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ONE COMPULSORY QUESTION

1 Question Statement

A Client has commissioned your office to prepare a **feasibility study** for the development of a Site they are acquiring on Hong Kong Island. The Client specifies that the development potential of the Site is to be maximized.

The Lease Conditions Basic Terms have been received from the Lands Department in the form of a letter. See Attachment 6.

Your Client intends to build **8 numbers detached or semi-detached houses** and a number of **medium rise apartment blocks** to fully utilize the permissible Plot Ratio and Gross Floor Area.

The Client has done preliminary research and has provided plan of **prototype house** and plan of **prototype medium rise apartment** that he prefers, for your reference. See Attachment 4 and Attachment 5. You may modify these layouts at your discretion to suit your design, while adhering generally to the preferred house and unit sizes.

Your task is to prepare a **Preliminary Design** based on the prototypes, demonstrating the best arrangement of houses and apartment blocks, with ancillary facilities. The proposal should utilize the existing topography.

**Your design** should comply with statutory and land lease requirements, satisfy functional needs, be commercially sensible, and technically feasible. The design can be modest yet should show sensitivity and imagination.

**Drawings** should clearly demonstrate how your proposal fulfils the Client's requirements and can be built. Access, drop off, pedestrian and vehicular circulation, utilities, views, open space, and the like should be fully resolved.

## 2 Site Description

See Attachment 1 Site Location Plan & Attachment 2 Site Plan

### Context

The Site is located on a slope in a suburban area.

The Site is bounded on the west by a future residential development which is expected to obstruct views from your development. The future residential development to the south is also expected to obstruct views.

On the eastern side is a gentle slope and a reservoir beyond.  
A school complex is located both to the north and south of the site.

A 6 meter Non-Building Area has been imposed in the proposed Basic Terms by the Lands Department.

### Vehicular Access

A new access road is being planned to connect the main road to the southern boundary of the site. One ingress and egress point is specified at the end of the access road in the proposed lease conditions.

### Land Use and Town Planning

The site is zoned Residential (C) under the Outline Zoning Plan.

Maximum **12 domestic storeys** are permitted.

Storeys solely for carpark, main domestic entrance/lobby, building services and landscape are not considered as a domestic storey.

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### 3 Development Brief

See Attachment 6 Lease Conditions Basic Terms

The Client intends to develop the Site into a quality residential complex with the following requirements.

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Development Potential

- **Site development potential MUST be fully utilized.**

*(For avoidance of doubt, the objective is 100% use of Plot Ratio. Failure to do so, beyond a reasonable degree, may invalidate the Paper.)*

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Houses

- Average house size to be **260 square meters** (about)
- Views to be fully exploited. Overlooking between houses/units to be minimized.
- Prototype plans provided by the Client are for reference and may be modified at architect's discretion. House sizes must not vary from prototypes more than plus or minus 10%.

*(For avoidance of doubt, exceeding the maximum permitted variation in unit size, beyond a reasonable degree, may invalidate the Paper.)*

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Medium Rise Apartments

- Average unit size to be **130 square meters** (about)
- Headroom minimum 3 meters floor to floor
- Views of surroundings to be fully exploited. Overlooking between units to be minimized.
- Access to the Residential Blocks from the car park, from the vehicular drop off to be convenient and pleasant.
- Prototype plans provided by the Client are for reference and may be modified at architect's discretion. Apartment sizes must not vary from prototypes more than plus or minus 10%.

*(For avoidance of doubt, exceeding the maximum permitted variation in unit size, beyond a reasonable degree, may invalidate the Paper.)*

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Residents Clubhouse	<ul style="list-style-type: none"><li>- Outdoor 25 meter recreational (non-competitive) swimming pool to be provided.</li><li>- Plot Ratio concessions for amenity facilities to be fully utilized, as a key requirement of the Client.</li></ul>
Building Services	<ul style="list-style-type: none"><li>- Major provisions to be indicated. Detailed design is not required.</li></ul>
Car Parks, Loading Area	<ul style="list-style-type: none"><li>- Number of spaces to comply with Lease Conditions basic terms</li><li>- Parking areas, access, ramps and the like are to be shown.</li><li>- Car parking areas must be reasonable and adequate. Detailed layout of maneuvering aisles and parking spaces are NOT required.</li></ul>
Laws of Hong Kong & Lease	<ul style="list-style-type: none"><li>- Conform to Lease Conditions and all pertinent Ordinances, Codes of Practices, Practice Notes, and the like.</li></ul>

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#### 4 Submission Requirements

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##### Design Concept Statement

Provide diagrams, sketches, text and annotations on drawings to explain design concepts and intentions. Be concise.

