

Candidate Number :

Seat Number :

HKIA / ARB Professional Assessment 2009

Paper 6

SITE DESIGN

100 Marks

17 December 2009

9:00 am – 1:00 pm (4 hours)

Hong Kong International Trade & Exhibition Centre (HITEC)
Kowloon Bay

ONE COMPULSORY QUESTION

General Notes

Format	Examination paper, both A3 plain and A3 tracing, are provided. Use as appropriate.
Presentation	Black ink line drawings are preferred. You may use color for highlights if necessary. Do NOT use RED.

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Attachment 1	Proposed Basic Terms from Lands Department	
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Attachment 3	Location Plan	1:1000 (A3 size)
Attachment 4	Site Plan	1:500 (A3 size)
Attachment 5	Site sections A-A & B-B	1:500 (A3 size)
Attachment 6	Plan of Prototype A	1:200 and 1:500 (A3 size)

1 PROBLEM STATEMENT

Your client,

a prestigious local developer, who intends to build **an urban renewal development** has received a letter from Lands Department to permit the Development on the subject Site with certain basic terms. Your office has been commissioned to prepare a **preliminary master layout plan** to explore the **feasibility** of the development in accordance with the proposed basic terms and any other statutory enactment imposed on the site.

The Brief

The site is located in one of the urban areas in Hong Kong Island. The renewal development comprises **high rise Residential units** with carpark up to the maximum Gross Floor Areas allowed in the proposed basic terms of the lease conditions.

In addition to the **private open space** to be solely enjoyed by the residents, your client is required to provide **public local open space** accessible by the public, and to respect an **existing temple building** within the site, also to be accessible by the public.

There is a preferred **prototype layout** for the residential tower, of which the size and the external configuration can be adjusted to suit your proposed preliminary master layout plan within 5% variation. It is also specifically required by the client that the residential units shall have a minimum floor to floor height of **3.30m**.

Your task

is to demonstrate the optimum arrangement of the blocking within the site so as to fully utilize the **development potential**, and to **respond to site conditions, orientation and views** and the **compliance of statutory requirements**.

Special attention should be taken for the **pedestrian traffic flow, vehicular traffic arrangement and drop off, and the provision of private and public open spaces, which should be segregated from each other. The arrangement of the blocking and open spaces should also address the preservation of the existing temple building.**

Your design proposal

should be modest yet imaginative, and must be functionally and commercially sensible, technically feasible, and shall comply with basic statutory requirements and conditions provided by the proposed basic terms by the Lands Department.

2 SITE DESCRIPTION

Site Context

The Site is located in the existing urban area in Hong Kong Island. The area has been zoned as CDA by Planning Department. It is located at the foot of the slope and there is level difference within the site.

The Site is surrounded by the urban developments to its east, west and north. The slope to its south provides greenery and view for the proposed development.

The site is separated from the adjacent developments to its north and east by road A and road B respectively. Both roads are of width more than 10m, and road B slopes upward gently. To the west, the site directly abuts an adjacent residential development. To the south is the slope. For the purpose of this Paper, it can be assumed that there will be no future developments on this slope and it would be accepted by Buildings Department that all windows facing this area are deemed to be facing directly into the external air.

Access and services

There is ingress and egress point at both Access Roads as specified in the proposed Land Lease and the Site Plan. It is permitted to use both if it suits the design proposal.

Height Restriction

Please refer to the proposed Basic Terms (Attachment 1) for control of building height in Lease Conditions.

The definition of the building height for this Paper shall refer to the level of the roof of the highest usable floor area.

3 SUBMISSION REQUIREMENTS

Master Site Plan

suggested scale 1:500

- Show site development at the roof level.
- Include access point for vehicles and pedestrians.
- Show relevant features of adjacent sites.
- Show uses, levels, circulation, lighting and ventilation provisions whenever necessary, open space etc which relevant to the Site Design.
- Plans at different levels can be added to demonstrate your design if necessary.
- Show area of carpark provision

Master Sections

suggested scale 1:500

- Demonstrate design along Section A-A and B-B.
- All sections should indicate clearly the Site boundary, Site formation levels, floor levels of different blocks and the design features.

