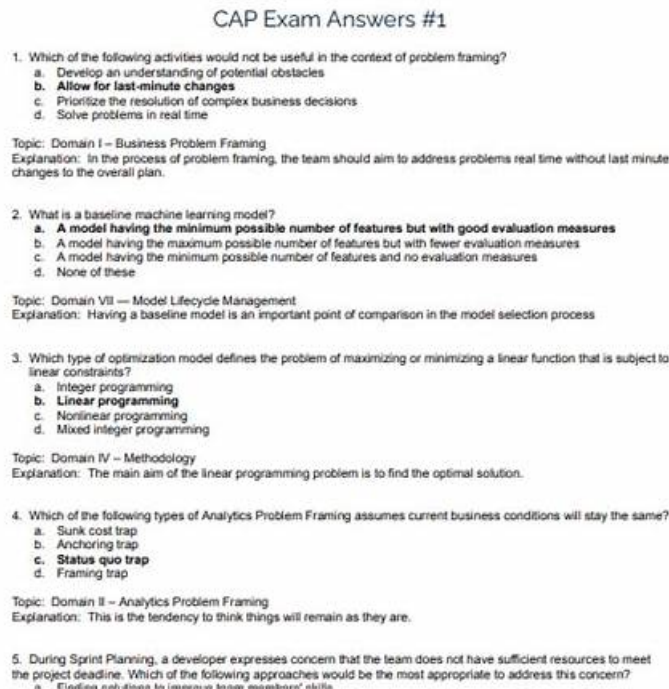


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問題 #113

The owner of a building wants feedback from building occupants regarding building services. What is the MOST effective way for the property manager to collect this information?

- A. Implement a tenant satisfaction program.
- B. Conduct a facility condition assessment.
- C. Install a suggestion box in the lobby.
- D. Contact tenants on an ad hoc basis.

答案: A

解題說明:

A tenant satisfaction program is structured, consistent, and measurable. It enables the property manager to collect reliable feedback over time, identify patterns, and make data-driven service improvements—unlike informal or one-time methods like a suggestion box or ad hoc contact.

問題 #114

A new tenant will be paying for 100% of its improvement costs. The property manager wants to recommend a project delivery method that combines the planning and construction phases and encourages collaboration. Which of the following project delivery methods BEST aligns with these objectives?

- A. Design-bid-build
- B. Multiple prime contracts
- C. Design-build
- D. Construction management-at-risk

答案: C

解題說明:

Analysis:

- * A. Construction management-at-risk- Offers some collaboration, but design and construction are still typically handled separately.
- * B. Design-bid-build- A linear approach with separated design and construction phases. Not collaborative.
- * C. Design-build- Combines design and construction under one contract, streamlining planning and execution, and fosters collaboration between parties. Ideal for tenant-funded projects.
- * D. Multiple prime contracts- Adds complexity and coordination challenges, which is not ideal for tenant-funded improvements.

問題 #115

A landlord owns an industrial property. Under the terms of the lease, the landlord is responsible for weekly waste removal. The tenant, a manufacturing company, depends on the reliability and consistency of routine waste removal. The landlord has failed to pay the waste hauler, and garbage has accumulated for several weeks, making it impossible for the tenant to conduct its business. The tenant is forced to vacate and move to another property. What is this called?

- A. Lease termination
- B. Constructive eviction
- C. Warranty of fitness
- D. Estoppel

答案: B

解題說明:

Constructive eviction occurs when a landlord fails to provide essential services or conditions agreed upon in the lease—making the premises uninhabitable or unsuitable for business. As a result, the tenant is effectively forced to vacate. In this scenario, failure to remove waste rendered the property unusable for the tenant's operations, meeting the definition of constructive eviction.

問題 #116

A job hazard analysis (JHA) is a way to identify and correct workplace hazards before incidents occur.

Which of the following is the MOST effective and comprehensive strategy for implementing JHA analyses to prepare for corrective

action?

- A. Periodically conduct ad-hoc visual inspections of mechanical rooms to find electrical hazards.
- B. Informally poll contractors before they begin tenant improvement projects.
- **C. Systematically and frequently gather information from workers both verbally and in writing.**
- D. Formally require employees and contractors to fill out hazard surveys on an annual basis.

答案：C

解題說明：

Analysis:

To be effective and comprehensive, a JHA strategy must be:

- * Proactive
- * Ongoing(not just once per year)
- * Inclusive of all types of input (verbal, written)
- * Systematic, not ad-hoc or informal

問題 #117

An experienced property manager has just begun a job at an asset management firm. This manager wants to focus on safety and create a program that can identify and prevent unsafe practices which can include unsafe wiring, flammable liquids, and boxes stacked too close to sprinklers. What type of program BEST meets this goal?

Options:

- **A. Loss prevention**
- B. Risk transfer
- C. Separation of loss exposures
- D. Loss reduction

答案：A

問題 #118

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