

## TWO COMPULSORY QUESTIONS

### Question 1 – Building Design

(80 marks)

#### 1 Problem Statement

Your client is the owner of a hotel chain. In view of the influx of visitors from Mainland China, he wishes to develop a 250-room hotel in the midst of Tsim Sha Tsui. He has recently acquired the site at Haiphong Road (see Location Plan).

The district is one of Hong Kong's busiest. Your client would like to maximize the number of rooms in the hotel. One food and beverage outlet for all day dining is to be provided. Some area is designated for a health club and business centre. Rooms should maximize views. The service circulation and guest circulation should be clearly distinguished.

Your task is to prepare a **schematic design** for presentation to the client which satisfies the functional requirements, complies with statutory requirements, is commercially sensible and technically feasible.

Based upon your interpretation of the Design Brief and Accommodation Schedule, provide for the necessary accommodation, utilities and building services. Suggested typical room modules are provided by the Client for your reference. You may use, modify and develop the options as appropriate.

#### 2 Site Description

##### Context

The site is located on the south side of Haiphong Road, facing Kowloon Park. Across a service lane on the south boundary is Ashley Road, a cul-de-sac some 3 m higher than Haiphong Road, facing the busy commercial district of Tsim Sha Tsui. On the west boundary line is a 4.5 m wide pedestrian lane and a temporary market. About 150m to the east is Nathan Road, the famous "Golden Mile". Further to the west is Canton Road, with hotels, restaurants, shopping and entertainment centres.

##### Access and Services

Vehicular access is permitted only from Haiphong Road, which has a one way traffic arrangement from west to east. If necessary, separate ingress and egress points from Haiphong Road are acceptable to Transport Department.

Vehicular access from Ashley Road is not permitted.

It is possible to apply to Lands Department and Buildings Department to permit a bridge to be built over the existing service lane at the rear of the site to provide pedestrian access to the hotel from Ashley Road.

##### Environmental Factors

A row of mature trees lines Haiphong Road on the Kowloon Park side.

There are good views of the Park and harbour from the site at higher levels.

Noise from Kowloon Park Drive Flyover to the west is a concern to your client.

The adjacent temporary market could also be a source of nuisance.

Question 1 – Building Design, continued

**3 Building Design Brief**

The following are minimum development requirements

Site area	779 square metres (about 19 m x 41 m)
Zoning	Commercial, non-industrial
Permissible plot ratio (PR)	12.0
Permissible Site coverage (SC)	To comply with regulations
Building height	Limited to 500m PD
Site vehicular access	To be proposed
Non-building areas	Not applicable
Use	Not restricted under Lease Conditions
Car parks / Lay-by requirements	2 taxi lay-bys 2 car parks minimum 5000 L x 2500 W x 2400 H 1 light coach parking minimum 9000 L x 3500 W x 3800 H
Loading and unloading	Provide 1 loading and unloading bay minimum 7500 L x 3500 W x 3500 H  Turntable is not preferred.)
Barrier free access	To comply with regulations
Lifts provisions	3 passenger lifts 1 service lift (also serves as firemen's lift)
Building services	Provide for central air-conditioning, fire services plant rooms and the like

