



**Standard Rates for Balcony, Utility Platform  
and Non-structural Prefabricated External Walls**

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note Nos. 3/2001 (as supplemented by 3/2001A and 6/2001), 6/2002 and 3/2003, hereinafter referred to as “the Practice Notes”.

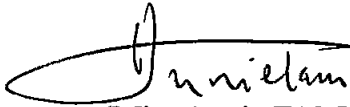
With effect from 1 April 2011, the rates for calculation of premium for exemption specified in the Practice Notes will be replaced by new rates. The new rates for exemption of Balconies from gross floor area and site coverage calculations under the “October 2004” version of Joint Practice Note No. 1 are contained in the schedule at **Appendix I**. As regards the premium for exemption of Utility Platform and Non-structural Prefabricated External Walls from gross floor area and site coverage calculations under the “February 2006” version of Joint Practice Note No. 2, the new rates are at **Appendix II** and **Appendix III** respectively. The rates as promulgated by Lands Department LAO Practice Note No. 2/2010 will be superseded as from 1 April 2011.

Following the issue of the Joint Practice Note Nos. 1 and 2 in January 2011, not more than 50% of the area of Balcony and 50% of the area of Utility Platform is to be exempted from gross floor area and site coverage calculations subject to a maximum of 3m<sup>2</sup> per flat for Balcony and 0.75m<sup>2</sup> per flat for Utility Platform, and the maximum thickness of Non-structural Prefabricated External Walls to be exempted is 150mm. The rates for calculation of premium for exemption of Balcony, Utility Platform and Non-structural Prefabricated External Wall from gross floor area and site coverage calculations are at **Appendix IV**, **Appendix V** and **Appendix VI** respectively. In so far as exempted balcony floor space is concerned, it should be noted that in case the actual claimed exempted balcony floor space for a flat is smaller than the permissible exempted floor space under the Joint Practice Note No. 1 and the permissible exempted floor space is larger than 1.29m<sup>2</sup>, then the premium is assessed on a pro-rata basis. Same as Paragraph 4 of LAO Practice Note No. 3/2001, all the exempted balcony floor space will be rounded to the nearest 0.1m<sup>2</sup> when assessing the premium payable. The following examples illustrate how the premia are assessed in each cases:

In each flat the lot is in HK Island	Case 1	Case 2	Case 3
Total claimed area of exempted balcony floor space	1.1	1.1	1.4
Total permissible exempted balcony floor space under Buildings Ordinance / Joint Practice Note No. 1	1.2	1.3	2
Formula used	Not applicable	\$41,500 x 1.1/1.3	\$81,200 x 1.4/2
Premium	\$20,900	\$35,115.39	\$56,840

For the avoidance of doubt, the rates applicable to the premium assessment in respect of any case shall be the rates prevailing at the time of assessment irrespective of the date of the application.

The rates are non-negotiable and subject to review from time to time.



(Miss Annie TAM)  
Director of Lands  
31 March 2011

**New Rates for Balcony with effect from 1.4.2011 under the "October 2004" version of Joint Practice Note No. 1**

Total Exempted Balcony Area (m <sup>2</sup> ) Per Unit	Premium Per Unit (w.e.f. 1.4.2011)						
	District	HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
2.0		\$58,300	\$28,100	\$16,100	\$12,000	\$28,400	\$16,000
2.1		\$61,500	\$29,800	\$17,200	\$12,800	\$30,100	\$17,100
2.2		\$64,600	\$31,400	\$18,200	\$13,600	\$31,700	\$18,100
2.3		\$67,800	\$33,000	\$19,300	\$14,400	\$33,400	\$19,100
2.4		\$70,900	\$34,600	\$20,300	\$15,200	\$35,000	\$20,100
2.5		\$74,000	\$36,200	\$21,300	\$16,000	\$36,600	\$21,100
2.6		\$124,900	\$55,200	\$34,600	\$24,600	\$47,900	\$33,200
2.7		\$130,700	\$58,300	\$36,900	\$26,500	\$50,700	\$35,500
2.8		\$136,500	\$61,400	\$39,200	\$28,400	\$53,500	\$37,800
2.9		\$142,300	\$64,500	\$41,500	\$30,300	\$56,300	\$40,100
3.0		\$148,000	\$67,600	\$43,800	\$32,200	\$59,100	\$42,300
3.1		\$153,800	\$70,700	\$46,200	\$34,200	\$62,000	\$44,600
3.2		\$159,600	\$73,800	\$48,500	\$36,100	\$64,800	\$46,900
3.3		\$165,400	\$76,900	\$50,800	\$38,000	\$67,600	\$49,200
3.4		\$171,200	\$80,000	\$53,100	\$39,900	\$70,400	\$51,500
3.5		\$176,900	\$83,100	\$55,400	\$41,800	\$73,200	\$53,700
3.6		\$182,200	\$85,700	\$57,200	\$43,200	\$75,500	\$55,400
3.7		\$187,400	\$88,300	\$59,000	\$44,600	\$77,800	\$57,100
3.8		\$192,600	\$90,800	\$60,700	\$45,900	\$80,000	\$58,800
3.9		\$197,800	\$93,400	\$62,500	\$47,300	\$82,300	\$60,500
4.0		\$203,000	\$95,900	\$64,200	\$48,600	\$84,500	\$62,200
4.1		\$224,700	\$98,500	\$66,000	\$50,000	\$86,800	\$64,000
4.2		\$246,400	\$101,000	\$67,700	\$51,400	\$89,100	\$65,700
4.3		\$268,000	\$103,600	\$69,500	\$52,700	\$91,300	\$67,400
4.4		\$289,700	\$106,100	\$71,200	\$54,100	\$93,600	\$69,100
4.5		\$300,300	\$108,600	\$72,900	\$55,400	\$95,800	\$70,800
4.6		\$307,300	\$111,200	\$74,700	\$56,800	\$98,100	\$72,500
4.7		\$314,300	\$113,700	\$76,500	\$58,200	\$100,400	\$74,200
4.8		\$321,200	\$116,300	\$78,200	\$59,500	\$102,600	\$75,900
4.9		\$328,200	\$118,800	\$80,000	\$60,900	\$104,900	\$77,600
5.0		\$335,100	\$121,300	\$81,700	\$62,200	\$107,100	\$79,300

