

LEGISLATIVE
COUNCIL
WORK
REPORT

立法會工作報告



Hon Louis LOONG Hon-biu
龍漢標議員

REAL ESTATE AND CONSTRUCTION
FUNCTIONAL CONSTITUENCY
地產及建造界功能界別

NON



FOREWORD — 前言

For countless Hong Kong people like you and me, 2022 has been a year of ups and downs with many unforgettable moments. From the ferocious strike of the pandemic at the beginning of the year, we have persevered despite all difficulties every step of the way to the back-to-business mode now, both socially and economically. Less than equal to Cincinnatus but with the same unflinching heart, I fought my way into LegCo to represent the voice of our sector and aspire to deliver my best to serve the industry and the society. I would like to express my heartfelt gratitude to you for your trust and support, and I pledge to continue serving the industry in the days to come and join hands with you to build a harmonious home for Hong Kong.

The following pages chronicle my work in LegCo in the past year and I look forward to receiving your suggestions and feedback. Together and united, we can strengthen the voice of our sector!

Last but not least, I wish you and your family a healthy and happy Year of the Rabbit!



對無數香港人和我，2022年都是高潮起伏，永誌難忘的一年。由第五波疫情來勢洶洶，到今日經濟民生終得以復常，港人每步都走來不易。我懷着「老驥伏櫪，志在千里」的素願，2022年進入議會，代表業界發聲，猶幸獲得各位的信任與支持，讓我能謹盡綿力為業界和社會服務。我衷心感謝，承諾在未來日子繼續為業界效力，與各位攜手為香港共建和諧家園。

以下的篇章記錄了過去一年我在議會的工作。回顧過去之餘，我更希望大家繼續對我多給建議和回饋，發揮業界團結的力量。

在此謹祝大家兔年事事順利，身心愉快！

龍漢標



PERFORMING MEMBER'S DUTIES

履行議員職責

ENACTING LAWS ——— 制定法例

Sound legislation is indispensable for Hong Kong to be an international financial centre. I continuously reflect the views of the public in the law-making process for the best benefit of both the sector and the community at large.

I am the first Member of this term of the Legislative Council and the only Member in the 2022 session to move amendments to a Government bill.

完善的法例對於香港作為國際金融中心是不可或缺的。我在立法過程中不斷反映公眾的意見，以業界以及大眾的福祉為依歸。

我是本屆立法會第一位，也是2022年度會期唯一對政府法案提出修正案的立法會議員。

01

Temporary Protection Measures for Business Tenants (COVID-19 Pandemic) Bill

- Moved amendments to the Bill to reflect accurately the legislative intent by adding the definition of “SME” and limiting the protection period to three months starting from the commencement date of the legislation

商業租戶短期保護措施 (2019冠狀病毒病疫情)條例草案

- 動議修正案加入「中小企」的定義和將保護期限限制為自法例生效日期起三個月，以準確反映立法原意



7.3.2022
CABLE TV INTERVIEW
grfy.com/p/UK-IFkO4KM

02

Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Bill 2022

- Urged the Government to consider increasing the rate of subsidy for employers under the 25-year subsidy scheme and extending the “cap” from 9 years at present to 15 years, so as to help employers adapt in the transition

2022年僱傭及退休計劃法例 (抵銷安排)(修訂)條例草案

- 促請政府考慮提高僱主在25年補貼計劃下的補貼率，並將“封頂”期限由9年延長至15年，以幫助僱主適應和過渡



8.6.2022
COUNCIL MEETING
立法會會議
grfy.com/p/ncQibeeqMc

03

Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022

- Reflected the sector's concerns about the possible impact of the proposal of setting the maximum fines for indictable serious occupational safety and health offences at \$10 million on small, medium and micro enterprises
- Expressed concern about the propriety of requiring the court to take into account convicted entities' turnover in determining the level of fines to be imposed



9.9.2022
MEETING OF BILLS
COMMITTEE
法案委員會會議
qr.fy.com/p/yglaJNjqWA

2022年職業安全及職業健康法例 (雜項修訂)條例草案

- 對於將可公訴的嚴重職安健罪行最高罰款額定為1,000萬元的建議對中小微企可能造成的影響，反映業界的關注
- 關注到規定法庭在釐定所施加的罰款額時須考慮被定罪單位的營業額是否恰當

