

CIOB QS TECHNICIAN PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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1. What does the work at height regulation require?

- A. All work at height is prohibited.
- B. Measures to prevent falls; edge protection, fall arrest equipment, training, and safe access/egress.
- C. Only scaffolding is required.
- D. No specific requirements.

2. What should a final account contain?

- A. Architectural drawings and design iterations.
- B. A list of environmental permits.
- C. A schedule of equipment warranties only.
- D. Final settlement of all contract sums; including original price, variations, valuations, adjustments, and release of retentions.

3. Which statement best describes the role of tolerances in construction drawings?

- A. They specify the exact dimensions without any variation.
- B. They define acceptable deviations to ensure components fit and function; manage manufacturing and workmanship variability.
- C. They relate to the color and finish of exposed surfaces.
- D. They determine the sequence of temporary works.

4. Who enforces the Environmental Protection Act 1990 and what are the consequences?

- A. The local authorities enforce the act and issue fines for non-compliance.
- B. The Health and Safety Executive enforces the act and may imprison offenders.
- C. Central government enforces the act and issues warnings only.
- D. The Environment Agency enforces the act and issues penalties for non-compliance.

5. Under the reverse charge, does the Sub-Contractor charge VAT on service invoices to the Contractor?

- A. No, they do not charge VAT
- B. Yes, they always charge VAT
- C. Only for overseas clients
- D. Only if the contract specifies VAT

- 6. During the defects liability period, who is typically responsible for rectifying defects identified after practical completion?**
- A. The client.
 - B. The contractor.
 - C. A third-party insurer.
 - D. The building manager.
- 7. Which statement best describes the role of fairness in professional ethics for a QS?**
- A. Fairness requires impartial treatment of all parties and avoidance of bias.
 - B. Always prioritizing the client's interests above all others.
 - C. Disclosing confidential information to gain advantage.
 - D. Forging relationships to influence decisions.
- 8. Which topic is addressed by document G?**
- A. Ventilation
 - B. Sanitation, Hot water and water efficiency
 - C. Drainage and waste disposal
 - D. Combustion Appliances and Fuel Storage Systems
- 9. Which contract is used for traditional commercial and residential projects and clearly defines roles and responsibilities?**
- A. New Engineering Contract
 - B. Joint Contracts Tribunal
 - C. FIDIC contract
 - D. Agreement
- 10. What is professional indemnity insurance and why is it important for QS?**
- A. Insurance covering claims of professional negligence; protects both client and professional from financial loss.
 - B. Insurance covering general business risks.
 - C. Insurance that covers public liability.
 - D. Insurance covering claims unrelated to professional work.

Answers

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1. B
2. D
3. B
4. A
5. A
6. B
7. B
8. B
9. B
10. C

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Explanations

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1. What does the work at height regulation require?

- A. All work at height is prohibited.
- B. Measures to prevent falls; edge protection, fall arrest equipment, training, and safe access/egress.**
- C. Only scaffolding is required.
- D. No specific requirements.

The main idea is that work at height must be planned and controlled to prevent falls. When work at height cannot be avoided, you need a combination of measures that reduce and control the risk: edge protection to stop people from reaching a fall, fall arrest equipment to stop a person if a fall occurs, training so workers know how to work safely and use equipment correctly, and safe access and egress so there are secure ways to reach and leave heights. This holistic approach follows the idea that the safest option is to prevent a fall, and when that isn't possible, to protect the worker and ensure proper procedures are in place. The other statements miss the breadth of what's required or imply prohibitions or single-method solutions, which isn't accurate.

2. What should a final account contain?

- A. Architectural drawings and design iterations.
- B. A list of environmental permits.
- C. A schedule of equipment warranties only.
- D. Final settlement of all contract sums; including original price, variations, valuations, adjustments, and release of retentions.**

The final account is the closing financial statement of a construction contract. It should bring together every sum that affects the contract price and set out what is finally payable or owed when the project finishes. This means the original contract price, any approved variations, the valuations of work completed to date, adjustments due to changes in price or scope, and the release of retentions. In essence, it reconciles all money matters and determines the final settlement. Architectural drawings and design iterations belong to design documentation and the project's development phase, not the financial settlement. A list of environmental permits is a compliance record, not a financial calculation. A schedule of equipment warranties only relates to post completion guarantees, not the overall contract sum.

3. Which statement best describes the role of tolerances in construction drawings?

- A. They specify the exact dimensions without any variation.
- B. They define acceptable deviations to ensure components fit and function; manage manufacturing and workmanship variability.**
- C. They relate to the color and finish of exposed surfaces.
- D. They determine the sequence of temporary works.

Tolerances in construction drawings set the acceptable variation from nominal size so components can fit and function together despite inevitable differences in fabrication and installation. They acknowledge that manufacturing processes, measurement accuracy, material behavior, and on-site conditions can introduce small deviations, and they define the range within which those deviations are still acceptable. Without tolerances, drawings would demand perfect dimensions, which is impractical and costly, and assemblies could fail or require rework. Tolerances therefore balance precision with practicality, guiding inspection and workmanship to ensure reliability while controlling cost. This focus on acceptable deviations to secure fit and function, rather than on color/finish or the sequence of temporary works, is why the described statement is the best fit.

4. Who enforces the Environmental Protection Act 1990 and what are the consequences?

A. The local authorities enforce the act and issue fines for non-compliance.

B. The Health and Safety Executive enforces the act and may imprison offenders.

C. Central government enforces the act and issues warnings only.

D. The Environment Agency enforces the act and issues penalties for non-compliance.

Enforcement action under the Environmental Protection Act 1990 is carried out primarily by local authorities. They are responsible for enforcing most provisions that deal with nuisance and waste management under the Act. Local authorities can inspect premises, issue improvement notices to fix problems, and issue prohibition notices to stop harmful activities. If non-compliance continues, they can prosecute offenders. Penalties for non-compliance are typically fines, and in serious cases, offenders can face imprisonment after a court process. The Environment Agency handles other parts of environmental regulation, but the core enforcement role of the Act is with local authorities, which is why this option is the best fit.

