

2024

立法會工作報告
LEGISLATIVE COUNCIL
WORK REPORT

龍漢標議員

Hon Louis LOONG Hon-biu

功能界別 地產及建造界

Functional Constituency

Real Estate and Construction



前言



2024年是不平凡的一年，特區政府終於完成有關《基本法》第23條的立法工作，實施了超過13年的住宅物業需求管理措施終於全面撤銷。疫情後經濟復甦雖然較為緩慢，但無論在任何的政治和經濟環境下，地產及建造業一直是香港社會經濟發展不可或缺的參與者，我在過去一年繼續將業界的聲音帶入議會，在促進香港高質量發展方面積極作出貢獻。

北部都會區內包括金融、科技、物流、房屋發展等願景的規劃工作正推展得如火如荼，這是香港深化與大灣區融合發展、進一步融入國家發展大局的難得機遇。今天，特區政府與地產及建造業界均已整裝待發，我深信政府必會持續以促進者思維，制定合宜政策，業界亦定必一如以往，竭誠建設香港，政府與業界攜手同行，為香港打造更美好的明天。

展望新的一年，我必定繼續與業界和市民緊密聯繫，積極向政府建言，並以實際行動協助政府提升治理效能，為市民謀幸福。

在此謹祝大家蛇年身心健康愉快！

Foreword

2024 is a remarkable year. The SAR Government has finally completed the legislation on Article 23 of the Basic Law. The demand-side management measures for residential properties that had been implemented for more than 13 years were finally lifted completely. Although the economic recovery after the epidemic has been slower than expected, the real estate and construction industry has always been an indispensable participant in the social and economic development of Hong Kong regardless of the political and economic environment. Over the past year, I have continued to reflect the industry's views in the Legislative Council and have actively contributed to promoting high-quality development in Hong Kong.

The planning of the Northern Metropolis is now in full swing. Its vision for the strategic development of finance, technology, logistics and housing will launch Hong Kong towards greater synergy with our sister cities in the Greater Bay Area and further deepen our integration into the national development. Today, the SAR Government and the real estate and construction sector are all set to go. I am confident that with Government's commitment to upholding its role as a facilitator in implementing appropriate policies, together with our industry's unwavering dedication to building a quality city fabric, we will build a better future for Hong Kong.

As always, with the aim of enhancing governance, I will continue to keep in close contact with the community and the industry as your elected representative to actively engage the Government in the formulation of public policies.

I wish you and your family good health and happiness in the Year of the Snake!

辣招全撤銷， 樓市添動能

我很高興告知大家，我多年來不斷倡議終於取得了成果，2024年2月政府宣佈全面撤銷住宅物業需求管理措施，金管局同時修訂物業按揭貸款的監管措施，2024年10月金管局再放寬物業按揭貸款條件。

在2024年2月1日就「調整股市樓市政策，增強發展動能」的議員議案辯論時，我對原動議提出修正案，要求即時全面撤辣。雖然我的修正案未能獲得通過，但當日記名表決的結果是45位同事贊成，反對的只有8位，反映全面撤辣已經在議會內獲得廣泛支持。



支持通過《2023年印花稅 (修訂)(住宅物業)條例草案》

以放寬住宅物業市場需求管理措施



支持通過《2024年印花稅 (修訂)條例草案》

以全面撤銷住宅物業市場需求管理措施，讓長期被扭曲的樓市重回正軌，為經濟發展注入動力，讓市民和投資者重拾信心

Spicy measures completely abolished Momentum to property market added

I am glad to report that my ceaseless advocacy over the years has finally borne fruit, with the abolition of the demand-side management measures for residential properties by the Government and the adjustments of the supervisory measures for property mortgage loans by the Hong Kong Monetary Authority in February 2024. HKMA has further relaxed the restrictions on property mortgage loans in October 2024.

During the debate on the Member's motion on "Adjusting the policies on the stock and property markets to strengthen the impetus for growth" on 1 February 2024, I proposed an amendment to the original motion, calling for the immediate and complete withdrawal of the demand-side management measures for the property market. Although my amendment was not carried, 45 Members voted for my amendment and only 8 were against, reflecting that the complete withdrawal of the spicy measures has received broad support in the legislature by that time.

Supported the passage of the Stamp Duty (Amendment) (Residential Properties) Bill 2023

for the purpose of relaxing the demand-side management measures for the residential property market

Supported the passage of the Stamp Duty (Amendment) Bill 2024

for a complete withdrawal of the demand-side management measures for the property market so as to put the long-distorted property market back on the right track and provide impetus for economic development, thereby restoring public and investors' confidence

維護國家安全

Safeguarding national security



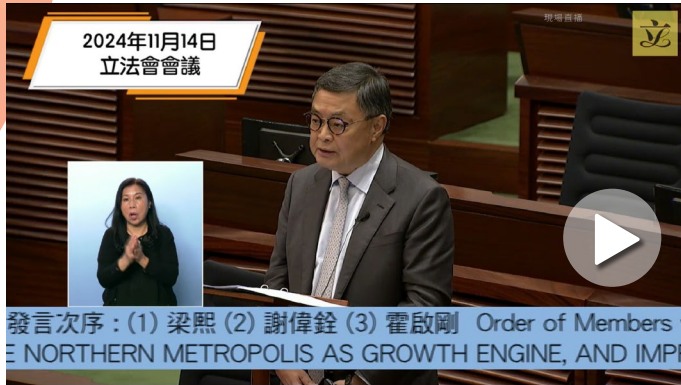
香港國安條例獲立法會全票通過。



立法會在2024年3月19日全票通過《維護國家安全條例草案》，我與所有其他議員全力支持特區政府履行憲制責任，讓香港在維護國家安全方面建立更堅固的法制屏障，以確保「一國兩制」行穩致遠，社會環境繁榮安定。維護國家安全的法律機制得以完善，有助香港邁向高質量發展。

