

亞洲國際都會 香港



環境
報告

Environmental Report

2001

土地管理重環保
持續發展效益高



地政總署

Lands Department

引言

地政總署作為香港的土地管理機構，充份認同環保的重要性，並致力在各個工作範疇上實行環保。

在二〇〇一年，我們繼續努力檢討及改善我們在批地及土地管理工作上的環保表現；同時，積極鼓勵各公私營機構採用數碼地圖，並在各辦公室實行減少廢物、資源保育、有效使用能源及物料、擴大辦公室自動化計劃及盡量減少浪費等多項環保措施。

我們決心協助香港締造一個清潔健康及可持續發展的環境，並會努力不懈，以求達到目標。

環保政策

在履行各項土地行政職能時，我們致力以下列方法改善環境：

- 在制定部門政策及守則時，配合當局的環保目標；
- 培養員工的環保文化；及
- 奉行最佳的環保管理守則。

批地

我們在賣地、批地、換地及契約修訂的個案中，謹慎草擬批租條件，從而提供途徑，俾使其他政府部門能在已批租土地實施環保措施。

我們一向支持政府鼓勵使用石油氣車輛的政策。除了過去兩年批出合共九幅土地外，我們已再為機電工程署提供三幅土地，供該署招標作售賣石油氣之用。我們亦已覓得多幅土地，可供出售作提供石油氣車輛維修及保養設施的用途。

為落實使用石油氣車輛的政策，環境食物局帶領各部門與本港現時五大石油公司磋商，根據一項優惠計劃，鼓勵油公司在分布在本港策略性位置的加油站加設石油氣加油設施，在施行上述政策方面，我們一直加以配合，在有關磋商中擔當重要的角色。我們已就合共涉及 29 個現有的加油站的用途與各石油公司達成協議。

我們現正與環境保護署共同研究如何把若干堆填區臨時闢作康樂用途。此外，我們並協助環境保護署擬定牛潭尾堆填區的土地牌照條款，以便在該處設立堆肥場，運用堆肥方式處理有機廢物及生產堆肥。

我們一向是環保及創新樓宇工作小組的成員，而且會繼續參與有關的工作。在屋宇署、規劃署及地政總署共同努力下，工作小組已發出一份推廣新樓宇環保設施的聯合作業備考。工作小組會繼續努力，並會在有需要時，再發出其他聯合作業備考。

我們亦直接參與為鐵路工程提供土地的工作。鐵路工程的規模及性質往往涉及複雜的環境審批程序，而且通常會相應規定須重建一些設施或進行其他環境改善工程，例如重建濕地等工程。以西鐵及上水至落馬洲支線兩項工程而言，為達到環境方面的規定，當局必須提供額外的土地，方可順利展開有關工程。地政總署一直負責進行這方面的工作，而日後仍會為各項鐵路工程提供額外土地。進行鐵路工程也免不了需要砍伐樹木，而且規模往往相當龐大。我們對每宗砍伐樹木的申請都會審慎考慮，並在有需要時，規定進行代償性栽種。

Introduction

As the land authority in Hong Kong, Lands Department recognises the importance of environmental protection and has endeavoured to incorporate environmental protection in various areas of operation.

In 2001, we continued with our effort to review and improve our environmental performance in land disposal and land management. We also encouraged the use of digital maps in public and private sectors, and continued with waste reduction, resource conservation, efficient use of energy and materials, extension of office automation projects and waste minimization in our offices.

We are committed to contributing towards a clean, healthy and sustainable environment in Hong Kong, and will maintain our efforts in helping achieve this goal.

Environmental Policy

In carrying out our various land administration functions, we are committed to improving the environment by:

- Formulating departmental policies and practices in line with the environmental objectives of the Administration;
- Developing a culture of environmental protection among staff members; and
- Employing the best practices in green housekeeping.

Land Disposal

Through the careful drafting of lease conditions associated with land sales, grants, exchanges and modifications, we are able to provide a vehicle whereby other Government departments are able to implement their environmental initiatives over leased land.

