



「那美好的仗我已經打過了,當跑的路 我已經跑盡了,所信的道我已經守住了。」

提摩太後書 4:7

親愛的業界朋友,大家好。

2025年快要步入尾聲,每逢一年將盡,都是我撰寫工作報告的時候,當我數算這一年所經歷過的各種恩典,心中充滿感恩。

我藉着最近與信報的專訪,道出了我對業界朋友的感激之情。我已經將訪問內容上載到 Facebook,以供各位閱覽。

我最感激的是得到大家信任,與我一起並局作戰,共同實現了我每一個選舉承諾。回顧立法會任內與你風雨同路的非凡旅程,我可以真心地說:「那美好的仗我已經打過了,當跑的路我已經跑盡了,所信的道我已經守住了。」

在這謝幕的一刻,我願以微笑為你送上祝福,祝福你與 摯愛聖誕蒙恩,和樂融融!

水类型

寫於2025年將臨期



# Foreword

"I have fought the good fight, I have finished the race, I have kept the faith."

2 Timothy 4:7

### Dear Friends,

In this Advent season as I am preparing my fourth and final work report, I cannot help but feel overwhelmed with gratitude.

This feeling was aptly captured in a recent interview with the Hong Kong Economic Journal which is available on my <a href="Facebook">Facebook</a> should you be interested.

I wish to thank you for allowing me to be your partner in LegCo. Reflecting on the election pledges fulfilled in this amazing four-year journey with you, I can say, with hand on my heart, that "I have fought the good fight, I have finished the race, I have kept the faith."

As the final curtain falls and with a smile on my face, may I take the opportunity to wish you and yours a very blessed Christmas!

Advent, 2025

# 四年中的瞬間

Moments in four years



宣誓儀式 Oath-taking ceremony

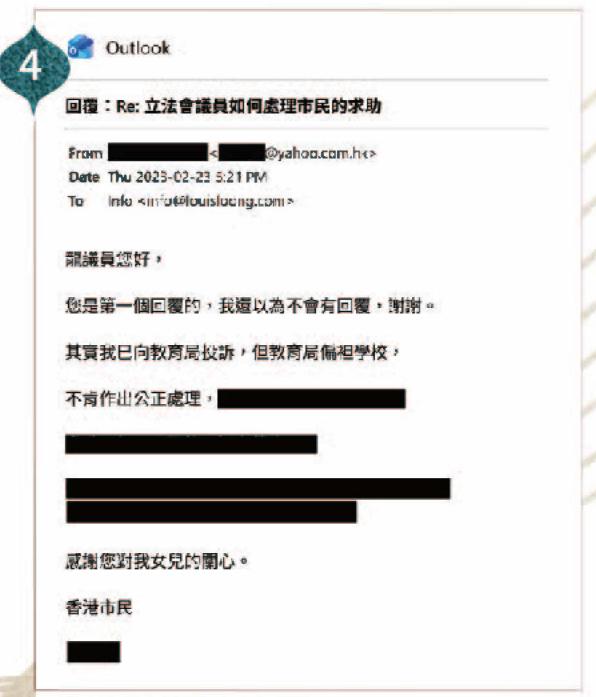


首次以視像會議形式舉行的遙距會議 The first remote meeting by video conferencing

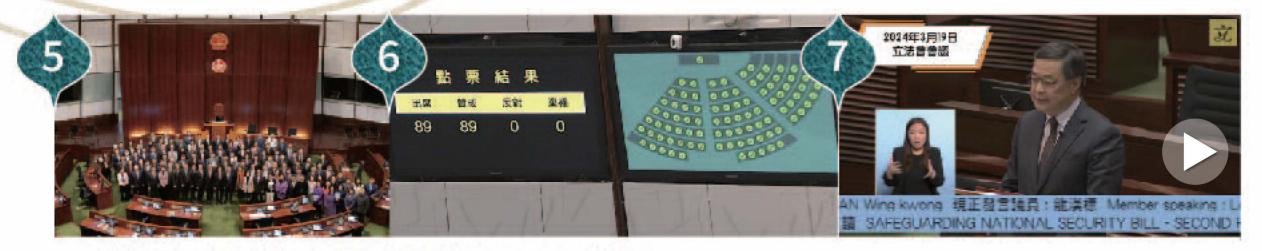


第七屆立法會第一位議員就政府法案提出修訂

The first Member of the Seventh Legislative Council to move amendments to a Government Bill



快速回應市民申訴 Quick response to public complaints



《維護國家安全條例草案》獲立法會全票通過

Safeguarding National Security Bill passed by the Legislative Council unanimously



最長時間的一次提問與回應 The longest question and answer session



孤軍作戰 Voting alone



議案辯論憑歌寄意 Expressing views through singing in motion debate



推出網上動畫短片《標哥話你知》 Online "Biu Gor" animation



第七屆立法會最後一次會議 The last Council meeting of the Seventh Legislative Council

# 履行議員職責

Performing Member's Duties

# 制定法例

**Enacting laws** 





◆ 支持通過《2025 年業權及土地的註冊(雜項修訂) 條例草案》,先在法例生效後所批出的新土地實 施業權註冊制度,但關注彌償金額上限設定於 5,000萬元不足以涵蓋超越該金額的商業物業交易

Supported the passage of the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 and the implementation of the title registration system for new land granted after commencement of the new law; expressed concern about the cap on compensation at HK\$50 million which is insufficient to cover commercial property transactions exceeding this amount



★支持制訂《建造業付款保障規則》,以便有效地施行《建造業付款保障條例》

Supported the making of Construction Industry Security of Payment Rules so as to facilitate the implementation of the Construction Industry Security of Payment Ordinance





★支持通過《2024年行車隧道(政府)(修訂)條例草案》,促請政府當局盡快檢討和積極考慮進一步下調大欖隧道商用車輛的收費,以改善運輸物流業界的經營環境

Supported the passage of the Road Tunnels (Government) (Amendment) Bill 2024 and urged the Government to review as soon as possible and actively consider further reducing the toll for commercial vehicles using the Tai Lam Tunnel in order to improve the operating environment for the transport and logistics industry



★支持通過《保護關鍵基礎設施(電腦系統)條例草案》,減低必要服務因網絡攻擊被干擾或破壞的 風險

Supported the passage of the Protection of Critical Infrastructure (Computer Systems) Bill to minimize the risks of essential services being disrupted or destroyed due to cyberattacks



◆支持通過《2024年保護海港(修訂)條例草案》

Supported the passage of the Protection of the Harbour (Amendment) Bill 2024



★ 反對《同性伴侶關係登記條例草案》

Opposed the Registration of Same-sex Partnerships Bill

# 審批公共開支

Examining and approving public expenditure



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。即使我並非財務委員會委員,我就審核2025-26年度開支預算向管制人員提出40項書面問題。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。

Vetting and approving public expenditure is an important part of my work in the Legislative Council in order to ensure that our financial resources are used wisely. While not a member of the Finance Committee, I raised 40 written questions to the Controlling Officers in relation to the examination of Estimates of Expenditure 2025-26. 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.