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##### Master Site Plan

suggested scale 1:500

Show site development (for example, site formation, vehicular and pedestrian access, buildings, roads, paths, utilities, servicing, amenities, landscaping, and the like).

Show relevant features of adjacent sites as appropriate.

Annotate drawings to demonstrate compliance with laws and regulations (for critical areas only, such as prescribed windows, where needed).

Indicate critical dimensions, vehicle turning radii, slope gradients, and the like.

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##### Master Sections

suggested scale 1:500

Show section through the development and the surrounding areas.

Show clearly street(s), site boundaries, site formation levels, and the like.

Show sections through buildings, note floor to floor heights, indicate roof levels.

Annotate drawings to demonstrate compliance with laws and regulations (for critical areas only, such as prescribed windows, where needed).

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##### Development Schedule

Attachment 7 Design Data Sheet is to be completed in full and submitted with the Examination Paper.

Show that the proposal fully utilizes the Site development potential and conforms to permissible PR and SC restrictions.

*(For avoidance of doubt, failure to FULLY UTILIZE the maximum permitted development potential, beyond a reasonable degree, may invalidate the Paper.)*

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#### 5 Presentation

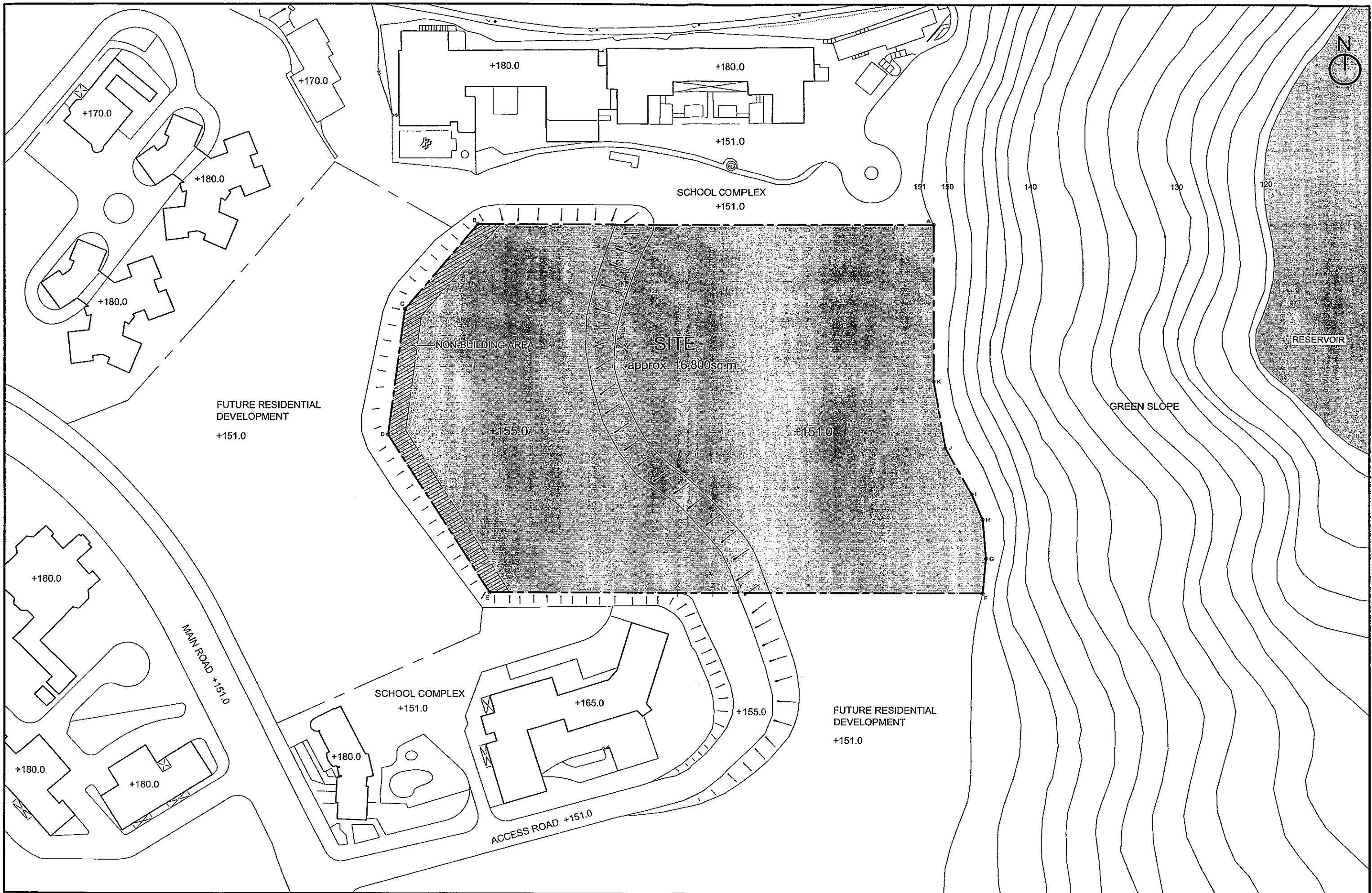
Examination paper, both A3 plain and A3 tracing, are provided. Use as appropriate.

