

To : All Members,

Lands Department Practice Note

Please be informed that new Practice Notes No. 2/2006 on “Review of Standard Rates for Balcony, Utility Platform” and No. 3/2006 on “Review of Standard Rates” issued by Lands Department can be downloaded from “www.info.gov.hk”

H.I.R.E.A.



**Review of Standard Rates for Balcony, Utility Platform
and Non-structural Prefabricated External Walls**

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note Nos. 3/2001, 6/2002 and 3/2003 [hereinafter referred to as "the Practice Notes"].

With effect from 1 April 2006, the rates specified in the Practice Notes shall be replaced by new rates. The new replacement rates for Exemption of Balconies from GFA and SC Calculation under Joint Practice Note No. 1 are contained in a schedule 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 replacement rates are at App II and III respectively. These new rates will take effect from 1 April 2006 and supersede the rates as promulgated in Lands Department LAO Practice Note No. 2/2005.

For the avoidance of doubt, the rates applicable to the premium assessment in respect of any particular case shall be the rates prevailing at the time of assessment irrespective of the date when the application was made.

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

A handwritten signature in black ink, appearing to read 'H Leung'.

(Herbert LEUNG)
Director of Lands (Acting)
1 April 2006

New Rates for Balcony with effect from 1.4.2006

Appendix I

Total Exempted Balcony Area (m ²) Per Unit	District	Premium Per Unit (w.e.f. 1.4.2006)					
		HK/KLN	Sha Tin Sai Kung	Tai Po North	Tuen Mun Yuen Long	Kwai Tsing Tuen Wan	Islands
2.0		\$36,100	\$19,500	\$11,300	\$7,400	\$21,000	\$11,100
2.1		\$38,100	\$20,700	\$12,100	\$8,000	\$22,300	\$11,800
2.2		\$40,100	\$21,800	\$12,800	\$8,500	\$23,400	\$12,500
2.3		\$42,000	\$22,900	\$13,500	\$9,000	\$24,600	\$13,200
2.4		\$44,000	\$24,000	\$14,200	\$9,500	\$25,800	\$13,900
2.5		\$45,900	\$25,100	\$14,900	\$10,000	\$27,000	\$14,600
2.6		\$78,200	\$37,000	\$22,100	\$16,900	\$33,900	\$21,700
2.7		\$81,900	\$39,100	\$23,600	\$18,200	\$35,800	\$23,200
2.8		\$85,500	\$41,100	\$25,100	\$19,500	\$37,800	\$24,700
2.9		\$89,200	\$43,200	\$26,600	\$20,800	\$39,700	\$26,200
3.0		\$92,800	\$45,200	\$28,000	\$22,100	\$41,600	\$27,600
3.1		\$96,500	\$47,300	\$29,500	\$23,400	\$43,600	\$29,100
3.2		\$100,200	\$49,400	\$31,000	\$24,700	\$45,500	\$30,600
3.3		\$103,800	\$51,400	\$32,500	\$26,000	\$47,500	\$32,100
3.4		\$107,500	\$53,500	\$34,000	\$27,300	\$49,400	\$33,600
3.5		\$111,100	\$55,500	\$35,400	\$28,600	\$51,300	\$35,000
3.6		\$114,400	\$57,300	\$36,600	\$29,600	\$52,900	\$36,200
3.7		\$117,700	\$59,000	\$37,700	\$30,500	\$54,500	\$37,300
3.8		\$121,000	\$60,700	\$38,900	\$31,500	\$56,100	\$38,400
3.9		\$124,300	\$62,400	\$40,000	\$32,400	\$57,700	\$39,500
4.0		\$127,500	\$64,100	\$41,100	\$33,300	\$59,200	\$40,600
4.1		\$137,600	\$65,800	\$42,300	\$34,300	\$60,800	\$41,800
4.2		\$147,700	\$67,500	\$43,400	\$35,200	\$62,400	\$42,900
4.3		\$157,800	\$69,200	\$44,500	\$36,100	\$64,000	\$44,000
4.4		\$167,900	\$70,900	\$45,600	\$37,000	\$65,600	\$45,100
4.5		\$170,500	\$72,600	\$46,700	\$37,900	\$67,100	\$46,200
4.6		\$174,500	\$74,300	\$47,900	\$38,900	\$68,700	\$47,400
4.7		\$178,500	\$76,000	\$49,000	\$39,800	\$70,300	\$48,500
4.8		\$182,400	\$77,700	\$50,200	\$40,700	\$71,900	\$49,600
4.9		\$186,400	\$79,400	\$51,300	\$41,600	\$73,500	\$50,700
5.0		\$190,300	\$81,100	\$52,400	\$42,500	\$75,000	\$51,800

New Rates for Utility Platform with effect from 1.4.2006

Appendix II

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	\$27,080	\$14,630	\$8,480	\$5,550	\$15,750	\$8,330

