TECHNICAL UNIVERSITY OF MOMBASA

SCHOOL OF ENGINEERING AND TECHNOLOGY

DEPARTMENT OF ARCHITECTURE & BUILT ENVIRONMENT

UNIVERSITY EXAMINATION FOR:

DIPLOMA IN QUANTITY SURVEYING

EQS 2302: BUILDING ECONOMICS II

ORDINARY EXAMINATION

YEAR THREE SEMESTER I

SERIES: DEC2024

TIME: 2 HOURS

DATE: December, 2024

Instructions to Candidates

You should have the following for this examination

-Answer Booklet, examination pass and student ID

This paper consists of **FIVE** questions. Attempt question ONE (Compulsory) and any other TWO questions.

Do not write on the question paper.

QUESTION ONE (30 MARKS) – COMPULSORY

a) Explain how a developer's profit is determined in a typical real estate development (15 marks)

b) Cost-Benefit Analysis (CBA) is a step-by-step methodology that can be applied to various decisions, projects, or policies. Explain how it is conducted in the context of real estate development. (15 marks)

QUESTION TWO (15 MARKS)

a) Define Life-Cycle Costing (LCC) (3 marks)

b) Explain the FIVE (5) key terminologies associated with Life-Cycle Costing (5 marks)

c) Explain the importance of Life-Cycle Costing (7 marks)

QUESTION THREE (15 MARKS)

Government actions have a significant impact on the construction industry, influencing various aspects like demand, costs, regulations, and overall market conditions. Explain.

QUESTION FOUR (15 MARKS)

Explain the nature of properties in real estate development.

QUESTION FIVE (15 MARKS)

Land acquisition is a critical step in real estate development and involves various legal, financial, and administrative processes. Explain.