



**BUSINESS SCHOOL**

**Course Outline 2017**  
**PROPERTY 370: BUILDING SURVEYING (15 POINTS)**  
**Semester 2 (1175)**

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**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.

**Programme and 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. It outlines the concepts of building appraisal 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**

By the end of this course it is expected that the student will be able to:

1. **Building Compliance** - explain, with reference to specific legislation and Acts, the evolution of the New Zealand Building Code. Understand, how the code and Schedule 1 is applied with reference to Building Surveying and explain the principles of code compliance and certificates of Acceptance;
2. **Building Assessment** - outline the main considerations when undertaking technical due diligence. Understand the concepts and techniques of building remediation with reference to the identification and analysis of typical defects found in buildings and legal claims. Exhibit an understanding of the techniques used in the seismic evaluation of buildings and cost re-instatement assessment to calculate re-build costs. Show an awareness of the relevance of these in the context of property acquisition;
3. **Lease Liability Assessment** - evaluate and interpret the obligations of landlords and tenants under commercial property leases. Show how these are applied by Building Surveyors in the context of assessing the extent of dilapidation liability;
4. **Sustainability** - explain the principles of life cycle costing with reference to property asset management and the key considerations applied in building conservation;
5. **Professional Practice** - describe the key considerations of professional practice for Building Surveyors and the pathways to attaining professional status. Define the role of the building surveyor in the global market. 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; and

6. **Construction Contracts** - reference to the various forms of building contract procurement, parties to contract and show an awareness of the principles of contract administration.

## **Content Outline**

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|-----------|--|
| Week 1 –  | Introduction to Building Surveying<br>Interpreting the Lease   |
| Week 2 –  | The Building Code<br>Dilapidations Assessments   |
| Week 3 –  | Building Act Schedule 1 Repairs<br>Introduction to Practical Assignment                                |
| Week 4 –  | Practical Assignment Undertaken during Week 4<br>Premises Condition Reports<br>Technical Due Diligence |
| Week 5 –  | Seismic Performance of Buildings<br>Student Practical Assignment Presentations                         |
| Week 6 –  | H&S in Construction<br>Building Site Visit   |
| Week 7 –  | Course Update and Check In<br>Interim Test   |
| Week 8 –  | Building Maintenance<br>Asset Management   |
| Week 9 –  | Reinstatement Cost Assessment<br>Conservation  |
| Week 10 – | Remediation (Pt1)<br>Remediation (Pt2)   |
| Week 11 – | BIM for Building Surveyors<br>Building Contracts & Contract Administration                             |
| Week 12 – | Industry and equality<br>Course Overview   |

## **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 demise. 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 test and the final exam.

## **Teaching Staff**

### **David Clifton MRICS**

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Office Hours: 8am - 5pm

## 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](http://www.wattshandbook.co.uk)

MIBE - New Zealand Building Code handbook 3<sup>rd</sup> Edition

MIBE – Guidance Note: Building Work Than Does Not Require a Building Consent 3<sup>rd</sup> 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

Interim test (1hour, covering weeks 1-6) 25%

Group Assignment 25%

Final Exam (2hours, covering the entire course) 50%

| Date  | Type                  | Weighting | Learning Outcomes Addressed |
|---|-----------------------|-----------|-----------------------------|
| 21 <sup>st</sup> September                  | Written test (90mins) | 25%       | 1,2,3 & 5                   |
| 5pm 22 <sup>nd</sup> August                 | Group Assignment      | 25%       | 3                           |
| 2 <sup>nd</sup> – 20 <sup>th</sup> November | Final Exam            | 50%       | 1-6                         |

*(Note: The details set out in this hand out are subject to change. Any changes will be notified in lectures and on Canvas)*

## Inclusive Learning

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

## Student Feedback

This course is offered for a couple of years and you may have an opportunity to complete a formative mid-course evaluation. I encourage everyone to take time and provide feedback on the course so we can continually improve the quality of the course.

## 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 web site.