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FEDERAL UNIVERSITY OF TECHNOLOGY, OWERRI
SCHOOL OF ENVIRONMENTAL TECHNOLOGY
DEPARTMENT OF BUILDING TECHNOLOGY
Rain Semester Examination 2012/2013 session

Course Title: Building Maintenance II

Course Code: BDT 326

Time: 2 Hours

Instructions: Answer any five questions

- 1a. State the building maintenance policy.
- b. What is the importance of building maintenance policy to a country like Nigeria.
- 2a. Define the term "Building Maintenance Budget".
- b. State and explain the criteria necessary for effective budgeting.
- 3a. Define the term "management". Explain its application in building maintenance.
- b. Write short notes on the following management principles: i) planning ii) organizing iii) leading and controlling.
- 4a. With the aid of an organigram, show the functional view of management.
- b. Define the following terms in building maintenance:
(i) building maintenance management (ii) property management.
- 5a. List and explain causes of failure attributed to the pre contract stage of a building project ie (conception /design stage).
- b. Why use effective budgeting in building maintenance?
6. Write short notes on: (a) construction error in building projects (b) use of poor quality material as probable cause of failure in building projects.