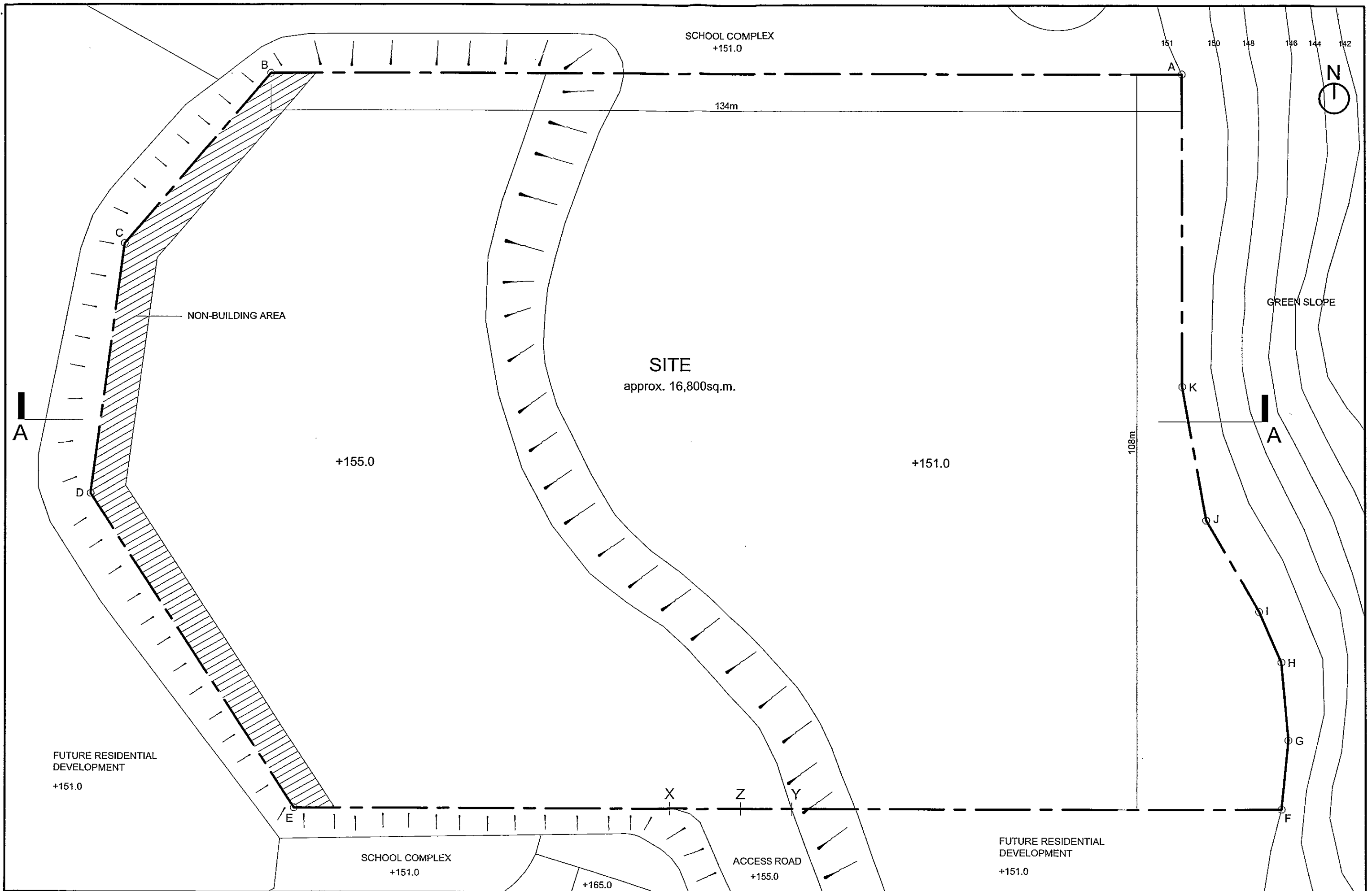
Black ink line drawings are preferred.

