



TECHNICAL UNIVERSITY OF MOMBASA

SCHOOL OF ENGINEERING AND TECHNOLOGY
DEPARTMENT OF ARCHITECTURE & BUILT ENVIRONMENT

UNIVERSITY EXAMINATION FOR:
DIPLOMA IN QUANTITY SURVEYING
EQS 2308: CONSTRUCTION COST MANAGEMENT
END OF SEMESTER EXAMINATION

YEAR THREE; SEMESTER TWO

SERIES: JULY 2025

TIME: 2 HOURS

DATE: July, 2025

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)

The RIBA (Royal Institute of British Architects) Plan of Work provides a structured approach to construction project delivery, and it serves as a foundation for cost planning by aligning key financial decisions with project milestones. Explain how each RIBA stage relates to cost planning.

QUESTION TWO

(15 MARKS)

- a) Explain the purpose of cost analyses (4marks)
- b) Explain the requisite documents in the preparation of cost analysis (3marks)
- c) Explain the purpose of cost indices in construction industry (8 marks)

QUESTION THREE

(15 MARKS)

Explain the following cost control terminologies

- a) Cost plan
- b) Cost-check
- c) Cost analysis
- d) Cost research
- e) Costs in use

QUESTION FOUR

(15 MARKS)

Compare and contrast the following cost planning systems:

- a) Elemental cost planning system (8marks)
- b) Comparative system (7marks)

QUESTION FIVE

(15 MARKS)

Explain how construction cost management during actual construction is achieved.