

Candidate Number:

Room No.:

Seat No.:

HKIA / ARB Professional Assessment 2007

Paper 6

SITE DESIGN

18 December 2007

9:00 am – 1:00 pm (4 hours)

Universal Plaza, 6th Floor
Hong Kong International Trade & Exhibition Centre (HITEC)
Kowloon Bay

ONE COMPULSORY QUESTION

Total Marks: 100

Content

Page Number

Page 1	Contents	
Pages 2 to 4	<ol style="list-style-type: none">1 Problem Statement2 Site Description3 Design Brief4 Submission Requirements	
Attachment 1	Proposed basic terms from Lands Department	Total 3 pages
Attachment 2	Design Data Sheet	to be completed by the candidate
Attachment 3	Site Location Plan	1:1000 (A3 size, 1 page)
Attachment 4	Site Plan	1:500 (A3 size, 1 page)
Attachment 5	Site section	1:500 (A3 size, 1 page)
Attachment 6	Prototype Plans	1:500 (A3 size, 1 page)

ONE COMPULSORY QUESTION

1

Question Statement

Your client has received a letter from Lands Department to permit the CDA 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 Site is located in one of the newly developing business district in Kowloon. Your client intends to build a **complex** with **Office** and **high rise Residential Apartments** with **Retail area** up to the maximum permissible Gross Floor Areas allowed in the proposed basic terms of the lease conditions.

There are some preferred **prototype layouts**, the size and the external configuration of which can be adjusted to suit the preliminary master layout plan.

Your task is to demonstrate the best arrangement of different blocks with or without podium so as to fully utilize the development potential, and to respond to site conditions, orientation and views. Special attention should be taken for the traffic flow and the compliance of statutory requirements.

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 on the newly reclaimed land in Kowloon with level difference. The area has been zoned as CDA by Planning Department.

The Site is bounded by the elevated Highway at the North with a 8 m to 10m non-building area served as a noise buffer (detail refer to the proposed basic term by Lands Department). Another adjoining CDA site is found at the South of the building. To the West, the Site overlooks the connecting roads of West Harbour Tunnel Plaza to the Harbour. To the East is the Tsim Sha Tsui district.

Access and services

There is only one egress and ingress point at the main Road as specified on the Site Plan.

Height Restriction

The definition of the building height for this Paper shall refer to 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, open space etc which are relevant to the Site Design.

Master Sections

suggested scale 1:500

At least one master section shall be shown.

Show the section of the development and the surrounding areas. Indicate clearly the Site boundary, Site formation levels, floor levels of different blocks and the features.

Development Schedule

Work on Attachment 2

General Notes

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

E N D O F Q U E S T I O N

Lands Department

**Proposed Land Lease
to permit a CDA development
on Inland Lot No.ABCD, West Kowloon**

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 14,250 square meters (subject to survey).
- (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 and non-industrial purposes.
- (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 : Residential : not more than 42,750 square meters;
Commercial : not more than 42,750 square meters,
out of which not more than 4,200 square meters for
retail purpose.
 - (b) Compliance with Buildings Ordinance and Town Planning Ordinance; and
 - (c) Design, disposition and height clause; All Building shall not exceed PD 125 meters
- (10) Non-building Area : 8m-10m wide non-building area from the boundary as shown pink hatched black on the attached Site Location Plan. The exceptions are substructure and superstructure below the street level of the adjoining roads; and boundary walls and/or fences above the street level;

- (11) Vehicular Access : Between X and Y through Z shown and marked on the attached Site Location Plan or such other points as may be approved in writing by the Director of lands;
- (12) Car Parking Requirements
- (i) Residential Car Park : Not less than 80 spaces for residents
 - (ii) Visitor Car Park : Not less than two spaces for every residential block;
 - (iii) Office Car Park : Not less than 100 spaces for office
 - (iv) Retail Car Park : Not less than 50 spaces for retail
 - (v) The minimum number of car parking spaces : as provided in accordance with (i), (ii) and (iii) 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.
- (14) Provision of sale office and show flats clauses;
- (15) Recreational facilities clause : 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;
- (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 2008. 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 2008. 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.