Use color for clarity.

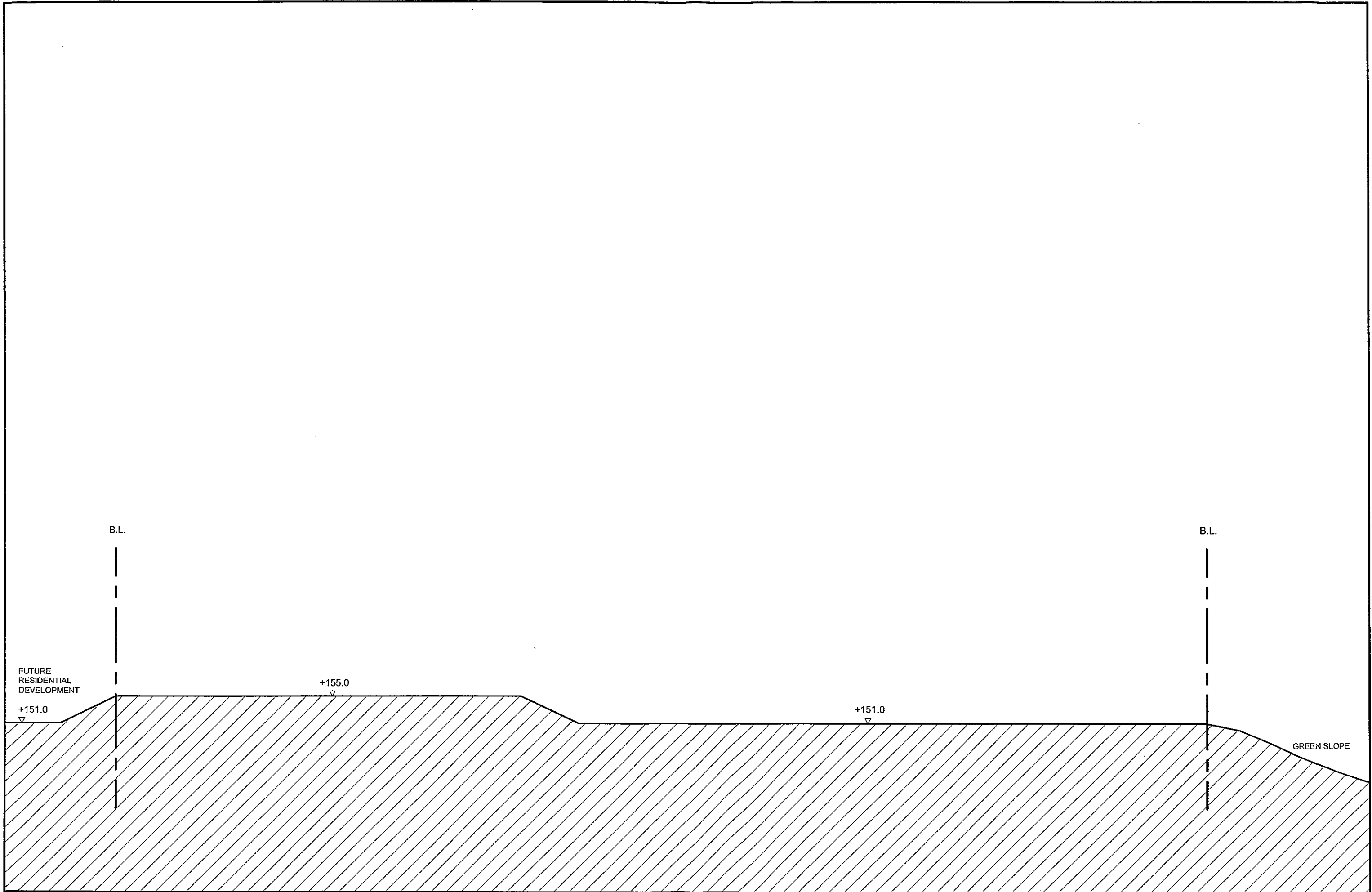
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E N D O F S I T E D E S I G N P A P E R









