

**Candidate Number:**

**Room No.:**

**Seat No.:**

## **Section II**

Short Essay Questions

# **The HKIA/ARB Professional Assessment 2008**

## **Paper 1**

### **Statutory Controls in Building Works**

8 December 2008

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 – 6)

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. 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 vacant site at the Mid-levels falling within Scheduled Area No. 1. While there is no restriction under the lease, the site is zoned for R(A) in the Outline Zoning Plan with a height restriction to a maximum of 170mPD. The following are appended for information: -

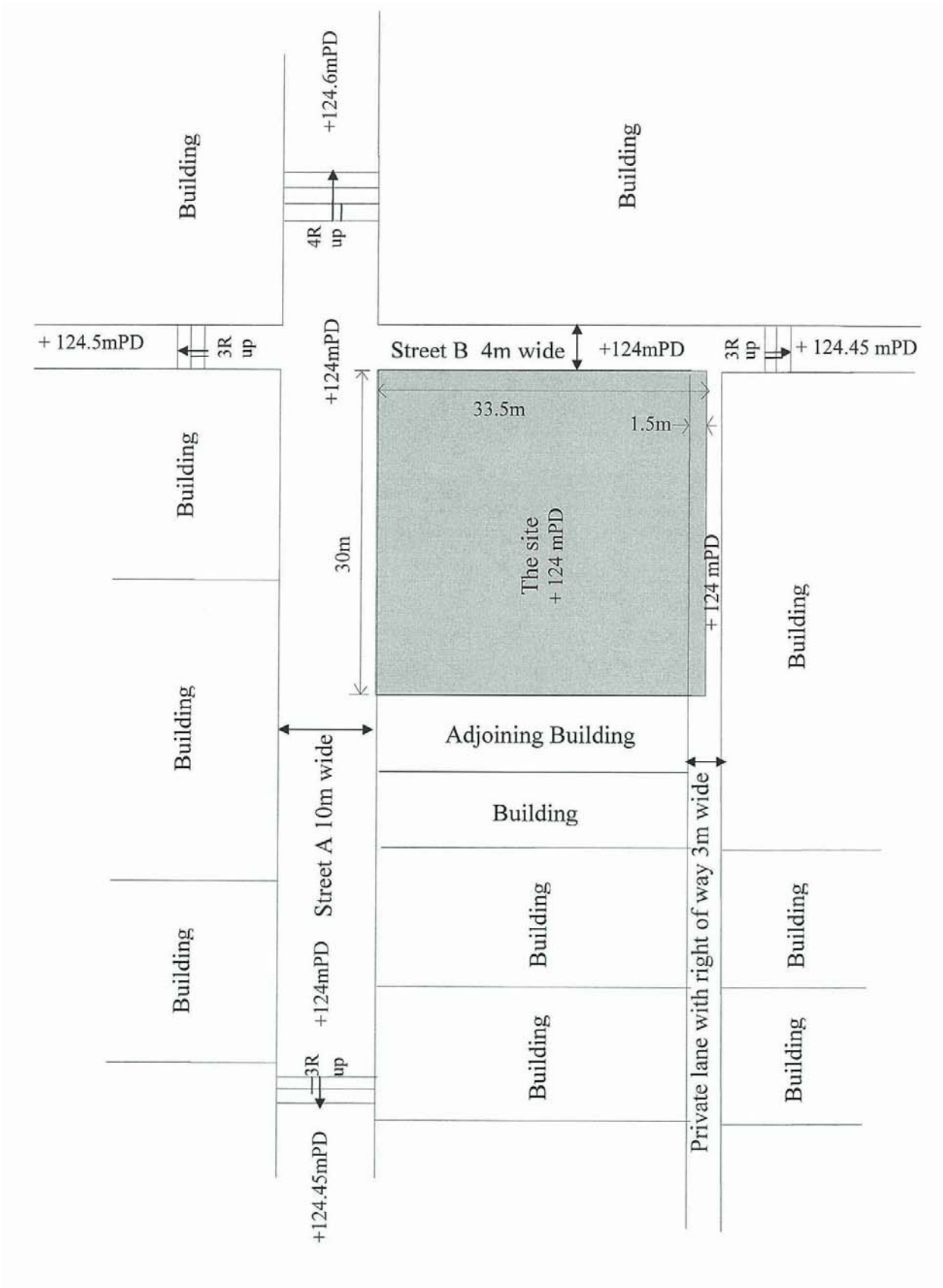
- (1) Appendix A - A site plan for the site, coloured grey
- (2) Appendix B - An extract of the permitted uses for the R(A) zone
- (3) Appendix C - The “First Schedule” on Percentage Site Coverages and Plot Ratios” extracted from “Building (Planning) Regulations”

Your Client wishes to develop the site into a development with 2 levels of basement and ground floor for shops and the upper floors for residential flats.

- A. Please advise your Client on the feasibility of his proposal in terms of
- (1) site classification; (5 marks)
  - (2) the site areas for the purpose of calculating the permissible plot ratio / site coverage; (5 marks)
  - (3) geotechnical aspects; (5 marks)
  - (4) fire safety. (5 marks)

Please substantiate with details your advice to your Client.

- B. In the event your Client wishes to develop the site into a development with flats only. Please advise on the maximum gross floor areas your Client can have. You should state the assumptions made in advising your Client. (10 marks)



**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

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

## FIRST SCHEDULE

[regs. 20 &amp; 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 criteria for assessing the level of site supervision. (7 marks)
- B. State the circumstances that require full-time site supervision under different streams. (8 marks)

**Question 3 (15 marks)**

Describe the building control system under the Buildings Ordinance for

- A. new building works; and (8 marks)
- B. existing buildings. (7 marks)

**Question 4 (15 marks)**

- A. For the purpose of determining the permitted site coverage and plot ratio under the Building (Planning) Regulations, how is gross floor area measured and determined. (10 marks)
- B. State the factors that would affect the determination of the number of staircases required for a proposed development. (5 marks)

**END OF PAPER**