



Course guide

310023 - 310023 - Loss Adjustment and Valuation

Last modified: 15/05/2023

Unit in charge: Barcelona School of Building Construction
Teaching unit: 732 - OE - Department of Management.

Degree: BACHELOR'S DEGREE IN ARCHITECTURAL TECHNOLOGY AND BUILDING CONSTRUCTION (Syllabus 2015).
(Compulsory subject).

Academic year: 2023 **ECTS Credits:** 6.0 **Languages:** Catalan, Spanish

LECTURER

Coordinating lecturer: ALBERTO CABRERA GUARDIOLA

Others: JOSEP TERRONES MARÍN - PAULA SÁNCHEZ FERRADAL - JOSEP PIQUE HERNANDEZ -
ALBERTO CABRERA GUARDIOLA

DEGREE COMPETENCES TO WHICH THE SUBJECT CONTRIBUTES

Specific:

1. FB-6 Appropriate knowledge of the business concept, its institutional framework, organisation models, planning, control and strategic decision making in certainty environments, risk and uncertainty; production systems, expenses, planning, financing sources and making of financial plans and budgets.
2. FE-24 Ability for the development of market studies, valuations and appraisals, studies of real-state viability, valuation and experts report of risks and damages in construction.
3. FE-26 Knowledge of the framework of regulation of the management and the urban discipline.

Transversal:

4. SELF-DIRECTED LEARNING - Level 3. Applying the knowledge gained in completing a task according to its relevance and importance. Deciding how to carry out a task, the amount of time to be devoted to it and the most suitable information sources.
5. EFFICIENT ORAL AND WRITTEN COMMUNICATION - Level 3. Communicating clearly and efficiently in oral and written presentations. Adapting to audiences and communication aims by using suitable strategies and means.

TEACHING METHODOLOGY

- . Exposition method / master class: Oral exposition by the faculty about the subject contents.
- . Exposition participative class: Spaces for the involvement and intervention of the students are provided by short length activities at class.
- . Resolution of exercises and problems: The students are required to develop the appropriate or correct solutions by means of the application of procedures of transformation of the available information and the interpretation of the results.
- . Case study: Intensive and complete analysis of a real fact, problem or event with the purpose of know it, understand it, solve it, generate hypothesis, corroborate the data, reflect on it, complete its knowledge, diagnose it, and occasionally, test the possible alternative procedures of solution.

LEARNING OBJECTIVES OF THE SUBJECT

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STUDY LOAD

Type	Hours	Percentage
Hours large group	30,0	20.00
Hours medium group	30,0	20.00
Self study	90,0	60.00

Total learning time: 150 h

CONTENTS

Content 1: Introductory Chapter

Description:

In this content the students work:

1.- General aspects and legal and economic determinants of the real-state valuation. Valuation methods.

Related activities:

There will be done the activity 1, corresponding to practices/works done inside and outside of class, with a part of the directed activity, and the activities 2 and 3, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 14h

Theory classes: 2h

Practical classes: 1h

Guided activities: 1h

Self study : 10h

Content 2: The replacement-cost method and commercial valuation

Description:

In this content the students work:

2.- The constructions cost; the devaluation and the weighting coefficient depending on the maintenance.

3.- The land: Residual static method.

4.- The building value: Construction + land. The weighting factors.

5.- Premises valuation.

Related activities:

There will be done the activity 1, corresponding to practices/works done inside and outside of class, with a part of the directed activity, and the activities 2 and 3, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 14h

Theory classes: 2h

Practical classes: 1h

Guided activities: 1h

Self study : 10h



Content 3: Comparison method and static residual method

Description:

In this content the students work:

- 1.- Dependent variables and independent variables.
- 2.- Method of comparison.
- 3.- Measurement of the capable solid.
- 4.- Static residual method.
- 5.- Buildings in construction.

Full-or-part-time: 17h

Theory classes: 2h

Practical classes: 1h

Guided activities: 2h

Self study : 12h

Content 4: Actualization method and dynamic residual method

Description:

In this content the students work:

- 1.- Simple interest and compound interest.
- 2.- Inflation and type of money.
- 3.- Actualization method of rents.
- 4.- Dynamic residual method.