FUTURE  
RESIDENTIAL  
DEVELOPMENT

+151.0  
▽

+155.0  
▽

+151.0  
▽

GREEN SLOPE

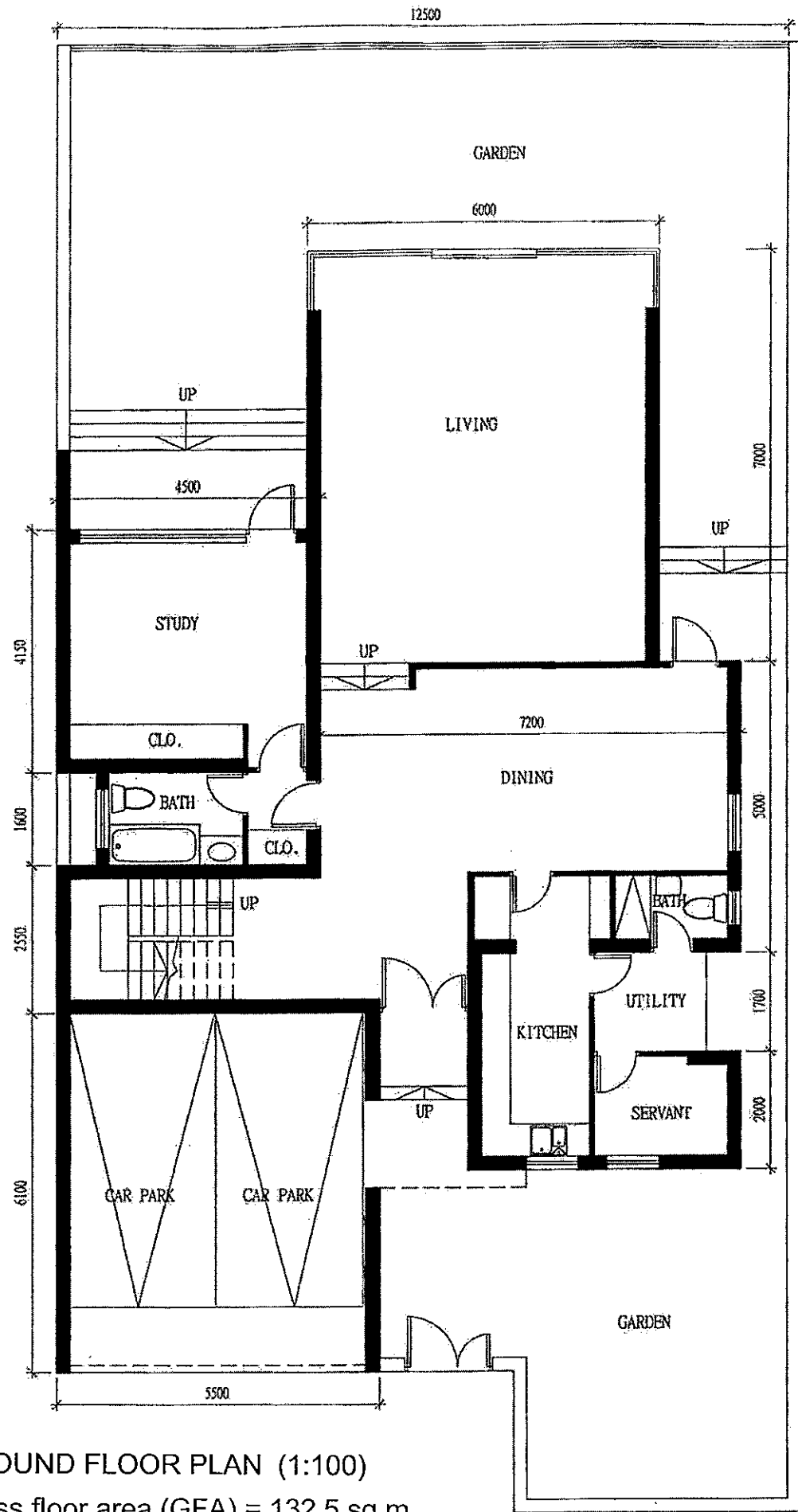


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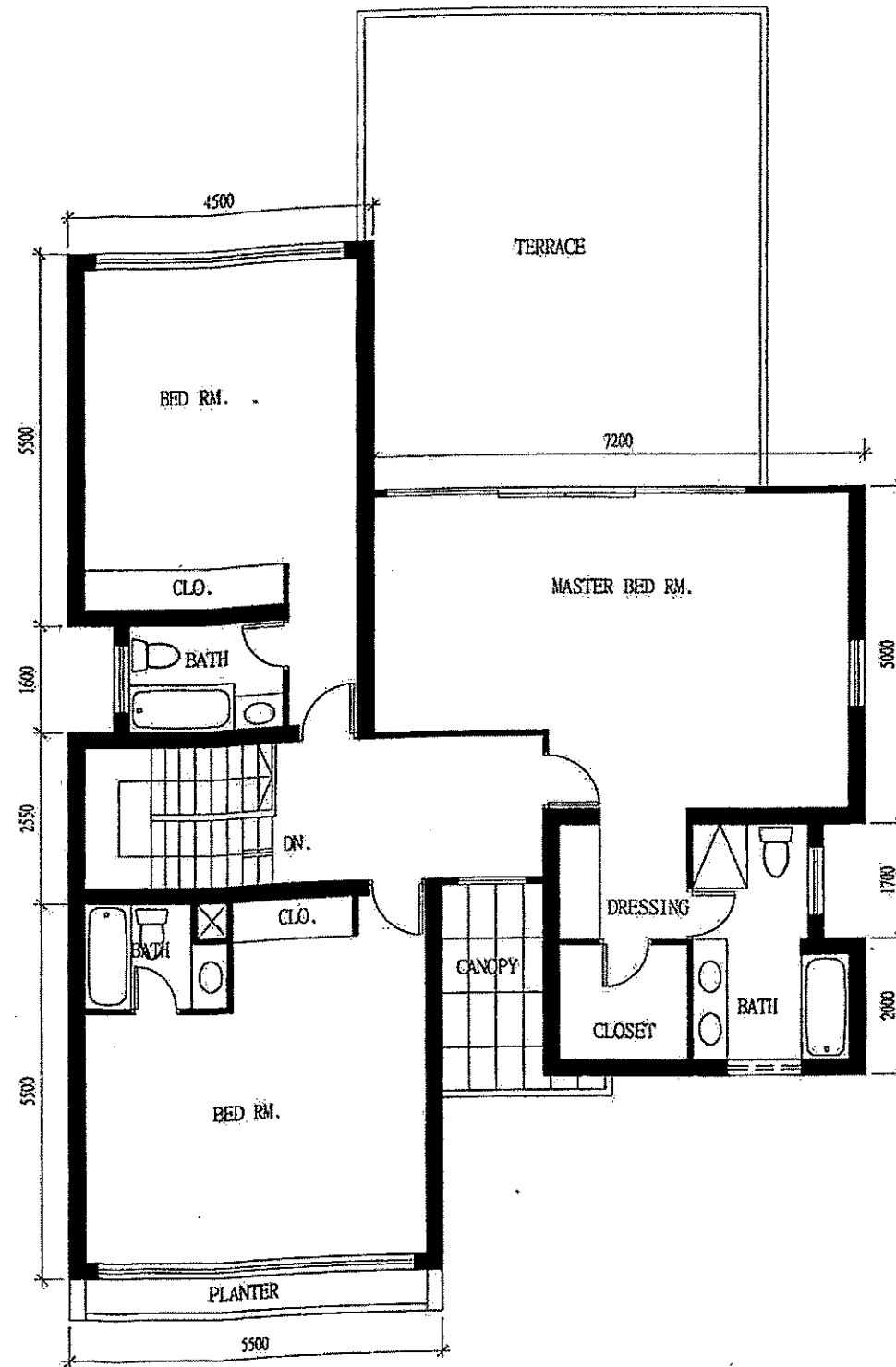
Paper 6  
SITE DESIGN

Attachment 3  
Site Section A-A

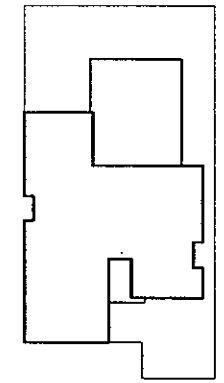
Scale  
1:500



GROUND FLOOR PLAN (1:100)  
Gross floor area (GFA) = 132.5 sq.m.



