

Unit II

3. (a) What are the various models of procurement of project management services ?
- (b) Discuss the various on-the-job and off-the-job training methods to develop staff of your construction project team ?

$7\frac{1}{2}+7\frac{1}{2}=15$

4. South Asian University, Madian Garhi, New Delhi is set up by the South Asian Association for Regional Cooperation (SAARC). Consider FIDIC Quality Based Consultant Selection (QBS) procurement strategies for procuring project management services, explain how these might be implemented to meet client's needs ?

15

Unit III

5. What is definition of Service given by the Consumer Protection Act, 1976 ? Explain the types and extent of services offered by project

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M.C.R.E.M. EXAMINATION, May 2019

(Fourth Semester)

(B. Scheme) (Main & Re-appear)

**CONSTRUCTION & REAL ESTATE
MANAGEMENT**

MCRM704

Professional Practice

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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P.T.O.

Unit I

1. (a) You are the manager of a research group that is developing a new building material. You hire a person from a competing company who has a great deal of expertise in this area. The person contributes greatly to the progress of your project. During conversations with the person you determine that many of this person's ideas were developed by the competing company. What do you do ? Explain your answer with reasons :
- (i) Tell the person that her or she should not mention that the ideas came from another company ?
 - (ii) Sign a nondisclosure agreement with this person before he or she leaves your company.
 - (iii) Accept the new ideas
 - (iv) Investigate the employee for security reasons.

- (b) The National Building Code 2016 chapter 0 states the objective of project management or construction management is primarily to achieve accomplishment of a project in accordance with the designs and specifications in a stipulated time and cost framework, etc. with a degree of assurance prior to commencement and satisfaction on completion and commissioning. In the light of this statement explain role of project manager in a construction project

7½+7½=15

2. The decision to choose a particular legal structure for the firm hinges on seven major considerations : taxation, establishment costs, risk and liability, continuity of the firm, administrative flexibility, applicable laws and attraction of additional capital. In view of this statement what are the advantages of proprietorship firms over partnership firms, discuss with examples ?

15

A and company B have the same current ratio. Do both the companies have equal ability to pay its short-term obligations ?

Current Assets	Company A	Company B
Cash	500000	40000
Accounts receivable	1200000	160000
Prepaid expenses	100000	100000
Inventory	1700000	3200000
Total current assets	3500000	3500000
Current liabilities	1750000	1750000

- (b) What are the functions of the real estate regulatory authority (RERA) for promotion of real estate sector ?

$$7\frac{1}{2}+7\frac{1}{2}=15$$

management consultants during five process groups : Initiating, Planning, Implementing, Control and Closing as given by ISO 21500-Guidance on Project Management ? **15**

6. Discuss the general conditions of standard client/consultant model services agreement forms of international federation of consulting engineers (FIDIC)-White book ? **15**

Unit IV

7. Write short notes on any *three* of the following : **5+5+5=15**

- (a) Asset Management
- (b) Real Estate Investment Trust (RIET)
- (c) Chartered Institute of Building (CIOB)
- (d) Credit rating system of CRISIL.

8. (a) The following data has been extracted from the financial statements of two companies Company A and Company B. Calculate current ratio of both company