

Lands Department Environmental Report 2013

Introduction

In this environmental report, we set out our environmental policy and related performance in 2013. Since the inception of annual environmental reporting fourteen years ago, we have attached increasing importance to environmental protection and preservation. We are committed to the development and promotion of a green culture in our daily work and 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. The specific responsibilities of our three functional offices are 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 the 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 2013, two petrol filling station sites with LPG filling facilities 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 2013, we were managing a total of 48 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.

- ***Optimizing development density***

For sites included in the 2014-15 Land Sale Programme, air ventilation assessment has been or will be conducted where required. Such assessment assists 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 detailed measures in October 2010 to enhance the design standard of new buildings to foster a quality and sustainable built environment in Hong Kong. The Buildings Department promulgated in January 2011 the practice notes to implement the measures with effect from 1 April 2011. 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 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.

- ***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 900 sites were available for application for short-term use during 2013. 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 will be considered. Nominal or market rent is charged, depending on the nature of use and operation. We let out one site for food waste recycling and composting purposes in 2013.

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 2013 are set out below:

- We posted 51 393 government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of government land. We issued another 969 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 1 038 sites on government land, we removed rubbish and waste and drained stagnant water on another 2 909 sites, some of which were illegal cultivation blackspots and fly-tipped sites, as part of Government's effort in the anti-mosquito campaign.
- We broadcast messages on both television and radio to appeal to the general public to refrain from illegal cultivation. Such activities could 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 1 026 inspections and 17 successful clearances.
- We enhanced the appearance of 77 man-made slopes by planting shrubs and trees during improvement works under our preventive maintenance programme.

Acquisition

To facilitate early implementation of village sewerage improvement works in the rural New Territories and outlying islands, we acquired private land under the relevant ordinance. In 2013, we acquired 13 610 m² of private land and also made available 79 196 m² of government land in Sha Tin, Tai Po, North District and Lamma Island for carrying out local sewage works.

Survey and Mapping

- ***ISO14001 Environmental Management System***

Our 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 2013 and the external audit conducted by an external certification body in September 2013 confirmed that SMO had been in full compliance with ISO-14001 EMS requirements.

- ***Digital Map Products***

New series of digital map products, including digital aerial photo products and 3D spatial data, were launched in 2012. An increasing number of user organisations, including government departments and private companies, was recorded as shown in Figure 1. The trend of more popular use of digital

map products is encouraging as it reflects the acceptance by users to receive map information in digital form rather than on paper base. This would help reduce paper consumption.

- ***Data Alignment Measures (DAM)***

The DAM policy was promulgated by the Development Bureau in 2007 and SMO has been playing a major role in facilitating the standardisation and sharing of common geospatial data among government bureaux and departments. The standardisation and sharing of geospatial data for planning, engineering, conservation and other environmental related purposes are regarded by the United Nations as being fundamental to the achievement of sustainable development.

- ***Hong Kong Map Service (HKMS)***

Launched in 2010, HKMS (<http://www.hkmapservice.gov.hk>) provide online functions for e-ordering, e-payment and e-delivery of SMO's digital map products on the Internet. Over 95% of digital map order requests is now processed through the HKMS. These services have 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 record information can be conveniently overlaid for viewing on computer screen. Through GIH, SMO users can download the digital versions of the common paper maps such as 1:1 000 basic maps, 1:5 000 topographic maps and land status plans etc. for internal use. This service has facilitated the use of digital map products and reduced excessive printing of paper maps. Up to end-December 2013, over 7 000 officers in 66 government bureaux and departments can access to GIH for viewing geospatial data. This figure shows that SMO's GIH service has been widely used by government officers.