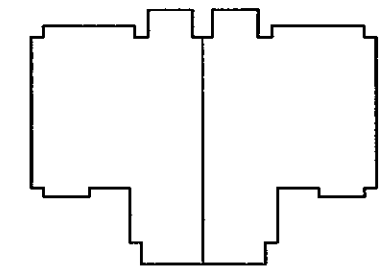
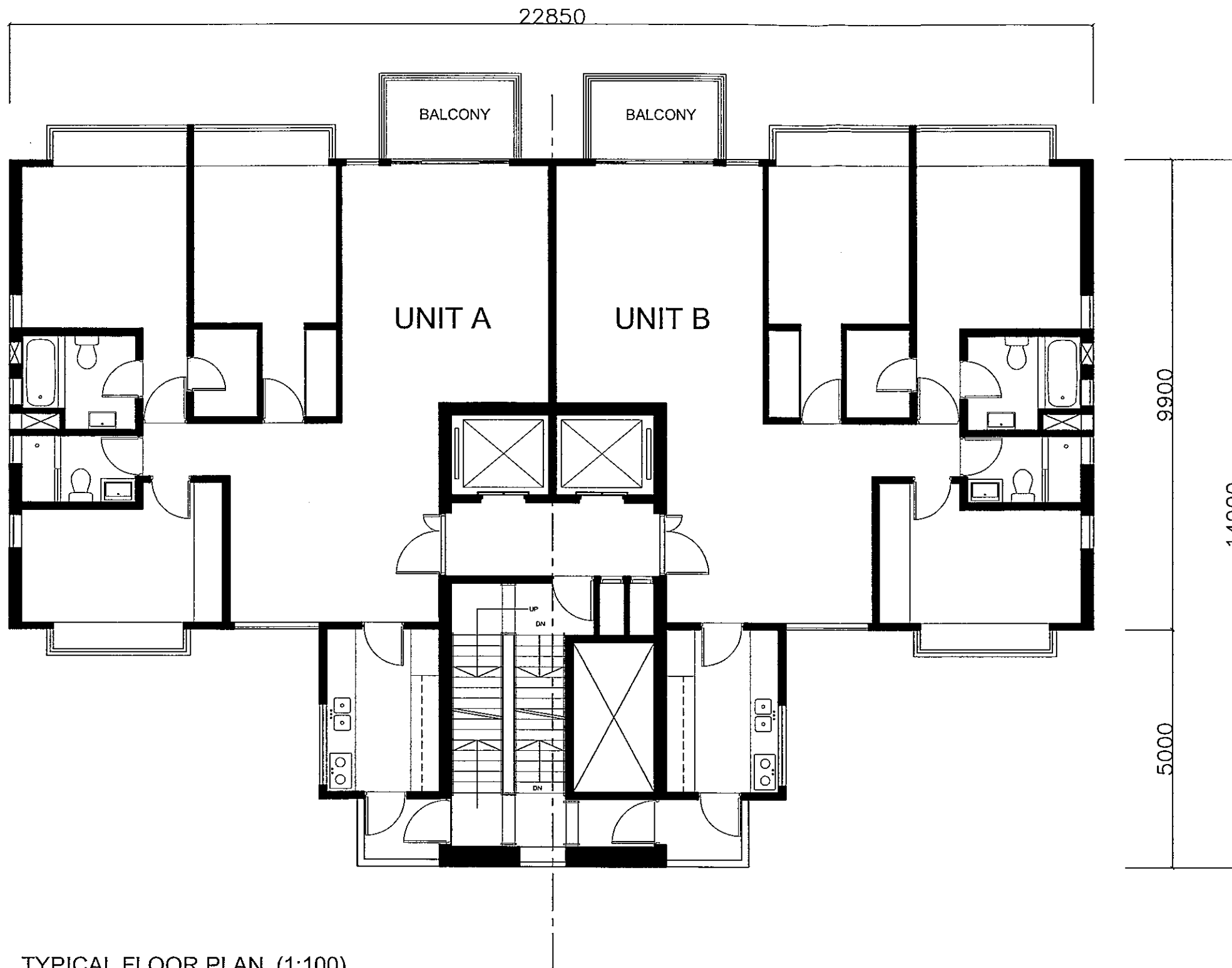
1ST FLOOR PLAN (1:100)  
Gross floor area (GFA) = 127.5 sq.m.



ROOF PLAN (1:500)

Total GFA per house = 260 sq.m.





ROOF PLAN (1:500)

TYPICAL FLOOR PLAN (1:100)

Gross floor area (GFA) for each unit = 130 sq.m.

Total GFA per floor = 260 sq.m.