The Legislative Council unanimously passed the Safeguarding National Security Bill on 19 March 2024. I together with all other legislators fully supported the SAR Government in discharging its constitutional duty on establishing a stronger legal barrier in Hong Kong to safeguard national security and ensure the stability and long-term implementation of "one country, two systems" and a prosperous and stable social environment. I believe an enhanced legal system for safeguarding national security will help Hong Kong move towards high-quality development.

北部都會區 Northern Metropolis



北部都會區是香港未來經濟發展的引擎，無論政府、業界與社會大眾均對北部都會區發展寄予厚望，期望它的成功能帶領香港邁向新里程。我們的國家正朝著實現新質生產力的目標邁進，香港絕對不能鬆懈，必須加快振興步伐，才能融入國家發展大局。我們的核心大中環區將繼續為香港擔當金融和貿易的中心，而北部都會區將成為開發新技術和新商機的地方。

正因為北部都會區背靠祖國的地理優勢，具有巨大的發展潛力，長期以來一直是我們業界投資和長遠規劃的重點，我們已經做好了充分準備，為北都發展作出貢獻。去年 11 月的特首施政報告致謝議案辯論中，我特別敦促發展局局長儘早諮詢業界，並就如何實施各項規劃理念聽取我們的意見。片區發展是一個全新的規劃概念，成功與否有賴政府與私營機構之間能否通力合作。我很高興政府聽取了我的呼籲之後迅速行動，發展局在一月份舉行了兩次簡報會收集意見，其中 1 月 23 日的簡報會更是特別為發展商安排，期望能借鑒發展商在長遠發展專案方面的經驗，找到最配合北部都會區發展的方案。簡報會上發展局和業界就我們最關心的問題進行了建設性的對話，包括規劃理念、招標條款、支付地價模式、基礎設施規劃和實施時間表。回應發展局希望我們踴躍投資的寄望，我們也誠懇表達了對北都發展的挑戰和風險的意見。作為地產及建造界的代表，我會繼續擔當橋樑的角色，促進業界與政府通力合作。我誠邀您就北部都會區的任何事宜向我提出建議，以便我可以即時向政府反映，發揮積極作用，令北部都會區能取得巨大成功。

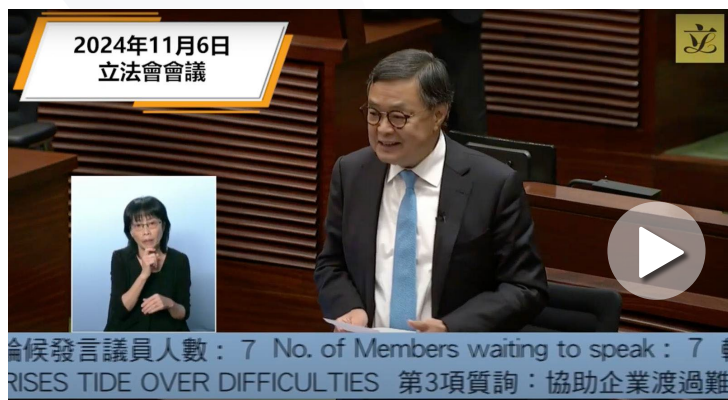
Northern Metropolis is the future economic engine of Hong Kong and we have high hopes for its success in bringing our city to a new level of development. Our country is moving forward unequivocally to the goal of achieving high quality productivity, and Hong Kong must not slacken but must gather pace for rejuvenation in order to integrate into the national development. While our CBD will continue to perform as the centre of trade and financial activities, Northern Metropolis will mark as a location for development of new technology and new business opportunities.

Due to its physical proximity to the mother country and its promise of tremendous development potential, Northern Metropolis has long been a focus attracting investment and long term planning by our sector, and we are well prepared to contribute to its development. At the Motion of Thanks Debate last November, I asked the Secretary for Development to engage our sector as early as possible, and listen to our views on how to implement various planning initiatives. The large scale land disposal approach is a brand new concept and its success hinges on strong collaborative efforts between the Government and the private sector.

I am very pleased that the Government has listened to my call for action and two briefings have been held by the Development Bureau in January to collect views, the one on 23 January being arranged especially for developers to tap into their experience of long-term development projects. There was a dynamic and constructive dialogue on the issues closest to our hearts, including the development programme, tender terms, land premium model, infrastructure planning and implementation. While the Development Bureau expressed their hope for our enthusiastic participation, we also highlighted our concerns of the challenges posed by the unprecedented scale and extent of investments.

As the representative of our sector, I will continue to act as the connection between the industry and the Administration, and grasp any chance to convey views to both sides. I invite your suggestions on any matters concerning this subject so that we may play a proactive role in shaping the development of Northern Metropolis into a tremendous success.

