



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 3/2024

**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, 2/2011 and 4/2023 (collectively "the Practice Notes"). Except as varied and supplemented by this PN, all other information and provisions in the Practice Notes remain valid.

2. With effect from 1 April 2024, 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 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.
- (c) The district boundaries for the relevant rates will be revised from six regions into five regions accordingly.

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.

A handwritten signature in blue ink, appearing to read "Andrew Lai".

(Andrew LAI)
Director of Lands
5 April 2024

New Rates for Balcony with effect from 1.4.2024 under the "October 2004" version of Joint Practice Note No. 1

<div> <div></div> <div>District</div> <div>Total Exempted Balcony Area (m²) Per Unit</div> </div>	Premium Per Unit				
	Hong Kong Island	Kowloon East	Kowloon West	New Territories South	New Territories North
2.0	\$75,700	\$58,300	\$64,000	\$41,000	\$25,900
2.1	\$79,800	\$61,500	\$67,500	\$43,400	\$27,700
2.2	\$83,900	\$64,700	\$71,000	\$45,800	\$29,400
2.3	\$87,900	\$67,800	\$74,400	\$48,100	\$31,100
2.4	\$92,000	\$71,000	\$77,900	\$50,400	\$32,800
2.5	\$96,000	\$74,100	\$81,300	\$52,700	\$34,500
2.6	\$122,100	\$94,200	\$103,400	\$53,200	\$34,600
2.7	\$127,800	\$98,600	\$108,200	\$53,500	\$35,100
2.8	\$133,400	\$102,900	\$112,900	\$53,800	\$35,600
2.9	\$139,000	\$107,200	\$117,600	\$55,200	\$37,200
3.0	\$145,600	\$112,300	\$123,200	\$56,600	\$39,300
3.1	\$151,400	\$116,800	\$128,100	\$57,900	\$41,500
3.2	\$157,200	\$121,300	\$133,000	\$60,500	\$43,600
3.3	\$163,100	\$125,900	\$138,000	\$63,100	\$45,800
3.4	\$168,900	\$130,400	\$142,900	\$65,700	\$48,000
3.5	\$174,700	\$134,900	\$147,800	\$68,200	\$50,100
3.6	\$180,000	\$139,000	\$152,300	\$70,300	\$51,800
3.7	\$185,100	\$143,000	\$156,700	\$72,500	\$53,400
3.8	\$190,200	\$147,000	\$161,100	\$74,500	\$55,100
3.9	\$195,500	\$151,100	\$165,600	\$76,700	\$56,800
4.0	\$200,600	\$155,000	\$169,900	\$78,800	\$58,400
4.1	\$219,800	\$169,800	\$186,100	\$81,000	\$60,100
4.2	\$239,800	\$185,300	\$203,100	\$83,200	\$61,700
4.3	\$260,800	\$201,500	\$220,900	\$85,300	\$63,300
4.4	\$281,900	\$217,800	\$238,700	\$87,500	\$65,000
4.5	\$296,900	\$229,400	\$251,400	\$89,500	\$66,600
4.6	\$303,200	\$234,300	\$256,800	\$91,500	\$68,100
4.7	\$309,600	\$239,300	\$262,200	\$93,400	\$69,600
4.8	\$315,800	\$244,100	\$267,500	\$95,400	\$71,100
4.9	\$322,200	\$249,100	\$272,900	\$97,300	\$72,600
5.0	\$328,500	\$254,000	\$278,300	\$99,200	\$74,000

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 Appendix VII attached herewith. For lots straddling between two districts, the higher rate is applicable.

New Rates for Balcony with effect from 1.4.2024 under the "January 2011" version of Joint Practice Note No. 1

