

Candidate Number:

Room No.:

Seat No.:

<p><b>Section II</b> Short Essay Questions</p>
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## HKIA/ARB Professional Assessment 2005

### Paper 1

### Statutory Controls in Building Works

13 December 2005  
9:00 am – 12:00 noon (3 hours)

Venue

Room 102  
The Hong Kong Examinations and Assessment Authority  
17 Tseuk Luk Street  
San Po Kong  
Kowloon

#### **Section II (60 marks) :**

Short Essay Questions (pages 1 – 10)

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. 1 answer book is provided for you.
2. Mark the question numbers you attempt on the answer book.
3. Remember to put down 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 is compulsory (30 marks).**

### **Question 1 (30 marks)**

Your client owns a site abutting on a street of 12m width at the front and a private lane of 3m width at the rear. The site is zoned R(A) under the relevant Outline Zoning Plan.

Your client wishes to develop the site into a composite building. For this purpose, he has prepared some sketch plans and notes, as shown in Appendix A.

Please comment on the feasibility of your Client's proposal, under the Buildings Ordinance Building (Planning) Regulations and allied regulations, in relation to the following topics:

- (a) development potential
- (b) planning
- (c) means of escape
- (d) lighting and ventilation

Note:

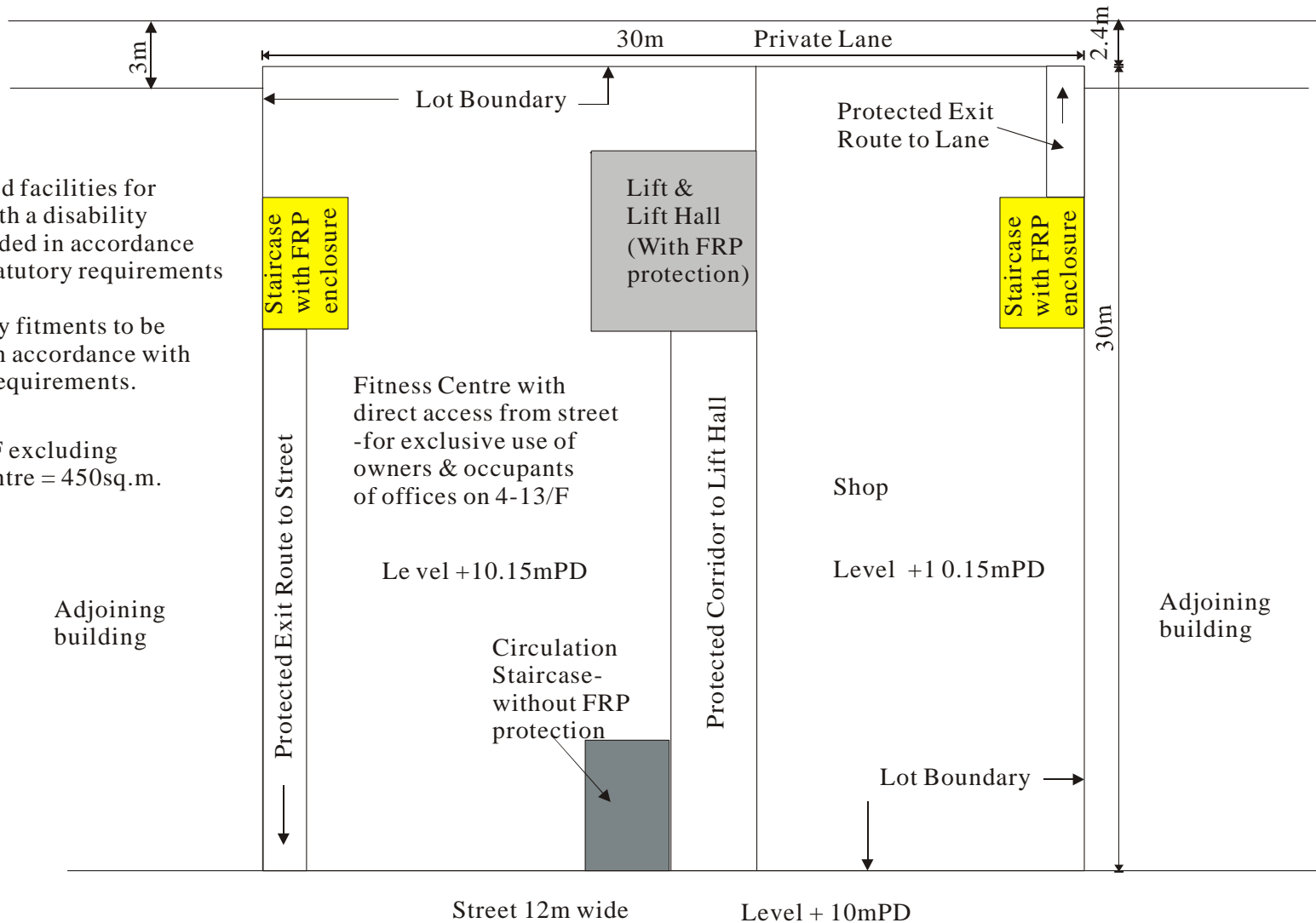
The "**First Schedule**" on "Percentage Site Coverages and Plot Ratios" extracted from "Building (Planning) Regulations" is in Appendix A (8 of 8).

