

THE NAMIBIA COUNCIL FOR ARCHITECTS & QUANTITY SURVEYORS

ASSESSMENT OF PROFESSIONAL COMPETENCY PAPER 1

THIS PAPER IS FOR QUANTITY SURVEYING CANDIDATES ONLY

SEPTEMBER 2018

NOTE:

- This Assessment comprises Paper 1 and Paper 2
The overall pass mark required is 75%.
- Paper 1 comprises 50 marks and Paper 2 comprises 50 marks with a combined total of 100 marks.
- 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

12 Marks

Explain how it is possible to allow for increased costs during the construction period with regard to the following:

- What is the commonly used escalation formula called in Namibia?
- State the actual formula and identify the key components.
- Explain briefly how the formula works with special reference to work completed late, imported goods, materials on site and work not subject to escalation.

QUESTION 2

12 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. 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
- AllwaysONtime Contractors	N\$ 12,230,000.00 excl VAT

- Advise your Client on the most suitable tender result and the Contractor who should be appointed. **(2 marks)**
- During the construction the Contractor submits a claim to you for an interim payment. His claim comprises the following:

- Total Value of Work Done to Date	N\$ 2,500,000.00	excl VAT
- Total Value of Materials on Site in respect of cement bricks, building sand, cement, roof sheeting and pressed steel door frames	575,000.00	incl VAT
- Invoices for ceramic floor and wall tiles from Obeco for materials stored at their premises	460,000.00	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.
- That 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 (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!*

(5 marks)

- c. Using the Contract Sum of Superb Contractors above calculate your fees up to Stage B. The attached Fees Scales are the minimum gazetted fees scales to be used. Assume that there are no disbursements yet as you have not yet received the invoice nor are there any travelling costs. You have claimed nothing previously.

(5 marks)

QUESTION 3

26 Marks

Explain to your Client how quantity surveying fees are calculated. Your answer must include reference to:

- a. The basis on which fees are calculated **(5 marks)**
- b. Repetition Work **(4 marks)**
- c. Alterations and Additions **(3 marks)**
- d. Mechanical and electrical installations **(3 marks)**
- e. Work stages **(8 marks)**
- f. Interim fees **(3 marks)**

TOTAL 50 MARKS

Value category	Basic fee	
	Primary charge	Marginal rate
1	2	3
Up to - N\$ 250 000	N\$ 1 380	5,50% on balance over N\$ 0
N\$ 250 000 - N\$ 500 000	N\$ 15 130	5,25% on balance over N\$ 250 000
N\$ 500 000 - N\$ 1 000 000	N\$ 28 255	5,00% on balance over N\$ 500 000
N\$ 1 000 000 - N\$ 2 000 000	N\$ 53 255	4,75% on balance over N\$ 1 000 000
N\$ 2 000 000 - N\$ 4 000 000	N\$ 100 755	4,50% on balance over N\$ 2 000 000
N\$ 4 000 000 - N\$ 8 000 000	N\$ 190 755	4,00% on balance over N\$ 4 000 000
N\$ 8 000 000 - N\$ 16 000 000	N\$ 350 755	3,60% on balance over N\$ 8 000 000
N\$ 16 000 000 - N\$ 32 000 000	N\$ 638 755	3,36% on balance over N\$ 16 000 000
N\$ 32 000 000 - N\$ 64 000 000	N\$ 1 176 355	3,32% on balance over N\$ 32 000 000
N\$ 64 000 000 - N\$ 128 000 000	N\$ 2 238 755	2,79% on balance over N\$ 64 000 000
N\$ 128 000 000 - N\$ 256 000 000	N\$ 4 024 355	2,58% on balance over N\$ 128 000 000
N\$ 256 000 000 - and over	N\$ 7 326 755	

NAME OF CANDIDATE :

VALUATION FOR PAYMENT CERTIFICATE

INQS



Approved by THE INSTITUTE OF NAMIBIAN QUANTITY SURVEYORS for use by QUANTITY SURVEYORS acting as PRINCIPAL AGENTS

To:	EMPLOYER'S Ref. No.	:	
	QUANTITY SURVEYOR Ref. No.	:	
	VALUATION No.	:	
	DATE OF VALUATION	:	
From:	CONTRACT SUM	:	
	DATE OF CONTRACT	:	

CONTRACTUAL DETAILS

Work described in the contract as _____

situated at _____

Employer's name _____

Employers address _____

Contractor's name _____

Contractor's address _____

The valuation herein described and it's supporting statement are submitted to enable the Architect to issue the relevant payment certificate.
 The amount previously certified shall be verified by the Architect before the payment certificate is issued.
 The issue of the payment certificate based on this valuation is subject to the Architect's approval of the workmanship and materials.

VALUATION DETAILS			
TOTAL AMOUNT VALUED TO DATE (EXCL. VAT) <small>(including the value of work by selected and nominated subcontractors as detailed on the direction related to this certificate)</small>	N\$		
LESS RETENTION WITHHELD TO DATE	N\$		
NETT AMOUNT VALUED	N\$		
LESS AMOUNTS PREVIOUSLY CERTIFIED <small>(including all previous payment out of the retention fund, if any, but not any such payment from that fund related to this certificate)</small>	N\$		
NETT AMOUNT OF THIS VALUATION	N\$		
ADD VALUE ADDED TAX	N\$		
SUB-TOTAL	N\$		
LESS RELEASED FROM RETENTION FUND (IF ANY) <small>(and not to be paid by this certificate)</small>	N\$		
AMOUNT OF THIS VALUATION AND PAYMENT NOW DUE TO THE CONTRACTOR FROM THE EMPLOYER	N\$		

Amount to be paid (in words) :

RETENTION FUND DETAILS			
TOTAL TO DATE	N\$		
LESS PREVIOUS TOTAL	N\$		
*PAYMENT INTO RETENTION FUND (EXCL. VAT)	N\$		
*RELEASE FROM RETENTION FUND (EXCL. VAT)	N\$		

(*Delete whichever is not applicable) (which will be certified on a separate document)

Signature of Quantity Surveyor: _____
 Name of Quantity Surveyor: _____

Date: _____