



NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY  
FACULTY OF THE BUILT ENVIRONMENT  
DEPARTMENT OF QUANTITY SURVEYING  
THEORY & PRACTICE OF QUANTITY SURVEYING II  
BQS 2205

Main Examination Paper

February 2025

This examination paper consists of **four (4)** pages.

Time Allowed: **3 hours**  
Total Marks: **100**  
Special Requirements: **None**  
Examiners' Names: **Mr. G.M. Zhou & Ms. F. Charumbira**

**INSTRUCTIONS**

1. Answer **ALL** questions in section A and any **two (2)** in section B.
2. Use of calculators is permissible

**MARK ALLOCATION**

QUESTION	MARKS
SECTION A	
1.	25
2.	25
SECTION B	
3.	25
4.	25
5.	25
<b>TOTAL</b>	<b>100</b>

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## SECTION A: Answer all questions

### Question One

- a) Define the following as used in construction contracts;
- i. Retention [1 marks]
  - ii. Contingency [1 marks]
- b) Distinguish materials onsite and materials offsite and explain the conditions under which each of these may be included in an interim valuation. [8 marks]
- c) After taking on a new role as a Quantity Surveyor for a contracting company, you have been handed a file for a clinic facility that was completed two months before you joined the organisation. You are told that no payment was made for work done in the final month of the project because no interim payment application had been submitted to the Project Quantity Surveyor. You are presented with the following information for the project as at the last month of the project;

**Table 1: Measured works as at the final month of the project**

Item	Description	Work done
1	Preliminaries & General	\$8,750.00
2	Foundations	\$29,822.49
3	Concrete, Formwork & Reinforcement	\$2,880.85
4	Brickwork	\$11,525.35
5	Roof coverings	\$6,856.95
6	Carpentry, Joinery & Ironmongery	\$9,055.00
7	Metalwork	\$6,551.52
8	Plastering & Paving	\$1,994.50
9	Glazing	\$330.10
10	Plumbing & drainage	\$3,913.35
11	Painting	\$4,302.40

Your Electrical installations subcontractor and your medical equipment subcontractors had submitted their claims to your company with a cost of \$9,000.00 and \$33,651.25 respectively. Profit on subcontractors' work was 2.5% and attendance was 5%.

No labour fluctuations were recorded on the project and no materials price escalations were recorded. No advance payments were made on the project.

Your variations account when the project was completed was valued at \$14,500.00

There is excess cement and bricks on site which has been valued at \$4,000.00.

Retention is 10% and the amount paid to date on the project is \$69,500.00.

You are required to prepare a claim for an interim payment application certificate for the final month of the project.

[15 marks]

[25 marks]

## Question Two

Further to the information presented in table 1 above, you have established that the contract sum for the project was \$151,941.90 including Value Added Tax. The contingency amount on the project was \$12,011.21. The contract sum was broken down as follows;

**Table 2: Contract measured works**

Item	Description	Work done
1	Preliminary & Generals	\$8,750.00
2	Foundations	\$18,103.40
3	Concrete, Formwork & Reinforcement	\$3,626.95
4	Brickwork	\$17,822.50
5	Roof coverings	\$8,682.50
6	Carpentry, Joinery & Ironmongery	\$11,353.50
7	Metalwork	\$7,816.04
8	Plastering & Paving	\$2,706.45
9	Glazing	\$330.10
10	Plumbing & drainage	\$4,668.60
11	Painting	\$5,574.80

Prime cost sums for electrical works were \$6,500.00 and Prime Cost sums for medical equipment were \$24,000.00.

You are required to use information in table 1 and table 2 to prepare a draft final account [25 marks] for the project.

**SECTION B: Answer any two (2) questions**

**Question Three**

- (a) Alpha Construction Ltd. was contracted to build a commercial building for Beta Ltd with a contract period of 18 months. Three months into the project, Beta Ltd requested changes to the layout of the building, requiring additional work and materials. Alpha Construction submitted a request for an extension of time, but Beta refused, arguing that the changes did not justify an extension. Discuss whether or not Alpha Construction is entitled to an extension of time for the additional work requested by Beta Ltd? [10 marks]
- (b) Beta limited has nominated Shumba construction to supply floor finishes, however the delivery is late by 2 weeks and Alpha construction cannot proceed with the work. Explain how Alpha construction can contractually deal with this delay? [10 marks]
- (c) With the aid of practical examples discuss *Ex gratia* claims. [5 marks]
- [25 marks]

**Question Four**

- (a) Ziko Pvt limited has awarded AJ contractors a lump sum contract for the construction of an entertainment center valued at three million dollars. Define a contract and any **six** (6) elements that will make the contract valid [13 marks]
- (b) Discuss the functions of any **four** (4) documents you will find in the contract between Ziko Pvt Limited and AJ contractors. [12 marks]
- [25 marks]

**Question Five**

- (a) Discuss the role of a quantity surveyor in controlling costs in a construction project. [13 marks]
- (b) Explain three ways of valuing variations for measured items on a building construction project. [12 marks]
- [25 marks]

**END OF EXAMINATION**