

Environmental Report 2007



Lands Department

Introduction

This is the ninth environmental report of the Lands Department. It sets out our environmental policy as well as our related performance in 2007. 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

The Lands Department is responsible for the administration of land throughout the territory. It comprises three functional offices with specific responsibilities as follows :

- **Lands Administration Office**

Land disposal for development purposes, valuation of land and property, acquisition of private land for public projects, land lease regrant and modification, land control and lease enforcement and maintenance of slopes on unallocated Government 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 conveyancing and legal advisory services to the Department and other Government departments, and approving the pre-sale of uncompleted flats and deeds of mutual covenant.

Environmental Policy

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

- formulating departmental policies and practices in line with the environmental objectives of the Administration;
- coordinating the efforts of Government departments, where possible, to improve the environment in Hong Kong;
- developing a culture of environmental protection and awareness among staff members; and
- employing best practices in green house-keeping including adoption of energy-efficient measures in daily operations and publishing information on energy and fuel use.

Land Disposal

The Department will make available land to facilitate implementation of the Administration's environmental initiatives. Also, through conscientious drafting of lease conditions in land grants, land exchanges and lease modifications, and engineering conditions in the allocation of Government land to Government departments, we provide, where appropriate, a vehicle whereby Government may implement its environmental initiatives which are related to land but are outside the statutory framework. Some notable examples are as follows : -

• Liquefied petroleum gas

We continue to render full support to the Government's policy initiative with regard to Liquefied Petroleum Gas (LPG) and provide sites for petrol filling stations with LPG filling facilities.



A Petrol Filling Station with LPG filling facilities at Sheung Mau Street, Chai Wan

• Sites for waste recycling and waste management

We work with the Environmental Protection Department to identify suitable sites for the waste recycling industry. We have let out 35 sites by way of short term tenancy for waste recycling, and set up a 20 hectare permanent "EcoPark" in Tuen Mun, providing 50 sites for use by the waste recycling operators.



Recovery and recycling of municipal solid waste area at Chong Fu Road, Chai Wan



EcoPark in Tuen Mun Area 38

- **Control on contamination of land**

Where there may be potential hazard for 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 held under land allocation to other departments.

- **Lowering of Development Density**

For the Application List for 2007-08, we have imposed height limits in a number of sites and reduced the development density for one site. As for sites included in the Application List for 2008-09, air ventilation assessment has been or is being conducted where required. Such assessment enables us to identify the need for including specific development parameters or restrictions in the Conditions of Sale for the sites concerned.

- **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 development projects are carefully examined, with due consideration given to transplanting and compensatory re-planting.

- We have issued a Practice Note on tree preservation and tree removal for the private sector to follow.
- We conduct pre-land sale tree survey so as to identify whether or not there are any trees of particular value within a sale site and the numbers of trees within the site.

Land Management

Our target is to improve the environmental conditions of all unallocated Government land and private land through effective land control and lease enforcement measures. Some work carried out in 2007 is given below.

- We posted 11 595 Government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of Government land. We issued another 934 warning letters to private land owners in respect of nuisances, unauthorised building works or unauthorised change of permitted use.
- Our District Lands Offices joined hands with other 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 900 sites on Government land, we removed rubbish and waste and drained stagnant water on another 1 939 sites including illegal cultivation black spots and fly tipped sites, as part of Government's effort in the anti-mosquito campaign to prevent the spread of dengue fever and Japanese encephalitis.
- We provided 26 sites to the Leisure and Cultural Services Department for beautification.
- We broadcast messages in both television and radio to appeal to the general public for refraining from illegal cultivation. Such activities endanger slope stability and provide breeding grounds for mosquitoes. Six offenders were prosecuted and convicted for illegal cultivation.

- To contain the proliferation of placing skips for collection of renovation debris in public streets, we conducted 401 inspections and 386 clearances.
- We planted shrubs and trees during improvement works on 56 man-made slopes under our enhanced maintenance programme.



