



**Lands Administration Office
Lands Department
Practice Note**

Issue No. 2/2005

**Issue No. 3/2001C
6/2002B
3/2003B**

Review of Standard Rates

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note Nos. 3/2001, 6/2002, 3/2003 and 2/2004 [hereinafter referred to as "the Practice Notes"].

With effect from 1 April 2005, the rates specified in the Practice Notes shall be replaced by new rates. The new replacement rates for Exemption of Balconies from GFA and SC Calculation under Joint Practice Note No. 1 are contained in a schedule at App I. As regards the premium for exemption of Utility Platform and Non-structural Prefabricated External Walls from GFA and SC calculation under Joint Practice Note No. 2, the new replacement rates are at App II and III respectively. These new rates will take effect from 1 April 2005.

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

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

A handwritten signature in black ink, appearing to read 'P. Lau'.

(Patrick L. C. LAU)
Director of Lands
1 April 2005

New Rates for Balcony with effect from 1.4.2005

Total Exempted Balcony Area (m ²) Per Unit	District	Premium Per Unit (w.e.f. 1.4.2005)					
		HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
2.0		\$28,700	\$15,700	\$9,200	\$6,000	\$17,000	\$8,900
2.1		\$30,600	\$17,000	\$10,200	\$6,800	\$18,300	\$9,800
2.2		\$32,500	\$18,200	\$11,100	\$7,600	\$19,600	\$10,700
2.3		\$34,400	\$19,500	\$12,000	\$8,300	\$20,900	\$11,600
2.4		\$36,300	\$20,700	\$12,900	\$9,100	\$22,200	\$12,500
2.5		\$38,100	\$21,900	\$13,800	\$9,800	\$23,500	\$13,400
2.6		\$66,200	\$32,400	\$19,900	\$15,600	\$29,900	\$19,500
2.7		\$69,000	\$33,900	\$20,900	\$16,500	\$31,300	\$20,500
2.8		\$71,800	\$35,400	\$21,900	\$17,300	\$32,700	\$21,500
2.9		\$74,600	\$36,900	\$22,900	\$18,200	\$34,100	\$22,500
3.0		\$77,400	\$38,400	\$23,900	\$19,000	\$35,500	\$23,500
3.1		\$80,200	\$40,000	\$25,000	\$19,900	\$37,000	\$24,500
3.2		\$83,000	\$41,500	\$26,000	\$20,800	\$38,400	\$25,500
3.3		\$85,800	\$43,000	\$27,000	\$21,600	\$39,800	\$26,500
3.4		\$88,600	\$44,500	\$28,000	\$22,500	\$41,200	\$27,500
3.5		\$91,400	\$46,000	\$29,000	\$23,300	\$42,600	\$28,500
3.6		\$94,300	\$47,600	\$30,100	\$24,300	\$44,100	\$29,700
3.7		\$97,200	\$49,200	\$31,200	\$25,200	\$45,600	\$30,800
3.8		\$100,100	\$50,800	\$32,300	\$26,200	\$47,100	\$31,900
3.9		\$103,000	\$52,400	\$33,400	\$27,100	\$48,600	\$33,000
4.0		\$105,900	\$54,000	\$34,500	\$28,000	\$50,100	\$34,100
4.1		\$108,800	\$55,600	\$35,700	\$29,000	\$51,600	\$35,200
4.2		\$111,700	\$57,200	\$36,800	\$30,000	\$53,100	\$36,300
4.3		\$114,600	\$58,800	\$37,900	\$30,900	\$54,600	\$37,400
4.4		\$117,500	\$60,400	\$39,000	\$31,900	\$56,100	\$38,500
4.5		\$120,300	\$61,900	\$40,100	\$32,800	\$57,600	\$39,500
4.6		\$123,300	\$63,600	\$41,300	\$33,800	\$59,200	\$40,700
4.7		\$126,300	\$65,300	\$42,500	\$34,800	\$60,800	\$41,900
4.8		\$129,200	\$67,000	\$43,700	\$35,800	\$62,300	\$43,100
4.9		\$132,200	\$68,700	\$44,900	\$36,800	\$63,900	\$44,300
5.0		\$135,100	\$70,300	\$46,000	\$37,800	\$65,400	\$45,400

New Rates for Utility Platform with effect from 1.4.2005

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	\$21,530	\$11,780	\$6,900	\$4,500	\$12,750	\$6,680

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

Premium Unit Rate to be charged 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/ Tuen Wan	Islands
Thickness of NSPEWall in terms of millimetre (mm) ⁽¹⁾⁽⁴⁾	⁽¹⁾ S to M Flats (\$/m ²)	⁽¹⁾ S to M Flats (\$/m ²)	⁽¹⁾ S to M Flats (\$/m ²)	⁽¹⁾ S to M Flats (\$/m ²)	⁽¹⁾ S to M Flats (\$/m ²)	⁽¹⁾ S to M Flats (\$/m ²)
130 or less	33,080	20,840	14,720	11,690	22,040	14,520
more than 130 - 140	30,720	19,360	13,670	10,860	20,470	13,490
more than 140 - 150	28,680	18,070	12,760	10,140	19,110	12,590
more than 150 - 160	26,880	16,940	11,960	9,500	17,910	11,800
more than 160 - 170	25,300	15,940	11,260	8,940	16,860	11,110
more than 170 - 180	23,900	15,060	10,640	8,450	15,920	10,490
more than 180 - 190	22,640	14,260	10,080	8,000	15,080	9,940
more than 190 - 200	21,510	13,550	9,570	7,600	14,330	9,440
more than 200 - 210	20,480	12,900	9,120	7,240	13,650	8,990
more than 210 - 220	19,550	12,320	8,700	6,910	13,030	8,580
more than 220 - 230	18,700	11,780	8,320	6,610	12,460	8,210
more than 230 - 240	17,920	11,290	7,980	6,340	11,940	7,870
more than 240 - 250	17,210	10,840	7,660	6,080	11,470	7,560
more than 250 - 260	16,540	10,420	7,360	5,850	11,020	7,260
more than 260 - 270	15,930	10,040	7,090	5,630	10,620	7,000
more than 270 - 280	15,360	9,680	6,840	5,430	10,240	6,750
more than 280 - 290	14,830	9,350	6,600	5,250	9,890	6,510
more than 290 - 300	14,340	9,030	6,380	5,070	9,550	6,300

NOTE

- (1) Average flat size with gross floor area of 104 m² or lesser classified as Small to Medium size flats
- (2) Average flat size with gross floor area of more than 104 m² classified as Large size flats
- (3) Thickness of NSPEWall is shown on the approved building plans. If more than one thickness are mentioned, majority principle applies.
- (4) In accordance with JPN No. 2, thickness of NSPEWall in excess of 300 mm should be accountable for GPA calculation.

-Any cladding (non-load bearing / non-structural) attached to the external structural wall should not be accountable for premium calculation.

-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 JPN No. 2.

-Average flat size of the whole development (i.e. total residential GFA/total residential unit) is adopted in applying Notes (1) & (2) above.