**Appendix A (1 of 8)  
For Question 1**

**NOTE:**  
All required facilities for persons with a disability to be provided in accordance with the statutory requirements

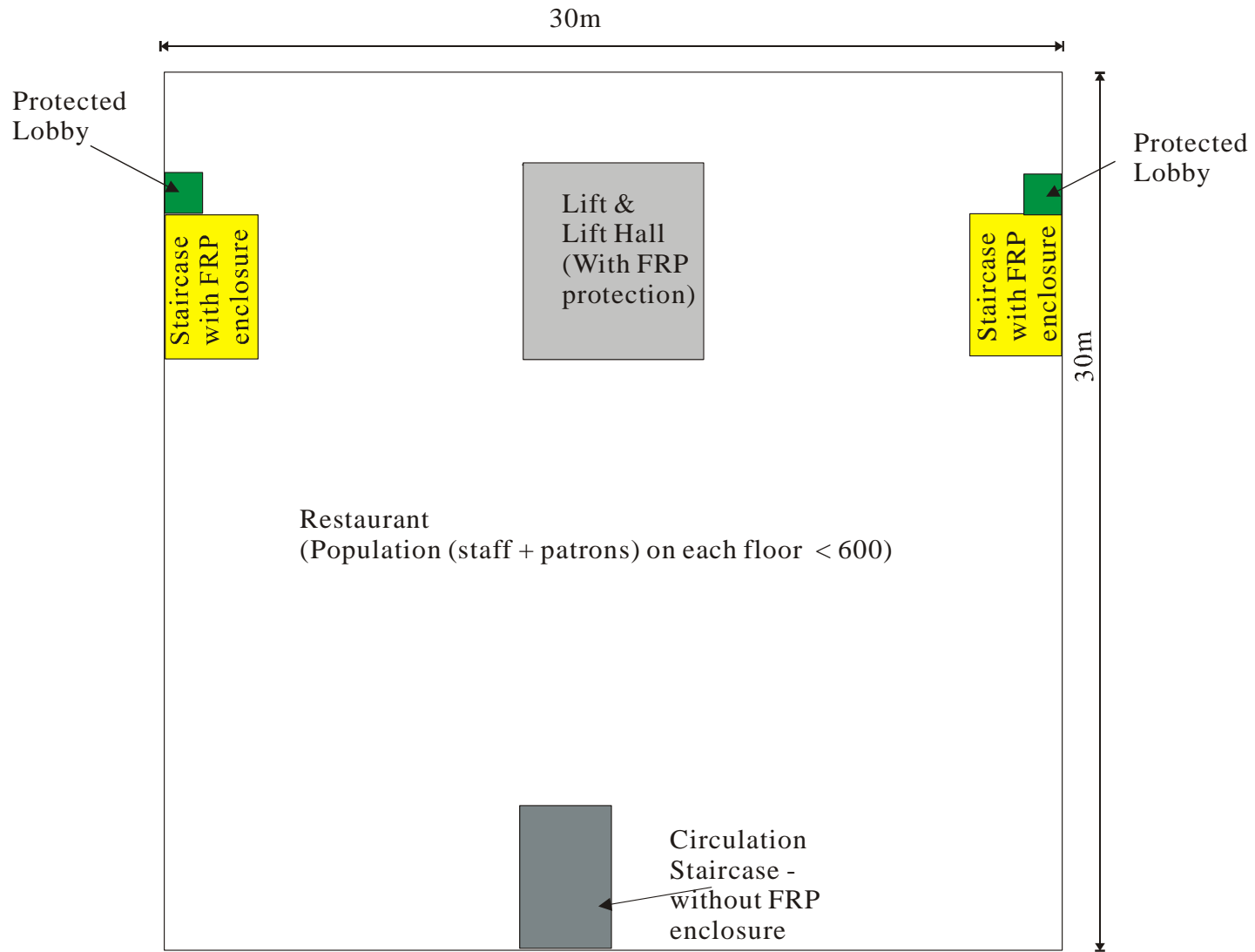
All sanitary fitments to be provided in accordance with statutory requirements.

