



Environmental Report

2010



Lands Department



Introduction

This is the twelfth environmental report of the Lands Department. It sets out our environmental policy as well as our related performance in 2010. 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 new Tree Unit was set up in April 2010 to strengthen the tree work under the scope of responsibilities of the Department. It comprises two teams, (1) the Vegetation Management Team, which is responsible for providing expert advice on tree maintenance matters on unleased and unallocated government land, and (2) the Advisory & Development Proposal Team, which is responsible for providing expert advice on landscape and tree issues related to development control on private

land, and trees of imminent danger.

- **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 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 Government's environmental initiatives. 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 2010, one 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 Kam Tin Road, 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". As at the end of 2010, we were managing a total of 42 short term tenancies for waste recycling use.

A short term tenancy for recovery and recycling of waste at Ngong Shung Road, Stonecutters Island



▲ A short term tenancy for recovery and recycling of waste at Ming Ying Road, Area 48C, Wo Hop Shek, Fanling



▲ 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 2011-12 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.

- **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



A site with new measures to foster a quality and sustainable built environment at the junction of On Ning Road, Tai Kiu Road and On Lok Road, Yuen Long

sustainable built environment in Hong Kong in October 2010. The Buildings Department promulgated in January 2011 the practice notes to implement the measures, which took effect on 1 April 2011. These measures have been imposed on a non-industrial site at the former Yuen Long Estate, which was put up for tender in December 2010.

- **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 application for short-term use during 2010. 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 and nominal or market rent

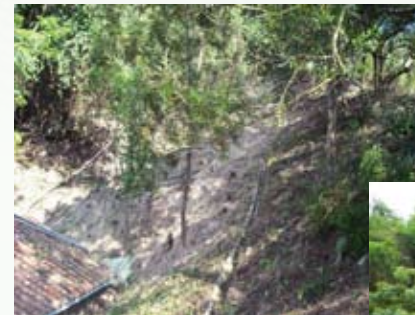
would be charged, depending on the nature of use and operation. We let out four sites for environmental protection related uses including an organic farm, a Chinese herbal planting and renewable energy demonstration centre, an environmental education and wild life learning centre and a cultivation ground in 2010. In addition, we allocated five sites for carrying out 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 2010 are set out below :

- We posted 45 353 government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorised dumping or occupation of government land. We issued another 904 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 716 sites on government land, we removed rubbish and waste and drained stagnant water on another 2 128 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 830 inspections and 10 successful clearances.
- We enhanced the appearance and planted shrubs and trees during improvement works on 90 man-made slopes under our preventive maintenance programme.



Before slope works



After slope works

This is slope no. 8NE-C/CR33 located at Bradbury Hall Youth Hostel, Sai Kung East Country Park, Sai Kung, which is one of the slopes under maintenance responsibility of the Lands Department for which improvement / upgrading works have been carried out. The works included greening measures on the slope's surface.

Acquisition

To facilitate early implementation of public sewerage improvement works in the rural New Territories, we acquired private land under the relevant ordinance. In 2010, we acquired 6 181 m² of private land and also made available a further 27 631 m² of government land for village sewerage projects in Tai Po and North Districts.

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 2010 and the external audit conducted by an external certification body in October 2010 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 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.

The website of Hong Kong Map Service (HKMS) was launched during 2010 to mark the completion of the second phase of DDS. HKMS provides online functions of ordering, payment and delivery of SMO's digital map products on the Internet. It facilitates and promotes 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 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. Several types of common paper maps such as 1:1 000 basic maps, 1:5 000 topographic maps, etc. have been converted to digital versions and made available on GIH for reference by desktop computer users. Up to December 2010, over 8 000 GIH accounts were created for officers from more than 50 government bureaux/departments. The users are able to access geospatial data in GIH through desktop computers, thereby greatly reducing the need for paper printouts of geospatial information.

• Online Geodetic Survey Information

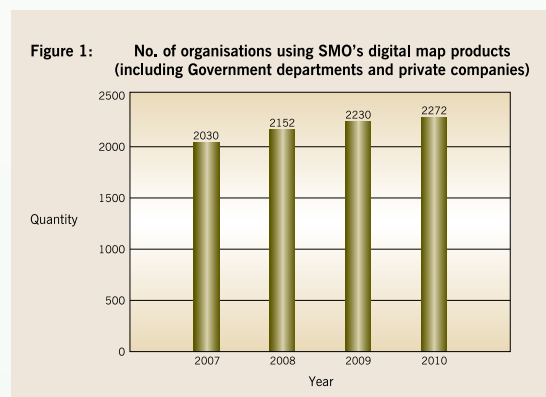
The provision of Online Geodetic Survey Information service to the public was launched in October 2006. The public can browse and download the horizontal and vertical survey control data and other geodetic survey related reference documents from the SMO website (<http://www.geodetic.gov.hk/smo/gsi/programs/en/index.htm>). Downloading the Geodetic Survey Station Summary and relevant data is free of charge. The monthly average number of downloading in 2010 had reached 20 000. This service has greatly reduced the need for paper printouts and, at the same time, enhanced service delivery efficiency.



Website of Hong Kong Geodetic Survey Services

• Digital map products

In 2010, the number of organisations using SMO's digital map products increased by about 2% to 2 272. The number of these organisations for 2007, 2008, 2009 and 2010 is shown in Figure 1. By engaging more organisations to using digital maps instead of paper maps, it helps reduce paper consumption.



Green Housekeeping

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 housekeeping initiatives are coordinated, sustained, reviewed and strengthened. Green Executives have also been appointed in individual sections/groups of offices to coordinate and monitor green housekeeping measures and to encourage staff's 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 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.

