

UNIVERSITY OF BOLTON

**SCHOOL OF BUILT ENVIRONMENT AND
ENGINEERING RAS AL KHAIMAH CAMPUS**

SEMESTER 2 EXAMINATION 2009/2010

BUILT ASSET MANAGEMENT

MODULE NO: COM4012

Date: FRIDAY 04 JUNE 2010

Time: 17.00 – 20.00

INSTRUCTIONS TO CANDIDATES:

There are **SIX** questions on this paper.

Answer **FOUR** questions.

All questions carry equal marks.

This is a **CLOSED BOOK** examination.

Write your answers in the answer book provided **NOT** on the question paper. You must clearly label each answer with the corresponding question number.

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MSc Construction Management
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Built Asset Management
Module No. COM4012

1. a) Define the term *built asset* . (5 marks)

b) Discuss what constitutes good facilities management and show how different stakeholders influence the management of facilities? (20 marks)

Total 25 marks

2. a) What are the principle types of legal documents that one might use in facilities management? (5 marks)

b) Evaluate how they differ and when and in what situations might they be used. (20 marks)

Total 25 marks

3. In Procurement there are principally two different strategies one might use in negotiating a contract – Adversarial and Collaborative.

Analyse the advantages and disadvantages of each method and suggest in what situations they might best be used.

25 marks

4. The outsourcing of services in facilities management is a commonly used strategy.

Discuss in detail the advantages and disadvantages of outsourcing, including the risks involved.

25 marks

5. Compare and contrast the requirements of managing an apartment building versus the management of a luxury hotel, including the roles, services and key considerations are necessary in order to manage these facilities?

25 marks

Please turn the page

6. a) What are the potential risks that facilities managers encounter?

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(5 marks)

- b) Using the management of a major development such as the Palm as an example, examine the potential risks a development of this sort may present.
(20 marks)

Total 25 marks

END OF QUESTIONS