保障營商環境 Protecting Business Environment



2025 年不僅是充滿機遇的一年，也是充滿挑戰的一年。全球經濟自 2024 年第三季起進入逐步放鬆利息的週期。香港也隨之開始了減息的步伐，經濟展望本應因此向好發展。可惜地緣政治和疲弱的消費信心持續對復甦帶來負面影響。由於經濟展望欠佳和市場價格調整，銀行業的融資態度變得保守，令商界尋求融資和再融資服務變得困難。

對此困境，我們的地產建造界亦不能倖免，眾多業界朋友與我都認為必須想方設法保護現金流，阻止流動性收縮像雪球一樣越滾越大。我無數次在立法會上提出關注，並多次在與財政司司長和其他財金官員會面時建言，敦促他們正視現金流的問題，考慮採取積極行動防止情況惡化。我還呼籲銀行業與商界站在一起，共度時艱。令我感到鼓舞的是政府已經聽到我們的聲音，相關政策部門正與金融機構密切合作，以找出痛點和制定解決方案。然而，高利率和高融資成本的問題不會很快消失，我會繼續與業界和政府合作，想方設法保護香港的營商環境，保住現金流，降低融資成本，保持香港的競爭力，以待經濟全面恢復。

經濟復甦依賴對前景的信心，願意持續投資。當信心較弱時，投資者傾向保守，寧願未雨綢繆。現時商界並非缺乏投資意願，他們所需要的是政府加大力度，保障穩定的營商環境，讓他們可以繼續投資。我承諾定當與政府和業界攜手合作，促進經濟，為香港建設更美好、更光明的未來，並期待收到您的建議，以達致這個目標。

2025 is not only a year of opportunities but also a year of challenge. Global economy has since the third quarter of 2024 entered a period of gradual easing of interest rate hike. Interest environment in Hong Kong followed suit which should have been promising for our economy, yet geopolitics and a weak consumer confidence continue to cast their negative impact on Hong Kong. Due to the lackluster economic performance and market adjustment, banking sector started to take a more conservative view and it became difficult and costly for various business sector to seek financing and refinancing services.

Our sector is not immune from this dire strait and many friends and colleagues share with me the conviction that we should try every means to protect cash flow and stop the contraction of liquidity from snowballing into an avalanche. I brought this concern up in LegCo repeatedly and in many meetings with the Financial Secretary and other finance officials, I urged them to spare no efforts in gauging the severity of the cashflow issue and considering proactive intervention. I also appealed to the banking sector to stand with other sectors of the business community to weather through the distress of the difficult times. I am encouraged that our voice has not fallen on deaf ears and the Government is working closely with the finance sector to identify the pain points and solutions. But the issue of high interest rate and high cost of financing will not go away soon, and I will continue to work with the industry and the Government to find ways to protect our business environment, reduce costs in doing business in Hong Kong, and preserving our competitiveness for a full economic recovery.

Economic revival relies on confidence in the future and continuous investment. When confidence is weak there is a tendency to save resources for rainy days. Now the business community does not lack the intention to invest, all it needs is the Government's clear commitment to protecting a stable business environment in which they can continue to invest. I vow to work with the Government and our industry to strengthen the economy and build a better and brighter future for Hong Kong, and I look forward to receiving your wise advice on how to achieve this goal.

優化審批程序 Streamlining Development Approval Mechanism



2024 年聖誕節前夕，我們業界收到來自發展局的佳音。發展局土地及建設諮詢委員會專責檢討審批程序的小組委員會 (JSC)，發表了一份該局計劃於2025年實施，進一步精簡審批程序的文件。回應這份文件，香港地產建設商會與經民聯、民建聯於1月7日舉辦了一場論壇，邀請所有業界的持份者參與。論壇上，精簡審批程序委員會主席，發展局副局長林智文先生向業界朋友詳細解釋文件的主題和發展局的願景。

這個進一步精簡審批程序的計劃和發展局的努力得到了業界的熱烈回應和支持。論壇的參與者一起集思廣益，為進一步簡化審批機制提出了更多創新想法。有業界同儕建議更廣泛使用「自我認證及精簡管制」，取代政府的審批。而我則建議政府應引入「白色規劃」及精簡土地契約，讓規劃更靈活，更能適應不斷變化的市場情況。

業界和發展局的努力必須繼續下去。北部都會區即將上馬，一個精簡而高效的審批機制將有助許多規劃構想起飛並得到落實。縮短開發週期將有助管理投資風險，降低發展成本，進而為市場保證穩定的供應，因此促進審批機制效率的工作任重道遠。迄今為止，在 JSC 督導下制定的各份聯合作業備考在提高效率方面發揮了許多作用，但往往僅有新契可以受惠，舊契項目因受制於租契中缺乏相關條款，以及部門抱持修訂契約的既有思維方式，忽視了優化土地發展潛力的裨益，將舊契項目排除在外。此外，地庫停車場的規定早已過時，過度挖掘產生的建築廢料、照明和通風的碳排放持續增加、惡劣天氣和降雨對公共安全構成風險，各項因素都揭示地庫停車場的規定必須取消或至少進行微調，以便我們的城市能夠真正朝著可持續的方向發展。今年，我將與業界同仁攜手同心，促進對這兩項政策進行全面改革的工作。

Our industry received good tidings from the Development Bureau right before the Christmas of 2024. Under its LDAC Joint Sub-committee on Streamlining Development Control the Bureau issued a paper on a programme of streamlining initiatives that the Bureau planned to implement in 2025. The new year marked its beginning with a stakeholders' forum organized by REDA, BPA and DAB on 7 January, during which the JSC Chairman and under secretary for Development Mr. David Lam explained the theme and vision of this paper to the industry and the professionals.

