

*Note: The information provided in this document is relevant to modules delivered prior to Autumn 2020. Not all modules will be available in any given semester. See programme pages on our website for programme outlines detailing what modules are available.*

### Applied Valuation

This module aims to advance the knowledge, understanding, research and analytical skills developed earlier in the programme so that students are able to carry out complex and specialist valuations.

The module enables students to understand:

- the appropriate valuation methodology and inputs applicable to a range of complex valuation situations
- the impact of debt in development and discounted cash flow appraisals
- possible impact of sustainability issues on valuation
- professional and regulatory bodies' requirements with regard to valuations for specific purposes
- the use of sensitivity analysis and its application in development appraisals.

#### Assessment

	Weighting
Assessment 1 - Report	40%
Assessment 2 - Examination	60%
Pass mark: 50%	

### Building Economics

This module provides students with a comprehensive understanding of commercial aspects of a construction project during the pre-contract phase including costs, financing, value management and cost control and, where applicable, the profitability of development opportunities.

This module enables students to:

- critically appraise development opportunities
- comprehensively examine the provision of cost advice provided during the pre-contract phase of a construction project
- evaluate the cost impact of sustainability on projects.

#### Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
Pass mark: 50%	

### Building Pathology

This module investigates building pathology in the context of professional practice. It develops students' ability to recognise, analyse and remedy building defects in a range of scenarios and provides an understanding of inspection, testing, monitoring techniques to ensure the most appropriate diagnosis and reporting of building defects.

## Assessment

	Weighting
Assessment 1 - Coursework	20%
Assessment 2 - Coursework	80%
	Pass mark: 50%

## Contract Administration & Practice

Students will study the administration of construction contracts from the contract commencement to final certification. The various standard forms of construction contracts are investigated.

This module enables students to understand:

- various standard forms of contract and sub-contract.
- the common conditions of contract and the interaction between the conditions of contract and the other contract terms.
- the practicalities of contract administration.

## Assessment

	Weighting
Assessment 1 - Report	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Costing & Contracts

This module provides students with a comprehensive understanding of the role of a building surveyor in relation to project cost control and contract administration. This will be considered from the point of inception of a construction project, through both pre- and post-contract phases.

This module enables students to understand:

- the provision of cost advice during the pre and post-contract phases of a construction project
- contractor selection, pricing of construction work and preparation of tenders
- administration of contracts during the pre- and post-contract phases of a construction project.

## Assessment

	Weighting
Assessment 1 - Coursework	20%
Assessment 2 - Coursework	80%
	Pass mark: 50%

## Law for Surveyors

This module enables the student to develop a systematic understanding of aspects of the English legal system pertinent to the real estate and construction sectors.

Within the context of the real estate and construction sectors, this module enables students to understand:

- an overview of the English legal system,
- the importance of the fundamental principles of contract law,
- the importance of the law of tort,
- important aspects of land law.

## Assessment

	Weighting
Assessment 1 - problem based questions requiring reasoned answers	50%
Assessment 2 - problem based questions requiring reasoned answers	50%
	Pass mark: 50%

## Maintenance & Adaptation of Buildings

This module investigates the wider context and technical issues regarding both the maintenance and adaptation of existing buildings.

The module enables students to understand:

- the scope and rationale for maintenance and adaptation of existing buildings in the context of a sustainable built environment
- inspection, assessment, planning, specification, programming, organising and budgeting of building maintenance in the existing built environment
- special situations in the context of building maintenance and adaptation
- the adaptation of existing structures.

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Coursework	60%
	Pass mark: 50%

## Management Finance & Science

Finance defines the resource potential for, and the constraints on, exploiting business opportunities. An understanding of budgets and budgetary control mechanisms is therefore a necessary requirement of all management activity. A wider understanding of the organisation's financial performance and current position is also required both by managers for professional reasons and by stakeholders in general. In determining the availability of resources this financial management module is therefore relevant for the function of decision-making in all the modules. Management science combines a platform for the development of quantitative skills with the introduction of tools to support operations management and to gauge risk.

## Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Coursework	50%
	Pass mark: 50%

## Management of Construction

This module develops both the personnel and organisational issues of construction management with a focus on the managers of construction projects. Comprehensive understanding and practice of skills in managing, planning and controlling the safe production of a construction project are investigated.

This module enables students to understand:

- construction management environment.
- Health & Safety implications on construction.
- personnel skills required of the construction manager.
- construction management in practice.

## Assessment

	Weighting
Assessment 1 - Report	50%
Assessment 2 - Examination	50%
	Pass mark: 50%

## Managing & Leading People

This module seeks to develop understanding and insight in to what a manager is, and what they do; and to distinguish leadership from management. It requires students to interrogate issues and contexts relating to managing people, and how to get the best out of people, in an environment of constant change.

This module enables students to understand:

- the way that organisations - and the people who comprise them - behave, the tasks that they perform and the structures and methodologies that have evolved in attempts to understand and lead them
- management theories
- different schools of thought on leadership and the major strategies and approaches for the effective leadership of contemporary organisations and projects

## Assessment

	Weighting
Assessment 1 - Coursework	30%
Assessment 2 - Coursework	70%
	Pass mark: 50%

## Planning & Development

This module provides an introduction to planning law and the planning process relevant to property development. The property development process, site selection and financial appraisal of development sites and their funding are considered. The module blends the basic knowledge of planning law with the implementation of a real estate development project.

