



# 私人物業樹木資產管理

Asset Management of Trees on Private Property

# 1. 樹木資產 Trees Are Our Assets



# 喜愛與樹為伴

## Love to Enjoy Leisure Time with Trees

- Provide beauty and shade for living environment
- Mitigate impacts of urban development
- Contribute to a higher quality of life



# 樹木的好處 Benefits of Trees

## 社會效益 Social benefits

- 改善精神健康 *Reduce stress and improve mental health*
- 加強社區連繫 *Strengthen community ties*



## 環境效益 Environmental benefits

- 改善空氣水質 *Improve air and water quality*
- 舒緩氣候變化 *Combat climate change*



## 經濟效益 Economic benefits

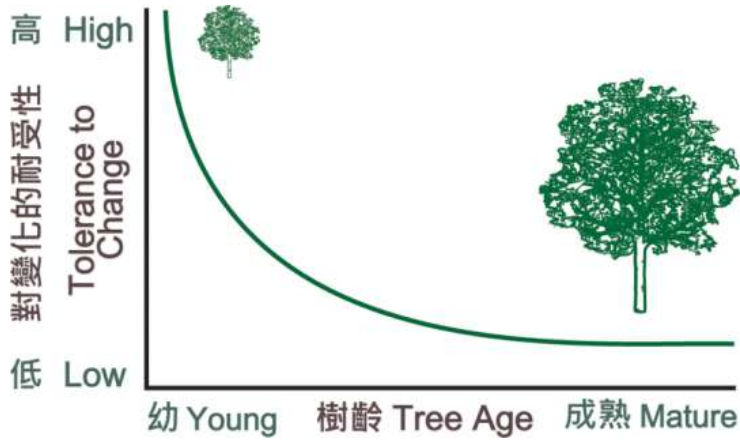
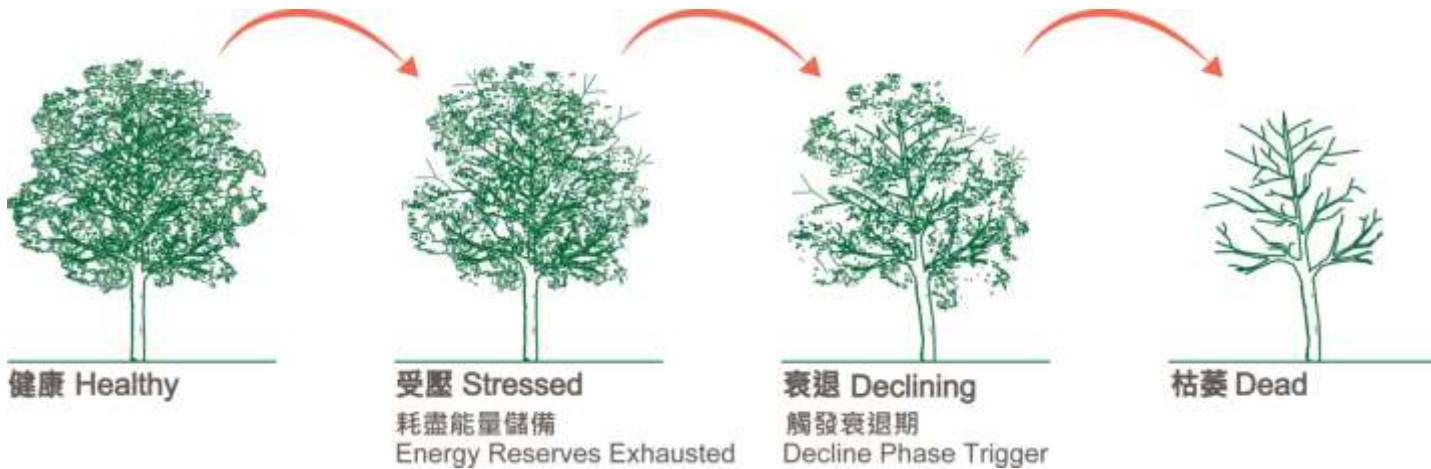
- 增加物業價值 *Increase property value*
- 減低能源消耗 *Decrease energy consumption*



