

# 20 23

工 作 報 告  
WORK REPORT



## 龍 漢 標 議 員

立 法 會 地 產 及 建 造 界

**Hon Louis LOONG Hon-biu**

LegCo Real Estate and  
Construction Constituency

# 前言

香港的土地物業市場與整體經濟發展息息相關，我作為地產建造界在議會內的代表，提升審批效率、促進市場與整體經濟的健康發展一直是我的關注和工作重點。不經不覺，我立法會的任期已經完成了一半。曾經有人說過從半杯水可以參悟人生，我這半杯則看似清水，卻百味紛陳。

立法會法案委員會用了半年時間，十三個會議，共三十四小時，完成審議《2022年發展(城市規劃、土地及工程)(雜項修訂)條例草案》。無論我在法案委員會的同事，以至向我們申述意見的公眾團體均明白，加快土地房屋供應固然重要，卻絕不可借精簡法定程序為由動搖基本法第六條、第十一條及第一百零五條保障私有產權的原則。在我們努力不懈的爭取下，政府終於收回成命，撤銷使用《收回土地條例》徵用的土地作替代用途的修訂建議。

過去兩年在議會內外，我鏗而不捨呼籲政府必須為振興經濟即時撤銷各項住宅物業需求管理措施，即所謂「樓市辣招」，令到長期被扭曲的樓市重回正軌，幫助重建置業階梯。行政長官於十月二十五日發表施政報告並宣佈即時放寬多項辣招。兩年來的空谷迴音至最終得到回響，令我更深信在業界朋友的支持下，努力不會白費。

回看2023年，市民長久盼望的經濟復甦不似預期。展望2024年，我們仍須迎接種種挑戰。要令經濟全面復甦，要令香港在復常路上走得更穩更遠，阻礙市場運作的各項辣招必須盡快撤銷；解決老舊樓宇的安全隱患，改善民生，必須優化強拍制度從而鼓勵更多私營機構參與市區重建工作；鞏固國際投資者和小業主對香港土地制度的信心，必須為土地契約定立更清晰，更精簡及更有效率的續期方式。新的一年，我定必繼續與業界和市民緊密聯繫，向政府反映意見和表達訴求，協助政府提升治理效能，為廣大市民增添幸福感。

龍年伊始，我謹祝 業界朋友和每個香港人，  
龍騰飛躍翔萬里，龍精虎猛志昂揚！

龍漢標



# Foreword

As the representative of the real estate and construction sector in the Legislative Council, I always accord priority to policies that will enhance the efficiency of the development process and foster the healthy development of our property market and Hong Kong's economy at large. I hardly realised it but half of my term in LegCo has been completed. Some say the essence of life can be viewed from a half glass of water; my half glass contains bitter-sweet flavours.

It took 6 months, 13 meetings and 34 hours for the Bills Committee to complete its scrutiny of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022. While acknowledging the importance of streamlining statutory process to expedite land and housing supply, it is my firm belief that the principle of protecting private property rights enshrined by Articles 6, 11 and 105 of the Basic Law must not be compromised, and it is a belief shared by my colleagues in the Bills Committee as well as public deputations. With our unremitting efforts, the Government finally retracted its proposal to use land resumed by the Land Resumption Ordinance for alternative purposes.

Over the past two years inside and outside LegCo, I have persistently called on the Government to remove all Demand-side Management Measures immediately in order to put the long-distorted property market back on the right track, rebuild the housing ladder and revive our economy. In the Policy Address delivered on 25 October, the Chief Executive announced the immediate relaxation of a number of "spicy measures". After two years of efforts, the call of the industry and the general public has been answered. The journey ahead remains arduous but our concerted efforts will not be in vain.

Looking back at 2023, the long-awaited economic recovery turned out to be less than expected. Looking ahead to 2024, there are yet a lot of challenges in our way. In order to help the property market resume its normal operation and allow our economy to revive fully and robustly, all the remaining Demand-side Management Measures must be removed immediately. To address the risk of aging and dilapidated buildings to public safety and improve people's livelihood, we need to enhance the compulsory sale regime to allow greater participation of the private sector in urban renewal. To strengthen the confidence of international investors and 1.2 million homeowners in the security and certainty of Hong Kong's land administration system, it is necessary to establish a clearer, more streamlined and more efficient system for land lease extension. This year, I will continue working with the industry diligently and monitoring the heartbeat of the public closely in order to reflect their views into LegCo, for better governance by the Government and greater happiness of the general public.