EXAMINING AND

APPROVING PUBLIC ——— 審批公共開支

EXPENDITURE

- Expressed concern about the adverse impacts of the fifth wave of the pandemic on the real estate and construction sector during the Second Reading debate on the Appropriation Bill 2022 (See image and link on the right)
- Expressed support for the estimated expenditure on implementing various initiatives related to the real estate and construction sector
- Expressed concern about the possible adverse impacts on stakeholders affected by proposed public works projects
- 在《2022年撥款條例草案》二讀辯論時，表達了對第五波疫情對地產和建造業界的不利影響的關注 (見右圖)
- 對實施與地產和建造業界相關的多項措施的預算開支表示支持
- 對受擬議公務工程項目影響的持份者可能產生的不利影響表示關注



4.5.2022
COUNCIL MEETING
立法會會議
qrfy.com/p/dEBUuHxY53

MONITORING THE WORK OF THE ——— 監察政府施政 GOVERNMENT

Apart from joining three Panels, I have actively participated in debate of Members' motions at Council meetings and exchanged views with government officials at the Ante Chamber exchange sessions. In addition, I have been appointed as member of the Public Accounts Committee by the President.

除了加入三個事務委員會之外，我亦積極參與立法會會議的議員議案辯論，以及在前廳交流會上與政府官員交換意見。此外，我更被立法會主席任命為政府帳目委員會成員。



17.11.2022
COUNCIL MEETING
立法會會議
qrfy.com/p/0eNYJfHisc

- Urged the Government to remove the demand-side management measures for reviving the property market (see image and link below)
- Urged the Government to consider offering a new round of free extension of the Building Covenant period so as to allow a longer construction period during the pandemic
- Expressed concern about the proposed cap at \$50 million of indemnity to property owners who suffer a loss due to fraud under the title registration system
- Examined the economy, efficiency and effectiveness of the operation of Continuing Education Fund and Transport Department's licensing services for drivers
- 促請政府撤銷需求管理措施以重振樓市 (見下圖)
- 促請政府考慮提供新一輪免費延長建築規約期限的措施，讓疫情期間有更長的施工期
- 對業權註冊制度下因欺詐而蒙受損失的業主的彌償上限為5,000萬元表示關注
- 就持續進修基金的運作及運輸署簽發駕駛執照服務是否符合經濟原則及是否講求效率與效用進行研究



FULFILLING ELECTION PLEDGES

實踐競選承諾

01

"BUILD A HARMONIOUS HOME
TOGETHER: SUPPORT THE SAR
GOVERNMENT IN RESOLVING
HK'S LAND AND HOUSING
PROBLEMS"

“協助特區政府解決土地房屋
問題，共建和諧美好家園”

- Supported the Government's multi-pronged approach to increase land and housing supply

支持政府多管齊下增加土地和房屋供應

- Expressed concern about the financial capability of the Urban Renewal Authority to take forward redevelopment projects

關注市區重建局推展重建項目的財政能力

- Expressed concern about the cost-effectiveness in construction of high-rise buildings of Light Public Housing projects, and the capability of the operating organizations to discharge certain management responsibilities set out in the service contracts

關注簡約公屋項目中興建高層樓宇的成本效益，以及營運機構履行服務合約中規定的某些管理職責的能力

02

Simplify land administration and construction approval regime and improve town planning system to facilitate urban rejuvenation and release latent development potential in urban and NT areas

簡化土地規劃及建築程序，優化城規制度，推動市區重建，釋放市區及新界發展潛力



25.10.2022
MEETING OF PANEL
ON DEVELOPMENT
發展事務委員會會議
qr.fy.com/p/8WFRsTMIc0



- Expressed concern on the streamlining of arrangement for extension of land leases and reducing the time required for lease extension for the convenience of the public (see image and link above)
- Suggested the Government to review the current practice of disregarding only the gross floor area of underground car parks from gross floor area calculation in private development projects
- Urged the Government to expedite its plan to streamline the statutory procedures and administrative arrangements for land development
- 關注精簡地契的續期安排及縮短續期時間以方便市民 (見上圖)
- 建議政府檢討私人發展項目只有位於地下的停車場才可獲豁免計入總樓面面積的現行做法
- 促請政府加快精簡土地發展的法定程序和行政安排的計劃