Question 1 – Building Design, continued

4 Accommodation Schedule

	Usable Area sm	Remarks
<b>Room modules</b> Total 250 rooms, with 10% variation	<b>22- 25</b>	Area includes attached bathroom.
<b>Main lobby, reception, front office</b>	<b>200</b>	Main Lobby should be 180 sm (about)
<b>Receiving and security office</b>	<b>10</b>	
<b>Food and beverage</b>	<b>150</b>	Easy access from street is desired
<ul style="list-style-type: none"> <li>● Seating area           150 sm</li> <li>● Kitchen                   50 sm</li> </ul>		
<b>Health club</b> (public area)	<b>150</b>	Detailed layout is not required. Open air terrace is desired.
<b>Business centre</b> (public area)	<b>160</b>	Conference rooms to be accessed from the business centre
<ul style="list-style-type: none"> <li>● Business centre       80 sm</li> <li>● Conference rooms   80 sm (2 rooms at 20 sm each)</li> </ul>		
<b>Back of house</b> (staff area)	<b>360</b>	Show disposition of spaces. Show usable area of each space. Detailed layout of each space is not required
<ul style="list-style-type: none"> <li>● Training centre       50 sm</li> <li>● Staff Changing rooms 80 sm (toilets, showers, lockers)</li> <li>● Engineering workshop 50 sm</li> <li>● Central Stores         180 sm</li> </ul>		
<b>Service Area</b> (at each hotel floor)	<b>12</b>	
<ul style="list-style-type: none"> <li>● Service and store room 6 sm</li> <li>● A/C plant room         6 sm</li> </ul>		
<b>Centralized Building Services</b>	<b>530</b>	
<ul style="list-style-type: none"> <li>● Transformer room     50 sm</li> <li>● Switch room           30 sm</li> <li>● Boiler room           100 sm</li> <li>● A/C plant room        350 sm</li> </ul>		

Question 1 – Building Design, continued

**5 Submission Requirements**

<b>Site Plan</b> scale 1:200	Show site development and ground floor plan. Include access point(s) for vehicles and pedestrians. Show relevant features of adjacent sites.
<b>Plans of all major levels</b>  scale 1:100	Indicate all major spaces and elements. Label spaces. Note usable area of each. Indicate building section cut-line(s). Give overall and critical dimensions. Show site boundary and adjacent structures. Show means of escape distances. Show means of access for firefighting
<b>Building Section(s)</b>  scale 1:100	Show floor to floor dimensions. Show relationship between the elements of construction: e.g., structure, building envelope, finishes, building services, building systems, and the like. Include annotations and critical dimensions.
<b>Building Elevation of (one) principal façade</b>  scale 1:100	Describe key functional elements and architectural features. Annotate main exterior finish materials, textures and the like.
<b>Development Schedules</b>	Show that the proposal maximizes development potential and conforms to permissible PR and SC restrictions.
<b>Design Statement</b>	Describe design concepts and intentions briefly. Use text, sketches and diagrams as appropriate.

**Question 2 – Contract Documentation**

**(20 marks)**

**1 Problem Statement**

Based on your schematic design for the hotel development, you are instructed by the client to proceed with the construction of the mock up of a typical guest room to verify the design in details.

You are also instructed to proceed with the design development, the production of construction drawings, and the production of tender document based on a "Drawing & Specification Contract" for the mock-up guest room.

*Your tasks are set out below.*

**2 Submission Requirements**

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**1. Base Plan for Typical Guest Room**      Scale 1:50

Guest rooms are to your design. Annotate and dimension.  
Show door marks, window marks and finishes marks as appropriate.  
These are to be read in conjunction with the required schedules (see below).

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**2. Sections and Elevations of Bathroom**      Scale 1: 20

Annotate to convey necessary construction information to the Contractor.

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**3. Schedules**      *Choose 2 out of 3:*

- a. Door Schedule for the typical guest room  
(for 2 different door types, with door marks added on the base plan)
  - b. Window Schedule for the typical guest room  
(for external window, with window marks added on the base plan)
  - c. Schedule of Internal Finishes for the typical guest room, including bathroom (with finishes marks added on the base plan)
- 

**4. Specifications**

Provide a brief description of the works for the guest room mock-up tender package.  
Describe briefly the scope of works for the guest room mock-up.

(For the avoidance of doubt, this brief description should cover items and issues normally found in the Description of Work under the Preliminaries Section of the Tender Specifications.)

