

Full Title:	Building Surveys 2
Language of Instruction:	English
Module Code:	BLDS E8030
Credits:	5
Valid From:	Semester 1 - 2015/16 (September 2015)
Module Delivered in	2 programme(s)
Module Description:	This module aims to develop upon Building Survey 1 by providing students with a in depth knowledge and understanding of commercial property surveys, stock surveys, dilapidation surveys and surveys relating to neighbourly matters. It also aims to develop a student's awareness of the issues relating to duty of care in respect of surveying services.
Learning Outcomes:	
<i>On successful completion of this module the learner should be able to</i>	
<ol style="list-style-type: none"> 1. Discuss and apply the theory and best practice guidance relating to technical due diligence and building surveys of commercial properties. 2. Discuss and apply the theory and best practice guidance relating to dilapidations, including international best practice. 3. Appraise the purpose and application of stock condition surveys. 4. Explain and apply the theory and legislation relating to building surveys in respect of neighbourly matters, including international best practice. 5. Discuss the duty of care expected of a building surveyor when commissioned to undertake a building survey service. 	

Module Content & Assessment

Indicative Content

Building Surveys and Technical Due Diligence of Commercial Property

Instruction; preparation; inspection; the report; technical due diligence definition and what is expected off a surveyor.

Dilapidations

Legislation; case law; the lease and lease covenants; preparation generally; service of schedules; terminal, interim and Scott schedules; surveyor's involvement; repair; standard of repair; landlord remedies; claims; defence.

Stock Condition Surveys

Definition and purpose of survey; where and when stock surveys are required; organisational needs, building components and life spans; electronic vs manual survey collection; the survey process.

Party Walls

Legislation; definition of a party wall; rights of building owner, rights of adjoining owner; mechanism for resolving disputes.

Right of Light

Legislation; definitions; right of light vs the planning process; creation and loss of a right of light; measurement of light; right of light calculations; right of light from the perspective of developer, neighbour, designer, surveyor; dispute settlement.

Boundaries

Boundary definition; registration of title vs boundaries; boundary disputes; client instruction; investigation and initial research; sources of information and interpretation; boundary surveys; reporting; litigation; recording outcomes with the Land Registry; boundary agreements, declarations and conclusive boundaries; legal presumptions.

Duty of Care

Duty of care definition; negligence and breach of duty; extent of liability; defence etc.

Assessment Breakdown

%

Course Work

50.00%

End of Module Formal Examination

50.00%

Full Time

Course Work

Assessment Type	Assessment Description	Outcome addressed	% of total	Marks Out Of	Pass Marks	Assessment Date	Duration
Continuous Assessment	A series of approximately 5 class-based practical building survey tasks, worth approximately equal marks, focusing on application of theory relating to module content.	2,4	35.00	100	40	Every Second Week	0
Written Report	Building Survey Report on a commercial property	1	15.00	0	0	n/a	0

No Project

No Practical

End of Module Formal Examination

Assessment Type	Assessment Description	Outcome addressed	% of total	Marks Out Of	Pass Marks	Assessment Date	Duration
Formal Exam	Final examination	1,2,3,4,5	50.00	100	40	End-of-Semester	0

Reassessment Requirement**A repeat examination**

Reassessment of this module will consist of a repeat examination. It is possible that there will also be a requirement to be reassessed in a coursework element.

Reassessment Description

Students will be given the opportunity to remediate part or all of their CA performance by the autumn/repeat examinations board by repeating part or all of the same or similar CA.

DKIT reserves the right to alter the nature and timings of assessment

Module Workload & Resources

Workload: Full Time

Workload Type	Workload Description	Hours	Frequency	Average Weekly Learner Workload
Lecture	Theory based class.	2.00	Every Week	2.00
Practical	Practical tasks focusing on application of knowledge.	2.00	Every Week	2.00
Directed Reading	Preparation for CA.	1.00	Every Week	1.00
Independent Study	Preparation for final examination.	2.00	Every Week	2.00
Total Weekly Learner Workload				7.00
Total Weekly Contact Hours				4.00

This course has no Part Time workload.

Resources
<i>Recommended Book Resources</i>
<p>RICS 2010, <i>Building Surveys and Technical Due Diligence of Commercial Property – RICS Guidance Note</i>, 4th Ed., RICS Books [ISBN: 9781842196274]</p> <p>SCSI 2011, <i>Dilapidations - Guidance Note to Best Practice</i></p> <p>Hollis M. 2003, <i>Dilapidations – An Introduction</i>, College of Estate Management [ISBN: 1904388191]</p> <p>RICS 2011, <i>Reinstatement Cost Assessments of Buildings - Guidance Note</i>, 2nd Ed., RICS Books [ISBN: 9781842196656]</p> <p>RICS 2007, <i>Code of Measuring Practice</i>, 6th Ed., RICS Books [ISBN: 9781842193327]</p> <p>RICS 2005, <i>Stock Condition Surveys - Guidance Note</i>, 2nd Ed., RICS Books [ISBN: 9781842192272]</p> <p>RICS 2011, <i>Party Wall Legislation and Procedure - Guidance Note</i>, 6th Ed., RICS Books [ISBN: 9781842197004]</p> <p>SCSI, <i>Boundaries: procedures for boundary identification, demarcation and dispute resolution in Ireland</i>, 2nd Ed., SCSI</p> <p>RICS, <i>Rights of Light: Practical Guidance for Chartered Surveyors in England and Wales – Guidance Note</i>, 1st Ed., RICS Books, 2010 [ISBN: 9781842196281]</p> <p>HMSO 1996, <i>Party Walls Etc. Act 1996</i>, HMSO Bookshops [ISBN: 9780105440963]</p>
<i>Supplementary Book Resources</i>
<p>RICS 2012, <i>Dilapidations – Guidance Note</i>, 6th Ed., RICS Books [ISBN: 9781842197790]</p> <p>West W.A., Smith P. 2001, <i>West and Smith's Law of Dilapidations</i>, 11th Edition Ed., Estates Gazette [ISBN: 0728203529]</p> <p>RICS 2009, <i>Boundaries: procedures for boundary identification, demarcation and dispute resolution in England Wales</i>, 2nd Ed., RICS Books [ISBN: 9781842194959]</p> <p>RICS 2012, <i>Daylighting and Sunlighting - Guidance Note</i>, 1st Ed., RICS Books [ISBN: 9781842198414]</p> <p>Government Publication, <i>Land and Conveyancing Law Reform Act 2009 S.I. 27 of 2009</i>, Stationery Office, Government Publication</p> <p>Government Publication, <i>Dublin Corporation Act 1890</i>, The Stationery Office, Dublin</p> <p>RICS 2012, <i>Conflicts of Interest – Guidance Note</i>, 1st Ed., RICS Books [ISBN: 9781842197073]</p>
<i>This module does not have any article/paper resources</i>
<i>Other Resources</i>
<p>Websites: www.isurv.com, scsi.ie, rics.org.</p> <p>Database: <i>DkIT library electronic databases</i></p> <p>DVD: NBS TV <i>The Surveyor's Channel Series on: The Right of Light, Let there be Light, Boundary Disputes, Dilapidations: The New Protocol, Remedies for Breach of Restrictive Covenants.</i></p> <p>DVD: Limelite Media Ltd. <i>Mike Parrotts's Guide to Building Pathology DVD series covering: Drainage & Services, Flooding.</i></p>

Module Delivered in

Programme Code	Programme	Semester	Delivery
DK_EBSUR_8	Bachelor of Science (Honours) in Building Surveying	6	Mandatory
658	Bachelor of Science in Construction Surveying	6	Mandatory