

**NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY**

**FACULTY OF BUILT ENVIRONMENT**

**DEPARTMENT OF QUANTITY SURVEYING**

**PART I SECOND SEMESTER EXAMINATIONS – JUNE 2010**

**THEORY OF PRACTICE OF QUANTITY SURVEYING AND PROJECT MANAGEMENT II – AQS1201**

Time: 3 Hours

Total Marks: 100

**Instructions**

Answer ANY Five Questions. All Questions Carry Equal Marks.

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**QUESTION ONE**

- a) What is meant by the term “contract” and “contract sum”. (5 marks)
- b) Write brief notes on the documents that form part of a building contract. (9 marks)
- c) The “form of contract” contains 3 parts. Discuss them. (6 marks)

**QUESTION TWO**

- a) Define the term “Architect Instructions” and “Variations” (4 marks)
- b) In which situation may “Variations” arise? (4 marks)
- c) Discuss several ways of valuing variations. (12 marks)

**QUESTION THREE**

- a) There are 2 methods of calculating fluctuations, briefly describe these methods. (8 marks)
- b) Explain the difference between prime cost sums and provisional sums. (5 marks)
- c) Why does a main contractor charge profit and attendance on nominated sub contractor’s amounts? (4 marks)
- d) What limits the main contractor from carrying out work for a P.C sum? (3 marks)

**QUESTION FOUR**

- a) Briefly define Value Management and Project Management? (4 marks)
- b) What are the 3 stages to the value management process? (6 marks)
- c) Describe the process of identifying project risks? (10 marks)

**QUESTION FIVE**

a) What is the general procedure of preparing interim valuations? (5 marks)

b) Briefly describe the items that are incorporated in the preparation of interim valuations.

(15 marks)

**QUESTION SIX**

You have been asked by your boss to prepare a Final Account for the Ascot Shopping Centre project. The following information has been submitted.

	\$	\$
Contract sum		18 000.00
Preliminary and general	1 800.00	
Contingency	100.00	

**Provisional Sums**

Profit 2.5%

Attendance 1%

**Electro- craft Electrical Works**

BQ Provision	1 500.00
Remeasurement	850.00

**Cool Aid Pvt Ltd - Air Conditioning**

BQ Provision	800.00
Remeasurement	850.00

**Schindler Lifts**

BQ Provision	3 500.00
Remeasurement	3 500.00

**Variation Orders**

Otis Electrical – Escalators

Architect instruction No 1	1 200.00
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**Plumbing**

Architect Instruction No 2	350.00
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**Architect Instruction No 3**

Plaster in lieu of bagging to ceilings	500.00
Bagging to ceiling	3 000.00

**Architect Instruction No 4**

Plaster in lieu of facings	3 200.00
Facing	1 000.00

**Architect Instruction No 5**

Brick paving	5 500.00
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**Prime Cost Amounts**

Profit 10%

Fixing 10%

**Ironmongery**

BQ provision	4 500.00
Remeasurement	4 500.00

**Coldroom Door**

BQ Provision	1 050.00
Remeasurement	2 200.00

**Items Measured Provisional**

Foundations	
BQ Provision	950.00
Remeasurement	850.00

**Plumbing**

BQ Provision	720.00
Remeasurement	720.00

**Fluctuations**

Main contractor	384.00
Elector-craft	250.00
Cool Aid Pvt Ltd	65.00
Otis Electrical	45.00
Chubb	62.00

(20 marks)