

Candidate Number:
Room No.:
Seat No.:

Section II Short Essay Questions
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HKIA/ARB Professional Assessment 2006

Paper 1 Statutory Controls in Building Works

13 December 2006
9:00 am – 12:00 noon (3 hours)

Venue
Room 102 and 402
The Hong Kong Examinations and Assessment Authority
17 Tseuk Luk Street
San Po Kong
Kowloon

Section II (60 marks) :
Short Essay Questions (pages 1 – 5)
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 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 two sites (Site I and Site II) on Hong Kong Island. Appendix A shows the location of the sites and Appendix B provides details of the two sites.

Both sites are zoned under Residential Group B (R(B)) in the Outline Zoning Plan.

There is no restriction on the development intensity under both the lease and the Outline Zoning Plan for the two sites.

Street X and Street Y are public streets 4.5 m wide maintained by Highways Department.

Street Z is a public street of 4m wide also maintained by Highways Department.

When Site III was developed, a passageway in the form of a thoroughfare was created within Site III for the sole enjoyment of the owners of Site III. (Refer to Appendix A)

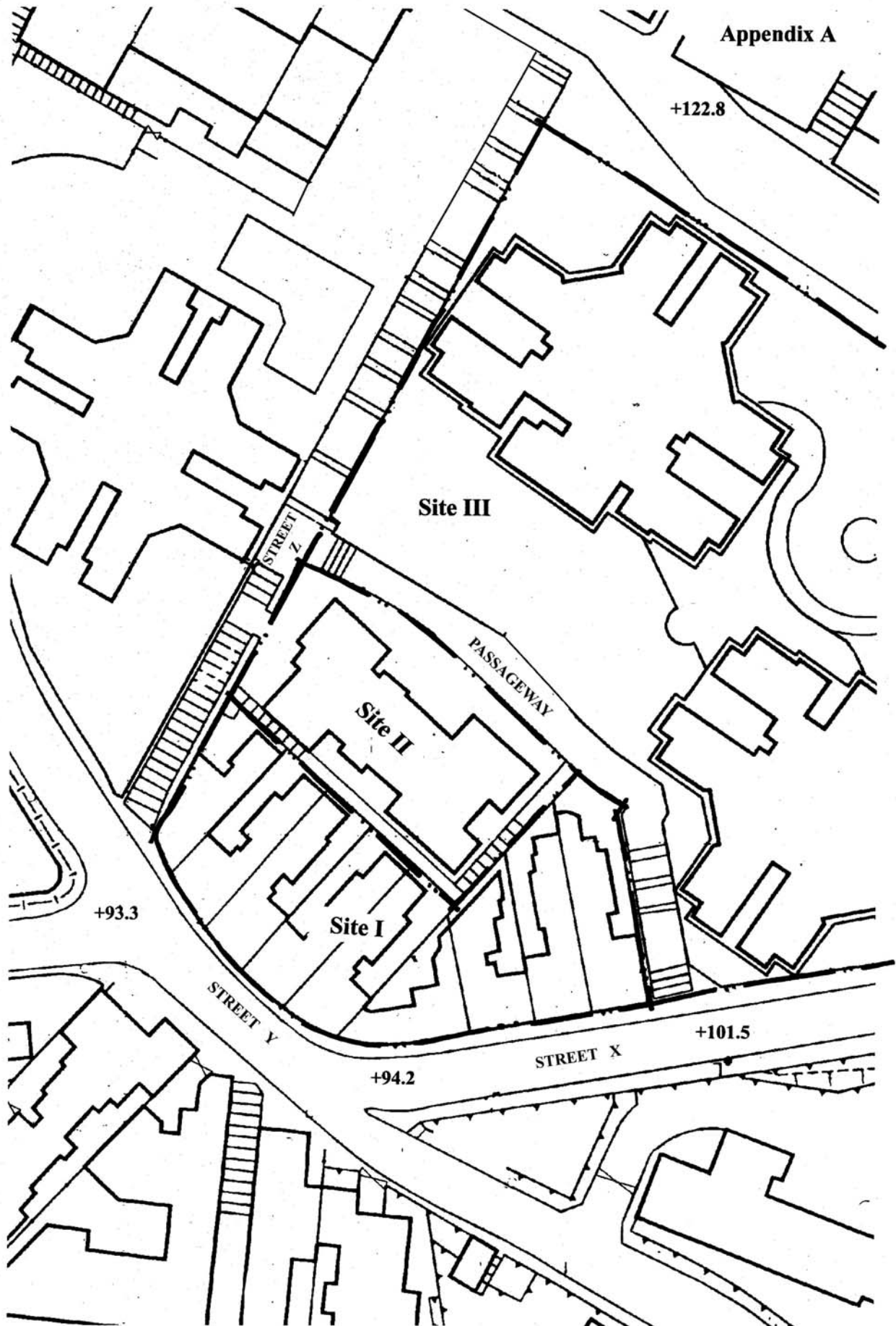
The rear boundaries of Site I (FGH) are adjoining the 1.5 m wide lane (right of way) of Site II.

