

<https://courseoutline.auckland.ac.nz/dco/course/PROPERTY/370/1213>



Business and Economics

PROPERTY 370 : Building Surveying (15 POINTS)

2021 Semester One

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 Overview

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. The delivery of the course will be centred around the lectures from experts in their fields and will also include a number of out of class site visits and exercises.

Course Requirements

Prerequisite: 90 points from PROPERTY 211-281

Capabilities Developed in this Course

- Capability 1: Disciplinary Knowledge and Practice
- Capability 2: Critical Thinking
- Capability 4: Communication and Engagement
- 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. Explain and apply with reference to Building Surveying the principles of code compliance, certificates of Acceptance and legislation, Acts and New Zealand Building Code. (Capability 1 and 2)
2. Develop and demonstrate an understanding of the key building assessment types and methods of undertaking inspection, testing techniques, remediation types, material and defect identification, cost calculation, analysis and conclusion with reference to legal claims and property acquisition/transactions. (Capability 2 and 4.2)
3. 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. (Capability 4.3 and 5.1)
4. Explain the principles of life cycle costing with reference to property asset management and the key considerations applied in building conservation. (Capability 2 and 6)
5. 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. (Capability 5.1 and 5.2)
6. Describe and explain the various forms of building contract procurement, parties to contract and the principles of contract administration. (Capability 2 and 5.2)

Assessments

| Assessment Type | Percentage | Classification |
|-----------------|------------|------------------------|
| Test | 25% | Individual Test |
| Test (VR) | 5% | Individual Test |
| Assignments | 20% | Group Coursework |
| Final Exam | 50% | Individual Examination |
| 4 types | 100% | |

| Assessment Type | Learning Outcome Addressed | | | | | |
|-----------------|----------------------------|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| Test | ✓ | ✓ | ✓ | | ✓ | |
| Test (VR) | | ✓ | | | ✓ | |
| Assignments | | | ✓ | | ✓ | |
| Final Exam | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

To pass this course you must obtain at least 50% of the total marks awarded for the course and in addition achieve an exam mark of 45% or higher.

Workload Expectations

This course is a standard 15 point course and students are expected to spend 5-10 hours per week involved in each 15 point course that they are enrolled in.

For this course, you can expect 3 hours of lectures per week, tutorial as required, 2 hours of reading and thinking about the content and 20-30 hours of work on assignments and/or test preparation.

Delivery Mode

Campus Experience

Attendance is [required/expected] at scheduled activities including [labs/tutorials/studios/clinics] to [complete/receive credit for] components of the course.

Lectures will be available as recordings. Other learning activities including [seminars/tutorials/labs/studios] will [be available/not be available] as recordings.

The course [will/will not] include live online events including [group discussions/tutorials].

Attendance on campus is [required/not required] for the [test/exam].

The activities for the course are scheduled as a [standard weekly timetable/block delivery].

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

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.

Other Information

Teaching Staff Contact Details:

David Clifton

BSc (Hons) MRICS MNZIBS MIML FMANZ

Tel: 021 178 9014

Email: davidc@buildingconsultancy.co.nz

Office Hours: 8am - 5pm

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.