**Proposed Land Lease  
to permit a residential development  
on Inland Lot No.ABCD, Hong Kong**

I refer to our previous correspondence on this matter and now write to confirm that I am prepared to recommend to the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") to proceed with the proposed land Lease so as to permit a residential development on the above lot subject to the following basic terms:-

- (1) Premium : To be determined.
- (2) Administrative fee : To be determined.
- (3) Area to be granted : About 16,800 sm (subject to survey).
- (4) Lease Term : 50 years from the date of Memorandum of Agreement.
- (5) Rent : 3% of the rateable value per annum from time to time of the lot.
- (6) User : Private residential purposes.
- (7) Building Covenant : 36 months from the date of Memorandum of Agreement.
- (8) Indemnification of Government against existing buildings and structures clause;
- (9) Development Conditions
  - (a) Total GFA : Not less than 3,000m<sup>2</sup> and not exceed 15,120m<sup>2</sup>;
  - (b) Compliance with Buildings Ordinance and Town Planning Ordinance; and
  - (c) Design, disposition and height clause;
- (10) Non-building Area : 6m from the boundary as shown hatched black on the attached plan. The exceptions are boundary walls and/or fences above ground level;

HKIA/ARB Professional Assessment 2006	Paper 6 SITE DESIGN	Attachment 6 Lease Conditions - Basic Terms
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- (11) Height Limit : +202 mPD, the restriction also applies to stair hood and plant rooms at roof level.
- (12) Vehicular Access : Between X and Y through Z shown and marked on the attached plan or such other points as may be approved in writing by the Director of lands;
- (13) Car Parking Requirements
- (i) Residential Car Park : House  
Not more than two spaces for every house
- Medium Rise  
one space for every residential unit
- (ii) Visitor Car Park : Not less than two spaces for every residential block;  
or for every 8 single residence houses
- (iii) The minimum number of car parking spaces as provided in accordance with (i) and (ii) of this item shall **not** be taken into account for the purpose of total GFA stipulated in item (9)(a) above. Any provision exceeding the minimum requirement shall be taken into account in GFA calculation.
- (14) Provision of Loading & Unloading Spaces
- : Not less than one spaces for every two residential block; or for every 8 single residence houses, minimum 3.5m x 11.0m, 4.1m headroom
- (15) Provision of sale office and show flats clauses;
- (16) Recreational facilities clause, up to maximum 5% of the total GFA
- (17) Preservation of trees and landscaping clauses;
- (18) Caretaker's office accommodation and quarters clauses;
- (19) Owner's Corporation / Committee office clause;
- (20) Restriction on alienation before compliance clause;
- (21) DMC incorporating Management Agreement clause;
- (22) One assignment clause;

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These basic terms are open for acceptance until 9 January 2007. If written confirmation that the terms offered are acceptable to you is not received by the date specified, the terms quoted will be deemed to have been withdrawn.

It is anticipated that the premium together with the above basic terms would be formally offered to you in April 2007. I must stress however that the date for the formal offer of the premium as indicated is intended for your information only and may be subject to change.

The premium figure will be assessed on current values. To facilitate the exercise, you are invited to provide information relevant to the assessment of premium to this office within 2 weeks of this letter. Please note that the late submission of the relevant information will not be entertained by this office.

I am not in a position to commit the Government in this matter and it should be clearly understood that the Government will not consider itself bound in any way by the contents of this letter. Any expenses which you may incur in respect of the proposed transaction will be, before legal document(s) giving effect to the proposed transaction are executed, at your risk.

For the avoidance of doubt, it is not intended that any legal obligation are to be created or arisen, whether by act of part performance or otherwise in favour of either yourself or the Government, nor (regardless of whether correspondence may be entered into or on the subject) will the Government accept any such obligation by virtue of this letter.

Yours faithfully,

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Candidates Number :

Room Number :

Seat Number :

**Design Data Sheet - to be submitted with Examination Paper**

**Development Schedule**

Site Area 16,800 sm (about)

Zoning Residential (C)

		<b><i>Permitted</i></b> <i>state the critical restrictions / requirements</i>	<b><i>Proposed</i></b>	<b><i>Remarks</i></b> <i>insert at own discretion</i>
1.1	Domestic GFA			
1.2	Clubhouse GFA			
1.3	Plot Ratio			
1.4	Site Coverage			
1.5	Building Height			
1.6	No. of Domestic Storeys			
1.7	Number of Carpark(s)			
1.8	Number of Loading and Unloading Bay(s)			
1.9	Open Space Provisions			