**New Rates for Utility Platform with effect from 1.4.2011 under the "February 2006" version of Joint Practice Note No. 2**

Utility Platform	HK/KLN	Sha Tin Sal Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
Standard Premium per Residential Unit	\$43,730	\$21,080	\$12,080	\$9,000	\$21,300	\$12,000

Note: The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

**Premium Unit Rate under the "February 2006" version of Joint Practice Note No. 2 to be charged w.e.f. 1.4.2011 for  
Non-Structural Prefabricated External Wall (NSPEWall) Calculation Table  
in terms of Exempted Area stipulated in building plans approved by Building Authority**

District Lands Offices  Thickness of NSPEWall in terms of millimetre (mm) <sup>(1)&amp;(2)</sup>	Hong Kong/ Kowloon		Shatin/ Sai Kung		Tai Po/ North		Tuen Mun/ Yuen Long		Kwai Tsing/ Tsuen Wan		Islands	
	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)  (\$/m <sup>2</sup> )
130 or less	63,360	126,260	33,980	52,180	22,360	35,800	18,340	27,780	34,310	46,300	22,400	34,860
more than 130 - 140	58,840	117,250	31,560	48,460	20,770	33,250	17,040	25,800	31,870	43,000	20,810	32,380
more than 140 - 150	54,920	109,430	29,460	45,230	19,380	31,030	15,900	24,080	29,740	40,130	19,420	30,220
more than 150 - 160	51,480	102,590	27,610	42,400	18,170	29,090	14,910	22,580	27,880	37,620	18,200	28,330
more than 160 - 170	48,460	96,560	25,990	39,910	17,100	27,380	14,030	21,250	26,240	35,410	17,130	26,660
more than 170 - 180	45,760	91,190	24,550	37,690	16,150	25,860	13,250	20,070	24,780	33,440	16,180	25,180
more than 180 - 190	43,360	86,390	23,250	35,710	15,300	24,500	12,550	19,010	23,480	31,680	15,330	23,860
more than 190 - 200	41,190	82,070	22,090	33,920	14,540	23,270	11,930	18,060	22,310	30,100	14,560	22,660
more than 200 - 210	39,220	78,160	21,040	32,300	13,850	22,170	11,360	17,200	21,240	28,660	13,870	21,580
more than 210 - 220	37,440	74,610	20,080	30,840	13,220	21,160	10,840	16,420	20,280	27,360	13,240	20,600
more than 220 - 230	35,820	71,370	19,210	29,500	12,640	20,240	10,370	15,710	19,400	26,170	12,670	19,710
more than 230 - 240	34,330	68,400	18,410	28,270	12,120	19,400	9,940	15,050	18,590	25,090	12,140	18,890
more than 240 - 250	32,950	65,660	17,670	27,140	11,630	18,620	9,540	14,450	17,850	24,080	11,650	18,130
more than 250 - 260	31,680	63,130	16,990	26,090	11,180	17,900	9,170	13,890	17,160	23,150	11,200	17,430
more than 260 - 270	30,510	60,800	16,370	25,130	10,770	17,240	8,840	13,380	16,530	22,300	10,790	16,790
more than 270 - 280	29,420	58,630	15,780	24,230	10,390	16,630	8,520	12,900	15,940	21,500	10,410	16,190
more than 280 - 290	28,410	56,610	15,240	23,400	10,030	16,050	8,230	12,460	15,390	20,760	10,050	15,630
more than 290 - 300	27,460	54,710	14,730	22,610	9,690	15,520	7,950	12,040	14,870	20,070	9,710	15,110

**Note**

- (1) Thickness of NSPEWall is shown on the approved building plans. If more than one thickness are mentioned, majority principle applies.  
(2) In accordance with the "February 2006" version of Joint Practice Note No. 2, thickness of NSPEWall in excess of 300 mm should be accountable for GFA calculation.