To all my friends and colleagues in the industry, and every citizen in Hong Kong, in the Year of the Dragon I wish you health, strength and happiness, like a spirited and soaring Dragon!



# 努力不懈見成果

## Achievements Highlight

1

### 促進市場健康發展

多項辣招即時獲得放寬

#### Rebuilding the health of property market

Some "spicy measures" relaxed with immediate effect

2023年4月27日  
立法會會議



2

### 保障私有產權

政府撤銷修訂建議，免將徵用土地改作替代用途

#### Preserving private property right

Proposal to use land resumed for public purpose for alternative purpose shelved

3

### 開拓業界人力資源

建造業輸入勞工計劃申請初步放行

#### Moving advance towards more labour supply for the industry

The Labour Importation Scheme for Construction Sector expanded

2023年5月8日  
財經事務委員會會議



4

### 提升市場彈性

優化按揭保險計劃準則，服務增至涵蓋購買樓花業主

#### Enhancing flexibility

Criteria of Mortgage Insurance Programme fine-tuned to benefit purchasers of uncompleted residential projects

# 需求管理措施

首項「需求管理措施」額外印花稅於十三年前由時任財政司司長推出。當時我們業界的立法會代表石禮謙先生深知「辣招」對香港自由市場經濟的深遠影響，爭取在額外印花稅中加入日落條款，可惜功敗垂成。

自此，政府先後推出三輪「辣招」，即買家印花稅、雙倍印花稅和15%的劃一從價印花稅。香港地產建設商會自始不厭其詳地指出「辣招」影響投資者信心，損害香港自由市場經濟的聲譽。自2022年上任以來，我一直不遺餘力呼籲政府必須立即撤銷所有「辣招」。這兩年來，香港經濟經歷了前所未有的挑戰，在疫情和加息的夾擊下，「辣招」對於香港經濟的破壞力因而倍增，而我要求撤辣的聲音亦由空谷迴音變成全城和應。

行政長官在2023《施政報告》中宣佈放寬部分「辣招」，可惜時至今日，減辣已不足以令香港經濟回春。今日，負財富效應正在破壞市民的消費力，經濟前景不明打擊投資意欲，兼且影響政府賣地的成績。與土地有關的庫房收入（包括補地價和印花稅）大幅下降，為香港的財政穩健帶來重大憂患。撤辣逼在眉睫，辣招已經完成歷史任務，早應功成身退。新的一年，我定必繼續倡導立即取消所有辣招，釋放經濟活力，重建置業階梯。



## 立會辯創科 聞尚海龍發言詠起小鳳姐 龍漢標唱順流逆流促撤辣

立法會昨日通過由選委界議員尚海龍提出嘅「跟進國家主席習近平2022年6月30日的重要創新科技指示」無約束力議案。議案睇眼睇嚟同樓市風馬牛不相及，但經民聯地產及建造界議員龍漢標就趁機促請政府「撤辣」，吸引創科人才來港。但雖然無份演出「立會好聲音」，但都忍唔住即場高歌徐小鳳金曲《順流逆流》，話撤辣已經成為社會主流意見，叫政府「將辣招馬上送入歷史嘅堆填區」。

龍漢標發言時話自己唔係從事創科，本身唔打算就議案發表意見，不過尚海龍之前發言提到要解決來港人才嘅居住、醫療等問題。仲關注新一份《施政報告》會唔會豁免外地人才買樓嘅額外印花稅，於是發言和應尚海龍；龍漢標話，聽到呢一度，佢個腦不期然浮現咗小鳳姐嘅倩影。

龍漢標即席唱出徐小鳳金曲《順流逆流》其中幾句：「幾多艱苦當天我默默接受，幾多辛酸也未放手；故意挑剔今天我不在乎，只跟心中意願去走。」但嘅歌藝如何大家心中有數，連佢自己都自嚟「唱係立會好聲音嘅材料」。



龍漢標嘅日發言促請政府盡快撤辣，即席唱出徐小鳳金曲《順流逆流》，話爭取撤辣已經由佢「孤身走我路」變成社會主流意見。（立法會直播截圖）

# Demand-side Management Measures

Special Stamp Duty (SSD), the first Demand-side Management Measure, was introduced thirteen years ago by the then Financial Secretary. At the time, fully aware of SSD's long-term impact on Hong Kong's free market economy, my predecessor in LegCo, Mr. Abraham Shek Lai-him, attempted to introduce a sunset clause to the SSD but failed.

