

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

運輸及房屋局

香港九龍何文田佛光街 33 號



Transport and Housing Bureau

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本局檔號 Our Ref. HD/PS 9/2/1/190

來函檔號 Your Ref.

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4 January 2008

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn: Ms Connie Szeto)

Dear Ms Szeto,

Legislative Council Panel on Housing
Information Requested by Hon Lee Wing-tat

Thank you for your letters of 13 and 14 December 2007 relaying the Hon Lee Wing-tat's request for supplementary information on agenda items IV and V of the Panel meeting on 7 January 2008. The requested information is enclosed.

Regarding the Hon Lee's question 4 under item IV on incorporating Home Ownership Scheme (HOS) courts into planned public rental housing developments, it would be useful to refer to the panel paper for the agenda item issued on 28 December 2007, which has stated the Administration's current position on the resumption of HOS.

The English translation of the enclosed information will follow.

Yours sincerely,

(Vic C H Yau)
for Secretary for Transport and Housing

Legislative Council Panel on Housing

Meeting on 7 January 2008

Information Requested by Hon Lee Wing-tat

(I) Price index of Class B private domestic units

Year	Price Index of Class B Units ^{Note 1}
1997	153.4
1998	105.0
1999	95.8
2000	81.6
2001	74.1
2002	64.9
2003	64.4
2004	82.6
2005	89.5
2006	91.6
2007 (January to October)	103.8

As at the end of the third quarter of 2007, the price index for Class B units has increased by around 69% when compared with the same period in 2003, but it still represents a fall of 41% as compared with the figure of 1997.

Note 1 Flats with saleable area of 40 to 69.9m².

(II) Mortgage-to-household income ratio and index

The calculation of the mortgage-to-household income ratio assumes that a private domestic household with median household income (including private domestic households with income below the limits specified in the Public Rental Housing Waiting List) purchases a private domestic unit of a saleable area of about 40 m². It is also assumed that the price of the unit is the average price of this type of property in Hong Kong, with a 70% loan-to-value ratio and a repayment period of 20 years.

Year ^{Note 2}	Mortgage-to-Income Ratio	Index ^{Note 3}
1997	74%	109
1998	51%	75
1999	42%	62
2000	33%	49
2001	20%	30
2002	18%	26
2003	17%	26
2004	21%	31
2005	29%	43
2006	29%	43
2007	30%	45

The ratio of mortgage to median household income for private domestic units has increased from about 16% in the third quarter of 2003 to 30% in the third quarter of 2007, but is still lower than the 77% in 1997. In terms of index, there was an increase of 21 points during the period but the current index is still 69 points lower than that of 1997. There has not been much change in the above ratio and index during the period from 2005 to 2007.

^{Note 2} The figures for 1997 to 2006 are the figures of the fourth quarter. The latest figure for 2007 is the figure of the third quarter.

^{Note 3} The index for the fourth quarter of 1991 was 100 and the then mortgage-to-income ratio was 67.5%.

(III) Number of sale and purchase agreements and their total consideration

The present registration record does not provide a breakdown of transacted properties by class of flat size. Prior to 2003, the registration record did not provide a breakdown by the total consideration. In general, domestic units with a transaction price of two million dollars or below are mostly small to medium sized units.

Year	Number of sale and purchase agreements priced at \$2 million or below	Total consideration
2003	50,600	\$55 billion
2004	57,200	\$64 billion
2005	56,100	\$63 billion
2006	46,500	\$52 billion
2007 (January to November)	59,600	\$73 billion

The comparison between the third quarter of 2007 and that of 2003 shows an increase of 22% and 43% in the number of sale and purchase agreements and total consideration respectively.

(IV) **Number of Class B private domestic units completed**

Year	Completions^{Note 4}
1997	10,600
1998	11,100
1999	16,900
2000	13,300
2001	13,400
2002	17,400
2003	17,900
2004	18,200
2005	10,800
2006	10,700
2007 (January to November)	7,100

The unsold completed Class B units, projects under construction (excluding those sold by pre-sale), and sold or disposed residential sites can supply a total of about 42,000 Class B units. The number of Class B units mentioned above represents about 60% of the total supply. As the completion figures of private properties in a particular year will be affected by a number of factors including construction works progress, a forecast of annual flat completions in future years is not available.

