



PAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT

DEPARTMENT OF LAND AND SPATIAL SCIENCES

QUALIFICATION(S): BACHELOR OF PROPERTY STUDIES	
QUALIFICATION(S) CODE: 08BOPS	NQF LEVEL: 8
COURSE CODE: FMP812S	COURSE NAME: FACILITIES MANAGEMENT AND PROCUREMENT
EXAMS SESSION: DECEMBER 2025	PAPER: THEORY
DURATION: 2 HOURS	MARKS: 100

SECOND OPPORTUNITY/SUPPLEMENTARY EXAMINATION QUESTION PAPER	
EXAMINER(S)	MS ELINA TEODOL
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<p style="text-align: center;">INSTRUCTIONS</p> <ol style="list-style-type: none">1. Read the entire question paper before answering the Questions.2. Please write clearly and legibly!3. Please START EACH QUESTION ON A FRESH PAGE.4. The question paper contains a total of 4 questions.5. You must answer <u>ALL QUESTIONS.</u>6. Make sure your Student Number is on the EXAMINATION BOOK(S).

PERMISSIBLE MATERIALS

1. Non-programmable Scientific Calculator

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

Question 1

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

- 1.1 Property management focuses on maximising the financial return of a property asset.
- 1.2 Negotiated tendering involves inviting bids from any interested supplier.
- 1.3 A cost-reimbursement contract is best for projects with a high degree of uncertainty.
- 1.4 Occupancy density is calculated by dividing the number of occupants by the total area.
- 1.5 A Space Utilisation Rate (SUR) of 60% indicates overutilisation.
- 1.6 A high booking rate for a meeting room always means it is being used effectively.
- 1.7 Post-procurement activities include supplier performance evaluation.
- 1.8 A Time and Materials (T&M) contract is a type of fixed-price contract.
- 1.9 Hard Facilities Management services include landscaping and catering.
- 1.10 A space audit is primarily concerned with the financial value of a property.
- 1.11 A low Space Utilisation Rate (SUR) is always a positive sign.
- 1.12 Predictive maintenance is based on the condition of the equipment.
- 1.13 Budgeting in Facilities Management includes utilities, staffing, repairs, and supplies.
- 1.14 Biometric access control systems are low-security solutions
- 1.15 Cost Plus Award Fee contracts reimburse expenses plus subjective performance awards.

- 2.5 What is the role of a Facilities Information Management System (FIMS)? (2)
- 2.6 State two (2) key components of a fire safety system. (2)
- 2.7 What is occupancy density and why is it an important metric in space management? (3)
- 2.8 List two (2) types of tendering systems. (2)
- 2.9 What is the key difference between a Purchase Order (PO) and an invoice? (2)
- 2.10 What are the five (5) stages of the space audit process? (5)

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Question 3

Answer the following questions based on the provided scenarios:

- 3.1 Energy Management (5)
A university campus has an annual electricity consumption of 2,500,000 kWh. After implementing a series of energy-saving measures, including a lighting upgrade and HVAC optimization, the consumption is reduced to 2,000,000 kWh. Calculate the percentage energy savings achieved.
- 3.2 Space Audit (5)
An open-plan office has a total area of 800 square meters and accommodates 50 workstations. Calculate the occupancy density in square meters per workstation.
- 3.3 Water Management (5)
A hospital consumes 1,000,000 litres of water per month. By installing water-saving fixtures and implementing a water conservation program, the consumption is reduced to 850,000 litres per month. Calculate the percentage reduction in water consumption.

3.4 Booking vs Usage (5)

A corporate training room is available for 40 hours per week. It is booked for 35 hours, but is only actually used for 25 hours. Calculate the booking rate and the usage rate of the training room.

3.5 Space Audit (3)

A building space of 800 sqm utilizes 500 sqm. Derive inefficiency rate (%) and suggest occupancy optimisation.

[23]**Question 4**

Read each question carefully and answer all the questions.

- 4.1 Discuss the relationship between Facilities Management and the core business of an organization. (5)
- 4.2 Explain the three-way matching process in procurement and its importance. (5)
- 4.3 Compare and contrast the different types of cost-reimbursement contracts. (5)
- 4.4 Discuss the benefits of using a Computer-Aided Facilities Management (CAFM) system. (5)
- 4.5 Explain the importance of conducting a thorough risk assessment in the workplace. (5)

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