



**Lands Administration Office  
Lands Department**

**Practice Note**

Issue No. 7/2026

**Pilot Scheme for Charging Land Premium  
at Standard Rates on Lease Modification including Land Exchange  
for Development of Agricultural Land in the New Territories  
outside New Development Areas**

This Practice Note (“PN”) varies and supplements Lands Department (“LandsD”) Lands Administration Office (“LAO”) PN Nos. 11/2023 (“PN 11/2023”) and 11/2023A (“PN 11/2023A”) and supersedes LAO PN No. 4/2025. Except as varied and supplemented by this PN, all other information and provisions in PN 11/2023 and PN 11/2023A remain valid.

2. With effect from 1 April 2026, the standard rates for calculation of premium applicable to land exchange for development of agricultural land in the New Territories outside New Development Areas will be based on the following in accordance with the respective zones (as set out under paragraph 4 of PN 11/2023) where the lot(s) is/are situated.

| No. | Districts | Zone <sup>1</sup>       | Uses <u>Before</u> Land Exchange |                                  |                         | Uses <u>After</u> Land Exchange <sup>2</sup> |                         |
|-----|-----------|-------------------------|----------------------------------|----------------------------------|-------------------------|----------------------------------------------|-------------------------|
|     |           |                         | Agricultural Use                 | Non-residential Use <sup>3</sup> | Residential Use         | Non-residential Use <sup>4</sup>             | Residential Use         |
| 1   | Yuen Long | #Yuen Long Town         | \$5,000/m <sup>2</sup>           | \$11,500/m <sup>2</sup>          | \$23,500/m <sup>2</sup> | \$17,000/m <sup>2</sup>                      | \$31,000/m <sup>2</sup> |
| 2   |           | ^*Hung Shui Kiu Station | \$5,000/m <sup>2</sup>           | \$11,500/m <sup>2</sup>          | \$23,000/m <sup>2</sup> | \$15,000/m <sup>2</sup>                      | \$29,000/m <sup>2</sup> |

<sup>1</sup> For land falling within overlapping zones, the higher rates will apply. Where an application site straddles the boundary of the geographical coverage (i.e. partly within a zone and partly outside a zone), the whole site will be eligible for standard rates and the decision of LandsD in respect of the rates of respective zones applicable to the part falling outside the geographical coverage shall be final and binding on the applicant. In case an application site straddles two zones or two subzones, the respective rates of the two zones or two subzones will be applied to the Gross Floor Area (“GFA”) after the land exchange on a pro-rata basis according to the site area falling within the two zones or two subzones, assuming that the GFA would be evenly distributed.

<sup>2</sup> The rate for residential use is applicable to all GFA not prohibiting residential use; the rate for non-residential use is applicable to the remainder of the GFA (except where the non-residential use involved is columbarium, petrol filling station, storage of dangerous goods or offensive trades to which the standard rates for non-residential use are not applicable).

<sup>3</sup> “Non-residential Use” includes commercial and industrial uses. The decision of LandsD as to what type of use is non-residential use for the purpose of this PN shall be final and binding on the applicant.

<sup>4</sup> “Non-residential Use” includes commercial and modern industrial uses but excludes columbarium, petrol filling station, storage of dangerous goods or offensive trades use, to which the standard rates are not applicable. For the avoidance of doubt, hotel and its ancillary use will be treated as non-residential use. The decision of LandsD as to what type of use is non-residential use for the purpose of this PN shall be final and binding on the applicant.

|        |          |                                      |                        |                         |                         |                         |                         |
|--------|----------|--------------------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 3      |          | <sup>^</sup> Kam Sheung Road Station | \$5,000/m <sup>2</sup> | \$11,500/m <sup>2</sup> | \$23,500/m <sup>2</sup> | \$14,000/m <sup>2</sup> | \$29,000/m <sup>2</sup> |
| 4      |          | #Tin Shui Wai Town                   | \$5,000/m <sup>2</sup> | \$11,500/m <sup>2</sup> | \$23,500/m <sup>2</sup> | \$14,000/m <sup>2</sup> | \$29,000/m <sup>2</sup> |
| 5      |          | <sup>^</sup> *San Tin Station        | \$5,000/m <sup>2</sup> | \$8,000/m <sup>2</sup>  | \$18,500/m <sup>2</sup> | \$11,000/m <sup>2</sup> | \$24,000/m <sup>2</sup> |
| 6      |          | <sup>^</sup> *Ngau Tam Mei Station   | \$5,000/m <sup>2</sup> | \$8,000/m <sup>2</sup>  | \$18,500/m <sup>2</sup> | \$11,000/m <sup>2</sup> | \$24,000/m <sup>2</sup> |
| 7      |          | <sup>^</sup> *Au Tau Station         | \$5,000/m <sup>2</sup> | \$8,500/m <sup>2</sup>  | \$19,500/m <sup>2</sup> | \$12,000/m <sup>2</sup> | \$25,000/m <sup>2</sup> |
| 8      | North    | #Fanling/Sheung Shui Town            | \$5,000/m <sup>2</sup> | \$11,500/m <sup>2</sup> | \$23,500/m <sup>2</sup> | \$16,000/m <sup>2</sup> | \$30,000/m <sup>2</sup> |
| 9      |          | <sup>^</sup> *Kwu Tung Station       | \$5,000/m <sup>2</sup> | \$11,500/m <sup>2</sup> | \$23,500/m <sup>2</sup> | \$16,000/m <sup>2</sup> | \$30,000/m <sup>2</sup> |
| 10 (a) | Tuen Mun | #Tuen Mun Town (Sub-zone 1)          | \$5,000/m <sup>2</sup> | \$11,500/m <sup>2</sup> | \$23,500/m <sup>2</sup> | \$14,000/m <sup>2</sup> | \$29,000/m <sup>2</sup> |
| 10 (b) |          | #Tuen Mun Town (Sub-zone 2)          | \$5,000/m <sup>2</sup> | \$8,500/m <sup>2</sup>  | \$18,500/m <sup>2</sup> | \$10,000/m <sup>2</sup> | \$25,000/m <sup>2</sup> |