## 2. 護養樹木 Trees Need Care

# 樹木是自然生物

## Trees are living organisms



**Just Like  
YOU and ME!**

# 資產管理 Asset Management



# 資產管理 Asset Management

資產管理  
Asset  
Management

+

良好樹木護理  
Proper  
Tree Care

=

增強效益

**Maximise Benefits**

- Economic
- Social
- Environmental

減少維修支出

**Lower Maintenance Costs**

- Proactive planning
- Prevent tree problems
- Cost effective

減低風險 **Minimise Risks**

- Minimise risk to as low as reasonably practicable
- Maintain all landscape in a good and clean condition



### 3. 護樹支援 We Help for Tree Care

# 良好樹木護理的快速參考

## Quick Reference on Proper Tree Care

### 樹木管理手冊

### Handbook on Tree Management (HTM)

- Provide Tree Owners guidelines and standards of good practice in management of tree assets

#### Part 1 - Duty of Care of Tree Owners

- Legal Provisions for Tree Management
- Essentials of Good Tree Management

#### Part 2 – Key Steps in Tree Risk Management

- Engage Qualified Professionals
- Know your Tree Stock
- Undertake Tree Risk Assessment and Mitigation Works
- Keep Records

#### Part 3 - General Tree Care

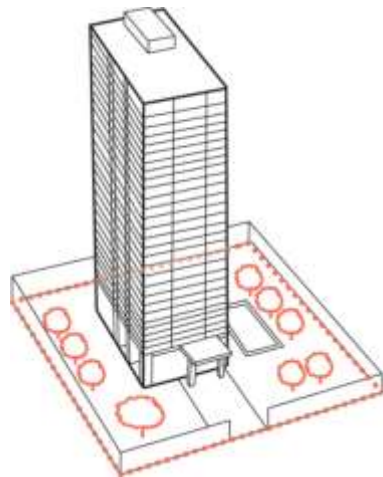
- Right Tree Right Place
- Quality Nursery Stock
- Regular Tree Maintenance
- Good Pruning Practices
- Pest and Disease Control
- Maintenance Records

# 樹木管理手冊

## Handbook on Tree Management

### Part 1 – Duty of Care of Tree Owners

- Legal Provisions for Tree Management



私人土地  
**Private Land**

普通法下的謹慎責任

Common Law Duty of Care

建築物管理條例

Building Management Ordinance (Chapter 344)

- 大廈管理及維修工作守則  
Code of Practice on Building Management and Maintenance

佔用人法律責任條例

Occupiers Liability Ordinance (Chapter 314)

土地契約條款 Provisions in Land Leases

- Tree preservation clause
- Landscape clause

# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management



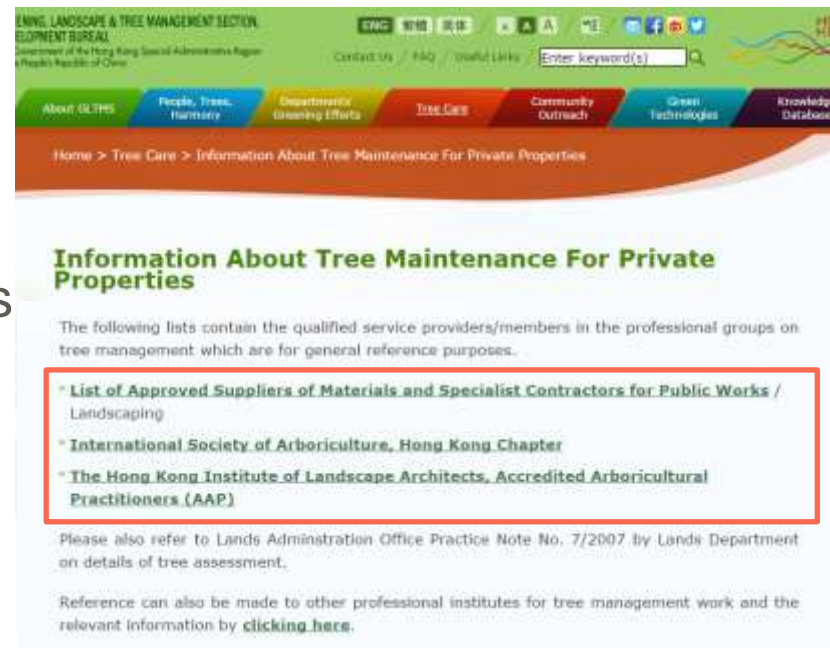
# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 1: Engage Qualified Professionals for Tree Works