We have continued our support of Government's general initiative to encourage the use of Liquefied Petroleum Gas (LPG) by motor vehicles and have made available to the Electrical and Mechanical Services Department a further three sites for tender for LPG sales, in addition to the land allocation made for totally nine sites in the last couple of years. Sites for the provision of LPG vehicle repair and maintenance facilities have also been identified and made available for sale.

In parallel with the above moves towards facilitating the implementation of the initiative on LPG, we have played a key role in the negotiations led by the Environment and Food Bureau with the existing five major oil companies operating in Hong Kong, under an incentive scheme, for retro-fitting existing petrol filling stations, strategically situated around the region, with LPG filling facilities. Agreement has been reached with the oil companies involving a total of 29 existing petrol filling stations.

We are also currently working alongside the Environmental Protection Department (EPD) to facilitate the temporary use of a number of landfill sites for recreational purposes. In addition, we also assist EPD in the preparation of a land licence in respect of the landfill site at Ngau Tam Mei for a composting plant for treating organic waste under composting process and producing mature compost.

We have been and will continue to be part of the Working Group on Environmentally Friendly and Innovative Buildings. A Joint Practice Note promoting green features in new buildings has been issued by way of combined efforts amongst Buildings, Planning and Lands Departments. Work is continuing and further Joint Practice Notes will be issued as necessary.

We are also directly involved in making land available for railway projects. The size and nature of these projects generally means that a complex environmental approval process has to be followed, usually with a consequent requirement for re-provisioning of, say, wetlands, or other environmental enhancement works. In the cases of West Rail and the Sheung Shui to Lok Ma Chau Spur Line, the environmental requirements are such that additional land has to be made available to the projects' proponents, and this has been and will be effected by Lands Department. Railway projects also invariably involve tree-felling, often on a very considerable scale, and any applications are carefully considered and, where appropriate, compensatory re-planting is required.



Before Improvement 改善前的情況



After Improvement 改善後的情況

土地管理

我們的目標，是透過有效的土地管理及執行契約條款措施，改善所有未批租政府土地及私人土地的環境質素。

截至二〇〇一年年底，本署的清理環境專責組共清理1,775個環境黑點，涉及224.76公頃私人土地及政府土地。年內，該組處理2,120宗非法傾倒垃圾個案，並在20個非法傾倒垃圾的環境黑點加建設施，防止該類非法活動。這些環境黑點分布在元朗、屯門及北區，其中約3,946平方米土地進行了環境美化工程。透過與其他政府部門合作，我們已另外清理政府土地上的349個垃圾傾倒區。至於清理非憲報公布泳灘的海上及沿岸垃圾的工作，食物環境衛生署已於二〇〇一年四月起，接替地政總署負責進行清理。

在二〇〇一年，清理環境專責組已完成位於元朗及北區的七個行動區的清理工作，並繼續清理另外七個行動區，而四個位於新界西北及東北區的行動區亦已展開清理工作。在二〇〇二年，我們計劃在餘下的一個行動區展開清理工作，並完成清理六個行動區。

在執法方面，我們根據《土地(雜項條文)條例》就非法傾倒垃圾、非法佔用及非法挖掘政府土地的個案，共發出4,512份政府土地公告。我們又就私人土地上的滋擾、違例建築工程及非法更改批准用途的情況，發出906封違反契約條款警告信。此外，我們負責定期清理226幅政府土地的雜草。

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.

At the end of 2001, our Task Force (Black Spots) had cleaned up a total of 1,775 black spot sites involving 224.76 hectares of private and government land. 2,120 cases of illegal dumping were cleared and preventive landscaping on 20 illegal dumping black spots was carried out during 2001. These sites spread across areas in Yuen Long, Tuen Mun and North District where an area of approximately 3,946 m² was restored by landscaping works. Through joint departmental efforts a further 349 dumping sites on Government land were cleared up. With regard to the clearance of marine and littoral refuse at ungazetted beaches, the duty has been taken over by the Food and Environmental Hygiene Department from Lands Department since April 2001.