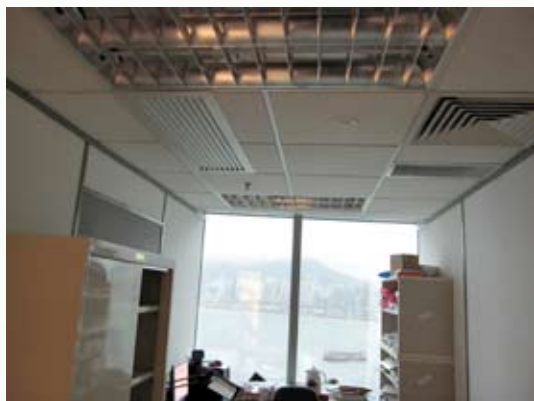
• Experience sharing and training

To sustain staff consciousness in environmental protection, we continued to provide relevant training in 2010. Over 20 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 2010, the total electricity consumption for offices installed with separate electricity meters was about 1.64 m kw/h, representing an increase of 5.1% when compared with the figure of 1.56 m kw/h in 2009. The increase was mainly attributable to new duties and increased activities. For 2011, our target is to reduce electricity consumption by 1%.



Lighting sensors installed in cellular offices would automatically switch off the lighting when the office is not in use

• 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.

The total fuel consumption of our vehicle fleet was 304 679 litres in 2010, compared with the consumption of 257 858 litres in 2009. In terms of average fuel consumption per km, the consumption rates for

2009 and 2010 were 0.17 litre and 0.18 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.

• Electric vehicles

Two electric cars have been acquired and will be put into use in mid-2011. This will help not only to demonstrate the versatile use of electric vehicles as a viable means of green transport but also to raise the energy efficiency and environmental benefits in future. It is expected that more electric cars will be used in future.

• Paper and envelope consumption

The environmental performance of this Department in terms of paper and envelope consumption since 2005 is indicated in Figure 2 and Figure 3 respectively. When compared with 2009, a decrease of 8% and 3% respectively in paper consumption and envelope consumption were recorded. We are encouraged by the performance of our staff in this aspect. We will make our best efforts to sustain the momentum on economical use of paper and envelopes.

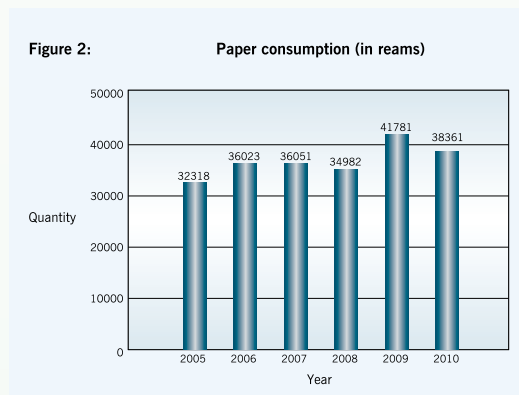
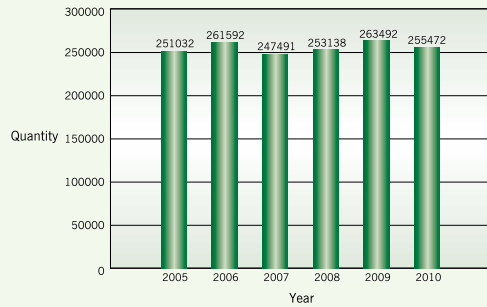


Figure 3: No. of envelopes consumed



• **Waste recycling**

In 2010, we collected about 48 856 kg of waste paper, 3 698 used toner cartridges and 489 kg of plastic waste for recycling. Our performance in respect of these areas in the past years is indicated in Figures 4 to 6 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

Figure 4: Quantity of waste paper collected for recycling (in kg)

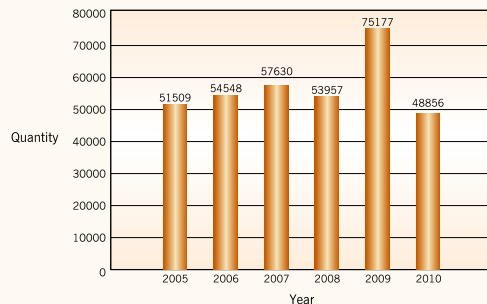


Figure 5: No. of used printer toner cartridges collected for recycling

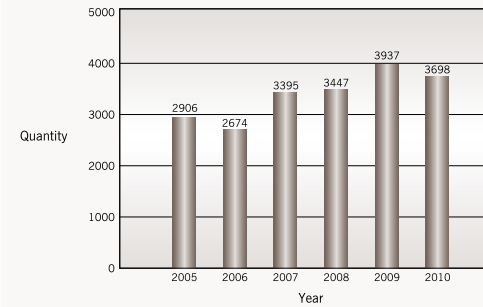
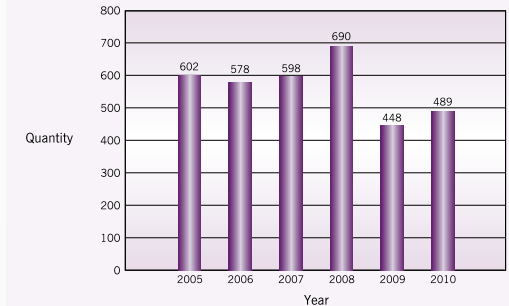


Figure 6: Quantity of plastic waste collected for recycling (in kg)



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 emailing to us at landsd@landsd.gov.hk or calling our enquiry hotline at 2231 3294.