- Landscape contractors
  - Arboricultural contractors
  - Qualified individuals
- Information for private property owners is available at [www.greening.gov.hk](http://www.greening.gov.hk)



The screenshot shows the website of the Environmental Landscape & Tree Management Section of the Environmental Protection Department. The page is titled "Information About Tree Maintenance For Private Properties". It lists qualified service providers for tree management, including:

- List of Approved Suppliers of Materials and Specialist Contractors for Public Works / Landscaping
- International Society of Arboriculture, Hong Kong Chapter
- The Hong Kong Institute of Landscape Architects, Accredited Arboricultural Practitioners (AAP)

The text also mentions that users should refer to Lands Administration Office Practice Note No. 7/2007 for details of tree assessment and that relevant information can be found by clicking a link.

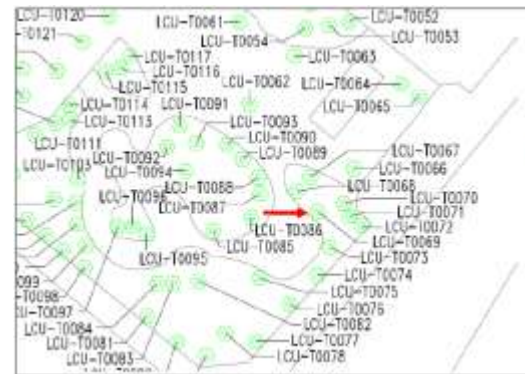
# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 2: Prepare Tree Inventory

- Tree schedule
- Tree location plan
- Tree photos



**A. General Information**

Property Name:				Address:		
Contact No. & Title:				Survey Date:		
				Revision:		

**B. Tree Schedule**

Tree No.	Photo No.	Tree Species Chinese Name	Botanical Name	DBH (cm)	Overall Height (M)	Street Spread (M)	Structural Condition (Good / Fair / Poor)	Health Condition (Good / Fair / Poor)	Remarks



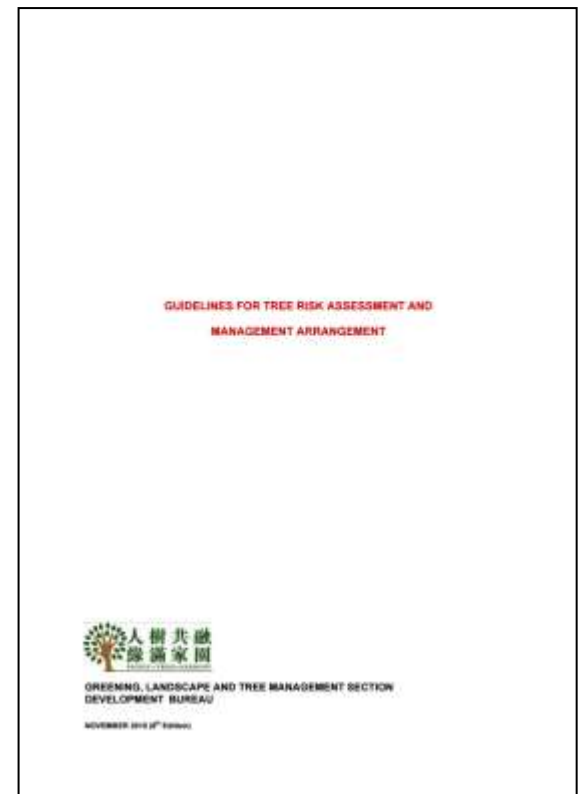
# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 3: Undertake Tree Risk Assessment

- First Published in January 2010 –  
《樹木風險評估及管理安排》  
“Guidelines for Tree Risk Assessment and Management Arrangement”
- Provide systematic methodology to assess tree risk in order to protect public safety



# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 3: Undertake Tree Risk Assessment

以地點為本  
**AREA BASIS**

確定一旦樹木倒塌會影響公眾安全的高使用地點  
Identify target areas with intensive use where the public will be affected in the event of a tree failure