GFA of G/F excluding Fitness Centre = 450sq.m.



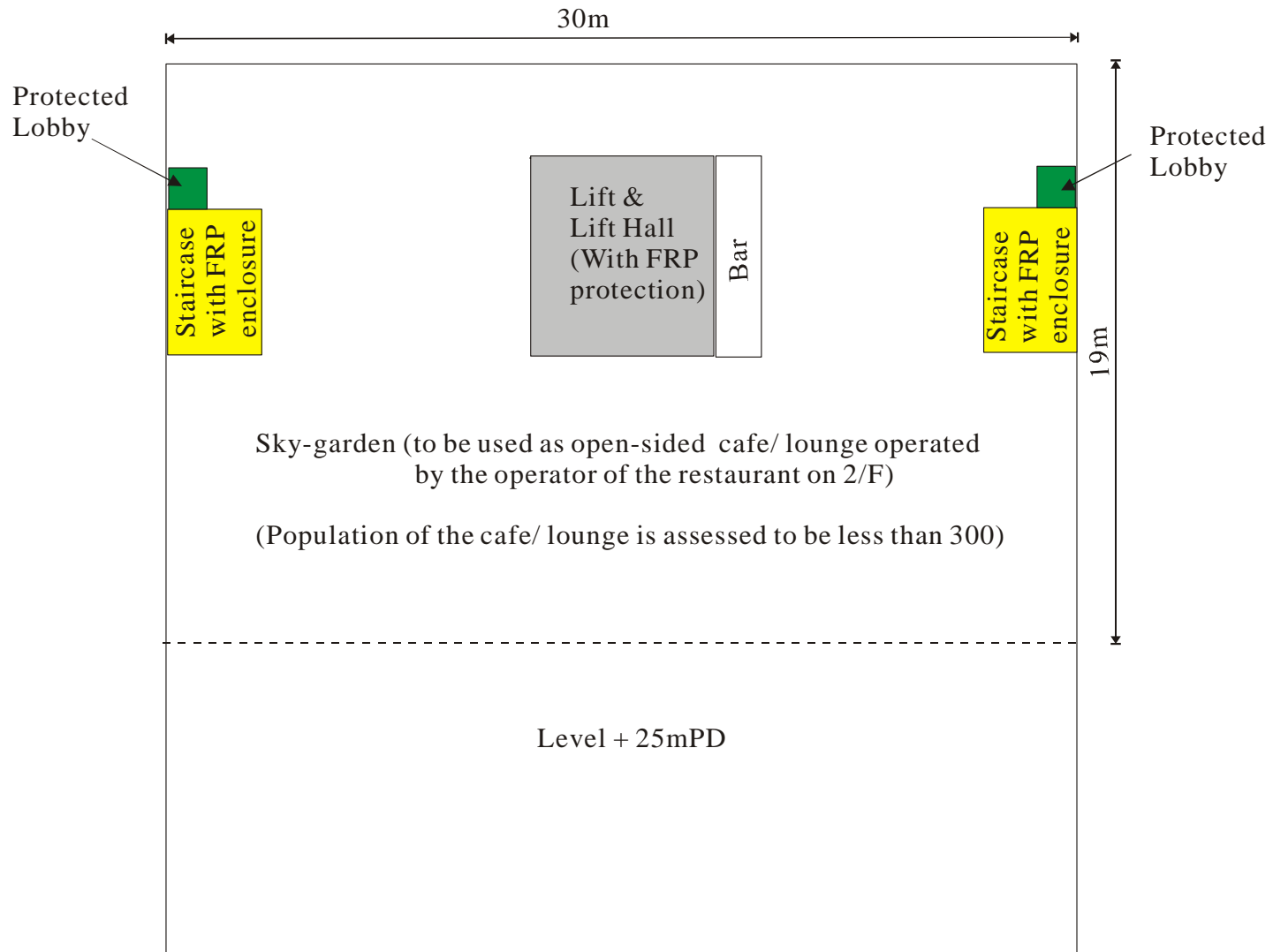
G/F Plan

**Appendix A (2 of 8)  