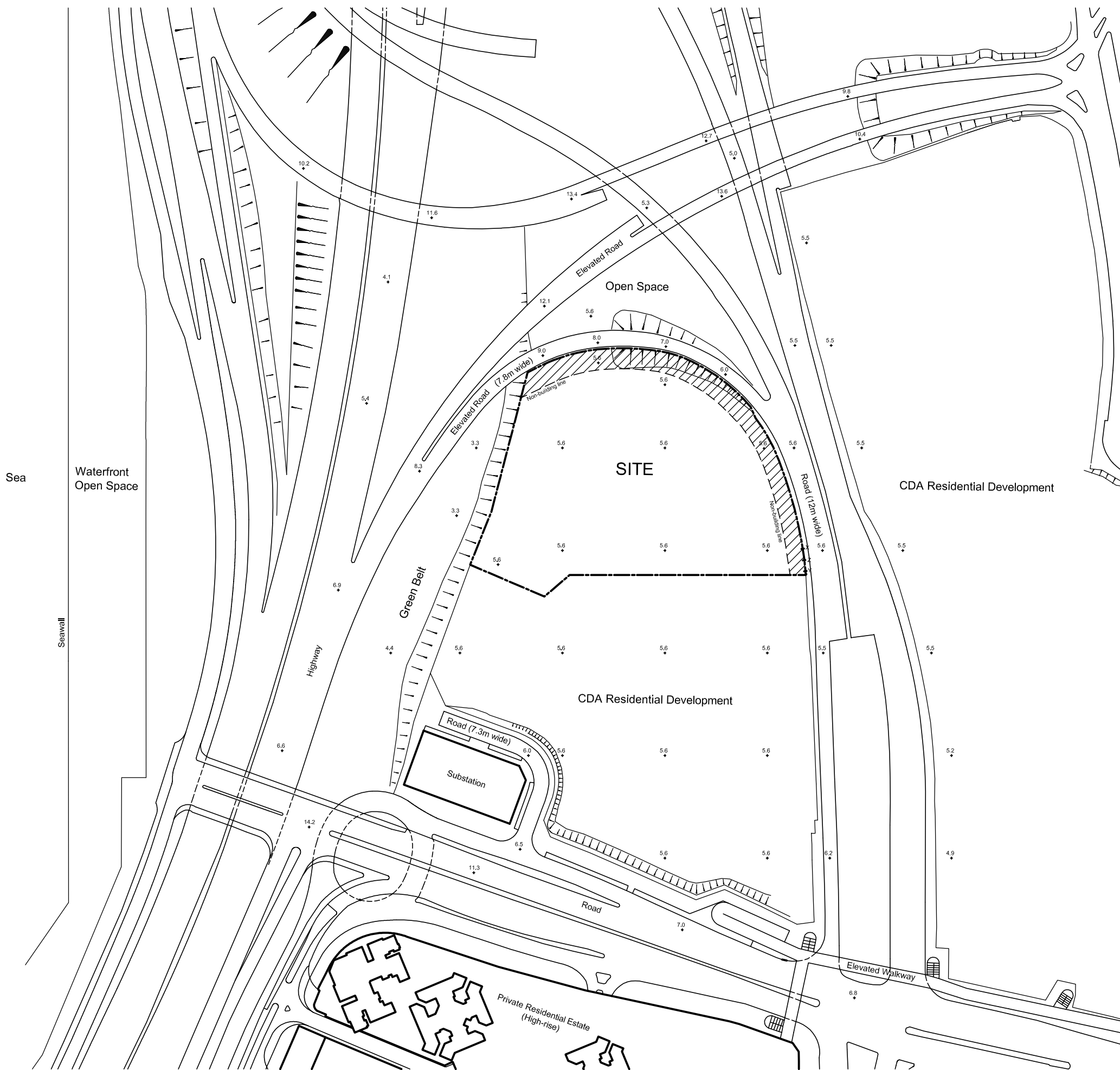
Yours faithfully,