Note:

All standard rates are expressed on a per GFA basis, except those for agricultural use which are expressed on a per site area basis.

# New town (as delineated by the relevant Outline Zoning Plan, plus its fringe areas which are generally within 1-km radius from its railway station(s)). The decision on the determination of the 1-km radius from relevant railway station(s) by LandsD shall be final and binding on the applicant.

<sup>^</sup> Railway catchment (generally within 1-km radius from the relevant railway station). The decision on the determination of the 1-km radius from relevant railway station(s) by LandsD shall be final and binding on the applicant.

\* Proposed railway station.

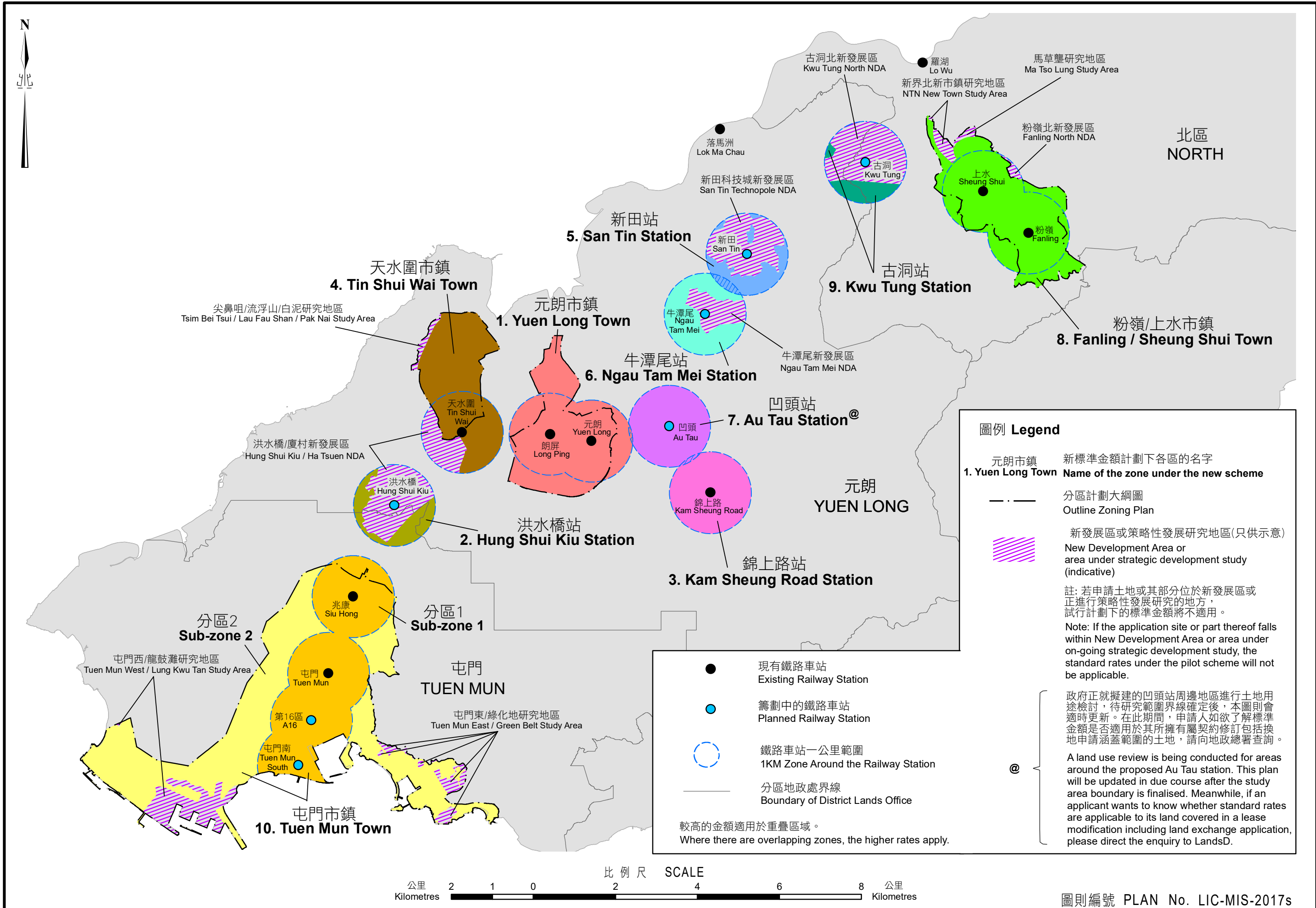
3. The plan at Appendix I to PN 11/2023 is replaced by the plan at Appendix I to this PN.

