

ENVIRONMENTAL

亞洲國際都會 香港 

REPORT 2005



環保 報告 二〇〇五



地政總署
Lands Department

署長的話

這是本署發表的第七份環保報告。本署作為地政監督，負責管理香港最寶貴的土地資源，務須致力在各個工作範疇貫徹環保精神。

在二〇〇五年，我們進一步檢討和改善了本署在批地及土地管理工作上的環保表現，並向各公私營機構推廣使用數碼地圖，同時繼續在本署各辦事處實施減少廢物、節省資源、善用能源及物料、電子通訊科技和盡量避免浪費等多項環保措施。

值得一提的是，我們現正與環境保護署合作，物色合適的土地供廢物回收業使用。在二〇〇五年，我們以短期租約方式出租了三幅土地予廢物回收業使用，而另亦有數幅土地於二〇〇六年以投標方式批出作相同用途。

為協助杜絕蚊患和防止登革熱及日本腦炎在香港傳播，我們在政府土地上加強執行除草和清理環境工作。在二〇〇五年，我們另外清理了464個地點的垃圾、積水及雜草，較二〇〇四年增加了9%。

在內部管理方面，我們十分注重節約能源及用紙。舉例來說，在二〇〇五年，本署成功在署內推行了地理空間信息樞紐之餘，更進一步將該系統擴展至大約40個其他政府部門／決策局。該系統乃網上信息樞紐，以政府內聯網向政府用戶傳送高質素的地圖、航空攝影圖片和大量的土地及地理綜合信息，這就可以減少印刷紙張及化學品的使用量。

歡迎讀者提出意見，好讓我們更有效地達致為配合環保而制定的環境改善目標。

地政總署署長劉勵超



Director's Message

We are pleased to present the seventh Environmental Report of our Department. As the land authority in custody of the most precious resources of Hong Kong, we are mindful of environmental protection in all areas of our work.

In 2005, we further reviewed and improved our environmental performance in land disposal and land management. We also promoted the wider use of digital maps in both the public and private sectors, and continued with waste reduction, resource conservation, efficient use of energy and materials, e-communication and waste minimization in our offices.

It is worthwhile to mention that we are working with the Environmental Protection Department to identify suitable sites for the waste recycling industry. In 2005, three sites have been let by way of short term tenancy for the waste recycling industry and a few more sites will be made available by tender for the same purpose in 2006.

To help eliminate mosquito breeding and prevent the spread of dengue fever and Japanese encephalitis in Hong Kong, we have stepped up grass cutting and clearance on Government land. In 2005, we cut grass and removed rubbish and stagnant water in 464 sites, an increase of 9% compared with 2004.

On the housekeeping front, we attach great importance to economy of energy and paper consumption. For example, in 2005, the Geospatial Information Hub (GIH) was successfully rolled-out within the Department and further extended to about 40 other Government departments/bureaux. This is a web-based information hub delivering high quality maps, aerial photographs, and vast amount of integrated land and geographical information to Government users via the Government intranet. In this way, the use of printing paper and chemicals would be reduced.

We welcome readers' suggestions on how we might better achieve our environmental improvement objectives in being a Green Department.

A handwritten signature in black ink, appearing to read 'P. Lau'.

Patrick L.C. LAU
Director of Lands

環保政策

本署履行土地行政職能時，會循下列途徑致力保護及改善環境：

- 在制定部門政策及措施時，配合當局的環保目標；
- 在可行情況下，協調各政府部門，以提升香港的綠化環境；
- 培養員工的環保文化及意識；以及
- 奉行最佳的環保管理守則，包括使用電子方式通訊和收發資料，盡量減少用紙。

批地

本署透過審慎擬備批地、換地和契約修訂的租契條件，以及向政府部門撥地的工程條款，在可行的情況下，提供途徑，讓政府實施環保措施。

• 石油氣

舉例說，本署全力支持政府鼓勵車輛使用石油氣作為燃料的政策。在二〇〇五年內，本署再推出一幅需附設石油氣加氣設施的加油站用地招標。此外，我們亦會把握機會，在加油站用地的租契內訂明條款，強制規定必須提供石油氣加氣設施。



在渣華道興建具備石油氣加氣設施的加油站
A Petrol Filling Station with LPG filling facilities at Java Road

Environmental Policy

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

- formulating departmental policies and practices in line with the environmental objectives of the Administration;
- coordinating Government departments to improve the green environment in Hong Kong where possible;
- developing a culture of environmental protection and awareness among staff members; and
- employing best practices in green housekeeping including the use of electronic means in disseminating messages to minimize paper consumption.