Before works



After works

SLOPE NUMBER 7 SE-D/R56
TAI CHUNG HAU, SAI KUNG

Survey and Mapping

• ISO14001 Environmental Management System

The Survey and Mapping Office (SMO) implemented an Environmental Management System (EMS) and attained ISO14001 certification in November 2007.

Through implementing EMS, SMO takes into account environmental considerations in project planning and execution, office administration as well as in every stage of the survey and mapping processes. EMS provides a framework to ensure these activities are performed effectively and continually improved.

As an integral part of EMS, the performance of SMO in various work areas was regularly audited. Both the environmental audit conducted by an external certification body in October 2007 and the internal audit conducted in January 2008 revealed full compliance with EMS by SMO.

Chemical wastes generated from photographic processing are properly handled and disposed of.



• Data Dissemination System (DDS)

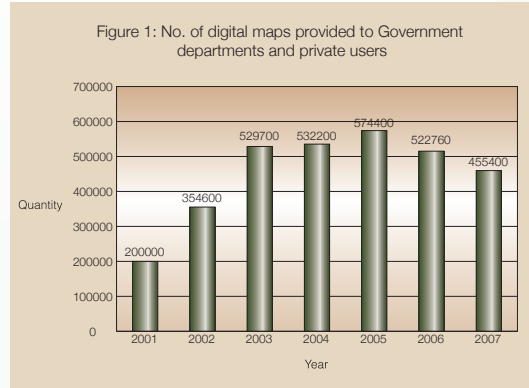
A Data Dissemination System (DDS) is being developed to achieve greater efficiency in the supply of digital map data to our customers. The System will facilitate the electronic transfer of common spatial unit data among Government bureaux/departments. It will greatly enhance the transaction efficiency and reduce waste from physical storage media such as CDs/DVDs. The System will be fully launched in August 2008.

• Geospatial Information Hub (GIH)

GIH is a web-based information platform for searching and displaying a vast amount of geospatial data on computers. Various geospatial data, e.g. digital maps, aerial photographs, and other land information can be conveniently overlaid for display on computer screen. Up to February 2008, 58 Government bureaux/departments had successfully installed terminals to inspect geospatial data of GIH, thus greatly reducing the need for paper printouts.

• Digital Map Products

In 2007, the number of organisations, including Government departments and private companies, using SMO digital map products had increased by about 10% to 2 030 organisations. The supply of digital maps to these organisations since 2001 is shown in Figure 1.



Green House-keeping

The Lands Department is 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 Green Manager of this Department, who is the Departmental Secretary, provides a focal point whereby all green house-keeping initiatives are coordinated, sustained, reviewed and strengthened. Green Executives have also been appointed in individual sections/groups of offices to coordinate and monitor green house-keeping measures and to encourage staff's participation in green house-keeping 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 mainly on paper and energy saving. They also ensure other green management practices are followed through in the office (e.g. air conditioning units, lightings and other electrical equipment to be switched off when not required/in use).

• Experience sharing and training

To sustain staff consciousness in environmental protection, we continued to provide necessary training in 2007. We invited the Environmental Protection Department to conduct an environmental awareness workshop on the energy conservation and waste reduction in November 2007. Over 140 Green Executives/Energy Wardens or their assistants were nominated to attend experience sharing workshops on energy efficiency organised by the Electrical and Mechanical Services Department. We will identify more training opportunities in future to promote staff participation in fostering a green culture.



Our staff attended a workshop on green management in November 2007

• **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 are promulgated from time to time for compliance by staff. In addition to continuously implementing established measures such as setting air conditioning temperature at 25.5°C, we made the following arrangements in 2007 :

- 398 fluorescent tubes were removed in the headquarters in October 2007;
- 377 timers switches were installed in different offices; and
- following the suggestions given in the Guide for Energy Efficient and Green Office Equipment issued by the Electrical and Mechanical Services Department, only energy efficient office equipment would be procured.

Electricity consumption can be saved by using 7-day timer switch



In 2007, the total electricity consumption for offices installed with separate electricity meters was about 1.59 mkw/h, representing an increase of about 10.9% when compared with the figure in 2006. This was mainly attributable to the transfer of squatter control and clearance offices from the Housing

Department to the Lands Department on 1 April 2006. Our target is to reduce electricity consumption by at least 1.5% in 2008.