Development Schedule

work on Attachment 2

- Design Data Sheet to be completed
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E N D O F P A P E R 6

Lands Department

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

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 CDA 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 **15,000 square meters** (subject to survey), excluding existing temple area.
- (4) Lease Term : 50 years from the date of Memorandum of Agreement.
- (5) Rent : 3% of the ratable value per annum from time to time of the lot.
- (6) User : Private residential
- (7) Building Covenant : 36 months from the date of Memorandum of Agreement.
- (8) Indemnify Government against existing buildings and structures;
- (9) Development Conditions
 - (a) Total GFA : Domestic : not more than **54,000 square meters**
 - (b) Open Space : Private open space : not less than **2,000 square metres**
Public open space : not less than **3,000 square metres** (excluding area within the boundary of the Temple proper)
 - (c) Compliance with Buildings Ordinance and Town Planning Ordinance; and
 - (d) Design, disposition and height clause; No Building shall exceed **+118 mPD**

- (e) Site Coverage : To comply with relevant Building (Planning) Regulations, excluding existing temple area
- (10) Non-building Area : Not applicable
- (11) Vehicular Access : **Between X and Y through Z, and U,V through W** shown and marked on the attached Location Plan or such other points as may be approved in writing by the Director;
- (12) Car Parking Requirements
- (i) Car Park : Not less than **160 spaces** for residents;
- (ii) The minimum number of car parking spaces : as provided in accordance with (i) 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 for GFA calculation as per Clause (9)(a) above.
- Each carpark space shall not be smaller than 2500mm x 5000mm in area, and shall be provided with 2400mm minimum clear headroom.
- (13) Loading/ Unloading Requirements
- (i) Residential : Not less than **1 no.** loading/unloading space for each residential block
- (ii) Minimum dimension : Each loading/ unloading space shall be suitable for parking of light goods vehicle and shall not be smaller than 3000mm x 7500mm in area, and shall be provided with 3500mm minimum clear headroom
- (14) Lay-by : Minimum one lay-by to be provided for each residential block.
- (15) Recreational facilities clause : A minimum size of **12m x 25m** outdoor pool shall be provided by the development. And up to maximum **5%** of the total residential GFA provided, which shall not be taken into account for the GFA calculation as per Clause (9)(a) above.
- (16) Preservation of trees and landscaping clauses : Not applicable

- (17) Office accommodation for watchmen and caretakers clauses : Such accommodation does not exceed 5 square meters for every block of residential units erected. Such accommodation shall not be taken into account for the GFA calculation as per Clause (9)(a) above.
- (18) Owner's Corporation / Committee office clause : Such office, if the gross floor area thereof does not exceed 20 square meters, shall not be taken into account for the GFA calculation as per Clause (9)(a) above.
- (19) Restriction On alienation before compliance clause;
- (20) DMC incorporating Management Agreement clause;
- (21) One assignment clauses;

These basic terms are open for acceptance until 9 January 2010. 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 2010. 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.