★支持政府在2025-26年度財政預算案以嚴格控制 政府開支為主,開源為輔的原則應對財政赤字的 挑戰,盡量減低對市民的影響

Supported the Government's efforts focusing on strictly controlling government expenditure, supplemented by increasing revenue in the 2025-26 Budget to address the challenges of fiscal deficits and minimize the impact on the public



→ 支持通過《追加撥款(2024-2025年度)條例草案》 Supported the passage of the Supplementary Appropriation (2024-2025) Bill



→ 支持政府對基本工程的持續投入及對建造業的 支持,亦贊成工務工程應有序推出

Supported the Government's continued allocation of resources to capital works and its support for the construction industry, and agreed that public works projects should be taken forward in an orderly manner



→ 就政府建議在發展局(規劃地政科)保留一個首長級丙級政務官有時限編外職位表示關注,建議當局探討精簡部門架構層級

Expressed concern over the government's proposal to retain a time-limited supernumerary Administrative Officer Staff Grade C post in the Development Bureau (Planning and Lands Branch), suggested the government to explore delayering of the bureau's organizational structure



◆關注重建石硤尾健康院計劃土地使用效率和重 建潛力

Expressed concern about land use efficiency and optimization of redevelopment potential of redevelopment of Shek Kip Mei Health Centre



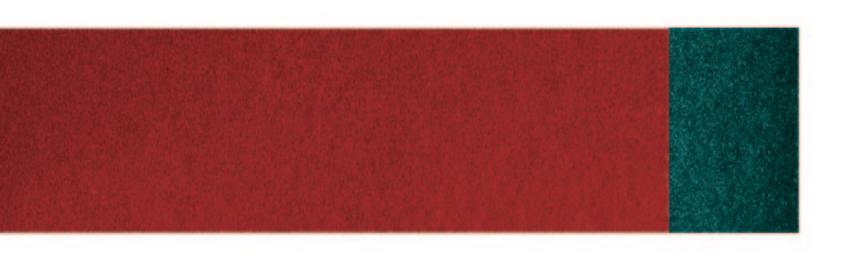
→關注洪水橋淨水設施投入服務的時間能否配合 洪水橋/厦村新發展區第二期發展的居民遷入

Expressed concern about whether the commissioning time of the Hung Shui Kiu Effluent Polishing Plant would cope with the move-in of residents in the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area



◆支持牛潭尾濾水廠擴展工程和新界北區食水供應改善工程,歡迎政府當局採用設計及建造的模式有效地節省成本

Supported the funding for the Ngau Tam Mei Water Treatment Works Extension and the Improvement of water supply to northern New Territories, and welcomed the adoption of design and build model to effectively save costs



# 監察政府施政

Monitoring the work of the Government

### 政府帳目委員會質詢歷時180分鐘

180-minute questioning time in Public Accounts Committee

秉持衡工量值的原則,我在政府帳目委員會的多場公開聆訊上,向政府當局及有關機構提出質詢的時間總共歷時達180分鐘。此外,我還提出了17項書面問題以尋求澄清及索取補充資料。關注議題包括:

To uphold the principle of "value for money" in public administration through the work of the Public Accounts Committee, I personally raised questions to the Government authorities and relevant organizations for a total of 180 minutes at various public hearings. In addition, I have raised 17 written questions to seek clarification and obtain further information. Issues of concern included:

◆ 政府當局對屯門至赤鱲角連接路工程計劃的推 行和交通管理的監察

Government's monitoring of the implementation of the Tuen Mun - Chek Lap Kok Link project and traffic management



◆ 屋宇署對強制驗窗計劃的管理 Management of Mandatory Window Inspection Scheme by the Buildings Department



◆ 食物環境衞生署監察街道潔淨服務的情況和打 擊非法棄置垃圾行為

Monitoring of street cleansing services and tackling illegal disposal of refuse by the Food and Environmental Hygiene Department



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2025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 2025 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.



◆歡迎政府當局建議把紅磡站周邊和海濱用地發展為海濱新地標,關注這計劃的發展時間表,並建議在地標性商住兩用大樓的規劃上增加住宅的比例

Welcomed the Government's proposal to develop the sites around Hung Hom Station and waterfront areas into a new harbourfront landmark, expressed concern about the timetable of this development project, and suggested the Government to increase the proportion of residential use in the planning of the iconic commercial-cum-residential tower.



◆ 促請政府當局加強教師在人工智能方面的專業培訓,進一步提升市民的資訊素養,加強對保護私隱和知識產權的意識,有道德、有智慧地善用人工智能科技,應對人工智能急速發展對生活各方面所帶來的挑戰

Urged the Government to strengthen professional training for teachers in the teaching and application of artificial intelligence, further enhance public information literacy, strengthen awareness of privacy and intellectual property protection, and encourage the ethical and wise use of AI technology to address the challenges posed by the rapid development of AI in all aspects of life



★ 就政府建議將商廈和酒店改裝成學生宿舍的先導計劃,關注是否有規定學生宿舍最少營運多久才容許還原為原有用途,以及新建學生宿舍能否同樣可以享有較高的地積比

Regarding the government's proposed pilot scheme to convert commercial buildings and hotels into student hostels, expressed concern on any minimum operating period for student hostels before being permitted to be restored to their original use, and whether a higher plot ratio would also be applicable to new student hostels

# 實踐競選承諾

**Fulfilling Election Pledges** 



# 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



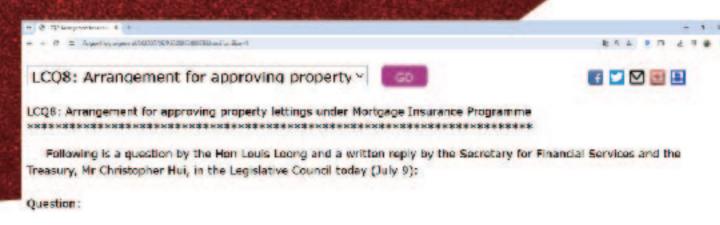
★歡迎行政長官在施政報告提出協助市民置業和 豐富置業階梯的多項措施

Welcomed the measures announced in the Chief Executive's Policy Address to help people of Hong Kong achieve home ownership and enrich the housing ladder



→ 建議政府正式宣告擱置明日大嶼計劃

Suggested the Government to officially shelf the development of Lantau Tomorrow Vision



In order to help homeowners under the Mortgage Insurance Programme (MIP) meet their special needs arising from changes in personal or family circumstances, the HKMC Insurance Limited (HKMC) announced in August last year a new arrangement, in which a waiver of the owner occupancy requirement under MIP will be granted, on a case-by-case basis, to an eligible homeowner applying for renting out the property subject to the fulfilment of one of the following three conditions: (ii) the homeowner's family is expecting newborn(s) or adopting child(ren), resulting in a change in housing needs; (iii) the homeowner has become unemployed and requires more flexible housing or financial arrangements; or (iii) the homeowner has other special needs to rent out the property, and has been residing in the relevant property for not less than 12 months. In addition, homeowners whose applications are approved will be subject to undertakings that so long as the waiver is in effect, they or their spouses or cohabitants who are also obligors under the MIP should not purchase any additional residential properties in Hong Kong. In this connection, will the Government inform this Council:

