



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 4/2023

**Standard Rates for Calculation of Premium for
Exemption of Balconies, Utility Platforms and Non-structural Prefabricated
External Walls from Gross Floor Area and Site Coverage
in Joint Practice Note Nos. 1 and 2**

This Practice Note (“PN”) varies and supplements Lands Department Lands Administration Office Practice Note Nos. 3/2001 (as supplemented by 6/2001), 6/2002, 3/2003 and 2/2011 (collectively “the Practice Notes”) and supersedes Practice Note Nos. 3/2001A and 1/2018.

2. With effect from 1 April 2023, the rates for calculation of premium for exemption of Balconies, Utility Platforms and Non-structural Prefabricated External Walls from gross floor area and site coverage specified in the Practice Notes will be revised downwards after the annual review. Details are –

(a) The rates for calculation of premium for exemption of Balconies from gross floor area and site coverage under the “October 2004” version and the “January 2011” version of Joint Practice Note No. 1 (or as varied and/or supplemented by other versions made thereafter) are set out in Appendices I and II respectively.

(b) The rates for calculation of premium for exemption of Utility Platforms and Non-structural Prefabricated External Walls from gross floor area and site coverage under the “February 2006” version and the “January 2011” version of Joint Practice Note No. 2 (or as varied and/or supplemented by other versions made thereafter) are set out in Appendices III, IV, V and VI respectively.

3. An administrative fee, currently at \$54,800, will be payable in addition to the premium. The above rates and administrative fee are non-negotiable and are subject to review from time to time.

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

A handwritten signature in blue ink, appearing to read 'Andrew LAI'.

(Andrew LAI)
Director of Lands
31 March 2023

First issued April 2001 (PN 3/2001A – superseded)
Last revision March 2018 (PN 1/2018 – superseded)
This revision March 2023

New Rates for Balcony with effect from 1.4.2023 under the "October 2004" version of Joint Practice Note No. 1

| Total Exempted Balcony Area (m ²) Per Unit | District | Premium Per Unit | | | | | |
|---|----------|-----------------------|----------------------|------------------|------------------------|--------------------------|----------|
| | | Hong Kong/ Kowloon | Sha Tin/ Sai Kung | Tai Po/ North | Tuen Mun/ Yuen Long | Kwai Tsing/ Tsuen Wan | Islands |
| 2.0 | | \$97,400 | \$59,300 | \$35,900 | \$27,100 | \$59,700 | \$34,700 |
| 2.1 | | \$102,600 | \$62,700 | \$38,100 | \$29,200 | \$63,000 | \$36,900 |
| 2.2 | | \$107,800 | \$66,000 | \$40,300 | \$31,200 | \$66,400 | \$39,000 |
| 2.3 | | \$112,900 | \$69,300 | \$42,400 | \$33,000 | \$69,700 | \$41,100 |
| 2.4 | | \$118,100 | \$72,500 | \$44,600 | \$34,800 | \$73,000 | \$43,300 |
| 2.5 | | \$123,200 | \$75,800 | \$46,700 | \$36,600 | \$76,300 | \$45,500 |
| 2.6 | | \$156,600 | \$76,800 | \$47,300 | \$36,500 | \$76,500 | \$45,400 |
| 2.7 | | \$163,800 | \$77,300 | \$47,900 | \$37,000 | \$76,700 | \$46,000 |
| 2.8 | | \$170,900 | \$77,800 | \$48,500 | \$37,500 | \$76,800 | \$46,400 |
| 2.9 | | \$178,000 | \$81,600 | \$51,300 | \$37,900 | \$76,900 | \$49,100 |
| 3.0 | | \$186,400 | \$85,400 | \$54,000 | \$40,200 | \$77,100 | \$51,800 |
| 3.1 | | \$193,800 | \$89,200 | \$56,900 | \$42,500 | \$77,200 | \$54,500 |
| 3.2 | | \$201,200 | \$93,000 | \$59,600 | \$44,700 | \$80,700 | \$57,300 |
| 3.3 | | \$208,700 | \$96,900 | \$62,400 | \$47,100 | \$84,000 | \$59,900 |
| 3.4 | | \$216,000 | \$100,700 | \$65,300 | \$49,400 | \$87,500 | \$62,700 |
| 3.5 | | \$223,400 | \$104,500 | \$67,900 | \$51,600 | \$90,800 | \$65,400 |
| 3.6 | | \$230,100 | \$107,700 | \$70,100 | \$53,500 | \$93,600 | \$67,500 |
| 3.7 | | \$236,600 | \$110,900 | \$72,200 | \$55,000 | \$96,500 | \$69,500 |
| 3.8 | | \$243,100 | \$113,900 | \$74,300 | \$56,700 | \$99,200 | \$71,600 |
| 3.9 | | \$249,800 | \$117,200 | \$76,500 | \$58,400 | \$102,000 | \$73,600 |
| 4.0 | | \$256,200 | \$120,300 | \$78,500 | \$60,000 | \$104,800 | \$75,600 |
| 4.1 | | \$280,600 | \$123,500 | \$80,700 | \$61,700 | \$107,600 | \$77,800 |
| 4.2 | | \$306,100 | \$126,700 | \$82,800 | \$63,400 | \$110,400 | \$79,800 |
| 4.3 | | \$332,800 | \$129,800 | \$84,900 | \$65,000 | \$113,200 | \$81,800 |
| 4.4 | | \$359,600 | \$133,100 | \$87,100 | \$66,700 | \$116,000 | \$83,800 |
| 4.5 | | \$378,700 | \$136,000 | \$89,100 | \$68,400 | \$118,700 | \$85,900 |
| 4.6 | | \$386,700 | \$139,000 | \$91,100 | \$69,800 | \$121,300 | \$87,800 |
| 4.7 | | \$394,800 | \$141,900 | \$93,000 | \$71,400 | \$123,700 | \$89,700 |
| 4.8 | | \$402,700 | \$144,800 | \$94,900 | \$72,900 | \$126,400 | \$91,600 |
| 4.9 | | \$410,800 | \$147,600 | \$96,800 | \$74,400 | \$128,800 | \$93,300 |
| 5.0 | | \$418,800 | \$150,400 | \$98,700 | \$75,800 | \$131,300 | \$95,100 |