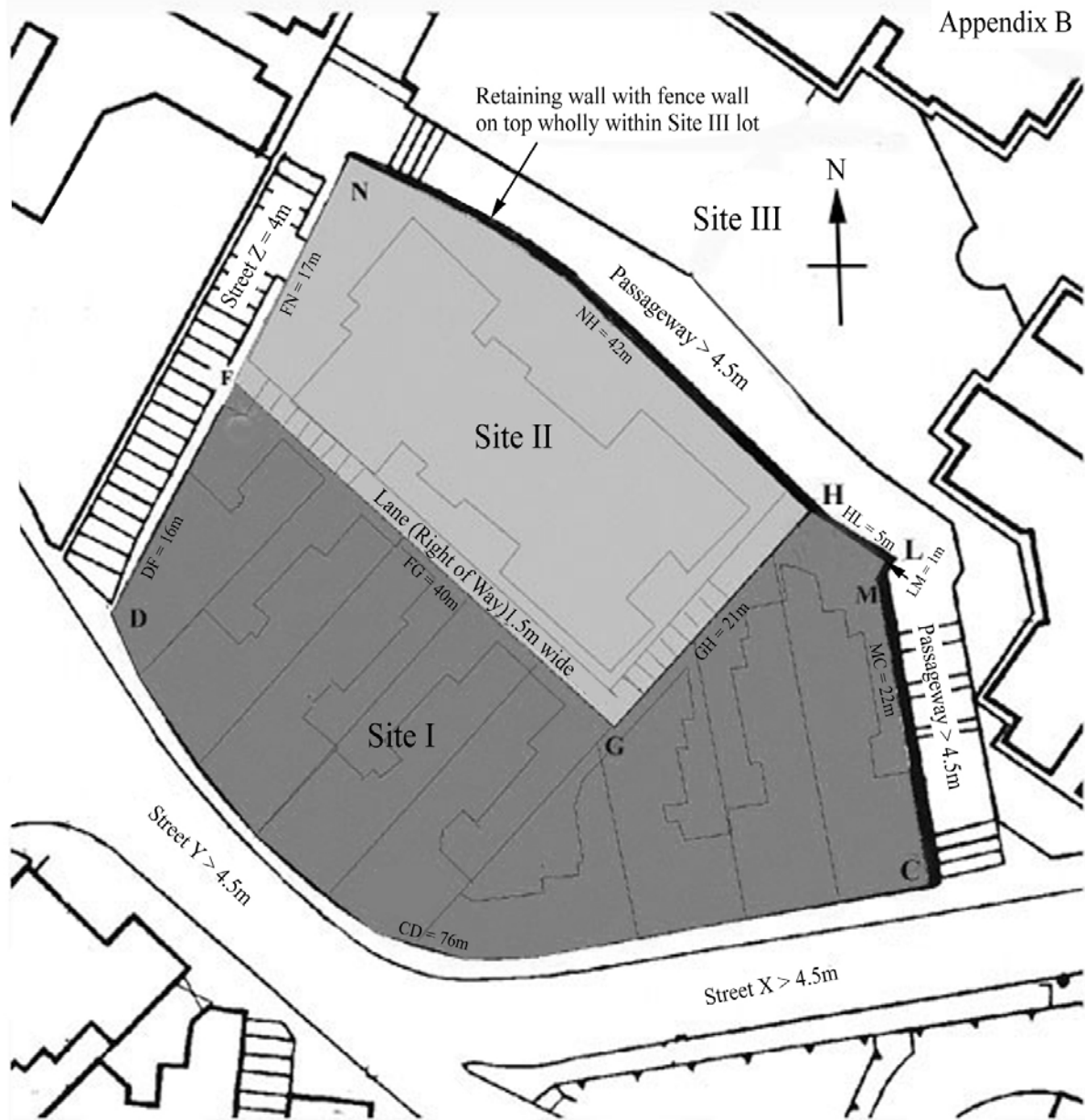
This lane at the rear and side of Site II is subject to a right of way in favour of Site I.

Based on the existing site characteristics, please advise your client on the following with supporting reasons:-

- (i) Can Site I and Site II be combined to form one site for the purpose of redevelopment? (2 marks)
- (ii) Whether the area of the 1.5 m wide existing lane (right of way) at side and rear of Site II could be included in site area for plot ratio and site coverage calculations in case of:-
 - (A) Redevelopment of combined site (Site I & Site II) irrespective of your advice to (i), assuming the sites can be combined. (3 marks)
 - (B) Redevelopment of Site II only (3 marks)
- (iii) Irrespective of your advice to (i) above, the site classification and permissible development intensity of the combined Site I & Site II, assuming the sites can be combined. (4 marks)

- (iv) Irrespective of your advice to (i) on Page 1, the respective site classification and permissible development intensity of the individual sites (Site I & Site II) assuming the sites cannot be combined. (6 marks)
- (v) Any alternative options to maximize the development intensity if:-
- (A) Site II to be developed alone (4 marks)
 - (B) Site I to be developed alone (4 marks)
 - (C) Site I and Site II to be combined to form a single site (4 marks)





CD = 76m
 DF = 16m
 FG = 40m
 GH = 21m
 HL = 5m
 LM = 1m
 MC = 22m
 FN = 17m
 NH = 42m

Area of Site I : 1360 sq.m.
 Area of lane (Right of Way) : 90 sq.m.
 Area of Site II including lane : 760 sq.m.

Question 2 (15 marks)

- (a) List the documents that the Buildings Department would check in connection with an application for an occupation permit. (9 marks)
- (b) List the documents that should be submitted to the Buildings Department in connection with the application for approval of new general building plans for a new development project. (6 marks)

Question 3 (15 marks)

- (a) Who would be responsible for the preparation and submission of a supervision plan? (2 marks)
- (b) When should the supervision plans be submitted to the Buildings Department? (2 marks)
- (c) What are the duties and responsibilities of an Authorized Person and a Registered General Building Contractor under the site supervision plan system? (11 marks)

Question 4 (15 marks)

- (a) Please list the practices currently adopted by the Building Authority for the exclusion of car-parks and loading and unloading space from gross floor area calculation under regulation 23(3)(b) of the Building Planning Regulations. (8 marks)
- (b) List the features, apart from carparks and loading and unloading spaces, that may be disregarded for the calculation of gross floor area under Building (Planning) Regulations 23(3)(b) and Building (Planning) Regulations 23A(3) for a new hotel building. (7 marks)

E N D O F P A P E R