



# Environmental Report

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## 2009



**Lands Department**



## Introduction

This is the eleventh environmental report of the Lands Department. It sets out our environmental policy as well as our related performance in 2009. 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 (the Department) is responsible for the administration of land throughout the territory. It comprises three functional offices with specific responsibilities as follows :

### • Lands Administration Office

Disposal of land for development purposes including 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 and maintenance of slopes on unallocated government land.

A decision was taken and actions commenced to set up a Tree Unit in the Lands Administration Office in April 2010 to enhance the Department's responsibilities over tree management and maintenance.

### • 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 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 or enter into land transactions with leaseholders of existing private properties to facilitate implementation of the Administration's environmental initiatives. Also, 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 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 notable examples of the above 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 2009, three sites for petrol filling station purposes with the provision of LPG filling facilities requirement were sold by public tender.



A Petrol Filling Station with LPG filling facilities at Castle Peak Road, Ping Shan, Yuen Long

• **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 a "EcoPark". In 2009, we had let out 14 sites by way of short term tenancies for waste recycling.



◀ Recovery and recycling of municipal solid waste area at Po Wan Road, Sheung Shui

Recovery and recycling of municipal solid waste area at Kai Tak ▶



◀ 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 2010-11 Application List, air ventilation assessment had 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.

- **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.



- **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 1 000 sites were readily available for short-term use during 2009. Applications from interested parties which are supported by the relevant policy bureaux and where there are no adverse comments/objections from the relevant departments or local residents would be considered to be granted by way of short term tenancies at nominal or market rent, depending on the nature of use and operation. We let out eight sites for environmental protection and preservation related uses including organic farm, community garden, eco-garden cum plant nursery and community farm in 2009 and also allocated or provided 16 sites for carrying out of greening or amenity works by relevant government departments.

## 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 2009 are set out below :

- A "Tree Preservation" clause and "Tree Maintenance" clause were incorporated into relevant tenancy agreements of existing short term tenancies where such clauses did not exist previously.
- We posted 30 928 government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of government land. We issued another

891 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 812 sites on government land, we removed rubbish and waste and drained stagnant water on another 2 553 sites including illegal cultivation black spots and fly tipped sites, as part of the Government's effort in the anti-mosquito campaign 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 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 have tightened the enforcement action and successfully conducted 615 inspections and 24 clearances in 2009, an increase of about 35% and 20% in inspections and clearances respectively as compared with those in 2008.
- We enhanced the appearance and planted shrubs and trees during improvement works on 80 man-made slopes under our enhanced maintenance programme.



Before improvement

Slope No. 6NW-C/C102  
at Tan Kwai Tsuen, Yuen Long



After improvement

## Acquisition

To facilitate early implementation of public sewerage improvement works in the rural New Territories, we acquired private land under the relevant ordinance. In 2009, we acquired 8 430 m<sup>2</sup> of private land and also made available a further 58 064 m<sup>2</sup> of government land for village sewerage projects in Sha Tin, Tai Po and Yuen Long.

## 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. The performance of SMO in these areas is regularly audited. Both the internal environmental audit conducted in June 2009 and the external audit conducted by an

external certification body in September 2009 confirmed that SMO was in full compliance with ISO 14001 EMS requirements. With continual improvements, SMO is committed to providing quality services and products in an environmentally friendly manner.

#### • **Data Dissemination System (DDS)**

Phase I of DDS, which is to facilitate the standardisation and sharing of common spatial data among government bureaux and departments under the Data Alignment Measures initiated by the Development Bureau, has been in operation since May 2007. Standardising the format and model of the spatial data and sharing them for planning, engineering, conservation and other environmental protection related purposes are globally regarded as fundamental to achieving sustainable development of the living environment.

Featuring the functions of online ordering, e-payment and delivery of SMO's digital map products through the Internet, Phase II of DDS would be launched to the general public in 2010. While promoting the use of digital maps by the public with a view to reducing paper consumption, the system has made use of its web download function thus further restrained the use of physical storage media such as CDs/ DVDs for delivering digital maps to the customers.

#### • **Geospatial Information Hub (GIH)**

GIH is a web-based information platform for searching and displaying 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 such as 1:1000 basic maps, 1:5000 topographic maps, etc. have been

converted to digital versions and made available on GIH for reference by users on desktop computers for daily operation. Up to December 2009, over 5 000 officers from more than 40 government bureaux/ departments were provided with user accounts to gain access to geospatial data on GIH through desktop computers, thereby greatly reducing the need for paper printouts.

