



TECHNICAL UNIVERSITY OF MOMBASA
Faculty of Business & Social Studies
DEPARTMENT OF HOSPITALITY & TOURISM

UNIVERSITY EXAMINATIONS FOR DEGREE IN
BACHELOR OF TECHNOLOGY IN HOTEL & HOSPITALITY MANAGEMENT

BHH 4309: PROPERTY AND FACILITY MANAGEMENT

END OF SEMESTER EXAMINATIONS

SERIES: APRIL 2015

TIME: 2 HOURS

INSTRUCTIONS:

- Answer question **ONE (Compulsory)** in Section **A** and any other **TWO** questions in Section **B**.

This paper consists of Two printed pages

SECTION A (Compulsory)

QUESTION 1

As a facilities manager of a proposed three star hotel, you have been given the task of not only managing and training your staff, but also advising the directors on matters regarding their facility.

- a) Advise the directors on all the common lease elements they should put in place before the business commences. **(8 marks)**
- b) Faced with an option of selecting three outlet sites at their disposal, formulate for them guidelines on what they need to consider to settle on the right site. **(8 marks)**
- c) In order to ensure that the directors understand your scope of duties, it may be necessary to clarify to them your areas of responsibility. Elaborate. **(8 marks)**

- d) Once the chosen site has been identified, it may be necessary to carry out renovations. Explain to them the various stages that they would undergo before paying the contractors for work completed. **(6 marks)**

SECTION B (Answer any TWO questions)

QUESTION 2

A good Project Manager should ensure that a good relationship exists between the tenants and landlord. Elaborate on the duties and remedies required by both parties to foster their relationship. **(20 marks)**

QUESTION 3

Before choosing on the kitchen plan of your newly acquired outlet, it is important that you evaluate various plans presented. Propose the various factors that should be considered to ensure a well-organized hotel kitchen. **(20 marks)**

QUESTION 4

It is important for an architect to be engaged in any building task to be carried out in the hotel. Expound on all the tasks an architect carries out for the total completion of the project. **(20 marks)**

QUESTION 5

As the facility manager of a lodge located in one of the leading national parks in the country, it is your responsibility to educate the staff on the do's and dont's of using the newly constructed self-treatment septic tank. Set a standard operations procedure for them. **(20 marks)**