

# THE NAMIBIA COUNCIL FOR ARCHITECTS & QUANTITY SURVEYORS

## ASSESSMENT OF PROFESSIONAL COMPETENCY PAPER 1

THIS PAPER IS FOR QUANTITY SURVEYING CANDIDATES ONLY

JULY 2019

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### NOTE:

- This Assessment comprises Paper 1 and Paper 2. Paper 1 comprises 50 marks and Paper 2 comprises 50 marks with a combined total of 100 marks. The overall pass mark required is 75%.
- This is an open book Assessment and candidates may take into the examination room and use whatever Government Gazettes, Contracts, books and other printed public reference material they wish. If in any doubt, all materials brought into the examination room must be declared prior to the commencement of the Assessment.
- Only mathematical calculators are allowed to be brought into the examination room. Under NO circumstances whatsoever may any other electronic devices such as laptops, cell phones, e-books, PDA's, and the like be brought into the examination room or be allowed to be used.
- **All questions must be answered.**
- All answers must be numbered correctly.
- Give full reasons for your answers with reference to relevant contract clauses if applicable.
- The marks for each question are indicative of the points / items that need to be addressed in answering the questions.
- Time Allowed: 4 hours

**PLEASE READ ALL QUESTIONS CAREFULLY**

**The following will be supplied to QS Candidates**

- ❖ **Relevant Scale of Fees tables to be used**
- ❖ **Valuation Form to be used**

## QUESTION 1

10 Marks

Write a Report to your Client on the suitability of using the JBCC Contract Price Adjustment Provisions on your project taking into account the following information at your disposal:

- The contract period is envisaged to be 9 months with an estimated cost of N\$ 8 million.
- There is a high value of imported materials
- The Client is uncertain as to when construction can commence as he is awaiting loan approval from his bank.

Your Report must identify both advantages and disadvantages in using the JBCC Contract Price Adjustment Provisions and also make a recommendation.

## QUESTION 2

13 Marks

You are the appointed quantity surveyor for a large residence at Finkenstein. Your client is an important government employee and having heard about the new Namibian General Conditions of Contract, instructs you to draw up the necessary procurement documents using this contract.

Three reputable contractors are invited to submit bids based on the drawings and specifications prepared by the architect. No Bills of Quantities are prepared and the contractors must submit their bids based on the drawings and specifications only. The submitted bids are inclusive of all domestic sub-contractors and there are no contingencies or escalation allowances included. The results of the bids are as follows:

- |                            |                            |
|----------------------------|----------------------------|
| - Best Contractors         | N\$ 12,545,000.00 incl VAT |
| - Superb Contractors       | N\$ 11,825,000.00 excl VAT |
| - AlwaysONtime Contractors | N\$ 12,230,000.00 excl VAT |

2.1 Advise your Client on the most suitable tender result and the Contractor who should be appointed. **(2 marks)**

2.2 During the construction the Contractor submits a claim to you for an interim payment. His claim comprises the following: **(5 marks)**

- |   |                           |
|---|---------------------------|
| - Total Value of Work Done to Date  | N\$ 3,500,000.00 excl VAT |
| - Total Value of Materials on Site<br>in respect of cement bricks, building sand,<br>cement, roof sheeting and pressed steel<br>door frames as per invoices | N\$ 500,000.00 excl VAT   |
| - Invoices for ceramic floor and wall tiles from<br>Obeco for materials stored at their premises  | N\$ 575,000.00 incl VAT   |

You are satisfied that the amounts claimed are correct. You have also inspected the tiles stored at Obeco.

Prepare a Payment Valuation for submission to the Project Manager for certification. For purposes hereof assume the following:

- The Client decides to appoint Superb Contractors for the project.
- Retention to be withheld is to be 10% of the amount certified with a maximum of 5% of the contract sum
- That the total amount previously certified and paid is N\$ 1,230,000.00.

**NOTE:**

- *Please make the necessary assumptions required in order to complete the Payment Certificate.*
- *The Certificate must be fully completed in all aspects – failure to do so will result in the loss of marks!*
- *It is also necessary to briefly explain your calculations!*

- 2.3 Using the Contract Sum of Superb Contractors above calculate your fees up to and including completion of Stage B. Assume that there are no disbursements yet nor are there any travelling costs. You have claimed nothing previously.

The attached Fees Scales are the minimum gazetted fees scales **AND** are to be used.

(6 marks)

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**QUESTION 3**

**7 Marks**

- 3.1 Considering the 'white' form of contract, explain in detail the basis of a claim for interest on late payment by the Employer. Is the interest payable subject to VAT or not? (4 marks)
- 3.2 What over remedies or contractual options are available to the Contractor in the event that late payment persists and how is this to be implemented by the Contractor (3 marks)

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**QUESTION 4**

**10 Marks**

During the course of the construction the following occurs:

- The corrugated iron roof sheeting is changed to a new type of metal roof sheeting that can only be supplied and installed by a specialist sub-contractor. The sheeting is ordered well in advance and stored on site. As there are a number of different buildings, the installation will take place over four months.
- Very expensive hand-dryers are installed in the bathrooms. These are readily available.

The Contractor submits quotations for the above and these are accepted.

As these are non-scheduled items, discuss how you would include these items in the payment certificates and how any escalation, if any, would be paid in respect of each.

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**QUESTION 5****5 Marks**

Write a Report to your Client detailing the implications on your fees chargeable as a result of an extended contract period whereby you are required to charge extra for stage C.

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**QUESTION 6****5 Marks**

In evaluating a claim for materials off site, what would you need to do and what would you consider or take into account before evaluating or approving such a claim?

**TOTAL 50 MARKS**