Note 4 excluding village type houses

(V) Number of recovered public rental housing (PRH) flats

Reasons for recovering Year	Voluntary Surrender (including surrender of flat after purchase of HOS/PSPS flats or HOS/PSPS secondary market scheme flats, or obtaining a loan under HPLS/HALS)	Tenancy-related flat recovery (including various kinds of transfers)	Total
1997	14,762	5,603	20,365
1998	13,688	8,866	22,554
1999	17,097	8,909	26,006
2000	15,901	7,739	23,640
2001	15,506	9,412	24,918
2002	7,944	10,153	18,097
2003	7,523	8,183	15,706
2004	6,309	7,562	13,871
2005	6,652	11,072	17,724
2006	6,787	9,132	15,919
2007 (January to October)	7,512	6,171	13,683

(VI) Application and sales position of Home Ownership Scheme (HOS) flats

Application and sales position Phase	Number of flats put up for sale (including Housing Authority and Housing Society flats)	Total number of applications received (% of Green Form and White Form applications)	Subscription rate (times)	Quota allocation between Green Form and White Form applicants	Number of flats sold	Ratio between Green Form and White Form applicants who have purchased flats
Phase 18C (January 1997)	6,763	86,602 (Green: 36%; White: 64%)	13.6	80% : 20%	6,763	85% : 15%
Phase 19A (July 1997)	10,856	114,018 (Green: 40%; White: 60%)	10.5	80% : 20%	10,850	81% : 19%
Phase 19B (November 1997)	10,502	89,476 (Green: 36%; White: 64%)	8.5	80% : 20%	10,502	59% : 41%
Phase 19C (August 1998)	15,377	77,028 (Green: 31%; White: 69%)	5.0	60% : 40%	14,940	36% : 64%
Phase 20A (January 1999)	10,581	43,057 (Green: 44%; White: 56%)	4.1	60% : 40%	10,548	58% : 42%
Phase 20B (May 1999)	7,265	27,412 (Green: 41%; White: 59%)	3.8	60% : 40%	7,177	49% : 51%
Phase 21A (October 1999)	10,306	31,061 (Green: 39%; White: 61%)	3.0	60% : 40%	8,704	49% : 51%
Phase 21B (February 2000)	10,555	27,008 (Green: 24%; White: 76%)	2.6	60% : 40%	7,244	44% : 56%
Phase 22A (May 2000)	7,677	28,816 (Green: 17%; White: 83%)	3.8	60% : 40%	7,068	25% : 75%
Phase 22B (January 2001)	10,311	25,659 (Green: 22%; White: 78%)	2.5	60% : 40%	8,073	33% : 67%
Phase 23A (May 2001)	8,571	18,967 (Green: 26%; White: 74%)	2.2	60% : 40%	7,413	30% : 70%
Phase 24A (July 2002)	3,423	4,782 (Green: 33%; White: 67%)	1.4	60% : 40%	1,852	36% : 64%
Sales of Surplus HOS flats Phase 1 (January 2007)	3,632	14,023 (Green: 30%; White: 70%)	3.9	80% : 20%	3,611	44% : 56%
Sales of Surplus HOS flats Phase 2 (August 2007)	3,271	14,383 (Green: 34%; White: 66%)	4.4	80% : 20%	3,271	56% : 44%

