



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF QUANTITY SURVEYING

BUILDING DESIGN ECONOMICS

AQS 2210

Main Examination Paper

MAY 2015

This examination paper consists of 2 pages

Time Allowed: 3 hours

Total Marks: 100

Special Requirements:

Examiner's Name: R.A. DHLIWAYO

INSTRUCTIONS

1. Answer any four (4) questions
2. Each question carries 25 marks
3. Use of calculators is permissible

MARK ALLOCATION

QUESTION	MARKS
1.	25
2.	25
3.	25
4.	25
5.	25

QUESTION ONE

- a. Define the term “cost target” (2)
- b. Explain Cost target for social development (10)
- c. Discuss profit as motivation to develop a project (5)
- d. State the different time requirements of building clients. (8)

QUESTION TWO

Explain the standard methodology for the application of value management on a construction projects. (25)

QUESTION THREE

- a. Distinguish elemental cost planning from comparative cost planning (10)
- b. Briefly discuss the rationale behind the use of whole life costing (10)

QUESTION FOUR

- a. Evidence is growing that sustainable buildings provide financial rewards. Discuss this statement with reference to the construction industry of Zimbabwe. (15)
- b. State any design and construction strategies that can be used by the construction team to reduce first cost of a building. (10)

QUESTION FIVE

The factors below have an impact on the cost of building projects. Explain how they would affect cost for a client who would be considering undertaking building work.

- a. Height of building
- b. Building size
- c. Circulation areas
- d. Plan shape
- e. Buildability (25)

END OF EXAMINATION

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