Related activities:

There will be done the activity 1, corresponding to practices/works done inside and outside of class, with a part of the directed activity, and the activities 2 and 3, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 15h

Theory classes: 2h

Practical classes: 1h

Guided activities: 1h

Self study : 11h

Content 5: The valuation process

Description:

In this content the students work:

- 1.- Process of elaboration of a valuation report.
- 2.- Comprobatons to carry out.
- 3.- Minimum content of a valuation report.

Related activities:

There will be done practices/works done inside and outside of class, with a part of the directed activity, and autonomous learning, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 15h

Theory classes: 2h

Practical classes: 1h

Guided activities: 2h

Self study : 10h



Content 6: Judicial Organization and legal proceedings

Description:

In this content the students work:

- 1.- Judicial organization.
- 2.- The civil legal proceedings (1).
- 3.- The civil legal proceedings (2).
- 4.- The Contentious-Administrative proceeding.
- 12.- The criminal proceeding.

Related activities:

There will be done the activity 1, corresponding to practices/works done inside and outside of class, with a part of the directed activity, and the activities 2 and 3, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 37h 30m

Theory classes: 10h

Practical classes: 5h

Guided activities: 5h

Self study : 17h 30m

Content 7: The expert and the expert language. The expert trial

Description:

In this content the students work:

- 1.- The expert and the expertise. Legal figures treating. The legal expert language.
- 2.- The expert trial in the civil proceedings.

Related activities:

There will be done the activity 1, corresponding to practices/works done inside and outside of class, with a part of the directed activity, and the activities 2 and 3, corresponding to the midterm and final exams of the subject.

Full-or-part-time: 37h 30m

Theory classes: 10h

Practical classes: 5h

Guided activities: 5h

Self study : 17h 30m



ACTIVITIES

A1: PRACTICES/WORKS (CONTENT 1, 2, 3, 4, 5,6 y 7)

Description:

Deliverables consisting on practices done during the course, which will be started at class, individually, and will be delivered to the professor the scheduled day, so that in some cases part of the practice can demand to consult data and legislation out of class.

There also will be done a work for each part of the subject.

Specific objectives:

At the end of the practice the student should be able to:

- . Know the legal and economic determinants which have an impact on the value o the buildings.
- . The student will be able to calculate the value of any urban building, keeping in mind the physical features.
- . The student will be able to calculate the land value with the explained method, and will understand and realise real-state market studies.
- . The student will be able to acquire and understand the given concepts, and understand all the legal proceedings related with the subject.
- . The student will be able to recognise the expert functions and their tasks in the legal proceedings where they are involved.

Material:

All the material (notes, books) which the students need is available in ATENEA.

Delivery:

Correction and verification by the faculty of the achievement of the specific objectives by the students. It worths the 60% of the final mark, 30% the practices and 30% the works.

Full-or-part-time: 91h

Practical classes: 11h

Guided activities: 11h

Self study: 69h

A2: PARTIAL TEST (CONTENT 1, 2, 3, 4 I 5)

Description:

Two compulsory exams, individually and in writing.

Exam 1: Contents 1, 2 and 3.

Exam 2: Contents 4 and 5.

Specific objectives:

At the end of the practice the student should be able to:

- . Know the legal and economic determinants which have an impact on the value o the buildings.
- . The student will be able to calculate the value of any urban building, keeping in mind the physical features.
- . The student will be able to calculate the land value with the explained method, and will understand and realise real-state market studies.
- . The student will be able to acquire and understand the given concepts, and understand all the legal proceedings related with the subject.
- . The student will be able to recognise the expert functions and their tasks in the legal proceedings where they are involved.

Material:

Exam wordings.

Delivery:

The deliverable will be the resolution of the exam. It worths the 40% (20% + 20%) of the final mark of the subject.

Full-or-part-time: 24h

Theory classes: 4h

Self study: 20h



A3: FINAL TEST (CONTENT 1, 2, 3, 4 I 5)

Description:

Individually and in writing exam about all the contents of the subject.

