



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 7/2025

**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 Nos. 6/2022 and 4/2024 ("collectively "the Practice Notes"). Except as varied and supplemented by this PN, all other provisions and information in the Practice Notes remain valid.

2. With effect from 1 April 2025, 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 I to PN No. 4/2024 will be revised and replaced by the rates set out in Appendix I to this PN.
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 blue ink signature of Maurice LOO.

(Maurice LOO)
Director of Lands
10 April 2025

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	\$7,500 /m ²	\$4,800 /m ²
Kowloon East	\$5,600 /m ²	\$4,100 /m ²
Kowloon West	\$6,200 /m ²	\$4,000 /m ²
New Territories South	\$4,100 /m ²	\$3,500 /m ²
New Territories North	\$2,900 /m ²	\$2,000 /m ²

Notes:

(1) The district boundary follows that of the boundary of Appendix II to LAO PN No. 4/2024. 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.