

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

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 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 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).