Since then, three more rounds of "spicy measures", namely Buyer's Stamp Duty, Double Stamp Duty, and a flat 15% AVD rate, were introduced. Throughout the years, REDA had been advocating painstakingly for the withdrawal these "spicy measures" due to their adverse impacts on investor confidence and Hong Kong's renown as a free market economy. Since I took office in 2022, I have spared no efforts in calling on the Government to remove these measures immediately. In these same two years, Hong Kong and its economy had undergone unprecedented challenges. The pandemic and the interest rate hike have multiplied the havoc caused by the spicy measures on

our economy. My advocacy which started as a lone voice in the wilderness has crescendoed into a chorus throughout the city.

The Chief Executive announced a partial relaxation of the measures in his 2023 Policy Address. But a partial relaxation is not enough to save our economy. The negative wealth effect is destroying local consumption. Sagging confidence in the economic outlook is affecting investment appetite and land sales. The shortfall in land-related revenue including land premium and stamp duties is hurting our fiscal reserves. These "spicy measures" have long passed their "use-by" dates and it is high time to consign them to history. In 2024, I will continue my advocacy for the immediate abolition of all penal stamp duties in order to reestablish the housing ladder and rejuvenate our economy.



# 履行議員職責

## Performing Member's Duties

### 制定法例 Enacting laws

香港作為國際金融中心，完善的法例不可或缺，配合政府提高治理水平和社會發展步伐，法例亦要與時並進。過去一年我參與了不少與業界有關，或是涉及民生議題的法例草案審議，在過程中不斷反映業界和公眾的意見，並本著維護香港整體經濟民生福祉的原則，支持以下法例通過：

Sound legislation is indispensable for Hong Kong as an international financial centre. Legislation must keep pace with development of the society and the Government's objective of enhancing governance. In the past year, I have participated in the scrutiny of various Bills that involve the interest of our industry or the general welfare of the community. I continuously reflected the views of the industry and the public in the law-making process, and in the spirit of safeguarding the best interest of the community and the economy at large, cast an affirmative vote for the passing of the following legislations:

- ✓ 通過《2022年發展(城市規劃、土地及工程)(雜項修訂)條例草案》，透過精簡法定程序，加快土地房屋供應

Supported the passage of Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 to streamline the statutory procedures to expedite the supply of land and housing

- ✓ 支持政府適時檢討《2022年職業安全及職業健康法例(雜項修訂)條例草案》，並加強與業界溝通，以便適時修訂通過相關法例，提升安全意識，保障職業安全

Supported the proposals of the Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022 and urged the Government to work closely with our sector to carry out timely review of the relevant legislation and introduce suitable amendments



- ✓ 支持修訂印花稅條例，調整物業從價印花稅第2標準稅階，減輕首次置業家庭的稅務負擔，達成置業心願

Supported the amendments to the Stamp Duty Ordinance to adjust the ad valorem stamp duty under Scale 2 rates for property transactions, thereby easing the taxation burden on first-time homebuyers and helping them realise the dream of homeownership

- ✓ 通過《2023年區議會(修訂)條例草案》優化區議會組成方式、議席產生辦法、引入區議員履職監察制度等各項建議，達到完善地區管理的目標

Supported the passage of the District Councils (Amendment) Bill 2023 to optimize the composition of District Councils and the method of filling the District Council seats, and introduce a performance monitoring mechanism for District Council members

- ✓ 支持通過《2023年區旗及區徽(修訂)條例草案》，進一步規範區旗、區徽的使用，有效維護區旗及區徽的尊嚴，加強區旗及區徽教育

Supported the passage of Regional Flag and Regional Emblem (Amendment) Bill 2023 to further regulate the use of the regional flag and regional emblem, effectively preserve the dignity of the regional flag and regional emblem, and strengthen the education on the regional flag and regional emblem

- ✓ 支持引入的士車隊發牌制度以提升的士服務水平和促進的士行業的長遠健康發展。促請政府加強執法，打擊汽車作非法出租或取酬載客用途的罪行

Supported the introduction of a licensing regime for the operation of taxi fleets to provide quality taxi service and promote the long-term and healthy development of the taxi industry. Called on the Government to strengthen law enforcement to combat the crime of illegal carriage of passengers for hire or reward by motor vehicles



