



Environmental Report

2008



Lands Department



Introduction

This is the tenth environmental report of the Lands Department. It sets out our environmental policy as well as our related performance in 2008. 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 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 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 publication of 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, where suitable. In 2008, a site for petrol filling station purposes with the provision of LPG filling facilities requirement was sold by public tender.



◀ A Petrol Filling Station with LPG filling facilities at Tsing Yi Road West, Tsing Yi

• 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 44 sites by way of short term tenancy for waste recycling. Also, a site in Tuen Mun has been allocated to the Environmental Protection Department for the setting up a 20 hectare "EcoPark".

▶ Recovery and recycling of municipal solid waste area at Wai Lok Street, Kwun Tong



EcoPark in Tuen Mun Area 38

• **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 land allocation by other departments.

• **Lowering of Development Density**

For sites included in the 2009-10 Application List, air ventilation assessment will be 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 surveys 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.



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 2008 are set out below.

- We posted 31 199 Government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of Government land. We issued another 854 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 807 sites on Government land, we removed rubbish and waste and drained stagnant water on another 2 148 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 on 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. One offender was prosecuted and convicted for illegal cultivation.

- To contain the proliferation of placing skips for collection of renovation debris in public streets, we conducted 455 inspections and 20 clearances.
- We planted shrubs and trees during improvement works on 54 man-made slopes under our enhanced maintenance programme.



Before improvement



After improvement

Slope No. 11NE-B/R366
at Heang Chung,
Sai Kung

Acquisition

To facilitate early implementation of public sewerage improvement works in the rural New Territories, we acquired private land under the relevant ordinance. In 2008, we acquired 758 m² of private land and also made available a further 45 662 m² of Government land for village sewerage projects in Ting Kau, Tsuen Wan and Mang Kung Uk, Sai Kung.

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, office administration as well as in every stage of the survey and mapping processes. EMS has provided a framework to ensure these activities are performed effectively and improved continually.

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 December 2008 and the internal audit conducted in January 2009 revealed full compliance with EMS by SMO.

• Data Dissemination System (DDS)

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.

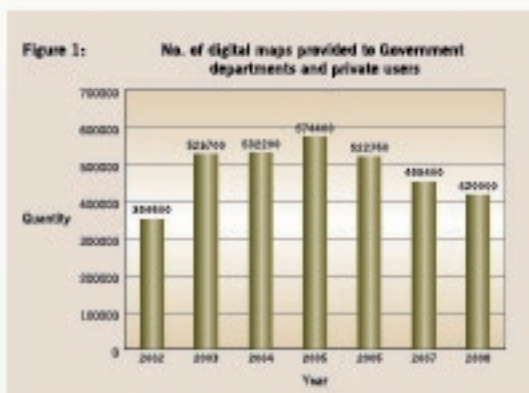
• Geospatial Information Hub (GIH)

GIH is a web-based information platform for searching and displaying a vast amount of geospatial data through government intranet. 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 2009, 58 Government bureaux/departments could gain access to geospatial data

on the GIH through desktop computers, thereby greatly reducing the need for paper printouts.

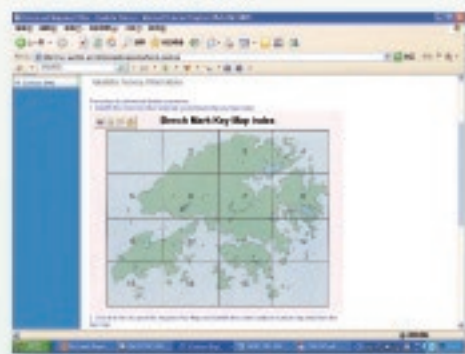
• Digital Map Products

In 2008, the number of organisations, including Government departments and private companies, using SMO digital map products had increased by about 6% to 2 152. The supply of digital maps to these organisations since 2002 is shown in Figure 1.