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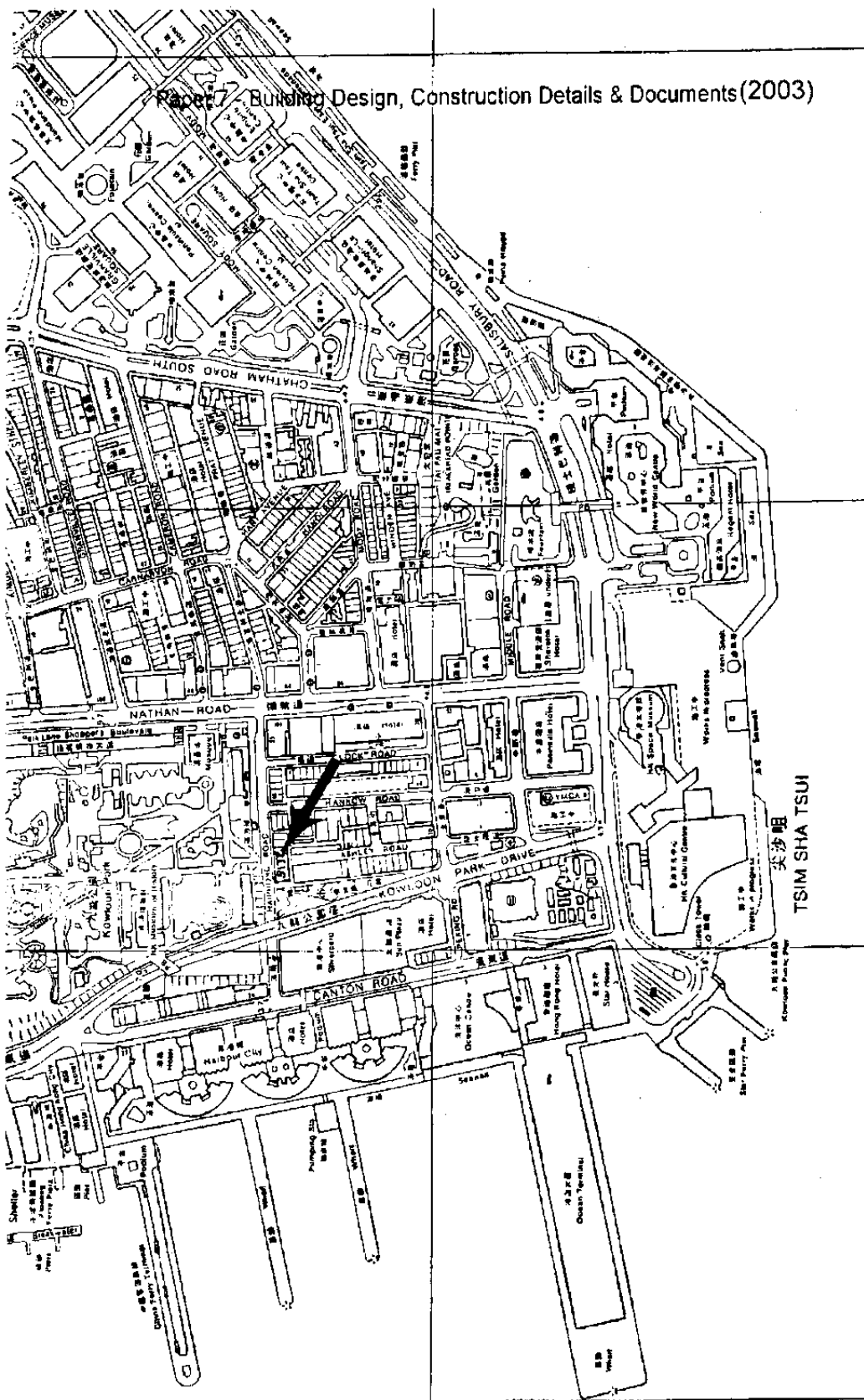
**5. Construction Details**      *Choose a or b:*

- a. Typical aluminium window or curtain wall details, showing interface with the RC structure.      Scale 1:5
- b. Reflected ceiling plan for the guest room      Scale 1:50

**General Guidance  
Notes**

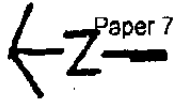
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<b>Format</b>	A3 paper, plain and tracing, are provided. Use tracing or plain paper at your discretion.
<b>Presentation</b>	Ink or pencil line drawings are acceptable. Use of colour is optional. Do NOT use RED.