During 2001, Task Force (Black Spots) completed the clean up work on seven action areas in Yuen Long and North Districts. Clean up work also continued on seven action areas and commenced on a further four action areas located in north-west and north-east New Territories. In 2002, it is proposed to commence clean up work on the last remaining action area and complete clean up work on six action areas.

On enforcement, 4,512 government land notices were issued under the Land (Miscellaneous Provisions) Ordinance for cases of illegal dumping, occupation and excavation of Government land. Another 906 warning letters were issued for breach of the lease condition of private land in respect of nuisances, unauthorized building works and unauthorized conversion of permitted use. In addition, we undertook grass cutting on a regular basis to 226 government sites.

測量及繪圖

在二〇〇一年，為減少耗用紙張及碳粉，測繪處繼續推廣及鼓勵各界廣泛使用數碼地圖，以取代紙品地圖。年內，我們在多個政府合署及興旺的商場舉行巡迴展覽，推銷我們的服務和產品，包括數碼地圖及數碼地圖的應用系統。我們的努力現已取得一定的成績，年內，我們已為各政府部門提供超過170,000份數碼地圖，而向私營機構提供的數碼地圖亦達30,000份。在工程設計及規劃工作上棄用紙品地圖的公私營機構已愈來愈多。

Survey and Mapping

In 2001, the Survey and Mapping Office (SMO) had continued to promote and encourage the wide use of digital maps instead of paper maps to reduce the consumption of paper and toner. A number of Roadshows were held at various Government office buildings and popular shopping arcades to promote our services and products including digital maps and their applications. As a result of our effort, we had provided more than 170,000 digital maps to Government departments and 30,000 to users in the private sector this year. More and more users in both Government and private sector had since stopped using paper maps for project design and planning work.

為進一步鼓勵市民棄用紙品地圖而改用數碼地圖，我們在二〇〇一年年初推出嶄新的互聯網地圖持證人服務。持證人可運用測繪處的數碼地圖，開發各種在其網址提供地圖資料的應用系統。加上一九九八年年底推出的增值轉售者服務，我們的私人商業夥伴可運用測繪處繪製的數碼地圖，開發各類型的增值應用系統，作特定的用途，例如作汽車導航及網上搜尋旅遊及零售資料等。市民最終會廣泛使用這些應用系統，而棄用紙品地圖。

為減少複製土地界線資料時耗用紙張，我們計劃轉用數碼方式儲存所有土地界線記錄，包括測量圖、航空攝影照片、計算檔案及舊土地界線圖。目前，我們已完成轉換現時由西貢測量處、北區測量處、荃灣測量處及葵青測量處保存的記錄。上述各測量處的人員現時已可在桌上電腦取得及檢視有關記錄，因而大大減少不必要的影印資料工作。我們現正著手籌劃轉換測量處所保存的其他資料。長遠來說，我們可能會以數碼方式，即以唯讀光碟或透過互聯網向客戶提供土地界線資料。

來年我們會繼續推展以上各項工作，並會尋找更多方法支持環保。

環保管理

在二〇〇一年，我們繼續致力環保內務管理。我們的耗紙量在過去五年來持續下降。二〇〇一年的耗紙量較二〇〇〇年減少7.8%，信封的用量則減少16.3%。在二〇〇二年，我們會繼續節約用紙，並希望把耗紙量和信封用量再降低。

今年，我們回收了約39,420公斤廢紙及518個影印機色粉盒，供循環再造。我們並繼續實行回收塑料廢物供循環再造。同時，我們鼓勵員工在不須要使用電燈及電器時，把電掣關上，以及盡可能使用樓梯而不用升降機，藉以節省能源。

