



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 6/2025

**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, 4/2023 and 3/2024 (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 2025, 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. 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.

3. This PN is issued for general reference purposes 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 'Maurice LOO'.

(Maurice LOO)
Director of Lands
10 April 2025

New Rates for Balcony with effect from 1.4.2025 under the "October 2004" 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
2.0	\$70,500	\$52,700	\$58,300	\$36,100	\$22,100
2.1	\$74,300	\$55,600	\$61,500	\$38,200	\$23,600
2.2	\$78,100	\$58,500	\$64,700	\$40,300	\$25,100
2.3	\$81,800	\$61,300	\$67,800	\$42,400	\$26,500
2.4	\$85,600	\$64,200	\$71,000	\$44,400	\$28,000
2.5	\$89,300	\$67,000	\$74,100	\$46,500	\$29,400
2.6	\$113,600	\$85,200	\$94,200	\$46,900	\$29,500
2.7	\$118,900	\$89,200	\$98,600	\$47,200	\$29,900
2.8	\$124,100	\$93,100	\$102,900	\$47,400	\$30,300
2.9	\$129,300	\$97,000	\$107,200	\$48,600	\$31,600
3.0	\$135,500	\$101,600	\$112,300	\$49,800	\$33,400
3.1	\$140,900	\$105,700	\$116,800	\$51,000	\$35,300
3.2	\$146,300	\$109,800	\$121,300	\$53,300	\$37,100
3.3	\$151,800	\$113,900	\$125,900	\$55,600	\$39,000
3.4	\$157,200	\$117,900	\$130,400	\$57,900	\$40,900
3.5	\$162,600	\$122,000	\$134,900	\$60,100	\$42,700
3.6	\$167,500	\$125,700	\$139,000	\$62,000	\$44,200
3.7	\$172,300	\$129,300	\$143,000	\$63,900	\$45,500
3.8	\$177,100	\$132,900	\$147,000	\$65,700	\$46,900
3.9	\$182,000	\$136,600	\$151,100	\$67,600	\$48,300
4.0	\$186,700	\$140,100	\$155,000	\$69,500	\$49,600
4.1	\$204,500	\$153,500	\$169,800	\$71,400	\$51,100
4.2	\$223,100	\$167,500	\$185,300	\$73,300	\$52,500
4.3	\$242,600	\$182,200	\$201,500	\$75,200	\$53,900
4.4	\$262,200	\$196,900	\$217,800	\$77,100	\$55,300
4.5	\$276,200	\$207,400	\$229,400	\$78,900	\$56,700
4.6	\$282,100	\$211,800	\$234,300	\$80,700	\$58,000
4.7	\$288,100	\$216,300	\$239,300	\$82,400	\$59,300
4.8	\$293,900	\$220,700	\$244,100	\$84,200	\$60,600
4.9	\$299,900	\$225,200	\$249,100	\$85,900	\$61,800
5.0	\$305,800	\$229,600	\$254,000	\$87,600	\$63,000

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 to LAO PN No. 3/2024. For lots straddling over two districts, the higher rate is applicable.

New Rates for Balcony with effect from 1.4.2025 under the "January 2011" 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
1.0	\$24,700	\$18,500	\$20,400	\$10,000	\$2,800
1.1	\$28,000	\$21,000	\$23,100	\$12,000	\$4,100
1.2	\$31,100	\$23,400	\$25,700	\$13,800	\$5,500
1.3	\$40,200	\$30,300	\$33,200	\$14,200	\$6,900
1.4	\$46,100	\$34,800	\$38,100	\$14,500	\$10,300
1.5	\$53,000	\$40,100	\$43,800	\$15,700	\$13,200
1.6	\$59,700	\$45,200	\$49,400	\$18,900	\$17,700
1.7	\$66,300	\$50,200	\$54,800	\$22,200	\$22,100
1.8	\$71,800	\$54,400	\$59,300	\$24,900	\$25,400
1.9	\$76,300	\$57,800	\$63,000	\$26,800	\$27,400
2.0	\$80,800	\$61,200	\$66,700	\$28,500	\$29,400
2.1	\$94,600	\$71,700	\$78,100	\$30,400	\$31,500
2.2	\$111,600	\$84,600	\$92,200	\$32,200	\$33,600
2.3	\$118,300	\$89,700	\$97,700	\$34,000	\$35,600
2.4	\$124,200	\$94,200	\$102,600	\$35,700	\$37,700
2.5	\$130,100	\$98,700	\$107,500	\$37,500	\$39,800
2.6	\$136,200	\$103,300	\$112,500	\$39,300	\$42,100
2.7	\$142,100	\$107,800	\$117,400	\$41,200	\$44,200
2.8	\$147,800	\$112,100	\$122,100	\$43,000	\$46,300
2.9	\$153,400	\$116,400	\$126,700	\$44,700	\$48,200
3.0	\$158,800	\$120,500	\$131,200	\$46,300	\$50,100

