

THE NAMIBIA COUNCIL FOR ARCHITECTS & QUANTITY SURVEYORS

THE ASSESSMENT OF PROFESSIONAL COMPETENCE
PAPER 1

**THIS EXAMINATION PAPER IS FOR
QUANTITY SURVEYOR CANDIDATES ONLY**

04 JULY 2016

NOTE:

- This Examination comprises Paper 1, Paper 2 and an Oral Examination. The overall pass mark required is 80%.
- Paper 1 and Paper 2 comprises 45 marks each. The Oral Examination comprises 10 marks with a combined total of 100 marks.
- This is an open book examination and candidates may take into the examination room and use whatever books and reference material they wish. **(No electronic devices permitted such as Ipads, cellphones, e-books, PDA's, etc.)**
- Handwritten notes of whatsoever nature are however **not permitted**.
- The following documents are attached:
 - i. Tariff of Fees – 1998 edition
 - ii. Practice Note 2015-1 (2 Pages)
 - iii. Escalation Template
 - iv. Escalation indices (3 Pages)
 - v. Valuation for payment certificate
 - vi. Statement of payment certificate
- **All questions must be answered.**
- All answers must be numbered correctly.
- Give full reasons for your answers with reference to relevant contract clauses where applicable.
- All calculations to be rounded to 2 (two) decimals.
- Time Allowed: 3,5 hours
- This paper consists of (5) pages including the cover page.

PLEASE READ ALL QUESTIONS CAREFULLY

SCHEDULE OF INFORMATION

CONTRACT DATA

SCOPE OF WORK	NEW DOUBLE STORY OFFICE BLOCK
CONTRACT PERIOD	11 MONTHS
CONTRACT DATE	14-Apr-15
TENDER CLOSING DATE	06-Apr-15
VALUATION DATE	03-Aug-15
CLIENT	MINISTRY OF WORKS AND TRANSPORT
ARCHITECT	DE ZALZE ARCHITECTS
CONTRACTOR	LEARN TO BUILD CONSTRUCTION
CONTRACT SUM (Including VAT)	9 250 056.47
Electrical installation appointed amount (Excluding VAT)	758 400.00
Aluminium installations appointed amount (Excluding VAT)	342 650.00
Air-conditioning appointed amount (Excluding VAT)	383 500.00
NO PROFIT & ATTENDANCE ON SPECIALIST INSTALLATIONS	
ALL SUB-CONTRACTS TO BE ESCALLATED	

VALUATION 4

BILL NO.	BILL	CONTRACT AMOUNT	VALUATION	ESCALLATION CERTIFIED	TOTAL CLAIM
1	Preliminaries	625 000.00	326 354.96	2 696.89	329 051.85
2	Alterations	162 525.20	162 525.20	2 164.55	164 689.75
3	Earthworks	185 825.50	185 825.50	1 673.57	187 499.07
4	Concrete	522 876.00	346 103.04	1 410.61	347 513.65
5	Formwork	385 648.30	359 551.46	4 473.59	364 025.05
6	Reinforcement	301 115.23	237 273.46	(6 666.18)	230 607.28
7	Brickwork	436 802.36	264 911.60	5 065.21	269 976.81
8	Waterproofing	81 942.80	54 768.52	(1 115.75)	53 652.77
9	Roof Coverings	324 374.00	54 305.47	638.31	54 943.77
10	Carpentry & Joinery	81 183.00	10 173.88	159.71	10 333.59
11	Ceilings	210 563.08	114 347.26	624.34	114 971.60
12	Partitioning	685 340.71	372 177.46	3 027.37	375 204.84
13	Ironmongery	44 193.60	0.00	0.00	0.00
14	Metalwork	93 921.00	0.00	0.00	0.00
15	Plastering	329 047.40	123 708.96	1 467.23	125 176.19
16	Tiling	231 776.60	58 092.63	124.20	58 216.82
17	Drainage	157 983.18	79 194.00	1 602.82	80 796.82
18	Plumbing	207 983.18	104 258.06	754.48	105 012.55
19	Glazing	38 064.00	0.00	0.00	0.00
20	Paintwork	411 193.80	51 530.93	516.86	52 047.79
21	Roadworks	86 168.42	21 597.31	(140.04)	21 457.27
22	Prime cost and Provisional sums				0.00
	Electrical installation	760 000.00	411 852.65	(10 958.88)	400 893.77
	Aluminium installations	350 000.00	52 216.79	1 036.07	53 252.87
	Air-conditioning	380 000.00	144 181.01	6 152.55	150 333.56
		7 093 527.36	3 534 950.14	14 707.51	3 549 657.65
	Escalation allowance	550 000.00			
	Contingency	400 000.00			
		8 043 527.36			
	15% VAT	1 206 529.10			
	CONTRACT SUM	9 250 056.46			

VALUATION 5

BILL NO.	BILL	CONTRACT AMOUNT	% WORK DONE	MATERIALS ON SITE	TOTAL CLAIM
1	Preliminaries	625 000.00	63%		390 625.00
2	Alterations	162 525.20	100%		162 525.20
3	Earthworks	185 825.50	100%		185 825.50
4	Concrete	522 876.00	90%		470 588.40
5	Formwork	385 648.30	95%	50 000.00	416 365.89
6	Reinforcement	301 115.23	90%	28 000.00	299 003.71
7	Brickwork	436 802.36	60%	55 000.00	317 081.42
8	Waterproofing	81 942.80	80%		65 554.24
9	Roof Coverings	324 374.00	0%	65 000.00	65 000.00
10	Carpentry & Joinery	81 183.00	15%		12 177.45
11	Ceilings	210 563.08	65%		136 866.00
12	Partitioning	685 340.71	65%		445 471.46
13	Ironmongery	44 193.60	0%		-
14	Metalwork	93 921.00	0%		-
15	Plastering	329 047.40	45%		148 071.33
16	Tiling	231 776.60	30%		69 532.98
17	Drainage	157 983.18	60%		94 789.91
18	Plumbing	207 983.18	60%		124 789.91
19	Glazing	38 064.00	0%		-
20	Paintwork	411 193.80	15%		61 679.07
21	Roadworks	86 168.42	30%		25 850.53
22	Prime cost and Provisional sums				
	Electrical installation	760 000.00	65%		492 960.00
	Aluminium installations	350 000.00	0	62 500.00	62 500.00
	Air-conditioning	380 000.00	45%		172 575.00
		7 093 527.36			4 219 833.00
	Escalation allowance	550 000.00			
	Contingency	400 000.00			
		8 043 527.36			4 219 833.00
	15% VAT	1 206 529.10			632 974.95
	CONTRACT SUM	9 250 056.46			4 852 807.95

QUESTION 1

1.1 Using the above information please complete valuation for payment certificate no. 5 using the following documents attached herewith:

- (i) Valuation for Payment Certificate
- (ii) Statement of Payment Certificate
- (iii) Breakdown of Escalation

Note: Any other information necessary may be assumed

(20 marks)

QUESTION 2

2.1 Using all of the above information (Question 1), please calculate your Professional Quantity Surveyor's Fees for services rendered.

The following also applies:

- Value of Paintwork to existing surfaces - N\$50,000 (excl VAT)
- Value of New Work – N\$2,500,000 (Excl VAT)
- Remainder of building work is New Work to Existing Structures

Note: Any other information necessary may be assumed

(20 marks)

QUESTION 3

3.1 What are the pre-requisitions when valuing material off-site?

(5 marks)

TOTAL 45 MARKS