以樹木為本  
**TREE BASIS**

在已確定的地點進行以樹木為本的評估，評估個別珍貴樹木和有問題樹木的狀況  
Within the identified areas, the conditions of valuable trees and problematic trees are individually assessed



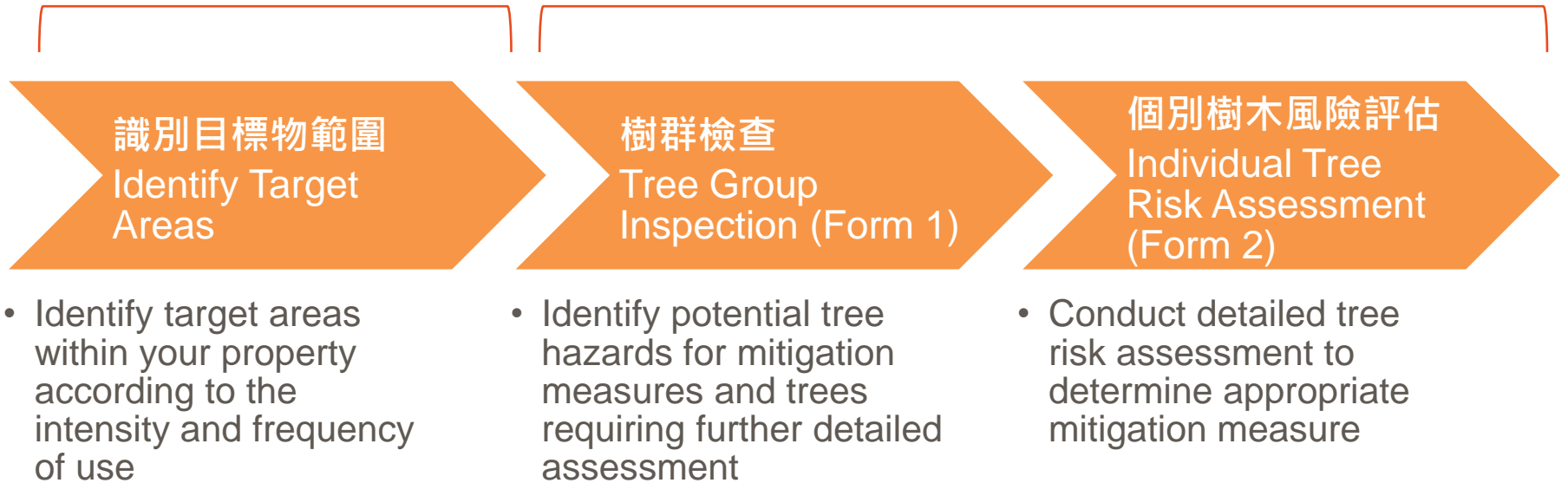
# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### 以地點為本 AREA BASIS