Land Disposal

Through conscientious drafting of lease conditions in land grants, exchanges and modifications and engineering conditions in the allocation of land to Government departments, we provide, where appropriate, a vehicle whereby Government may implement its environmental initiatives.

• Liquefied Petroleum Gas

As an example, we render full support to Government's policy initiatives with regard to Liquefied Petroleum Gas (LPG) and have tendered a further site for Petrol Filling Station (PFS), including LPG, purposes in 2005. Mandatory requirements for the provision of LPG filling facilities in PFS leases will be imposed as and when the opportunity arises.

• Sites for waste recycling

We are also continuously working with the Environmental Protection Department to identify suitable sites for the waste recycling industry. In 2005, three sites have been let by short term tenancy and a few more sites will

• 廢物回收用地

我們亦繼續與環境保護署合作，物色合適的土地供廢物回收業使用。在二〇〇五年，我們以短期租約方式出租了三幅土地予業界使用，在二〇〇六年亦會有數幅土地以投標方式批出作相同用途。為應付日後與廢物管理有關的土地需求，本署正與環境保護署緊密合作，在屯門設立永久的「環保園」，供回收再造業使用。擬設的環保園佔地約20公頃，旨在提供超過50幅土地予廢物回收商使用。

為配合環境運輸及工務局局長所制訂的建築廢物再造政策，我們與土木工程拓展署商討後，物色了兩幅土地設置建築廢物分類設施，用以將惰性物料從建築廢物中分隔出來。這兩幅總面積約8公頃的土地分別位於將軍澳第137區及屯門第38區，並已於二〇〇五年九月撥予土木工程拓展署。



在屯門第38區的建築廢物分類設施劃定廢物分類區
Sorting Area of construction waste sorting facilities at Tuen Mun Area 38

be made available by tender in 2006 for the same purpose. To tackle the future demand for land related to waste management, we are currently working closely with the Environmental Protection Department to set up a permanent "EcoPark" in Tuen Mun for the recycling industry. The proposed EcoPark will occupy an area of about 20 hectares and is intended to provide over 50 sites for use by the waste recycling operators.

In line with the policy relating to the recycling of construction waste as set out by the Secretary for Environment, Transport and Works, we had in consultation with the Civil Engineering and Development Department (CEDD) identified two sites, in Tseung Kwan O Area 137 and Tuen Mun Area 38, with a total area of around 8 hectares for setting up construction waste sorting facilities to screen out inert material from construction waste. These two sites were allocated to CEDD in September 2005.



在屯門第38區的建築廢物分類設施設置秤車量重器
Weigh-bridge of construction waste sorting facilities at Tuen Mun Area 38

- **公共工程計劃**

本署為鐵路發展計劃和其他公共工程計劃提供土地時，定必審慎考慮各項環境因素，並會適時提供所需土地，以作出配合。

- **管制土地污染**

為致力減少及管制土地污染，我們在供作加油站及其他特定用途的土地契約內加入有關規定。這項措施的適用範圍亦已擴及撥予政府部門使用的土地。

- **Public works projects**

In the provision of land for railway development and other public projects, we also have due regard to environmental factors and will continue to deliver the land required in a timely manner to facilitate such proposals.

- **Control of contamination of land**

We also endeavor to minimize and control the contamination of land by incorporating requirements in land leases for PFS and other specialized uses. This measure has also been further extended to apply to sites allocated to and used by Government departments.



