

**Premium Unit Rate under the "February 2006" version of Joint Practice Note No. 2 to be charged w.e.f. 1.4.2026 for
Non-Structural Prefabricated External Wall (NSPEWall) Calculation Table
in terms of Exempted Area stipulated in building plans approved by Building Authority**

District	Hong Kong Island		Kowloon East		Kowloon West		New Territories South		New Territories North	
Thickness of NSPEWall in terms of millimetre (mm) ^{(1)&(2)}	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)
130 or less	84,000	129,260	63,000	96,940	70,000	107,710	46,000	44,030	33,000	31,310
more than 130 - 140	78,020	120,040	58,510	90,030	65,010	100,030	42,730	40,900	30,650	29,080
more than 140 - 150	72,820	112,040	54,620	84,050	60,690	93,370	39,890	38,180	28,610	27,150
more than 150 - 160	68,270	105,050	51,210	78,790	56,900	87,540	37,400	35,790	26,830	25,460
more than 160 - 170	64,260	98,870	48,200	74,160	53,560	82,410	35,200	33,700	25,260	23,970
more than 170 - 180	60,690	93,380	45,530	70,040	50,590	77,830	33,250	31,830	23,860	22,640
more than 180 - 190	57,500	88,480	43,140	66,360	47,940	73,750	31,510	30,160	22,610	21,460
more than 190 - 200	54,630	84,060	40,990	63,050	45,540	70,050	29,930	28,660	21,490	20,390
more than 200 - 210	52,030	80,050	39,050	60,040	43,370	66,720	28,510	27,300	20,470	19,420
more than 210 - 220	49,670	76,420	37,280	57,320	41,400	63,690	27,230	26,070	19,550	18,540
more than 220 - 230	47,510	73,100	35,660	54,840	39,600	60,940	26,040	24,950	18,700	17,740
more than 230 - 240	45,540	70,070	34,180	52,560	37,960	58,410	24,960	23,920	17,930	17,010
more than 240 - 250	43,720	67,270	32,820	50,460	36,440	56,060	23,970	22,970	17,220	16,340
more than 250 - 260	42,040	64,680	31,560	48,520	35,050	53,910	23,050	22,080	16,560	15,710
more than 260 - 270	40,500	62,300	30,400	46,730	33,750	51,930	22,210	21,270	15,950	15,140
more than 270 - 280	39,050	60,080	29,320	45,060	32,560	50,080	21,420	20,530	15,390	14,610
more than 280 - 290	37,710	58,010	28,310	43,510	31,450	48,350	20,690	19,820	14,870	14,110
more than 290 - 300	36,450	56,080	27,370	42,070	30,400	46,750	20,010	19,150	14,380	13,650

Notes

- (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.
- (3) The district boundary follows that of the boundary of Appendix VII to LAO PN No. 3/2024. For lots straddling over two districts, the higher rate is applicable.

-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).