

REAL ESTATE APPRAISAL II

QUESTION 1

How do you determine the critical path?

The critical path can be determine by the following

(a).Identification of Activity

Here, the task that are involved in the project need to be identified, break down for easy maintenance and management. This help to breakdown project into manageable sections. The work break down structure can be used to achieve this.it helps to break down high level task into smaller chunks of works.

(b).Establishment of Activity Sequence (dependencies)

The task that depend on others are to be establish since some activities depend on the completion of others. The project manager or contractor should try as much as possible to know those task that are dependent on others, in other words those task that can only start upon the completion of others. This activities should be followed accordingly to ensure easy flow of work.

(c).Estimation of Activity Completion Time

The project manager who must have had previous experience and knowledge of such project can estimate the time required to complete each task.

(d).Identification of the Critical Path

The critical path can now be determine when you eyeball your network diagram and simply identify the major sequence. This major sequence happen to be the path that has no float.

QUESTION 2

Discuss the relevance of critical path analysis in construction project.

The critical path analysis is important in the following ways

(a).it help to manage a large project without much difficulty.

(b).it gives the project manager idea or clue on the troubled area.

(c).it helps the manager to know how to manage time so as to complete the project at a specified time.

(d).it helps to schedule the task that are dependent on others for the completion of the project.

(e). it gives the manager an overview of the whole project.

QUESTION 3

From the pert chart below (a) calculate the duration of each path.
(b) identify the critical path. (c) how would you approach the project to ensure timely delivery?

3a. The duration of each path are as follows

Path 1 has 5days, 3days, 3days, 8days = 19days.

Path 2 has 5days, 3days, 1day, 8days = 17days.

Path 3 has 5days, 3days, 4days, 4days, 6days, 8days, 8days = 38days

3b. The critical path in this chart is " path 3 " because it is the path that has no float.

3c. in order to ensure timely delivery,

Path 1 which has 19days have 19days float i.e $38\text{days} - 19\text{days} = 19\text{days}$

Path 2 has 21days float i.e $38\text{days} - 17\text{days} = 21\text{days}$

Path 3 has 0 float i.e $38\text{days} - 38\text{days} = 0\text{ day}$

However, path 1 joins path 3 to give path it 19days

Path 2 joins path 3 to give it 21days in order to ensure that the project is delivered on time.

QUESTION 4

Analyze the LoB chart below.

Looking closely or critically at the chart, it does not follow the principles of line of balance which states that the main plan is to be represented with bold line while the actual plan is represented with a dotted line. However in this chart, the planned value is represented by a dotted line while the earned value is represented by a bold line. so this chart has no direction and can not be analyzed.

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