(VII) Overall sales position of TPS estates

Phase	District	Name of Estate	Number of Flats For Sale	Number of Flats Sold	Percentage of Flats Sold
1	Kwai Tsing	Cheung On	7,338	5,736	78.2%
	Wong Tai Sin	Fung Tak	5,287	3,826	72.4%
	Shatin	Heng On	5,871	4,779	81.4%
	Tuen Mun	Kin Sang	2,652	1,973	74.4%
	Southern	Wah Kwai	3,170	2,497	78.8%
	Tai Po	Wan Tau Tong	2,626	1,914	72.9%
	Sub-total for Phase 1:		6	26,944	20,725
2	Wong Tai Sin	Chuk Yuen (North)	6,736	5,123	76.1%
	Tuen Mun	Tin King	3,165	2,052	64.8%
	Eastern	Tsui Wan	2,340	1,664	71.1%
	Kwun Tong	Tak Tin	5,060	3,247	64.2%
	North	Wah Ming	5,182	3,282	63.3%
	Shatin	Yiu On	4,798	3,454	72.0%
	Sub-total for Phase 2:		6	27,281	18,822
3	Kwun Tong	Choi Ha	2,189	1,553	70.9%
	Tai Po	Fu Heng	5,720	3,650	63.8%
	Eastern	Fung Wah	1,150	835	72.6%
	Shatin	Hin Keng	5,876	4,899	83.4%
	North	Tin Ping	5,700	4,215	73.9%
	Tai Po	Tai Wo	6,827	4,545	66.6%
	Sub-total for Phase 3:		6	27,462	19,697
4	Kwun Tong	Hing Tin	2,448	1,873	76.5%
	Tseung Kwan O	King Lam	4,894	3,386	69.2%
	Shatin	Kwong Yuen	4,363	2,844	65.2%
	Tuen Mun	Leung King	6,844	3,383	49.4%
	Kwai Tsing	Tsing Yi	3,213	2,321	72.2%
	Wong Tai Sin	Lower Wong Tai Sin (1)	4,717	2,749	58.3%
	Sub-total for Phase 4:		6	26,479	16,556
5	Kwai Tsing	Kwai Hing	1,528	1,136	74.3%
	Sham Shui Po	Lei Cheng Uk	4,825	3,242	67.2%
	Shatin	Pok Hong	5,460	4,018	73.6%
	North	Tai Ping	1,429	1,016	71.1%
	Kwun Tong	Tsui Ping (North)	6,138	2,800	45.6%
	Wong Tai Sin	Tung Tau (II)	6,509	3,833	58.9%
	Sub-total for Phase 5:		6	25,889	16,045
6A	North	Cheung Wah	5,120	2,693	52.6%
	Tuen Mun	Shan King	8,644	1,804	20.9%
	Tseung Kwan O	Po Lam	5,008	3,025	60.4%
	Southern	Lei Tung	7,118	4,239	59.6%
Sub-total for Phase 6A:		4	25,890	11,761	45.4%
6B	Sham Shui Po	Nam Cheong	1,898	1,048	55.2%
	Tai Po	Fu Shin	5,500	2,722	49.5%
	Kwai Tsing	Cheung Fat	2,478	1,113	44.9%
	Tseung Kwan O	Tsui Lam	4,932	2,976	60.3%
	Yuen Long	Long Ping	8,483	3,460	40.8%
Sub-total for Phase 6B:		5	23,291	11,319	48.6%
Grand Total		39	183,236	114,925	62.7%

(VIII) Accumulated number of PRH applications

Year	Accumulated Number of applications on PRH Waiting List
1997	149,700
1998	131,200
1999	113,200
2000	109,600
2001	95,800
2002	91,600
2003	90,200
2004	92,600
2005	94,100
2006	106,600
2007 (January to November)	110,600

(IX) Number of PRH flats allocated to Waiting List applicants

Year	Actual number of PRH flats allocated to Waiting List applicants
1997	19,173
1998	19,248
1999	21,231
2000	22,847
2001	40,714
2002	39,194
2003	27,927
2004	23,132
2005	28,052
2006	18,317
2007 (January to November)	13,568

(X) **Future PRH development**

According to the September 2007 Public Housing Construction Programme, the forecast PRH production during the five-year period from 2007/08 to 2011/12 is about 76,000 flats. About 80% of the new flat production will come from the urban/extended urban areas (extended urban areas include Tsuen Wan, Kwai Tsing, Shatin, Tseung Kwan O and Tung Chung). The PRH production from 2007/08 to 2011/12 and their geographical distribution are as follows -