HARBOUR  
VICTORIA  
維多利亞港

尖沙咀  
TSIM SHA TSUI



H A I P H O N G R O A D

+6.0

COMPOSITE BUILDING  
(16 STOREYS)

41.000

OFFICE BUILDING  
(16 STOREYS)

ASHLEY ROAD

+9.0

SITE  
(779 SQ.M.)

41.000

SERVICE LANE

OFFICE BUILDING  
(16 STOREYS)

PEDESTRIAN  
LANE

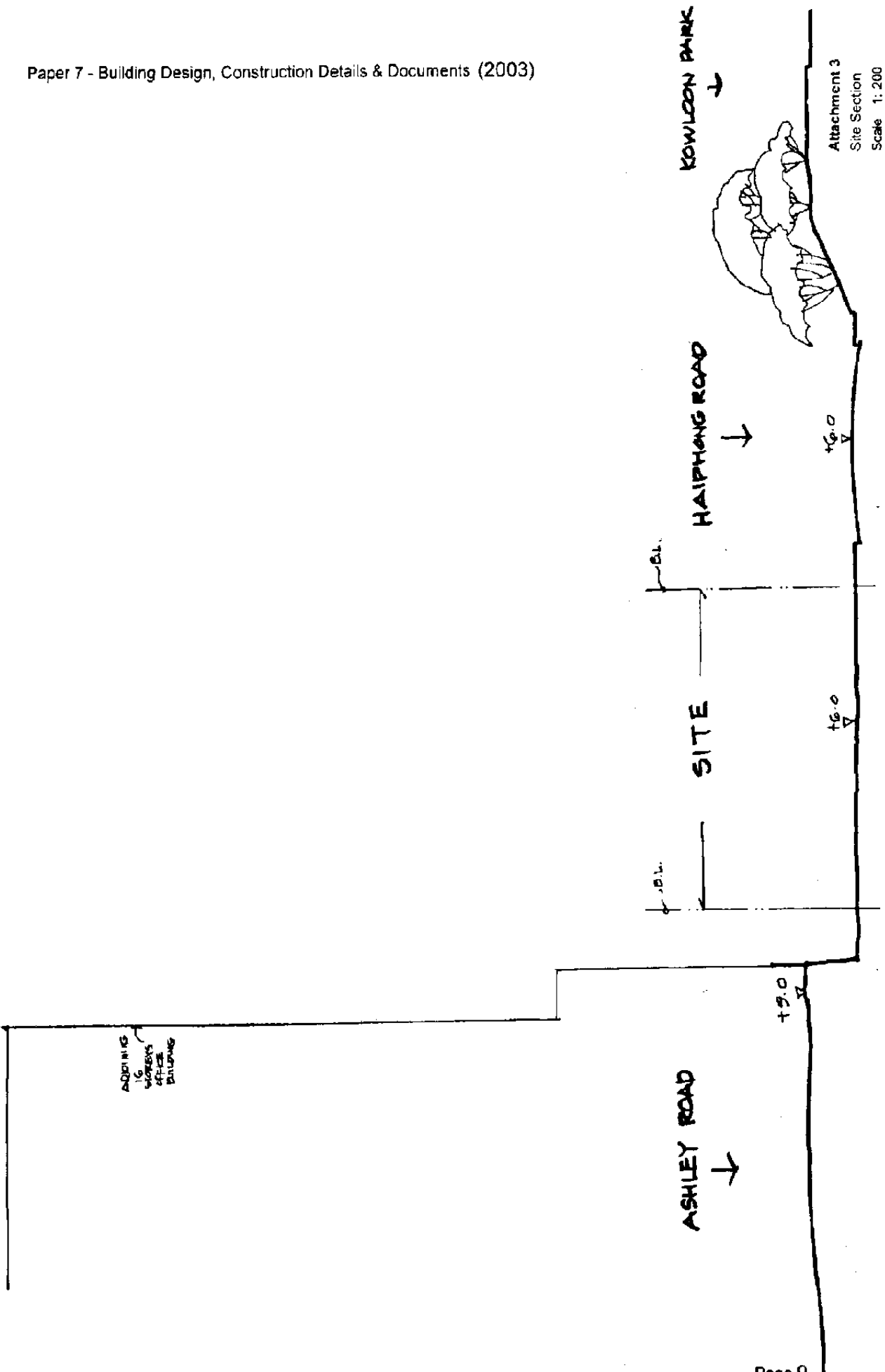
+6.0

4.500

TEMPORARY  
MARKER

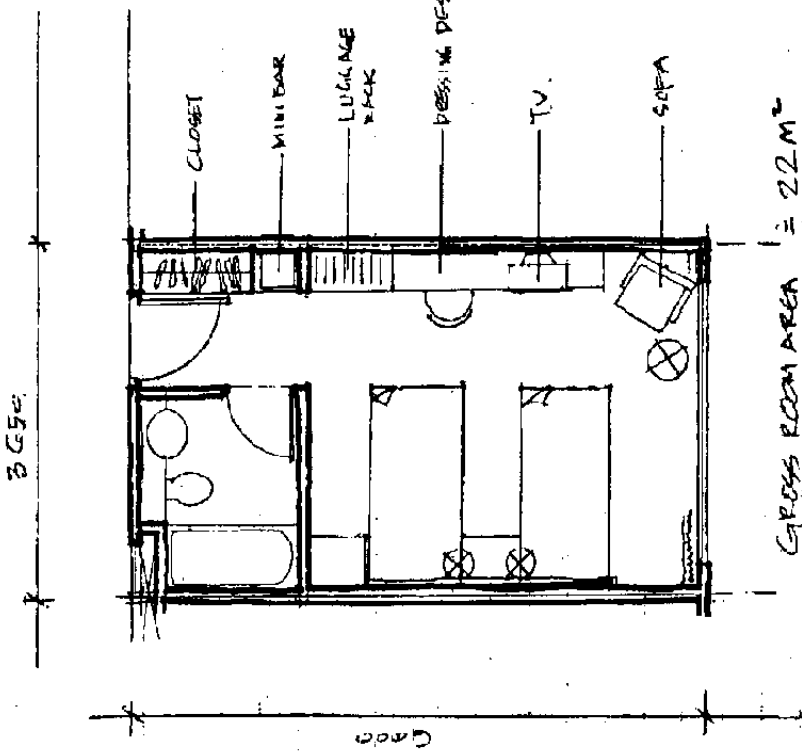
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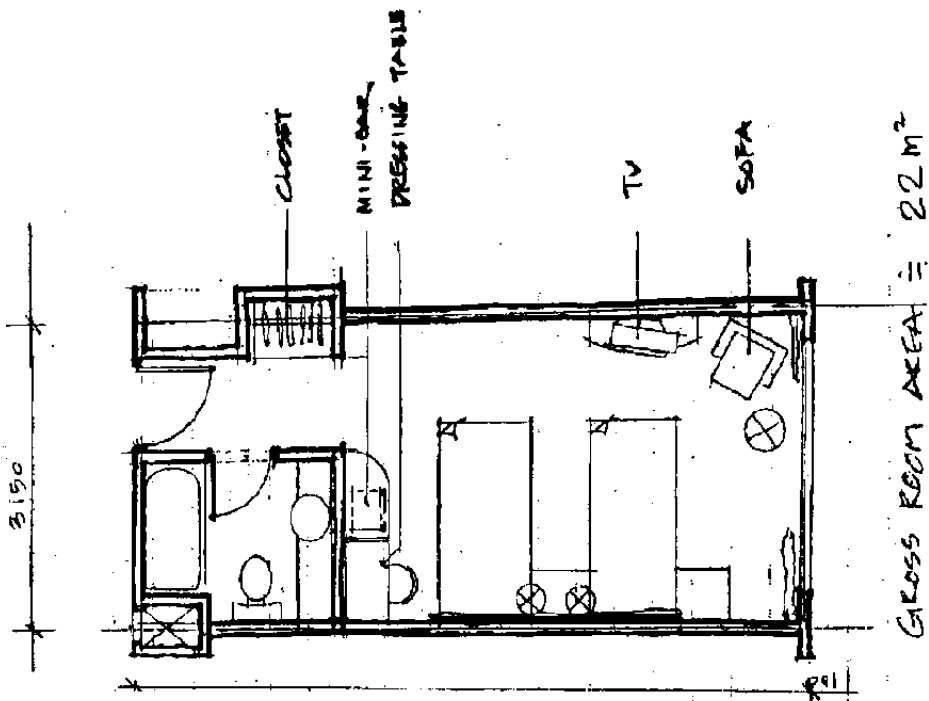