The paper and the Bureau's efforts received warm support from the industry. And together participants in the forum brainstormed more innovative ideas for further streamlining of the approval mechanism. My colleagues suggested more extensive use of self-certification to tap into the expertise of the professionals while freeing the departments for other equally urgent public needs, while I put forward that the Government should introduce "white zoning" to allow more flexibility in planning and greater responsiveness to changing market conditions.

These efforts must be continued. The Northern Metropolis is set to go and a streamlined and efficient development approval system will help many fledgling planning ideas take flight and materialize. And a shorter development cycle will reduce risks to developers, reduce costs to development projects, and in turn ensure stable supply to the market. There are many aspects that still need to be worked on. The various Joint Practice Notes issued so far under the auspices of JSC have done many goods in improving efficiency, yet their benefits are often confined to new grant sites. Old leases are left out due to the absence of relevant terms in the lease and departmental attitude that still clings to the rigid mindset of lease modification, losing sight of the greater goods of optimizing land development potential. The underground carpark requirement has long outlived its justification of sustainability, because of the waste created by excessive excavation, ongoing increase of carbon emission from lighting and ventilation, risk to public safety due to drastic weather and rainfall. The requirement must go away or at least be finetuned in order to allow our city to move forward to more sustainable developments. This year I will spare no efforts in championing a complete overhaul of these two policies with my colleagues in the industry.

履行議員職責

Performing Member's Duties

制定法例 Enacting laws

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：

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:

- ☑ 支持通過《政府租契續期條例草案》，以簡單而有序的方式分批為租契續期，免卻個別業權人與政府逐一簽立新租契所需的繁複手續。為了盡早確定租契續期事宜，我對最少在6年前發出續期通知的規定會否影響銀行承造物業按揭的安排表示關注，並曾建議政府將宣布年期進一步提早，可惜政府並沒有完全採納我的建議

Supported the passage of the Extension of Government Leases Bill for extending leases in batches in a simple and orderly manner, thereby obviating the cumbersome procedures required for individual owners and the Government to execute new leases one by one. In order to extend the leases as early as possible, expressed concern about possible impact of the requirement to issue lease renewal notice at least 6 years before the expiry of land lease on the arrangement of banks to undertake property mortgages, and suggested that the renewal notice be issued further earlier, unfortunately my suggestion was not fully taken by the Government

- ☑ 支持通過《2023年土地(為重新發展而強制售賣)(修訂)條例草案》以降低強拍門檻，以便加快重建老舊失修樓宇
- Supported the passage of the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 to lower the threshold for compulsory sale so as to speed up the redevelopment of old and dilapidated buildings

- ☑ 支持通過《建造業付款保障條例草案》，透過審裁機制迅速解決建造合約下的付款爭議，以加強付款保障和改善業界營商環境

Supported the passage of the Construction Industry Security of Payment Bill to provide a mechanism for speedy resolution of payment disputes under certain construction contracts through adjudication proceedings, thereby strengthening payment protection and improving the business environment of the industry



- ☑ 支持通過《2023年建築物管理(修訂)條例草案》以改善建築物管理，促請政府當局繼續加強為業主提供支援，尤其是“三無大廈”的業主

Supported the passage of the Building Management (Amendment) Bill 2023 to improve building management, and urged the Government to continue to provide support to owners, especially those from "buildings with three no's"



- ☑ 支持通過《香港合資格環保專業人員學會條例草案》，相信新法例將提升該學會的專業地位，同時有助香港推動環保專業發展和培育專才

Supported the passage of the Hong Kong Institute of Qualified Environmental Professionals Bill, believed that the new legislation will enhance the professional status of the Institute, and at the same time will be conducive to promoting the development of the environmental profession and nurturing professional talents in Hong Kong



- ☑ 反對推出差餉累進制度，向超過55萬元應課差餉租值的住宅物業採用較高的差餉徵收率，破壞香港的簡單低稅制

Opposed the introduction of a progressive rates system imposing higher rates on residential properties with a rateable value exceeding \$550,000 and undermining Hong Kong's simple and low-tax system



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2024-25年度開支預算向管制人員提出30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 30 written questions to the Controlling Officers in relation to the examination of Estimates of Expenditure 2024-25. 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2024-25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 2024-25 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

- ☑ 支持政府對基本工程的持續投入及對建造業的支持，亦贊成基建工程應有序推出

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



- ☑ 對屋宇署一個首長級薪級第1點編外職位與常額職位的權力和職責的差異表示關注

Expressed concern about the difference in the powers and duties of a supernumerary D1 post and a permanent post in the Buildings Department



- ☑ 對改建舊灣仔警署為國際調解院總部的工期緊迫表示關注

Expressed concern about the tight schedule of conversion of the Old Wan Chai Police Station into the headquarters of the International Organization for Mediation