If the student does not pass the subject through the continuous evaluation, he/she could attend the final exam of the part he/she has failed (Valoraciones and/or Peritaciones). The final exam replaces the continuous evaluation.

Specific objectives:

At the end of the practice the student should be able to:

- . Know the legal and economic determinants which have an impact on the value of the buildings.
- . The student will be able to calculate the value of any urban building, keeping in mind the physical features.
- . The student will be able to calculate the land value with the explained method, and will understand and realise real-state market studies.
- . The student will be able to acquire and understand the given concepts, and understand all the legal proceedings related with the subject.
- . The student will be able to recognise the expert functions and their tasks in the legal proceedings where they are involved.

Material:

Final exam wordings.

Delivery:

The deliverable will be the resolution of the exam. It worths the 50% or the 100% of the final mark of the subject (depending on if the student has to do one part or both).

Full-or-part-time: 13h

Theory classes: 3h

Self study: 10h

GRADING SYSTEM

This subject consist on two parts, Valoraciones and Peritaciones, each one worths the 50%. The continuous evaluation consist on:

- . Practices of Valoraciones and Peritaciones (20% of the partial mark).
- . Work of Valoraciones and Peritaciones (30% of the partial mark).
- . Midterm exam of Valoraciones and Peritaciones (50% of the partial mark).

So that the final mark of the subject is:

$$\text{Final mark} = (PV \cdot 0.10) + (TV \cdot 0.15) + (EV \cdot 0.25) + (PP \cdot 0.10) + (TP \cdot 0.15) + (EP \cdot 0.25)$$

PV.- Valoraciones practices.

TV.- Valoraciones work.

EV.- Midterm exam of Valoraciones.

PP.- Peritaciones practices.

TP.- Peritaciones work.

EP.- Midterm exam of Peritaciones.

In the case that a student did not pass the subject by the continuous evaluation, he/she would have the right to do a final exam of the part he/she has failed (Valoraciones and/or Peritaciones). The final exam replaces the continuous evaluation.

EXAMINATION RULES.

- . All the continuous evaluation activities must be delivered (practices and works).
- . The final exam and the midterm exams must be done individually, by writing and without any material.
- . The practices and works not deliveries in the scheduled dates won't be marked. Valuation = 0 points.

BIBLIOGRAPHY

Basic:

- TEGoVA. European valuation standards 2016. 8ª ed. Bèlgica, 2016. ISBN 978-90-819060-1-2.
- Roca Cladera, Josep. Manual de valoraciones inmobiliarias. 1986. Barcelona: Ariel, 1986. ISBN 8434420104.
- García Almirall, Mª Pilar. Introducción a la valoración inmobiliaria. Barcelona: CPSV, 2007. ISBN 9788481574746.
- Alcázar Molina, Manuel. Valoración inmobiliaria. Madrid: Ed. Montecorvo, 2003.
- García Palacios, A. Valoración inmobiliaria : pericial. Madrid: Ed. Agrícola Española, 1998.
- Font Serra, E. El Dictamen de peritos y el reconocimiento judicial en el proceso civil. Las Rozas: La Ley Actualidad, 2000.
- Llovera Sáez, Francisco Javier. La Función pericial forense. Barcelona: Ed. Einia, 1995. ISBN 8460523608.

Complementary:

- Medina Davila-Ponce de León, Emilio. Valoración inmobiliaria : estudio y cálculo del valor de los bienes inmuebles de naturaleza urbana, y de determinados derechos. Madrid: Dyckinson, 2003. ISBN 8497721209.
- González Nebreda, P. ; Turmo de Padura, J. ; Villalonga Sánchez, E. La Valoración inmobiliaria : teoría y práctica. Madrid: La Ley - Wolters Kluwer, 2006.
- Guimet Pereña, J. Valoración catastral de inmuebles urbanos: descripción práctica [on line]. Barcelona: Edicions UPC, 2002 [Consultation: 06/10/2014]. Available on: <http://hdl.handle.net/2099.3/36438>. ISBN 8483016435.
- Silván Martínez, J. L. Tasaciones mercantiles, hipotecarias, catastrales y de mercado.. 3a ed. Madrid: Dyckinson, 2003. ISBN 8497720822.