State **two** techniques used for approximate estimating. (2 marks)

Identify **two** different types of proactive maintenance regime for a residential property. (2 marks)

Explain how the requirements of the Party Wall etc Act are satisfied on a residential conversion project. (6 marks)
4 Identify the relevant Approved Documents that deals specifically with: (3 marks)

i. sanitation, hot water safety and water efficiency
ii. toxic substances
iii. structure.

5 A company has purchased a disused, listed, Victorian cotton mill that was constructed in 1845. The company intends to convert the mill into flats. The company want the design to be energy efficient and are keen to promote the interest of disabled people.

The dimensions of the mill are 100 m x 40 m and 28 m high, each storey has a floor-to-floor height of 4 m. On each floor, 20% of the available space is required for staircases, corridors and circulation space. Each of the proposed flats is to have a floor area of 80 m². The approximate cost of the conversion cost of each flat is £2000 per square metre.

Discuss the alterations that need to be made to this property.
This should include a consideration of approximate estimating for this work and the approved documents which need to be applied when making a building regulation application. (12 marks)