

<https://courseoutline.auckland.ac.nz/dco/course/PROPERTY/281/1213>



# Business and Economics

## PROPERTY 281 : Building Construction (15 POINTS)

2021 Semester One

### Course Prescription

Knowledge of construction is vital in understanding property valuation, property management and property development. Building materials, structural options, and building services have a strong influence on how a property performs both financially and functionally. Provides general residential and commercial construction knowledge and an understanding of the construction process.

### Course Overview

To acquire an understanding of the materials and methodology, structural options, and the basics of building services of residential and high-rise buildings. Students will gain practical knowledge of New Zealand's building regulatory system and acquire an appreciation for how construction professionals manage complex building projects including specialised situations dealing with green buildings, leaky buildings and earthquake-prone buildings. Lastly, students will gain an awareness of the Healthy Homes Standards and apply them to solve a practical assignment.

### Course Requirements

Prerequisite: 15 points from BUSINESS 102, 112, 113, PROPERTY 102 Restriction: PROPERTY 141

### Capabilities Developed in this Course

- Capability 1: Disciplinary Knowledge and Practice
- Capability 3: Solution Seeking
- Capability 5: Independence and Integrity
- Capability 6: Social and Environmental Responsibilities

Graduate Profile: [Bachelor of Property](#)

### Learning Outcomes

By the end of this course, students will be able to:

1. Identify and describe the prevalent materials and methods featured in typical high-rise construction.

(Capability 1)

2. Describe the New Zealand Building Act and Code and recognise the various means of satisfying code requirements. (Capability 1 and 3)
3. Identify the range of construction project delivery methods and various roles and responsibilities individuals fulfil within the construction project management process. (Capability 1)
4. Describe the green building systems that assist properties to lighten their burden on the natural environment. (Capability 1 and 6)
5. Understand and apply the Healthy Homes Standards to a residential property. (Capability 1, 5.1 and 6)

### Assessments

Assessment Type	Percentage	Classification
Test One	35%	Individual Test
Assignment One	8%	Individual Coursework
Test Two	35%	Individual Test
Assignment Two	12%	Individual Coursework
Participation	10%	Individual Coursework
5 types	100%	

Assessment Type	Learning Outcome Addressed				
	1	2	3	4	5
Test One	✓	✓			
Assignment One	✓				
Test Two			✓	✓	✓
Assignment Two					✓
Participation	✓	✓	✓	✓	✓

### Workload Expectations

This course is a standard 15 point course and students are expected to spend 10 hours per week involved in each 15 point course that they are enrolled in.

For this course, you can expect 30 hours of lectures, a 30-minute to one-hour tutorial each week and 40 hours of work on assignments and test preparation during the semester.

### Delivery Mode

### Campus Experience

Attendance is expected at scheduled activities including tutorials/review sessions to receive credit for components of the course.

Lectures will be available as recordings. Other learning activities including tutorials/review sessions will generally be available as recordings.

The course will include live events, streamed online, including tutorials/review sessions.

Attendance on campus is required for tests.

The activities for the course are scheduled as a standard weekly timetable.

### Learning Resources

Required reading: None.

Suggested readings:

Allen, E. (2014) *Fundamentals of Building Construction: Materials and Methods* (6th ed.). New York: John Wiley & Sons.

Kibert, C. (2013) *Sustainable Construction: Green Building Design and Delivery*. 3rd ed. Hoboken, NJ: John Wiley & Sons (e-book available from the library website).

Levy, S. (2011) *Project Management in Construction* (6th ed.), McGraw-Hill.

Shaeffer, R. (2006) *Elementary Structures for Architects and Builders* (5th ed.), Prentice Hall.

### Student Feedback

At the end of every semester students will be invited to give feedback on the course and teaching through a tool called SET or Qualtrics. The lecturers and course co-ordinators will consider all feedback and respond with summaries and actions.

Your feedback helps teachers to improve the course and its delivery for future students.

Class Representatives in each class can take feedback to the department and faculty staff-student consultative committees.

### Digital Resources

Course materials are made available in a learning and collaboration tool called Canvas which also includes reading lists and lecture recordings (where available).

Please remember that the recording of any class on a personal device requires the permission of the instructor.

### 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 their learning. Where work from other sources is used, it must be properly acknowledged

and referenced. This requirement also applies to sources on the internet. A student's assessed work may be reviewed against online source material using computerised detection mechanisms.

### Inclusive Learning

All students are asked to discuss any impairment related requirements privately, face to face and/or in written form with the course coordinator, lecturer or tutor.

Student Disability Services also provides support for students with a wide range of impairments, both visible and invisible, to succeed and excel at the University. For more information and contact details, please visit the [Student Disability Services' website](http://disability.auckland.ac.nz) <http://disability.auckland.ac.nz>

### Special Circumstances

If your ability to complete assessed coursework is affected by illness or other personal circumstances outside of your control, contact a member of teaching staff as soon as possible before the assessment is due.

If your personal circumstances significantly affect your performance, or preparation, for an exam or eligible written test, refer to the University's [aegrotat or compassionate consideration page](https://www.auckland.ac.nz/en/students/academic-information/exams-and-final-results/during-exams/aegrotat-and-compassionate-consideration.html) <https://www.auckland.ac.nz/en/students/academic-information/exams-and-final-results/during-exams/aegrotat-and-compassionate-consideration.html>.

This should be done as soon as possible and no later than seven days after the affected test or exam date.

### Learning Continuity

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. You will be kept fully informed by your course co-ordinator, and if disruption occurs you should refer to the University Website for information about how to proceed.

### Student Charter and Responsibilities

The Student Charter assumes and acknowledges that students are active participants in the learning process and that they have responsibilities to the institution and the international community of scholars. The University expects that students will act at all times in a way that demonstrates respect for the rights of other students and staff so that the learning environment is both safe and productive. For further information visit [Student Charter](https://www.auckland.ac.nz/en/students/forms-policies-and-guidelines/student-policies-and-guidelines/student-charter.html) <https://www.auckland.ac.nz/en/students/forms-policies-and-guidelines/student-policies-and-guidelines/student-charter.html>.

### Disclaimer

Elements of this outline may be subject to change. The latest information about the course will be available for

enrolled students in Canvas.

In this course you may be asked to submit your coursework assessments digitally. The University reserves the right to conduct scheduled tests and examinations for this course online or through the use of computers or other electronic devices. Where tests or examinations are conducted online remote invigilation arrangements may be used. The final decision on the completion mode for a test or examination, and remote invigilation arrangements where applicable, will be advised to students at least 10 days prior to the scheduled date of the assessment, or in the case of an examination when the examination timetable is published.