

**Premium Unit Rate under the "February 2006" version of Joint Practice Note No. 2 to be charged w.e.f. 1.4.2023 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/ Kowloon		Shatin/ Sai Kung		Tai Po/ North		Tuen Mun/ Yuen Long		Kwai Tsing/ Tsuen Wan		Islands	
	⁽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)	⁽³⁾ Average Flat size not exceeding 104m ² (G) (\$/m ²)	⁽³⁾ Average Flat size exceeding 104m ² (G) (\$/m ²)
Thickness of NSPEWall in terms of millimetre (mm) ^{(1)&(2)}												
130 or less	103,220	158,820	67,290	64,440	45,150	43,000	37,490	33,600	67,680	56,520	44,900	41,580
more than 130 - 140	95,860	147,490	62,490	59,840	41,930	39,930	34,820	31,210	62,850	52,490	41,700	38,620
more than 140 - 150	89,470	137,650	58,330	55,860	39,140	37,270	32,500	29,130	58,660	48,990	38,920	36,040
more than 150 - 160	83,870	129,050	54,680	52,360	36,690	34,940	30,470	27,300	54,990	45,930	36,490	33,790
more than 160 - 170	78,940	121,450	51,460	49,280	34,530	32,890	28,670	25,700	51,760	43,230	34,340	31,800
more than 170 - 180	74,550	114,700	48,600	46,540	32,610	31,060	27,080	24,270	48,880	40,820	32,430	30,030
more than 180 - 190	70,630	108,670	46,040	44,090	30,900	29,430	25,660	22,990	46,310	38,680	30,730	28,450
more than 190 - 200	67,100	103,240	43,740	41,890	29,350	27,950	24,370	21,840	44,000	36,740	29,190	27,030
more than 200 - 210	63,900	98,310	41,660	39,890	27,950	26,620	23,210	20,800	41,900	34,990	27,800	25,740
more than 210 - 220	61,000	93,850	39,770	38,080	26,680	25,410	22,160	19,860	40,000	33,400	26,540	24,570
more than 220 - 230	58,340	89,770	38,040	36,430	25,520	24,310	21,190	19,000	38,260	31,950	25,380	23,510
more than 230 - 240	55,920	86,040	36,460	34,910	24,460	23,300	20,310	18,210	36,670	30,620	24,330	22,530
more than 240 - 250	53,680	82,590	35,000	33,510	23,480	22,360	19,500	17,480	35,200	29,400	23,350	21,630
more than 250 - 260	51,610	79,410	33,650	32,220	22,580	21,500	18,750	16,800	33,840	28,260	22,450	20,790
more than 260 - 270	49,710	76,480	32,410	31,030	21,740	20,710	18,060	16,180	32,590	27,220	21,620	20,030
more than 270 - 280	47,930	73,750	31,250	29,920	20,970	19,970	17,410	15,610	31,430	26,250	20,850	19,310
more than 280 - 290	46,280	71,200	30,170	28,890	20,250	19,280	16,810	15,070	30,350	25,340	20,130	18,650
more than 290 - 300	44,730	68,820	29,160	27,930	19,570	18,640	16,250	14,560	29,330	24,500	19,460	18,020

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 the District Lands Office. 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).