USN [| | | | | | | | |]   **09ARC84**

Eighth Semester B.Arch. Degree Examination, Aug./Sept. 2020
Professional Practice – II

Time: 3 hrs.   Max. Marks:100

1   a.   Briefly mention the functions of supervision.   **(05 Marks)**
    b.   Explain the following :
         i) Clerk of work
         ii) Latent defects
         iii) Patent defects   **(15 Marks)**

2   a.   What are the most common types of disputes arising from construction contracts?   **(10 Marks)**
    b.   Explain the modes of settlement of disputes in construction contracts.   **(10 Marks)**

3   a.   Elaborate on the powers and duties of an arbitrator.   **(10 Marks)**
    b.   Explain the following :
         i)   Arbitrator
         ii) Umpire
         iii) Arbitration Award
         iv) Order of reference   **(10 Marks)**

4   Differentiate between the following :
    a.   Replacement value of reversionary value
    b.   Market value and salvage value
    c.   Rent and lease
    d.   Dominant and servient heritage   **(20 Marks)**

5   a.   What is easement? Explain the modes of acquiring easement.   **(10 Marks)**
    b.   Explain the role of architect in protecting easement rights.   **(10 Marks)**

6   a.   Describe the factors for valuation of properties.   **(08 Marks)**
    b.   Elaborate any one method of valuation in detail.   **(12 Marks)**

7   a.   Discuss the types of land tenures.   **(05 Marks)**
    b.   Explain the following :
         i)   Building lease
         ii) Covenant
         iii) Occupation lease
         iv) Reversion
         v)   Lessor and lessee.   **(15 Marks)**

8   Write short notes on the following :
    a.   Obsolescence
    b.   F.A.R
    c.   Dilapidation
    d.   performance bonds
    e.   Liquidated damages.   **(20 Marks)**

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