PROGRAM : NATIONAL DIPLOMA BUILDING
SUBJECT : CONSTRUCTION MANAGEMENT 3
CODE : CONM 331
DATE : SUMMER SSA EXAMINATION 2015
       7 DECEMBER 2015
DURATION : (SESSION 3) 15:00 - 18:00
WEIGHT : 40 : 60
TOTAL MARKS : 100

ASSESSOR : DR JN AGUMBA
MODERATOR : PROF S. LARYEA
NUMBER OF PAGES : 1 COVER PAGE;
                   2 PAGES;
                   AND 1 ANNEXURE

INSTRUCTIONS : ANSWER ALL THE QUESTIONS IN SEQUENCE.
REQUIREMENTS : ONE ANSWER SHEET
                ONE SCIENTIFIC CALCULATOR
INSTRUCTIONS TO STUDENTS
PLEASE ANSWER ALL THE QUESTIONS IN SEQUENCE.

QUESTION 1
1.1 DEFINE the term policy
1.2 DESCRIBE the stages of planning that will enable a project to be successfully completed by a small and medium construction enterprise

QUESTION 2
2.1 DISCUSS five advantages and two disadvantages of using a bar chart
2.2 PREPARE a thoroughly analyzed network diagram for the completion of the following project activities using the activity on the node method and find the critical path. The contractor is not working over weekends and public holidays. The starting date of the project is on the 28/02/2015

<table>
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<th>ACTIVITY</th>
<th>PRECEEDING ACTIVITY</th>
<th>DURATION</th>
<th>COST PER ACTIVITY</th>
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</tr>
<tr>
<td>B</td>
<td>A</td>
<td>8</td>
<td>7 000.00</td>
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<tr>
<td>C</td>
<td>A</td>
<td>7</td>
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<td>C</td>
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<td>D</td>
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QUESTION 3
3.1 DEFINE the terms; quality
3.2 In order to achieve quality in a project, quality management concepts should be considered. DISCUSS what will constitute the following quality management concepts
3.2.1 Quality policy
3.2.2 Quality assurance
3.2.3 Quality plan

QUESTION 4
4.1 A contractor employs you as a contractor quantity surveyor tasked with preparing estimates for various projects that the company is tendering for. DISCUSS four methods that you will use to estimate the project cost.
QUESTION 5

5.1 DISCUSS in your own words the reasons for using the JBCC contract document in a construction project. Then outline six clauses that are found in the JBCC (8)

5.2 In order for a contract to be valid DISCUSS the essential elements that will constitute it for it to be valid (12) [20]

QUESTION 6

6.1 DISCUSS the money a client holds back from the contractor during monthly payments and discuss why? And explain how it is paid back to the contractor. (4)

6.2 DISCUSS the reasons why contractors will borrow finances for their projects (6) [10]

QUESTION 7

7.1 DEFINE the terms conciliation and arbitration (4)

7.2 DISCUSS the types of leave that will be accorded to a permanent employee (8)

7.3 DISCUSS the importance of the Basic condition of Employment Act (2) [14]

Total = 100
ANNEXURE

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2015

PUBLIC HOLIDAYS

1 January 2015 – New Years Day
21 March 2015 – Human Rights Day *
3 April 2015 – Good Friday *
6 April 2015 – Family Day
27 April 2015 – Freedom Day
1 May 2015 – Workers Day

16 June 2015 – Youth Day
9 August 2015 – National Women’s Day
10 August 2015 Public Holiday
24 September 2015 – Heritage Day
16 December 2015 – Day of Reconciliation
25 December 2015 – Christmas Day
26 December 2015 – Day Of Goodwill

SCHOOL TERMS 2015

Eastern Cape

2016

1. 21 Jan - 1 March
2. 13 April - 26 June
3. 20 July - 2 Oct
4. 12 Oct - 9 Dec