- ✓ 支持通過《2023年產品環保責任(修訂)條例草案》，期望政府更積極加強宣傳和公眾教育，幫助市民改變生活習慣，為受影響行業提供適切的支援，令社會各界同心合力，攜手打造一個更環保，更美好的生活空間

Supported the passage of the Product Eco-responsibility (Amendment) Bill 2023, hoped that the Government would take more active steps to strengthen publicity and public education, thereby helping the public change their habits while providing appropriate support to affected industries. With the concerted efforts from all walks of life, we can join hands to create a greener and better living environment



縱然法例已獲通過，我的工作不會就此結束。要加快土地房屋供應，除了確保精簡法定程序有實質成效，促使公共及私人項目皆能受惠，縮短發展流程，尚須精簡行政程序，以全面提升土地發展效率；單以調高罰則加強阻嚇力，亦難以加強職安建意識，反而會對中小微企構成不利影響。展望未來，我仍然會竭力監察政府，務求在提升審批效率和保障職業安全上能夠交出更亮麗的成績。然而個人的力量始終有限，我懇請業界的朋友和專家可以給予我寶貴意見，我必會細心聆聽，冀能與業界同心攜手，使香港的土地發展架構力臻完美。

The legislations may have been passed but my work will not end there. To enhance the approval process for expedition of land and housing supply, not only the statutory processes but the various administrative procedures should be streamlined all together, and the benefits of streamlining should not be confined to Government projects but be extended to the private sector projects as well. Raising penalties alone will not address the issue of occupational safety unless it is coupled with actions to heighten safety awareness in the industry, as heavy penalties will only have an adverse impact on the operation of the SMEs. Looking ahead, I will continue to do my best to monitor the Government with a view to achieving better results in enhancing the efficiency of the approval regime and upholding occupational safety. I however can achieve little unless I am blessed with the valuable advice from my friends and colleagues in the industry. I welcome your views and pledge to listen to them carefully. Let's work together for a better and more efficient land development framework in Hong Kong.

## 審批公共開支

### Examining and approving public expenditure

香港歷年來的財政收入，平均有20%來自賣地，本地生產總值佔20%都是與地產發展行業相關。善用公共開支可以刺激經濟，帶動增長。各項基建工程更有助開拓土地，加快新發展區進展。所以審批公共開支，確保公帑用得其所，是我在議會內的重要工作。

On average, in the past two decades 20% of Hong Kong's revenue comes from land sales. In general, 20% of Hong Kong's GDP is related to the property development sector. An appropriate and judicious use of public expenditure can be effective in stimulating economy and driving growth. Infrastructural projects will also help open up land supply and expedite the progress of the NDAs. Vetting and approving public expenditure is therefore an important part of my work in the Legislative Council in order to ensure that our financial resources are used wisely.

- 支持政府在2023-24年度財政預算案建議推出多項紓解民困和支援企業的措施

Supported the Government's relief measures proposed in the 2023-24 Budget to alleviate the economic pressure on the public and enterprises

- 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

Expressed support for the estimated expenditure on implementing various initiatives related to the real estate and construction sector

- 就審核2023-24年度開支預算向管制人員提出書面問題

Submitted written questions to the Controlling Officers in relation to the examination of Estimates of Expenditure 2023-24



- ⌘ 作為財務委員會轄下的工務小組委員會委員，對各項工務計劃的工程開支建議，都會認真審核當中公帑的運用

As a member of the Public Works Subcommittee under the Finance Committee, I carefully examined the funding proposals regarding public works projects to ensure the proper use of public moneys

- ⌘ 關注工程計劃中收回私人土地的補償金額水平，及有關補償率是否須要檢討及更新

Expressed concern about the level of compensation for resumption of private land in proposed public works projects and whether the relevant compensation rates required review and update

- ⌘ 關注擬議工程計劃下提供的設施和屋宇裝備工程費用

Expressed concern about the provision of facilities and cost of building services works under the proposed public works projects



隨著各項公共工程開展，加上私人發展項目，建造業人手供應緊張等種種因素，令建造工程成本不斷飆升。未來一年，我必定繼續恪守議員職責，監察政府好好運用公帑，適時放寬政策保障人力供應，提升本港競爭力。

With the commencement of various public works projects coupled with private development projects, the pressure on manpower supply in the construction industry will become even more acute, resulting in soaring construction costs. My goal in the coming year is to continue monitoring the proper use of public funds by the Government, and lobbying for a timely relaxation of policies to ensure the adequate supply of construction labour so as to maintain Hong Kong's competitiveness.

