



UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

MSc Building Surveying

Programme Specification

Academic year September 2019 to August 2020

Reference:

Version: 21.00

Status: Final

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Date: 06/09/2019

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: | Postgraduate Diploma in Building Surveying |
| Credit points: | 120 |
| Level of award (QAA FHEQ): | 7 |
| Intermediate award 2: | Postgraduate Certificate in Built Environment Studies |
| Credit points: | 60 |
| Level of award (QAA FHEQ): | 7 |
| Validation | |
| Validating institution: | University College of Estate Management (UCEM) |
| Date of last validation: | June 2018 |
| Date of next periodic review: | September 2020 |
| Professional accreditation | |
| Accrediting body: | Royal Institution of Chartered Surveyors (RICS) |
| Date of last programme accreditation: | November 2015 |
| Date of next periodic review: | TBC |
| Accrediting body: | Chartered Institute of Building (CIOB) |
| Date of last accreditation: | November 2014 |
| Date of next periodic review: | Autumn 2020 |
| 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>Land, Construction, Real Estate and Surveying (2016)</i> <i>Master's Degrees in Business and Management QAA (2015)</i> |

MSc Building Surveying Programme Specification

| | |
|--|----------------|
| Date of commencement of first delivery | September 2014 |
| Duration | 2 years |
| Maximum period of registration | 9 years |
| UCAS Code | N/A |
| Programme Code | PMSCBBSS |
| 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.

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.

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:

- GCSE Grade C or above in English Language or English Literature (Grade 4 for applicants holding newly reformed GCSEs in England), or an equivalent qualification. For further information on equivalent qualifications please contact admissions@ucem.ac.uk.
- 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.

MSc Building Surveying Programme Specification

Entry requirements

- 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.

[Please click here for a link to UCEM's entry requirements.](#)

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 programme 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

- 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 and awards are conferred in accordance with the UCEM Academic and General Regulations for Students. [For UCEM's Academic and General Regulations, please click here.](#)

Details of exit awards are located in Section 6 of the UCEM Single Postgraduate 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 surveying,
- Design, planning & conservation advice,
- Building control,
- Property development.

Programme Aims

Programme aims

The programme is designed for holders of a Bachelor's degree or equivalent to study a Master's award that is focused 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 PHD level.

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. To make sure our programmes are always high quality and relevant for our students we review and update our programmes on a regular cycle. This is known as "periodic review and revalidation" and this year this programme will be going through this process. Therefore, the programme information presented here may change. Information about any changes will be published in Spring 2020.

| Module | A1 | A2 | A3 | B1 | B2 | C1 | C2 | D1 | D2 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Law for Surveyors | X A | 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

To make sure our programmes are always high quality and relevant for our students we review and update our programmes on a regular cycle. This is known as "periodic review and revalidation" and this year this programme will be going through this process. Therefore, the programme information presented here may change. Information about any changes will be published in Spring 2020.

| Code | Module | Level | Credits | Core /Elective |
|---------|---|-------|---------|----------------|
| LAW7LFS | Law for Surveyors | 7 | 20 | Core |
| QSP7CAC | Costing and Contracts | 7 | 20 | Core |
| 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 is a full year module. (For students that started on the programme before 2019/20, a 22-week version will be run where required.)

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

Autumn Entry

Year 1

| Semester 1 (Autumn) | Semester 2 (Spring) |
|---|--------------------------|
| Sustainable and Innovative Construction | Law for Surveyors |
| Costing and Contracts | Planning and Development |

Year 2

| Semester 1 (Autumn) | Semester 2 (Spring) |
|----------------------|---|
| Building Pathology | Maintenance and Adaptation of Buildings |
| Postgraduate Project | Postgraduate Project |

MSc Building Surveying Programme Specification

| Semester 1 (Autumn) | Semester 2 (Spring) |
|--|---------------------|
| Management of Construction; <i>or</i> Property Management | |

Delivery Structure

Spring Entry

Year 1

| Semester 1 (Spring) | Semester 2 (Autumn) |
|---|-----------------------|
| Sustainable and Innovative Construction | Law for Surveyors |
| Planning and Development | Costing and Contracts |

Year 2

| Semester 1 (Spring) | Semester 2 (Autumn) |
|--|----------------------|
| Maintenance and Adaptation of Buildings | Building Pathology |
| Postgraduate Project | Postgraduate Project |
| Management of Construction; <i>or</i> Property Management | |

Module Summaries

Core Modules

Building Pathology

The 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.