For Question 1**



1/F & 2/F Plan

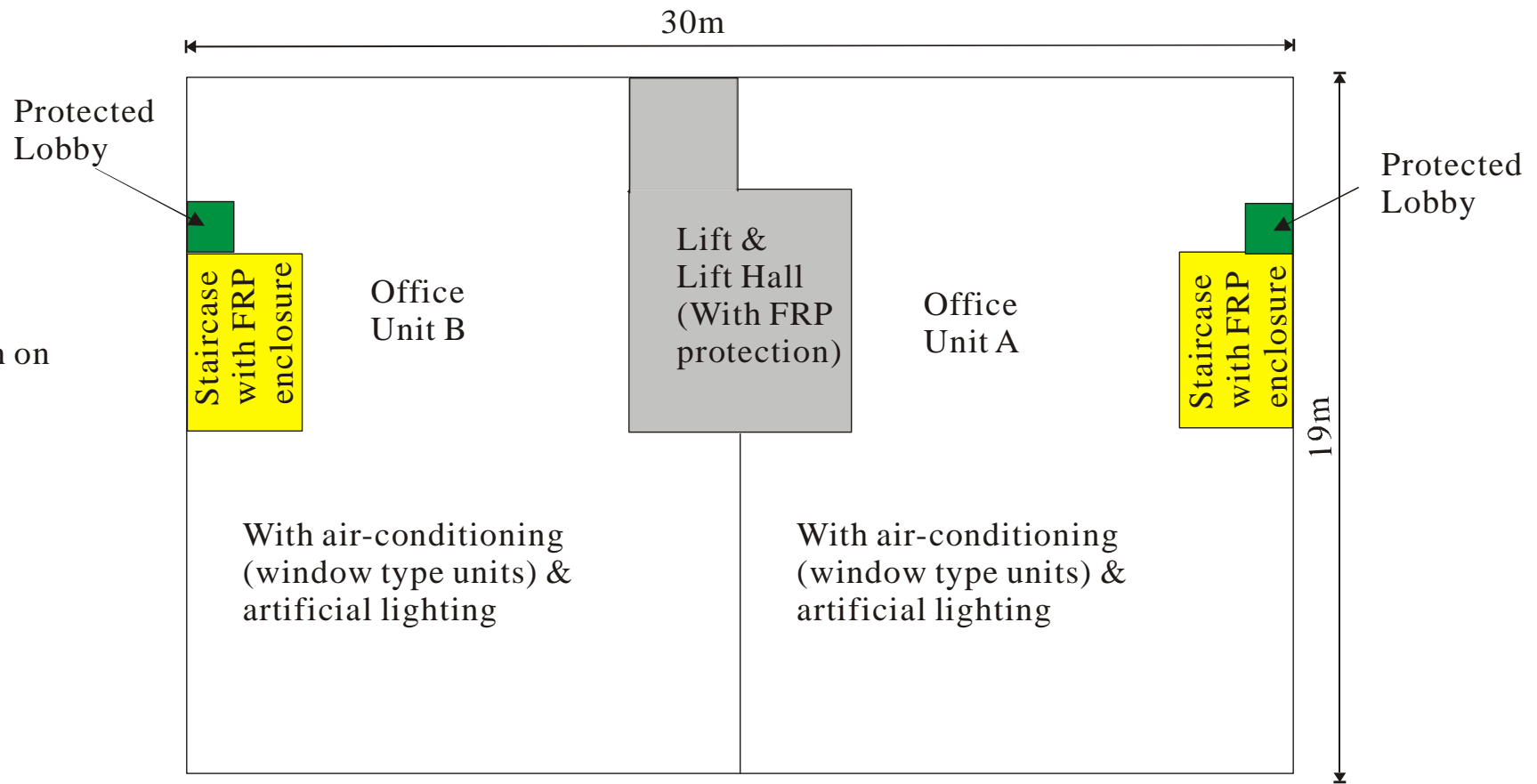
**Appendix A (3 of 8)  
For Question 1**