#### • **Online Geodetic Survey Information**

The provision of the 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. The monthly average numbers of Geodetic Survey Station Summary and Geodetic Survey Station Key Maps in digital form downloaded

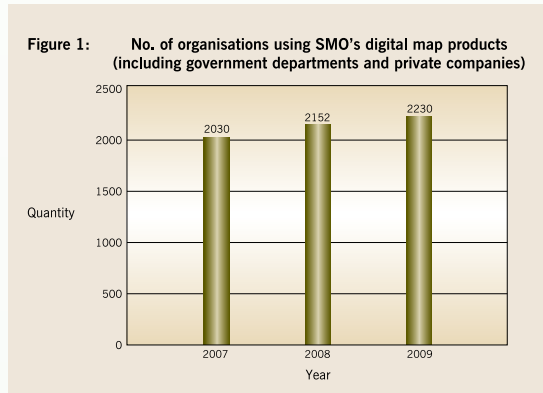


Website of Geodetic Survey Services

in 2009 were 14 000 and 5 900 respectively. By making use of the online system in disseminating geodetic survey information, SMO has greatly reduced the need for paper printouts and, at the same time, enhanced service delivery efficiency.

- **Digital map products**

In 2009, the number of organisations using SMO's digital map products including government departments and private companies has increased by about 4% to 2 230. The number of these organisations for 2007, 2008 and 2009 is shown in Figure 1.



By engaging more organisations to using digital maps instead of paper maps, it helps reduce paper consumption and contributes towards a sustainable green environment.

## **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 (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 sustain staff consciousness in environmental protection, we continued to provide relevant training in 2009. Over 30 Green Executives/Energy Wardens or their assistants were nominated to attend 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 have been promulgated for compliance by staff. We also continued to implement established measures such as setting air conditioning temperature at 25.5°C.

In 2009, the total electricity consumption for offices installed with separate electricity meters was about 1.56 m kw/h, representing an increase of 2.6% when compared with the figure of 1.52 m kw/h in 2008. Having reviewed the operational circumstances, we appreciate that the increase was mainly attributable to office expansion. For 2010, our target is to reduce electricity consumption by 1%.



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

**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 257 858 litres in 2009, compared with the consumption of 258 258 litres in 2008. In terms of average fuel consumption per km, the consumption rates for 2008 and 2009 were 0.163 litre and 0.165 litre respectively per km. 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 in the coming months, we envisage some savings in fuel consumption.

**Paper and envelope consumption**

The environmental performance of this Department in terms of paper and envelope consumption since 2004 is indicated in Figure 2.1 and Figure 2.2 respectively. When compared with 2008, an increase of 19.4% and 4.1% respectively in paper consumption and envelope consumption were recorded. The increased consumption was mainly attributable to new duties and increased activities. In view of continuous increased workload in 2010, we will make our best efforts to sustain the momentum on economical use of paper and envelopes in order not to exceed the current level of consumption in the coming year.

Figure 2.1: Paper consumption (in reams)

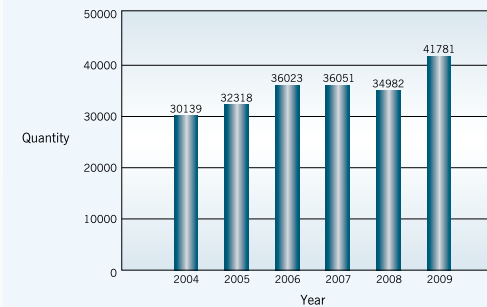
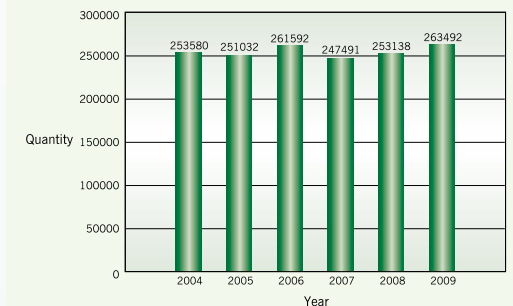


Figure 2.2: No. of envelopes consumed



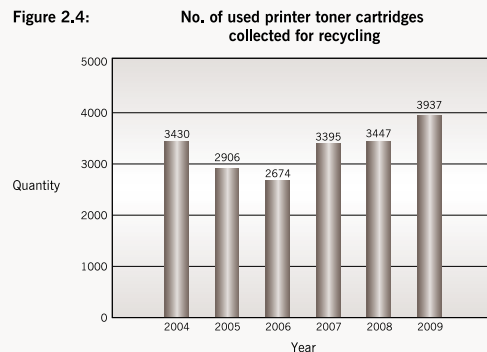


**• Waste recycling**

In 2009, we collected about 75 177 kg of waste paper, 3 937 used toner cartridges and 448 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.



Our staff put used paper in collection box for 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 emailing to us at [landsd@landsd.gov.hk](mailto:landsd@landsd.gov.hk) or calling our enquiry hotline at 2231 3294.