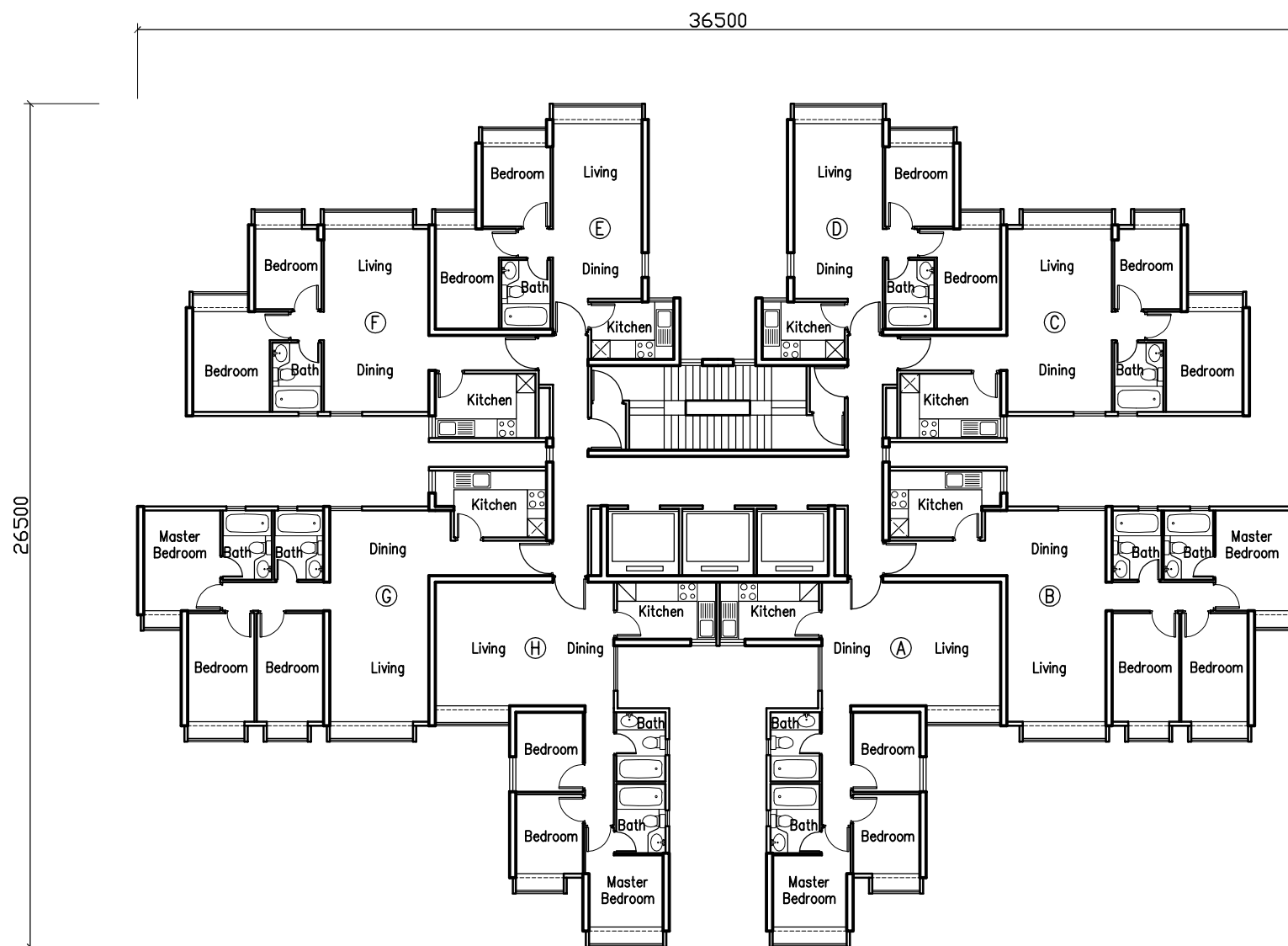
Attachment 2

Candidate Number:
Room No.:
Seat No.:

