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UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2021/2022**

COURSE NAME : BUILDING ASSESSMENT AND REPORTING

COURSE CODE : BBY 21304

PROGRAMME CODE : BBY

EXAMINATION DATE : JANUARY/FEBRUARY 2022

DURATION : 3 HOURS

INSTRUCTION : 1. ANSWER **THREE (3)** QUESTIONS IN **PART A** AND ANSWER **ALL** QUESTIONS IN **PART B**.

2. THIS FINAL EXAMINATION IS AN **ONLINE** ASSESSMENT AND CONDUCTED VIA **CLOSED BOOK**

THIS QUESTION PAPER CONSISTS OF **FOUR (4)** PAGES

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TERBUKA

PART A

- Q1 (a) Summarize the procedure for Physical Inspection, Substructure- and Superstructure building condition assessment. (7 marks)
- (b) The quality of indoor environment could be affected by temperature, dust/dirt, mould, insects, carbon monoxide (CO), bacteria/viruses, moisture, ventilation, allergens (e.g. pollen, animal dander) and chemicals (e.g. formaldehyde, household cleaners, pesticides).
From the above general factors, there are six causes of poor indoor environmental quality listed. Choose three (3) of the causes and elaborated each causes with a solution to minimize the impact of poor indoor environmental quality. (9 marks)
- (c) Figure Q1(c) shows the common stages of a construction project. Select one (1) stage in the **Post-Contract Award Phase**, list the proses in that stage and create the relationship flow chart between four (4) main stakeholder involved in that stage.

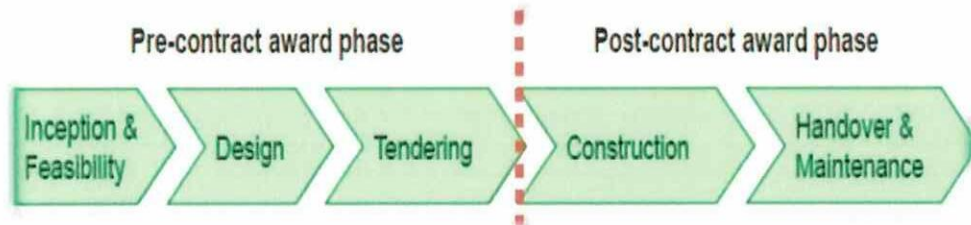


Figure Q1(c)

- (5 marks)
- (d) Rewrite the tendering process and three (3) of main key-stakeholder involved in the process. (4 marks)
- Q2 (a) List the objective and scope of an auditing in construction work. (7 marks)
- (b) List down the comparison of project delivery methods below:
i. Design and Build
ii. Construction management (10 marks)
- (c) Recommend how the audit strategy would be helpful to the construction management (8 marks)
- Q3 (a) Explain the audit procedures for achieving audit objectives in planning and design. (7 marks)

- (b) Risk management is not a one-time exercise. The risk assessment should be updated in response to changed conditions, or new information on risks, and at key points in the procurement process to ensure that risks are effectively managed. Select three (3) of risk treatment option and explain in detail the option in order to mitigate the risk in improving the governance process during bid and procurement phase. (6 marks)
- (c) Cost savings and providing for cost reduction opportunities, or “cost avoidance,” are not new concepts. Private industry has developed these terms into an accounting science that impacts the bottom line and profit and loss statements. There are four types of cost avoidance listed, choose three (3) types and explain the opportunities for cost avoidance in bid and procurement phase. (6 marks)
- (d) Just as any of the other project management processes (Initiation, Planning, Execution, Monitoring and Controlling), Project Closing serves an important purpose for the organization and helps it avoid unfavorable and adverse scenarios. There are three main issues and potential concerns with the involvement of sub-contractors in close out process. List down all the issues and explain in detail how the issues can affect the close out process. (6 marks)
- Q4** (a) Classify the project report purpose with illustration activity of the construction project management using a Design & Build method (9 marks)
- (b) Produce an alternative courses of action for Risk Management Fundamental steps in risk mitigation planning, implementation, and progress monitoring. (10 marks)
- (c) There are three fundamental classes of assurance providers, differentiated by the stakeholders they serve, their level of independence from the activities over which they provide assurance, and the robustness of that assurance. There are twelve assurance providers was listed by The Institute of Internal Auditors (IIA) in Practice Guide, Reliance on Internal Audit. List down six (6) of the assurance providers that involved for a project organisation. (6 marks)

PART B

- Q1** “Malaysia is among one of the development countries that growing rapidly in all sectors which include the sector in construction. Nevertheless, some of the new buildings are poorly constructed. One of the components that need attention is the defects in new buildings.” (C.H.Hong, 2016)

“In construction context, quality of construction projects can be considered as poor when project objectives cannot be accomplished, customers’ need are not satisfied and specifications cannot met. Usually, quality is one of the constraints in project success and most of the time because of poor workmanship during construction period.”

(A.S.Ali & K.H. Wen, 2011)

- (a) Based on the statement, explain the implication based on the real situation in construction project regarding quality and workmanship issues. (6 marks)
- (b) Identify the conclusion and recommendation in order to mitigate poor quality in construction project. (12 marks)
- (c) Propose a Planning of quality assessment system for construction works (QLASSIC) procedure for a new building. (7 marks)

-END OF QUESTIONS -