



UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

# **MSc Building Surveying**

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## Programme Specification

Academic year September 2016 to August 2017

Reference:

Version: 5.00

Status: Final

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## Summary Programme Details

Final Award	
Award:	MSc
Title of (final) Programme	Building Surveying
Credit points:	180
Level of award (QAA FHEQ):	7
Intermediate award(s)	
Intermediate award 1:	<b>Postgraduate Diploma in Building Surveying</b>
Credit points:	120
Level of award (QAA FHEQ):	7
Intermediate award 2:	<b>Postgraduate Certificate in Built Environment Studies</b>
Credit points:	60
Level of award (QAA FHEQ):	7
Validation	
Validating institution:	University College of Estate Management (UCEM)
Faculty	Construction
Date of last validation:	November 2013
Date of next periodic review:	November 2018
Professional accreditation	
Accrediting body:	Royal Institution of Chartered Surveyors (RICS)
Date of last programme accreditation:	November 2015
Date of next periodic review:	At next partnership meeting, due Academic Year 2016/2017
Accrediting body:	Chartered Institute of Building (CIOB)
Date of last accreditation:	November 2014
Date of next periodic review:	November 2019
Accrediting body:	Chartered Association of Building Engineers (CABE)
Date of last accreditation:	August 2015
Date of next periodic review:	August 2020
Accrediting body:	Hong Kong Institute of Construction Managers (HKICM)
Date of last programme accreditation:	April 2016
Date of next periodic review:	April 2021
Miscellaneous	
QAA benchmark statement	<i>Construction, Property and Surveying QAA (2008)</i> <i>Master's Degrees in Business and Management QAA (2015)</i>
Date of commencement of first delivery	September 2014

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Duration	2 years (standard route) or 18 months (accelerated route)
Maximum period of registration	9 years
UCAS Code	n/a
Programme Code	PMSCBBSS/F (standard/accelerated)
Other coding as required	n/a

## Programme Overview

### Rationale

Building Surveying is a growing, international, professional discipline dealing with the inspection, maintenance and refurbishment of existing buildings. Building Surveyors also advise clients about sustainable design, planning and conservation with clients ranging from home owners to commercial and industrial companies.

This supported online learning programme covers the core technical disciplines of the Building Surveying specialism and their role within the wider context of Built Environment professional disciplines.

The programme benefits from a range of contemporary, well-supported teaching and learning techniques, including practical project work to improve career prospects in the public and commercial sectors throughout the UK and overseas.

This is one of a suite of MSc conversion programmes designed to enable graduates from disciplines unrelated to Construction and Real Estate to obtain a Royal Institution of Chartered Surveyors (RICS) / Chartered Institute of Building (CIOB) / Chartered Association of Building Engineers (CABE) accredited degree, giving access to professional membership.

- Gain expertise in the core technical knowledge and skills required for the Building Surveying profession;
- Understand the role of the Building Surveying in design conservation and renovation;
- Develop technical & leadership skills in the field of Building Surveying;
- Obtain a professionally recognised and accredited degree with progression to membership of the affiliated professional bodies;
- Achieve ambitions for a Master's Degree with a leading provider of Building Surveying education that allows students to work and study through a fully supported online programme.

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## Entry requirements

Entrants to this programme normally are required to have attained one of the following:

- a Bachelor Degree with honours at lower second standard (2:2), or
- a Bachelor Degree, or equivalent, plus experience in a relevant field; or
- a Level 5 qualification as defined by Framework for Higher Education Qualifications for England, Wales and Northern Ireland (FHEQ) plus 5 years relevant experience or
- a professional qualification plus 5 years relevant experience.

International Students English language Requirements:

All UCEM programmes are taught and assessed in English. The student will therefore be required to demonstrate adequate proficiency in the language before being admitted to a programme:

- Grade B or above in English (Language or Literature) at GCSE or its equivalent.
- Grade 6.0 or above, with at least 6.5 in the reading and writing modules, in the International English Language Testing System (IELTS) academic test administered by the British Council.
- 88 or above in the Internet option, 230 or above in the computer-based option or 570 or above in the paper-based option, of the Teaching of English as a Foreign Language (TOEFL) test.
- Grade C or above in Use of English at A/S Level.

Note: applicants with a Bachelor's degree that has been taught and examined in the English medium can be considered for entry in the absence of the qualifications detailed above.

Students may apply to enter the programme in either semester.

## Recognition of prior certificated learning (RPCL) or recognition of prior experiential learning (RPEL) routes into the Programme

UCEM policy and procedures for Recognition of Prior Experiential Learning (RPEL) and Recognition of Prior Certificated Learning (RPCL) are set out in the UCEM Code of Practice: Admissions and Recognition of Prior Learning. This policy statement takes precedence in any such decision.