Promote the use of innovation and technology in construction for improved sustainability and greater efficiency

加大科技賦能，推廣普及創新建造方法，邁向節能、高效、綠色可持續發展新階段

Attract young talent to join the industry through enhancement of job security, training and development opportunities

創造穩定就業條件，提供培訓機會以吸引有志青年入行

Urge Government to heed industry's voice in improving Occupational Safety and Health Legislation

完善職安健條例修訂，敦促政府聆聽採納業界意見

- Expressed concern about the Government's efforts in promoting the wider adoption of Modular Integrated Construction method, in particular, the sufficiency of incentives such as increasing the concession of floor area and providing corresponding site coverage concession
 - Urged the Government departments responsible for vetting and approval to fully apply the Building Information Modelling technology in replacement of paper copies for the purpose of speeding up the approval process and expediting land and housing supply
 - Expressed support to the proposed allocation of \$1 billion to the Construction Industry Council for increasing the training places and the amount of allowance for existing training programmes, in order to attract new talent to the industry, upgrade the skills of in-service workers and retain workers
 - Expressed concern about the proposal to extend the time limit for prosecution for an occupational safety and health offence that was triable summarily from 6 months to 12 months
-
- 關注政府致力推動更廣泛採用組裝合成建築法方面的工作，尤其是增加樓面面積豁免及提供相應的上蓋面積寬免的誘因是否足夠
 - 促請負責審批的政府部門全面應用建築信息模擬技術取代紙本文件，加快審批流程，達到加快土地房屋供應的目標
 - 支持建議向建造業議會撥款10億元，提高現有培訓計劃的名額和津貼，以吸引更多新血加入建造業，並提升在職工友的技能 and 挽留人才
 - 對將可循簡易程序審訊的職安健罪行的檢控時限由6個月延長至12個月的建議表示關注
-

04

Uphold free market principles and improve business environment

維護市場經濟 改善營商環境

- Opposed the implementation of rental enforcement moratorium and interference in private contracts by legislative means (see image and link)
- Suggested on further enhancing the Special 100% Loan Guarantee under the SME Financing Guarantee Scheme, launching a new round of Employment Support Scheme, and providing rental subsidies to specified business tenants affected by the pandemic
- Expressed concern whether the proposed progressive rates regime could strike a reasonable balance between maintaining Hong Kong's simple and low tax regime and generating additional revenue
- Urged the Government to expeditiously upgrade the financial infrastructure and safeguard financial security, so as to strengthen and consolidate Hong Kong's leading position as an international financial centre
- Requested the Government to publicize the stability and reliability of the linked exchange rate system



28.4.2022
COUNCIL MEETING
立法會會議
grfy.com/p/i-DUbVy4vH

- 反對實施暫緩追討欠租安排和透過立法手段干預私人合約 (見圖)
- 建議進一步優化中小企融資擔保計劃下的百分百擔保特惠貸款，推出新一輪“保就業”計劃，為受疫情影響的特定商戶提供租金補貼
- 關注擬議的累進差餉制度如何能在維持香港的簡單低稅率稅制與增加政府的額外收入之間取得合理平衡
- 促請政府盡快提升金融基礎建設和保障金融安全，以加強和鞏固香港作為國際金融中心的領導地位
- 要求政府向公眾宣傳聯繫匯率制度的穩定性和可靠性



Nurture a caring and inclusive society by providing relief measures for the elderly and the under-privileged

敬老護弱 構建關愛共融社會

- Expressed concern about the measures to assist elderly tenants in public rental housing and warden service provided in Housing for Senior Citizens
- Expressed concern about the increase in number of aged public housing estates and urged for early planning for redevelopment
- Urged the Government to enhance its coordination and enforcement in implementing anti-pandemic measures
- Urged the Government to enhance resources and planning in support of efforts in prevention of child abuse tragedies and urged the Government to provide additional and suitable children-play equipment
- Urged for enhancing the supportive services for carers and early implementation of “carer-centric” policy (see image and link)



