

NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF QUANTITY SURVEYING

PART I FIRST SEMESTER EXAMINATIONS MAY 2013

**THEORY AND PRACTICES OF QUANTITY SURVEYING AND PROJECT
MANAGEMENT 1 AQS 1201**

Time: 3 Hours

Total Marks: 100

Instruction to Candidates

Answer any **FOUR** Questions

Each Question carries **25marks**

Question One

- a. Define the term “Value Management” **(5 marks)**
- b. Discuss the steps of the value management process that would enhance the value of a construction project. **(20 marks)**

Question Two

- a. What causes losses in any construction projects **(5marks)**
- b. Explain the actions that would be undertaken by a consultant quantity surveyor to control and monitor costs in a construction project **(20 marks)**

Question Three

- a. There are several ways of valuing variations, the choice in particular being that which is appropriate to the circumstances. Discuss. **(15 marks)**
- b. Prepare a variation account using Appendix A **(10 marks)**

Question Four

- a. What are the key characteristics of a project **(5 marks)**
- b. Discuss the benefits of construction project management compared to the traditional procurement method. **(20 marks)**

Question Five

- a. It is a common provision in most standard forms of building contract for a retention percentage of the valuation total to be deducted. However, outline the exclusions from the application of the retention percentage in an interim valuation. **(5 marks)**

- b. Describe the general procedure of preparing interim valuations **(10 marks)**

- c. Explain how the Professional Quantity Surveyor would deal with material on and off site when preparing an interim valuation. **(10 marks)**

Appendix A

You are the senior Quantity Surveyor for ZIMRA Beitbridge Flats Project. Variations on the project have been authorized by the architect on behalf of the client. You are now required to prepare a variation account using the information given below.

Contingency amount \$2,000.00

- 8 Willingdon Light Buff Facing Bricks \$138, 706.90 in lieu of Hildon Tudor Brown Facing Bricks \$136, 959.54
- 15 The roof slabs to the flats increased from 125 mm thick to 175 mm and the main reinforcement increased from 12 mm to 16mm diameter at \$8,494.13 and \$12,052.35
- 23 Living room windows in flats to be 1800x1500 mm \$3,673.50 in lieu of 1800x1200mm \$2,079.85
- 28 Glazed screens to balconies to be glazed with toughened clear float glass with putty \$1,245.74 in lieu of clear float glass in beads \$1,073.80
- 48 Omission of built-in bookcase units in living rooms \$3,984.30

END OF EXAMINATION