

Module Code: EB330002D

Version: 2

**1. Module Title:** *maximum 100 characters*

Building Surveying Practice

**2a. Module Leader:**

Mark Hurst

**2b. Department:**

Built Environment

**2c. Faculty:**

Science & Technology

**3a. Level:** *see guidance notes*

3

**3b. Module Type:** *see guidance notes*

Standard

**4a. Credits:** *see guidance notes*

30

**4b. Study Hours:** *see guidance notes*

300 hours

**5. Restrictions**

**Pre-requisites:**

Condition Surveys & Defects Analysis  
Law of Property & Party Walls

**Co-requisites:**

None

**Exclusions:**

None

**Pathways to which this module is restricted:**

BSc (Hons) Building Surveying  
Diploma Building Surveying  
Diploma Real Estate Management

**LEARNING, TEACHING AND ASSESSMENT INFORMATION (for inclusion in the Module Guide)**

**6a. Module Description:** *200 – 300 words*

The key aims of this module are to develop an understanding of inspection and reporting procedures relating to building surveys (sometimes known as 'structural surveys'), party-wall awards and schedules of dilapidations. In this context 'dilapidation' is a legal term relating to the law of 'waste' and applies in situations where a party has an obligation (for example under the terms of a lease) to keep a property in good repair. The case law and legislation pertaining to all three professional activities is also an important part of the module. In addition students will identify a suitable building to inspect and report upon in order to complete the assessment and will also learn about acting as an expert witness in court.

Students will develop analytical skills in order to identify the causes of defects and the necessary remedial action required. They will learn to prepare very detailed reports of a range of property types for the use of clients and their legal advisors in situations where the client wishes to purchase or lease a building (or in the case of dilapidations - where the client already leases or has a lease of the building). Students will also study professional guidance on party-wall work and acting as an expert witness in property related legal disputes.

The case study building will normally be a historic or dilapidated building to which the student is able to gain access in order to carry out the assessment activities – inspection and written and verbal report of the condition of the building. Surveying 'safely' is another important aspect of the module.

**6b. Outline Content:**

- Professional guidance on carrying out building surveys of domestic AND commercial and industrial buildings and in preparing survey reports and schedules of dilapidations.
- Professional guidance on party-wall awards.
- Organisation of inspections including inspection equipment and its usage and composition of a technical report (knowledge base)
- The methodology of the condition survey (knowledge base)
- The use of information technology in building research and practice (knowledge base)
- Investigating a range of common defects in buildings (with an emphasis on commercial and industrial buildings), their causation and remedies (knowledge base)
- Development of building inspection skills techniques (knowledge base skills base)
- Diagnostic techniques (knowledge base skills base)
- Interpersonal and group processes (knowledge and skills base)
- The law of dilapidations
- Inspecting and reporting for Schedules of Dilapidation (knowledge and skills base)
- Acting as an expert witness (knowledge and skills base)

**6c. Key Texts/Literature:**

Ansty, John (1996) *Party Walls and what to do with them*; RICS Books, London.

Hollis, M (2005) *Surveying Buildings*; RICS Books, London.

RICS (2004) *Building Surveys of Residential Property*; RICS, London.

RICS (2005) *Guidance Note to Building Surveys and Inspections of Commercial and Industrial Property*; RICS, London.

**6d. Specialist Learning Resources:**

Journal (current) *Structural Survey*, published by Emerald and available through E-Journals on APU Library's website.

Most RICS Guidance Notes are available from the Construction Information Service (CIS), an on-line database, for which APU has a multi-user licence or the RICS ISurv Database.

**7. Learning Outcomes (threshold standards):**

	On successful completion of this module the student will be expected to be able to:
<b>Knowledge and understanding</b>	<ol style="list-style-type: none"> <li>1. Inspect and analyse the condition and performance of a range of buildings.</li> <li>2. Detect building defects.</li> <li>3. Offer coherent solutions in dis-repair situations.</li> </ol>
<b>Intellectual, practical, affective and transferable skills</b>	<ol style="list-style-type: none"> <li>4. Prepare a building survey report.</li> <li>5. Prepare a Schedule of Dilapidations and a party-wall award.</li> <li>6. Act as an expert witness in property related disputes.</li> </ol>

**8. Learning Activities**

<b>Learning Activities</b>	<b>Hours</b>	<b>Learning Outcomes</b>	<b>Additional Comments (including details of use of web-CT)</b>
Teacher managed learning:	48	1 – 6	
Student managed learning:	252	1 – 6	
<b>TOTAL</b>	<b>300</b>		

<b>9. Assessment</b>		
<b>Assessment Method</b>	<b>% contribution to module mark or P/F</b>	<b>Learning Outcomes</b>
Written report on the condition and remedial work required to the case study building (3,000 words)	40%	1-4
Verbal presentation on the condition and remedial work required to the case study building (15 minutes)	30%	1-4 and 6
Time constrained assignment – exam on Dilapidations, Building Surveys, Party Walls and ADR (2 hours)	30%	1-3 and 5
<p><b>In order to pass this module, students are required to achieve an overall mark of 40%</b></p> <p><b>In addition, students are required to (a) for each element of fine graded assessment listed above, achieve a minimum mark of 35% (or higher - see Module Guide) and (b) pass any pass/fail elements</b></p>		

### **OTHER TECHNICAL DETAILS**

<b>10. Delivery of the Module</b> <i>Please delete as appropriate</i>			
<b>Delivery</b>	<b>This module is delivered over...</b>	<b>Yes or No?</b>	<b>Indicate which by deleting as appropriate</b>
2	...two semesters	Y	Semester 1      Semester 2

<b>11. Learning Activities – further details</b>	
<b>Learning Activities</b>	<b>Details of duration and frequency of learning activities</b>
Teacher managed learning:	3 hr lecture over two semesters divided into lecture and workshops
Student managed learning:	Approximately 20 hours per week over one semester

<b>12. Module Assessment – further details</b>				
<b>Method</b>	<b>Length/duration</b>	<b>Fine graded (FG) or pass/fail (PF)</b>	<b>Minimum Qualifying Mark</b> <i>See guidance notes</i>	<b>Comments</b>
Written report	3,000 words	FG	35%	
Presentation	15 minutes	FG	35%	
Exam	2 hours	FG	35%	

<b>13. Subject:</b> <i>see guidance notes</i>
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