## 監察政府施政

### Monitoring the work of the Government

除了參與政府帳目委員會對政府部門作衡工量值的監察之外，我在2023年度會期亦加入了發展事務委員會和財經事務委員會，監察政府的相關政策和措施。同時，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。

In addition to participating in the Public Accounts Committee's monitoring and study of the accounts and the results of value-for-money audits of government departments and organizations, I also joined the Panel on Development and the Panel on Financial Affairs in the 2023 session to monitor relevant government policies and measures. At the same time, I actively participated in debates on Members' motions at Council meetings and exchanged views with government officials at Ante Chamber exchange sessions.

- 對住宅物業需求管理措施令發展商收購舊樓作重建的成本增加表示關注。促請政府撤銷需求管理措施以加速市區重建及重振樓市

Expressed concern about the increase in developers' cost on acquiring old buildings for redevelopment due to the demand-side management measures. Urged the Government to remove the demand-side management measures for expediting urban renewal and reviving the property market

- 關注教育局對資助學校校舍的保養和改善工作的監察

Expressed concern about the monitoring of maintenance and improvement of school premises for aided schools by the Education Bureau

- 歡迎政府支援非政府機構善用空置政府用地
- Welcomed the measures to support the use of vacant government sites by non-government organizations

- 促請政府推出緩解措施，減低公共設施日後運作時對將軍澳居民造成的滋擾

Urged the Government to introduce mitigation measures to reduce the nuisances caused to Tseung Kwan O residents during the operation of public facilities in future



# 實踐競選承諾

## Fulfilling Election Pledges

1

### 協助特區政府解決 土地房屋問題， 共建和諧美好家園

Build a harmonious home  
together: support the SAR  
Government in resolving HK's  
land and housing problems

- 支持政府多管齊下增加土地和房屋供應  
Supported the Governments' multi-pronged approach to increase land and housing supply
- 提倡維持物業市場健康發展，  
重建置業階梯  
Advocated the maintaining of healthy development of property market and rebuild the housing ladder
- 促請香港金融管理局放寬按揭保險計劃適用於樓花住宅物業的合資格準則  
Urged the Hong Kong Monetary Authority to relax the eligibility criteria applicable to residential properties under construction under the Mortgage Insurance Programme
- 支持推行簡約公屋項目，關注當局如何協助市區簡約公屋的住戶日後遷往新界區的傳統公屋  
Supported the implementation of Light Public Housing and expressed concern on the assistance for rehousing residents from Light Public Housing in urban areas to traditional Public Rental Housing in the New Territories in future
- 對受到公營房屋發展計畫影響的茶果嶺村居民的安置及補償安排表示關注  
Expressed concern about the rehousing and compensation arrangements for residents of Cha Kwo Ling Village affected by public housing development project



# 2

## 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

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

- 支持通過《2022年發展(城市規劃、土地及工程)(雜項修訂)條例草案》，藉着精簡法定程序加快土地房屋供應

Supported the passage of Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 to streamline the statutory procedures to expedite the supply of land and housing

- 建議政府優化可持續建築設計指引，容許發展計劃彈性調整地庫停車場的要求，從而節省施工時間和工程成本，減少建築廢物

Urged the Government to finetune the Sustainable Building Design Guidelines to allow flexible adjustment to the requirements of basement car parks in development projects, so as to save construction time and costs, and reduce construction waste

- 促請政府加快精簡土地房屋發展的行政程序，並為有關程序制訂具體績效指標

Urged the Government to expedite the streamlining of the administrative procedures for land and housing development and set specific performance indicators for related procedures

- 支持為精簡地契續期安排而擬備的立法建議，提前為業權人及投資者提供地契獲續期的確定性

Supported the proposal to streamline the arrangement for extension of land leases to provide owners and investors with certainty about the extension of land leases in advance

- 促請政府考慮把有較多老舊樓宇的紅磡區納入為更新及精簡強制售賣制度立法建議的“指定地區”

Urged the Government to consider the inclusion of Hung Hom, a district having a relatively large number of aged buildings, as a “designated area” under the legislative proposal to update and streamline the compulsory sale regime



# 3 創造穩定就業條件，提供培訓機會以吸引有志青年入行

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

# 4 正視業界人手短缺，按需要引入外地人才

Address manpower shortage in the industry by importing skills judiciously

# 5 完善職安健條例修訂，敦促政府聆聽採納業界意見

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

- 要求精簡輸入勞工措施，讓建造業人力短缺問題盡快得到紓緩

Requested the Government to simplify labour importation measures to alleviate the manpower shortage problem of the construction industry as soon as possible

