



**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 The rates as promulgated by Lands Department LAO Practice Note No. 2/2010 will be superseded as from 1 April 2011.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 3m² per flat for Balcony and 0.75m² 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 1.29m², 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 0.1m² 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