<div> <div>District</div> <div>Total Exempted Balcony Area (m²) Per Unit</div> </div>	Premium Per Unit				
	Hong Kong Island	Kowloon East	Kowloon West	New Territories South	New Territories North
1.0	\$26,500	\$20,400	\$22,400	\$11,300	\$3,300
1.1	\$30,000	\$23,100	\$25,400	\$13,600	\$4,800
1.2	\$33,400	\$25,700	\$28,300	\$15,600	\$6,400
1.3	\$43,200	\$33,200	\$36,600	\$16,100	\$8,000
1.4	\$49,600	\$38,100	\$42,000	\$16,400	\$11,900
1.5	\$57,100	\$43,800	\$48,300	\$17,800	\$15,200
1.6	\$64,300	\$49,400	\$54,400	\$21,400	\$20,400
1.7	\$71,400	\$54,800	\$60,400	\$25,100	\$25,500
1.8	\$77,300	\$59,300	\$65,400	\$28,100	\$29,300
1.9	\$82,100	\$63,000	\$69,500	\$30,200	\$31,700
2.0	\$86,900	\$66,700	\$73,600	\$32,100	\$34,000
2.1	\$101,800	\$78,100	\$86,200	\$34,200	\$36,500
2.2	\$120,100	\$92,200	\$101,700	\$36,300	\$38,900
2.3	\$127,300	\$97,700	\$107,800	\$38,400	\$41,200
2.4	\$133,600	\$102,600	\$113,200	\$40,400	\$43,600
2.5	\$139,900	\$107,500	\$118,600	\$42,400	\$46,000
2.6	\$146,400	\$112,500	\$124,100	\$44,400	\$48,600
2.7	\$152,700	\$117,400	\$129,500	\$46,500	\$51,000
2.8	\$158,800	\$122,100	\$134,700	\$48,500	\$53,400
2.9	\$164,800	\$126,700	\$139,800	\$50,400	\$55,600
3.0	\$170,600	\$131,200	\$144,800	\$52,200	\$57,800

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 Appendix VII attached herewith. For lots straddling between two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2024 under the "February 2006" version of Joint Practice Note No. 2

Utility Platform	Hong Kong Island	Kowloon East	Kowloon West	New Territories South	New Territories North
Standard Premium per Residential Unit	\$56,780	\$43,730	\$48,000	\$30,750	\$19,430

Note: The district boundary follows that of the boundary of Appendix VII attached herewith. For lots straddling between two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2024 under the "January 2011" version of Joint Practice Note No. 2

Utility Platform	Hong Kong Island	Kowloon East	Kowloon West	New Territories South	New Territories North
Standard Premium per Residential Unit	\$19,880	\$15,300	\$16,800	\$8,480	\$2,480

Note: The district boundary follows that of the boundary of Appendix VII attached herewith. 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. 1.4.2024 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 Island		Kowloon East		Kowloon West		New Territories South		New Territories North	
Thickness of NSPEWall in terms of millimetre (mm) ^{(1)&(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)
130 or less	80,500	123,870	62,000	95,400	68,000	104,630	46,500	44,500	34,000	32,250
more than 130 - 140	74,760	115,030	57,580	88,600	63,150	97,180	43,190	41,330	31,580	29,960
more than 140 - 150	69,780	107,370	53,750	82,700	58,960	90,690	40,320	38,580	29,480	27,970
more than 150 - 160	65,420	100,660	50,400	77,530	55,270	85,030	37,800	36,170	27,640	26,230
more than 160 - 170	61,580	94,750	47,440	72,980	52,030	80,020	35,570	34,050	26,020	24,690
more than 170 - 180	58,160	89,490	44,800	68,930	49,140	75,580	33,600	32,160	24,580	23,320
more than 180 - 190	55,100	84,790	42,450	65,310	46,570	71,620	31,850	30,470	23,290	22,100
more than 190 - 200	52,350	80,560	40,330	62,040	44,240	68,030	30,260	28,960	22,130	21,000
more than 200 - 210	49,860	76,720	38,410	59,090	42,140	64,810	28,820	27,580	21,080	20,000
more than 210 - 220	47,600	73,240	36,670	56,410	40,230	61,870	27,520	26,340	20,130	19,100
more than 220 - 230	45,530	70,060	35,080	53,960	38,480	59,170	26,340	25,200	19,260	18,270
more than 230 - 240	43,640	67,150	33,630	51,730	36,890	56,710	25,240	24,160	18,470	17,520
more than 240 - 250	41,900	64,470	32,280	49,660	35,410	54,450	24,230	23,190	17,730	16,820
more than 250 - 260	40,290	61,990	31,050	47,750	34,050	52,360	23,310	22,290	17,050	16,180
more than 260 - 270	38,810	59,700	29,910	46,000	32,800	50,420	22,450	21,480	16,420	15,590
more than 270 - 280	37,430	57,580	28,840	44,360	31,630	48,640	21,650	20,710	15,840	15,040
more than 280 - 290	36,140	55,600	27,850	42,830	30,560	46,970	20,920	20,000	15,300	14,530
more than 290 - 300	34,940	53,740	26,930	41,400	29,530	45,400	20,210	19,340	14,790	14,050

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 Appendix VII attached herewith. 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. 1.4.2024 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 Island		Kowloon East		Kowloon West		New Territories South		New Territories North	
Thickness of NSPEWall in terms of millimetre (mm) ^{(1)&(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)
130 or less	80,500	123,870	62,000	95,400	68,000	104,630	46,500	44,500	34,000	32,250
more than 130 - 140	74,760	115,030	57,580	88,600	63,150	97,180	43,190	41,330	31,580	29,960
more than 140 - 150	69,780	107,370	53,750	82,700	58,960	90,690	40,320	38,580	29,480	27,970

