Module Definition Form (MDF)

Module code: MOD004141	**Version:** 5 **Date Amended:** 25/Jun/2024

1. Module Title
Building Surveying Practice 2

2a. Module Leader
Andrew Shepherd

2b. School
School of Engineering and the Built Environment

2c. Faculty
Faculty of Science and Engineering

3a. Level
6

3b. Module Type
Standard (fine graded)

4a. Credits
15

4b. Study Hours
150

5. Restrictions

Type	Module Code	Module Name	Condition
Co-requisites:	None		
Exclusions:	None		
Courses to which this module is restricted:	BSc (Hons) Building Surveying		

LEARNING, TEACHING AND ASSESSMENT INFORMATION

6a. Module Description

Throughout this module you'll develop an understanding of inspection and reporting procedures relating to building surveys (sometimes known as 'technical due diligence') and the difference between the types of surveys required by commercial building owners. You'll gain an understanding of the obligations of owners to neighbouring land owners, access rights and party wall awards and cover the alternative forms of dispute resolution methods (ADR) commonly used by a building surveyor when disputes arise.

Students will learn the different needs of clients operating multi-property portfolios and the surveyors role in inspecting, recording and planning programmes of work, as part of an asset management approach. You'll develop analytical skills to record and plan programmes of work will as part of a cyclical, reactive and preventative maintenance programme. You'll learn how to present different types of survey report for the use of clients and their legal advisors in situations where the client wishes to purchase, lease, maintain, or refurbish a building.

The rights to carry out works to buildings will include professional guidance on party walls where surveyors may act on behalf of the 'building owner' or 'adjoining owner' set out in the Party Wall etc, Act 1996. You'll examine the relevant duties under the Act and become familiar with the different types of party wall upon which advice may be necessary. Excavations near and access onto neighbouring land will also be investigated. Alternative dispute resolution methods such as negotiation, mediation, use of an independent expert, adjudication and arbitration will also be examined.

6b. Outline Content

- Professional guidance on carrying out building surveys of commercial premises.
- Organisation of inspections and composition of various technical reports required by multi-asset portfolio clients.
- Cyclical, reactive and preventative maintenance methodologies, programming and scheduling.
- The use of information technology in asset management and stock condition reports.
- Party wall awards as determined by the Party Wall etc, Act 1996.
- Neighbourly matters and options to the Access to Neighbouring Land Act 1992.
- Alternative dispute resolution methods as likely to affect the building surveyor

6c. Key Texts/Literature

The reading list to support this module is available at: https://readinglists.aru.ac.uk/

6d. Specialist Learning Resources

RICS Guidance Notes are available from the RICS ISurv Database

7. Learning Outcomes (threshold standards)		
No.	**Type**	**On successful completion of this module the student will be expected to be able to:**
1	Knowledge and Understanding	Evaluate the different methods of reporting and advice to clients for technical due diligence reports of commercial or industrial buildings.
2	Knowledge and Understanding	Understand whole life-cycle techniques and methods of reporting utilised for building asset management and maintenance.
3	Intellectual, practical, affective and transferrable skills	Explain procedures and processes relating to Party Wall legislation and a range of neighbourly matters.
4	Intellectual, practical, affective and transferrable skills	Analyse appropriate dispute resolution methods applicable to the building surveyor.

8a. Module Occurrence to which this MDF Refers				
Year	**Occurrence**	**Period**	**Location**	**Mode of Delivery**
2026/7	ZZF	Template For Face To Face Learning Delivery		Face to Face

8b. Learning Activities for the above Module Occurrence			
Learning Activities	**Hours**	**Learning Outcomes**	**Details of Duration, frequency and other comments**
Lectures	24	1-4	Lecture 2 hr x 12 weeks
Other teacher managed learning	12	1-4	Tutorial 1 hour x 12 weeks
Student managed learning	114	1-4	Approximately 10 hours per week over one semester
TOTAL:	150		

9. Assessment for the above Module Occurrence

The assessment for some modules includes a presentation (see below for details on how this particular module is assessed). We recognise that presenting, especially to a large group, can cause significant anxiety or distress for some students. If this may affect you, please contact your Module Leader or the Disability and Neurodiversity Service as early as possible. We will work with you to consider appropriate reasonable adjustments. Depending on your individual needs, these might include, for example, presenting to a smaller group or presenting only to a member of academic staff.

Assessment No.	Assessment Method	Learning Outcomes	Weighting (%)	Fine Grade or Pass/Fail	Qualifying Mark (%)
010	Coursework	1-4	100 (%)	Fine Grade	30 (%)
2000 word coursework report					

In order to pass this module, students are required to achieve an overall mark of 40% (for modules at levels 3, 4, 5 and 6) or 50% (for modules at level 7*).

In addition, students are required to:
(a) achieve the qualifying mark for each element of fine graded assessment as specified above
(b) pass any pass/fail elements

[* the pass mark of 50% applies for all module occurrences from the academic year 2024/25 – see Section 3a of this MDF to check the level of the module and Section 8a of this MDF to check the academic year]