

Unit IV

7. What is Public Private Partnership (PPP) ?
Explain BOT (Build, Operate and Transfer) mode of contract in detail with an example. **15**
8. (a) Propose staff structure for Safety and Guard services for the University Campus ? **7½**
- (b) Discuss insourcing and outsourcing of services for building facility management ? **7½**

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Roll No.

18AA2262

M. Tech. EXAMINATION, May 2019

(First Semester)

(C Scheme) (Re-appear)

CONSTRUCTION AND REAL ESTATE
MANAGEMENT

MCRM603C

Real Estate and Facilities Life-Cycle
Management

Time : 3 Hours]

[Maximum Marks : 75

Before answering the question-paper candidates should ensure that they have been supplied to correct and complete question-paper. No complaint, in this regard, will be entertained after the examination.

Note : Attempt *Five* questions in all, selecting at least *one* question from each Unit. All questions carry equal marks.

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Unit I

1. (a) Explain the role of Facilities Management during design phase of a building project. 7½
(b) Discuss systems theory in the context of real estate project. 7½
2. The father of modern management Peter F. Drucker outlined the idea of Management by Objectives. What is management by objectives ? Discuss five step MBO process, its advantages and disadvantages in the field of facility management. 15

Unit II

3. Write short notes on any *three* of the following : 5×3=15
 - (a) Preventive Maintenance
 - (b) Presservation
 - (c) Revitalization
 - (d) Restoration.

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4. How does Facility Management help to maintain quality during construction phase ? 15

Unit III

5. (a) Explain the following components of rent : 7½
 - (i) Sinking fund
 - (ii) Consumables
(b) Explain the following terms used in Real Estate benchmarking : 7½
 - (i) Net Present Value
 - (ii) Internal Rate of Return.
6. (a) Explain following terms : 7½
 - (i) Finance lease
 - (ii) Operating lease
 - (iii) Sub lease
 - (iv) Perpetual lease.
(b) What are the essential parameters of a rent agreement ? 7½

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