4. The Option Form at Appendix I to PN 4/2025 is replaced by the Option Form at Appendix II to this PN.

5. This PN is issued for general reference purpose only. All rights to modify the whole or any part of this PN are hereby reserved.



( Lily CHIU )  
Director of Lands (Acting)  
31 July 2026



**OPTION FORM**

To : \* Chief Estate Surveyor/\_\_\_\_\_, Lands Department  
District Lands Officer/\_\_\_\_\_, Lands Department

Fax :

Email :

Date : \_\_\_\_\_

Lot No.:\_\_\_\_\_ (“the Lot”)

Address:\_\_\_\_\_

**Proposed \*Lease Modification/Land Exchange**

Pursuant to Lands Department (“LandsD”) Lands Administration Office (“LAO”) Practice Note (“PN”) No. 11/2023, as varied and supplemented by LAO PN Nos. 11/2023A and 7/2026, \*I/we hereby opt for the land premium payable for the proposed \*lease modification/land exchange transaction (“proposed transaction”) to be assessed at standard rates.

2. \*I/We understand and acknowledge that :-

- (i) the relevant site area and/or gross floor area (“GFA”) figures \*have been determined by LandsD and confirmed to \*me/us / will be determined by LandsD at its absolute discretion;
- (ii) LandsD has the absolute discretion to decide whether to accept \*my/our application for opting the premium to be charged at standard rates;
- (iii) if \*my/our application for opting the premium to be charged at standard rates is not accepted by LandsD, the premium will be assessed in accordance with the established case-by-case basis;
- (iv) \*my/our application for opting the premium to be charged at standard rates is irreversible upon acceptance of the Provisional Basic Term Offer. If such application is accepted by LandsD, \*I/we will no longer be entitled to appeal against the premium to be offered under the Binding Basic Terms Offer for the proposed transaction. Fees paid for the application of the proposed transaction will be forfeited if \*I/we decide not to proceed with it; and

- (v) I/we understand that land transactions completed on the basis of premium calculated at standard rates as aforesaid will be published on LandsD's website for public viewing.
3. \*I/We have read and understood the attached Note on Use of Personal Information.

Yours faithfully,

Signature(s) of the \*Applicant(s) / authorized officer(s) for and on behalf of the Applicant(s) : \_\_\_\_\_

Name(s) of the Applicant(s) in Block Letters: \_\_\_\_\_

\_\_\_\_\_  
\*Name(s) and capacity of the authorized officer(s) of the Applicant(s): \_\_\_\_\_

\_\_\_\_\_  
Address of the Applicant(s): \_\_\_\_\_

\_\_\_\_\_  
Telephone Number of the Applicant(s): \_\_\_\_\_

Date: \_\_\_\_\_

\* Delete as appropriate

c.c. Chief Estate Surveyor/Valuation, Lands Department (email : cesv@landsd.gov.hk)  
(Fax : 2523 1620)

**Note on Use of Personal Information**

|                         |                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose of Collection   | <p>The personal data provided in this Option Form will be used by the Lands Department for the purpose of considering and processing this Option Form.</p> <p>The provision of personal data as required in this Option Form is obligatory. If you do not provide the personal data, the Lands Department may not be able to process this Option Form.</p>                                       |
| Class of Transferees    | <p>The personal data you provided in this Option Form may be disclosed to other Government bureaux / departments for the purpose mentioned above.</p>                                                                                                                                                                                                                                            |
| Access to Personal Data | <p>The individual who is the subject of the personal data has a right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 of the Personal Data (Privacy) Ordinance. Such right of access includes the right to obtain a copy of the personal data provided in this Option Form upon payment of the applicable charge.</p> |
| Enquiries               | <p>Enquiries concerning the personal data collected, including the request for access and corrections, should be addressed to:</p> <p>Departmental Personal Data Controlling Officer<br/>of the Lands Department<br/>20/F., North Point Government Offices<br/>333 Java Road, North Point<br/>Hong Kong</p>                                                                                      |