為烏溪沙站發展項目設置隔音屏障
Noise Barriers for Wu Kai Sha Station Development

- **樹木保護**

本署繼續在樹木保護方面扮演一個重要的角色。我們主要通過訂立批地條款，以及發展和美化環境藍圖的審批機制，以保護樹木。此外，本署已推行一項試驗計劃，為新批土地進行樹木測量，目的是記錄並

- **Tree preservation**

We continue to play a key role in tree preservation, mainly through lease conditions and the approval mechanism for development and landscaping plans. We have launched a pilot scheme to conduct tree surveys for new disposal sites for the purposes of recording and

保留屬於珍貴和稀有品種的樹木。我們亦會審慎研究任何發展計劃中一切關於砍伐樹木的申請，並就移植樹木或進行代償性植樹事宜作出適當考慮。

• 街道以外的單車泊位

年內，本署轄下各分區地政處亦主動提供了12個地點，用作闢設586個街道以外的單車泊位，藉以鼓勵市民使用單車這種環保交通工具。



在沙田提供街道以外的單車停泊位
Off-street bicycle parking spaces in Sha Tin



為尖沙咀前水警總部的發展計劃而進行樹木保護工作
Tree Preservation for the development of the former Marine Police Headquarters in Tsim Sha Tsui

preserving valuable and rare species of trees. All applications for tree felling in development projects are carefully examined, with due consideration given to transplanting and compensatory re-planting.

• Off-street bicycle parking

During the year, our District Lands Offices have also taken the initiative in providing 12 sites for 586 off-street bicycle parking spaces to encourage the use of this environmentally friendly mode of transport.

土地管理

我們的目標，是透過有效的土地管制和執行契約條款措施，改善所有未批租政府土地及私人土地的環境質素。有關的措施如下：

- 在二〇〇五年內，本署根據《土地(雜項條文)條例》共張貼了5 315份政府土地公告，以處理非法傾倒廢物和非法佔用政府土地的個案。此外，本署針對滋擾他人、違例建築工程和非法更改核准土地用途等情況，向私人土地的業主合共發出885封警告信。
- 本署除了定期為858幅政府土地剪草外，也特別為另外464幅土地(包括非法栽種植物黑點)清理垃圾、雜草和積水，與政府各部門合力杜絕蚊患，以防止登革熱和日本腦炎在本港傳播。



綠化位於海濱道的一幅空置政府土地
Greening of a vacant Government Land site at Hoi Bun Road

改善前 Before Improvement



毗鄰新界沙頭角萬屋邊丈量約份第38約地段第168號的政府土地

Government Land adjacent to Lot No. 168 in D.D.38 Man Uk Pin, Sha Tau Kok, N.T.

(備註：先前一幅未撥用的政府土地遭人鋪築作貯存鐵柵之用。在本署採取管制行動後，有關鐵柵已被清理，而當局亦已圍封該土地。)
(Remark: Previously, a piece of unallocated Government land was paved for storage of metal bars. Subsequent to our control action, the metal bars were cleared and the site concerned had been successfully fenced off.)

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 as follows:

- During 2005, we posted 5 315 Government land notices under the Land (Miscellaneous Provisions) Ordinance for clearance of unauthorized dumping or occupation of Government land. We issued another 885 letters to warn owners of private land in respect of nuisances, unauthorized building works or unauthorized conversion of permitted use.

- In addition to cutting grass on a regular basis at 858 sites on Government land, we removed rubbish together with cutting of grass on and drainage of stagnant water at another 464 sites including illegal cultivation black spots, as part of Government's effort in the anti-mosquito campaign to prevent the spread of dengue fever and Japanese encephalitis in Hong Kong.

