

**INSTITUTE OF MANAGEMENT AND
TECHNOLOGY (IMT) ENUGU**

DEPARTMENT OF ESTATE MANAGEMENT

AN ASSIGNMENT PRESENTED

BY

DIAMOND REAL ESTATE APPRAISAL

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QUESTION NO 1

How do you determine the critical path?

ANSWER

1. The critical path can be indentified by the contractor who the project has been awarded to know the activities that should be carried out in the course of the project.
2. There should be a lay down networking diagram from which the contractor would use to make sure that it conform to the set out plan for the building.
3. There should be a starting time and completing time for each activity or stage in the process to ensure delivery of the building project.
4. Those paths that has no free time they need to be identified and tackled effecitively without any delay to avoid unforeseen i.e 0 time.
5. There is also a need to checkment the critical path to know if there is a progress or not.

QUESTION NO 2.

Relevance of critical path analysis

ANSWER

1. It helps to show the most difficult task in the course of the project that is the longest part of the project that would need more concentration to make the project successful.
2. Critical path helps to show unforeseen risk in the project to determine if the project would be feasible and viable and introduces change.
3. Critical paths helps also to show the time of starting the project and completion of the project at the supposed time for delivery.
4. Critical path helps in the project before the conception and as it progress to avoid breakdown.
5. it helps to determine the number of workforce in stage for effective delivery.

QUESTION 3

From the PERT Chart

- a. Calculate the duration of each path
- b. Identify the critical path
- c. How would you approach the project to ensure timely delivery.

ANSWER

3a. Path 1-5 days (purchased plot), 3 days (select design), 3 days (purchased wood), 8 days (assembled shed).

Path 1 took 19 days to complete the mission.

Path 2-5days (purchased plot), 3 days (select design), 1 day (purchase paint), assemble shed (8 day) path 2 took 17 days to complete the mission.

Path 3-5days (purchased plot) 3 days (selected design) 4 days (hire workers) 4 days (Dig foundation), 6 days (lay foundation) 8 days (hardened foundation) 8 days (assembled shed).

Path 3 took 38 days to complet the mission.

3b. The critical path in the illustration is path 3, this is because it has no float (no free time) and it is the most tedious work to achieve the project.

3c. Path 1 and 2 would make use of their remaining time to assist path 3 that has no free time for quick delivery of the project.

QUESTION 4

Analyze this Line of Balance (LOB)

ANSWER

From the LOB (Line of Balance) chart, it shows that the intension of the project onwer is that the project would be completed or delivered in 4 month time at 100% but along the line maybe because of lack of finance, war, the building was stuck because of incompetent workers etc. the building or project stopped at 2 month at 50%.