To further promote SMO's GIH service, the Lite version of GIH has been provided to all government bureaux and departments since September 2013. The officers can now view the digital version of basic land status information, base map, orthophoto etc. through this GIH Lite version. On the infrastructure side, GIH has started to employ virtualisation technology since mid-2013 whereby a single computer server is used for running multiple applications. As a result, less physical hardware server space is required in the data centre and fewer hardwares will be required to be disposed of in future. Less electricity will be consumed as the number of physical servers is reduced. In 2013, 19% power saving in the SMO's data centre was achieved.

- ***GeoInfo Map and GeoMobile Map***

GeoInfo Map and GeoMobile Map are government web map portals providing useful online geospatial information services for the general public. Geospatial data from different sources are integrated into this one-stop platform for convenient access by the public through the Internet. These two e-services promoted the use of digital maps with a view to reducing paper consumption.

Since the official launch of GeoInfo Map in May 2010 and GeoMobile Map in June 2011, there are over 180 types of facility data from 26 government departments being incorporated in the GeoInfo Map. With the implementation of GeoInfo Map, government departments can make use of this common platform to deliver individual types of geospatial information to the public. Their efforts in establishing their own platforms for disseminating geospatial information are reduced, thus improving the cost effectiveness of government services. To give an example, we have collaborated with the Environmental Protection Department to incorporate various facility data in the GeoInfo Map for searching and viewing by the public, including “Recycling Organisations and Collection Points”, “Environmental Exhibition & Resource Centres” and “Charging Points for Electric Vehicles”.

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

GIRS2 is an internal application system through which users can retrieve base maps, aerial photographs and land boundary records being kept in the Land Information System of SMO. Following the full launch of GIRS2 in May 2011, all staff of SMO are now able to view, query and overlay the information in one go on their desktop computers instantly without the need to print and keep paper copies, thus helping reduce paper consumption in the office.

- ***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 usage was about 31 000 times in 2013. This service has greatly reduced the need for paper printouts and, at the same time, enhanced service delivery efficiency.

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 2013. About 23 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. We will identify more training opportunities in future to promote staff awareness of the importance of environmental protection.

For experience sharing, we have created the “Green Corner” webpage in the Departmental Intranet promulgating our green housekeeping policies, green tips, best practices, and other useful information. All new staff are 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 2013, the total electricity consumption for offices installed with separate electricity meters was about 1.53 m kw/h, representing a decrease of 6.7% when compared with that in the previous year. For 2014, our target is to reduce electricity consumption by 1%.

- ***Fuel consumption***

The major user of fuel is our vehicle fleet. We had instructed 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 289 519 litres in 2013, representing a decrease of 1.4% 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***

We have six electric cars in our vehicle fleet. This will help not only to save fuel consumption but also to demonstrate to the 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 2009 is indicated in Figure 2 and Figure 3 respectively. When compared with 2012, an increase of 1.9% and 5.8% in paper consumption and envelope consumption respectively was recorded. We are generally satisfied with the results in view of the increased departmental activities in 2013.

- ***Waste recycling***

In 2013, we collected about 45 208 kg of waste paper, 4 273 used toner cartridges and 531 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 or calling our enquiry hotline at 2231 3294.

**Statistics of Green Performance up to 2013
for inclusion in the 2013
Controlling Officers Environmental Report
(To be Presented in Charts)**

Caption of Graph/Chart	2009	2010	2011	2012	2013	To be presented in Chart
A. Survey and Mapping						
No. of organisations using SMO's digital map products (including Government departments and private companies)	2 230	2 272	2 309	2 567	2 762	Figure 1
B. Green House-keeping Measures						
Paper consumption (in reams)	41 781	38 361	40 490	41 037	41 813	Figure 2
No. of envelopes consumed	263 492	255 472	285 705	229 350	242 762	Figure 3
Quantity of waste paper collected for recycling (in kg)	75 177	48 856	47 954	46 774	45 208	Figure 4
No. of used printer toner cartridges collected for recycling	3 937	3 698	3 555	4 168	4 273	Figure 5
Quantity of plastic waste collected for recycling (in kg)	448	489	579	640	531	Figure 6