◆關注按揭保險計劃下,為協助業主應付因個人或家庭處境轉變帶來的特別需要而批准將自住物業出租的安排的推行情況

Expressed concern about the implementation of the arrangement under the Mortgage Insurance Programme to allow owners to rent out their self-occupied properties to help them meet special needs arising from changes in their personal or family circumstances



◆對於由私營項目的發展商負責興建社區設施方面,關注因政府部門在驗收有關項目需時而可能 導致完工期延遲

Regarding the construction of community facilities by developers of private projects, expressed concern about the possible delay of completion of the projects due to the time required for inspection and approval by government departments



# 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



◆支持以"新土地先行"原則實施《土地業權條例》, 建議政府考慮在土地註冊制度內增加措施以避 免欺詐事件

Supported the implementation of the Land Titles Ordinance on the principle of "new land first" and recommended the Government to consider introducing measures in the land registration system to prevent fraud



→ 建議政府考慮在實施業權註冊制度時,按照不同 類型物業採用不同的徵費率和彌償金額上限,取 代劃一的徵費率和彌償金額上限

Recommended the Government to consider adopting different levy rates and maximum compensation amounts for different types of properties when implementing the title registration system, instead of adopting a uniform levy rate and maximum compensation amount



★支持政府繼續實施"加強版傳統新市鎮發展模式" 下的優化新發展區換地安排

Supported the Government to continue to implement the "Enhanced Conventional New Town Approach" with improved land exchange arrangements for New Development Areas



→ 就政府建議將商廈和酒店改裝成學生宿舍的先導計劃,關注是否有規定學生宿舍最少營運多久才容許還原為原有用途,以及新建學生宿舍能否同樣可以享有較高的地積比

Regarding the Government's proposed pilot scheme to convert commercial buildings and hotels into student hostels, expressed concern on any minimum operating period for student hostels before being permitted to be restored to their original use, and whether a higher plot ratio would also be applicable to new student hostels





→ 關注地政總署研發的三維室內地圖的精細度 Expressed concern about the precision of the indoor part of the 3D Digital Map developed by the Lands Department



Following is a question by the Hon Louis Loong and a reply by the Secretary for Development, Ms Bernadette Linn, in the Legislative Council today (June 4):

#### Question:

Under the current land administration system, the Lands Department (LandsD) may grant waivers to temporarily relax restrictions under Government Leases to allow the leaseholders to carry out activities which do not comply with the lease conditions in the premises concerned (waiver premises), subject to payment of waiver fees assessed on the basis of the annual difference in full market rental value of the premises before and after the issue of the waiver letter. According to the information on the website of the LandsD, the waiver fee will be reviewed from time to time pursuant to the terms and conditions set out in the waiver letters and/or prevailing departmental policy and practice. It is learnt that due to the continuing sluggish rental market since the COVID-19 pandemic, the rental income from waiver premises, particularly those in retail use, has failen substantially, with the result that in many cases, the net rental income after payment of the waiver fee is reduced to an unsustainable level and, in some cases, the rental income is less than the waiver fee. Some members of the real estate and construction sector have relayed to me that applications for review (including reassessment) of the waiver fees have not been processed by the LandsD in a timely manner and some have been pending for over a year. In this connection, will the Government inform this Council:

→ 就暫時放寬政府租契的限制而須繳付豁免限制費用,關注地政總署處理豁免限制費用的覆核和重新評定的工作

Expressed concern about the Lands Department's review and reassessment of waiver fees payable in connection with the temporary relaxation of restrictions under Government leases



★歡迎行政長官在施政報告提出以新思維推動市 區重建的多項措施

Welcomed the measures announced in the Chief Executive's Policy Address to facilitate urban renewal with a new mindset



→ 促請政府當局檢討和修訂相關作業備考,以便市 區重建和釋放土地發展潛力,避免因當局對地契 條款中「房屋」的詮釋而導致發展商在重建物業 時必須修改地契條款並支付補地價

Urged the Government to review and revise the relevant practice notes to avoid requiring developers to amend the lease terms and pay land premium when redeveloping properties due to the authority's interpretation of "house" in the lease terms



### 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



### 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



### 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



★ 促請政府進一步改善建造工程的規管制度,加強保障建築工人的工作安全,同時避免因發生意外而導致停工和工程延誤

Urged the Government to further improve the regulatory system for construction works so as to enhance the protection of the work safety of construction workers and at the same time prevent suspension of works and works delays due to the occurrence of accidents



◆ 促請政府優化建造業輸入勞工計劃,放寬至適用 於私人工程,以便及時紓緩個別工種的人手短缺 問題,以提升香港的競爭力

Urged the Government to optimize the Labour Importation Scheme for the Construction Sector, relax the eligibility to include private projects so as to promptly alleviate the manpower shortage problem of individual trades in order to enhance Hong Kong's competitiveness



→ 促請政府當局清除建造業輸入勞工計劃中對私營工程設下的關卡,包括擴大計劃的涵蓋範圍,撤銷特定工種限制,容許輸入勞工"跟隨承建商走",放寬住宿安排限制,以至放寬僱主必須支付不低於中位工資的規定

Urged the Government to remove the barriers imposed on private sector projects under the Labour Importation Scheme for the Construction Sector, including expanding the scope of the scheme; removing the restrictions on specific trades; allowing imported workers to "follow the contractor" to work in different projects; relaxing the restrictions on accommodation arrangements; and even relaxing the requirement of paying wages not less than the median wage



★歡迎政府繼續支持主要項目精英學院的工作,以 提升建造業的專業水平、創新能力及成本效益管理

Welcomed the Government's commitment to continue to support the work of the Centre of Excellence for Major Project Leaders to enhance the professionalism, innovation capabilities and cost-effectiveness management of the construction industry



# 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



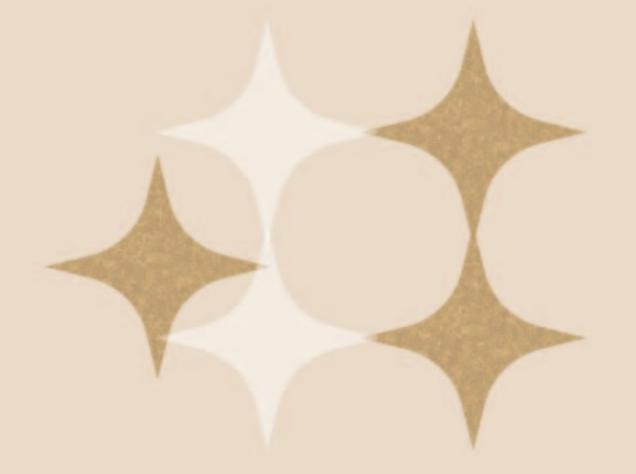
◆ 支持當局推動建造業採用先進建築技術的策略 及措施,期望當局能夠提速提效,以便青衣先進 建造業產業大樓工程可以盡快展開和落成啟用, 提供場地設立先進生產設施,提升建造業的生產力