Year of Completion / District	Planned flat production
2007/2008	
Eastern	716
Kwun Tong	2,397
Sham Shui Po	3,533
Kwai Tsing	1,983
Shatin	2,333
North	1,598
Yuen Long	3,836
Sub-total	16,396
2008/2009	
Kwun Tong	14,811
North	3,167
Sub-total	17,978
2009/2010	
Eastern	1,600
Kwun Tong	6,355
Wong Tai Sin	2,791
Shatin	1,958
Yuen Long	2,365
Sub-total	15,069
2010/2011	
Kowloon City	1,158
Kwun Tong	7,205
Kwai Tsing	1,470
Shatin	2,506
Sai Kung	1,974
Sub-total	14,313
2011/2012	
Kowloon City	780
Kwun Tong	4,080
Sham Shui Po	5,536
Wong Tai Sin	1,351
Kwai Tsing	839
Sub-total	12,586
Total	76,342

The Public Housing Construction Programme is formulated by the Housing Department on a five-year basis. The programme will be reviewed and rolled forward annually taking into account the demand and supply of public housing. The production and programme for public housing development projects beyond the next five years cannot be confirmed at this stage as most of the sites are at the early planning stage and a number of issues have yet to be resolved. Therefore, we are not able to provide information on the construction programme beyond the next five years.

(XI) PRH redevelopment sites

Most of the sites vacated as a result of clearance of old public housing estates would be reserved for the development of public housing and related ancillary facilities. Some vacant sites have been returned to the Government for local development needs or to fully realise the economic benefits of individual prime sites. The PRH redevelopment sites which have been returned/are planned to be returned to the Government since 2001 are as follows -

	PRH Redevelopment Site	Land Use after Return
(A)	Already Returned to the Government	
1	Cheung Sha Wan Estate	District open space
2	Chai Wan Estate Phase 3	District open space and primary school
3	Shek Yam Estate Phase 1 & 4	District open space
4	San Fat Estate	West Rail development
5	Upper Wong Tai Sin Phase 2	Government, Institution or Community facilities and district open space as per Metroplan proposal
6	Tai Hang Tung Phase 2	District open space
7	Homantin Redevelopment Phase 4	School development
8	Shek Lei Phase 11	District open space
9	Sau Mun Ping Phase 11	School development
10	Valley Road	Site returned as a result of the scaling down/cessation of HOS. Phase 2 has been included in the Application List
11	Kwai Chung Phase 3 (part)	District open space

	PRH Redevelopment Site	Land Use after Return
(B)	To be Returned to the Government	
1	Kwai Chung Phase 2A	Planned for district open space
2	Lam Tin Phase 9	Proposed to be returned to LCSD
3	Sau Mau Ping Phase 12	Planned for district open space
4	Tai Hang Tung Phase R1	Planned for district open space
5	Shek Kip Mei Phase 3 & 7	Planned for adaptive re-use of heritage
6	Shek Kip Mei Phase 4	Planned for school development
7	North Point Estate	Land use under review by the Government
8	Wong Chuk Hang Estate	Planned for South Island Line development

(XII) Consultation of District Councils on PRH development projects

Prior to the implementation of public housing development projects, the Housing Department will consult the relevant District Council (DC). For projects to be completed in the next five years, we have consulted the DCs concerned and secured their support. We will continue to communicate with the DCs concerned to ensure that the projects can be implemented smoothly. As for projects after the next five years, a number of issues have yet to be resolved and require further discussion with the DCs. A summary of the DC discussions and outcome on the projects previously referred to the DCs and have not yet secured their support are at **Annex 1**. The number of public housing blocks and flats in the vicinity of these projects are listed at **Annex 2**.

Public housing projects which were not accepted by District Councils at consultations (as at December 2007)

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
1.	Homantin South (Phase 2)	0.9	800	<p>Ho Man Tin Land Use Working Group: 1/2006</p> <p>Housing and Infrastructure Committee: 2/2006</p>	<ul style="list-style-type: none"> • Concern was raised on whether it was geotechnically suitable to construct high-rise buildings on a slope; visual and air ventilation impact of the proposed building height; and whether there were adequate ancillary facilities. • Proposed that the site be developed for other community uses. 	<ul style="list-style-type: none"> • Investigation has revealed that it is geotechnically feasible to construct high-rise building upon site formation. • The issues of visual and air ventilation will be taken into full account at the design and planning stage. Sufficient ancillary facilities will be provided in the estate, and connectivity between the new development and the existing estate will be further enhanced. • The initial plan is to lower the building height from 40 to about 30 storeys and to reduce the number of flats to 600. 	<ul style="list-style-type: none"> • District Council (DC) agreed to reflect Members' views to the Housing Department (HD) 	<ul style="list-style-type: none"> • Kowloon City DC to be further consulted in early 2008.