我們鼓勵員工使用環保產品，例如用再造紙影印、使用鉛芯筆及用再造紙印製名片。我們會繼續購置環保用具及為辦公室引入更多環保產品。

在二〇〇一年，本署的法律諮詢及田土轉易處設立了辦公室操作自動化系統。該處員工之間的溝通及與其他政府部門的聯絡，現已廣泛採用電腦網絡，取代紙張文件往來。此外，我們已在內聯網上開設法律諮詢及田土轉易處主頁，以便採用電子方法發布一般及技術資料。以上各項措施對減少耗紙量大有幫助。

為貫徹我們的環保工作，我們會經常提醒員工各種減少廢物及節省能源的方法。在二〇〇一年十一月，我們邀請了長春社(香港保護自然景物協會)為員工主講環保管理，以提高員工的環保意識。我們會繼續採取這些環保措施，亦會探求更多環保新方法。

建議

歡迎大家對本報告提出意見及建議。請把意見或建議以電郵(landsd@landsd.gov.hk)傳送本署。

本報告可於本署的所有詢問處免費索取。為環保的理由，本署只印製1,000份報告，以供派發。不過市民可於本署的網頁瀏覽本報告(網址：<http://www.info.gov.hk/landsd/>)。

To further promote the use of digital map instead of paper map, we had launched a new Internet Map Permittee (IMP) Service in early 2001. IMP could make use of SMO's digital maps to develop map information applications for delivery on its web site. Together with the Value Added Reseller (VAR) Service launched in late 1998, private business partners could use the digital maps produced by SMO to develop various types of value-added applications for special purposes, such as car navigation and on-line search of tourist and retail information, which were ultimately used by the general public in place of paper maps.

In order to reduce the use of paper for reproduction of land boundary information, we planned to convert all land boundary records, including survey plans, aerial photos, computation folders and old land boundary plans, in digital form. So far, we had completed the conversion of those records currently kept in District Survey Offices of Sai Kung, North, Tsuen Wan and Kwai Tsing. Staff in these Offices could now access and view the records on desktop computers thus reducing a lot of unnecessary photocopying of the information. Data conversion in other District Survey Offices was being planned. In the long run, such information might also be provided to our customers in digital form, i.e. CD-ROM or via the Internet.

In the coming year, we will continue with the above practices and explore more ways in support of environmental protection.

Green Housekeeping

In 2001, we continued to give our best efforts to green housekeeping. Our paper consumption has been decreasing continuously over the past five years. In 2001, it showed a 7.8% decrease over that of 2000. Envelope consumption was reduced by 16.3%. For 2002, we will keep up our momentum in this area and aim to further reduce the consumption of paper and envelopes.

This year, we collected about 39,420 kg of waste paper and 518 used toner cartridges for recycling. We also continued with the practice of collecting plastic waste for recycling. Staff have also been encouraged to conserve energy by switching off lights and electrical equipment when not in use, and use staircases instead of lifts whenever practicable.

We encourage staff to use green products, such as recycled paper for photocopying, clutch pencils and name cards printed on recycled paper. We will continue with green purchase and identify opportunities for introducing more green products in the offices.

In 2001, an Office Automation System was set up in our Legal Advisory and Conveyancing Office (LACO). Communication among staff in the office and with other Government departments through the computer network instead of in paper form is widely used. In addition, an intranet LACO Homepage was created facilitating dissemination of general and technical information by electronic means. These contributed greatly to reduction in the consumption of paper.

To sustain our work on environmental protection, our staff are regularly reminded of the ways and means of waste reduction and energy conservation. In November 2001, we invited the Hong Kong Conservancy Association to present a talk on green management for our staff so as to increase their green consciousness. We will continue with these green practices and explore new initiatives.

Suggestion

Comments and suggestions on this Report are most welcome. You may email them to us at landsd@landsd.gov.hk.

Copies of this Report are available free of charge from all enquiry counters of the department. For green management reasons, only 1,000 copies of the report are printed for distribution. This Report can however be viewed at the department's website (<http://www.info.gov.hk/landsd/>).