



**Lands Administration Office  
Lands Department**

**Practice Note**

Issue No. 2/2012

**Standard Rates for Balcony, Utility Platform  
and Non-structural Prefabricated External Wall**

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note Issue Nos. 3/2001 (as supplemented by 3/2001A and 6/2001), 6/2002, 3/2003 and 2/2011 (hereinafter referred to as “the Practice Notes”).

With effect from 1 April 2012, the rates for calculation of premium for exemption specified in the Practice Notes will be replaced by new rates. The new rates for exemption of Balconies from gross floor area and site coverage calculations under “October 2004” version and “January 2011” version of Joint Practice No. 1 are contained in the schedule at Appendix I and II respectively. The premium for exemption of Utility Platform and Non-structural Prefabricated External Walls from gross floor area and site coverage calculations under the “February 2006” version and “January 2011” version of Joint Practice Note No. 2 are contained in the schedule at Appendix III, IV, V and VI respectively.

The rates as promulgated by Lands Department LAO Practice Note Issue No. 2/2011 will be superseded as from 1 April 2012.

For the avoidance of doubt, the rates applicable to the premium assessment in respect of any case shall be the rates prevailing at the time of assessment irrespective of the date of the application.

The rates are non-negotiable and subject to review from time to time.

(Miss Annie TAM)  
Director of Lands  
28 March 2012

**New Rates for Balcony with effect from 1.4.2012 under the "October 2004" version of Joint Practice Note No. 1**

Total Exempted Balcony Area (m <sup>2</sup> ) Per Unit	District	Premium Per Unit (w.e.f. 1.4.2012)					
		HK/KLN	Sha Tin Sal Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
2.0		\$63,300	\$30,000	\$17,200	\$12,100	\$30,300	\$16,700
2.1		\$66,800	\$31,800	\$18,400	\$13,000	\$32,100	\$17,800
2.2		\$70,200	\$33,600	\$19,500	\$13,900	\$33,900	\$18,900
2.3		\$73,600	\$35,400	\$20,600	\$14,800	\$35,700	\$20,000
2.4		\$77,000	\$37,200	\$21,700	\$15,700	\$37,500	\$21,100
2.5		\$80,400	\$38,900	\$22,800	\$16,500	\$39,300	\$22,200
2.6		\$133,300	\$58,900	\$36,400	\$25,400	\$50,300	\$34,500
2.7		\$139,500	\$62,300	\$38,900	\$27,500	\$53,300	\$36,900
2.8		\$145,700	\$65,600	\$41,400	\$29,600	\$56,400	\$39,400
2.9		\$151,900	\$69,000	\$43,900	\$31,700	\$59,400	\$41,800
3.0		\$158,100	\$72,300	\$46,300	\$33,700	\$62,400	\$44,200
3.1		\$164,300	\$75,700	\$48,800	\$35,800	\$65,500	\$46,700
3.2		\$170,500	\$79,100	\$51,300	\$37,900	\$68,500	\$49,100
3.3		\$176,700	\$82,400	\$53,800	\$40,000	\$71,600	\$51,600
3.4		\$182,900	\$85,800	\$56,300	\$42,100	\$74,600	\$54,000
3.5		\$189,100	\$89,100	\$58,700	\$44,100	\$77,600	\$56,400
3.6		\$194,800	\$91,900	\$60,600	\$45,600	\$80,000	\$58,300
3.7		\$200,400	\$94,600	\$62,500	\$47,000	\$82,400	\$60,100
3.8		\$206,000	\$97,400	\$64,400	\$48,500	\$84,800	\$61,900
3.9		\$211,600	\$100,100	\$66,300	\$49,900	\$87,200	\$63,700
4.0		\$217,200	\$102,800	\$68,100	\$51,300	\$89,600	\$65,500
4.1		\$240,500	\$105,600	\$70,000	\$52,800	\$92,100	\$67,300
4.2		\$263,700	\$108,300	\$71,900	\$54,300	\$94,500	\$69,100
4.3		\$286,900	\$111,100	\$73,700	\$55,700	\$96,900	\$70,900
4.4		\$310,100	\$113,800	\$75,600	\$57,200	\$99,300	\$72,700
4.5		\$321,100	\$116,500	\$77,400	\$58,600	\$101,700	\$74,500
4.6		\$328,600	\$119,300	\$79,300	\$60,100	\$104,100	\$76,400
4.7		\$336,000	\$122,000	\$81,200	\$61,600	\$106,500	\$78,200
4.8		\$343,500	\$124,800	\$83,100	\$63,000	\$108,900	\$80,000
4.9		\$350,900	\$127,500	\$85,000	\$64,500	\$111,300	\$81,800
5.0		\$358,300	\$130,200	\$86,800	\$65,900	\$113,700	\$83,600

