

**Premium Unit Rate under the "January 2011" 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<br>in terms of<br>millimetre (mm) <sup>(1)&amp;(2)</sup> | <sup>(3)</sup> Average Flat<br>size not exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size not exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size not exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size not exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size not exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) | <sup>(3)</sup> Average Flat<br>size exceeding<br>104m <sup>2</sup> (G)<br>(\$/m <sup>2</sup> ) |
| 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                                                                                         |

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 Joint Practice Note No. 2 issued in January 2011, thickness of NSPEWall in excess of 150 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 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).