



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 9/2026

**Standard Rates for Bonus Plot Ratio Pilot Scheme
under Joint Practice Note No. 9**

Purpose

Joint Practice Note No. 9 promulgated the Bonus Plot Ratio Pilot Scheme (“Pilot Scheme”) to incentivise private redevelopment projects in the seven designated areas¹ through provision of bonus Plot Ratio (“PR”). This Practice Note (“PN”) sets out the standard rates under the Pilot Scheme for calculation of the land premium value of the bonus PR for the eligible redevelopment site.

Standard Rates

2. With effect from 1 September 2026, the standard rates for calculation of the land premium value of the bonus PR under the Pilot Scheme for the respective designated areas where the eligible redevelopment site(s) is/are situated will be as follows:

No.	Designated Areas	Standard Rate ²
1	Sai Ying Pun & Sheung Wan	\$84,000/m ²
2	Wan Chai	\$84,000/m ²
3	Ma Tau Kok	\$66,000/m ²
4	Cheung Sha Wan	\$63,000/m ²
5	Mong Kok	\$70,000/m ²
6	Yau Ma Tei	\$70,000/m ²
7	Tsuen Wan	\$46,000/m ²

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

(Maurice LOO)
Director of Lands
19 August 2026

¹ The seven designated areas refer to the areas set out in the Schedule to the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A), i.e. the areas covered by the following Outline Zoning Plans (OZPs), including Cheung Sha Wan OZP (which covers Sham Shui Po), Ma Tau Kok OZP (which covers Kowloon City and To Kwa Wan), Mong Kok OZP, Sai Ying Pun and Sheung Wan OZP, Tsuen Wan OZP, Wan Chai OZP and Yau Ma Tei OZP.

² All standard rates are expressed on a per GFA basis, and subject to annual review from the effective date of JPN No. 9 and this LAO Practice Note No. 9/2026.