

UNIVERSITY COLLEGE LONDON

University of London

EXAMINATION FOR INTERNAL STUDENTS

For The Following Qualification:–

M.Sc.

Facility and Environment Analysis

COURSE CODE : BENVFM03

DATE : 04–MAY–06

TIME : 14.30

TIME ALLOWED : 2 Hours

Instructions to Candidates

Answer 2 from 5 Questions ONLY.

Answer all parts of each question attempted.

- 1 A] Describe the concept of obsolescence in relation to facilities, equipment and support services within a market context.
- and
- B] Outline the three major types of obsolescence and their potential contribution to the processes of deterioration and depreciation.
- and
- C] Discuss management arrangements which can be put in place to reduce the impacts of obsolescence generally
- 2 A] Outline the normal elements of an environmental programme that might be required for a typical UK organisation.
- and
- B] Discuss the basis for a system that an FM would use to develop the environmental programme.
- and
- C] Describe the key areas on which the programme might focus.
- 3 A] Outline a few of the key areas of Health and Safety legislation that facility managers have to manage within the UK.
- and
- B] Describe, with examples, the areas of significant risk that are encountered with the Health and Safety areas you have identified for a typical facility management operations.
- and
- C] Discuss, with examples, the implications for the management of these health and Safety risks by the facility manager within an organisation.

TURN OVER

- 4 A] Describe the main features of a typical asset register together with its purpose within an organisation.
- and
- B] Provide a summary account, with examples, of the impacts on an organisation which can occur when its assets are not properly registered in data bases and accounts.
- and
- C] Discuss, with examples, how similarities arising in components or suppliers might provide benefits in cost or performance to an organisation.
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- 5 A] Describe the main arguments of those who suggest that employee productivity is affected by property and facilities.
- and
- B] Outline the productivity variables that need to be considered by the facility management team with reference to published material.
- and
- C] Discuss the extent to which better management might possibly impact on future productivity of staff within buildings.

END OF PAPER