily to the Department, and giving consent to the pre-sale of uncompleted units and approval of deeds of mutual covenant.

## **Environmental Policy**

In carrying out our land administration functions, we support environmental protection and improvement by:

- formulating and implementing departmental policies and practices in line with Government's environmental objectives;
- joining hands with other government departments to improve the

environment in Hong Kong;

- developing a culture of environmental protection and awareness among staff members; and
- employing best practices in green housekeeping including adoption of energy-efficient measures in daily operations and publication of information on energy and fuel use.

## **Land Disposal**

We will make available land or enter into land transactions with leaseholders of existing private properties for development purposes. Through the incorporation of appropriate lease conditions in land grants, land exchanges and lease modifications, and engineering conditions in the allocation of government land to government departments, we also provide, where appropriate, a vehicle whereby Government may exercise control over environmental issues, or implement its environmental initiatives which are related to land but are outside the purview of the existing statutory framework. Some examples of the above are as follows:

- ***Liquefied petroleum gas***

We continue to render full support to Government's policy initiative with regard to Liquefied Petroleum Gas (LPG) and provide sites for petrol filling stations with LPG filling facilities, where suitable. In 2012, two sites for petrol filling station purposes with the provision of LPG filling facilities requirement were sold by public tender.

- ***Sites for waste recycling and waste management***

We work with the Environmental Protection Department to identify suitable sites for the waste recycling industry. For instance, a site in Tuen Mun has been allocated to the Environmental Protection Department for the "EcoPark". As at the end of 2012, we were managing a total of 46 short term tenancies for waste recycling use.

- ***Control on contamination of land***

Where there may be potential risk of contamination arising from various specific land uses such as petrol filling stations, we incorporate relevant environmental protection requirements in land leases. This measure has been further extended to sites being granted under short term tenancies or being held under government land allocations by other departments.

- ***Lowering of development density***

For sites included in the 2013-14 Land Sale Programme, air ventilation assessment has been conducted where required. Such assessment

enables us to incorporate where necessary specific development parameters or restrictions in the Conditions of Sale for the sites concerned.

- ***Fostering a Quality and Sustainable Built Environment***

The Government announced the details of the measures to enhance the design standard of new buildings to foster a quality and sustainable built environment in Hong Kong in October 2010. The Buildings Department promulgated in January 2011 the practice notes to implement the measures with effect from 1 April 2011. The appropriate sustainable building design requirements are also included in the lease conditions.

- ***Tree preservation***

We continue to play a key role in tree preservation, mainly through drafting of lease conditions and approval of development and landscaping plans. All applications for tree felling in private developments and public projects are carefully examined, with due consideration given to transplanting and compensatory re-planting.

We conduct pre-land sale tree surveys, where required, so as to identify whether or not there are any trees of particular value within the sale site and the numbers of trees within the sites.

We have also set up a Tree Unit to strengthen the tree work under our scope of responsibilities.

- ***Vacant government sites for community and/or greening uses***

We introduced a streamlined procedure for District Councils, non-governmental organisations, schools or other charitable organisations to apply for vacant government sites for community and/or greening uses. About 800 sites were readily available for application for short-term use during 2012. Applications from interested parties which are supported by the relevant policy bureaux and which have not attracted adverse comments/objections from the relevant departments or local residents would be considered. Nominal or market rent would be charged, depending on the nature of use and operation. We let out two sites for food waste recycling and composting purposes in 2012. In addition, we allocated one site to relevant government departments for carrying out greening or amenity works.

## **Land Management**

Our target is to maintain and where appropriate improve the environmental conditions of all unallocated government land and private land through effective land control and lease enforcement measures. Some specific tasks carried out in

2012 are set out below:

- We posted 52 743 government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of government land. We issued another 962 warning letters to private land owners in respect of nuisances, erection of structures or conversion of uses not permissible under the leases.
- Our District Lands Offices joined hands with other government departments in providing off-street bicycle parking spaces to encourage the use of this environmentally friendly mode of transport.
- In addition to cutting grass on a regular basis at 910 sites on government land, we removed rubbish and waste and drained stagnant water on another 2 976 sites, some of which were illegal cultivation blackspots and fly-tipped sites, as part of Government's effort in the anti-mosquito campaign to assist to prevent the spread of dengue fever and Japanese encephalitis.
- We broadcast messages on both television and radio to appeal to the general public to refrain from illegal cultivation. Such activities would endanger slope stability and provide breeding grounds for mosquitoes.
- To contain the proliferation of placing skips for collection of renovation debris in public streets, we conducted 1 189 inspections and 22 successful clearances.
- We enhanced the appearance and planted shrubs and trees during improvement works on 85 man-made slopes under our preventive maintenance programme.

