

THE PAPUA NEW GUINEA UNIVERSITY OF TECHNOLOGY  
THE DEPARTMENT OF ARCHITECTURE AND CONSTRUCTION MANAGEMENT  
SECOND SEMESTER EXAMINATION  
FOURTH YEAR BACHELOR IN CONSTRUCTION MANAGEMENT  
CM421 – FACILITIES MANAGEMENT

Room: L2  
Date: Friday 27<sup>th</sup> October, 2023  
DURATION: 3 Hours  
Time: 08:20am – 11:30am

Instructions to Candidates

1. You have 10 minutes to read the paper. Do not begin writing during this time.
2. Fill in the Attendance Slip with your name and student I.D. number now
3. There are three (3) pages to this exam paper including the cover page.
4. **There are thirteen (13) questions to this exam and you are to answer all these questions.**
5. ALL ANSWERS MUST BE WRITTEN IN THE ANSWER BOOK (S) PROVIDED
6. Each question must be answered starting on a New Page.
7. Notes and Textbooks are not allowed in the Test Room.  
Only materials allowed and to be brought in by students are;
  - Calculators
  - Pens, biros and pencils

WRITE YOUR NAME AND IDENTIFICATION NUMBER CLEARLY ON THE FRONT PAGE. DO IT NOW!

TOTAL MARKS = 40 MARKS

**Question 1**

List the 4 Key costs to consider in the life cycle costings (4 marks)

**Question 2**

There are seven (7) benefits of maintaining accurate Asset Register in Facilities Management. List any four (4) benefits out of the 7 (4 Marks)

**Question 3**

List the two types of maintenance used in facilities management (2 marks)

**Question 4**

There are seven (7) reasons why Facility Management is important in Integrated Facilities Management as it has its importance, key components and benefits in real estate operations, and the process of implementing IFM in real estate property management: List any 4 reasons out of the 7 (4 marks)

**Question 5**

Facilities Management (FM) has been divided into five (5) categories. Name any three of these 5 categories. (3 marks)

**Question 6**

List the three methods or approaches used to determine the current value of a potential real estate. (3 Marks)

**Question 7**

List 3 require specific asset data that should be included in an asset register (3 marks)

**Question 8**

There are the 5 types of leases in PNG. Name any three (3 marks)

**Question 9**

There are e 4 important phases of Building Information Modeling (BIM) Implementations. List any two (2 marks)

**Question 10**

What does the abbreviation CMMS stand for? (1 mark)

**Question 11**

There are three main recognized forms of land ownership in PNG. Name any one (1 mark)

**Question 12**

Define the term facilities management (9 marks)

**Question 13** Circle the correct answer (1 mark)

“State Leases” are defined as

- a. leases registered and issued over Customary Land
- b. leases registered and issued over Government Land
- c. leases registered and issued over Incorporated Land Group (ILG)
- d. leases registered and issued over Agricultural Land