RPEL may be used for admission onto a level 7 programmes in accordance with the entry requirements stated in the section above. However, RPEL and RPCL do not normally enable transfer of credit into a level 7 programme nor enable exemption from any component on these programmes.

## Programme progression

Successful completion of the MSc may enable the student to take a PhD/ MPhil or to conduct research.

## Award Regulations

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- MSc Building Surveying is conferred upon successful completion of 180 credits of study.
- Postgraduate Diploma in Building Surveying is conferred upon successful completion of 120 credits of study.
- Postgraduate Certificate in Built Environment Studies is conferred upon successful completion of 60 credits of study.

Assessments are conducted in accordance with the UCEM Academic and General Regulations for Students and the UCEM Postgraduate Programme Assessment, Progression and Award Regulations.

## Career prospects

This programme will provide a route for both non-cognate and semi-cognate graduates, into careers associated to membership of the Chartered Institute of Building (CIOB), the Chartered Association of Building Engineers (CABE) and the Royal Institution of Chartered Surveyors (RICS).

This programme equips students with the essential subject knowledge and postgraduate skills and expertise to enable them to enter and work within the building surveying areas of practice within the property industry.

The opportunities available are fairly extensive and include the following career opportunities in professional practice:

- Property management,
- Building surveys,
- Design, planning & conservation advice,
- Building control,
- Property development.

## Programme Aims

### Programme aims

The programme is designed for holders of a non-cognate Bachelor's degree to study a Master's award that is focussed on the core disciplines associated with building surveying.

It develops students' ability to integrate interdisciplinary theory and practice and to research and evaluate data in order to solve complex problems. The programme aims to provide students with a foundation for further professional development and extension of their knowledge in preparation for further academic study at level 8.

### Market and internationalisation

This programme is aimed at a UK and broad international audience; however, it has as its basis UK law and regulatory controls. The programme aims to utilise international case studies to further understanding and where possible, international construction and surveying is considered along with international codes and conventions.

# Learning Outcomes

Having successfully completed the programme, the student will have met the following learning outcomes.

	Level 7	Relevant modules
A – Knowledge and understanding	A1	Comprehension of the wider business context and the role of building surveyors within it.
	A2	A critical awareness of issues relevant to building surveying as informed by research and practice.
	A3	Selection and evaluation of the theories and techniques appropriate to the design, construction and management of real estate assets.
B – Intellectual skills	B1	Synthesise a range of information and solve complex problems involving creative application of building surveying knowledge together with further research and enquiry.
	B2	Evaluate the rigour and validity of published research and its relevance to building surveying issues.
C – Subject practical skills	C1	Acquire, analyse, and evaluate data, judge its relevance and validity to a range of building surveying contexts.
	C2	Conduct research into building surveying situations using appropriate methodologies to develop and interpret knowledge in the field of building surveying.
D – Key / Transferable skills	D1	Research independently and demonstrate a structured approach to decision making.
	D2	Communicate and collaborate effectively with relevant stakeholders within the building survey process.

## Curriculum Map

This table indicates which study units assume responsibility for delivering (X) and summatively assessing (A) particular programme learning outcomes. In Autumn 2020 a new, updated curriculum will begin. To prepare you to succeed with this new curriculum, we have made some changes to the modules and the order of modules that you take. These changes depend on when you started your studies with us. Due to these changes, the structure and module information below is out of date. For up to date information, please view the relevant Module Information Sheet [on your programme page of the VLE](#). You will still meet the same programme learning outcomes as outlined in this specification.

Module	A1	A2	A3	B1	B2	C1	C2	D1	D2
Law for Surveyors	X	X A	X A	X A	X	X A	X A	X A	X A
Costing and Contracts	X	X	X	X A	X A	X A	X A	X A	X
Planning and Development	X A	X A	X A	X A	X	X	X A	X A	X A
Sustainable and Innovative Construction	X A	X	X	X	X A	X	X	X A	X
Building Pathology	X A	X A	X A	X A	X A	X A	X A	X A	X A
Maintenance and Adaptation of Buildings	X A	X A	X A	X A	X A	X A	X A	X A	X A
Property Management	X A	X A	X	X	X A	X	X A	X A	X A
Management of Construction	X	X	X A	X	X A	X	X A	X A	X
Postgraduate Project	X A	X A	X A	X A	X A	X A	X A	X A	X A

## Programme Structure

In Autumn 2020 a new, updated curriculum will begin. To prepare you to succeed with this new curriculum, we have made some changes to the modules and the order of modules that you take. These changes depend on when you started your studies with us. Due to these changes, the structure and module information below is out of date. For up to date information, please view the relevant Module Information Sheet [on your programme page of the VLE](#). You will still meet the same programme learning outcomes as outlined in this specification.