3/F Plan

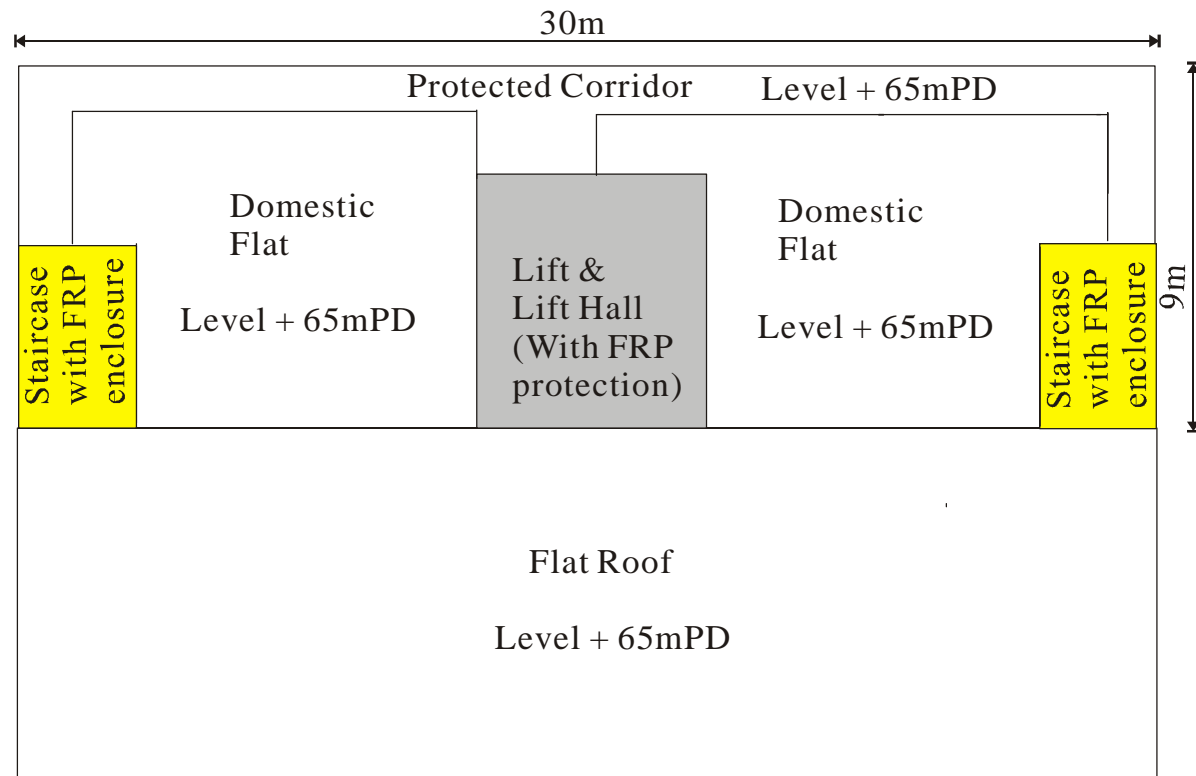
**Appendix A (4 of 8)  
For Question 1**

