

Candidate Number:

Room No.:

Seat No.:

<p style="text-align: center;">Section II Short Essay Questions</p>

HKIA/ARB Professional Assessment 2007

Paper 1

Statutory Controls in Building Works

10 December 2007

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 – 7)

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 a building with shops at the ground floor and office accommodation on the upper floors. The building falls within an area recently re-zoned for R(A) under the relevant OZP. Sketch plans for the building are at Annex A and details of the uses permitted in the R(A) are at Annex B. The lease of the site contains an 'offensive trade' clause.

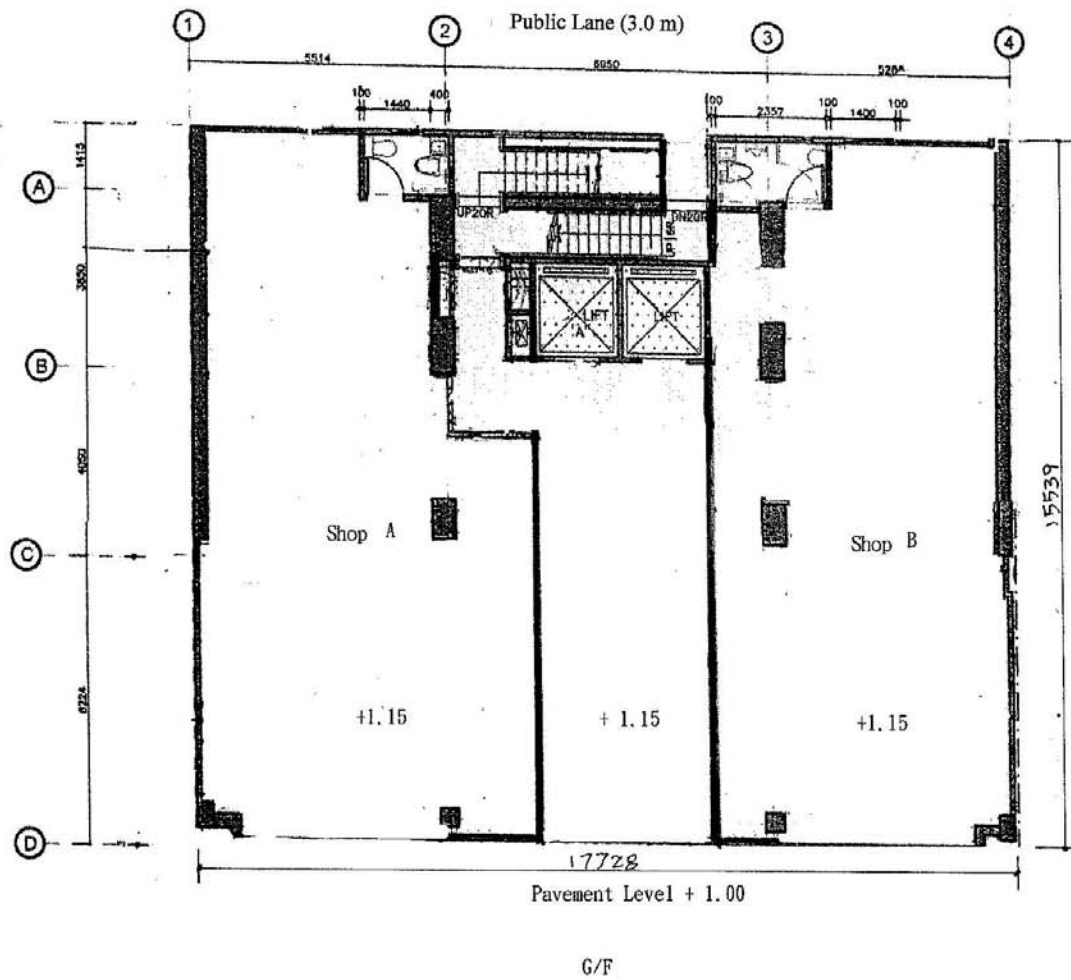
Your client wishes to convert the ground floor shops into fast food shops and the 1/F to 3/F into a restaurant/ bar. Please advise on the feasibility of your client's proposals.