Module List				
Code	Module	Level	Credits	Core /Elective
LAW7LFS	Law for Surveyors	7	20	Core
QSP7CAC	Costing and Contracts	7	20	Core

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TEC7BPA	Building Pathology ##	7	20	Core
CON7SDC	Sustainable and Innovative Construction #	7	20	Core
PLN7PLD	Planning and Development	7	20	Core
TEC7MAB	Maintenance and Adaptation of Buildings# #	7	20	Core
PRJ7PRJ	Postgraduate Project	7	40	Core
PTY7PRM	Property Management	7	20	Elective
CON7CMC	Management of Construction	7	20	Elective

### Notes:

Credits are part of the Credit Accumulation and Transfer System (CATS). Two UK credits are equivalent to one European Credit Transfer System (ECTS) credit.

The Postgraduate Project module must normally be studied in the final semester of the programme; however, an introduction and preparatory advice is provided in the preceding semester.

# This is a pre-requisite/co-requisite module for Building Pathology and Maintenance and Adaptation of Buildings marked thus ##

## Indicates modules with a pre-requisite/co-requisite requirement see note above.

### Delivery Structure

#### Standard route (part-time)

	SEMESTER 1 (autumn UK)	SEMESTER 2 (spring UK)
YEAR 1	<b>Law for Surveyors</b>	<b>Sustainable and Innovative Construction</b>
	<b>Costing and Contracts</b>	<b>Planning and Development</b>
YEAR 2	<b>Building Pathology</b>	<b>Maintenance and Adaptation of Buildings</b>
	<b>Postgraduate Project if last semester</b> <i>otherwise</i> Management of Construction <i>or</i> Property Management	<b>Postgraduate Project if last semester</b> <i>otherwise</i> Property Management <i>or</i> Management of Construction

#### Accelerated route (full-time)

	SEMESTER 1 (autumn UK)	SEMESTER 2 (spring UK)
YEAR 1	<b>Law for Surveyors</b>	<b>Sustainable and Innovative Construction</b>
	<b>Costing and Contracts</b>	<b>Planning and Development</b>



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	<b>Building Pathology</b>	<b>Maintenance and Adaptation of Buildings</b>
YEAR 1.5	Management of Construction <i>or</i> Property Management	Management of Construction <i>or</i> Property Management
	<b>Postgraduate Project</b>	<b>Postgraduate Project</b>

### Module Summaries

#### CORE MODULES

##### **Building Pathology**

This module investigates building pathology in the context of professional practice, enabling students to critically appraise the building surveying process. It develops students' ability to recognise, analyse and remedy building defects in a range of scenarios. It provides an understanding of inspection, testing and monitoring techniques to ensure the most appropriate diagnosis and reporting of building defects, leading to reasoned advice and suitable recommendations that take account of professional and ethical factors.

##### **Costing and 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.

##### **Law for Surveyors**

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

Within this sector-specific context, 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;
- principles of dispute avoidance and analysis of the various methods of dispute resolution.

##### **Maintenance and 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;

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- special situations in the context of building maintenance and adaptation;
- the adaptation of existing structures.

## **Postgraduate Project**

This module requires students to hone their research skills whilst providing them with a vehicle to conduct a self-directed research project that reflects the culmination of their studies in the relevant programme.

For those students studying the MSc programmes, the Postgraduate Project requires students to demonstrate strong conceptual and theoretical understanding as applied within a business context.

## **Planning and 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.

## **Sustainable and Innovative Construction**

This module develops the principles of construction technology, including modern, innovative and traditional construction. It enables students to critically assess appropriate innovative construction technology within the framework of a sustainable built environment, taking account of relevant codes and regulations.

This module enables students to understand:

- construction principles and technology with reference to sustainability;
- innovative building technology principles;
- sustainability in the built environment context;
- sustainable and innovative construction methods.

## **ELECTIVE MODULES**

### **Management of Construction**

This module considers both the personnel and organisational aspects of construction management, with a focus on the managers of construction projects. It provides a comprehensive understanding of the skills required in managing, planning and controlling the safe implementation of a construction project.

The module enables students to understand:

- the construction management environment;
- the implications of health and safety for construction;
- the personnel skills required of the construction manager;
- construction management in practice.

### **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.

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This module enables students to understand:

- 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.