**NOTE:**  
Total population on  
each floor < 60



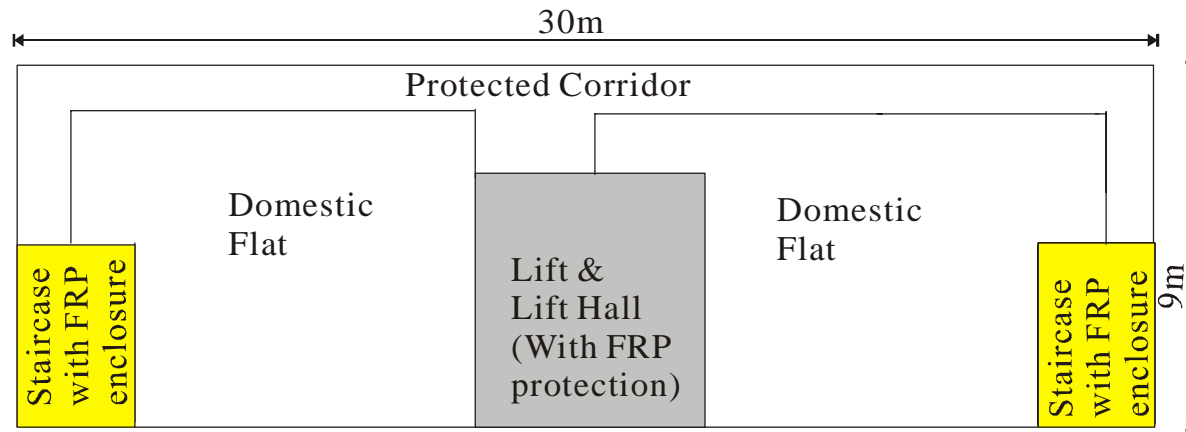
4/F - 13/F Plan

**Appendix A (5 of 8)  
For Question 1**

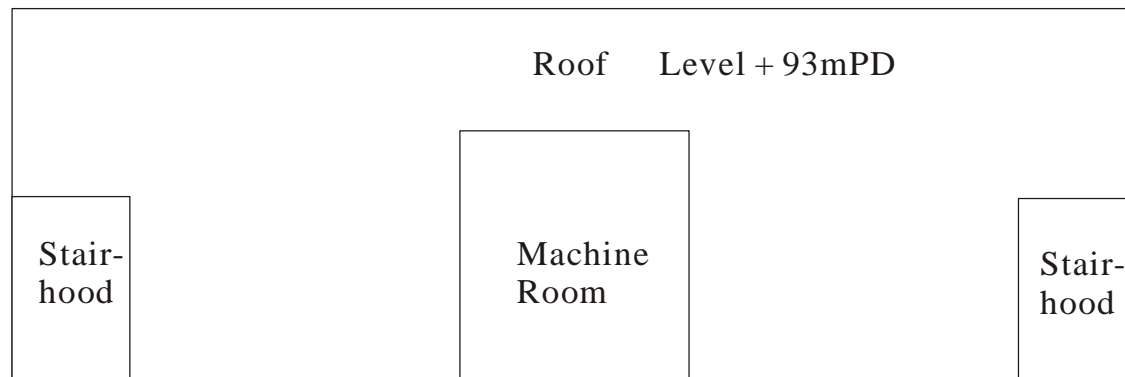


14/F Plan

**Appendix A (6 of 8)  
For Question 1**



15/F - 39/F Plan



Roof Plan



**Notes Related to the Sketch Plans Prepared by Your Client**

Site Area : 30m x 30m = 900m<sup>2</sup>

**Class of site : A**

No set back is required for the provision of lane as a private lane of 3m is already provided at the rear of the site.

**Site coverage**

	Permitted Site Coverage	Site Coverage Provided
G/F – 2/F (Height not exceeding 15m)	100%	100%
3/F – 13/F (Height not exceeding 55m)	64%	63.33%
14/F – 39/F (Height not exceeding 61m)	33.33%	33%

**Plot Ratio**

**Non-domestic**

G/F : GFA excluding Fitness Center : 450 m<sup>2</sup>

Fitness center: not accountable (used as recreational center for the occupants of the offices on 4/F to 13/F)

1/F & 2/F : Restaurant : 30m x 30m x 2 = 1800m<sup>2</sup>

3/F : Sky garden (non-accountable under Joint Practice Notes No.1 & 2)

4/F – 13/F: Office : 30m x 19m x 10 = 5700m<sup>2</sup>

Total non-domestic GFA = 450m<sup>2</sup> + 1800m<sup>2</sup> + 5700m<sup>2</sup> or 7950m<sup>2</sup>

Plot ratio of non-domestic accommodation = 7950m<sup>2</sup>/900m<sup>2</sup> or 8.83

Permitted plot ratio for non-domestic accommodation having a building height of 55m is 12.2

Hence permitted non-domestic plot ratio > actual non-domestic plot ratio

**Domestic**

Total GFA for 14/F – 39/F = 9m x 30m x 26 or 7020m<sup>2</sup>

Plot ratio of domestic accommodation = 7020m<sup>2</sup>/900m<sup>2</sup> or 7.8

Permitted plot ratio for domestic accommodation having a building height over 61m is 8

Hence permitted domestic plot ratio > actual domestic plot ratio

**Appendix A (8 of 8)**  
**For Question 1**

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 any TWO (2) questions from Question 2, Question 3 and Question 4**  
**15 marks each**  
**Total 30 marks**

**Question 2 (15 marks)**

- (i) Differentiate the following terms **(5 marks)**:
- (a) Class A site and Class B site
  - (b) Gross Floor Area and Usable Floor Space
- (ii) Advise on the effect of a Master Layout Plan under the Town Planning Ordinance and a Master Layout Plan under lease conditions from the perspective of the Buildings Ordinance. **(10 marks)**

**Question 3 (15 marks)**

Describe the circumstances that an Authorized Person, a Registered Specialist Contractor or a Registered General Contractor may be prosecuted or disciplined under the Buildings Ordinance.

**Question 4 (15 marks)**

How would you, as an Authorized Person, prepare for the application of an Occupation Permit?

**E N D O F P A P E R**