30.11.2022
COUNCIL MEETING
立法會會議
qr.fy.com/p/-R5PDbTZim

- 關注協助公屋長者住戶的措施和在長者住屋提供的舍監服務
- 關注高樓齡公屋屋邨數目增加，促請政府及早就重建作出規劃
- 促請政府加強協調和執行各項防疫措施
- 促請政府就防止虐待兒童的工作增加資源和改善規劃，並促請政府增設合適的兒童遊樂設施
- 促請加強照顧者的支援服務和盡早落實以“照顧者為本”的政策(見圖)

06

Harness the competitive advantages of the Real and Construction Sector to capture the full development potential of the Northern Metropolis and the Greater Bay Area. Ride on the enormous opportunities arising from the 14th Five-Year Plan

發揮地產及建造業行業優勢，支持北部都會區發展，助力大灣區建設，推動香港加快融入國家發展大局，邁上高速發展新里程

- Encouraged by President Xi Jinping's "four musts" and "four proposals" for the newly inaugurated Government (see image and link)
- Urged the Government to make efforts in public education for grasping the spirit of the 20th National Congress of the Communist Party of China for the purpose of integrating Hong Kong into the overall development of the country
- Advocated to tell the world good stories of China and Hong Kong through the story behind the national anthem
- Looking forward to the Government to listen to the voices of various sectors of the community, seek common ground while reserving differences, and expedite the streamlining of the approval process of development projects, so as to achieve the goals of speeding up the supply of land and housing and improving the living environment for the public
- Urged the Government to improve the commendation schemes for recognizing outstanding service and performance of civil servants, enhance the appraisal system of civil service and review the appointment in probationary terms



6.7.2022
COUNCIL MEETING
立法會會議
grfy.com/p/htteBHK-vy

- 因習近平主席對新一屆政府提出的“四個必須”和“四點希望”而備受鼓舞 (見圖)
- 促請政府加強公眾教育，深入貫徹中國共產黨的二十大精神，以達致香港融入國家發展大局的目標
- 倡議透過國歌背後的故事，向世界講述中國和香港的故事
- 期望政府多聽取社會各界的聲音，求同存異，並加快精簡發展項目的審批程序，以達致加快土地房屋供應的目標和改善市民居住環境
- 促請政府改善對傑出服務及表現的公務員的嘉許計劃，改善公務員考績制度及檢討試用期聘用安排

07

Represent the industry with all my heart and work with the SAR Government and all sectors of the community together to forge a better tomorrow for Hong Kong.

竭誠代表業界，與特區政府和社會各界攜手打造美好未來。



Wrote to the then Chief Executive Mrs Carrie Lam reflecting the concerns of the sector on the proposed Employment Support Scheme 2022 in March 2022

於2022年3月致函時任行政長官林鄭月娥，反映業界對擬議的保就業計劃2022的關注

I met regularly with the real estate and construction sector, including the Council and Executive Committee of The Real Estate Developers Association of Hong Kong, The Hong Kong Construction Association and The Hong Kong E&M Contractors' Association.

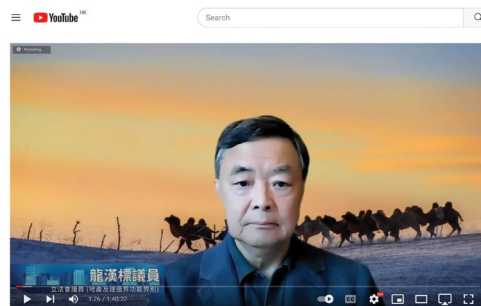
我定期與地產和建造界會面，包括香港地產建設商會、香港建造商會和香港機電工程商協會的理事會和執行委員會。



Reflected views of the sector to the Chief Executive-elect, Mr John Lee in May 2022

於2022年5月向候任行政長官李家超反映業界的意見

arfy.com/p/m1AeKVJCe5



Spoke at the webinar jointly organised by the Development Bureau, Construction Industry Council, Labour Department and Buildings Department for "the Safety of Working at Height"