## Learning, Teaching and Assessment

### Study support

Induction Module:

All students are expected to complete the non-credit bearing Induction Module before the programme commences. The Induction Module is designed to equip students with the skills they need to study at UCEM. The topics covered include:

- Studying at a distance,
- Understanding your learning style,
- How to manage your time,
- Reading actively and critically,
- Introduction to the e-library,
- Developing academic writing,
- Writing in your own words - a guide to how to reference your work.

The induction topic, 'Writing in your own words', prepares students for the online test in referencing and citation that must be completed and passed prior to commencement of their studies.

The resources within the Induction Module are available to students throughout the duration of their study with UCEM.

Student learning support:

The programme is delivered via the Institution's virtual learning environment (VLE) and academic teaching and support is provided online giving students access to UCEM tutors and other students worldwide.

The Academic Programme Leader will act as the main point of contact for students throughout the duration of their programme. The academic team will guide and support students' learning. Other UCEM teams provide support for assessments, exams and technical issues including information and communications technologies (ICT). Each student, wherever their location, will have access to a wealth of library and online materials to support their studies.

English language support:

For those students whose first language is not English, or those students who wish to develop their English Language skills, additional support is provided through online resources on the VLE in the resource 'Developing Academic Writing'. The resource includes topics such as sentence structure, writing essays and guidance for writing at master's level

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aimed at developing students' study skills.

### Personal and professional development:

Students are undertaking vocational programmes that are intrinsically linked to the accrediting professional bodies. Students are encouraged and supported to understand the need for the recognition of these bodies and guided as to how to meet the professional membership requirements.

More generally, UCEM has a dedicated careers advisor to ensure students have appropriate access to careers education, information, advice and guidance.

### Programme specific support:

Each programme has a Programme Leader, Module Leaders and Module Tutors to support the students throughout their time with the programme. The UCEM staff are accessible during normal UK working hours, during which they also monitor the 24/7 forums asynchronously and provide encouragement, assistance and necessary tutor and student feedback services. Access to the UCEM e Library is on a 24/7 basis and UCEM has a full time librarian during normal UK working hours.

## Learning & Teaching Strategy

### *Knowledge and understanding*

Module delivery follows a standard format incorporating a range of subject appropriate resources suitable for the supported online learner. This may include, but is not limited to, audio-visual presentations, interactive case studies and online journals. Modules will usually be supported by a core e-Book.

In the Postgraduate Research Project module, self-directed learning and problem solving combined with supervisor consultation further enhances knowledge and understanding, focusing on students' own chosen research topic.

Throughout the programme, students are encouraged to undertake independent study and enquiry to broaden their knowledge and understanding of the subject.

### *Intellectual skills*

Students are encouraged to develop and apply their knowledge and understanding through a range of online activities and exercises. These require students to apply research and analysis to the design, construction and management of real estate assets.

### *Subject practical skills*

Students are encouraged to share knowledge and ideas in relation to building surveying practice. A range of online activities requires students to analyse given information and make reasoned decisions.

### *Key/Transferable skills*

The learning activities require students to undertake research, evaluate their findings and develop solutions. Teaching of module topics will require students' engagement with a range of online activities that develop research and evaluation skills and cultivate a systematic approach to problem solving.

## Assessment Strategy

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### *Knowledge and understanding*

Formative assessment opportunities and feedback are provided throughout the programme. These vary in format and may include self-assessment quizzes and tutor guided discussion. All are designed to motivate and support the student.

Summative assessment methods and formats vary across the modules and are appropriate to the module and its stated learning outcomes.

### *Intellectual skills*

Intellectual skills are assessed through a range of coursework artefacts, examinations and a research project report.

### *Subject practical skills*

A range of formative assessment activities are utilised to help develop the ability to analyse problems and provide reasoned advice. Summative assessment tests that the students have formulated appropriate strategies for real estate study.

### *Key/transferable skills*

Formative assessment through the VLE provides feedback and support for independent learning as students work through the programme.

Communication, collaboration, evaluation and problem solving skills are tested through the range of formative and summative assessments.

### **Assessment Diet.**

The University College of Estate Management supported online-taught postgraduate programmes consist of a variety of assessment modes:

- assessed coursework (in essay, report, problem or short question format),
- written examination papers,
- project or dissertation submissions,
- e-mediated submissions.

The exact combinations of assessment vary from programme to programme and from module to module.

<b>Programme</b>	<b>Assessment pattern</b>	<b>CATS credits per module</b>
<b>MSc Building Surveying</b>	1 assessment  1 final assessment (2 <sup>nd</sup> coursework or examination)	20
<b>MSc Building Surveying</b>	1 initial assessment  1 final submission (project report)	40