- ☑ 支持大直徑水管風險為本改善工程, 關注如何改善不同的公用設施進行地下管道掘路工程的協調機制, 以及挖掘對道路使用者造成的滋擾

Supported the risk-based improvement of large diameter water mains, expressed concern about the coordination among different utilities to carry out excavation works for underground pipelines and nuisance caused by excavation to road users



- ☑ 關注香港大學設施提升及醫學院校區發展在工地重用惰性建築廢物的安排

Expressed concerned about the arrangements for the reuse of inert construction waste on construction sites for enhancement of facilities cum medical campus development of The University of Hong Kong



- ☑ 就南區污水泵喉建造及修復工程, 關注黃竹坑涌尾明渠的水質和氣味, 以及擬建造的行人板道

Regarding the construction and rehabilitation of sewage rising mains in Southern District, expressed concern about the water quality and odour of the Staunton Creek Nullah in Wong Chuk Hang and construction of the proposed boardwalk



政府帳目委員會質詢歷時190分鐘 190-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190分鐘。此外，我還提出了43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 190 minutes at various public hearings. In addition, I have raised 43 written questions to seek clarification and obtain further information. Issues of concern included:



- ☑ 食物環境衛生署處理食物業牌照和許可證申請的工作效率

the efficiency in processing food business license and permit applications by the Food and Environmental Hygiene Department

- ☑ 衛生署提供的長者牙科護理支援和長者牙科服務資助項目的推行情況

the provision of elderly dental care support by the Department of Health and the implementation of the Elderly Dental Assistance Programme

- ☑ 政府對復康巴士服務的監察

Government's monitoring of the provision of Rehabus service

- ☑ 政府對納米及先進材料研發院的監察

Government's monitoring of the Nano and Advanced Materials Institute

- ☑ 政府當局對屯門至赤鱸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

- ☑ 政府對廢電器電子產品生產者責任計劃推行情況的監察

Government's monitoring of the implementation of the Producer Responsibility Scheme on Waste Electrical and Electronic Equipment

- ☑ 資優教育工作的推行和香港資優教育學苑的管治

implementation of gifted education and the governance of the Hong Kong Academy for Gifted Education

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2024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 2024 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.



- ☑ 促請政府在實施加強版傳統新市鎮發展模式時增加靈活性，以達到既能滿足土地業權人的期望，又可以減輕政府收地賠償支出的目的

Urged the Government to increase flexibility when implementing the Enhanced Conventional New Town Approach so as to meet the expectations of land owners as well as reduce the Government's land resumption expenses

- ☑ 促請政府在實施擴大土地契約修訂標準金額補地價的安排時，要與持份者溝通，以釐定更接近市場水平的補地價金額

Urged the Government to communicate with stakeholders when implementing the extension of the arrangement for charging land premium at standard rates for lease modifications so as to determine an amount of land premium closer to the market level

- ☑ 關注港鐵通風樓興建工程對中環海濱盛事用地帶來的負面影響

Expressed concern about the adverse impact of the construction of an MTR ventilation building at the Central Harbourfront Event Space site

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將物業按揭條件放寬，同時優化“新資本投資者入境計劃”，為物業市場和經濟注入動力

Welcomed the Chief Executive's Policy Address to relax property mortgage conditions and enhance the New Capital Investment Entrant Scheme to give a boost to the property market and the economy

- 促請政府檢視《長遠房屋策略》，鼓勵更多有能力的市民自置居所，藉此提升自置居所的比率，以保持社會穩定和增加市民的歸屬感

Urged the Government to review the Long Term Housing Strategy and encourage more members of the public with the means to acquire their own homes, so as to increase the home ownership rate, thereby maintaining social stability and inspiring among the public a sense of belonging to Hong Kong

- 促請政府加強開發及善用土地，適度放寬規劃限制、改善土地契約修訂標準金額補地價安排，以及進一步精簡土地房屋發展審批的行政程序

Urged the Government to step up efforts in developing land and optimizing land use by appropriately relaxing planning restrictions, improving the arrangement for charging land premium at standard rates for lease modifications, and further streamlining the administrative procedures for vetting and approving land and housing development

- 促請政府研究進一步完善房屋階梯的措施，包括收緊資助出售房屋的轉讓限制和推出支援青年置業的措施

Urged the Government to explore measures on further enhancing the housing ladder, including tightening the alienation restrictions of subsidized sale flats and introducing measures on supporting youth home ownership

- 呼籲政府在適當時候檢討房屋供應比例，增加私樓供應，令置業階梯均衡發展

Called on the Government to review the housing supply ratio at the appropriate time, increase the supply of private housing, and achieve balanced development of the property ladder

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

- 促請政府當局制訂加快舊區重建及改善舊區的整體長遠策略，提供更有利的重建條件，例如放寬地積比率，更有效善用舊區的土地

Urged the Government authorities to formulate an overall long-term strategy to expedite the redevelopment and improvement of old districts, and provide more favorable conditions for redevelopment, such as relaxing plot ratio for better land use in old districts

- 促請當局在處理日後的換地申請時，會積極考慮延長商討的時限，以提高雙方達成協議的機會，最終達到土地業權人、政府以至整體社會三贏的局面

Urged the Government to actively consider extending the time frame for negotiation when processing land exchange applications in the future, so as to increase the chances of reaching an agreement between the parties, and ultimately create a triple win situation for the landowner, the Government and the community as a whole

