



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 4/2024

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

This Practice Note ("PN") varies and supplements Lands Department Lands Administration Office Practice Note No. 6/2022 ("PN No. 6/2022"). Except as varied and supplemented by this PN, other provisions and information contained in PN No. 6/2022 remain valid.

2. With effect from 1 April 2024, the rates for calculation of premium for exemption of gross floor area and/or site coverage and relaxation of building height restriction arising from the adoption of Modular Integrated Construction as specified in Appendix III to PN No. 6/2022 will be varied and replaced by the rates set out in Appendix I to this PN. The district boundaries will also be revised from six regions into five regions which will follow the relevant boundaries in Appendix II to this PN

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.



(Andrew LAI)

Director of Lands

5 April 2024

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

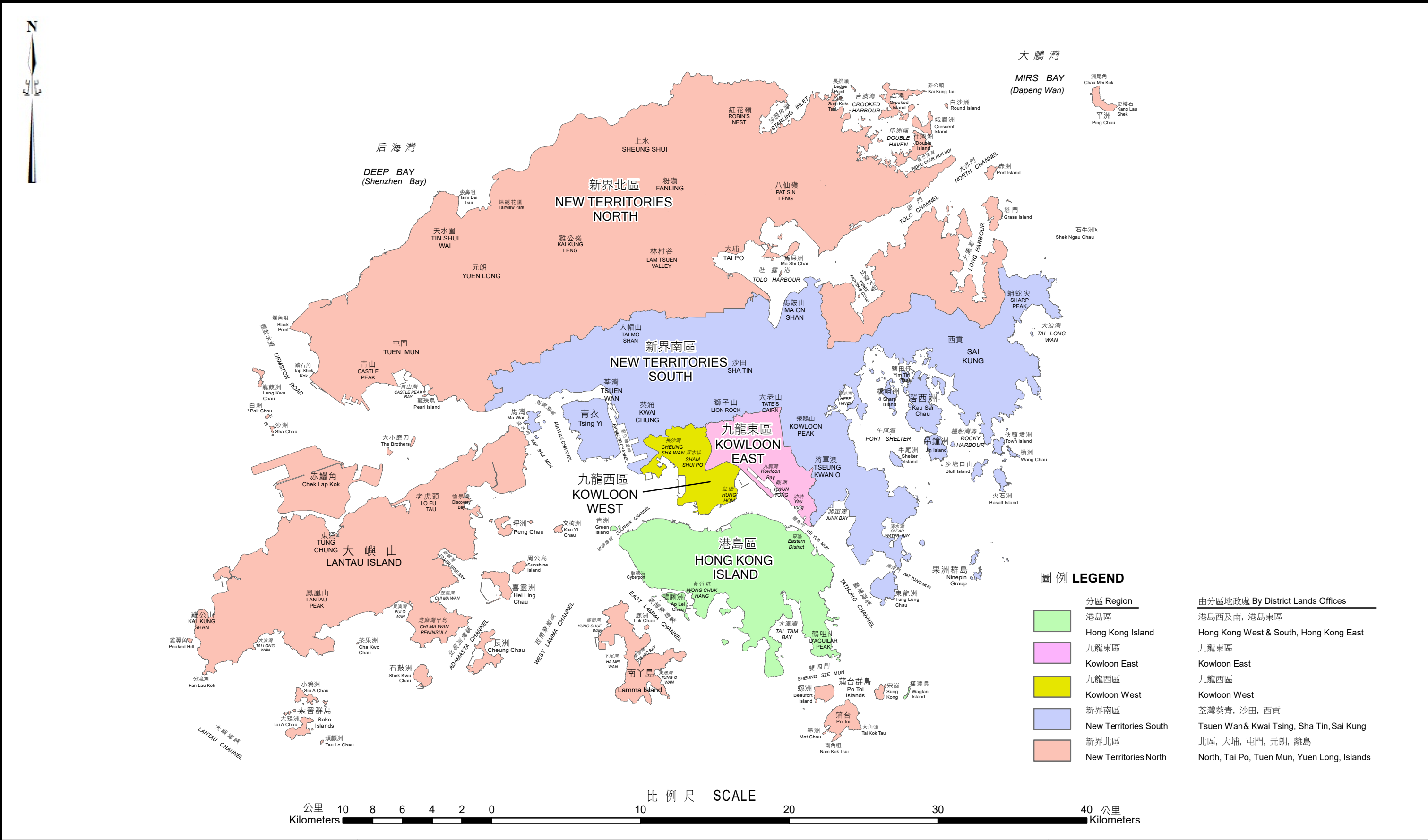
Location of the Lot⁽¹⁾	User of Development	
	Domestic⁽²⁾⁽³⁾	Non-Domestic⁽²⁾⁽³⁾
Hong Kong Island	\$8,050 /m ²	\$6,000 /m ²
Kowloon East	\$6,200 /m ²	\$5,200 /m ²
Kowloon West	\$6,800 /m ²	\$4,800 /m ²
New Territories South	\$4,650 /m ²	\$4,000 /m ²
New Territories North	\$3,400 /m ²	\$2,400 /m ²

Notes:

(1) The district boundary follows that of the boundary of Appendix II attached herewith. 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.



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