UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

PEPERIKSAAN AKHIR
SEMESTER I
SESI 2013/2014

NAMA KURSUS	:	KONTRAK DAN TAKSIRAN
KOD KURSUS	:	DAC 31802
PROGRAM	:	3 DAA
TARIKH PEPERIKSAAN	:	DISEMBER 2013/JANUARI 2014
MASA	:	2 ½ JAM
ARAHAN	:	JAWAB **EMPAT (4)** SOALAN SAHAJA.

KERTAS SOALAN INI MENGANDUNGI **TUJUH (7)** MUKA SURAT

S1 Tawaran merupakan suatu proses mendapatkan kontraktor yang berkebolehan melaksanakan kerja mengikut kos, masa dan syarat-syarat kontrak. Jawab soalan-soalan berikut

(a) Terangkan Tender Terbuka dan Tender Perundingan

(10 markah)

(b) Jelaskan **tiga (3)** faktor yang perlu dipertimbangkan dalam memilih kontraktor yang berkebolehan.

(9 markah)

(c) Takrifkan istilah berikut

(i) Iklan tender

(2 markah)

(ii) Dokumen meja tender

(2 markah)

(iii) Tempoh sah laku tender

(2 markah)

S2 (a) Untuk memastikan sesuatu kontrak itu boleh dilaksanakan, terdapat **lapan (8)** elemen yang perlu wujud. Kenalpasti dan terangkan **lima (5)** daripada elemen tersebut.

(10 markah)

(b) Dalam pelaksanaan projek pembinaan, terdapat beberapa perolehan yang boleh digunakan. Kaedah perolehan yang dipilih akan menentukan jenis kontrak dalam pentadbiran sesebuah projek pembinaan.

(i) Bezakan ciri-ciri kontrak tradisional dan kontrak reka dan bina.

(10 markah)

(ii) Terangkan maksud kontrak secara pukal (*lump sum contract*) dan berikan **dua (2)** jenis kontrak di bawah kategori ini.

(5 markah)

S3 (a) Hubungkaitkan dan jelaskan **tiga (3)** kepentingan kontrak dalam industri pembinaan.

(6 markah)

(b) Semasa projek pembinaan sedang dijalankan, Pegawai Penguasa (PP) mempunyai kuasa untuk memberi arahan perubahan. Berdasarkan Fasal 24 Borang Kontrak JKR 203 (A), terangkan bentuk-bentuk arahan perubahan berikut berserta contoh;

(i) Pertambahan

(4 markah)

(ii) Pengurangan

(4 markah)

(iii) Penggantian

(4 markah)

(c) Rajah S3, merupakan Fasal 28.2 Borang Kontrak JKR 203 (A) berkaitan Bayaran Kepada Kontraktor. Huraikan maksud fasal tersebut.

28.2	Thereafter, once (or more often at the discretion of the S.O.) during the course of each succeeding month the S.O. shall make a valuation of the works properly executed and of unfixed materials and goods delivered to or adjacent to the Site, provided the total value of work properly executed and the value of unfixed materials and goods as specified in clause 28.4 hereof, delivered to the Site intended for incorporation into the Works in each subsequent valuation shall not be less than the sum referred to in Appendix.

Rajah S3

(7 markah)

S4 (a) Terangkan kaedah anggaran kos berikut;

(i) Kaedah isipadu

(3 markah)

(ii) Kaedah luas lantai

(3 markah)

(iii) Kaedah penilaian unit

(3 markah)

(b) Apakah yang dimaksudkan dengan angkatap buruh dan kepentingannya dalam penyediaan kadar harga.

(6 markah)

(c) Sebuah parit tanah akan digali disekeliling bangunan kecil dengan menggunakan tangan. Kirakan kos kerja penggalian parit **satu meter padu (1m^3)** tanah liat tidak melebihi 2.0m, angkut dan buang jauhnya tidak melebihi 50 meter dari tapak binaan.