改善後 After Improvement



- 本署去年聯同康樂及文化事務署和民政事務總署，“綠化”了超過15公頃的空置政府土地。
- 在執法方面，本署成功檢控了九名非法挖掘人士，藉此警惕市民不要在山坡上非法開墾和栽種植物。
- 非法開墾和栽種植物不但危害斜坡安全，還會使有關土地成為蚊蟲滋生的溫床。為此，我們透過電視和電台宣傳上述訊息，並呼籲市民支持。
- 在公用街道放置吊斗收集裝修廢物及舊衣回收籠的問題叢生，已引起公眾對環境和衛生事項的關注。為遏止情況蔓延，本署於二〇〇五年分別進行了942次巡查及3 062次清理行動。

- In conjunction with the Leisure and Cultural Services Department and the Home Affairs Department, we successfully "greened" over 15 hectares of vacant government land in the past year.
- On the law enforcement side, we successfully prosecuted nine offenders of illegal excavation with a view to discouraging illegal cultivation on the slopes at hillsides.
- As illegal cultivation may endanger the stability of the slopes and provide favourable grounds for mosquitoes breeding, we broadcast messages in both television and radio to appeal to the general public for their support.
- To contain the proliferation of placing skips for collection of renovation debris and cages for collection of used clothes in public streets which caused environmental and hygienic concerns, we also conducted 942 and 3 062 inspections or clearances in 2005.

測量及繪圖

本署通過執行下列措施，以期在地圖製作及測量數據的應用方面進一步減省紙張和化學品的使用量：

• 使用數碼地圖

測繪處於二〇〇五年通過各種推廣活動，成功促進了數碼地圖的廣泛使用。從圖表1中可見，在二〇〇五年提供

予政府部門或私營機構的數碼地圖數目有所增加。有關的統計數字顯示，本署提供的數碼地圖數目由一九九九年的181 100急升至二〇〇五年的574 400，增幅超過200%。

我們現正開發數碼地圖及土地記錄分發系統。待完成後，用戶可在互聯網上進行電子訂購多格式數碼地圖及土地記錄數據及享用電子送遞服務。

Survey and Mapping

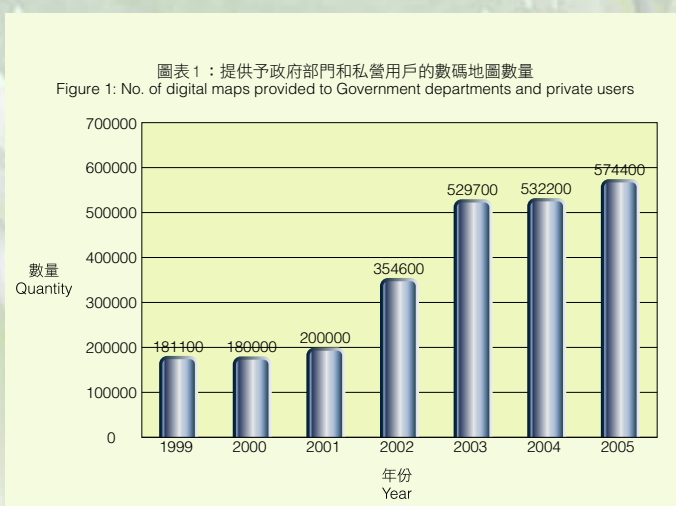
Through the following initiatives, we aim to achieve further savings in paper and chemical consumption in the production of maps and survey data :-

• Use of digital maps

Through various promoting activities in 2005, the Survey and Mapping Office (SMO) succeeded in fostering wider use of digital maps. As manifested in Figure 1,

more digital maps were supplied to Government departments and the private sector in 2005. The statistics showed that the supply increased dramatically by more than 200% from 181 100 in 1999 to 574 400 in 2005.

We are also developing a Digital Map and Land Records Dissemination System, which when completed will provide users with multi-format digital maps and land record data continuously through electronic ordering and delivery via the Internet.



• 土地界線記錄

直至現時為止，大部分的分區測量處已完成土地界線記錄的掃描工作，有關的記錄可在桌上電腦檢索和取得有關記錄，免卻了不必要的影印。我們的最終目標是以軟複本或互聯網的方式向客戶提供上述記錄。

• 地理空間信息樞紐

本署在二〇〇五年首先在內部推行了地理空間信息樞紐，再將其擴展至大約40個其他政府部門／決策局。該系統乃網上信息樞紐，以政府內聯網向政府用戶傳送高質素的地圖、航空攝影圖片和大量的土地及地理綜合信息。

• 環境管理系統

測繪處現正計劃開發並推行一個符合ISO 14001標準的環境管理系統。該處擬於二〇〇六年三月展開有關計劃，並期望於二〇〇七年十月取得ISO 14001認證。該計劃將進一步完善環保管理的措施。

• Land boundary records

By now, most District Survey Offices have completed scanning the land boundary records. The records can now be retrieved readily on desktop computers thereby avoiding unnecessary photocopying. The ultimate aim is to supply these records in soft copies or via the Internet.