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.

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;

Law for Surveyors

- important aspects of land law.

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;
- 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 postgraduate project that reflects the culmination of their studies in the relevant programme.

This module serves MSc and the MBA awards and topics selected are expected to reflect the students' respective programmes of study. Additionally, MBA students are expected to choose projects which offer evidence of one or more of the following central facets of their programme: reflective practice, leadership and strategic management

The module is to be delivered both over a 22-week and 40-week delivery time with the 22-week version being phased out during the 2017-18 academic year.

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 real estate implementation of a development project.

Sustainable and 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.

Module Summaries

Elective Modules

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

Management of Construction

understanding and practice of skills in managing, planning and controlling the safe production of a construction project are investigated.

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.

Learning, Teaching and Assessment

Study support: Induction Module

The purpose of the Induction Module is to;

- begin to prepare the student for studying with UCEM;
- enable UCEM to identify further ways in which the Institution may be able to facilitate and support the student as they progress through their learning journey.

There are a variety of resources which will help the student to get started. These include tutorials regarding how to use the VLE (Virtual Learning Environment), the VitalSource Bookshelf, the UCEM e-Library and information regarding how to join a webinar. All of this information is key to having a successful start to supported online learning with UCEM.

There is a non-compulsory, 'Writing in Your Own Words' e-learning resource and associated quiz. This resource aims to provide the student with relevant examples of referencing, and a clear understanding of what plagiarism is and how to avoid it.

Additionally, the 'Readiness for Learning' questionnaire will prompt the student to consider the practicalities surrounding their studies. This element of the Induction Module is non-compulsory but designed to provide feedback to the institution in order to identify further ways in which UCEM may be able to facilitate and support the student as they progress. Further information relating to study skills support is also included.

Student Learning Support:

The programme is delivered via the UCEM VLE and academic teaching and support is provided online giving students access to UCEM tutors and other students worldwide.

UCEM's Student Central 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 coursework, exams and technical issues including Information and Communication Technology. Each student, wherever their location, will have access to a wealth of library and online materials to support their studies.

The Learning & Teaching Enhancement Team work with departments to promote student retention, achievement and success. This work is achieved through a multi-faceted approach, which consists of:

- identifying students who are at risk of deferring, suspending and/or with-drawing at specific points in the academic calendar,
- working with academics to identify ways in which student success can be further facilitated,
- supporting both students and academic staff through timely interventions which may include creating support materials and providing academic study skills support through academic skills surgeries.

Relevant research is also carried out to inform proactive interventions, and to develop policy and practice.

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' within the Study Skills area. The resource includes topics such as sentence structure, writing essays and guidance for writing at master's level 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 eLibrary 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 learning. 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 eBook.

In the Postgraduate 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

MSc Building Surveying Programme Specification

Learning & Teaching Strategy

of online activities that develop research and evaluation skills and cultivate a systematic approach to problem solving.

Assessment Strategy

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 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 submissions,
- e-mediated submissions.

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

| Programme | Assessment pattern | CATS credits per module |
|------------------------|---|-------------------------|
| MSc Building Surveying | 1 assessment 1 final assessment (2 nd coursework or examination) | 20 |

MSc Building Surveying Programme Specification

| Programme | Assessment pattern | CATS credits per module |
|------------------------|---|-------------------------|
| MSc Building Surveying | 1 initial assessment 1 final submission (project report) | 40 |