NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY
FACULTY OF ARCHITECTURE AND QUANTITY SURVEYING
BACHELOR OF QUANTITY SURVEYING (HONOURS) DEGREE
PART I SECOND SEMESTER EXAMINATIONS – MAY 2005

THEORY & PRACTICE OF QUANTITY SURVEYING & PROJECT
MANAGEMENT II – AQS 1201

TIME: 3 Hours   **TOTAL MARKS:** 100

INSTRUCTIONS:

Answer Question <u>one</u> and any <u>three</u> other questions.

QUESTION 1

a) Value Management seeks to achieve value for money for the client by providing the necessary functions at the lowest cost. Discuss the process of Value Management and clearly illustrate how it benefits the construction industry.   (20 marks)

b) According to Alexander Rougvie (1987) in Project Evaluation and Development, the project management process is divided into five stages. Briefly explain these stages and relate them to functions of a project manager that are divided into three groups, stating the three groups and the functions that constitute these groups in detail.
                                                                               (20 marks)

QUESTION 2

The selection of a contractor to carry out a construction project is an important matter requiring careful thought. A wrong choice may lead to an unhappy client/contractor relationship. With reference to tendering procedures, which procedure best suits the construction industry in Zimbabwe in the selection of a contractor.
                                                                               (20 marks)

QUESTION 3

a) Clearly illustrate the difference between prime cost sums and provisional sums.
                                                                                (5 marks)
b) Write brief notes on the documents that form part of a building contract.   (8 marks)

c) Explain the difference between a domestic subcontractor and a nominated subcontractor   (3 marks)

d) Why does a main contractor charge profit and attendance on nominated subcontractors' amounts?   (4 marks)

QUESTION 4

a) List situation in which variations may arise.   (5 marks)

b) Discuss the various methods of valuing variations and indicate which method is suited for what circumstances.   (15 marks)

QUESTION 5

Explain in detail various types of claims that are found in a building contract. (20 marks)

QUESTION 6

a) Briefly describe the items that are incorporated in the preparation of interim valuations.   (15 marks)

b) Differentiate between a retention bond and a performance bond.   (5 marks)

QUESTION 7

The traditional method of reimbursement for fluctuations is more applicable to the Zimbabwean economic environment than the formula method of reimbursement. Discuss this assertion.

(20 marks)

END OF EXAMINATION