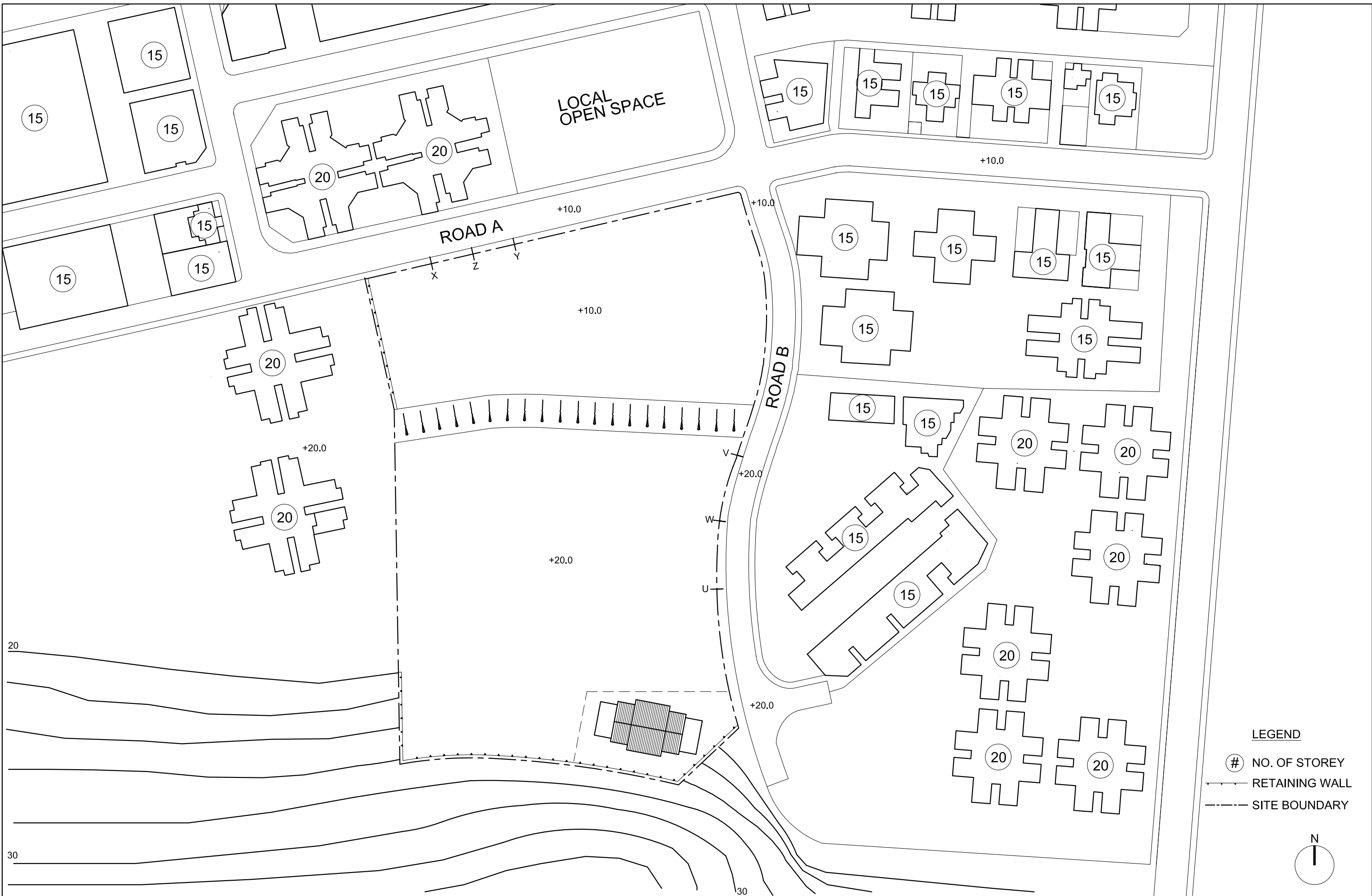
Yours faithfully,

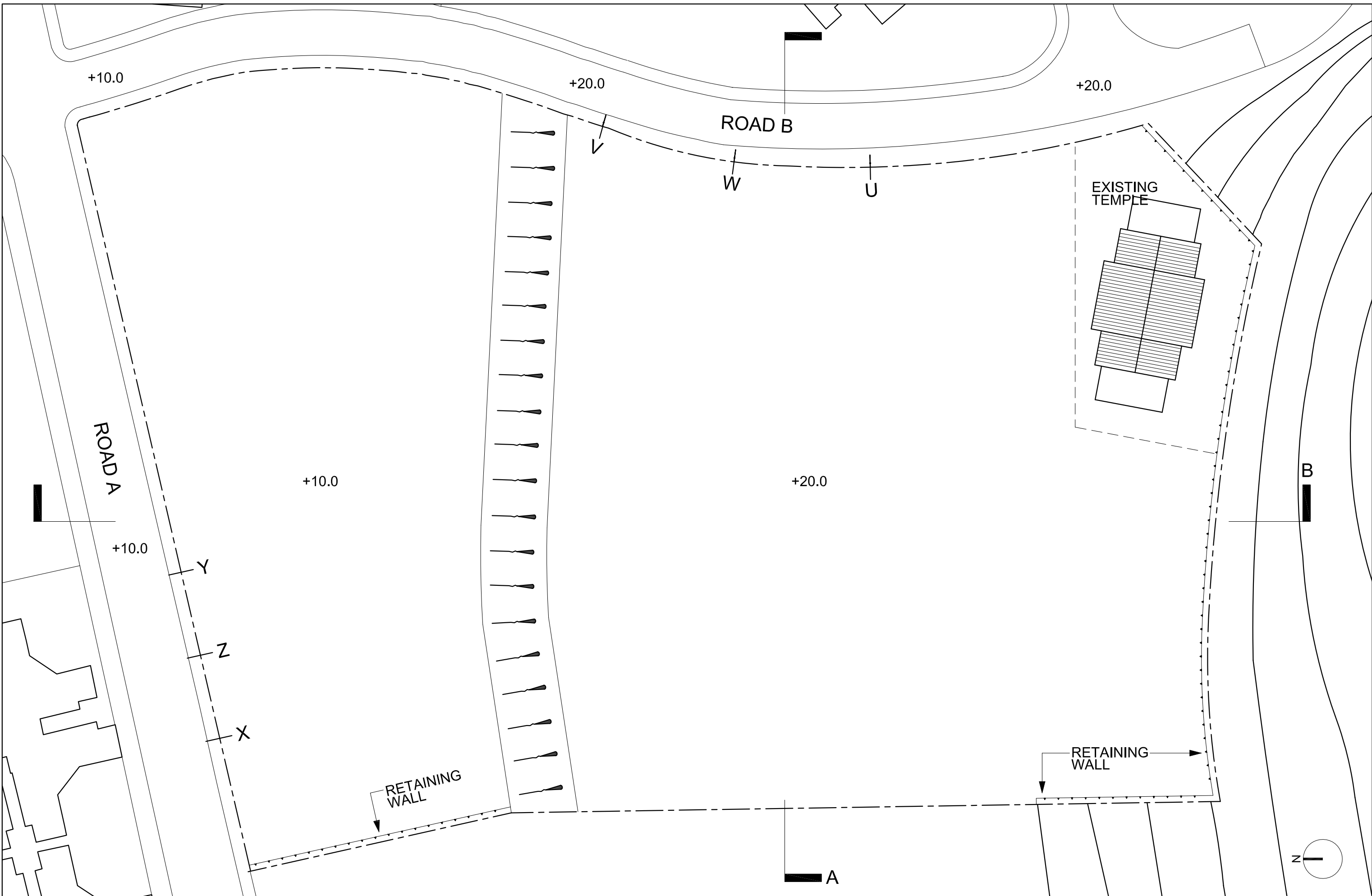