• Geospatial Information Hub

In 2005, the Geospatial Information Hub (GIH) was successfully rolled-out within the Department. It was further extended to about 40 other Government departments/bureaux. The GIH is a web-based information hub delivering high quality maps, aerial photographs, and vast amount of integrated land and geographical information to Government users via the Government intranet.

• Environmental management system

The SMO is planning to develop and implement an environmental management system complying with ISO 14001. It is intended to start the project in March 2006 and attain ISO 14001 certification in October 2007. This is yet another initiative of the SMO to improve green management.



地理空間信息樞紐
Geospatial Information Hub

環保管理

本署致力在工作間推廣環保文化，並已就辦公室的環保管理訂立內部守則，要求員工遵守。

• 督導及培訓

為了讓更多員工參與環保管理工作，署方已要求署內各組別委任環保主任，以

Green Housekeeping

This Department is committed to the promotion of green culture in the workplace. We have established house rules on green office management for staff to follow.

• Supervision and training

To widen the net of staff's participation in green housekeeping, all sections in the Department have been

協助在辦公室實施和推廣環保管理措施。為使員工具備在辦公室推動環保的知識和技巧，署方在二〇〇五年繼續提供所需培訓。年內，署方邀請環境保護署為員工舉辦一系列的環保意識工作坊，介紹如何在辦公室推廣環保管理，共有38名環保主任及其助理參加這些工作坊。



本署人員於二〇〇五年九月參加環保管理工作坊
Our staff attended a workshop on green management in September 2005

requested to appoint Green Executives to assist in implementing and promoting green practices in the office.

To equip our staff with the necessary competence and skills for application in work, we continued to provide necessary training in 2005. This year, we invited the Environmental Protection Department to conduct a series of environmental awareness workshops on green management, and a total of 38 Green Executives or their assistants attended these workshops.

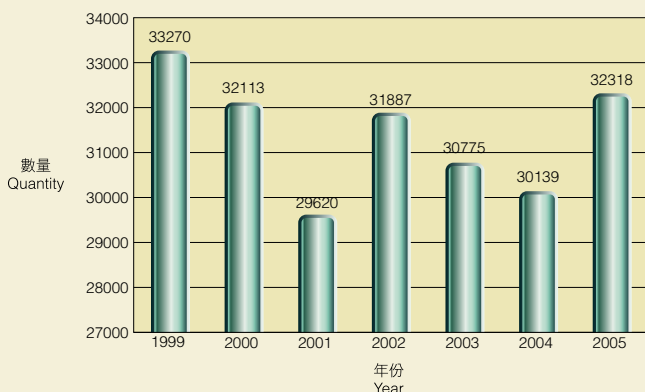
• 紙張及信封用量

本署在紙張及信封用量方面的環保表現，見載於圖表2.1和2.2所顯示的自一九九九年起的耗紙量和信封用量。整體而言，有關用量有持續下降的趨勢。二〇〇五年的信封用量較二〇〇四年節省

