

Professional Surveying Practice

Module Descriptor

Module Code: BSU6PSP

Version: 7.00

Status: Final

Date: 18/03/2021

Summary Module Details

Module details

Module Title: Professional Surveying Practice

Module Leader: Dominic Bottone

Module Mode: Supported online learning

Semester: Autumn (UK)

Level: 6

Credits: 20

Learning Hours: 200

Contact & Study Hours:

Directed Study Time: 90hrs (45%)

Self-Directed Study Time: 50hrs (25%)

Assessment Study Time: 60hrs (30%)

Assessment Type:

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module focuses on professional surveying practice. It comprises the following fields of practice: international roles; regulations and codes; neighbouring and boundary matters (including party walls and rights of light); and dilapidations. The module builds on previous modules of law and building technology to give a greater level of academic and practical awareness, which will be of use to those wishing to learn more about these fields of professional practice or those developing their competence in those fields.

Taken on which Programmes

BSc (Hons) Building Surveying (E)

Core (C) or Elective (E)

Module Aims

This module aims to:

- Build upon students' previously developed knowledge in order that they may be better able to address professional surveying practices;
- Advance the students' ability to recognise, analyse and provide advice on neighbour matters, party wall, rights of light and dilapidations;
- Progress the students' ability to apply legislation and regulations to different situations;
- Allow the student to understand and apply the key procedures on neighbour matters, party wall, rights of light and dilapidations in different situations;
- Encourage competence in the professional skills of communicating and reporting to clients on property matters;
- Enable the student to understand the role of a surveyor in specific property matters related to legislation for England and Wales but permits consideration of the role internationally and with a sustainability perspective.

Module Learning Outcomes

- LO1. Demonstrate a systematic understanding of the concepts and principles of professional surveying practice related to the relevant legislation.
- LO2. Analyse, research, investigate and devise technical arguments and solve problems relating to neighbour matters, party walls, rights of light and dilapidations.
- LO3. Apply legislation, regulations and procedures appropriately, demonstrating a critical approach and an appreciation of uncertainty and ambiguity.
- LO4. Effectively communicate information, ideas, problems and solutions within the context of professional surveying practice.

Indicative Module Content

Module topics

The indicative content of the module includes two broad areas of professional surveying practice:

- **Neighbour and boundary matters**
 - The development of **Party Wall** legislation and practice – how and why disputes can be avoided and/ or effectively managed;
 - **Rights of Light** – what this means in statute, case law and practice. How interpretation and evaluation are critical to effective professional advice.
- **Dilapidations: Context, Remedies & Issues**
 - **The legal context:** The implication and impact of Civil Procedural Rules, the Dilapidations Protocol and Institutional Practice Guidance;
 - **Leases and documentation:** the need for appropriate documentation and its effective interpretation;

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- **Alterations, reinstatement and repair:** the importance and practice implication of specific definitions;
- **Remedies and break clauses, Section 18 and diminution in value:** Professional interpretation & solution finding to specific issues in the landlord and tenant relationship, and the effective communication of this;
- **Practice based issues - inspections, preparing and serving a dilapidations schedule and responding to dilapidations claims:** The evaluation, responsibilities and choices for professional action;
- **Dialogue and disputes:** Professional responsibility & leadership in dispute management and understanding the limits of knowledge; and
- **Services charges:** How these impact on the relationship between landlord and tenant and what this means for professional practice.

The module also attempts to challenge students to explore these two broad practice topics through the contexts of:

- **International experience** – how different jurisdictions deal with similar issues, how and why differing cultural and statutory contexts conceptualise rights and responsibilities differently; and
- **The reflective practitioner** – how ethics, the ability to evaluate effectively and professional responsibility can be effective touchstones in practice.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3, LO4	Assessment 1 Coursework	2,000	40%
LO1, LO2, LO3, LO4	Assessment 2 Coursework	3,000	60%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

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Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.