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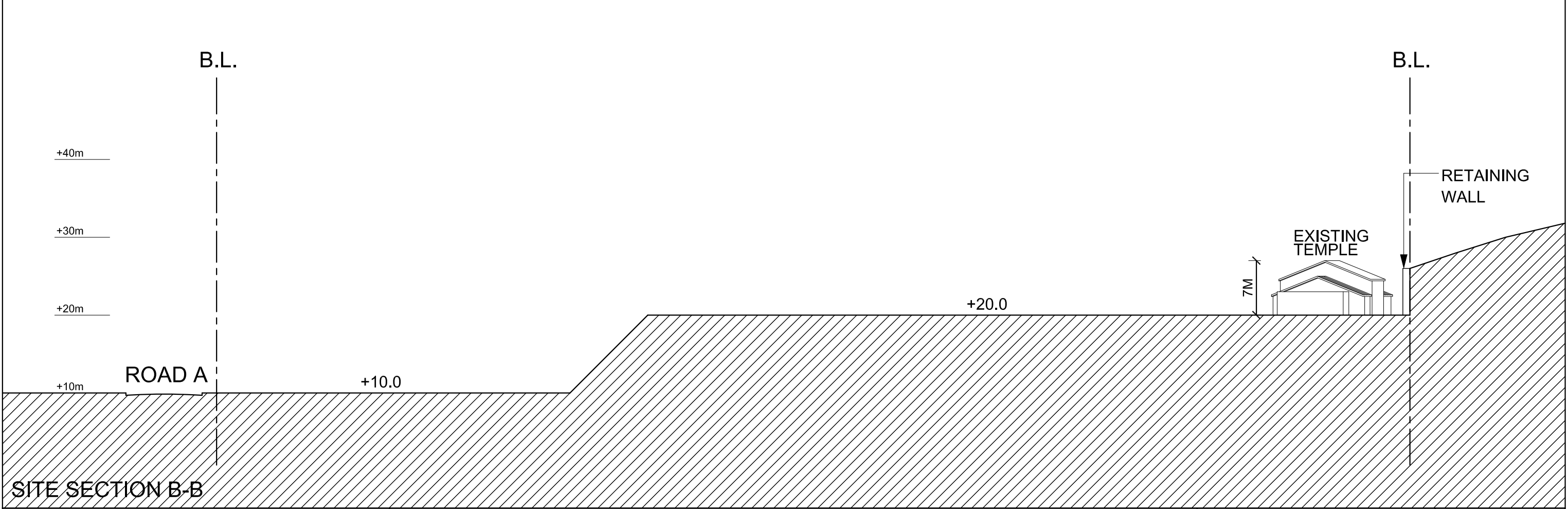
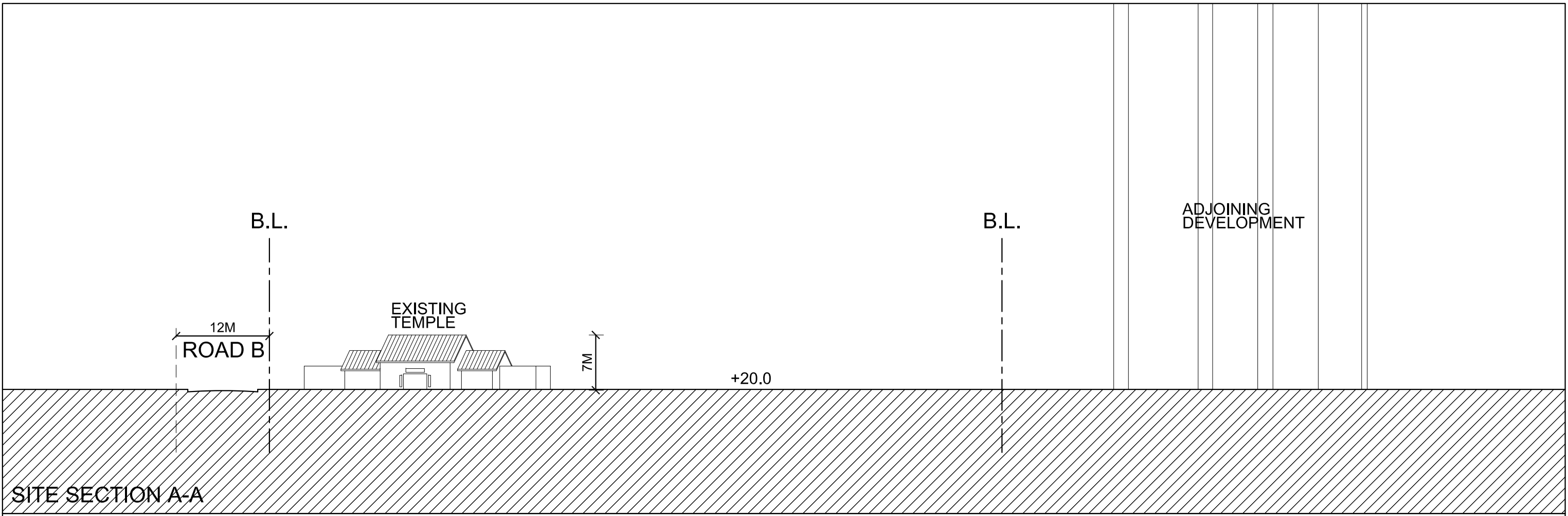