The module enables students to understand:

- the context of planning within property development projects
- principles of site layout and design, introducing methods of appraisal of the financial viability of development schemes
- sources of funding for development projects.

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Principles of Marketing

This module considers the application of marketing within construction and real estate contexts. It highlights the challenges posed by diverse business environments, together with the implications for professional marketing practise

In this module appropriate professional marketing strategies are appraised within diverse complex and changing construction and real estate environment. Practical and ethical considerations are explored and analysed within different cultures.

## Assessment

	Weighting
Assessment 1 - Coursework	30%
Assessment 2 - Applied project	70%
	Pass mark: 50%

## Procurement & Tendering

Students will consider the various ways in which construction projects can be procured and the consequent effects of procurement strategies on tendering.

The module enables students to understand:

- the effects of project risk allocation on the procurement process and how the choice of procurement method can impact on the subsequent phases of the project cycle
- procurement theories, together with examples of past and current practices
- how construction procurement is affected by, and can be used to affect, the wider economy.

## Assessment

	Weighting
Assessment 1 - Report	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Professional Cost Management

This module brings together various cost management subjects and allows the exploration of a range of issues and challenges which contribute to the development of the cost management aspects of the quantity surveying profession. It develops the knowledge, understanding and skills in cost management required to operate in a dynamic and contemporary construction environment. This module enables students to understand:

- complex problems and provide added value in the area of professional management of costs
- underlying concepts and theoretical principles in the measurement and quantification of construction projects and professional cost management
- the future requirements of a professional cost manager working in the construction industry

## Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Coursework	50%
	Pass mark: 50%

## Property Management

This module develops the principles of law and practice appropriate to the effective and efficient management of commercial property. The focus is principally on the landlord and tenant relationship within legal and regulatory frameworks, but also encompasses property held for owner occupation.

This module enables students to examine:

- the significance of lease agreements from both the different landlord/investor and tenant/occupier perspectives
- the legal, regulatory and market constraints within which commercial property management is undertaken
- the handling of the different interests of parties involved in property management and the preferred solutions after consideration of all implications.

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Property Transactions

This module provides an introduction to property transactions and how the property market works. It covers the sale, letting and acquisition of property. The relationship of client and surveyor, both legal and practical, and the agent's legal obligations are considered.

This module enables students to examine:

- the practices associated with the acquisition and disposal of real estate
- the stages and processes of the acquisition and disposal of real estate
- value and market dynamics
- the practical market skills required of a real estate advisor for successful client/agent relationships.

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%

## Real Estate Investment

This module focuses on the rationale and considerations for investing in property as an asset class and takes into account the trade-off between the present and future use of resources by organisations, with special reference to the returns and risks of real estate investments. The module will allow students to recognise property as an investment asset within the overall spectrum of other investment media. Investment return, risk, appraisal, performance measurement, modern portfolio theory and responsible investment concepts are considered and applied in the real estate investment context.

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Coursework	60%
	Pass mark: 50%

## Statutory Valuations (places on this module are restricted) (previous study or experience of valuation required)

This module develops the skills and knowledge required in carrying out valuations for compulsory purchase, planning compensation and rating. Relevant case law and statute will also be carefully considered in the context of statutory valuations.

The key aims of this module are:

- to investigate and summarise the legal principles and practices of both compulsory purchase and local property taxation,
- to develop a competence in statutory valuation and the management skills required, to develop a critical understanding of how 'claimants' or 'interested persons' might be affected by such statutory applications,
- to provide appropriate client advice with detailed recommendations,
- to develop a critical understanding of government involvement within a general understanding of 'fairness' and client expectations.

## Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Coursework	50%
	Pass mark: 50%

## Strategic Management of Change

The rationale for this module is to provide an integrated approach to corporate strategy and the management of change and innovation in a complex and uncertain business environment in construction and real estate.

Part one considers frameworks to manage the long term strategic direction of organisations within a construction and real estate setting. Part two focuses on enhancing students' understanding of, and response to organisational change. The determination of appropriate policies and strategies are explored within different cultural contexts to meet stakeholder interests.

## Assessment

	Weighting
Assessment 1 - Coursework	30%
Assessment 2 - Coursework	70%
	Pass mark: 50%

## Sustainable & Innovative Construction

This module develops the principles of construction technology, including modern, innovative and traditional construction. Within the framework of a sustainable built environment, assessment methods and relevant codes and regulations are explored in providing for a sustainable agenda.

This module enables students to understand:

- construction principles and technology with reference to sustainability
- innovative building technology principles
- sustainability in the built environment
- sustainable and innovative issues of construction

## Assessment

	Weighting
Assessment 1 - Coursework	50%
Assessment 2 - Examination	50%
	Pass mark: 50%

## Valuation & Ethics

The module aims to develop an understanding of the commercial, social, legal and environmental context in which property valuations are used, and to develop the analytical and technical skills to undertake valuations for a variety of purposes.

This module enables students to understand :

- the context in which property valuations are undertaken and used
- the factors influencing property values in different sectors of property markets, and examine their interaction
- the most commonly used valuation methodologies, and examine their strengths, weaknesses and limitations
- the application of the foregoing to undertake a range of property valuations, for a variety of purposes
- professional regulation and the ethical issues in the property market

## Assessment

	Weighting
Assessment 1 - Coursework	40%
Assessment 2 - Examination	60%
	Pass mark: 50%