Supported the Government's strategies and initiatives to promote the adoption of advanced construction technologies in the construction industry, urged the Administration to expedite the progress of the study on the construction of the Advanced Construction Industry Building in Tsing Yi so that the project be commenced and completed for commissioning as soon as possible, for the purpose of providing venue for advanced production facilities to enhance the productivity of the construction sector



◆建議政府加快與內地質量監管機構建立互認制度,認證符合香港質量標準的內地產品,並在基建設施工程上增加採用國家標準產品,利用國標產品質量可靠、價格相宜且供應穩定的優點

Recommended the Government to expedite the establishment of a mutual recognition system with Mainland quality administration authorities for accreditation of Mainland products that meet Hong Kong's quality standards. In infrastructure development, we should also increase the use of products of national standards (Guobiao), which are characterized by the strengths of reliable quality, affordable price and stable supply





### 維護市場經濟 改善營商環境

Uphold free market principles and improve business environment



◆ 面對史無前例的關稅戰,歡迎香港金融管理局聯同銀行業加強支持企業的措施,希望政府主動向商界找出痛點,促成銀行與企業雙贏的融資方案

Welcomed the Hong Kong Monetary Authority and the banking industry to strengthen support measures for businesses in the face of an unprecedented tariff war, expected the Government to proactively identify pain points in the business community and facilitate win-win financing solutions for banks and businesses



◆ 支持通過《追加撥款(2024-2025年度)條例草案》, 以應付承擔項目「中小企融資擔保計劃-擔保產品」 的額外現金

Supported the passage of the Supplementary Appropriation (2024-2025) Bill to meet the additional cash flow requirement for commitment item on the Small and Medium Enterprise Financing Guarantee Scheme – Guarantee Products



◆ 支持政府維持政府基本工程開支平均每年約 1,200億元的水平

Supported the Government to maintain an average annual capital works expenditure at approximately HK\$120 billion



★歡迎政府額外預留300億元在未來兩至三年加大工程項目開支,以持續推動經濟發展

Welcomed the Government's decision to earmark an additional \$30 billion in the next two to three years to increase expenditure on works projects driving sustained economic development



→關注監管當局會否與銀行業界商討放寬對北部都會區大型發展項目提供融資的安排

Expressed concern whether the regulatory authorities will discuss with the banking sector to relax the arrangements for financing large-scale development projects in the Northern Metropolis



◆支持立法保障關鍵基礎設施的電腦系統安全,確保社會可以正常運作,更可以締造更優質的營商環境,進一步鞏固香港的國際金融中心地位

Supported the proposed legislation to safeguard the security of computer systems in critical infrastructure so as to ensure the normal operation of the community and create a better business environment, as well as further strengthen Hong Kong's position as an international financial centre



◆促請政府當局盡快檢討和積極考慮進一步下調商 用車輛使用大欖隧道的收費,以改善運輸物流業 界的經營環境

Urged the Government to review as soon as possible and actively consider further reducing the toll for commercial vehicles using the Tai Lam Tunnel in order to improve the operating environment for the transport and logistics industry



### 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



◆ 建議政府在現行長者醫療券的基礎上為全港每一位市民設立醫療户口,每名户口持有人每年可獲發放同一個指定金額作為資助

Proposed the Government to establish a medical account for every citizen in Hong Kong based on the existing Elderly Health Care Voucher, and each account holder will receive a designated amount of subsidy each year



◆ 關注中產養老需求,尤其是退休中產業主在自住物業的保養維修方面的龐大財政負擔,促請政府積極考慮對現行的多項資助計劃再度注資

Expressed concern about the retirement needs of the middle class, especially the huge financial burden faced by retired middle-class property owners in the maintenance and repair of their own properties, urged the Government to actively consider further injecting funding into the various existing subsidy schemes for building maintenance and renovation



◆ 支持在古洞北新發展區第29區,東涌第89區,粉 嶺北新發展區第17區和安達臣道石礦場用地分 別興建1所小學的工程計劃

Supported the construction of a primary school in Area 29 of Kwu Tung North New Development Area, Area 89 of Tung Chung, Area 17 of the Fanling North New Development Area and at the Anderson Road Quarry site respectively



→ 促請政府當局盡快修訂《個人資料(私隱)條例》,設立強制性通報機制和考慮就個人資料外洩事故施加罰則

Urged the Government to amend the Personal Data (Privacy) Ordinance as soon as possible to establish a mandatory reporting mechanism and consider imposing penalties for leakage of personal data



◆ 關注東涌新市鎮擴展建議行人天橋系統的易行度和暢達度

Expressed concern about the walkability and connectivity of the proposed footbridge system in Tung Chung New Town Extension



★ 反對通過《同性伴侶關係登記條例草案》,建議政府考慮設立一個更有包容性的非婚姻和非親屬關係登記制度

Opposed the passage of the Registration of Same-sex Partnerships Bill, and recommended the Government to consider establishing a more inclusive registration system for non-marriage and non-kinship relationships





# 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



→ 建議將北部都會區統籌辦事處的職能擴大,作為 "單一窗口"統籌和處理所有北都發展項目的跨 部門審批工作

Recommended that the functions of the Northern Metropolis Co-ordination Office be expanded to serve as an "one-stop-shop" to coordinate and handle cross-departmental approval work for all development projects of the Northern Metropolis



→ 建議政府積極考慮成立北部都會區招商辦公室, 因應企業和專才的需要制訂策略,更要為人才提 供全方位支援服務

Recommended the Government to actively consider establishing a Northern Metropolis Investment Promotion Office to formulate strategies based on the needs of enterprises and talents, and provide talents with all-round support services



◆歡迎行政長官在施政報告推出措施強化北都治理體系,加快北都發展,以及簡化行政措施以拆牆鬆綁。

Welcomed the Chief Executive's Policy Address to introduce measures to enhance the governance structure for Northern Metropolis, accelerate the development of Northern Metropolis and streamline administrative procedures to remove barriers and ease restrictions



◆支持政府維持政府基本工程開支平均每年約 1,200億元的水平

Supported the Government to maintain an average annual capital works expenditure at approximately HK\$120 billion



★歡迎政府額外預留300億元在未來兩至三年加大工程項目開支,以持續推動經濟發展

Welcomed the Government's decision to earmark an additional \$30 billion in the next two to three years to increase expenditure on works projects driving sustained economic development



★ 促請政府在動用《收回土地條例》向土地業權人 徵收土地之後應盡快向業權人發放賠償金

Urged the Government to pay compensation to land owners as soon as possible after resumption of land from them



◆關注政府在古洞北及粉嶺北新發展區收回私人 土地後向土地業權人支付補償的進展

Expressed concern over the progress of the Government's payment of compensation to land owners after resumption of private lots in the Kwu Tung North and Fanling North New Development Areas



◆促請政府鼓勵更多商用車輛使用大欖隧道,作為 北部都會區與市區之間的重要物流通道

Urged the Government to encourage more commercial vehicles to use Tai Lam Tunnel as an important logistics channel between the Northern Metropolis and the urban area



