

## Course guide

### 310737 - 310737 - Loss Adjustment and Valuation

Last modified: 08/07/2024

**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 2019).  
(Compulsory subject).

**Academic year:** 2024    **ECTS Credits:** 4.5    **Languages:** Catalan, Spanish

#### LECTURER

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**Coordinating lecturer:** PEDRO BARINGO Y JAUME GUIXÀ MORA

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

#### DEGREE COMPETENCES TO WHICH THE SUBJECT CONTRIBUTES

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**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

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- . 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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The course aims, on the one hand, to provide the student with the necessary knowledge of the judicial organization, a framework in which the forensic expert will develop his field of professional action, and the different judicial processes in which he can develop.

On the other hand, expose the techniques and methods of real estate valuation, which, added to the understanding of the supply-demand relationship systems and the theory of real estate value, allow the student the elementary practice of this professional discipline, whether in regulated valuation or under international standards.

## STUDY LOAD

Type	Hours	Percentage
Hours large group	27,0	24.00
Self study	67,5	60.00
Hours medium group	18,0	16.00

**Total learning time:** 112.5 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.
- 2.- International valuation standards.
- 3.- Regulated valuation, purposes and legislation. Legal and economic conditions of real estate valuation.

#### Related activities:

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

#### 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:

- 1.- Surface measurement criteria according to statutes and standards.
- 2.- The cost of construction, depreciation and correction coefficients based on conservation.

#### Related activities:

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

#### 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:**

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

**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:**

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

**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:**

This content works:

- 1.- Judicial organization
- 2.- The civil judicial procedure
- 3.- The contentious-administrative procedure
- 4.- The criminal procedure

**Related activities:**

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

**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:**

Practical work will be developed in the classroom and out of it, with a part of directed activity and the rest of autonomous learning.

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

Theory classes: 10h

Practical classes: 5h

Guided activities: 5h

Self study : 17h 30m

### GRADING SYSTEM

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

- . Practices and/or midterms (35% of the partial mark).
- . Practical reports 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:

$$\text{Final mark} = (\text{PV} \cdot 0.175) + (\text{TV} \cdot 0.15) + (\text{PP} \cdot 0.175) + (\text{TP} \cdot 0.15) + (\text{EF} \cdot 0.35)$$

PV.- Valoraciones practices and/or midterms.

TV.- Valoraciones practical reports.

PP.- Peritaciones practices and/or midterms.

TP.- Peritaciones practical reports.

EF.- Peritaciones and/or Tasaciones exam

Not reevaluation mark will take place



## EXAMINATION RULES.

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- . 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 delivered in the scheduled dates won't be marked. Valuation = 0 points.

## BIBLIOGRAPHY

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### Basic:

- 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.
- TEGoVA. European valuation standards 2016. 8ª ed. Bélgica, 2020. 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.

### Complementary:

- 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.
- 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.
- Silván Martínez, J. L. Tasaciones mercantiles, hipotecarias, catastrales y de mercado.. 3a ed. Madrid: Dyckinson, 2003. ISBN 8497720822.