DEPARTMENT OF QUANTITY SURVEYING

SCHOOL OF ENVIRONMENTAL TECHNOLOGY, MINNA

FIRST SEMESTER EXAMINATION, 2018/2019 SESSION

COURSE CODE: QTS 313 **COURSE TITLE:** BUILDING & DEVELOPMENT ECONOMICS.   **CREDIT UNITS:** 2

Time allocated: 2 Hours

SECTION A

TIME ALLOWED: 15 Minutes   **SCORES ALLOCATED: 30 Marks**

INSTRUCTIONS: Fill in the blank spaces with the correct word or phrase in your question paper. Detach this sheet and submit this section before you proceed to Section B. **Write your Matriculation Number boldly on this sheet.**

Candidate's Matric No: ....

Q1. Building Economics consists of the .... and .... of Economics to the study of the building form.

Q2. The development value of a piece of land is the difference between the cost of .... and the market price of ....

Q3. One of the constraints faced by developers is the problem of proper decision making as to whether to .... a building or to ....it.

Q4. Building Economics and .... are commonly used titles to embrace the various areas of focus falling into this field of study.

Q5. The need for thorough and .... all operations for .... of plants and equipment is one of the disadvantages of Industralized Construction.

Q6. Mechanisation is the performance of all basic and auxiliary .... and .... operations by machines or mechanised devices.

Q7. The vital resources essential to construction, which should be in steady supply in industrialized construction are:

1) .... iv) ....

ii) .... v) ....

iii) ....

Q8. The full meaning of CBD in Land use Division is ....

....

Q9. The following environmental issue affects the work of the surveyor:

i) .... ii) ....

iii) .... iv) ....

Q10. The main aim of a developer is the art of phasing development to give .... which can be used to pay for the less remunerative items.

Q11. Land is so .... .in that each parcel or plot has a specific location with its own particular geography.

Q12. Building Economics is an aspect of a design process which seeks to discriminate between .... and ....

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SECTION B

INSTRUCTION: Attempt all the questions
TIME ALLOWED: 1 Hour 45 Minutes   **SCORES ALLOCATED: 70Marks**

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

Q13b. List and explain the factors that make up design variables? .... **20 marks**

Q14a. Write short notes 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 amount the developer can offer for the site.   **20 marks**

INFORMATION

Building Area .... = 24,000m2

Professional Fees .... = 10%

Building Cost .... = ₦600.00 /m2

Legal Fees .... = 21/2%

Cost of External Work .... = ₦850,000.00

Construction Period .... = 15 months

Anticipated Gross Income .... = ₦2,220,000.00/year

Outgoing .... = ₦45,000.00/year

Cost of Finance .... = 5%

Developers Returns .... = 7% (to calculate Y.P)

Developers Profit .... = 10%

GOOD LUCK