### 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.



- 1-3 與行政長官會面 Meeting with the Chief Executive
- 4-5 與財政司司長會面 Meeting with the Financial Secretary
- 6-7 與發展局官員會面 Meeting with officials of Development Bureau
- 8-10 精簡發展管制措施論壇
  Forum on Streamlining Development Control
- 11 立法會新春午宴 Legislative Council Spring Luncheon
- 12-13 立法會會議廳前廳交流會 Legislative Council Ante Chamber Exchange Session

- 14-15 建造業安全獎勵計劃頒獎典禮暨嘉年華會 Award Presentation Ceremony and Fun Day of the Construction Industry Safety Award Scheme
- 16-17 香港建造商會第七十三屆理事會就職典禮 暨晚宴 Hong Kong Construction Association 73rd Council Inauguration Ceremony and Dinner
- 18-19 魯班節2025 Lo Pan Festival 2025
- 20-21 與香港機電工程商協會理事會面 Meeting with Council members of Hong Kong E&M Contractors' Association
- 22-24 與地盤前線員工交流 Meeting with frontline staff of construction site

# 處理申訴

Receiving complaints

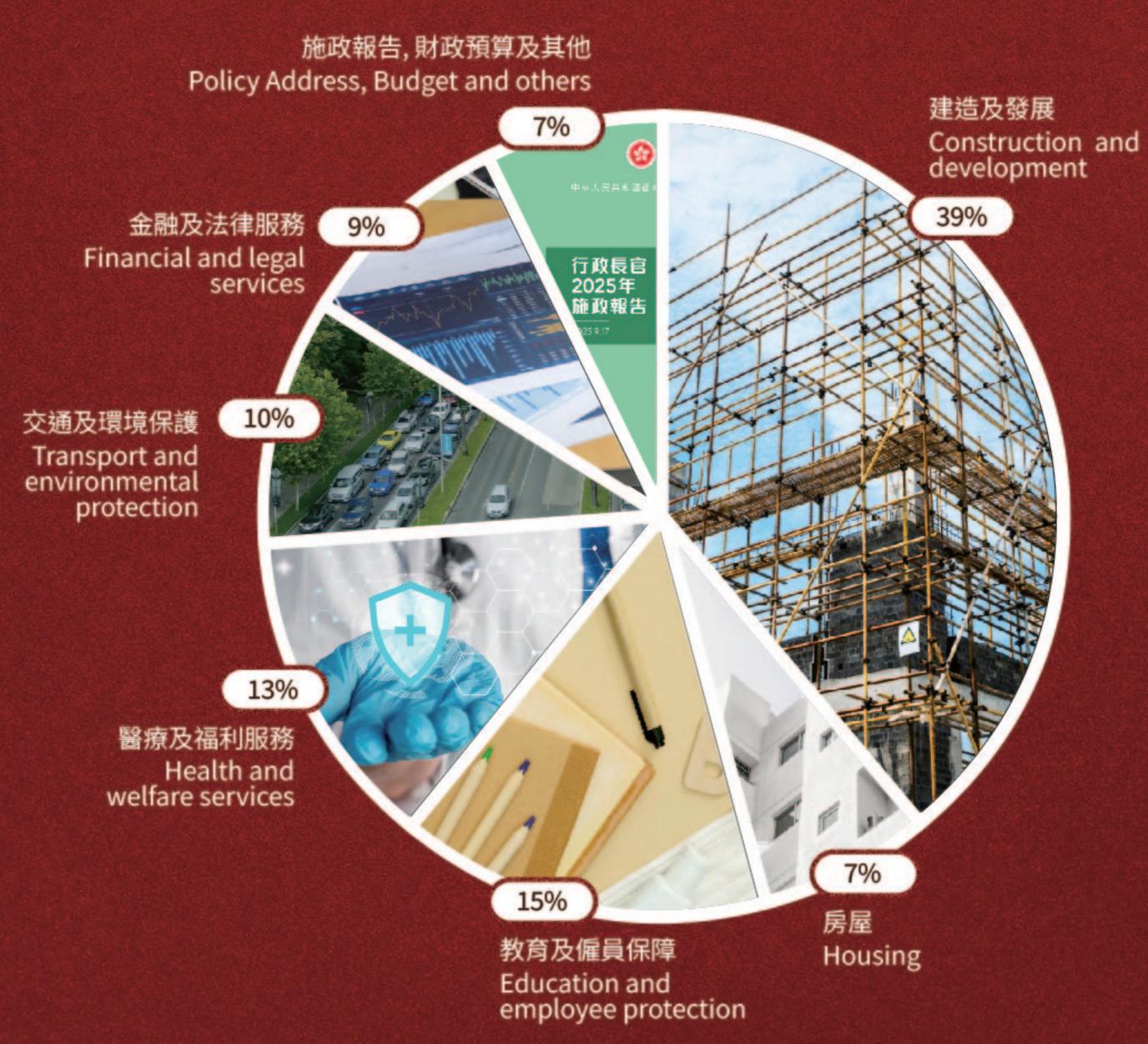
### 重視民情助解民困關注民生為民發聲

Attach importance to public sentiment, help alleviate their difficulties, care people's livelihood and make their voice heard



在2025年,接獲的意見及投訴個案超過四成涉及房屋、建造及發展的政策和問題,此外,多項政策和立法建議亦受到廣泛關注,包括升讀本地大學的本地生資格,收緊控煙措施,網約車服務等。

In 2025, more than 40% of submissions and complaint cases related to policies and issues in the areas of housing, construction and development. In addition, a number of policies and legislative proposals have also attracted widespread attention, including the eligibility of local students applying for admission to local universities, tightening of smoking control measures, and online ride-hailing services.



# 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** 

97%

發展事務委員會

Panel on Development

100%

財經事務委員會

**Panel on Financial Affairs** 

100%

《2025年業權及土地的註冊(雜項修訂)條例草案》委員會

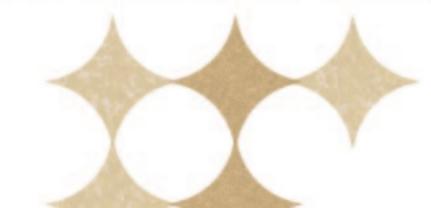
Bills Committee on Registration of Titles and Land (Miscellaneous Amendments) Bill 2025

100%

整體出席率 Overall attendance

99%





# 工作點滴

**Snapshots** 

愛國愛港

Loving our country and Hong Kong



20

1-2 香港工商界同胞慶祝中華人民共和國成立76週年 國慶酒會

Reception in celebration of the 76th anniversary of the founding of the People's Republic of China given by compatriots of commercial and industrial circles of Hong Kong

- 3 出席國慶升旗儀式 Attended the National Day flag raising ceremony
- 4-5 中國人民抗日戰爭暨世界反法西斯戰爭勝利80周年 紀念儀式

Ceremony to commemorate 80th Anniversary of Victory in Chinese People's War of Resistance Against Japanese Aggression and World Anti-Fascist War

