

Standard Rates for Premium Calculation for Exemption of Gross Floor Area (GFA) and/or Site Coverage and Relaxation of Building Height Restriction arising from the adoption Modular Integrated Construction (MiC) under Joint Practice Note No. 8

Location of the Lot ⁽¹⁾	User of Development	
	Domestic ⁽²⁾⁽³⁾	Non-Domestic ⁽²⁾⁽³⁾
Hong Kong Island	\$7,500 /m ²	\$4,800 /m ²
Kowloon East	\$5,600 /m ²	\$4,100 /m ²
Kowloon West	\$6,200 /m ²	\$4,000 /m ²
New Territories South	\$4,100 /m ²	\$3,500 /m ²
New Territories North	\$2,900 /m ²	\$2,000 /m ²

Notes:

(1) The district boundary follows that of the boundary of Appendix II to LAO PN No. 4/2024. For lots straddling over two districts, the higher rate is applicable.

(2) The rate refer to the unit rate per exempted MiC floor area (m²). The premium to be charged is the rate of the corresponding district multiplied by the exempted MiC floor area approved by the Building Authority ("BA"). For the avoidance of doubt, exempted MiC floor area(s) will be rounded up to the nearest 0.1m² when assessing the premium payable. The premium payable is to be determined by the Lands Department ("LandsD") at its absolute discretion and not negotiable.

(3) LandsD has the absolute discretion to apply appropriate type of rate according to the nature of the development and the lease governing the lot. If the exempted MiC floor area has not been specified in the general building plans approved by the BA whether it is domestic GFA or non-domestic GFA, the domestic user standard rate will be adopted for the purpose of premium calculation.