(10 markah)

Maklumat

Kerja penggalian

Penggalian asas pad tidak melebihi 1.0m dalam	3.50jam/m^3
Penggalian asas pad tidak melebihi 2.0m dalam	4.50jam/m^3
Penggalian peparit tidak melebihi 1.0m dalam	2.75jam/m^3
Penggalian peparit tidak melebihi 2.0m dalam	4.00jam/m^3

Pembuangan Tanah

Memuat, mengangkut dan membuang	1.50jam/m^3
Memuat, mengangkut, menyimpan, menyelerak dan merata tanah	2.00jam/m^3

Kegemburan tanah

Tanah biasa	25%
Tanah liat	20%

Upah Buruh

1)	Pekerja Mahir	- RM 60/hari
2)	Buruh Am	- RM 40/hari

Pengurusan dan keuntungan	- 20%
Pembaziran	- 5%

(10 markah)

S5 Terangkan perkara-perkara berikut

(a) Bon pelaksanaan

(5 markah)

(b) Wang kos prima

(5 markah)

(c) Kelewatan dan lanjutan masa

(5 markah)

(d) Bahan atau barang-barang tak pasang

(5 markah)

(e) Sub kontraktor dinamakan

(5 markah)

-SOALAN TAMAT-

Q1 Tender is a process to find a capable contractor to execute work within cost, time and conditions of contract. Answer the following questions

    (a)   Explain Open Tender and Negotiation Tender

                                (10 marks)

    (b)   Describe **three (3)** factors that should be considered in selecting a capable contractor.

                                (9 marks)

    (c)   Define the following term;

        (i)   Tender advertisment

                                (2 marks)

        (ii)   Table tender document

                                (2 marks)

        (iii)   Tender validity period

                                (2 marks)

Q2   (a)   To make a contract enforceable, there are **eight (8)** elements that must be present. Identify and describe **five (5)** of the elements.

                                (10 marks)

    (b)   In the implementation of a project, there are various procurement methods that are used. The chosen method will determine the type of contract in the administration of construction project.

        (i)   Differentiate the criteria of traditional contract and design and build contract.

                                (10 marks)

        (ii)   Describe lump sum contract and give **two (2)** types of contracts under this category.

                                (5 marks)

Q3 (a) Relate and explain **three (3)** importants of contract in construction industry.

(6 marks)

(b) Superintending Officer (S.O) have their right to issue Variation Order during the construction period. Based on Clause 24 PWD Form 203 (A), explain the following variation order with the example;

    (i) Addition

(4 marks)

    (ii) Omission

(4 marks)

    (iii) Alteration

(4 marks)

(c) Figure Q3 is Clause 28.2 PWD Form 203 (A) regarding Interim Payment to Contractor. Describe the clause.

28.2	Thereafter, once (or more often at the discretion of the S.O.) during the course of each succeeding month the S.O. shall make a valuation of the works properly executed and of unfixed materials and goods delivered to or adjacent to the Site, provided the total value of work properly executed and the value of unfixed materials and goods as specified in clause 28.4 hereof, delivered to the Site intended for incorporation into the Works in each subsequent valuation shall not be less than the sum referred to in Appendix.

Figure Q3

(7 marks)

Q4 (a) Describe the following cost estimation method;

    (i) Volume method

(3 marks)

    (ii) Area method

(3 marks)

    (iii) Unit method

(3 marks)

(b) What is labour constant and the importance in preparing build up rate.

(6 marks)

(c) An earth drain is to be constructed manually surrounding a small building. Calculate the cost of excavation for one cubic meter (1m3) of clay not exceeding 2.0m, carryout and dispose, to a distance not exceeding 50 meter from the site.

(10 marks)

Information

Excavation works

Excavate pad foundation not exceeding 1.0m deep	$3.50 hr/m^3$
Excavate pad foundation not exceeding 2.0m deep	$4.50 hr/m^3$
Excavate trench not exceeding 1.0m deep	$2.75 hr/m^3$
Excavate trench not exceeding 2.0m deep	$4.00 hr/m^3$

Cart away

Cart away	$1.50 hr/m^3$
Cart away and spread	$2.00 hr/m^3$

Soil increasing volume

Common soil   25%

Clay soil   20%

Labour fee
1)   Skill labour   - RM 60/day
2)   labour   - RM 40/day

Overhead and profit   - 20%
Wastage   - 5%

(10 marks)

Q5   Describe the following;

(a)   Performance bond

(5 marks)

(b)   Prime cost sum

(5 marks)

(c)   Delay and extension of time

(5 marks)

(d)   Unfixed materials and goods

(5 marks)

(e)   Nominated sub contractor

(5 marks)

- END OF QUESTION -