- 6 出席香港特別行政區成立28周年升旗儀式 Attended the flag-raising ceremony for the 28th anniversary of the establishment of the Hong Kong Special Administrative Region
- 7-9 立法會綜合大樓擴建主體工程竣工儀式 Completion Ceremony of the Main Works of the Expansion Project of the Legislative Council Complex
- 10 港交所「金鑼巡遊號」到訪立法會 HKEX Gong Mobile Visit to the Legislative Council
- 立法會圖書館優化設施及服務啟用儀式
  Launching ceremony for enhanced facilities and services of the Legislative Council Library
- 12-14 立法會議員與秘書處職員茶聚
  Legislative Council Members' tea reception with staff of the Secretariat
- 15 到訪香港大公文匯傳媒集團 Visit to Hong Kong Ta Kung Wen Wei Media Group
- 16-17 香港經濟民生聯盟宣傳街站
  Street booth of Business and Professionals
  Alliance for Hong Kong
- 18-20 北部都會區x青少年生涯探索分享會 Sharing session with youth on development of Northern Metropolis and youth career exploration
- 21 家福耆趣影畫宴 Elderly activity of Hong Kong Family Welfare Society
- 22 第七屆立法會最後一次會議 The last Council meeting of the Seventh Legislative Council

# 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

























# 訪問和報道

Interview and news reports





#### 片區開發收意向 冀政府廣納良言 龍漢標:地產商對北都感興趣

1時長者 - 田田上日南田中北小十 (19年2日) ド発売回答 - 田田上日南田十 (19年2日) ド発売回答 - 日田 (19年2日) 田田 - 上 日日 (19年2日) 田田 (1942日) 田田 (1942日 



**他人居家大局都有朝非盛** 

11.0









#### 新續期條例出台半年 379地級自動「溫渡」 地契「2047大限」疑慮消 添入市信心







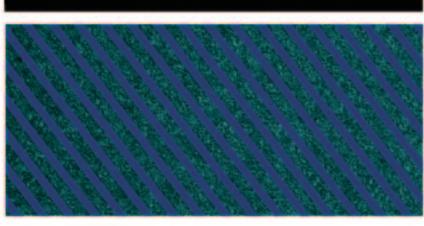


董事 08:18 日整初股升1% D8:03 超级型盘沙博取音论征需矩阵 > 07.1













### 龍漢標倡引入「白色規劃」靈活吸引開發北都

四月、2世界を表示・古世界 中の18月1日 に 下町2日中旬 日立 ・ 駅 18月 日本町4 日日 日本町 - こまたまままで 年刊 日本町 - こまたまままで 年刊 日本町中のするまでは、、日 所是部州北京对中岛2000公司 · 《北京北北州的 《北·秋安安》 [ 北京公司 省市 · 市場可入的內 

STEEL BROKES WITH SING 网络通过主动水沙球用处 经财产协会属地 市场运用 选择证据主动报记者有望程序 · · · 

明建功能在, 电积平折蒸削化水, 适应推销的 可划 军 國口。刘快春歌片區

ACCRECATE AND ADDRESS OF THE PARTY OF

会員 数別の前に動け込ませる。の利益 なは、信託を契約者を小されて予一会・人員 予算を前が行為交叉機等、第11条は、各合。



有护护证证证据 有内的或斯波人 在日本市場中的日本市場外。 在10日中の日本市場中市、10日本日本市 10日中旬日本市場上、10日本日本市場の市場 保持支票 - 经收益证明的股份第三的有效的条件 



的现在分词有些 上出大明明明的时间和华安建设的时间中



A11 国一人物 一

- Incompany 第一人間 事業。第一日務業的可可 長期的代刊者利用的業務 代表展表表 **大田地山田市工房地口市市区委员会区** 第二次以前,中国各类不得专用分子才有 せ充払効点を調査を忙・回撃とを開発を 26・八角井を向の立て (東京) ヤートか・ STREET, STREET 才对·电枢范围·特拉罗片领域外长·统 (第71) 後門原来源 (水原泉高月大・

「このかり無数を1分別は 出版 WYで料理を3ペラー ルアナルを開催したまでの 発表の作用及数 WELGE バスを表現的 バスを表現的 バスを表現的 バスを表現的 第5万番記書 53十 第5万番記書 53十 Broom sweet to 

回顧4年議會生涯 美好的仗己打過

### 龍漢標告別 共建和諧家園心不變

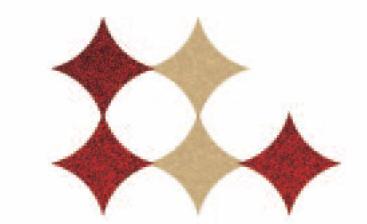


龚

救自心及助 多特伊市人

# 文章和網上聯繫

### Articles and social media outreach









### PERFFEREN \*\*E-Chartes SAN SHARINGS \*\*\*\*\*\*\*\*\*



















#### 樂見政府以靈活思維達成北都區換地協議



利用性经济中的生态力等

**美国政府大战多指的规模**和

SALAR SERVICES BOOKS

ACCURACIONAL CONTROL CONTROL O CONTROL CONTROL



SARAM RESERVED

**计操纵器建筑均隔据设**档



### 超前規劃 從啟德看北都區交通配套契機



图 3 前海相景 · 報引相補 4萬名類逐速時,十四百 量解判印度解码处理化 賽 主席科-40,000 名数果 原字 · 到 · 許也發來原於 前型人場機系を対象事的 · 计曾经度方面情况 起 译 · 我物理疗法未得现 事士支体供规集的新热 斯·里西多建区旅迎第·何得及果并入院和第一

五日政部教育高宗建二

#### 统连携资源并转级为多者等风度方面的职调有社 **康贤品**· 故德交通配套與需求现落差

FEE - 智數形式探查市場的作品機能用行。

景面 盛事原制的計划、包香料收售股票甚至 植形式网壳毒属空乙间的海亚。于青期规特省股 2025年施政権古提出在東九龍・結節及清水報/ **灰片斯黎明高建地智慧綠色虹響王看馬斯、政府** 亚基雷士为甲苯物二族,岩囊根年检查,经不能 **發現放保的素生計類其實早最如此年已規類**  15-基本《政部分预准额人期间》。政府出标记 预算 用舱壳理以提出为才的磨保柜给多统一由准 相詳細可符件研究 · 医面基 2003年前編集 · 相 政府形在2000年动動計劃。首項保证額及延以 『走过知告』方海東於+佐建領時已士和中巴 绿一自随行人班等能逐;为至次20年一計劃才 福州北台亚牙收购 证事标准使完强的实验器

#### 选取經驗 提達北郡區草建工程 据设在二十年代股制的老规划程。突晚出城市

基础更高必須解释於衛建、作司專門本會學學和 可能出现的能化一省南西豐有個用於高人論也 會,基礎問題除清損各關本,音交易看管仍未料 配。其主義影響的進位各升指率配準的傳輸。直 國內計院亦都承後交屬市核之書 未来整机北部福有区别計

约后在数据有人口的三处。 两户·北德四联与约至安 型限主要·政府言類取取 首陽報的理念。提供上指導公 息對未和北部區後属十大原料機合於

#### 紅磡啟德導動發展 以軟實力說好香港故事



BOLDSON STREET, AND · 性格电阻电影中枢电阻 护斯等、另近、安全的本管 京联省 电路径 有路线 十万万 **宣布在天内产业技术**专名

· 配表 7 明朝柳北井 祖原· 传音取得明 在立工 - 西南京北 - 写整名 放用省格学指定 計劃 - 註.

