



FIRST SEMESTER EXAMINATION 2017/2018 SESSION
COURSE CODE: QTS 313 COURSE TITLE: BUILDING & DEVELOPMENT ECONOMICS
TIME ALLOWED: 2 Hours CREDIT LOAD: 2 Units
INSTRUCTION: Attempt All Questions

SECTION B

Q13a. Briefly explain the processes involved in Cost Control.15 marks

Q13b. What are the factors that make up design variables? Explain.....20 marks

Q14a. Write short note on each of the following:

- i. Mechanization ii. GDV iii. Developers Budget
- iv. Legal and Agency Fees v. Cost of Finance

15 marks

Q14b. A developer wishes to purchase a site using the information below. Calculate the maximum the developer can offer for the site. **20 marks**

INFORMATION

Building Area	=	24,000m ²
Professional Fees	=	10%
Building Cost	=	=N= 600.00 /m ²
Legal Fees	=	2 1/2%
Cost of External Work	=	=N=850,000.00
Construction Period	=	15 months
Anticipated Gross Income	=	=N=2,220,000.00/year
Outgoing	=	=N=45,000.00/year
Cost of Finance	=	5%
Developers Returns	=	7% (to calculate Y.P)
Developers Profit	=	10%

(35 Marks)

TOTAL SCORES: 70Marks
GOOD LUCK