## **Acquisition**

To facilitate early implementation of village sewerage improvement works in the rural New Territories and the outlying islands, we acquired private land under the relevant ordinance. In 2012, we acquired 18 378 m<sup>2</sup> of private land and also made available 151 209 m<sup>2</sup> of government land in Sai Kung, Tai Po, Yuen Long, North District and Lantau Island for the carrying out of local sewage works.

## **Survey and Mapping**

- *ISO14001 Environmental Management System*

The Survey and Mapping Office (SMO) has adopted an Environmental Management System (EMS) since 2007. Through implementing EMS, SMO takes into account environmental considerations in project planning and execution, in office administration work as well as in every stage of the survey and mapping processes. The performance of SMO in these areas is regularly audited. Both the internal environmental audit conducted in

March 2012 and the external audit conducted by an external certification body in September 2012 confirmed that SMO had been in full compliance with ISO 14001 EMS requirements.

- ***Data Dissemination System (DDS)***

The first phase of DDS was launched in 2007. It has provided a major Intranet platform for the integration and sharing of common geospatial data among government bureaux and departments under the Data Alignment Measures (DAM) as led by the Development Bureau. Standardisation and sharing of geospatial data for planning, engineering, conservation and other environmental related purposes are globally regarded as fundamental to achieving sustainable development of the living environment.

Launched in 2010, the Hong Kong Map Service (HKMS) (<http://www.hkmapservice.gov.hk>) provides online functions for e-ordering, e-payment and e-delivery of SMO's digital map products on the Internet. In 2012, over 95% of digital map order requests were processed through the HKMS. This service has facilitated and promoted the use of digital maps with a view to reducing paper consumption.

- ***Geospatial Information Hub (GIH)***

GIH is a web-based information platform for searching, displaying and sharing a vast amount of geospatial data through the Government Intranet. Various geospatial data, e.g. digital maps, aerial photographs and other land information can be conveniently overlaid for display on computer screen. Several types of common paper maps and geospatial information such as 1:1 000 basic maps, 1:5 000 topographic maps, land and engineering survey control information etc. have been converted to digital versions and made available on GIH for reference by desktop computer users. To widen the use of integrated geospatial information and to support more government operations, a simplified version of GIH was implemented in 2011. Up to December 2012, over 83 000 officers in 32 government departments could gain access to geospatial data through this platform, thus greatly reducing the need for paper printouts of geospatial information.

- ***Geographic Information Retrieval System 2 (GIRS2)***

GIRS2 is an application module of the Land Information System that integrates and consolidates base maps, aerial photographs and land boundary records. Following the full launch of GIRS2 in May 2011, all staff of the Department may now be able to view, query and overlay the information in one go on their desktop computers instantly without the need to print and keep extra paper copies of the base maps, aerial photographs and land boundary records in the office.

- ***Digital map products***

In 2012, the number of government departments and private organisations using SMO's digital map products had increased by about 11% to 2 567. The number of these user organisations from 2008 to 2012 is shown in Figure 1. By engaging more organisations to using digital maps, it helps reduce paper consumption.

- ***Less consumption of paper maps***

To help save paper resources, 1:1 000 HP1C and 1:5 000 HP5C and HP5CL paper-based map series are allowed to be downloaded through GIH by selected government departments including the Architectural Services Department, the Planning Department, the Rating and Valuation Department and the Water Supplies Department as and when required. The consumption of paper maps by the concerned departments has tremendously dropped by more than 90%.

- ***Online Geodetic Survey Information***

The provision of Online Geodetic Survey Information service to the public was launched in October 2006. The public can browse and download the horizontal and vertical survey control data and other geodetic survey related reference documents from the SMO website (<http://www.geodetic.gov.hk/smo/gsi/programs/en/index.htm>). Downloading the Geodetic Survey Station Summary and relevant data is free of charge and its monthly average was about 37 000 times in 2012. This service has greatly reduced the need for paper printouts and, at the same time, enhanced service delivery efficiency.

## **Green Housekeeping**

We are committed to the promotion of a green culture in the workplace. We have established house rules on green office management for staff to follow.

- ***Environmental management and auditing***

The Departmental Secretary is our Green Manager who coordinates and reviews our green housekeeping initiatives. Green Executives have also been appointed in individual sections / groups of offices to coordinate and monitor green housekeeping measures and to encourage staff participation in green housekeeping in their offices. In addition, an Energy Warden is appointed in each office to ensure strict implementation of energy saving measures.