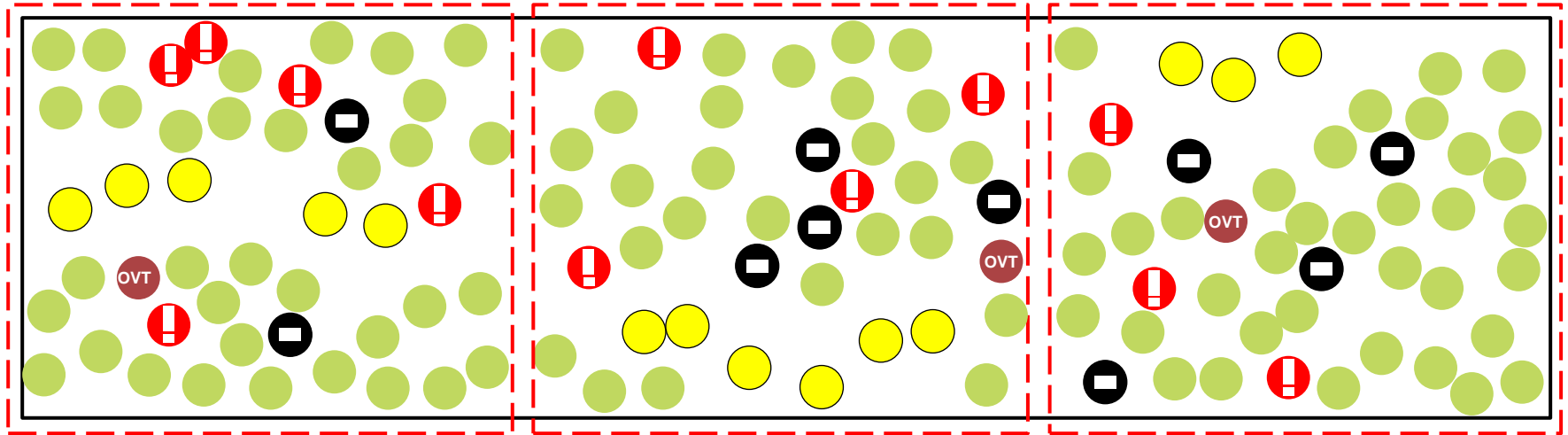
#### 以樹木為本 TREE BASIS



# 樹木風險評估

## Tree Risk Assessment

### 以樹木為本 TREE BASIS



#### 圖例說明 Legend

表格 1  
Form 1

- ● 於目標地點內的其他樹木  
Other trees in target areas

表格 2  
Form 2

- OVT 古樹名木  
Old and Valuable Trees
- ! 有問題樹木  
Problematic Trees
- 於目標地點內的成齡樹  
Mature trees in target areas
- 將被移除樹木  
Trees To Be Removed

\*圖中以三個不同區域的樹木分布作說明  
Tree profiles in three different lots for illustrative purpose



# 樹木風險評估表格1：樹群檢查

## Tree Risk Assessment Form 1 : Tree Group Inspection

- 篩選目標地點內的樹木作初步評估  
Facilitate initial screening of trees within target areas

- 識別樹木所構成的潛在危險，以便採取適當的緩減措施，或使用表格2為個別樹木進行更詳細的風險評估

Identify potential tree hazards for appropriate mitigation measures or for more detailed individual tree risk assessment using Form 2



# 樹木風險評估表格2：個別樹木

## Tree Risk Assessment Form 2 : Individual Tree

- 對需要特別關注的樹木提供詳盡評估

To conduct detailed assessment of individual trees that need special attention



- 分析及評估風險並提出適當的風險緩減措施

To analyze and evaluate risk and provide appropriate remedial measures to alleviate the potential risk



# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 4: Mitigate Tree Risk



Fence off



Install supporting system



Pruning



Pest and disease control

# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

- Tree Removal (If lease conditions apply)

#### Non-emergency situations

- Submit tree felling application to LandsD
- Prepare and undertake compensatory planting proposal
- Obtain written consent from LandsD

#### Emergency situations due to natural cause

- Take full photographic record before removal / pruning
- Prune / Remove trees(s) where safety is at stake
- Inform LandsD within 21 calendar days after incident



# 樹木管理手冊

## Handbook on Tree Management

### Part 2 – Key Steps in Tree Risk Management

#### Step 5: Keep Record

- Tree Inventory
- TRA Record
- Mitigation
- Photo

#### A. General Information

Property Name:	ABC Court	Address:	123 XYZ Road		
Contract No. & Title:	Chan Tai Man (Property Manager)	Survey Date:	1 Apr 2016	Restorer:	A

#### B. Tree Schedule

Tree No.	Photo No.	Tree Species		DBH (mm)	Overall height (M)	Crown Spread (M)	Structural Condition (Good / Fair / Poor)	Health Condition (Good / Fair / Poor)	Remarks
		Chinese Name	Botanical Name						
ABC-T1	01	榕	<i>Ficus religiosa</i>	180	8	15	Fair	Fair	
ABC-T2	02	榕	<i>Ficus religiosa</i>	300	8	7	Poor	Fair	Swisted planter
ABC-T3	03	榕	<i>Ficus religiosa</i>	170	8	5	Fair	Fair	
ABC-T4	04	榕	<i>Ficus religiosa</i>	150	7	4	Good	Good	
ABC-T5	05	榕	<i>Ficus religiosa</i>	130	7	4	Fair	Good	
ABC-T6	06	榕	<i>Ficus religiosa</i>	130	8	5	Poor	Fair	Leaning, tip rotted
ABC-T7	07	榕	<i>Ficus religiosa</i>	200	8	5	Fair	Fair	
ABC-T8	08	榕	<i>Ficus religiosa</i>	200	8	5	Good	Fair	
ABC-T9	09	榕	<i>Ficus religiosa</i>	250	10	4	Fair	Fair	Shiny
ABC-T10	10	榕	<i>Ficus religiosa</i>	280	15	7	Good	Fair	