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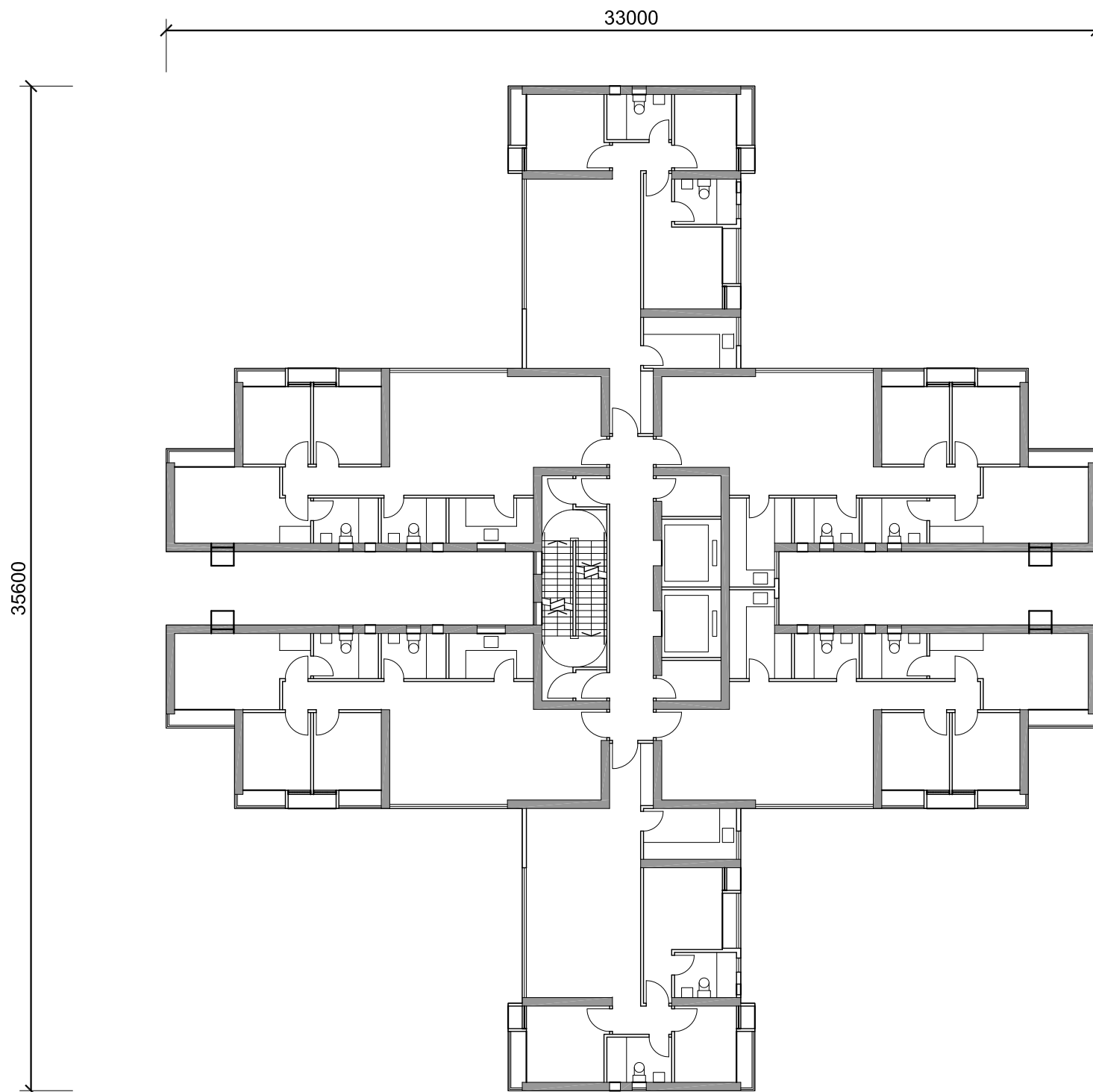
Design Data sheet