The Green Executives are also tasked to conduct quarterly reviews and audits of green management practices in their offices, focusing on aspects such as paper and energy saving. They also ensure other green management practices (e.g. air conditioning units, lightings and other electrical equipment are switched off when not required/in use) are followed through.

- ***Experience sharing and training***

To maintain momentum in environmental protection, we continued to provide relevant training to our staff in 2012. About 20 Green Executives/Energy Wardens or their assistants were nominated to attend workshops on energy efficiency and green management organised by the Electrical and Mechanical Services Department and the Environmental Protection Department respectively. We will identify more training opportunities in future to promote staff awareness of the importance of environmental protection.

For experience sharing, we created the “Green Corner” webpage in the Departmental Intranet in 2012 promulgating our green housekeeping policies, green tips, best practices, and other useful information. All new staff will be informed of our green measures and initiatives via the welcoming e-mail message.

- ***Energy conservation and consumption***

Simple and cost-free measures have been introduced to improve the energy performance of air conditioning, lighting and energy consuming equipment. Green tips on energy saving have been promulgated for compliance by staff. We also continue to implement established measures such as setting air conditioning temperature at 25.5°C.

In 2012, the total electricity consumption for offices installed with separate electricity meters was about 1.64 m kw/h, representing an increase of 1.2% when compared with that in the previous year. The increase was mainly attributable to increased departmental activities. For 2013, our target is to reduce electricity consumption by 1%.

- ***Fuel consumption***

The major user of fuel is our vehicle fleet. We have urged our Motor Drivers to strictly comply with the requirements set out in the Motor Vehicle Idling (Fixed Penalty) Ordinance (Cap. 611) which took effect from 15 December 2011. Switching off the vehicle engines whilst waiting helps reduce exhaust emission and helps achieve fuel saving.

The total fuel consumption of our vehicle fleet was 293 551 litres in 2012, representing an increase of 2.8% as compared with the consumption in the previous year. The fuel consumption rate has been affected by many factors such as strength of the vehicle fleet, vehicle age, mechanical performance of vehicles, vehicle utilisation, weather and so on. With the old fleet being gradually replaced by environmentally friendly vehicles, we envisage more savings in fuel consumption.

- ***Electric vehicles***

Two electric cars were brought in during 2011 and four more will be put into use in 2013. This will help not only to save fuel consumption but also to demonstrate to the local community the practical use of electric vehicles. It is expected that more electric cars will be used by us.

- ***Paper and envelope consumption***

Our environmental performance in terms of paper and envelope consumption since 2008 is indicated in Figure 2 and Figure 3 respectively. When compared with 2011, an increase of 1.3% in paper consumption and a decrease of 19.7% in envelope consumption respectively were recorded. We are generally satisfied with the results in view of the increased departmental activities in 2012.

- ***Waste recycling***

In 2012, we collected about 46 774 kg of waste paper, 4 168 used toner cartridges and 640 kg of plastic waste for recycling. Our performance in respect of these areas in the past five years is indicated in Figures 4 to 6 respectively. The overall trend is encouraging as staff are more attuned to the practice of recycling.

### **Availability of this Report**

This Report can be viewed at the Lands Department's website (<http://www.landsd.gov.hk>).

### **Contact Us**

You are welcome to give us suggestions and views on this Report by emailing to us at [landsd@landsd.gov.hk](mailto:landsd@landsd.gov.hk) or calling our enquiry hotline at 2231 3294.



**Statistics of Green Performance up to 2012  
for inclusion in the 2012  
Controlling Officers Environmental Report  
(To be Presented in Charts)**

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Caption of Graph/Chart	2008	2009	2010	2011	2012	To be presented in Chart
<b>A. Survey and Mapping</b>						
No. of organisations using SMO's digital map products (including Government departments and private companies)	2 152	2 230	2 272	2 309	2 567	Figure 1
<b>B. Green House-keeping Measures</b>						
Paper consumption (in reams)	34 982	41 781	38 361	40 490	41 037	Figure 2
No. of envelopes consumed	253 138	263 492	255 472	285 705	229 350	Figure 3
Quantity of waste paper collected for recycling (in kg)	53 957	75 177	48 856	47 954	46 774	Figure 4
No. of used printer toner cartridges collected for recycling	3 447	3 937	3 698	3 555	4 168	Figure 5
Quantity of plastic waste collected for recycling (in kg)	690	448	489	579	640	Figure 6

(TP : GR-EnvRep(2012)(Eng))