於發展局、建造業議會、勞工處及屋宇署合辦的高空工作安全網上研討會上發言



Attended "We Build the Future" Gala Evening organized by Hong Kong Construction Association

出席由香港建造商會舉辦的「築出個未來」慶典晚會



Attended the "Design for Future Build for Life - Construction Hong Kong" Launch Ceremony

出席「看建未來 築及生活」香港建造業推廣計劃啟動禮

SNAPSHOTS

工作點滴

CARING FOR THE COMMUNITY —— 關懷社區

1



Distributed
anti-pandemic
service bags

向市民派發
防疫服務包



2

RTHK TV 32
Anti-pandemic
promotion video

香港電台32 "全城起動
打好抗疫戰" 抗疫宣傳片
grfy.com/p/xN6dSlatfE



3

Attended the opening
ceremony of Building
Safety Week 2022

出席樓宇安全周
2022開幕典禮



4

Visited waste
treatment & resource
recovery facilities

參觀廢物處理及
資源回收設施



5

Participated in seasonal
influenza & COVID-19
vaccination event

參與接種季節性流感疫苗和
2019冠狀病毒病疫苗活動



6

Attended the Ceremony
on the Nanjing Massacre
National Memorial Day

出席南京大屠殺死難者
國家公祭日儀式



7

Attended 2022
Constitution Day Seminar

出席2022年國家憲法日座談會



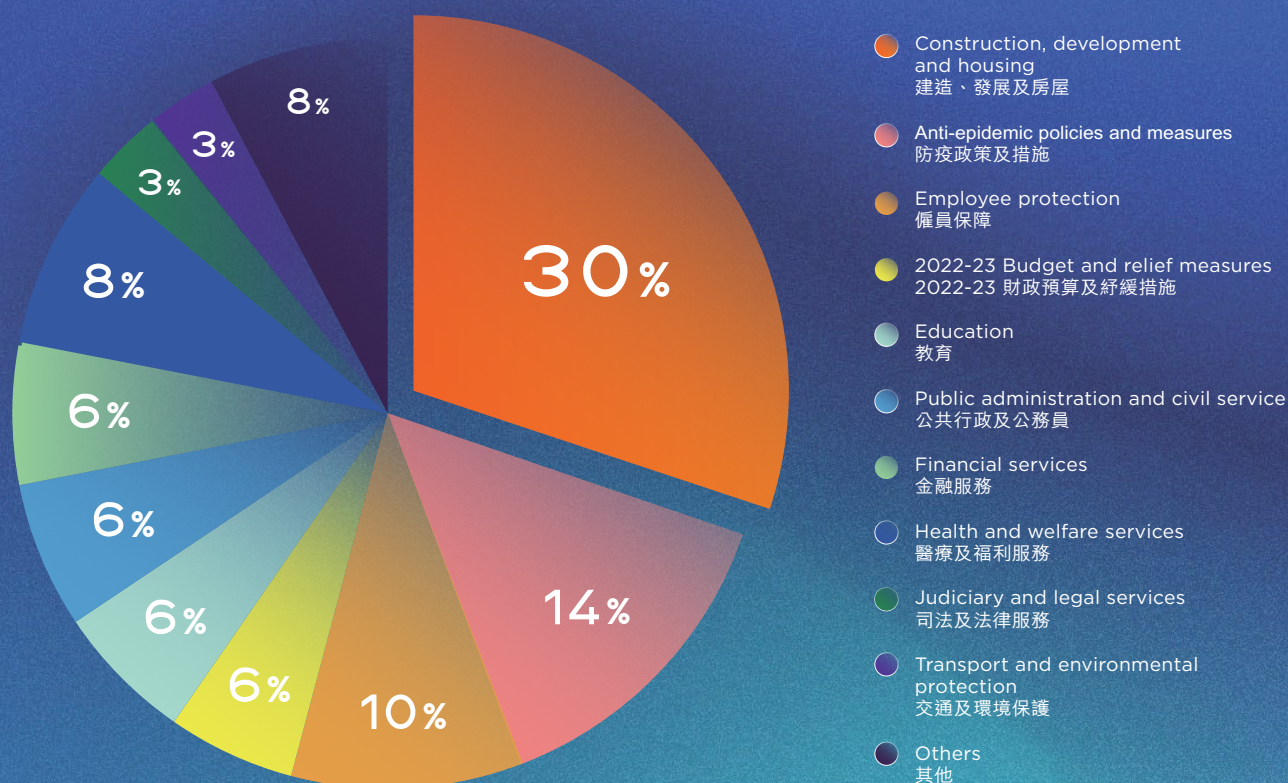
RECEIVING COMPLAINTS ——— 處理申訴

Listened to views and suggestions from members of the public and helped solve their problems.

In 2022, 30% of submissions and complaint cases related to policies and issues in the area of construction, development and housing.

聆聽民意，協助解難。

在2022年，有30%接獲的投訴個案及意見與建造、發展及房屋的政策和問題有關



PARTICIPATION RECORDS ——— 參與紀錄

MEETINGS 會議

Council 立法會	97%
Public Works Subcommittee 工務小組委員會	88%
Public Accounts Committee 政府帳目委員會	86%
House Committee 內務委員會	100%
Bills Committee on Temporary Protection Measures for Business Tenants (COVID-19 Pandemic) Bill	100%
《商業租戶短期保護措施(2019冠狀病毒病疫情)條例草案》委員會	