• Online Geodetic Survey Information

The "Online Geodetic Survey Information" has been open to the public since October 2006. The public can browse horizontal and vertical survey control data and other geodetic survey related reference documents through accessing the web site (<http://www.geodetic.gov.hk/smo/gsi/programs/en/index.htm>), and download



Web Site of Geodetic Survey Information

the geodetic control station summary and relevant data. By making use of the online system in disseminating geodetic information, SMO has greatly reduced the need of paper printouts, at the same time, enhanced service efficiency.

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 our 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. (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 2008. Over 20 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.

• 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. We also continued to implement established measures such as setting air conditioning temperature at 25.5°C.



Illumination level in common area can be adjusted down by removing excessive bulbs or fluorescent tubes

In 2008, the total electricity consumption for offices installed with separate electricity meters was about 1.52 m kw/h, representing a decrease of about 4.4% when compared with the figure in 2007. This was mainly attributable to the energy saving efforts by our colleagues. For 2009, our target is to further reduce electricity consumption by 1.5%.

• Fuel consumption

The major source of fuel consumption in the Department is 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 258 258 litres in 2008, compared with the consumption of 262 000 litres in 2007. 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 2007 and 2008 was 0.169 litres and 0.163 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 2002 is indicated in Figure 2.1 and Figure 2.2 respectively. When compared with 2007, a decrease of 3% in

Figure 2.1: Paper consumption (in reams)

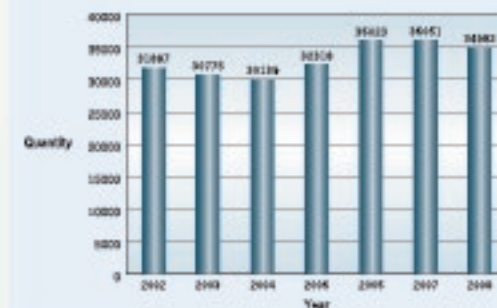
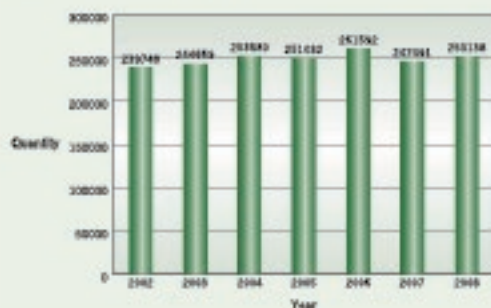


Figure 2.2: No. of envelopes consumed



paper consumption and an increase of 2.3% in envelope consumption were recorded. We are generally satisfied with the results in view of increased activities in 2008. 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 2009.

• Waste recycling

In 2008, we collected about 53 957 kg of waste paper, 3 447 used toner cartridges and 690 kg of plastic waste for recycling. Our



Our staff put used paper in collection box for recycling

Figure 2.3: Quantity of waste paper collected for recycling (in kg)

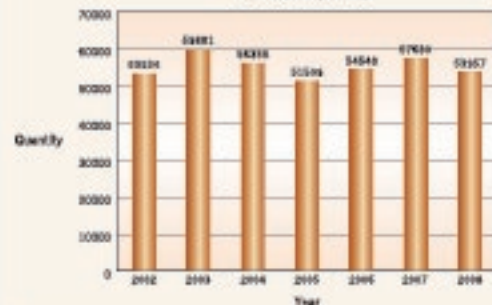
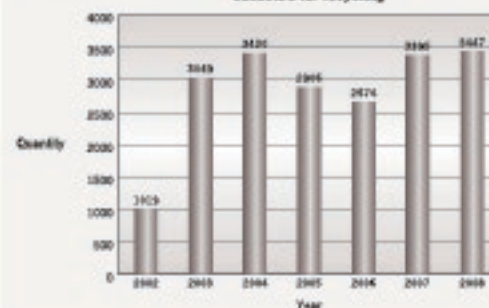


Figure 2.4: No. of used printer toner cartridges collected for recycling



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.

Figure 2.5: Quantity of plastic waste collected for recycling (in kg)



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.