- 促請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

Urged 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

- 建議政府當局應積極考慮成立一個由跨專業團隊組成的辦事處，統籌和落實各個離島的發展項目，以釋放土地發展潛力、提高土地使用效率、提升暢達性，以及善用及優化公共設施

Called on the Government to actively consider to set up an office comprising a multi-disciplinary team to coordinate and implement the development projects of various outlying islands so as to unleash the development potential of land, enhance land use efficiency, improve accessibility, as well as make good use of and improve public facilities

- 關注政府處理就重建項目申請退還在實施住宅物業需求管理措施期間多繳的印花稅

Concerned about the Government's handling of applications for refund of additional stamp duty paid during the implementation of demand-side management measures for residential properties for redevelopment projects



2024年1月24日
立法會會議
馬逢國 (3) 鄧飛 Order of Members waiting to speak : ("OPTIMIZING THE USE OF LAND RESOURCES BY EXP



2024年7月18日
立法會會議
Cheung-wing 現正發言議員：龍漢標 Member speakin
《2023年土地(為重新發展而強制售賣)(修訂)條例草案》



2024年10月23日
立法會會議
2 輪候發言議員人數：2 No. of Members waiting to s
FOR REFUND OF STAMP DUTY IN RESPECT OF RED



2024年6月19日
工務小組委員會會議
(1) YANG Wing-kit 輪候發言議員人數：1 No. of Mem
一 馬鞍山第103區綜合設施大樓—主要工程 PWSC(2024

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



- 支持政府繼續加強建造業界人才培育，為多個人力培訓計劃提供資助的總開支，由上年度大約1.5億元增加至本年度超過2.3億元

Welcomed the Government's continuous efforts to strengthen the manpower training for the construction industry by increasing the total expenditure on providing subsidies for the various manpower training schemes from about \$150 million in the previous year to over \$230 million in this year



- 促請當局在審批工程時適度放寬建造業輸入勞工計劃，以解決業界人手短缺的問題，以及減省建造成本和時間

Urged the Government to relax the Labour Importation Scheme for the Construction Sector appropriately when vetting and approving works projects so as to resolve the problem of manpower shortage in the industry as well as reducing construction costs and time

- 關注政府當局如何有效監管工務工程承建商以提升工地安全

Expressed concern about the Government's effective monitoring of public works contractors to improve construction site safety

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



- 支持當局推動建造業採用先進建築技術的策略及措施，並促請當局就鼓勵私人發展項目採用“組裝合成”建築法提供更多誘因

Supported the Government's strategies and initiatives to promote the adoption of advanced construction technologies in the construction industry and urged the Administration to provide more incentives to encourage the adoption of Modular Integrated Construction in private development projects.

- 促請當局善用科技發展電子政務和設立具體機制推動官員改變其處事思維，以進一步精簡與發展相關行政程序

Urged the Administration to optimize the use of technology in developing e-Government services and formulate specific mechanisms to motivate changes in the mindset of officials in approaching their work so as to further streamline development-related administrative procedures

- 歡迎當局在大埔桃源洞公營房屋發展採用梯狀平台依山而建的工地平整設計

Welcomed the Government's optimization of site formation design in the public housing development at To Yuen Tung, Tai Po by adopting stepped platforms along the hillside

- 支持政府當局在匡湖居至西貢市之間的西貢公路分隔車道工程中採用創新工程安排以便施工期間可以維持汽車流量

Supported the adoption of novel engineering arrangements in the dualling of Hiram's Highway from Marina Cove to Sai Kung Town so that vehicle flow can be maintained during the construction period

7

維護市場經濟 改善營商環境

Uphold free market principles and improve business environment

- 支持政府撥款30億元推行人工智能生態圈發展支援計劃，資助本地大學、研發機構及企業善用數碼港人工智能超算中心的算力、加強算力中心的網絡及數據安全，以及進行推廣教育等

Supported the Government's allocation of \$3 billion to implement the Scheme for Supporting the Development of Artificial Intelligence Ecosystem in Hong Kong, which would support local universities, research institutes and enterprises to leverage the computing power of Cyberport's Artificial Intelligence Supercomputing Centre, strengthen cyber security and data protection of the centre, launch promotional and educational activities, etc.

- 促請政府當局加強與銀行溝通，要求銀行採取較寬鬆的態度，不要因抵押物業價值下降而要求借款人(尤其是中小型企業)提早償還貸款

Called on the Government to step up communication with banks, requesting them to adopt a more lenient approach and not to require borrowers (in particular small and medium enterprises) to make early repayment of their loans because of a drop in the value of the collateral property

- 促請特區政府加強支援中小微企的融資，加快應對人口老化挑戰下銀髮公民的需要，為社會不同階層提供適切的金融服務

Urged the Government to strengthen its support for the financing of micro-, small- and medium-sized enterprises, expedite its response to the needs of silver-haired citizens amidst the challenges of an ageing population, as well as provide appropriate financial services to all strata of the community

- 對《銀行業條例》檢討進展表示關注

Expressed concern about the progress of review on Banking Ordinance

- 關注聯繫匯率制度的運作和金融市場的穩定

Expressed concern about the operation of the linked exchange rate system and the stability of financial markets