Attachment 3  
Site Section  
Scale 1: 200

MODULE II



MODULE I



Attachment 4  
Suggested Typical Room Modules  
Scale 1:50

**Hotel Development**

Building (Planning) Regulation (B(P)Reg) 23A, which came into operation on 1 November 2010, provides the Building Authority (BA) with a discretionary power to treat a hotel building or the hotel part of a building as a non-domestic building for site coverage as well as plot ratio purposes and to disregard certain supporting facilities together with the setting down and picking up areas for hotel users from gross floor area calculations.

2. This practice note sets out the criteria that the BA will take into consideration, for purposes of B(P)Reg 23A, in deciding whether a hotel proposal will be accorded with the favourable treatment detailed in the identified regulation.

3. For hotel buildings to qualify for consideration under B(P)Reg 23A, they should meet the following:

- (a) the site itself or the site relative to its neighbourhood is suitable for hotel development;
- (b) an adequate number and width of streets are available to serve the proposed hotel and to cope with the additional vehicular and pedestrian traffic generated;
- (c) facilities ancillary to the functions of a hotel (eg dining, entertainment and, commensurate with hotel patronage, shopping facilities) are provided;
- (d) the whole building is provided with a central air-conditioning system and a centralized hot water supply system; and
- (e) evidence indicating that the hotel building when completed will be operated as a licensed hotel under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349).

4. For the purpose of para 3(a), when considering whether a site is suitable for hotel development, the BA will take into account, inter alia, the following aspects:

- (a) The predominant nature and character of the surrounding land uses. In general, a site will be taken as suitable if it is permitted to be developed as a hotel under an outline zoning plan (OZP), either because it is permitted under Column 1 of the Notes for the

OZP or because it has obtained permission from the Towns Planning Board through an application under section 16 of the Town Planning Ordinance (Cap 131).

- (b) Whether the scale of a hotel development is compatible with the surrounding development. In this respect, the BA will take into account development intensity of the proposed hotel and compare it with the permitted development intensity of surrounding developments (under the OZP, the lease conditions of the Building (Planning) Regulations).

- (c) Whether suitable transport facilities would be provided.

5. Confirmation by a hotel operator that he has been appointed and will operate the proposed hotel building upon completion may be accepted as evidence for the purpose of para. 3(c).

6. Change of use of existing buildings into hotel use will also be assessed on the above criteria for consideration under B(P)Reg 23A.

7. For purpose of disregarding any floor space used for provision of supporting facilities that are unique and integral to the normal operation of the hotel under B(P)Reg 23A(3)(b), the BA must be satisfied that the facilities comply with the following criteria:

- (a) their size is reasonable, their location practical and their design genuine to serve the intended purpose;
- (b) they are accessible to hotel staff only; and
- (c) abuse of use is unlikely.

Unless there are strong justifications, the BA would not expect the gross floor area of such facilities to exceed 5% of the total gross floor area for the hotel in normal circumstances. For the avoidance of doubt, offices for the administration and management of the hotel are not considered as a unique supporting facilities for the purpose of B(P)Reg 23A(3)(b)(iv).

8. Attention is drawn to the sanctions set out in B(P)Reg 23A(8) and (9). In this regard, Buildings Department, in conjunction with the Licensing Authority, has put in place a monitoring system and will take action under the aforesaid provisions if any unauthorized change of use is identified.