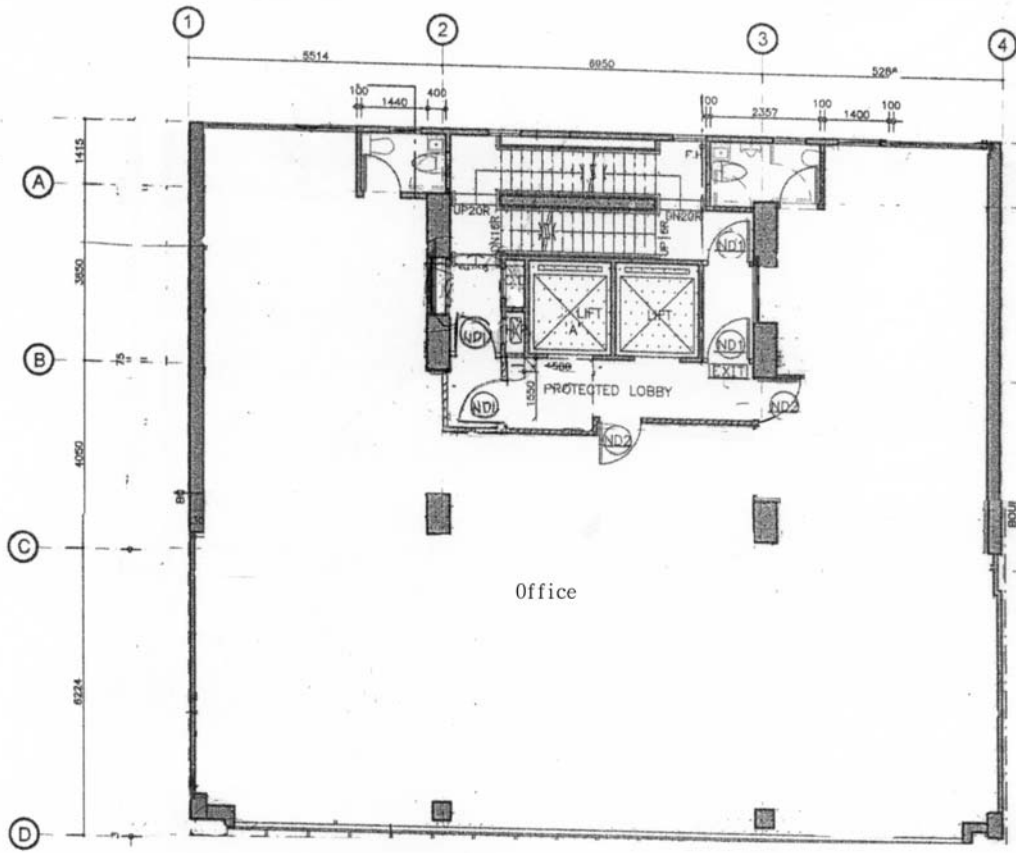
RESIDENTIAL (GROUP A)

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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	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

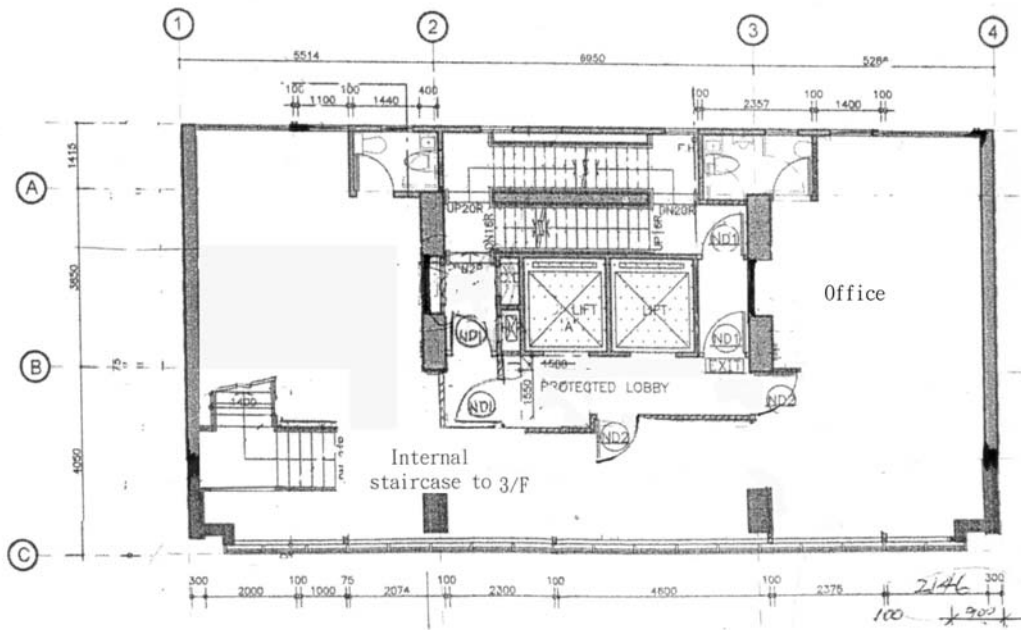
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant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

