



Centre Number						Candidate Number				
Surname										
Other Names										
Candidate Signature										



Level 2 Diploma Principal Learning  
Specimen Paper

# Construction and the Built Environment

## CBE2U7

### Unit 7 Value and use of the built environment: facilities management

Date      Time

**For this paper you must have:**

- A pen, a pencil, an eraser and a pencil sharpener

**Time allowed**

- 1 hour 30 minutes

**Instructions**

- Use black ink or black ball-point pen.
- Fill in the boxes at the top of this page.
- Answer **all** questions.
- You must answer the questions in the spaces provided. Answers written in the margin or on blank pages will not be marked.
- Do all rough work in the book. Cross through any work you do not want to be marked.

**Information**

- The maximum mark for this paper is 48.
- The marks for questions are shown in brackets.
- You are reminded of the need for good English and clear presentation in your answers.

For Examiner's Use	
Examiner's Initials	
Question	Mark
1	
2	
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16	
TOTAL	



**CBE2U7**

Answer **all** questions.

**1** Identify **three** reasons why we preserve old buildings.

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*(3 marks)*

**2** Briefly explain how neglecting a facility can increase the client's costs.

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*(2 marks)*

**3** Identify **one** typical managerial job role and **one** typical operational job role in facilities management.

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*(3 marks)*

4 Briefly describe the purpose and use of risk assessments in facilities management.

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*(3 marks)*

5 Briefly explain how planned or programmed maintenance leads to fewer expensive emergency call-outs.

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*(2 marks)*

6 Identify **three** contributions that facilities management can make to property development.

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*(3 marks)*

7 Poor facilities management can lead to SBS. Explain what is meant by SBS and identify any **two** symptoms.

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(3 marks)

8 Identify **three** examples of 'soft' facilities management.

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(3 marks)

**9** Identify and briefly describe **two** different methods used in facilities management to enhance the efficiency and lifespan of buildings and other structures.

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*(4 marks)*

**10** Briefly describe **one** advantage to the client of the increasing number of providers of facilities management services.

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*(2 marks)*

**Turn over for the next question**

**Turn over ►**

**11** Briefly describe the different ways by which facilities management services can be contracted and delivered, under the following headings:

- (i) everything done in-house
- (ii) management only in-house
- (iii) everything contracted out.

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*(6 marks)*

**12** What two word term means ‘the period for which continued occupation and use of a building is the cheapest option’?

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*(3 marks)*

**13** Differentiate between 'response maintenance' and 'programmed maintenance'.

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*(3 marks)*

**14** Identify **three** examples of 'hard' facilities management.

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*(3 marks)*

**15** Differentiate between the economic and social benefits of modern facilities management practices.

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*(2 marks)*

**16** Identify **three** building services that will require regular maintenance.

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*(3 marks)*

**END OF QUESTIONS**