



Lands Administration Office
Lands Department
Practice Note

Issue No. 2/2004

Issue No. 3/2001B
6/2002A
3/2003A

Review of Standard Rates

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note No. 3/2001, 6/2002 and 3/2003 [hereinafter referred to as "The Practice Notes"].

With effect from 1 April 2004, the existing rates specified in The Practice Notes shall be replaced by new rates. The new replacement standard rates for Exemption of Balconies from GFA and SC Calculation under Joint Practice Note No. 1 is 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 rates will effect from 1 April 2004 are at App II and III respectively.

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

A handwritten signature in black ink, appearing to read 'J. S. Corrigan'.

(J. S. Corrigan)
Director of Lands (Acting)
1 April 2004

New Rates for Balcony with effect from 1.4.2004

Total Exempted Balcony Area (m ²) Per Unit	District	Premium Per Unit (w.e.f. 1.4.2004)					
		HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tsuen Wan	Islands
2.0		\$21,300	\$12,640	\$6,900	\$5,200	\$13,800	\$6,600
2.1		\$22,800	\$13,700	\$7,600	\$6,300	\$14,900	\$7,300
2.2		\$24,300	\$14,800	\$8,420	\$6,500	\$16,000	\$8,160
2.3		\$25,700	\$15,800	\$9,180	\$7,100	\$17,100	\$8,940
2.4		\$27,200	\$16,900	\$9,940	\$7,800	\$18,200	\$9,720
2.5		\$28,600	\$17,900	\$10,700	\$8,500	\$19,300	\$10,500
2.6		\$45,300	\$22,900	\$15,600	\$13,300	\$22,900	\$15,300
2.7		\$47,300	\$24,100	\$16,500	\$14,100	\$24,100	\$16,200
2.8		\$49,300	\$25,200	\$17,300	\$14,900	\$25,200	\$17,000
2.9		\$51,300	\$26,400	\$18,200	\$15,700	\$26,400	\$17,900
3.0		\$53,300	\$27,500	\$19,000	\$16,400	\$27,500	\$18,700
3.1		\$55,300	\$28,700	\$19,900	\$17,200	\$28,700	\$19,600
3.2		\$57,300	\$29,900	\$20,800	\$18,000	\$29,900	\$20,500
3.3		\$59,300	\$31,000	\$21,600	\$18,800	\$31,000	\$21,300
3.4		\$61,300	\$32,200	\$22,500	\$19,600	\$32,200	\$22,200
3.5		\$63,300	\$33,300	\$23,300	\$20,300	\$33,300	\$23,000
3.6		\$65,400	\$34,500	\$24,200	\$21,100	\$34,500	\$23,900
3.7		\$67,400	\$35,700	\$25,100	\$21,900	\$35,700	\$24,800
3.8		\$69,500	\$36,900	\$26,000	\$22,700	\$36,900	\$25,700
3.9		\$71,500	\$38,100	\$26,900	\$23,500	\$38,100	\$26,600
4.0		\$73,500	\$39,200	\$27,800	\$24,300	\$39,200	\$27,400
4.1		\$75,600	\$40,400	\$28,700	\$25,200	\$40,400	\$28,300
4.2		\$77,600	\$41,600	\$29,600	\$26,000	\$41,600	\$29,200
4.3		\$79,700	\$42,800	\$30,500	\$26,800	\$42,800	\$30,100
4.4		\$81,700	\$44,000	\$31,400	\$27,600	\$44,000	\$31,000
4.5		\$83,700	\$45,100	\$32,300	\$28,400	\$45,100	\$31,900
4.6		\$85,900	\$46,400	\$33,300	\$29,300	\$46,400	\$32,900
4.7		\$88,000	\$47,700	\$34,300	\$30,200	\$47,700	\$33,900
4.8		\$90,100	\$48,900	\$35,300	\$31,100	\$48,900	\$34,900
4.9		\$92,200	\$50,200	\$36,300	\$32,000	\$50,200	\$35,900
5.0		\$94,300	\$51,400	\$37,200	\$32,900	\$51,400	\$36,800

New Rates for Utility Platform with effect from 1.4.2004

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	\$16,000	\$9,480	\$5,180	\$3,900	\$10,350	\$4,950

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/ Sal Kung		Tai Po/ North		Tuen Mun/ Yuen Long		Kwai Tsing/ Tuen Wan		Islands	
	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)	(1) S to M Flats (\$/m ²)	(2) Large Flats (\$/m ²)
130 or less	22,210	34,190	4,350	17,430	9,090	11,840	7,460	10,160	15,380	17,430	8,900	11,630
more than 130 - 140	20,620	31,750	3,330	16,190	8,440	10,990	6,930	9,430	14,280	16,190	8,260	10,800
more than 140 - 150	19,250	29,630	2,440	15,110	7,880	10,260	6,470	8,810	13,330	15,110	7,710	10,080
more than 150 - 160	18,050	27,780	1,660	14,160	7,390	9,620	6,060	8,260	12,500	14,160	7,230	9,450
more than 160 - 170	16,980	26,150	1,070	13,330	6,950	9,050	5,700	7,770	11,760	13,330	6,810	8,890
more than 170 - 180	16,040	24,690	1,030	12,590	6,560	8,550	5,390	7,340	11,110	12,590	6,430	8,400
more than 180 - 190	15,200	23,390	9,820	11,930	6,220	8,100	5,100	6,550	10,320	11,930	6,090	7,960
more than 190 - 200	14,440	22,220	9,330	11,330	5,910	7,700	4,150	6,400	10,000	11,330	5,790	7,560
more than 200 - 210	13,750	21,160	8,880	10,790	5,630	7,330	4,320	6,290	9,930	10,790	5,510	7,200
more than 210 - 220	13,120	20,200	8,480	10,300	5,370	7,000	4,110	6,100	9,090	10,300	5,260	6,870
more than 220 - 230	12,550	19,320	8,110	9,850	5,140	6,690	4,220	5,740	8,630	9,850	5,030	6,570
more than 230 - 240	12,030	18,520	7,770	9,440	4,920	6,410	4,340	5,500	8,330	9,440	4,820	6,300
more than 240 - 250	11,550	17,780	7,460	9,060	4,730	6,160	3,880	5,280	8,030	9,060	4,630	6,050
more than 250 - 260	11,110	17,100	7,180	8,720	4,550	5,920	3,730	5,080	7,690	8,720	4,450	5,820
more than 260 - 270	10,690	16,460	6,910	8,390	4,380	5,700	3,590	4,890	7,410	8,390	4,290	5,600
more than 270 - 280	10,310	15,870	6,660	8,090	4,220	5,500	3,460	4,720	7,140	8,090	4,130	5,400
more than 280 - 290	9,960	15,330	6,430	7,810	4,080	5,310	3,340	4,550	6,890	7,810	3,990	5,210
more than 290 - 300	9,620	14,810	6,220	7,550	3,940	5,130	3,230	4,400	6,660	7,550	3,860	5,040

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 350 mm should be accountable for GFA 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.