Lighting not required in the office is turned off during lunch time

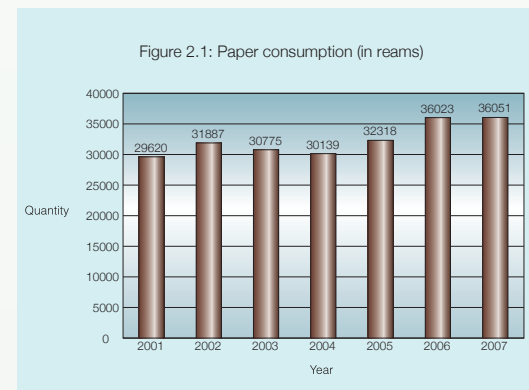
• **Fuel consumption**

The major source of fuel consumption in the Department comes from our vehicle fleet. Guidelines have been issued to our motor drivers to switch off the vehicle engines whilst waiting in order to reduce exhaust emission and help achieve fuel saving. Our colleagues using these vehicles have been giving full support and cooperation.

The total fuel consumption of our vehicle fleet was 262 000 litres in 2007, compared with the consumption of 271 000 litres in 2006. The fuel consumption rate is affected by many factors such as strength of the vehicle fleet, vehicle age, mechanical performance of vehicles, vehicle utilisation, weather and so on. It is encouraging to note that in terms of average fuel consumption per kilometre, the consumption rate for 2006 and 2007 was 0.171 litres and 0.169 litres respectively per kilometre. With the old fleet being gradually replaced by environmentally friendly vehicles in the coming months, we envisage further saving in fuel consumption.

• **Paper and envelope consumption**

The environmental performance of this Department in terms of paper and envelope consumption since 2001 is indicated in Figure 2.1 and



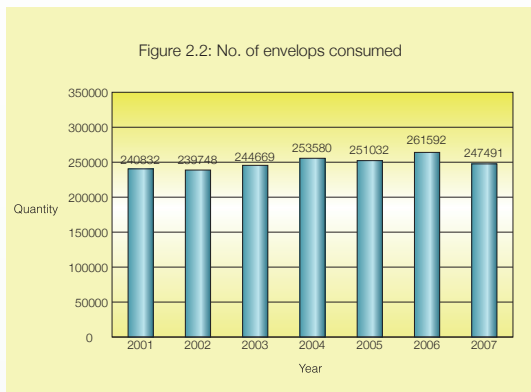
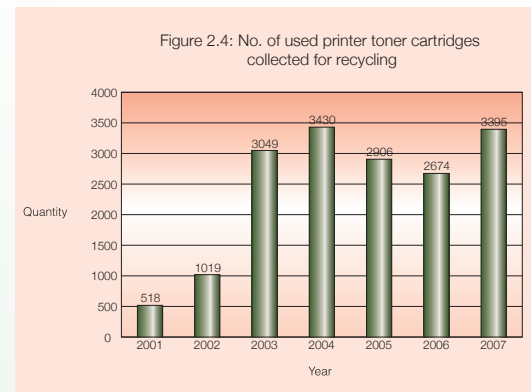


Figure 2.2 respectively. When compared with 2006, no significant change in paper consumption and a decrease of 5.4% in envelope consumption were recorded. We are generally satisfied with this result in view of increased activities in 2007. We will make our best efforts to sustain the momentum and aim to achieve a further reduction of 2.5% in paper and envelope consumption in 2008.

• **Waste recycling**

In 2007, we collected about 57 630 kg of waste paper, 3 395 used toner cartridges and 598 kg of plastic waste for recycling. Our performance in respect of these areas in the past years is indicated in Figures 2.3,



2.4 and 2.5 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 Department's website (<http://www.landsd.gov.hk>). For green management reasons, only a small number of copies are printed.

Contact Us

You are welcome to give us suggestions and views on this report by sending email to us at landsd@landsd.gov.hk or calling our enquiry hotline at 2231 3294.