DECK SAMESHED

kai an 在湖北湖南河北流河南南江坡、南流市省 — 由 化种材用效果。 植物物作文物 医硬化物效应 经货物收收 电电影介了解中心的疾病,我们是介于是由人统 建国一高位原在区程企业局 诱亚共生上高规律 後の、現代が世 (日本を公司の中本 (日本の大学の 本報 (日本・日本) (日文 (日文 ) (日本の中) (日本) 5一個的,此世報問題的政務課官問除收入決略。 由此,我中央基礎各等的 **相关的企业。由于企业的企业的工程工程的 特别人的安慰内 市局支持市务市位本市场性**。

竟成帝主义冷迎犯克斯 PARASHING LUBBARY CORP.

が行う 在日本内的第三個15日中・有事的表現 中国表示を確認され、中国第一日第五月日本の

新设的166年提出中的产 国际现代专案专业、积极机会主动、规划专业人 財份銀尖區 政治資格制度



利力的1・24年の前4年4月1日 - 1月1日 - 1月 原系線(全元高級軍力等)。實際國際解析領方 每一個重要用以在各種問題而至一大東外也違則 和基础及集團的無十十四十四回的無限十二十五章 在中代罗利州 - 经有水均求的市场未未清晰 - 3 的表现理学、郑默伊尔的文格及情景、情情痛力 PANELESS: Applicable of anneadlant make a salant INCOMESTICAL SPINISHS

**从各家族中學院的秩序提問。起表可照解建設的** 图·规划和分量於多点性·人名安存集份》 图·政策等等的人人的需要,其他实在为特殊。 **日 - 既至世界多田広** ni Great - White I Great 和作品之間上層法

完善公社合善框架,但为多實此都展景

#### 提升建造業安全文化 千里之行始於足下



计复数电路电池 计表示计算 **李曹二一即提供在成本的张早期本面** ANTI-SE AND CAME DESIGNATION OF ALL ASSETS OF THE SECOND S

· YE ・ 出甲を下端準備行下を指定す 展界特生株工人名万在一 

THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER. 

対する (2000年12日本) 対する (2000年12日末) - 東京 市での日本 (日本人) できまったます を) - 有子人を今かかないのなる。 理 基準的研究を指する200円-存在 1 原来を発展的の1 文本など 単

を見る機能を行うです。 では、または、でして、なったかけばか では、またはいかなりまったのかが では、またはいかなりまったのかが **集护规书提会、穿护格与法结构工人** 学 " 他 5 李田道 + 安 集 以用产业和新华 示证证的内脏结束工术的工程和完全 METARDS-成於大陸即位在2.54一年在中的建 日子・市日年前・投払用ルで19首 日式外日中・国際下おけませいでは不由 月末・長さなり。近年下おける日本日 日本・長さなり。近年四月日の大田一 等物力会的商工人公共企业企工通车



應對關稅戰潛在衝擊 香港須多元突圍



大年产、香港台绘画 各洲、亚岛东南亚州州 经唯一抽机协能公的 医全点主意见牙利药之物的研究严格管理,通 建工多样有基础整体。 中相付金等领集中理序,只要中点的套箱牌 和古社源求计年度数别 如为决法修安齐人。 社士年下兰年最短辦法 stunntstall ,加土会的被領求。這一形態 多主复配文書事件 受 地的分生合约不需求和去少。均受理使例如 (30人。是計畫的問題 ·歸接 · 辦面出述支持工作、利润清於並至 »

**热热、每量等起长完定类照明。而先:此相问** 展图中发生中於人母合品, 往不知道100点更 区 > 22 本華上包及私人模字雕像等 > 造食助袋 各值例以及商品的第一中必要方面提明定 核用有需要定期發揮香灣轉得有書詞。跨馬是 及此程的有字景藝術的問題影響舞曲級技一個個

建造業工人保障邁新階段 有汗出須有糧出

**取時代社技化** 另一方面,提問實稅療差要非行能均衡則。 **并参加的提供是推及模型付款共享制的投资部** 那个必须能达加证付款判别、相对更多使用面 別場会会理力・存場在模型誘要・単度環境対 施约25 5 . 禁尸并使使加到甲大药管原则引 這一點是新華華兰和多別正相的 - 新陳的#可

性力減少正立其以付予保険表対分、有可能加 **阿勒比下版**+

#### 遊店建留助華界適應新制度

《建建第三条等证制的》。作为战争起的国际 国的标准、也更优美的思维例主题技、疾用点 **阿维文学养养业等期限已构造、全有种时间**月 韓国 基子类直管提广清物间基金设计包是实 小四二篇, 业分布村图的构格, 包括每年标题 全部 非法和普及资料等 在现在提供的的成 效·进州·或资系维据两两等领电符制度 和 學研究課工學等。採供产生分分別有影響提供物

任何思想表写是一Min/ 连标图》 圣罗老廷经来》 直角の一番・蚊 社会経験 円さ 初期由可望大型度、推 東水平, 沒有通前等原野的



型級中發揮了一個牽制」提務、基礎家發達戰

**南京的、市县各集重新定位、南大港等内域性** 實現能要因稱一合作共氣的發發一端。皆往鄉 資料經十分一批供介环的舞時優勢,這些都是 华德县有以纳西亚共和第一年大国际被用的水 暗唱圖丁·北部都會區時或自會議團未開度自

V设备批准设施资源 作的特别的。 特征政府的非關係發展實施以後國營衛。 基础先行为主制。在"非金属-北侧界」的量相 及多布局下: 组络像河域等合理中C的单位。但土在原用水或各体 照料產業資本來 - 以香港國際企業十七的角色 - 結合北部區的科拉 及素料·维农期间拥有药用剂引导·延正好形施研定 经过算工具

#### **他**... 的经历方向。 立足大禮區 吸引全球人才

在垃圾用能量下一才能的制度化用色则核类类化此种品类和E+用能 化,北京國本華並北海區的產業器數。但從發展逐步發展成为國際產業的 超级影响人」。要解除北海五成為网络利利中主一造商大器採制并全是 集群岛直接制作支持。其上影響高等稅股份制的實力。因為今常和福祉 首排序的創料資場併力、然而、现今世界的原料原因均均向國際主、域 **在我们不同原业制度用。我们认到曾报,临此大学大师研究的课馆化** 5. 保育區以1等的盾志科研主義。每才有資水、多少物類科技知识的 是同市场·荷香利李拉雷的艺术和技术人工从他恢复。均依范围像家方 **技術合作,即從廣定推走和競技術。日本将半時間 的效而要据。以及科问图等表地人工智能等等。** 单岩曾写成员 现面世际的称音点的2002周 章·以及同於人學與主責与和: 哲學自政府長

維架世界各地南大才與資金, 我引用明朝解别:

在:一非世纪或科研部部的影響等领语指点:



(201)年高年後与省級) 報名 「海峡 省銀-銀厂上 研究的指述人を名字等 (2 15-10日 - 2-10日 (19-10日 (19-10 開発性 上型時代上記号 ・ 地域の発売である日本版 化 5年 1月10日 - 1月1