5. Under the reverse charge, does the Sub-Contractor charge VAT on service invoices to the Contractor?

A. No, they do not charge VAT

B. Yes, they always charge VAT

C. Only for overseas clients

D. Only if the contract specifies VAT

The reverse charge shifts the responsibility for paying VAT from the supplier to the customer. In construction services between VAT-registered businesses, the Sub-Contractor does not add VAT to their invoice for the work done for the Contractor. Instead, the invoice is issued without VAT, with a note that the reverse charge applies. The Contractor then accounts for the VAT on their VAT return: they record the VAT as both output tax (due to HMRC) and as input tax (recoverable if they have the right to reclaim). This makes the transaction effectively VAT-neutral for a fully taxable business. This rule is about how VAT is collected in this specific supply chain, not about overseas clients or contract wording. If the Sub-Contractor were to charge VAT, it would undermine the purpose of the reverse charge and complicate recovery.

6. During the defects liability period, who is typically responsible for rectifying defects identified after practical completion?

A. The client.

B. The contractor.

C. A third-party insurer.

D. The building manager.

During the defects liability period, the contractor is responsible for rectifying defects identified after practical completion. This defined time frame (often about 12 months, as stated in the contract) makes the contractor guarantee workmanship and materials and fix any defects that arise or are discovered within that period at no extra cost to the client. The client's role is to report defects and provide access for inspection, not to arrange or fund the repair. A third-party insurer typically wouldn't be responsible for standard defects unless a separate warranty or latent defects policy is in place, and the building manager's role is to operate and maintain the building after handover, not to fix defects covered by the contractor's guarantee during the defects liability period.

7. Which statement best describes the role of fairness in professional ethics for a QS?

- A. Fairness requires impartial treatment of all parties and avoidance of bias.
- B. Always prioritizing the client's interests above all others.**
- C. Disclosing confidential information to gain advantage.
- D. Forging relationships to influence decisions.

Fairness in professional ethics for a quantity surveyor means impartiality and avoiding bias in decisions and actions. It requires treating all parties—client, contractor, consultants, and the public—consistently and applying evidence-based criteria rather than personal preference. A QS must stay independent, manage conflicts of interest, and ensure transparent, equitable treatment in cost estimation, procurement, and reporting. Prioritizing the client above all else doesn't embody fairness, because it can disregard other stakeholders and undermine impartial judgment. Similarly, disclosing confidential information to gain advantage breaches ethical duties, and forging relationships to influence decisions corrupts professional integrity.

8. Which topic is addressed by document G?

- A. Ventilation
- B. Sanitation, Hot water and water efficiency**
- C. Drainage and waste disposal
- D. Combustion Appliances and Fuel Storage Systems

Document G focuses on sanitation, hot water and water efficiency, which matches Part G of the Building Regulations. This part covers arrangements for sanitary fittings, the supply of clean water, hot water systems, and measures to improve water use efficiency, such as efficient fixtures and water-saving practices. That makes it the best fit because the other topics correspond to different regulation parts with distinct focuses—ventilation relates to Part F, drainage and waste disposal to Part H, and combustion appliances and fuel storage to Part J. So Document G is addressing sanitation, hot water and water efficiency.

9. Which contract is used for traditional commercial and residential projects and clearly defines roles and responsibilities?

- A. New Engineering Contract
- B. Joint Contracts Tribunal**
- C. FIDIC contract
- D. Agreement

The main concept here is identifying a standard contract form that clearly allocates roles and responsibilities for traditional commercial and residential construction work. The Joint Contracts Tribunal contract is designed for that traditional procurement route in the UK, providing a clear framework that defines who does what and who is responsible for which tasks. It lays out the duties and authorities of the client, project manager, designer, contractor, and subcontractors, and it enshrines workflows for decisions, payments, variations, and dispute resolution. This explicit assignment of roles and orderly processes helps projects run predictably and reduces ambiguity, which is why it is well suited to traditional schemes. The other options represent different approaches or contexts: a New Engineering Contract emphasizes collaborative management and flexibility, which is more aligned with modern project delivery and not as characteristic of traditional residential or commercial work; a FIDIC contract is typically used for international or large-scale infrastructure projects and has a different structure and emphasis; and an generic agreement lacks the standardized, role-specific framework that clarifies responsibilities in a traditional project.

10. What is professional indemnity insurance and why is it important for QS?

- A. Insurance covering claims of professional negligence; protects both client and professional from financial loss.
- B. Insurance covering general business risks.
- C. Insurance that covers public liability.
- D. Insurance covering claims unrelated to professional work.

Professional indemnity insurance protects you against claims that your professional advice or services have caused financial loss through negligence, errors, or omissions. For a quantity surveyor, your work directly influences costs, contracts, and procurement decisions, so mistakes or misinterpretations can lead to clients facing losses or disputes. PI insurance helps with the legal costs of defending such claims and covers any settlements or awarded damages, up to the chosen limit. It also signals responsible risk management to clients and is often a contractual or client requirement, which can help you secure work and protect your reputation. This type of insurance is not the same as public liability, which covers injuries or property damage to third parties on site and not the quality of professional work. General business risks insurance covers broader aspects of the business rather than professional duties.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://ciobqstech.examzify.com>

We wish you the very best on your exam journey. You've got this!

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