Design Data sheet

	Development Schedule		
		Permissible	Proposed
	Site area	14250 s.m.	N/A
	GFA Domestic Non-domestic		
	Plot ratio Domestic Non-domestic		
	Number of storeys Domestic Office Commercial		
	Site coverage Domestic Non domestic		
	Residents' Club House GFA		
	Numbers of Car parks / Lay-by Residential Office Retail		
	Loading and unloading provisions		

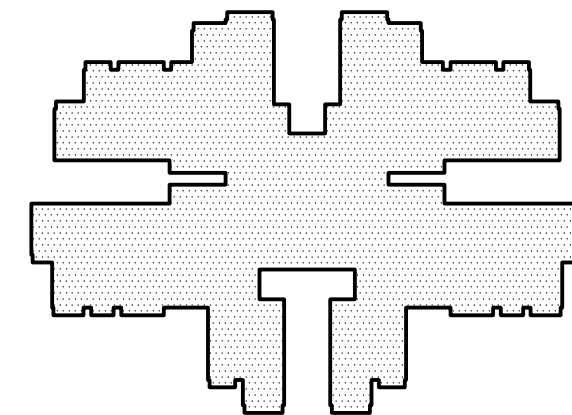




PROTOTYPE A1 (Residential Tower) - Typical Floor Plan (scale 1:200)

GFA = 500 sq.m

Floor-to-Floor Height = 3300mm



PROTOTYPE A1 (Residential Tower) - Footprint
(scale 1:500)

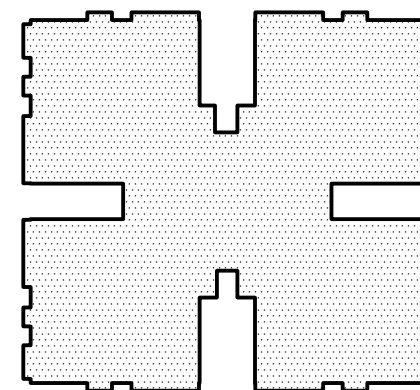




PROTOTYPE A2 (Residential Tower) - Typical Floor Plan (scale 1:200)

