

**Premium Unit Rate under the "January 2011" 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	Hong Kong Island		Kowloon East		Kowloon West		New Territories South		New Territories North	
	⁽³⁾ Average Flat size not exceeding 104m ² (G)	⁽³⁾ Average Flat size exceeding 104m ² (G)	⁽³⁾ Average Flat size not exceeding 104m ² (G)	⁽³⁾ Average Flat size exceeding 104m ² (G)	⁽³⁾ Average Flat size not exceeding 104m ² (G)	⁽³⁾ Average Flat size exceeding 104m ² (G)	⁽³⁾ Average Flat size not exceeding 104m ² (G)	⁽³⁾ Average Flat size exceeding 104m ² (G)	⁽³⁾ Average Flat size not exceeding 104m ² (G)	⁽³⁾ Average Flat size exceeding 104m ² (G)
Thickness of NSPEWall in terms of millimetre (mm) ^{(1)&(2)}	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)	(\$/m ²)
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

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 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 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 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).