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

- 支持政府額外注資樂齡及康復創科應用基金，將核准承擔額10億元增加至20億元，期望這項基金能有效改善服務使用者的生活質素，以及減輕照顧者的壓力

Supported the Government's additional injection into the Innovation and Technology Fund for Application in Elderly and Rehabilitation Care to increase the approved commitment from \$1 billion to \$2 billion, expected the fund to be effective in improving the quality of life of service users and alleviating the pressure on carers

- 促請政府考慮在擬議的上水第4及第30區興建聯用綜合大樓中增加嚴重智障人士住宿服務名額

Urged the Government to consider increasing the number of residential care places for severely mentally handicapped persons in the proposed joint-user complex at Sheung Shui Areas 4 and 30

- 促請特區政府成立一個高層次、跨部門的機構，以制訂具清晰目標和路線圖的長遠而全面的精神健康政策及執行資源調配

Urged the Government to set up a high-level, interdepartmental body for the purpose of formulating a long-term and comprehensive mental health policy with clear goals and roadmaps, and carrying out deployment of resources

- 建議政府當局探討改善投訴醫生專業失德的機制，例如成立一個獨立機構負責有關醫生的投訴和紀律處分事宜

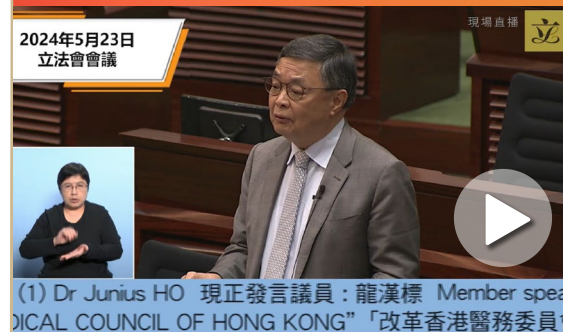
Recommended the Government to explore improving the complaint mechanism against doctors for professional misconduct, such as establishing an independent institution to handle complaints and disciplinary actions against the doctors concerned

- 對安老按揭計劃的成效和進展表示關注

Expressed concern about the effectiveness and progress of Reverse Mortgage Programme

- 支持通過《強制舉報虐待兒童條例草案》以建立強制舉報機制，確保發現虐待兒童個案時可以及早介入，同時促請政府投放更多資源改善現行措施，協助家長和照顧者，推動愛護兒童的社區環境

Supported the passage of the Mandatory Reporting of Child Abuse Bill to establish a mandatory reporting mechanism to ensure early intervention when child abuse cases are discovered, and urged the Government to allocate more resources to enhance existing measures, and assist parents and caregivers for promoting a child-friendly community environment



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「十四五」規劃的發展大局，邁上高速發展新里程

Harness the competitive advantages of the Real Estate 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

- 促請政府必須以更靈活、更機動，更迅速，以促進者思維回應發展過程中的各種挑戰，確保北部都會區的“片區開發”概念能夠成功落實

Urged the Government to respond to various challenges in the development process with more flexibility and efficiency, and adopt a facilitator's mindset to ensure the successful implementation of the concept of "large-scale land disposal" in the Northern Metropolis

- 關注受古洞北新發展區及粉嶺北新發展區工程計劃影響，而收回土地的業務經營者的安置事宜和協助

Expressed concern about the rehousing matters and assistance for business operators affected by the resumption of land arising from the works projects of Kwu Tung North New Development Area and Fanling North New Development Area

- 關注洪水橋/厦村新發展區的原址換地安排

Expressed concern about the arrangement for in-situ land exchange in Hung Shui Kiu/Ha Tsuen New Development Area

- 支持“加強粵港澳大灣區共同發展”議案，期望隨着更多口岸實施24小時通關，我們與內地的互聯互通關係會變得更密切

Supported the motion on "Strengthening the joint development of the Guangdong-Hong Kong-Macao Greater Bay Area", hoped that our connectivity with the Mainland can be further enhanced with the implementation of round-the-clock service at more border control points



2024年1月18日
立法會會議
現場直播
g to speak : 6 議員輪候發言次序：(1) 鄧飛 (2) 吳永嘉
「大灣區共同發展」議案 MOTION ON "STRENGTHENIN



2024年11月14日
立法會會議
現場直播
序：(1) 梁熙 (2) 謝偉銓 (3) 霍啟剛 Order of Members
THERN METROPOLIS AS GROWTH ENGINE, AND IMP



2024年1月23日
發展事務委員會會議
現場直播
ations for Hung Shui Kiu/Ha Tsuen New Development Ar



2024年6月5日
工務小組委員會會議
現場直播
張欣宇 (2) 田北辰 (3) 葉劉淑儀 Order of Members w
同北新發展區及粉嶺北新發展區餘下地盤平整和基礎設施

10

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.