- 要求政府放寬建造業輸入勞工計劃對私營建造工程項目的申請限制

Requested the Government to relax the application requirements on private sector construction works contracts under the Labour Importation Scheme for Construction Sector

- 支持修訂過時的職安健法例，期望政府日後能適時檢討和修訂

Supported the amendments to outdated occupational safety and health legislation, expected the Government to review and amend legislation in a timely manner

- 促請政府加強宣傳和公眾教育，令職業安全成為一種文化，以提升各行各業的職安健表現

Called on the Government to step up publicity and public education to establish occupational safety as a culture, with a view to enhancing the occupational safety and health performance of all trades and industries

- 期望政府監察工傷僱員復康先導計劃的實施成效，探討盡快將先導計劃擴展至所有行業的工傷僱員

Expected the Government to monitor the effectiveness of the Pilot Rehabilitation Programme for Employees Injured at Work and expeditiously explore its extension to employees injured at work in all industries as soon as possible

- 原則上支持擬議的建造業付款保障條例草案

Supported in principle the proposed Construction Industry Security of Payment Bill



# 6

## 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

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



- 樂見政府重視建造業界在基建和房屋工程中所擔當的關鍵角色，包括會研究成立建築研發及測試中心，研究興建首座先進建造業產業大樓，研究及落實加強「組裝合成」組件供應鏈的措施

Welcomed the Government's attaching importance to the crucial role of construction industry in infrastructure and housing projects, including conducting studies on establishing the Building Testing and Research Institute, construction of the first advanced construction industry building, implementing measures to strengthen the supply chain of the Modular Integrated Construction modules

- 關注在搬遷沙田污水處理廠往岩洞工程計劃中的岩洞通風系統及電力系統工程支出

Expressed concern about the cost on cavern ventilation system and electrical system works in the relocation project of Sha Tin Sewage Treatment Works to caverns

- 關注如何提升擬議工程計劃中可重用的建築廢物數量和比例

Expressed concern on how to increase the amount and proportion of construction waste that could be reused in proposed public works projects



# 7

## 維護市場經濟 改善營商環境

Uphold free market  
principles and improve  
business environment



- 建議香港金融管理局加強對外宣傳，以穩定市場對聯繫匯率制度的信心

Recommended that the Hong Kong Monetary Authority strengthen publicity to stabilize market confidence in the linked exchange rate system

- 關注港人北上內地消費對餐飲業和零售業造成打擊，促請政府當局更加積極去振興本港經濟

Expressed concern about the adverse impact on catering and retail industries arising from reduction in local consumption caused by Hong Kong residents traveling to the Mainland, and urged the Government to revitalize the local economy more proactively

- 對積金易平台系統開發延遲表示關注

Expressed concern about the delay in the system development work of the eMPF Platform

- 關注虛擬資產交易平台的宣傳推廣及銷售手法，敦促政府加強規管虛擬資產交易以保障投資者

Expressed concern about the promotion and sales practices of virtual asset trading platforms, and urged the Government to strengthen regulations on trading of virtual assets to protect investors



# 8

## 敬老護弱 構建關愛共融 社會

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

- 促請政府加快落實粵港澳大灣區跨境安老規劃

Urged the Government to expedite the implementation of cross-border elderly care plan for the Guangdong-Hong Kong-Macao Greater Bay Area

- 支持推行簡約公屋項目，關注當局如何協助市區簡約公屋的住戶日後遷往新界區的傳統公屋

Supported the implementation of Light Public Housing and expressed concern on the assistance for rehousing residents from Light Public Housing in urban areas to traditional Public Rental Housing in the New Territories in future

- 促請當局積極參與租置屋邨的管理工作

Urged the Administration to actively participate in the management of public housing estates under the Tenant Purchase Scheme

- 支持加強水務監督處理濫收水費情況的執法權力而提出的修例建議

Expressed support for the legislative amendment proposal for strengthening the law enforcement power of the Water Authority to tackle overcharging for water

- 敦促政府改善為有特殊教育需求的學生提供的支援服務

Urged the Government to improve support services for students with special educational needs

- 支持政府把「為低收入家庭護老者提供生活津貼試驗計劃」和「為低收入的殘疾人士照顧者提供生活津貼試驗計劃」恆常化，並把每月津貼額增至3,000元，以加強對照顧者的支援

