

Candidate Number:
Room No.:
Seat No.:

<h2 style="text-align: center;">Section II</h2> <p style="text-align: center;">Short Essay Questions</p>
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The HKIA/ARB Professional Assessment 2010

Paper 1

Statutory Controls in Building Works

7 December 2010

9:00 am – 12:00 noon (3 hours)

Venue

Rotunda 3, 6/F

Hong Kong International Trade & Exhibition Centre (HITEC)

Kowloon Bay

Section II (60 marks) :

Short Essay Questions (pages 1 - 4)

A total of 3 questions are to be answered.

Question 1 is compulsory (30 marks).

Answer 2 questions from Question 2, Question 3 and Question 4 (15 marks each).

Time allowed : 1 hour 50 minutes

Notes :

1. 3 answer books are provided for you.
2. Please attempt each question on a separate answer book and mark the question numbers you attempt on the answer book.
3. Remember to write your candidate number and room/seat number on the answer book and question paper. DO NOT write your name on the question paper and answer books.

Paper 1 Section II – Short Essay Questions

Question 1 (Compulsory Question – 30 marks)

Your client owns a plot of land comprising the lots shown shaded in the plan at Appendix A.

The following information is noted :

1. In the lease conditions, each of the R.P. of Lot 1 to Lot 5 is subject to a right of way clause in favour of the owners, occupants and visitors of Lot 1 to Lot 5. Other than the above, the lease conditions of Lot 1 to Lot 10 do not contain any restriction on redevelopment.
2. The relevant Outline Zoning Plan restricts the building or buildings on Lot 1 to Lot 10 not to exceed 50 mPD.
3. Neither the Transport Department nor the Planning Department has any proposal for street improvement affecting Lot 1 to Lot 10.

Your client is considering redevelopment for a composite building, with a non-domestic plot ratio of 2 for the commercial podium, with the following proposals :

Proposal 1 :

Redevelop only the land owned by your client.

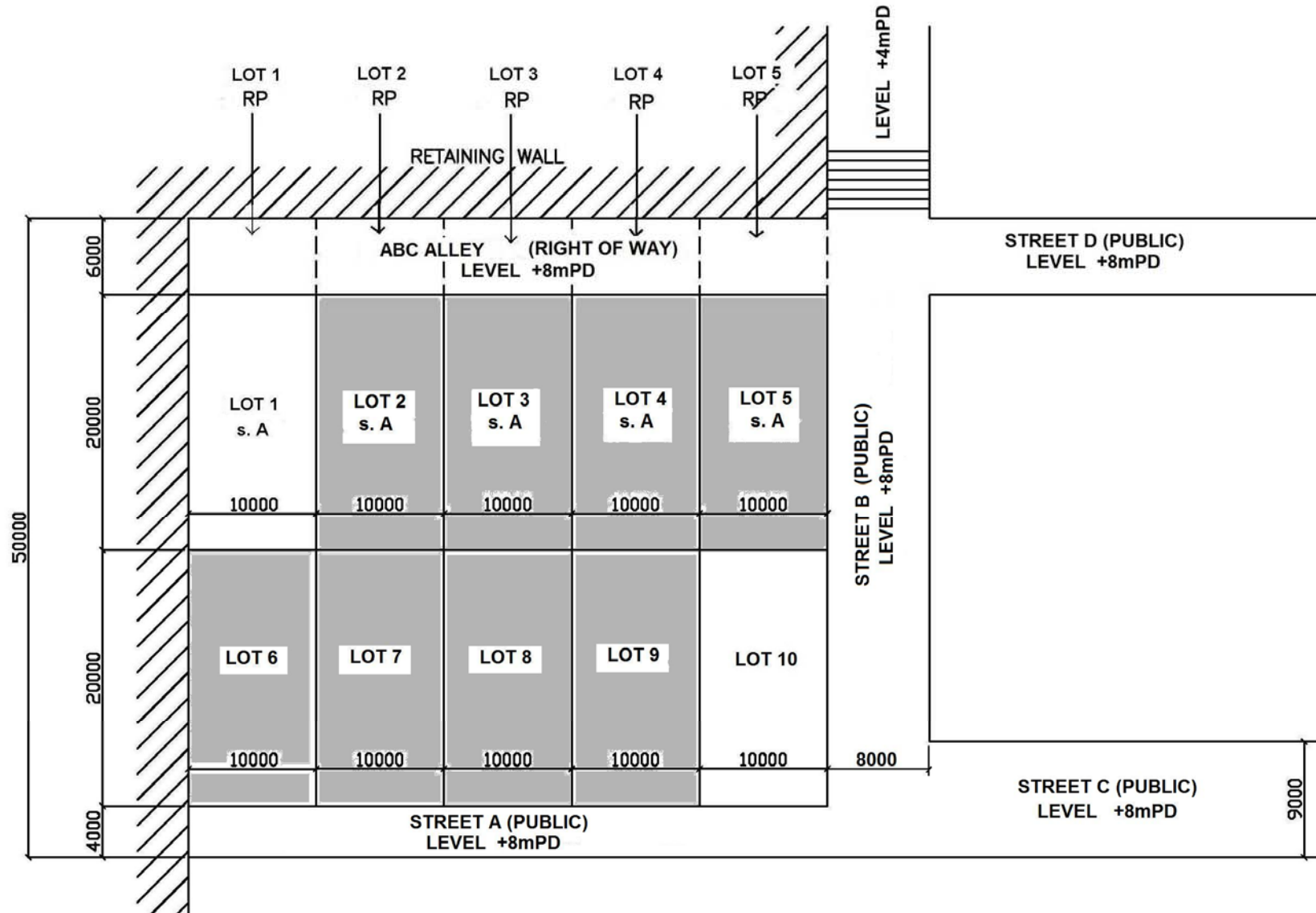
Proposal 2 :

