

NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY
FACULTY OF THE BUILT ENVIRONMENT
DEPARTMENT OF QUANTITY SURVEYING
PART I EXAMINATIONS – JUNE 2011
THEORY AND PRACTICE OF QUANTITY SURVEYING AND PROJECT
MANAGEMENT II – AQS1201

TIME: 3 Hours

Total Marks: 100

INSTRUCTIONS

Answer any 4 questions

Question One

- a) “When the value of contracts is more than a few thousand dollars, it is normal practice for contractors to be paid on account as the construction Work proceeds”. What is the rationale behind this practice? **(5 marks)**
- b) The Agreement and Schedule of Conditions of Building Contract states that the amount stated in the Interim Certificate shall be the gross valuation of the Works less Retention Percentage and the total previous interim certificates. In order to determine “the gross valuation”, the value of the constituent parts has to be ascertained. Describe these constituent parts of a quantity surveyor’s interim valuation. **(20 marks)**

Question Two

- a) What different situations give rise to variations? **(4 marks)**
- b) As a Junior Quantity Surveyor in a Quantity Surveying firm one of your duties is to come up with a variation account. Explain clearly how you would ascertain the value of variations with the illustration of examples. **(9 marks)**
- c) ABC Ltd Construction Company is an indigenous Company that was established in the 1990s and has been performing well since its establishment. The company started experiencing losses on one of its contracts. Advise the company on the situations that might have caused losses on that contract and how should the company address the losses . **(12 marks)**

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Question Three

- a) Differentiate between prime cost and provisional sums with the aid of examples (6 marks)

- b) What are the different types of claims that may arise in a building contract? Clearly explain the circumstances in which the claims arise. (8 marks)

- c) One of the contract documents shows the sum of money to be paid by the Employer to the Contractor for the carrying out of the construction work. In most cases it would not be a fixed amount, thus subject to an adjustment. Discuss the five main causes for the adjustment of the contract sum. (11 marks)

Question Four

- a) Define the word Project management. (2 marks)

- b) The Project management Institute (1996) provided for the Project Management Board of Knowledge (PMBOK) as a guide to project managers. List the nine project management areas contained in the guide. Clearly explain any seven of the nine areas of the PMBOK. (23 marks)

Question Five

You work as a Quantity Surveyor for a private developer who has been engaged to carry out a housing development for Tanganda Tea Company in the Eastern Highlands of Zimbabwe. Your task is to discuss the risk management process that you would undertake before the project is initiated. The discussion should be well articulated with the use of examples. (25 marks)