

**UNIVERSITY OF SOUTH AUSTRALIA  
SCHOOL OF NATURAL & BUILT ENVIRONMENTS**

**PROGRAM:** Bachelor of Construction Management & Economics (Hons)

**COURSE:** Development Law (Building Component of JUST 4002)  
Statutory Controls 2 (BUIL 5013) Formerly 05472

**EXAMINATION:** Internal & External Exam, Semester 1, 2004

**DURATION:** 2 Hours of Exam time preceded by 10 minutes of Reading  
Time ie a total of **2 Hrs 10 Mins**.  
For **ENTEXT** students, 10 minutes of Reading time plus 2 Hrs  
20 Mins of Examination time ie a total of **2 Hrs 30Mins**

**EXAMINER:** Assoc. Prof. George Zillante (Tel 22379)

**REVIEWER:** Virginia Mehrtens

**INSTRUCTIONS TO CANDIDATES:**

- This exam is worth 50% of the Building component
- **You must answer question 1** and any **two** of the remaining **3** questions so that a total of **3 questions** is answered.
- The value of each question is noted adjacent to the question
- Open Book examination ie references permitted
- State any assumptions made

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**NOTES FROM EXAMINER: Nil**

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**Question 1 (COMPULSORY) (60 Marks)**

“The Building Code of Australia is more than a simple regulatory document. It not only sets benchmarks for design and construction, but also provides for risk management and innovative design solutions.”

Discuss the above statement made by a prominent Adelaide Building Surveyor. Indicate whether you agree or disagree with the statement and illustrate your answer with examples.

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**Question 2 (20 Marks)**

Discuss the reasons why the Building Code of Australia (BCA) imposes controls on egress distances in commercial buildings. Illustrate your answer with examples.

**Question 3 (20 Marks)**

Discuss the circumstances that must be established in order to determine the Type of Construction that a Building requires and why buildings are designed (pursuant to the BCA) to different levels of construction. Illustrate your answer with examples.

**Question 4 (20 Marks)**

Discuss what you understand by the term “Protection of Opening” and the circumstances that would require such protection for a commercial office building.

**(End Of Questions)**

**Total Marks Available**

**(100 Marks)**