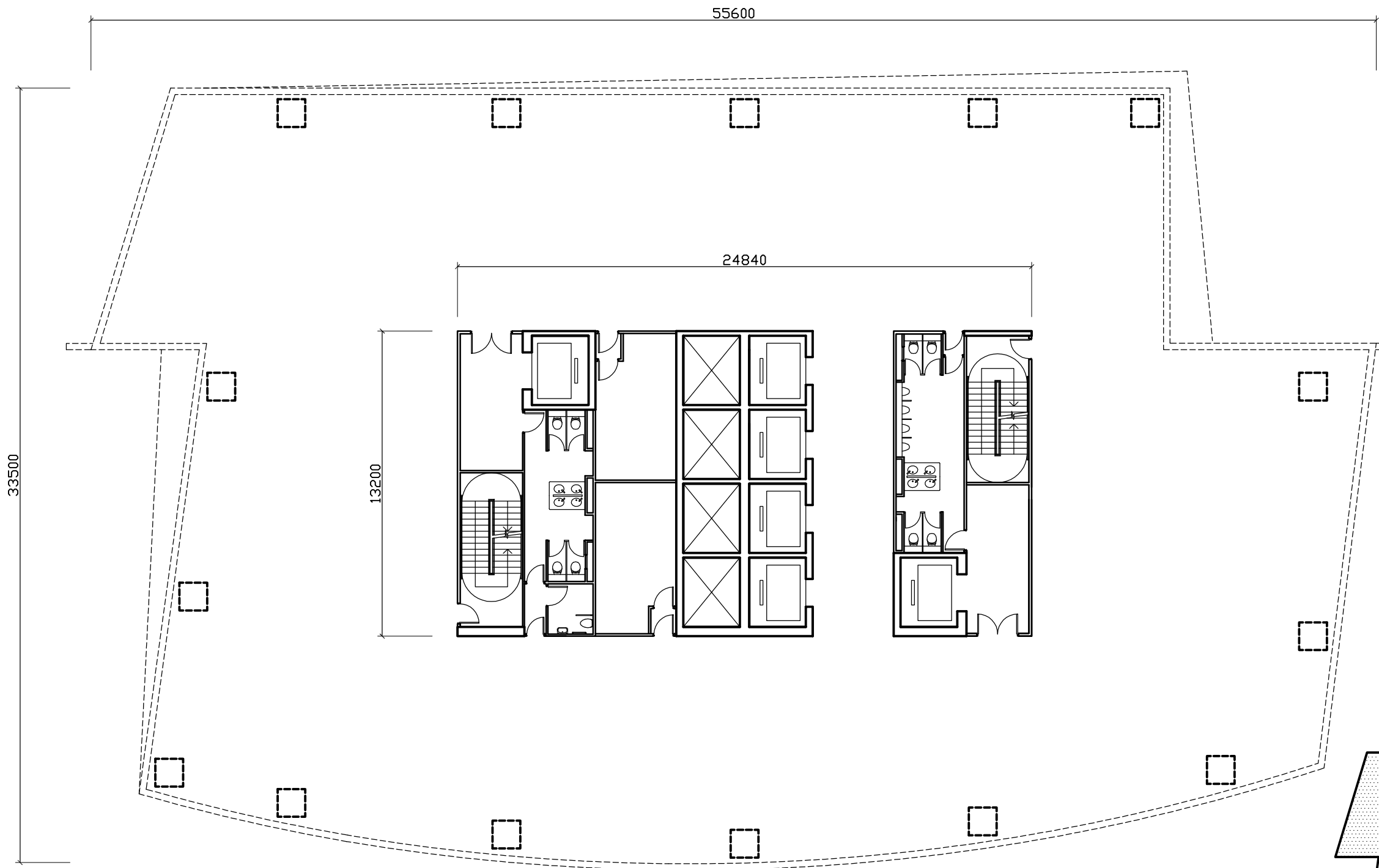
GFA = 500 sq.m

Floor-to-Floor Height = 3300mm



PROTOTYPE A2 (Residential Tower) - Footprint
(scale 1:500)

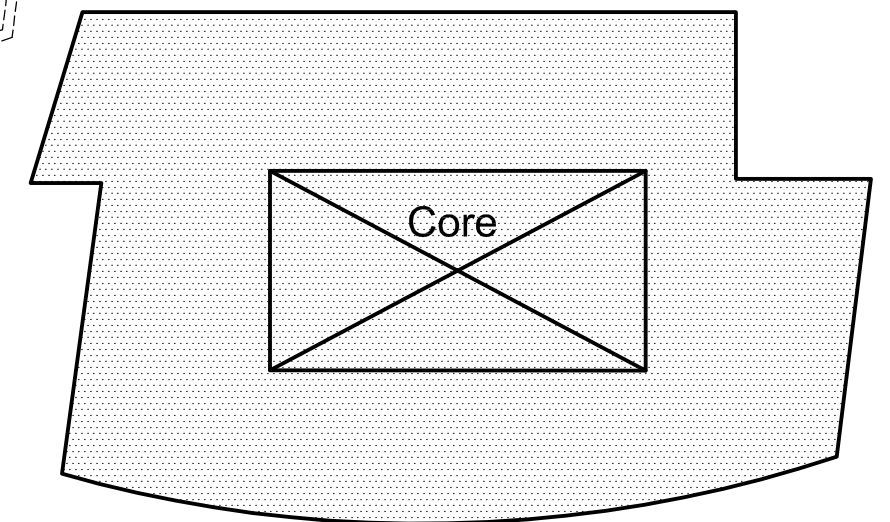




PROTOTYPE B (Office Tower) - Typical Floor Plan (scale 1:200)