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
2.	Tai Pak Tin Street (Kwai Chung Area 9H)	0.8	800	Kwai Tsing DC: 1/2001 11/2004 9H Working Group: 2/2001 to 6/2006, 4/2007	<ul style="list-style-type: none"> • Objected to developing public housing on the site and requested that it be used as recreational facilities. • Requested to provide footbridge connection to nearby estates. 	<ul style="list-style-type: none"> • An area has been reserved for an indoor recreational centre to be constructed in the future when necessary. The reserved site will be used to provide a temporary leisure garden. • The design will integrate the leisure garden, footbridge connection and public housing. 	<ul style="list-style-type: none"> • The Working Group suggested that the HD consult the public and report the results at the next meeting. 	<ul style="list-style-type: none"> • Kwai Tsing DC to be further consulted in early 2008.

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
3.	Shatin Area 4C (Mei Tin Estate Phase 4)	1.1	1,300	Development and Housing Committee: 6/2007	<ul style="list-style-type: none"> • Opined that the site was not suitable for PRH development. • Considered that the proposed public housing, together with Mei Tin Estate and the future private development at the Tai Wai Railway Station, would form a screen wall and affect air ventilation. • Opined that there was insufficient public transport and community facilities in the vicinity. 	<ul style="list-style-type: none"> • The site is zoned “Residential (Group A)” and is suitable for public housing development. • The HD will conduct an Air Ventilation Assessment to ensure that the development will not cause any significant impact on the surrounding area. • The HD is carrying out technical assessments on transport and environmental impact and is considering the need to improve the infrastructure and community facilities in consultation with the departments concerned. 	The Committee has not passed any motion on the proposal.	<ul style="list-style-type: none"> • Shatin DC to be consulted again in early 2008.

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
4.	Tuen Mun Area 18	1.2	1,030	Environment, Hygiene and District Development Committee: 1/2007 3/2007	<ul style="list-style-type: none"> • Requested that the site be used for building community facilities. • Opined that the site was too small for high-density public housing development. • Opined that there was insufficient public transport facilities in the vicinity. 	<ul style="list-style-type: none"> • An area within the development has been reserved for building a community centre. • The site is zoned “Residential (Group A)” and is suitable for public housing development. • Traffic Impact Assessment indicates that there are sufficient public transport facilities. The Transport Department will further review if the facilities provided are sufficient. 	<ul style="list-style-type: none"> • The Committee passed the following motion: “The Environment, Hygiene and District Development Committee of the Tuen Mun DC strongly opposes the construction of housing in Tuen Mun Area 18 and requests that an alternative site should be identified.” 	<ul style="list-style-type: none"> • Tuen Mun DC to be further consulted in early 2008.

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
5.	Tuen Mun Area 29 (West)	1.2	860	Environment, Hygiene and District Development Committee: 7/2007	<ul style="list-style-type: none"> ● Opposed the change of land use from “Government, Institution or Community” to “Residential (Group A)” for public rental housing development and suggested that the site should be used for constructing recreational and community facilities. ● Opined that developing public housing on scattered pieces of land is not cost-effective and the living environment as well as traffic would become even more congested. ● Opined that the proposed development, together with Leung King Estate, Tin King Estate and Po Tin Estate, would form a screen wall blocking the air ventilation and affect the health of future swimming pool users. 	<ul style="list-style-type: none"> ● The site was initially zoned for educational development but the Education Bureau later indicated that the site was no longer needed. There will be one swimming pool nearby and a site zoned for “Government, Institution or Community” use to the north of Po Tin Estate will also be available for constructing community facilities. ● If technically feasible, recreational and community facilities may also be added to the development subject to discussion with the departments concerned. ● Based on the initial assessment, the development will not have any significant impact on the environment and the traffic nearby. ● Micro-climate assessments will be carried out to ensure that there is no significant impact on the neighbouring environment. 	<ul style="list-style-type: none"> ● The Committee passed the following motion: “The Environment, Hygiene and District Development Committee of the Tuen Mun DC opposes the change of land use for Tuen Mun Area 29 (West) by the Government for public housing development and requests that recreational and community facilities should continue to be planned on the site.” 	<ul style="list-style-type: none"> ● Tuen Mun DC to be further consulted in early 2008.