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

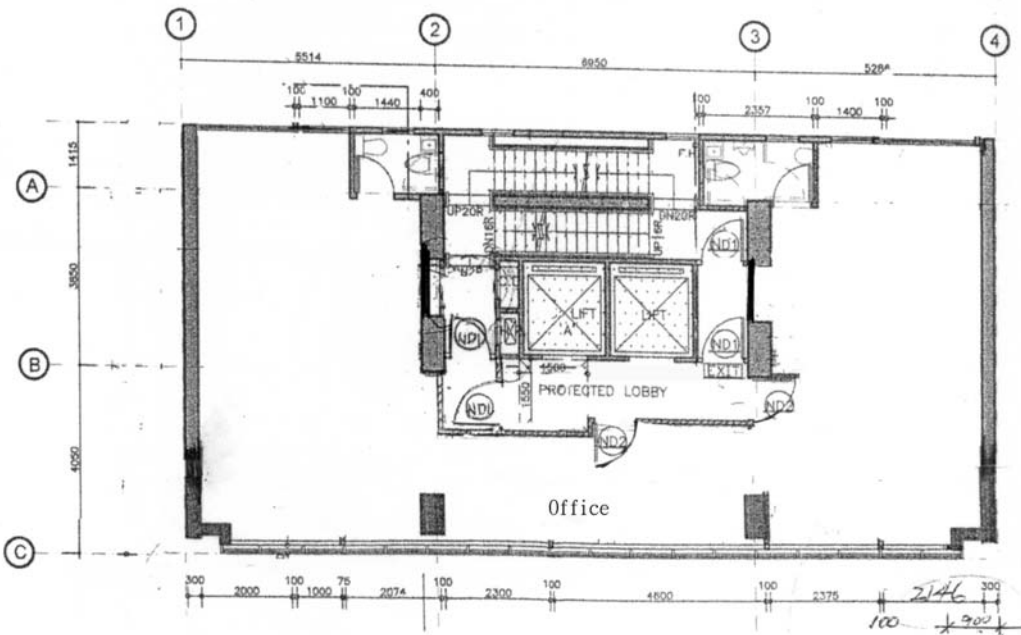




1/F - 2/F



4/F



5/F - 16/F

Question 2 (15 marks)

- a) State the building works that are exempted from the provisions of the Buildings Ordinance under Section 41 of the Buildings Ordinance. (7 marks)
- b) State any 4 **Orders** that the Building Authority may issue under the Buildings Ordinance and briefly describe under what circumstances these orders will be issued. (8 marks)

Question 3 (15 marks)

Please elaborate the following issues for the purpose of site classification under Building (Planning) Regulation 18A:

- i) street characteristics (3 marks)
- ii) public amenity areas as streets (3 marks)
- iii) intervening strips of land as streets (3 marks)
- iv) public streets (3 marks)
- v) right of ways (3 marks)

Question 4 (15 marks)

For general building plan submission, it is necessary to include a plan to demonstrate compliance of the Emergency Vehicular Access requirements. Please state the information that should be provided on the said plan.