

**Premium Unit Rate under the "February 2006" version of Joint Practice Note No. 2 to be charged w.e.f. 1.4.2024 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 Island		Kowloon East		Kowloon West		New Territories South		New Territories North	
	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size not exceeding 104m <sup>2</sup> (G)	<sup>(3)</sup> Average Flat size exceeding 104m <sup>2</sup> (G)
	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )	(\$/m <sup>2</sup> )
130 or less	80,500	123,870	62,000	95,400	68,000	104,630	46,500	44,500	34,000	32,250
more than 130 - 140	74,760	115,030	57,580	88,600	63,150	97,180	43,190	41,330	31,580	29,960
more than 140 - 150	69,780	107,370	53,750	82,700	58,960	90,690	40,320	38,580	29,480	27,970
more than 150 - 160	65,420	100,660	50,400	77,530	55,270	85,030	37,800	36,170	27,640	26,230
more than 160 - 170	61,580	94,750	47,440	72,980	52,030	80,020	35,570	34,050	26,020	24,690
more than 170 - 180	58,160	89,490	44,800	68,930	49,140	75,580	33,600	32,160	24,580	23,320
more than 180 - 190	55,100	84,790	42,450	65,310	46,570	71,620	31,850	30,470	23,290	22,100
more than 190 - 200	52,350	80,560	40,330	62,040	44,240	68,030	30,260	28,960	22,130	21,000
more than 200 - 210	49,860	76,720	38,410	59,090	42,140	64,810	28,820	27,580	21,080	20,000
more than 210 - 220	47,600	73,240	36,670	56,410	40,230	61,870	27,520	26,340	20,130	19,100
more than 220 - 230	45,530	70,060	35,080	53,960	38,480	59,170	26,340	25,200	19,260	18,270
more than 230 - 240	43,640	67,150	33,630	51,730	36,890	56,710	25,240	24,160	18,470	17,520
more than 240 - 250	41,900	64,470	32,280	49,660	35,410	54,450	24,230	23,190	17,730	16,820
more than 250 - 260	40,290	61,990	31,050	47,750	34,050	52,360	23,310	22,290	17,050	16,180
more than 260 - 270	38,810	59,700	29,910	46,000	32,800	50,420	22,450	21,480	16,420	15,590
more than 270 - 280	37,430	57,580	28,840	44,360	31,630	48,640	21,650	20,710	15,840	15,040
more than 280 - 290	36,140	55,600	27,850	42,830	30,560	46,970	20,920	20,000	15,300	14,530
more than 290 - 300	34,940	53,740	26,930	41,400	29,530	45,400	20,210	19,340	14,790	14,050

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.
- (3) The district boundary follows that of the boundary of Appendix VII attached herewith. For lots straddling between 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).