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 Appendix VII to LAO PN No. 3/2024. For lots straddling over two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2025 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	\$52,880	\$39,530	\$43,730	\$27,080	\$16,580

Note: The district boundary follows that of Appendix VII to LAO PN No. 3/2024. For lots straddling over two districts, the higher rate is applicable.

New Rates for Utility Platform with effect from 1.4.2025 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	\$18,530	\$13,880	\$15,300	\$7,500	\$2,100

Note: The district boundary follows that of Appendix VII to LAO PN No. 3/2024. For lots straddling over 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. 1.4.2025 for
Non-Structural Prefabricated External Wall (NSPEWall) Calculation Table
in terms of Exempted Area stipulated in building plans approved by Building Authority**

District	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	75,000	115,410	56,000	86,170	62,000	95,400	41,000	39,240	29,000	27,510
more than 130 - 140	69,660	107,180	52,010	80,030	57,580	88,610	38,090	36,450	26,940	25,550
more than 140 - 150	65,020	100,040	48,550	74,700	53,760	82,700	35,560	34,030	25,150	23,850
more than 150 - 160	60,960	93,790	45,520	70,030	50,390	77,540	33,340	31,900	23,580	22,360
more than 160 - 170	57,390	88,280	42,850	65,920	47,430	72,980	31,370	30,030	22,200	21,050
more than 170 - 180	54,200	83,380	40,470	62,260	44,800	68,930	29,630	28,370	20,970	19,880
more than 180 - 190	51,350	79,000	38,350	58,990	42,460	65,320	28,080	26,880	19,870	18,840
more than 190 - 200	48,790	75,060	36,440	56,040	40,340	62,050	26,680	25,550	18,880	17,910
more than 200 - 210	46,470	71,480	34,710	53,380	38,420	59,110	25,410	24,330	17,980	17,060
more than 210 - 220	44,370	68,240	33,140	50,960	36,680	56,430	24,260	23,230	17,170	16,290
more than 220 - 230	42,440	65,280	31,710	48,750	35,090	53,970	23,220	22,220	16,430	15,590
more than 230 - 240	40,680	62,570	30,400	46,730	33,640	51,730	22,250	21,310	15,750	14,950
more than 240 - 250	39,060	60,070	29,180	44,860	32,290	49,670	21,360	20,460	15,120	14,360
more than 250 - 260	37,560	57,760	28,070	43,130	31,050	47,770	20,550	19,670	14,540	13,810
more than 260 - 270	36,180	55,630	27,040	41,550	29,910	46,010	19,800	18,950	14,010	13,300
more than 270 - 280	34,890	53,650	26,080	40,070	28,840	44,380	19,090	18,270	13,520	12,830
more than 280 - 290	33,690	51,810	25,190	38,690	27,860	42,850	18,440	17,650	13,060	12,400
more than 290 - 300	32,570	50,080	24,360	37,400	26,930	41,420	17,820	17,070	12,630	11,990

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 Appendix VII to LAO PN No. 3/2024. For lots straddling over 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. 1.4.2025 for
Non-Structural Prefabricated External Wall (NSPEWall) Calculation Table
in terms of Exempted Area stipulated in building plans approved by Building Authority**

District	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	75,000	115,410	56,000	86,170	62,000	95,400	41,000	39,240	29,000	27,510
more than 130 - 140	69,660	107,180	52,010	80,030	57,580	88,610	38,090	36,450	26,940	25,550
more than 140 - 150	65,020	100,040	48,550	74,700	53,760	82,700	35,560	34,030	25,150	23,850

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 Appendix VII to LAO PN No. 3/2024. For lots straddling over 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).