**New Rates for Balcony with effect from 1.4.2012 under the "January 2011" version of Joint Practice Note No. 1**

Total Exempted Balcony Area (m <sup>2</sup> ) Per Unit	District	Premium Per Unit					
		HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
1.0		\$20,300	\$6,900	\$1,700	\$100	\$7,000	\$1,400
1.1		\$23,100	\$8,300	\$2,600	\$250	\$8,400	\$2,300
1.2		\$25,900	\$9,700	\$3,500	\$1,000	\$9,800	\$3,100
1.3		\$44,900	\$14,600	\$5,600	\$1,100	\$11,100	\$4,700
1.4		\$51,700	\$19,200	\$9,400	\$4,600	\$15,400	\$8,500
1.5		\$58,500	\$23,700	\$13,200	\$8,100	\$19,700	\$12,300
1.6		\$65,400	\$28,300	\$17,100	\$11,700	\$24,100	\$16,200
1.7		\$72,200	\$32,900	\$20,900	\$15,200	\$28,400	\$20,000
1.8		\$78,100	\$36,400	\$23,800	\$17,700	\$31,700	\$22,800
1.9		\$82,900	\$38,900	\$25,600	\$19,200	\$33,900	\$24,600
2.0		\$87,700	\$41,400	\$27,400	\$20,600	\$36,100	\$26,300
2.1		\$106,800	\$43,900	\$29,200	\$22,100	\$38,300	\$28,100
2.2		\$125,900	\$46,400	\$31,000	\$23,500	\$40,500	\$29,900
2.3		\$127,300	\$48,900	\$32,700	\$25,000	\$42,700	\$31,600
2.4		\$133,600	\$51,400	\$34,500	\$26,400	\$44,900	\$33,300
2.5		\$139,900	\$53,800	\$36,200	\$27,800	\$47,100	\$35,000
2.6		\$146,300	\$56,400	\$38,100	\$29,300	\$49,400	\$36,800
2.7		\$152,700	\$58,900	\$39,900	\$30,800	\$51,700	\$38,600
2.8		\$159,000	\$61,400	\$41,700	\$32,200	\$53,900	\$40,300
2.9		\$165,300	\$63,900	\$43,500	\$33,600	\$56,100	\$42,000
3.0		\$171,600	\$66,300	\$45,200	\$35,000	\$58,300	\$43,700

**New Rates for Utility Platform with effect from 1.4.2012 under the "February 2006" version of Joint Practice Note No. 2**

Utility Platform	HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
Standard Premium per Residential Unit	\$47,480	\$22,500	\$12,900	\$9,080	\$22,730	\$12,530

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 1.4.2012 under the "January 2011" version of Joint Practice Note No. 2**

Utility Platform	HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
Standard Premium per Residential Unit	\$15,230	\$5,180	\$1,280	\$80	\$5,250	\$1,050

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. 1.4.2012 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  Thickness of NSPEWall in terms of millimetre (mm) <sup>(1)&amp;(2)</sup>	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> )
130 or less	68,770	135,060	36,520	55,850	24,030	37,970	19,090	29,320	36,790	49,100	23,690	36,690
more than 130 - 140	63,860	125,420	33,920	51,870	22,320	35,260	17,730	27,230	34,170	45,600	22,000	34,080
more than 140 - 150	59,610	117,060	31,660	48,410	20,830	32,910	16,550	25,420	31,890	42,560	20,540	31,800
more than 150 - 160	55,880	109,740	29,680	45,380	19,530	30,860	15,520	23,830	29,900	39,900	19,250	29,820
more than 160 - 170	52,590	103,290	27,930	42,710	18,380	29,040	14,600	22,430	28,140	37,550	18,120	28,060
more than 170 - 180	49,670	97,550	26,380	40,340	17,360	27,430	13,790	21,180	26,570	35,470	17,110	26,500
more than 180 - 190	47,060	92,410	24,990	38,220	16,450	25,980	13,070	20,070	25,180	33,600	16,210	25,110
more than 190 - 200	44,710	87,790	23,740	36,310	15,620	24,690	12,410	19,060	23,920	31,920	15,400	23,850
more than 200 - 210	42,570	83,610	22,610	34,580	14,880	23,510	11,820	18,150	22,780	30,400	14,670	22,720
more than 210 - 220	40,640	79,810	21,580	33,010	14,200	22,440	11,290	17,330	21,740	29,020	14,000	21,690
more than 220 - 230	38,870	76,340	20,650	31,570	13,590	21,470	10,790	16,580	20,800	27,760	13,390	20,740
more than 230 - 240	37,260	73,170	19,790	30,260	13,020	20,570	10,350	15,890	19,930	26,600	12,840	19,880
more than 240 - 250	35,770	70,240	19,000	29,050	12,500	19,750	9,930	15,250	19,140	25,540	12,320	19,080
more than 250 - 260	34,390	67,530	18,260	27,930	12,020	18,990	9,550	14,660	18,400	24,550	11,850	18,350
more than 260 - 270	33,120	65,040	17,590	26,900	11,580	18,290	9,200	14,120	17,720	23,650	11,410	17,670
more than 270 - 280	31,930	62,710	16,960	25,940	11,160	17,630	8,870	13,620	17,090	22,800	11,000	17,040
more than 280 - 290	30,830	60,550	16,380	25,040	10,780	17,030	8,560	13,150	16,500	22,020	10,630	16,450
more than 290 - 300	29,800	58,530	15,830	24,200	10,420	16,460	8,280	12,710	15,950	21,280	10,270	15,900

**Note**

- (1)  
(2)

Thickness of NSPEWall is shown on the approved building plans. If more than one thickness are mentioned, majority principle applies.

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.

-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. 1.4.2012 for  
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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.

-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.

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