



TECHNICAL UNIVERSITY OF MOMBASA

SCHOOL OF ENGINEERING AND TECHNOLOGY
DEPARTMENT OF ARCHITECTURE & BUILT ENVIRONMENT

UNIVERSITY EXAMINATION FOR:

DIPLOMA IN ARCHITECTURE

DIPLOMA IN QUANTITY SURVEYING

EAR 2306 PROFESSIONAL PRACTICE AND

CONSTRUCTION MANAGEMENT

EQS 2312 PROFESSIONAL PRACTICE AND OFFICE

MANAGEMENT

SPECIAL AND SUPPLEMENTARY EXAMINATION

YEAR THREE SEMESTER II

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.

No mobile phones or smart watches are allowed in the examination room.

QUESTION ONE (30 MARKS)-COMPULSORY

- a) Define a contract. (2 marks)
- b) Name the THREE stages of a contract. (3 marks)
- c) Briefly describe FOUR major stages of the building process (8 marks)

- d) Discuss FOUR legally recognized methods of dispute resolution in Kenyan construction contracts and explain when each would be preferred (8 marks)
- e) Explain the THREE main types of construction contracts commonly used in Kenya and their ideal applications. (9 marks)

QUESTION TWO (15 MARKS)

You are the Project Manager for the Nyali Business Hub, a mixed-use commercial building under construction. The project has faced delays due to poor coordination among subcontractors, material shortages and client-requested design changes.

The client is growing frustrated and has asked you to take immediate action to ensure the project gets back on track.

As the Project Manager, explain FIVE key approaches you would implement to regain control of the project, improve efficiency and ensure timely completion.

QUESTION THREE (15 MARKS)

A client in Mombasa Old Town has purchased land and plans to develop a five-story residential apartment. However, they are unfamiliar with the approval process and have approached you for guidance.

- a) Explain the THREE levels of approval required before legally beginning construction in Mombasa. (3 marks)
- b) List FOUR key documents needed for each stage mentioned above. (12 marks)

QUESTION FOUR (15 MARKS)

A developer in Mombasa is planning a new mixed-use development and has engaged you to provide professional guidance on the building process. The client is particularly concerned about the steps required before signing a construction contract and how the contract stage should be managed.

- a) Discuss FIVE key contract documents that must be prepared before construction begins. (5 marks)
- b) Explain the TWO main stages of the building process and the key activities in each. (10 marks)

QUESTION FIVE (15 MARKS)

A client is developing a high-rise office tower in Mombasa CBD and is unfamiliar with the various professionals involved in the building process. The client has requested a detailed explanation of the key parties, their roles and contractual obligations.

Identify FIVE major parties involved in the building process and their specific roles.