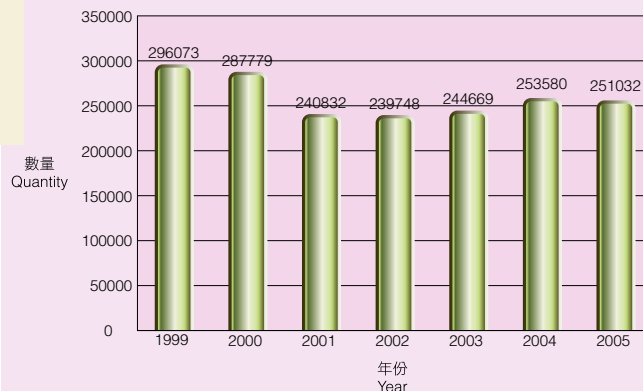
• Paper and envelope consumption

The environmental performance of this Department in terms of paper and envelope consumption since 1999 is indicated in Figure 2.1 and Figure 2.2 respectively. Overall, a downward trend is maintained. We were able to achieve 1% saving in envelope consumption in 2005 when compared with 2004. On use of paper, an increase of 7% was recorded in 2005 when compared with 2004. This was mainly attributable to new initiatives and increased responsibilities of the Department like printing of 'Memorial Day Book'

圖表 2.1：耗紙量(以令計)
Figure 2.1: Paper consumption (in reams)



圖表 2.2：信封用量
Figure 2.2: No. of envelopes consumed



1%，但在用紙方面，二〇〇五年錄得的用量則較二〇〇四年增加7%。這主要是由於本署實施的新措施及職責增加所致，例如本署須印製先前由土地註冊處提供的「註冊摘要日誌」副本；就房屋

署將寮屋管制及清拆職務移交地政總署事宜進行準備工作；以及接管一些先前外判予私人律師處理的法律個案等。本署定當竭盡所能，使節約用紙的趨勢得以持續下去。

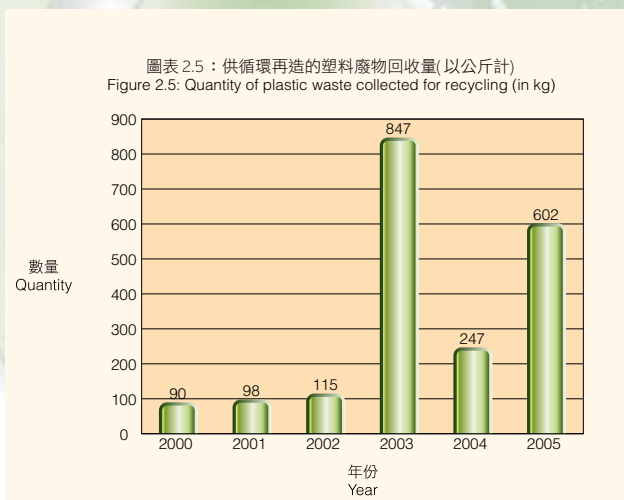
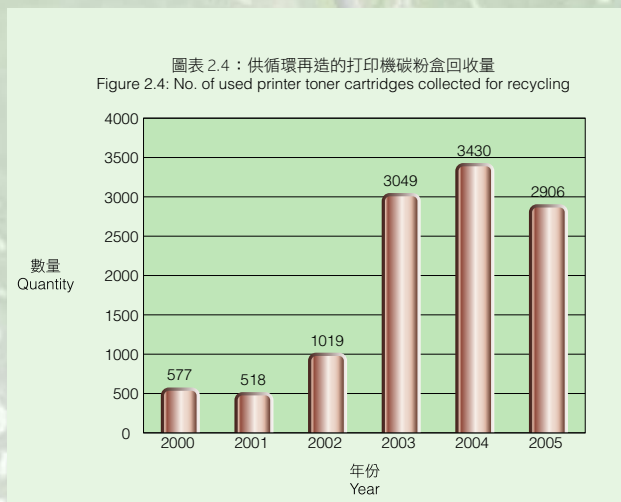
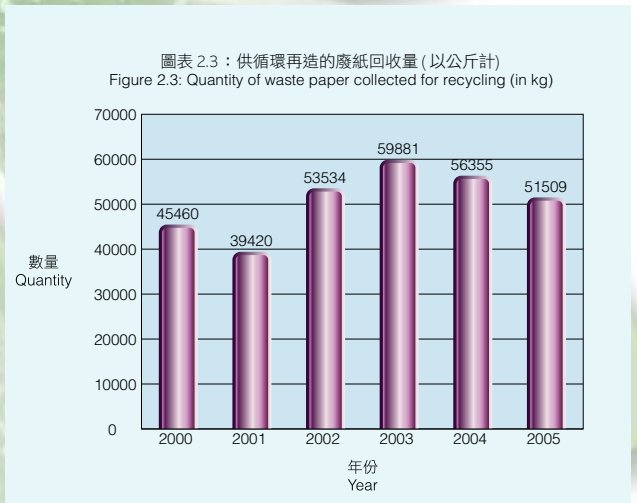
copies previously provided by the Land Registry, preparation work for transfer of squatter control and clearance duties from Housing Department to Lands Department, taking over of some legal cases which were previously contracted out to private solicitors, etc. We will make our best efforts to sustain the momentum on economical use of paper.



