

The University of Melbourne

Semester Two, 2003

Faculty of Architecture, Building and Planning

Subject Number: 702- 483

Subject Title: Advanced Quantity Surveying

Reading Time: 15 minutes

Exam Duration: 2 hours

This paper has : 3 pages

Authorised Materials:

Electronic calculator.

Instructions to Invigilators:

Students should be issued with a university answer booklet.

Instructions to Students:

Students must complete all questions the total mark possible is 100 marks.

Paper to be held by Baillieu Library

702-483 – Advanced Quantity Surveying

Question 1 – Building Economics

(15 Marks)

Labour productivity and labour efficiency are two different concepts. Discuss the issues associated with productivity, efficiency and plant substitution in the construction industry.

Question 2 – Tax depreciation

(15 Marks)

Briefly describe each of the following terms:

- Prime Cost
- Building Allowances
- The meaning of plant and machinery
- Effective life
- Income producing buildings

Question 3 – Earned Value

(20 Marks)

Describe in your own words the processes used in Earned Value analysis. How is it useful to the construction of buildings, and what are its advantages and disadvantages?

Question 4 – Professional Practice

(20 Marks)

A) Please answer True or False to each of the statements below: (8 marks)

1. It's good to start a presentation with a joke.
2. Most people dislike public speaking.
3. The audience is fully aware of how you feel as you make a presentation.
4. It is better to point than to use hand gestures.
5. You should look out over the heads of the audience, rather than make eye contact.
6. It's a good idea to start your presentation with a question.
7. Personal anecdotes help to communicate your message.
8. Its best to ignore a member of the audience whose attention has waned

Question 3 – Professional Practice (Cont)

- B) Your client has asked for an estimate of the professional fees associated with his proposal to build an apartment building with an estimated construction cost of \$10M. (8 marks)
- i) What % of the construction cost are the fees likely to total?
 - ii) What is the break-up of this amongst the various disciplines (assume a Bill of Quantities are not required)?
- C) List the four stages of design prior to construction (4 marks)

2002 Question 5 – Essay

(30 Marks)

Comment on any TWO of the following provocative statements:

1. Risk Management is a process of budgeting for the cost of anticipated project risks. It can be an expensive process and, consequently, it does not have much application in the construction industry!
2. Marketing professional services is based on the same approach to marketing consumer products!
3. Mega-projects develop a life of their own once the detailed design begins following which the process of cost control becomes irrelevant!
4. The use of information technology in the construction industry only relates to email.
5. What are the key determinants of housing demand in Australia?
6. Prequalification is a process used only by government clients because they are less efficient at choosing contractors than private sector clients!
7. Value management is a process that seeks to reduce the cost of buildings by redesigning them during the tender period!

End of paper

Total marks possible = 100 Marks