Note:

The application of rounding off provisions to cases where the exempted balcony floor space is measured by the AP up to the nearest 0.001m². If the exempted balcony floor space is 2.544m², it will be regarded as 2.5m² while an exempted balcony floor space of 2.545m² will be regarded as 2.6m². The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

New Rates for Balcony with effect from 1.4.2023 under the "January 2011" version of Joint Practice Note No. 1

| Total Exempted Balcony Area (m ²) Per Unit | District | Premium Per Unit | | | | | |
|---|----------|-----------------------|----------------------|------------------|------------------------|--------------------------|----------|
| | | Hong Kong/ Kowloon | Sha Tin/ Sai Kung | Tai Po/ North | Tuen Mun/ Yuen Long | Kwai Tsing/ Tsuen Wan | Islands |
| 1.0 | | \$32,000 | \$15,700 | \$4,200 | \$1,400 | \$15,900 | \$3,600 |
| 1.1 | | \$36,200 | \$18,700 | \$6,100 | \$1,900 | \$19,100 | \$5,500 |
| 1.2 | | \$40,200 | \$21,500 | \$8,000 | \$2,500 | \$21,800 | \$7,400 |
| 1.3 | | \$51,900 | \$22,500 | \$10,100 | \$3,200 | \$22,000 | \$8,800 |
| 1.4 | | \$59,500 | \$23,300 | \$11,600 | \$6,600 | \$22,000 | \$10,800 |
| 1.5 | | \$68,400 | \$26,900 | \$14,400 | \$8,900 | \$22,200 | \$13,300 |
| 1.6 | | \$77,000 | \$32,000 | \$18,500 | \$12,600 | \$26,900 | \$17,500 |
| 1.7 | | \$85,400 | \$37,100 | \$22,500 | \$16,200 | \$31,800 | \$21,600 |
| 1.8 | | \$92,400 | \$41,400 | \$25,800 | \$18,800 | \$35,600 | \$24,500 |
| 1.9 | | \$98,100 | \$44,300 | \$27,800 | \$20,400 | \$38,300 | \$26,300 |
| 2.0 | | \$103,800 | \$47,000 | \$29,700 | \$22,000 | \$40,700 | \$28,100 |
| 2.1 | | \$121,500 | \$49,900 | \$31,700 | \$23,700 | \$43,400 | \$30,000 |
| 2.2 | | \$143,300 | \$52,800 | \$33,700 | \$25,300 | \$46,000 | \$31,800 |
| 2.3 | | \$151,800 | \$55,700 | \$35,600 | \$26,800 | \$48,600 | \$33,700 |
| 2.4 | | \$159,300 | \$58,500 | \$37,600 | \$28,400 | \$51,000 | \$35,500 |
| 2.5 | | \$166,800 | \$61,300 | \$39,600 | \$29,900 | \$53,600 | \$37,400 |
| 2.6 | | \$174,500 | \$64,300 | \$41,700 | \$31,700 | \$56,000 | \$39,400 |
| 2.7 | | \$182,000 | \$67,200 | \$43,700 | \$33,300 | \$58,700 | \$41,300 |
| 2.8 | | \$189,200 | \$70,000 | \$45,700 | \$34,800 | \$61,100 | \$43,200 |
| 2.9 | | \$196,300 | \$72,500 | \$47,500 | \$36,200 | \$63,600 | \$45,000 |
| 3.0 | | \$203,200 | \$75,100 | \$49,200 | \$37,800 | \$65,800 | \$46,700 |

Note:

The application of rounding off provisions to cases where the exempted balcony floor space is measured by the AP up to the nearest 0.001m². If the exempted balcony floor space is 2.544m², it will be regarded as 2.5m² while an exempted balcony floor space of 2.545m² will be regarded as 2.6m². The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2023 under the "February 2006" version of Joint Practice Note No. 2

| Utility Platform | Hong Kong/ Kowloon | Sha Tin/ Sai Kung | Tai Po/ North | Tuen Mun/ Yuen Long | Kwai Tsing/ Tsuen Wan | Islands |
|--|-------------------------------|------------------------------|--------------------------|--------------------------------|----------------------------------|----------------|
| Standard Premium per Residential Unit | \$73,050 | \$44,480 | \$26,930 | \$20,330 | \$44,780 | \$26,030 |

Note: The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2023 under the "January 2011" version of Joint Practice Note No. 2

| Utility Platform | Hong Kong/ Kowloon | Sha Tin/ Sai Kung | Tai Po/ North | Tuen Mun/ Yuen Long | Kwai Tsing/ Tsuen Wan | Islands |
|--|-------------------------------|------------------------------|--------------------------|--------------------------------|----------------------------------|----------------|
| Standard Premium per Residential Unit | \$24,000 | \$11,780 | \$3,150 | \$1,050 | \$11,930 | \$2,700 |

Note: The district boundary follows that of the boundary of the District Lands Office. For lots straddling between two districts, the higher rate is applicable.

**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).

**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 | |
|--|---|--|---|--|---|--|---|--|---|--|---|--|
| | ⁽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 |

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).