Acquire Lot 1 s. A and R.P. and Lot 10 and redevelop Lot 1 to Lot 10 altogether.

Advise your client, with reasons, **on the two proposals** on :

- a. Whether the portion of ABC Alley within the redevelopment site can be extinguished and built over; (4 marks)
- b. Site area for redevelopment; (4 marks)
- c. Site Classification; (4 marks)
- d. The maximum permissible domestic plot ratio and permissible domestic site coverage allowed under the First Schedule of the Building (Planning) Regulations (Appendix B); (4 marks)
- e. Your client intends to set back 0.5m of the lots fronting public Street A. Please discuss :
 - (i) The effect on Site Classification; (4 marks)
 - (ii) The likelihood of getting additional plot ratio and site coverage if the 0.5m set back area is dedicated for public passage; (6 marks)
 - (iii) The maximum benefit in terms of development potential that your client may achieve. (4 marks)

Appendix A



Appendix B

The “**First Schedule**” on
“Percentage Site Coverages and Plot Ratios” extracted from
“**Building (Planning) Regulations**”

FIRST SCHEDULE

[regs. 20 & 21]

PERCENTAGE SITE COVERAGES AND PLOT RATIOS

Height of building in metres	Domestic buildings						Non-domestic buildings					
	Percentage site coverage			Plot ratio			Percentage site coverage			Plot ratio		
	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
Not exceeding 15 m	66.6	75	80	3.3	3.75	4.0	100	100	100	5	5	5
Over 15 m but not exceeding 18 m	60	67	72	3.6	4.0	4.3	97.5	97.5	97.5	5.8	5.8	5.8
Over 18 m but not exceeding 21 m	56	62	67	3.9	4.3	4.7	95	95	95	6.7	6.7	6.7
Over 21 m but not exceeding 24 m	52	58	63	4.2	4.6	5.0	92	92	92	7.4	7.4	7.4
Over 24 m but not exceeding 27 m	49	55	59	4.4	4.9	5.3	89	90	90	8.0	8.1	8.1
Over 27 m but not exceeding 30 m	46	52	55	4.6	5.2	5.5	85	87	88	8.5	8.7	8.8
Over 30 m but not exceeding 36 m	42	47.5	50	5.0	5.7	6.0	80	82.5	85	9.5	9.9	10.2
Over 36 m but not exceeding 43 m	39	44	47	5.4	6.1	6.5	75	77.5	80	10.5	10.8	11.2
Over 43 m but not exceeding 49 m	37	41	44	5.9	6.5	7.0	69	72.5	75	11.0	11.6	12.0
Over 49 m but not exceeding 55 m	35	39	42	6.3	7.0	7.5	64	67.5	70	11.5	12.1	12.6
Over 55 m but not exceeding 61 m	34	38	41	6.8	7.6	8.0	60	62.5	65	12.2	12.5	13.0
Over 61 m	33.33	37.5	40	8.0	9.0	10.0	60	62.5	65	15	15	15

(L.N. 294 of 1976)

Answer 2 questions from Question 2, Question 3 and Question 4.

Question 2 (15 marks)

- A. State the objectives of the Buildings Ordinance. (3 marks)
- B. Briefly describe the mechanisms in the Buildings Ordinance to ensure that the objectives can be achieved. (12 marks)

Question 3 (15 marks)

- A. List **six** of the grounds set out in the Buildings Ordinance that the Building Authority may rely on in the disapproval of general building plans submitted to him for approval. (6 marks)
- B. Outline the roles, responsibilities and duties of the authorized person in site supervision. (9 marks)

Question 4 (15 marks)

- A. Please discuss :
 - (i) Under what circumstances should Master Layout Plans (MLPs) be required for submission? (2 marks)
 - (ii) For each circumstance mentioned in (i) above, which government authority or department should the MLPs be submitted to? (2 marks)
 - (iii) What information is required to be included in the MLPs? (5 marks)
- B. Describe the statutory and administrative controls for ground investigation works for private developments in Scheduled Area No.1 (Mid-levels area) (6 marks)

END OF PAPER