# 樹木管理手冊

## Handbook on Tree Management

### Part 3 – General Tree Care

- 樹木種植 Tree Planting

植樹有方 · 因地制宜 Right Tree Right Place

優質苗木 Quality Nursery Stock

合適生長環境 Suitable Growth Environment

定植護養 Provide Establishment Maintenance

- 樹木護養 Tree Maintenance

定期護養 Regular Tree Maintenance

良好修剪 Good Pruning Practices

防病蟲害 Pest and Disease Control

樹木保護 Tree Protection

護養記錄 Maintenance Records

強壯結構  
Stronger Structure

健康生長  
Healthy Growth

良好形態  
Good Form

減少缺陷  
Reduce Defects

減低風險  
Minimise Risk



# 植樹有方 因地制宜

簡易指南



香港特別行政區政府  
發展局  
Development Bureau  
The Government of the Hong Kong Special Administrative Region



## 空間

### 地面上

- 與毗鄰樓宇、建築物、道路和其他樹木保持適當距離

### 地下

- 與地底設施保持適當距離，讓樹根有足夠生長空間，以支撐及鞏固枝幹

樹木有各式各樣的外觀形態，從幼苗到長成大樹，過程變化萬千。為了樹木的長遠健康著想，植樹前我們須深思熟慮，並挑選合適的樹木品種。

這份指南旨在簡要地列舉植樹的主要考慮因素，助您「植樹有方，因地制宜」，確保「在合適的地方種植合適的樹」。如有疑問，請徵詢註冊園境師、園藝師或園境承建商的意見。



## 土壤

- 堅持採用優質種植土壤
- 確保樹穴有充足土壤，讓樹根自由生長
- 確保土壤透氣，不宜過分擠壓
- 評估並因應土壤酸鹼度，選擇合適樹種
- 調節及確保土壤提供均衡養分
- 預留適當的排水能力



## 設計

- 營造地方特色與歸屬感
- 考慮形狀、顏色、質感、比例
- 安全設計
- 達到可持續發展
- 減低護理需求



## 功能

- 提升生物多樣性
- 增加植物配搭
- 營造觀賞亮點
- 隨季節變化的花葉
- 獨特型態的樹木
- 宜人香味
- 優化環境
- 供蔭納涼
- 屏隔減噪
- 改善空氣質素及水質
- 防止水土流失
- 美化景觀
- 社會、心理價值
- 多元感官和認知特質



## 挑選樹木品種

- 本地原生或外來
- 常綠或落葉
- 生長速度
- 避免選擇具有入侵性品種
- 能適應選址環境 (如強風、乾旱、鹽鹼或陰暗)
- 能抵禦病蟲害



## 尋找合適的生物特點

- 觀賞特性
- 顧及可影響公眾的生物特點 (如毒性、花粉病)
- 生長週期
- 避免選擇具有潛在倒塌風險的樹種



## 充份利用植物配搭

- 加強生物多樣性
- 展現自然生境
- 增強景觀連繫
- 銜量樹型及外觀
- 預留足夠生長空間，讓樹冠和樹根自由伸展



## 樹木管理及護養

- 聘請合資格的專業人士評估和護養樹木
- 採取妥善的樹木風險管理及緩解措施，以確保樹木安全



## 樹苗

### 選購幼苗

- 樹木生長較佳

### 選購優質樹苗

- 可迅速扎根並健康成長，長遠而言需要較少護養



## 植樹方法

- 在合適季節植樹，避免於嚴酷或惡劣天氣種植
- 正確準備樹穴
- 泥層植於泥土的深度要適中
- 預留合適的樹穴空間讓樹根生長
- 移除所有塑膠容器或泥層包裝物料
- 逐層回填並鞏固土壤，確保沒有氣渾
- 鋪上合適蓋土物，保持土壤水份及防止雜草生長
- 植樹後充份澆灌樹穴
- 若有使用支撐或拉纜固定樹身，需經常檢查以作出適當調整或移除

# 城市 樹藝

## 植樹 知多少?

植樹除了可  
美化城市景觀，  
更是建立環保  
社會的重要一環。  
為已種植的樹木  
提供悉心照料，  
同樣不容忽視。



### 1 樹木

我是否  
 種植在適當的位置?