	Development Schedule		
		Permissible	Proposed
	Site area	15,000 m ²	N/A
	GFA Domestic Non-domestic		
	Plot Ratio		
	Number of storeys Domestic Non-domestic		
	Site Coverage		
	Numbers of Car Parks		
	Loading and Unloading Provisions		



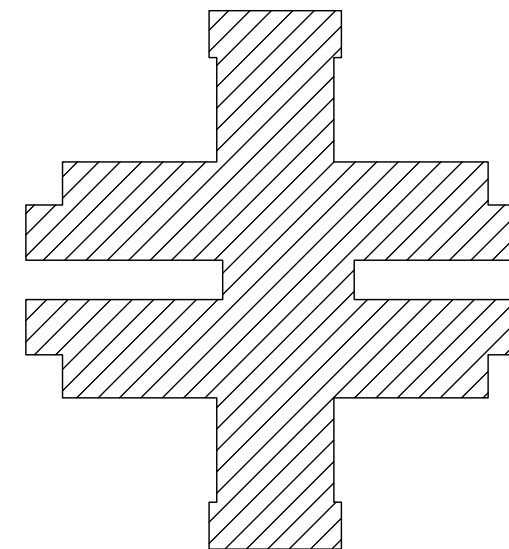






PROTOTYPE A (Residential Tower) - Typical Floor Plan (1:200)

Gross Floor Area = 500 sq.m
 Floor-to-Floor Height = 3300mm



PROTOTYPE A (Residential Tower) - Footprint (1:500)