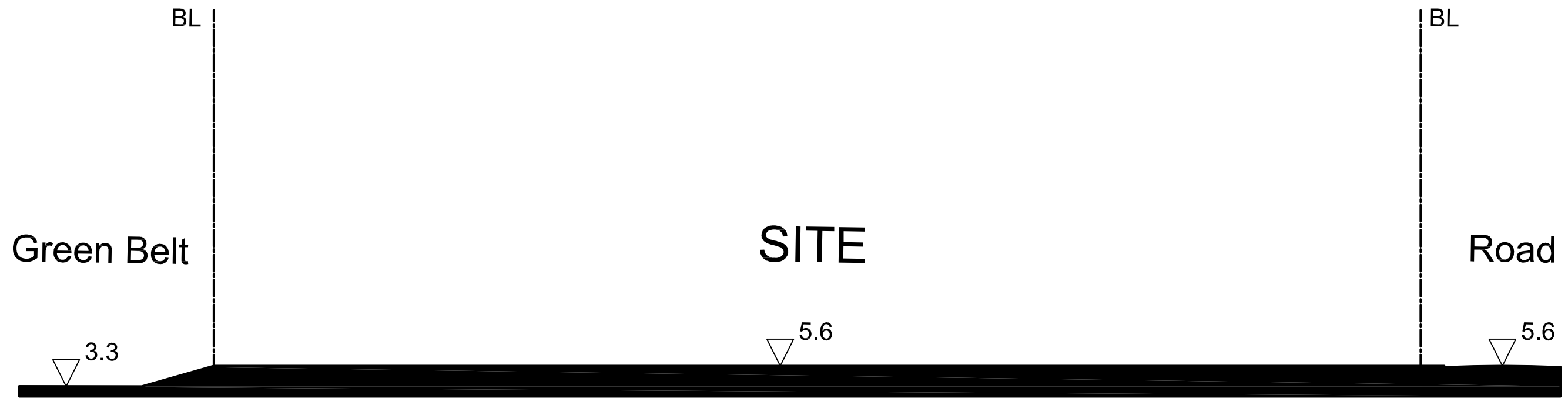
GFA = 1,600 sq.m

(Note: Modification of the building envelope to suit the site design is allowed.)

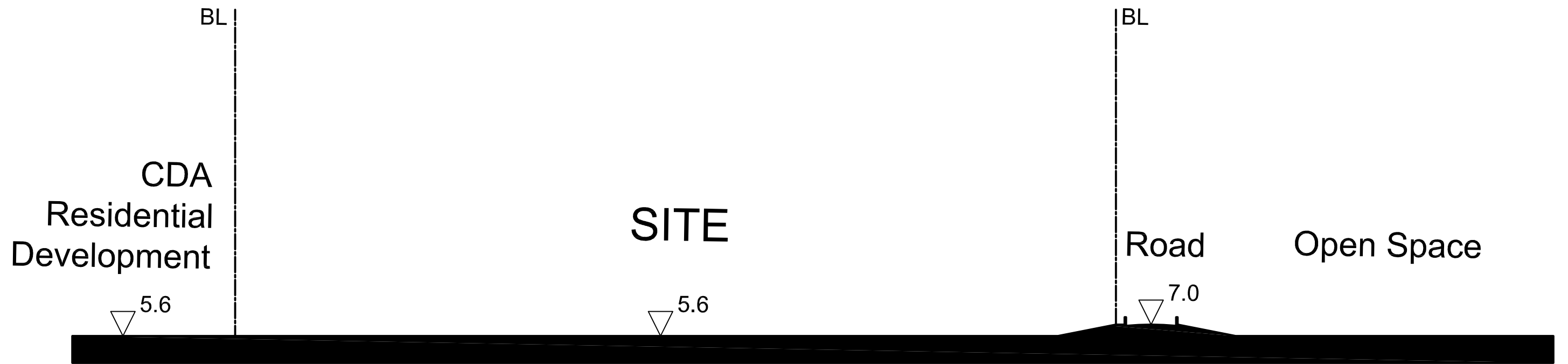


PROTOTYPE B (Office Tower) - Footprint
(scale 1:500)





SITE SECTION A-A



SITE SECTION B-B





Elevated Road (7.8m wide)

Non-building line

Road (12m wide)

SITE

Area = 14,250 sq.m

10m

8m

2.5m

Non-building line

A

A

B

B

9.0 +

8.0 +

7.0 +

5.6 +

6.0 +

5.6 +

3.3 +

5.6 +

5.6 +

5.6 +

5.6 +

5.5 +

5.5 +

3.3 +

5.6 +

5.6 +

5.6 +

5.6 +

5.6 +

X

Z

Y

