



PAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

Faculty of Natural Resources and Spatial Sciences

Department of Land and Property Sciences

QUALIFICATION(S): Diploma in Property Studies Bachelor of Property Studies	QUALIFICATION(S) CODE: 06DPRS 08BPRS
COURSE NAME: Property Maintenance	COURSE CODE: PMT611S
EXAMS SESSION/DATE: July 2018	NQF LEVEL: 6
DURATION: 3 Hours	MARKS: 100

SECOND OPPORTUNITY EXAMINATION QUESTION PAPER	
EXAMINER(S)	Mrs. E. Teodol
MODERATOR:	Mr. S. Hayford

THIS QUESTION PAPER CONSISTS OF 5 PAGES
(Including this front page)

INSTRUCTIONS

1. Read the entire question paper before answering the Questions
2. Please write clearly and legibly!
3. The question paper contains a total of five (5) questions.
4. You must answer **ALL QUESTIONS**.
5. Make sure your Student Number is on the EXAMINATION BOOK(s).

PERMISSIBLE MATERIALS

6. None

Question 1

For each of the following statements indicate whether it is 'TRUE' OR 'FALSE'. Each correct answer carries 1 mark. (20)

- a) Close Tendering takes the form of an advertisement in a national or local newspaper inviting contractors to bid in order to carry out a specific work.
- b) A latent defect is a defect or problem that has a significant adverse impact on the appearance, safety, usability and value of a product, system or property.
- c) Repairs due to misfortune or calamity such as earthquake, fire or flood damage during the time of construction may not entitle the property owner to insurance relief.
- d) Tendering is the process of inviting interested companies to make offers for supplying of specific goods or services and choosing the best and inexpensive company to supply the goods or services.
- e) Routine maintenance involves tasks that are done immediately in order to prevent further damage or serious impacts on building fabric.
- f) The work order form produces information on the maintenance performance, maintenance cost, equipment history and building system.
- g) Most heritage buildings are generally susceptible to deterioration partly due to factors such as poor maintenance and improper restoration methods.
- h) Rehabilitation of a building means returning a building or a structure to a physical state by means of repair, modification, or alteration.
- i) Alteration is the modification of existing structure to make it more resistant to seismic activity, ground motion, or soil failure due to earthquakes.
- j) The economic life of a building is the period of time it can be used before it fails.

- k) Defects occur in various forms and to different extent in all types of buildings, irrespective of age.
- l) Computerisation of maintenance is a complex job when measured against other computerisation efforts because of the nature of the data collected.
- m) The goal of using contractors and outsourcing is to get maintenance or construction work done at a higher quality, faster, safer or at high cost than it would be possible with the company's crew.
- n) Maintenance planning improves productivity and effectiveness of the maintenance work force.
- o) Productive time includes only walking to the job site, waiting for approval, special tools, and equipment to be shutdown.
- p) Life-cycle costing is an analytical technique for the comparative evaluation of time phased costs and revenues attributable to a project or an asset or component over a specific planning period.
- q) Contract changes are more likely to occur on a single fixed price contract.
- r) The process of reconstruction and renewal of the existing buildings, either in whole or in part is referred to as renovation.
- s) Repair refers to the process of substantial repair or alteration that extends a building's useful life.
- t) Productive work is commonly reported between 25% and 35%. Therefore, 35% productivity means that for a 10-hour shift, on average you will only get 6.5 hours productive work.

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Question 2

- a) Define the following terms as used in property maintenance.
- i) Servicing (1)
 - ii) Rectification (2)
 - iii) Replacement (3)
 - iv) Inspection report (3)
- b) Differentiate between 'Planned Maintenance' and 'Preventive Maintenance'. Give examples. (4)
- c) David owns David & Sons Equity Mining cc. To achieve the company's objective, he must consider several strategies for contracting out maintenance work. Outline the three (3) common forms of maintenance contracts in building maintenance that he may adopt. (3)
- d) Motivate the need for Standard Specifications in any organisation. (4)
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Question 3

- a) With the aid of a diagram illustrate the six (6) stages of Tendering process in the construction industry. (3)
- b) Use a table to describe rating of condition standards for buildings, facilities and equipment. (10)
- c) Tender document helps to maintain and protect the relationship between client and contractor. List any ten (10) documents to be included as part of the Tender documents in the preparation to invite tenders (5)
- d) Differentiate between 'Retrofit' and 'Refurbishment'. (2)
- [20]**
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Question 4

- a) State the three (3) causes of Contract changes in the building maintenance industry. (3)
- b) Majority of builders still obtain much of their work by system of tendering. State the three (3) principal methods of choosing a contractor in the construction industry. (3)
- c) Briefly describe the 5 (five) guidelines you would use to ensure minimum disturbance to existing routine when attending to mechanical and electrical equipment. (10)
- d) Distinguish between Variable and Managed Expenditure. (4)

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Question 5

- a) Briefly discuss the main Maintenance Budgets that can be employed for maintenance work. (13)
- b) Briefly elaborate on the comparison between the main maintenance budgets. (7)

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All the best of luck.