No.	Project	Site Area (ha)	Proposed Number of Flats	Date of Consultation with District Councils	Comments from District Councils	Response from the Housing Department	Final Consultation Result and Motion	Way Forward
6.	Redevelopment of Yuen Long Estate	1.8	1,915	<p>Social Services, Housing and Publicity Committee: 7/2006</p> <p>Town Planning and Development Committee: 9/2006</p>	<ul style="list-style-type: none"> Opined that the Yuen Long Estate site, located at the town centre of Yuen Long, should be used for hotel and office development so as to create job opportunities and promote economic development. As such, the Committee strongly objected to the use of the site for high-density public housing redevelopment. Proposed to replace the Yuen Long Estate site with Yuen Long Area 13 for public housing development. 	<ul style="list-style-type: none"> The construction of public housing on the Yuen Long Estate site is necessary to help maintain the average waiting time for public rental housing at about three years. The project is in line with the high-density development of “Residential (Group A)” sites in the Yuen Long Outline Zoning Plan. Efforts are being made to study the viability of providing more commercial and retail facilities in the development. Yuen Long Area 13 is geologically complicated and most of the land are privately owned, which would make it not possible to tie in with the public housing supply for 2014/15. 	<ul style="list-style-type: none"> The Committee unanimously passed the following motion: “This Committee considers that the Yuen Long Estate site, located at the town centre of Yuen Long, should be used for hotel and office development so as to create job opportunities and promote economic development. As such, this Committee strongly objects to the use of the site for high-density public housing redevelopment.” 	<ul style="list-style-type: none"> Yuen Long DC to be further consulted upon completion of the consultancy study on retail facilities in early 2008.

Existing PRH Estates in the vicinity of public housing projects which were not accepted by District Councils during consultations

曾諮詢區議會但尚未通過的項目附近已有的公屋樓宇及單位數目

District Council 所屬區議會	Project Name 項目名稱	Public Rental Estate in the Vicinity* 周邊範圍內之租住公屋*	Number of Block# 樓宇數目#	Number of Flat# 單位數目#
Kowloon City 九龍城	Homantin South Phase 2 何文田南第二期	Homantin Estate 何文田邨	9	4,738
		Oi Man Estate 愛民邨	12	6,293
		Sheung Lok Estate 常樂邨	1	358
Kwai Tsing 葵青	Tai Pak Tin Street (Kwai Chung Area 9H) 大白田街 (葵涌第 9H 區)	On Yam Estate 安蔭邨	8	5,492
		Shek Lei (I) Estate 石梨(一)邨	9	4,983
		Shek Lei (II) Estate 石梨(二)邨	11	7,555
		Shek Yam Estate 石蔭邨	4	2,671
		Shek Yam East Estate 石蔭東邨	3	2,480
Shatin 沙田	Shatin Area 4C (Mei Tin Ph. 4) 沙田第 4C 區 (美田邨第四期)	Mei Lam Estate 美林邨	4	4,127
		Mei Tin Estate 美田邨	4	3,164
Tuen Mun 屯門	Tuen Mun Area 18 屯門第 18 區	Yau Oi Estate 友愛邨	11	9,153
	Tuen Mun Area 29 West 屯門第 29 區西	Kin Sang Estate 建生邨	4	2,652
		Leung King Estate 良景邨	8	6,844
		Po Tin Estate 寶田邨	9	6,552
	Tin King Estate 田景邨	4	3,281	
Yuen Long 元朗	Yuen Long Estate 元朗邨重建	Long Ping Estate 朗屏邨	15	8,483

* This refer to estates that fall within 500m radius from the subject site

* 在相關項目 500 米半徑範圍內之租住公屋

As at September 2007

根據 2007 年 9 月的數據