



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF CONSTRUCTION MANAGEMENT

CONSTRUCTION CONTRACT ADMINISTRATION

BCM 4101

Main Examination Paper

December 2024

This examination paper consists of **three (3)** pages.

Time Allowed: **3 Hours**

Total Marks: **100**

Special Requirements: **Agreement and Schedule of Conditions of Contract, ZGCC4
Contract and NJPC2000 contract**

Examiner's Name: **Mr. N. Khupe**

INSTRUCTIONS

1. Answer **Question One** and any other **three (3)**.
2. Credit will be awarded for appropriate use of practical examples.

MARK ALLOCATION

QUESTION	MARKS
1.	25
2.	25
3.	25
4.	25
5.	25
6.	25
TOTAL	100

Question One (Compulsory)

BnB Construction Company, a renowned contractor, was contracted by Mr Gold to construct his house, a double storey building in Selbourne Park. The contract was signed on the 10th of April 2024 and the house is supposed to be completed on or before the 21st of December 2024. Due to many of projects at hand the Contractor delegated inexperienced subcontractors. This fact was never communicated to Mr Gold. The subcontractors took advantage of his absence and sold half of the bags of cement and built part of the house with few bags of cement than required. This compromised the strength of the building. On the 15th of September 2024, part of the house collapsed. Upon investigations, it is indeed found that the part of the house was not built according to recommended specifications.

- a) Recommend a standard form of contract for this project and give reasons for your answer. [5 marks]
- b) With reference to the standard form of contract recommended in (a) above, advise on how this problem can be addressed. [20 marks]
- [25 marks]**

Question Two

- a) Explain the following rules used when interpreting contracts:
- i. Contra proferentem rule [3 marks]
 - ii. Parole evidence rule [3 marks]
 - iii. Ejusdem generis rule [4 marks]
- b) Describe any **five (5)** characteristics of a good construction contract. [15 marks]
- [25 marks]**

Question Three

With reference to the NJPC2000 and ZGCC4, explain how the following issues are dealt with on construction projects:

- a) Disputes [8 marks]
- b) Damages to persons and property [8 marks]
- c) Adjustment/Extension of time [9 marks]
- [25 marks]**

Question Four

Describe the typical procedures that lead to certification and payment for the work carried out by the main contractor. [25 marks]

Question Five

Using the Agreement and Schedule of Conditions of Contract, discuss the role of the Architect from project initiation to project closeout on a particular building project.

[25 marks]

Question Six

a) State any five (5) key elements the programme of works may contain.

[5 marks]

b) With reference to the NJPC2000 and ZGCC4, describe the events that lead to:

i. Determination of the contract by employer

[10 marks]

ii. Determination of the contract by contractor

[10 marks]

[25 marks]

END OF EXAMINATION