Supported the regularization of the Pilot Scheme on Living Allowance for Carers of Elderly Persons from Low-income Families and the Pilot Scheme on Living Allowance for Low-income Carers of Persons with Disabilities and the increase of monthly allowance to \$3,000, so as to enhance the support for carers

- 敦促政府在立法與執法方面打擊網絡詐騙罪行，加強為長者提供適切的防騙教育和保障

Urged the Government to combat online fraud crimes in terms of legislation and law enforcement, and to strengthen the provision of appropriate anti-fraud education and protection for the elderly



# 9

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

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



- 支持政府以北部都會區作為香港未來的發展引擎和成立北部都會區統籌辦事處  
Supported the Government's plan to have Northern Metropolis as the new engine for Hong Kong's future growth and setting up of Northern Metropolis Co-ordination Office
- 支持政府在北部都會區加推兩鐵一路新項目的建議  
Supported the Government's proposal to construct two new railways and one major road projects in the Northern Metropolis
- 促請政府採取措施，加強協助港人港商融入國家發展大  
Urged the Government to take measures to help Hong Kong people and enterprises integrate into the overall development of the country



## 竭誠代表業界， 與特區政府和社會各界攜手打造 美好未來

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

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。同時亦經常與政府官員見面交流，反映業界意見。

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. At the same time, I often discussed with government officials to reflect the views of the sector.



與財政司司長會面  
Meeting with the Financial Secretary



香港經濟民生聯盟十周年  
10th anniversary of the Business and  
Professionals Alliance for Hong Kong



建造業安全獎勵計劃頒獎典禮  
Award Presentation Ceremony of the Construction Industry  
Safety Award Scheme



香港建造商會第72屆理事會就職典禮  
The 72nd Council Inauguration Ceremony of Hong Kong Construction Association



與財政司副司長商討建造業人力短缺問題  
Discussion with Deputy Financial Secretary on the manpower  
shortage of construction industry



與行政長官、行政會議成員及政府高級官員午宴  
Luncheon with the Chief Executive, Executive Council  
Members and Senior Government Officials



立法會議廳前廳交流會  
LegCo Ante Chamber Exchange Session



以主席團成員身份出席香港工商界  
同胞慶祝中華人民共和國成立74週年  
國慶酒會  
Reception in celebration of the 74th  
anniversary of the founding of the People's  
Republic of China

# 處理申訴

## Receiving complaints

重視民情，關注民生，  
反映民意，助解民困

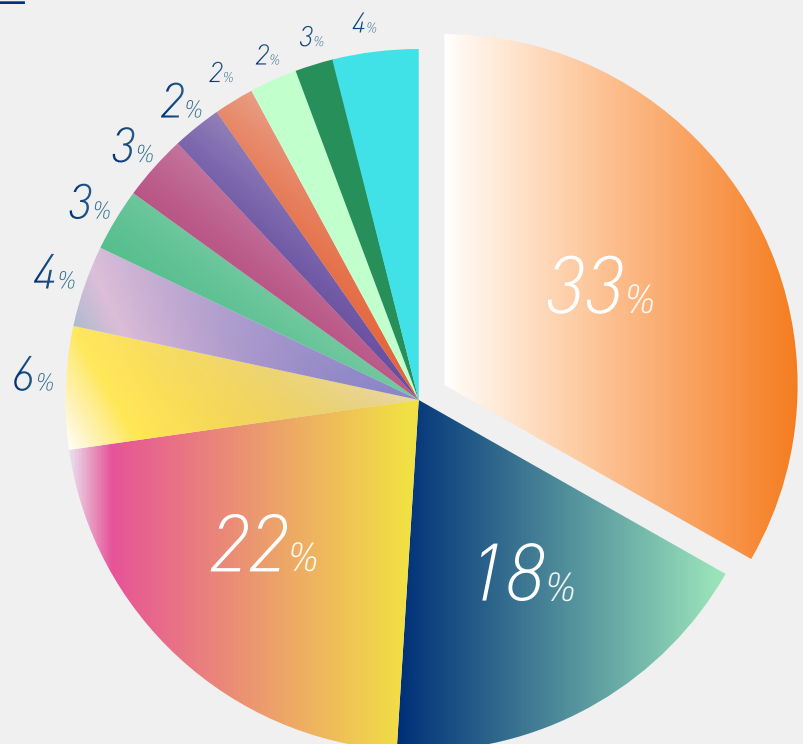
Attach importance to public  
sentiment, care people's  
livelihood, reflect their views  
and help alleviate their  
difficulties

在2023年，接獲的意見及投訴個案超過五成  
涉及房屋、建造及發展的政策和問題，簡約公  
屋的推行是其中一個主要關注事項。

In 2023, more than 50% of submissions and complaint  
cases related to policies and issues in the areas of  
housing, construction and development. Among them,  
implementation of Light Public Housing was one of  
the major concerns.