Bills Committee on Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022	100%
《2022年職業安全及職業健康法例(雜項修訂)條例草案》委員會	
Panel on Development 發展事務委員會	91%
Panel on Financial Affairs 財經事務委員會	100%
Panel on Housing 房屋事務委員會	100%

RATE 出席率

OVERALL ATTENDANCE 整體出席率

96%

MEETING THE PRESS — 會見傳媒



1 Urged for removal of demand-side management measures
促請政府撤銷需求管理措施
qrify.com/p/JhPrMbNixy



2 Expressed concern about the proposal of setting the maximum fines for indictable serious occupational safety and health offences at \$10 million
關注將可公訴的嚴重職安健罪行最高罰款額定為1,000萬元
qrify.com/p/pyHcarAHte

3 Moved amendments to the Temporary Protection Measures for Business Tenants (COVID-19 Pandemic) Bill
就《商業租戶短期保護措施(2019冠狀病毒病疫情)條例草案》動議修正案

「暫緩追租草案」三讀通過

立法會今日(五月十四日)以四十二票對零票通過《商業租戶短期保護措施(2019冠狀病毒病疫情)條例草案》(暫緩追租草案)。該草案旨在為受2019冠狀病毒病疫情影响的商業租戶提供短期保護，防止業主在租約期內追收租金。草案在二讀辯論中獲得廣泛支持，並最終在下午三時三十分左右完成三讀程序。

在辯論中，多位議員強調，政府應繼續關注受疫情影響的商業租戶，並確保相關措施能有效減輕他們的負擔。此外，亦有議員建議在草案中加入更多保障，以確保租戶在未來能公平地支付租金。

禁泊相連道 龍溪橋批變相保障7月

龍溪橋的禁泊相連道，被指變相保障7月。有關措施旨在改善道路安全，但亦引起部分商戶不滿，認為該措施會增加他們的營運成本。政府表示，禁泊措施是為了確保道路暢通，並提高交通安全。商戶則表示，禁泊會導致貨物堆積，增加搬運時間和成本。

4 Press conference of Business and Professionals Alliance for Hong Kong
香港經濟民生聯盟記者會



5 Analyzed the impact of demand-side management measures
分析辣招的影響
qrify.com/p/AmrBE102r



6 Wen Wei Po Interview
文匯報訪問



7 Now TV News Interview
Now新聞訪問
qrify.com/p/m1AeKVJCe5



8 Phoenix Chinese Channel Interview
鳳凰衛視中文台訪問
qrify.com/p/EONL6e0o00

9 RTHK Interview
香港電台訪問



10 i-Cable News Interview
有線新聞訪問
立法禁追租 引業界反彈
政府撤「3+3」方案
qrify.com/p/UK-IFk04KM



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