本署員工將用過的紙張放入收集箱作循環再造之用
Our staff put used paper in collection box for recycling

• 廢物循環再造

二〇〇五年，我們共回收了約51 509公斤廢紙、2 906個打印機碳粉盒和602公斤塑料廢物，供循環再造。圖表2.3、2.4和2.5分別載列了這三方面的數字，以反映本署過去數年的表現。綜觀回收這些廢物以供循環再造的整體成績，確實令人鼓舞。



• Waste recycling

In 2005, we collected about 51 509 kg of waste paper and 2 906 used toner cartridges for recycling. We also collected about 602 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 of collecting these items for recycling has been encouraging.

• 節約能源

本署亦鼓勵員工採取各種措施節約能源，例如在無需要使用空氣調節／電燈時將其關掉；在辦公時間內把電腦和辦公室器材調較至省電模式，並在無需要使用時將其關掉；安排最後離開辦公室的員工檢查及關掉所有空氣調節、電燈和辦公室器材；以及鼓勵員工在只需要上落一兩層樓的時候，使用樓梯代替升降機。

就本署各個設有獨立電錶的辦事處而言，我們在二〇〇五年的用電量為827 500千瓦／小時，與二〇〇四年比較共節省了

9.4%的用電。我們在二〇〇六年的目標是，在撇除二〇〇六年四月一日由房屋署調職至本署的新寮屋管制隊的用電量後，按照環境運輸及工務局發出的指引，把用電量最少削減1.5%，並務求在其後數年逐步調高減幅。

此外，本署亦切實推行下列兩項措施，以便加強節省辦公室的能源消耗量：

- 把空氣調節的溫度調較至攝氏25.5度；及
- 在各別辦事處委任能源督導員，以確保辦事處切實執行節省能源的措施。

在二〇〇六年，我們定會繼續竭盡所能推行環保管理工作和盡量探索更多環保新方法。

索閱本報告

有興趣人士可於本署網頁（網址：<http://www.landsd.gov.hk>）瀏覽本報告。為環保起見，我們只提供少量的印刷本。

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)傳送到本署。

• Energy conservation

Staff have also been encouraged to conserve energy by measures like switching off air conditioning/lighting when not required, setting computers and office equipment to the energy saving mode during office hours and switching them off when not in use, making arrangement for the last-man-out to check and turn off all AC, lighting and office equipment, and encouraging walking up and down one or two floors instead of taking lifts.

For our offices served by separate electricity meters, our electricity consumption in 2005 was 827 500 kw/h, representing a saving of 9.4% when compared with 2004's.

Our target in 2006, after excluding the new squatter control teams to be transferred from Housing Department on 1 April 2006, is to reduce electricity consumption by at least 1.5% in accordance with the guidelines of the Environment, Transport and Works Bureau to achieve incremental reductions over the next few years.

We have also strictly implemented the following two initiatives in order to step up effort in reducing energy consumption in the office :-

- To set air conditioning temperature at 25.5°C; and
- To appoint energy wardens in individual offices to ensure strict implementation of energy saving measures.

In 2006, we will continue to give our best efforts to green housekeeping and explore new initiatives whenever possible.



在午膳時間關掉辦公室內無須使用的電燈
Lighting not required in the office is turned off during lunch time

Availability of this Report

This Report can be viewed at the department's website (<http://www.landsd.gov.hk>). Only a small number of printed copies are available for green management reasons.

Suggestion

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