-Cladding (non-load bearing/non-structural) in the form of mosaic tiles or similar tile cladding as an external wall finish which only beautifies the appearance of the building should not be accountable for premium calculation. Other claddings such as claddings in the form of curtain wall design and attached to the external structural walls should be GFA countable but can be exempted subject to lease modification and payment of premium to be assessed.

-The above standard rate applies to the exempted area for NSPEWall as calculated and shown on the building plans approved by BA in accordance with the "February 2006" version of Joint Practice Note No. 2.

-Average flat size at Note (3) above means average flat size of the whole development (i.e. total residential GFA/total residential unit).

**New Rates for Balcony with effect from 1.4.2011 under Joint Practice Note No. 1 issued in January 2011**

Total Exempted Balcony Area (m <sup>2</sup> ) Per Unit	District					
	HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
1.0	\$18,400	\$6,200	\$1,300	\$100	\$6,300	\$1,200
1.1	\$20,900	\$7,500	\$2,100	\$200	\$7,600	\$2,000
1.2	\$23,400	\$8,700	\$2,900	\$800	\$8,800	\$2,800
1.3	\$41,500	\$13,400	\$5,100	\$1,000	\$10,500	\$4,400
1.4	\$47,900	\$17,600	\$8,600	\$4,200	\$14,400	\$7,900
1.5	\$54,200	\$21,700	\$12,100	\$7,400	\$18,300	\$11,400
1.6	\$60,600	\$25,900	\$15,700	\$10,600	\$22,300	\$15,000
1.7	\$67,000	\$30,100	\$19,200	\$13,800	\$26,200	\$18,500
1.8	\$72,400	\$33,300	\$21,700	\$16,100	\$29,200	\$21,000
1.9	\$76,800	\$35,600	\$23,300	\$17,400	\$31,200	\$22,600
2.0	\$81,200	\$37,800	\$24,900	\$18,700	\$33,200	\$24,200
2.1	\$99,000	\$40,100	\$26,600	\$20,100	\$35,300	\$25,800
2.2	\$116,700	\$42,400	\$28,200	\$21,400	\$37,300	\$27,400
2.3	\$118,400	\$44,700	\$29,900	\$22,700	\$39,400	\$29,000
2.4	\$124,300	\$46,900	\$31,500	\$24,000	\$41,400	\$30,600
2.5	\$130,100	\$49,100	\$33,100	\$25,200	\$43,400	\$32,100
2.6	\$135,900	\$51,400	\$34,700	\$26,600	\$45,500	\$33,700
2.7	\$141,700	\$53,700	\$36,300	\$27,900	\$47,500	\$35,300
2.8	\$147,600	\$56,000	\$38,000	\$29,200	\$49,500	\$36,900
2.9	\$153,400	\$58,200	\$39,600	\$30,500	\$51,500	\$38,500
3.0	\$159,200	\$60,400	\$41,200	\$31,700	\$53,500	\$40,100

**New Rates for Utility Platform with effect from 1.4.2011 under Joint Practice Note No. 2 Issued in January 2011**

Utility Platform	HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
Standard Premium per Residential Unit	\$13,800	\$4,650	\$980	\$80	\$4,730	\$900

Note: The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

**Premium Unit Rate under Joint Practice Note No. 2 issued in January 2011 to be charged w.e.f. 1.4.2011 for  
Non-Structural Prefabricated External Wall (NSPEWall) Calculation Table  
in terms of Exempted Area stipulated in building plans approved by Building Authority**

District Lands Offices	Hong Kong/ Kowloon		Shatin/ Sai Kung		Tai Po/ North		Tuen Mun/ Yuen Long		Kwai Tsing/ Tsuen Wan		Islands	
	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G) (\$/m <sup>2</sup> )
Thickness of NSPEWall in terms of millimetre (mm) <sup>(1)&amp;(2)</sup>												
130 or less	63,360	126,260	33,980	52,180	22,360	35,800	18,340	27,780	34,310	46,300	22,400	34,860
more than 130 - 140	58,840	117,250	31,560	48,460	20,770	33,250	17,040	25,800	31,870	43,000	20,810	32,380
more than 140 - 150	54,920	109,430	29,460	45,230	19,380	31,030	15,900	24,080	29,740	40,130	19,420	30,220

**Note**

- (1) Thickness of NSPEWall is shown on the approved building plans. If more than one thickness are mentioned, majority principle applies.  
(2) In accordance with Joint Practice Note No.2 issued in January 2011, thickness of NSPEWall in excess of 150 mm should be accountable for GFA calculation.

-Cladding (non-load bearing/non-structural) in the form of mosaic tiles or similar tile cladding as an external wall finish which only beautifies the appearance of the building should not be accountable for premium calculation. Other claddings such as claddings in the form of curtain wall design and attached to the external structural walls should be GFA countable but can be exempted subject to lease modification and payment of premium to be assessed.

-The above standard rate applies to the exempted area for NSPEWall as calculated and shown on the building plans approved by BA in accordance with Joint Practice Note No.2 issued in January 2011.

-Average flat size at Note (3) above means average flat size of the whole development (i.e. total residential GFA/total residential unit).