### 2 樹冠

我是否

- 太密?
- 受到病蟲害感染?
- 有足夠的陽光?
- 有足夠的空間生長?
- 放太多多葉?
- 掉太多果實?

### 3 空間

我是否

- 太貼近建築物?
- 被街道設施阻礙生長?

### 4 建築物

- 你知道建築物的年齡嗎?
- 它的結構是否穩固?
- 是否足夠支撐我?
- 它的縫隙口會否影響我的坐落?

### 5 挖掘工程

- 工程會否破壞我的樹身?

### 6 街道設施

- 它是否太貼近我?
- 它會否影響地面排水?

### 7 樹幹

我是否

- 受到保護?
- 結構良好?
- 受蟲害入侵?

\* 倘不是木樁，不要在樹身上用東西!

### 10 淨空高度

我會否

- 干擾行經車輛?
- 阻礙行人過路?

### 9 樹根

我是否

- 受到保護?
- 受到磨擦?
- 有足夠的空間生長?
- 有足夠的氧氣和水分?
- 因土壤成份或濕度影響生長?

### 8 樹穴

樹穴是否

- 有足夠空間給樹根生長?
- 配有合適的土壤?
- 放太多地下設施阻礙?
- 填滿腐爛土壤，影響水分滲透?



# 私人物業樹木管理工作

## Tree Management on Private Property

- 樹木管理手冊  
Handbook on Tree Management
- 護養私人物業樹木的常見問題  
Frequently Asked Questions
- 認可服務承辦商/專業團體成員  
Lists contain the qualified service providers/ members in the professional groups on tree management



The screenshot shows the website for the Environmental and Planning Department, specifically the section for Private Property Tree Management. The page title is "私人物業樹木護養資料" (Private Property Tree Management Information). The main content area lists several key resources:

- 樹木管理手冊 (Handbook on Tree Management)
- 護養私人物業樹木的常見問題 (Frequently Asked Questions on Tree Management on Private Property)
- 護養樹木 保障安全 (Tree Management for Safety)
- 減低樹木風險的樹木護養簡易圖解 (Simple Diagrams for Tree Management to Reduce Risks)

Below the list, there is a note: "下列包含認可服務承辦商/專業團體成員，可作為在樹木管理的一般參考用途。" (The following list contains approved service providers/professional group members, which can be used as a general reference for tree management.)

The list of approved entities includes:

- 認可公共工程物料供應商及專門承辦商名冊/綠化工程 (Approved Public Works Material Suppliers and Specialist Contractors Register/Greening Engineering)
- 國際樹木學會香港分部 (International Society of Arboriculture Hong Kong Branch)
- 香港園境師學會 認可樹藝從業員 (Hong Kong Society of Arboriculture Approved Arboriculture Practitioners)

At the bottom, there is a reference to a government gazette notice: "請參閱地政總署的地政署作業備考編號7/2007有關樹木評估詳情。" (Please refer to the Government Gazette notice No. 7/2007 regarding tree assessment details.)

Finally, it states: "該同時查閱網頁 與樹木相關的專業學會及有關資料。" (Please also visit the website of professional associations related to trees and relevant information.)

# 5. 攜手合作 Let's Work Together



# 攜手合作 Let's Work Together

- 聘用合資格專業人士進行樹木工作  
Engage qualified professionals for tree works
- 定期進行樹木巡查、樹木風險評估及樹木護養  
Undertake routine tree inspection, tree risk assessment and tree maintenance
- 瀏覽我們網頁 [www.greening.gov.hk](http://www.greening.gov.hk) 以參閱最新的樹木管理資料  
Visit our website at [www.greening.gov.hk](http://www.greening.gov.hk) to get up-to-date information



# 聯絡我們 Contact Us

- 網上表格 Online Form:

綠化及樹木管理政策的  
查詢或建議



- 電話 Telephone: 2848 2334

- 電郵 Email Address: [greening@devb.gov.hk](mailto:greening@devb.gov.hk)



Thank you