



BUSINESS SCHOOL

Course Outline 2018

PROPERTY 370: BUILDING SURVEYING (15 POINTS)

Semester 2 (1185)

Course prescription

Builds the specific knowledge and skills required to work within the building surveying profession. Topics include building pathology and survey techniques, due diligence reporting, Schedules of Condition, maintenance and reinstatement obligations when leasing commercial property, terminal reinstatement assessments and reporting and law in relation to dilapidations.

Course advice

Prerequisite: 90 points from PROPERTY 211-281

Goals of the course

This course provides students with an introduction to Building Surveying. It examines the diverse roles that the Building Surveyor can fulfil and nature of the required professional and ethical practice required by industry. It outlines the concepts of building appraisal, critical analysis and the strategic approach needed to provide expert advice. The course examines both the domestic and international markets and focuses on wide variety of property sectors.

Learning outcomes (LO)

By the end of the course, it is expected that students will be able to:

#	Learning outcome	Graduate profile capability*
LO1	Building Compliance – explain and apply with reference to Building Surveying the principles of code compliance, certificates of Acceptance and legislation, Acts and New Zealand Building Code.	1. Disciplinary knowledge and practice 2. Critical thinking
LO2	Building Assessment – develop and show an understanding of the key building assessment types and methods of undertaking inspection, testing techniques, remediation types, defect identification, cost calculation, analysis and conclusion with reference to legal claims and property acquisition/transactions.	2. Critical thinking 4b. Communication (Written)

#	Learning outcome	Graduate profile capability*
LO3	Lease Liability Assessment - evaluate and interpret the obligations of landlords and tenants under commercial property leases. Apply as a Building Surveyor in the context of assessing the extent of dilapidation liability.	4c. Engagement (Collaboration) 5a. Independence
LO4	Sustainability - explain the principles of life cycle costing with reference to property asset management and the key considerations applied in building conservation.	2. Critical thinking 6. Social and environmental responsibilities
LO5	Professional Practice - describe the key considerations of professional practice for Building Surveyors and the pathways to attaining professional status. Demonstrate an understanding of construction site and personal health and safety. Demonstrate an understanding of modern design processes and how building surveyors can utilise the information contained in BIM.	5b. Integrity 5a. Independence
LO6	Construction Contracts – describe and detail the various forms of building contract procurement, parties to contract and explain the principles of contract administration.	2. Critical thinking 5b. Integrity

* See the graduate profile this course belongs to at the end of this course outline.

Content outline

Week / Module	Topic	Relevant learning resources/activities	Assessment due this period
Week 1	Intro in to BS	Review of profession, memberships, example of graduate role	-
Week 1	Dilapidations	Review of dilapidations assessment and reporting	-
Week 2	Building Code	Review of history of the code and overview of compliance methods	-
Week 2	Intro to Practical Assignment	Overview of assessment requirement and provide client brief	-

Week / Module	Topic	Relevant learning resources/activities	Assessment due this period
Week 3	Building Code – Schedule 1	Review of maintenance vs compliance works	-
Week 3	Dilapidations - Lease Interpretation	Review of legal position, case law and lease types relating to dilapidations	-
Week 4	Premise Condition Reports	Inspection process and reporting and VR session with testing of observation and process	10min Test on VR.
Week 4	Building Site Visit	H&S on site and review of materials and detailing of buildings	-
Week 4	Practical Assignment Inspections	Inspection of assignment building	Pre-reading lease, plans etc. in prep for inspection
Week 5	Practical Assignment Submission	Lodge Assignment	Lodge Assignment
Week 5	Seismic Evaluation & Remediation	Review of ISA and DSA process and building repair process	-
Week 5	Student Practical Assignment Presentation	Student groups provide presentation to class of dilapidations findings.	Presentation
Week 6	H&S in Construction	Review of H&S in construction, policy and process for management	-
Week 7	Technical Due Diligence	Review of inspection process and reporting related to purchase of commercial buildings	-
Week 7	Course Check-in & Overview	Review of key elements of course weeks 1-6	-
Week 7	Interim Test	Test of learning weeks 1-6	Test
Week 8	Asset Management	Review of life cycle and asset management process	-
Week 8	Building Maintenance	Review of building maintenance assessment processes and types	-

Week 9	Reinstatement Cost Assessments	Review of insurance requirements for building insurance and reporting	-
Week 9	Conservation	Review of building types, key methods of conservations and protection	-
Week 10	Remediation (Pt1)	Review of types of problems building face, history & science of issues and key materials impacted	-
Week 10	Remediation (Pt2)	Review of key defects and legal recourse, key remediation process and case studies	-
Week 11	BIM for Building Surveyors	Review of role of BIM in modern Building Surveying. Possible review of BIM via VR	-
Week 11	Building Contracts & Contract Administration	Review of the process of running and managing construction works and history and types of contracts	-
Week 12	Building Surveying industry & equality	Overview of practical application of services provided and equality issues in the construction industry	-
Week 12	Course overview session	Review of key elements of course weeks 1-12	-