- 房屋 Housing
- 建造及發展 Construction and development
- 環境保護 Environmental protection
- 醫療及福利服務 Health and welfare services
- 交通 Transport
- 僱員保障 Employee protection
- 金融及法律服務 Financial and legal services
- 施政報告及財政預算 Policy Address & Budget
- 教育 Education
- 公共行政及公務員 Public administration and civil service
- 防疫政策及措施 Anti-epidemic policies and measures
- 其他 Others



# 參與紀錄

## Participation Records

會議 Meetings	出席率 Rate
立法會 Council	100%
政府帳目委員會 Public Accounts Committee	100%
工務小組委員會 Public Works Subcommittee	100%
內務委員會 House Committee	96%
《2022年職業安全及職業健康法例 (雜項修訂)條例草案》委員會 Bills Committee on Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022	100%
《2022年發展(城市規劃、土地及工程) (雜項修訂)條例草案》委員會 Bills Committee on Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022	92%
發展事務委員會 Panel on Development	100%
財經事務委員會 Panel on Financial Affairs	100%
<b>整體出席率 Overall attendance</b>	<b>99%</b>



# 工作點滴

## Snapshots

### 愛國愛港

Loving our country and  
Hong Kong



#### 1 立法會足球隊與政府足球隊舉行足球友誼賽

Friendly football match between the Legislative Council Football Team and the Government Football Team

#### 2 外交部駐港公署特派員講座

Seminar by Commissioner of the Ministry of Foreign Affairs of the People's Republic of China in the HKSAR

#### 3 為杭州亞運會中國香港代表團打氣

Supporting the Hong Kong, China Delegation to the Hangzhou Asian Games

#### 4 與中央人民政府駐香港特別行政區聯絡辦公室主任及官員午宴

Luncheon with the Director and officials of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region

#### 5 慶祝中華人民共和國成立74週年國慶酒會

Reception in celebration of the 74th anniversary of the founding of the People's Republic of China

#### 6-7 支持區議會選舉 Supported District Council Election

#### 8 支持政府將愛國主義教育納入國民教育體系

Supported the Government in incorporating patriotic education into the education system

#### 9 出席南京大屠殺死難者國家公祭日儀式

Attended the Ceremony on the Nanjing Massacre National Memorial Day

#### 10 參觀中國載人航天工程展

Visited the China Manned Space Exhibition

## 關懷社區

Caring for the community



### 1 慈善音樂劇「伴我同行」

"One of the Lucky Ones" Musical Performance for Charity

### 2 心肺復甦法及自動體外心臟去纖顫機簡介活動

Introductory programme on CPR and AED

### 3 器官捐贈推廣活動

Organ donation promotion activity

### 4 參觀香港藝術館

Visited Hong Kong Museum of Art

### 5 參觀香港文化博物館

Visited Hong Kong Heritage Museum

### 6 參觀沙頭角及蓮塘/香園圍邊境管制站

Visited Sha Tau Kok and Liantang/Heung Yuen Wai Boundary Control Point

### 7 訪問香港科技大學

Visited the Hong Kong University of Science and Technology

### 8 視察啟德體育園

Visited Kai Tak Sports Park

### 9 接種季節性流感疫苗活動

Seasonal influenza vaccination event

# 會見傳媒

Meeting the press

## 記者會

Press Conference

- 政府帳目委員會  
Public Accounts Committee



- 香港經濟民生聯盟  
Business and Professionals Alliance for Hong Kong



# 訪問

## Interview



# 網上聯繫

## Social Media Outreach

漫畫  
Comics



影片頻道  
Video channel



電子賀卡  
E-Card



社交媒體平台  
Social media platform



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Online Platform

<https://www.facebook.com/louisloong>

影片頻道

Video Channel

[https://www.youtube.com/  
@honlouisloonghon-biu8612/videos](https://www.youtube.com/@honlouisloonghon-biu8612/videos)