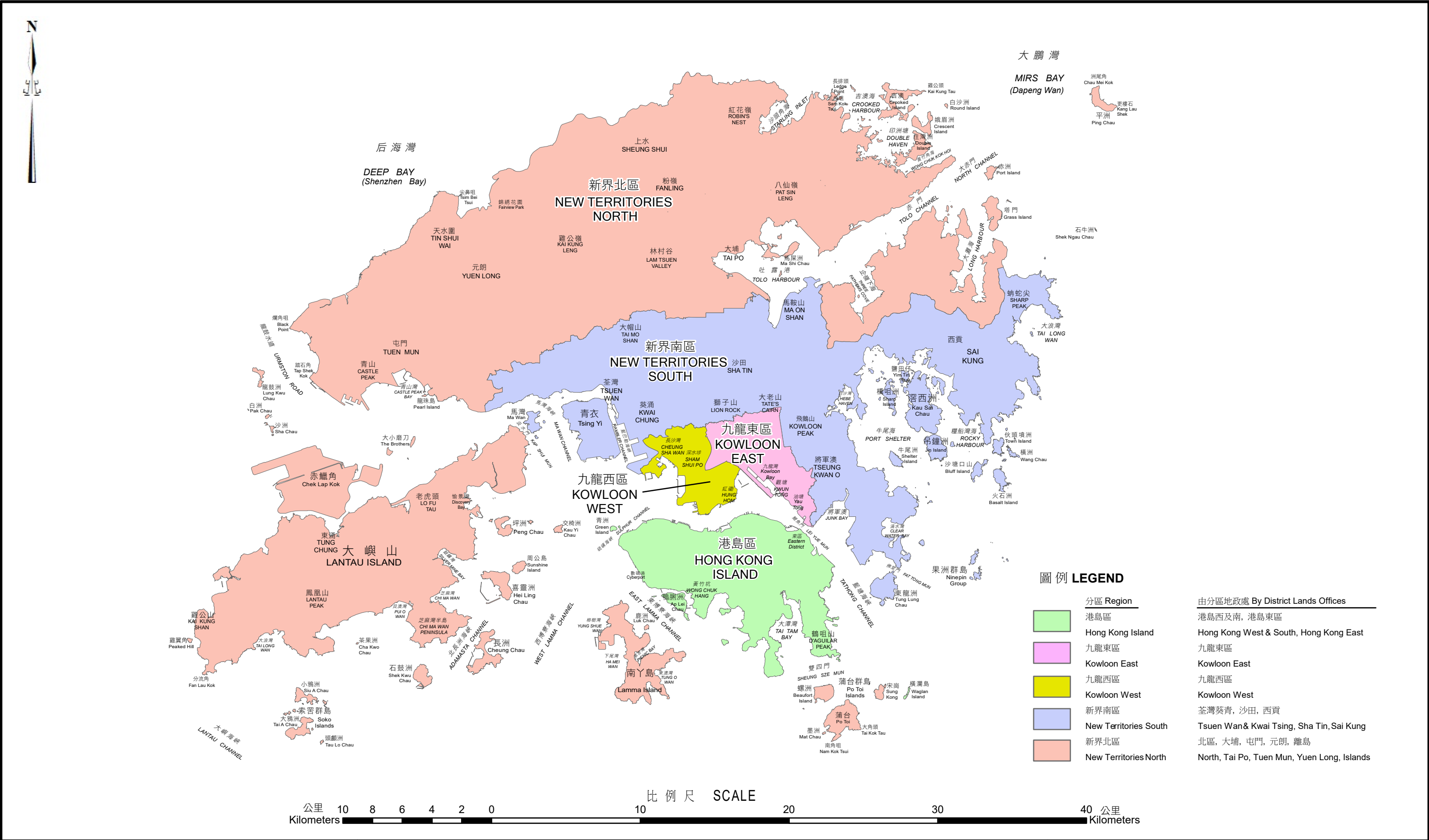
Note

- (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 Appendix VII attached herewith. 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).



只作識別用
FOR IDENTIFICATION PURPOSES ONLY

 地政總署
Lands Department

圖則由土地信息中心繪製
Plan Prepared by Land Information Centre

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計劃下的五個分區
Five Regions for the Scheme

檔案編號 File No. -----

測量圖編號 Survey Sheet No. -----

發展藍圖編號 Layout Plan No. -----

參考圖編號 Reference Plan No. -----

圖則編號 PLAN No. LIC-MIS-196c