NO. T. DE LOTONE STANSSON DE SOLUTION DE LA COMPANION DE LA CO

#### 逐列度可提加权设置管心

は、他の企業が対象を発生する。 第二次であって (2011年前のの サール、「他ので、他の、他の、自身の自然の場合のは、別かの 会別の可能が、などのである。 中国の最初の場合をは、 他のの中枢は、とかられて、他場合には、から日本社の記述。 一提出個有分割如果沒有經費率十級先进元額等等等計算 · 并有两条位 · 北州 · 在建筑规则 PM · 可能可能在设备。

(2) 公司等各种公司等
(3) 公司等等
(4) 公司等等
(5) 公司等
(6) 公司等</p 有效結合政策引擎與人事力 EDP FOR EY - BREEK **10 中间,与保存。产品和金** APPRICATIONS. **中国的企业工作工程的工作。** 

1年前可能大量: 山大学建学教育院、旅学等的山田事業高度

HYDREE -

TANAPARAMAN - 400 PANA - 200 PANAPARAMAN



上部多列(三) 【片區開發須具彈性 銀行角色不可或缺】

每當是表似有和發展商進行溝通·諮詢·社會上應舊有一種聲音;是合 「它酉勾結」?香港是奉行市場經濟的、市場經濟的一個年色。就是政 府不是萬能的,政府在某些施政層面上,總需要借助市場力量。所以政 **应银市易差者满锅是必不可少的。…… 直看更多** 







斯爾伯內各包指於山鄉市公里有助成的時間



2025年2月3日 | 香港文建程

**使元: 植独秀下**人

(老什出一想能出) 尚

赞 医 与有 要 生。 分 何 由

耐塞欠工程看事件以到

成正规、成消事歷史些



標時同大家拜年;祝香浩靈時凱蛇 異飲商茅繼續攜手 共建長好期人!

今年是配年,有法會也產及建發學議員關漢標(標冊)向全地由民群年,他

祝聊香港今年「东西知蛇」:「你是一種東西的刺物、祝聊辛香港的市

民的生活都能夠變活變得一能發把握件所有的機會。而香港本身的經濟

也能夠蒸蒸日上。像指一種噩活。融入國家發展大局。可以分享到國家









我是我们大学的人,我就是不是人一些心理的人,不可以在这个人,不是这些是一个的 图1、"我们之外,我们是我们的人们的一种,他一个是不是对什么样子的是是一个是一个多数

更多的的一个,在10分子就是这个重要的两个文字就有数据的,但是不过的第三,但是这种是外部 如此来,因此的现在分类对于由于。 方量保護管外。整平線率小量、人人無路線等 Filtronif: http://dr.21.fa/buls.comg











Louis Loong

【報朝內地傳才朱湛置至 讓人才潛地生恨】

😭 २३५० व

维耳状外知



由思是一個興度型的經濟體。預如一應應刀的驅和,吸引但許各地數是

更要留住他們。要今月才留思發展,其中一個重要的因素,就是要類他

4、独显我便一直以双的概要。重重调度至一香港不單止英國景人。



【長后學師 照真不有助型升骨店完在無路向】 支产型电离4.4的问题第一类业务和提供各口约项目在约束的 1. 适宜的公,并还要否定及均等等。 也,现在他的在选择之时也不是一种。但是是这种,对于这种证据和证据中的任何。 外資稅原才且劃等等,但美用此政策,提升至重型香港的定位领等河。--- 魯哥賽多





升香港定位與路



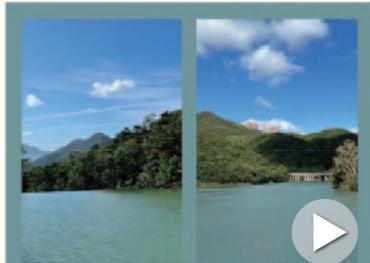
【作业推告布莱用款 發揮電话促進者測維】

YOUTUBECOM

挺。 份財政預算實表示,香港林區政府來年與不會是售薪業用計,因語考慮與註分審 無用她改劃作住宅用達·從遊政策可以看到湖面寶事求思,再拿市場的販皮·現時書 表新興穩宇供養养益,若認所繼續推舊產業用原因語、相信市場的新疆力不大。許 者。政府並不實施實土地,在密市場所並为不定。結束可能會出現治粹,認定及整實 否隔核,但由機構分裂十利於市場發展。香港五土总是开京郑貴的資源,除以黃門亦 源地國其利,提升土地的潛在藝術。在此可見下內或升棒止重古為異比較的決定,實 乃明斯之早 查看更多





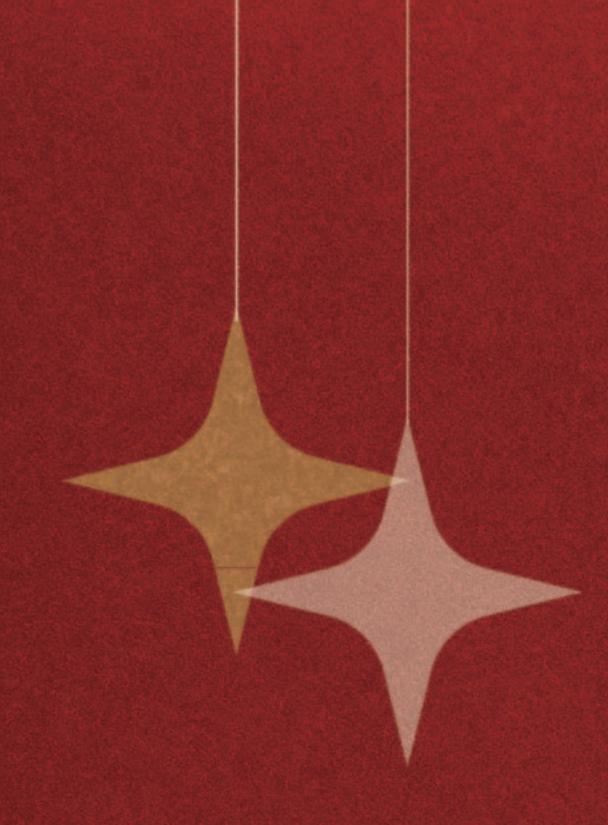




· 學至開乎表現,皆位可以一点是承包。4个提展在經濟情報經過下,與學陳安宗縣,代表也是及經過 界:使自另各語世形理改画区的主土层區清書語學:建筑內區經,這時期簡單。 在集成来到下,4年成本人在全位者中有上成为不强、今日明日,并因是关州外下的数据企画。 明成 

本人异应度各市还才进始省,有志通贵百治,通贵国家作人才,满人家放心,深办有笔人歌身为贫 种(4)种之的,12月7日出来称下中间一直,有常用,我在其存货历史。 「由于中华产品中国」(有些一位建筑上下,唯一四四四位)和「一四四七」与和大省首、有任 間的程式文字談的。有者就主導心化工學職才完了香油的射物地心域地域光明。 大寒存在 "您别我还接到我的师,上大师说明心心,并此,是别名位自己是你,要连目标。 就長程 立士音樂是至建委等達然





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