與行政長官會面
Meeting with the Chief Executive



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



立法會會議廳前廳交流會



LegCo Ante Chamber Exchange Session



立法會新春午宴
Legislative Council Spring Luncheon



房地產發展動向論壇
Forum on Real Estate Development



魯班節
Lo Pan Festival



聯同地產代理業界代表向金管局反映經營狀況
Meeting with the Hong Kong Monetary Authority together with representatives of the real estate agency sector

處理申訴

Receiving complaints

重視民情

助解民困

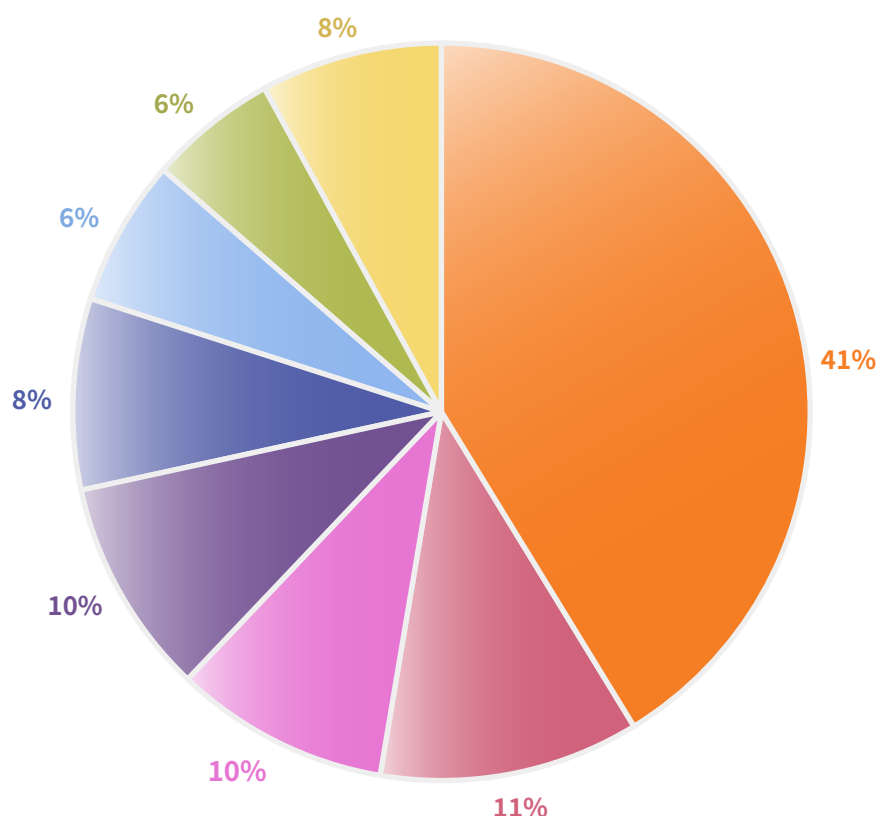
關注民生

為民發聲

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

在2024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，降低強拍門檻和建造業付款保障是其中2個主要關注事項。

In 2024, more than 50% of submissions and complaint cases related to policies and issues in the areas of housing, construction and development. Among them, lowering the threshold for compulsory sale and construction industry security of payment were two of the major concerns.



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

89%

工務小組委員會
Public Works Subcommittee

100%

內務委員會
House Committee

97%

《政府租契續期條例草案》委員會
Bills Committee on Extension of Government Leases Bill

100%

《2023年土地(為重新發展而強制售賣)(修訂)條例草案》委員會
Bills Committee on Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023

88%

《2024年差餉(修訂)條例草案》委員會
Bills Committee on Rating (Amendment) Bill 2024

100%

《建造業付款保障條例草案》委員會
Bills Committee on Construction Industry Security of Payment Bill

100%

發展事務委員會
Panel on Development

100%

財經事務委員會
Panel on Financial Affairs

91%

整體出席率

Overall attendance

97%





工作點滴 Snapshots

愛國愛港

Loving our country and Hong Kong

- 1-2 香港工商界同胞慶祝75周年國慶酒會
Reception in celebration of the 75th anniversary of the founding of the People's Republic of China given by compatriots of commercial and industrial circles of Hong Kong
- 3 立法會慶祝國慶75周年活動
Legislative Council Celebrates the 75th Anniversary of the Founding of the People's Republic of China
- 4 出席國慶升旗儀式
Attended the National Day flag raising ceremony
- 5 全民國家安全教育日開幕典禮暨主題講座
National Security Education Day Opening Ceremony cum Seminar
- 6 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餐
Luncheon with the Director and officials of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region
- 7 出席香港特別行政區成立二十七周年升旗儀式
Attended the flag-raising ceremony for the 27th anniversary of the establishment of the Hong Kong Special Administrative Region
- 8 為巴黎奧運中國香港代表團打氣
Supporting the Hong Kong, China Delegation to the Paris Olympic Games
- 9-12 與區議會議員舉行會議及午餐聚會
Meeting and luncheon with District Council members
- 13 香港經濟民生聯盟十二周年慶典暨晚宴
Business and Professionals Alliance for Hong Kong 12th anniversary celebration banquet
- 14-15 在中區派發月餅
Distributed mooncakes in Central district

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

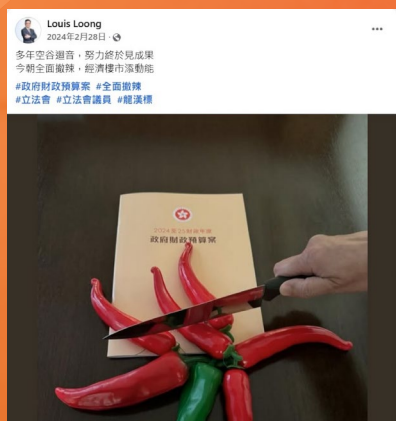
Business and Professionals Alliance for Hong Kong



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網上聯繫 Social Media Outreach





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