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/ Sai Kung		Tai Po/ North		Tuen Mun/ Yuen Long		Kwai Tsing/ Tsuan 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	38,570	71,170	22,870	33,200	15,120	21,620	11,690	17,710	24,260	30,760	14,930	21,400
more than 130 - 140	35,820	66,090	21,240	30,830	14,050	20,080	10,860	16,450	22,530	28,570	13,870	19,880
more than 140 - 150	33,430	61,690	19,830	28,780	13,110	18,740	10,140	15,350	21,030	26,660	12,940	18,550
more than 150 - 160	31,340	57,830	18,590	26,980	12,290	17,370	9,500	14,390	19,720	25,000	12,140	17,390
more than 160 - 170	29,500	54,430	17,490	25,390	11,570	16,540	8,940	13,550	18,560	23,530	11,420	16,370
more than 170 - 180	27,860	51,400	16,520	23,980	10,920	15,620	8,450	12,800	17,530	22,220	10,790	15,460
more than 180 - 190	26,390	48,700	15,650	22,720	10,350	14,800	8,000	12,120	16,600	21,050	10,220	14,650
more than 190 - 200	25,080	46,270	14,870	21,580	9,830	14,060	7,600	11,520	15,770	20,000	9,710	13,910
more than 200 - 210	23,880	44,060	14,160	20,560	9,360	13,390	7,240	10,970	15,020	19,050	9,250	13,250
more than 210 - 220	22,800	42,060	13,520	19,620	8,940	12,780	6,910	10,470	14,340	18,180	8,830	12,650
more than 220 - 230	21,800	40,230	12,930	18,770	8,550	12,220	6,610	10,010	13,720	17,390	8,440	12,100
more than 230 - 240	20,900	38,560	12,390	17,990	8,200	11,720	6,340	9,600	13,150	16,670	8,090	11,600
more than 240 - 250	20,060	37,010	11,900	17,270	7,870	11,250	6,080	9,210	12,620	16,000	7,770	11,130
more than 250 - 260	19,290	35,590	11,440	16,600	7,560	10,810	5,850	8,860	12,130	15,380	7,470	10,700
more than 260 - 270	18,580	34,270	11,020	15,990	7,290	10,420	5,630	8,530	11,690	14,820	7,190	10,310
more than 270 - 280	17,910	33,050	10,620	15,420	7,030	10,040	5,430	8,230	11,270	14,290	6,940	9,940
more than 280 - 290	17,300	31,910	10,260	14,890	6,780	9,700	5,250	7,940	10,880	13,790	6,700	9,600
more than 290 - 300	16,720	30,840	9,910	14,390	6,560	9,370	5,070	7,680	10,520	13,330	6,470	9,280

Note

- (1) Average flat size with gross floor area of 104sqft or lesser classified as Small to Medium size flat
- (2) Average flat size with gross floor area of more than 104sqft classified as Large size flat

Thickness of NSPEWall is shown on the approved building plans. If more than one thickness are mentioned, majority principle applies.

In accordance with IPN No. 2, thickness of NSPEWall in excess of 200 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 IPN 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.



Lands Administration Office
Lands Department
Practice Note

Issue No. 3/2006

Review of Standard Rates

This Practice Note supplements Lands Department Lands Administration Office (LAO) Practice Note Nos. 5/2001, 5/2001A, 9/2002 and 2/2003 [hereinafter referred to as "the Practice Notes"].

With effect from 1 April 2006, the rates specified in the Practice Notes are replaced by the following rates and the rates as promulgated in Practice Note 3/2005 are hereby superseded:

I. Standard Rates for Assessing Waiver Fees for Information Technology and Telecommunications Industries (Practice Note Nos. 5/2001 & 5/2001A refer)

Location of Premises	Standard Rates of Annual Waiver Fee based on Internal Floor Area of the concerned premises	Standard Rates (based on Internal Floor Area) of lump sum fee payable upfront for waiver for the lifetime of the concerned building
For those premises within the district boundary of District Lands Office (Hong Kong East), District Lands Office (Hong Kong West and South), District Lands Office (Kowloon East), District Lands Office (Kowloon West), District Lands Office (Tsuen Wan and Kwai Tsing).	\$57/m ² p.a.	\$510/m ²
For those premises within the district boundary of District Lands Office (Tuen Mun), District Lands Office (Yuen Long), District Lands Office (North), District Lands Office (Tai Po), District Lands Office (Shatin), District Lands Office (Sai Kung) and District Lands Office (Islands).	\$37/m ² p.a.	\$338/m ²

II. Standard Annual Fee for Installation of Radio Base Station in respect of Mobile Phone for Public Telecommunication Services (2G/3G) in buildings and / or rooftops (Practice Note No. 9/2002 refers)

- (i) Station area not exceeding 5m² with 5 antennas \$44,400 p.a.
- (ii) Each additional antenna \$8,100 p.a.
- (iii) Additional area \$690/m² p.a.

III. Standard Rates for Assessing Waiver Fees for Industrial Premises (Practice Note No. 2/2003 refers)

Location of Premises	Standard Rates for annual waiver fees (based on Internal Floor Area) of the concerned premises		Standard Rates (based on Internal Floor Area) of lump sum fees payable upfront for waivers for the lifetime of the concerned premises	
	Group A Uses	Group B Uses	Group A Uses	Group B Uses
Urban Area and Tsuen Wan/ Kwai Tsing	\$349/m ² p.a.	\$438/m ² p.a.	\$3,180/m ²	\$3,990/m ²
New Territories other than Tsuen Wan/ Kwai Tsing	\$266/m ² p.a.	\$336/m ² p.a.	\$2,420/m ²	\$3,060/m ²

The rates are subject to review from time to time.



(H. LEUNG)
 Director of Lands (Acting)
 1 April 2006