Learning and teaching

The anticipated class size should be approx. 80 - 90 students. The class will meet for three hours each week plus time outside of lectures for the Practical Assignment which will include each group having a 1 hour slot in a selected premise. Class time will be used for a combination of lectures, presentations by invited guest speakers and applied discussions. In addition to attending classes, students should be prepared to spend around six hours per week on activities related to this course. These activities include carrying out the required readings and preparing for assignments, an interim and VR in class test and the final exam.

Teaching staff

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Learning resources

There is no one textbook that covers the content of this course.

Recommended texts are:

Watts pocket handbook online - www.wattshandbook.co.uk

MIBE - New Zealand Building Code handbook 3rd Edition

MIBE – Guidance Note: Building Work That Does Not Require a Building Consent 3rd Edition 2014

RICS - Best practice guidance note for Technical Due Diligence of Commercial & Industrial Property

RICS - Surveying Safely Guidance

RICS - Best practice guidance note and protocol in relation to schedules of reinstatement

London 2012 Olympics - H&S Communication Lessons Learned

Assessment information

Assessment task	Weight %	Group and/or individual	Submission
Interim Test	25%	Individual	Writing Test
VR Inspection Test	5%	Individual	During class time
Practical Assignment	20%	Group	Formal Submission
Final Exam	50	Individual	Exam venue

Pass requirements

In order to pass this course you MUST obtain at least 50% of the total marks awarded for the course. In addition, a minimum mark of 45% in the final examination is also expected.

Description of assessment tasks

Assessment task	Learning outcome to be assessed
Interim - The test will require short answers in written and diagram format, reinforcing key learning from each lecture of weeks 1-6. They will need to show understanding and academic writing skills.	LO1, 2, 3 & 5
VR - As part of the premise condition lecture VR will be used to teach the inspection process and student will be asked to then inspect a room, in the correct order, and identify common defects.	LO2, 5
Practical – Students will be grouped by random selection to undertake a dilapidation assessment in the field. They will need to show understanding of lease terms, case law, inspection process and report writing.	LO3, 5
Final Exam - The final exam will require answers in written and diagram format, reinforcing key learning from each lecture of weeks 1-12. They will need to show understanding and academic writing skills.	LO1-6

Inclusive learning

Students are urged to discuss privately any impairment-related requirements face-to-face and/or in written form with the courses convenor/lecturer and/or tutor.

Academic integrity

The University of Auckland will not tolerate cheating, or assisting others to cheat, and views cheating in coursework as a serious academic offence. The work that a student submits for grading must be the student's own work, reflecting his or her learning. Where work from other sources is used, it must be properly acknowledged and referenced. This requirement also applies to sources on the worldwide web. A student's assessed work may be reviewed against electronic source material using computerised detection to provide an electronic version of their work for computerised review.

Student feedback

We regularly seek feedback from students in order to shape and improve this and all courses on the programme. Students will be asked to complete formative fast feedback early in the semester, and course and teaching evaluations at the end of the course. In addition, each course will seek volunteers to serve as class reps.

In the event of an unexpected disruption

We undertake to maintain the continuity and standard of teaching and learning in all your courses throughout the year. If there are unexpected disruptions, the University has contingency plans to ensure that access to your course continues and your assessment is fair, and not compromised. Some adjustments may need to be made in emergencies. In the event of a disruption, the University and your course coordinators will make every effort to provide you with up to date information via Canvas and the University website.

Graduate profile for Bachelor of Property

Graduate Profile	
1. Disciplinary knowledge and practice	Graduates will be able to demonstrate and apply an understanding of theory and practice across disciplines, as well as specialist knowledge within property disciplines, recognising the relevancy of this knowledge within a global context.
2. Critical thinking	Graduates will be able to analyse and critique ideas, theory, information, and practice to develop well-reasoned arguments.
3. Solution seeking	Graduates will be able to identify, frame, analyse and prioritise complex property issues and develop evidence-based practical and innovative solutions.
4. Communication and engagement	

Graduate Profile

Graduates will be able to collaborate and communicate professionally and effectively in diverse property contexts using multiple formats.

5. Independence and integrity

Graduates will be able to respond professionally and ethically, demonstrating a capacity for independent thought and learning.

6. Social and environmental responsibility

Graduates will recognise the significance of the principles underpinning the Treaty of Waitangi and consider their obligations in relation to sustainability, whilst displaying constructive approaches to diversity as it applies to land and property.