9. The provisions of B(P)Reg 23A apply to bona fide hotels only, and do not apply to "service apartments".

10. The criteria set out in this practice note are applicable to all new and major revision plans to be approved on or after 1 November 2000.



( H W CHEUNG )  
Building Authority

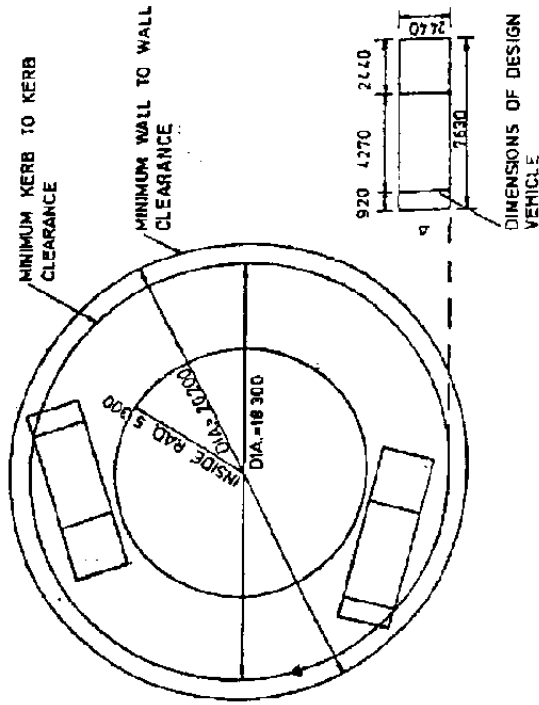
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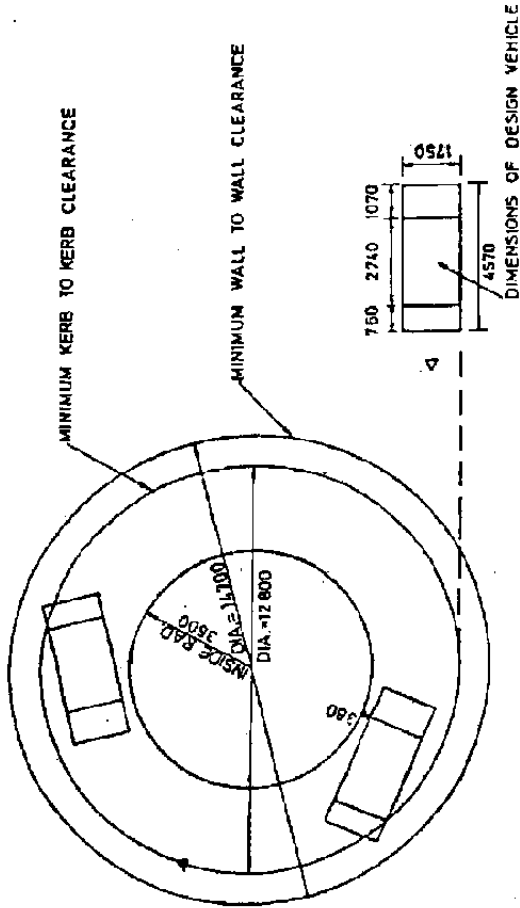
Index under : Hotel concessions  
Hotel development



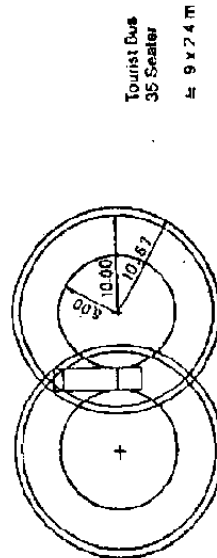
MIN. STANDARD TURNING CIRCLE FOR GOODS VEHICLES

RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR GOODS VEHICLES  
(not to scale)

Attachment 6  
Minimum standards of turning circle for  
Private Cars, Goods Vehicles and Tourist Bus



RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR PRIVATE CARS  
(not to scale)



RECOMMENDED MINIMUM STANDARDS OF TURNING CIRCLE FOR TOURIST BUS  
(not to scale)