310023 - Loss Adjustment and Valuation

Coordinating unit: 310 - EPSEB - Barcelona School of Building Construction
Teaching unit: 732 - OE - Department of Management
Academic year: 2018
Degree: BACHELOR'S DEGREE IN ARCHITECTURAL TECHNOLOGY AND BUILDING CONSTRUCTION (Syllabus 2015). (Teaching unit Compulsory)
BACHELOR'S DEGREE IN BUILDING CONSTRUCTION SCIENCE AND TECHNOLOGY (Syllabus 2009). (Teaching unit Compulsory)
ECTS credits: 6

Teaching languages: Catalan, Spanish

Teaching staff

Coordinator: ALBERTO CABRERA GUARDIOLA
Others: AMADEO ARDERIU CALVO - JOSEP TERRONES MARÍN - DEMETRIO OCHOA FERNANDEZ - PAULA SÁNCHEZ FERRRADAL - EDUARDO RODRIGUEZ LAPLAZA - JULI UREÑA MAGGI - JOSEP PIQUE HERNANDEZ

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 expert's 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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Hours</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total learning time:</td>
<td>150h</td>
<td></td>
</tr>
<tr>
<td>Hours large group:</td>
<td>30h</td>
<td>20.00%</td>
</tr>
<tr>
<td>Hours medium group:</td>
<td>30h</td>
<td>20.00%</td>
</tr>
<tr>
<td>Hours small group:</td>
<td>0h</td>
<td>0.00%</td>
</tr>
<tr>
<td>Guided activities:</td>
<td>0h</td>
<td>0.00%</td>
</tr>
<tr>
<td>Self study:</td>
<td>90h</td>
<td>60.00%</td>
</tr>
</tbody>
</table>
## Content

### Content 1: Introductory Chapter

**Learning time:** 14h  
Theory classes: 2h  
Practical classes: 1h  
Guided activities: 1h  
Self study : 10h

**Description:**  
In this content the students work:  

**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.

### Content 2: The replacement-cost method and commercial valuation

**Learning time:** 14h  
Theory classes: 2h  
Practical classes: 1h  
Guided activities: 1h  
Self study : 10h

**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.  
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.

### Content 3: Comparison method and static residual method

**Learning time:** 17h  
Theory classes: 2h  
Practical classes: 1h  
Guided activities: 2h  
Self study : 12h

**Description:**  
In this content the students work:  
1. Dependent variables and independent variables.  
2. Method of comparison.  
4. Static residual method.  
### Content 4: Actualization method and dinamic residual method

**Learning time:** 15h  
Theory classes: 2h  
Practical classes: 1h  
Guided activities: 1h  
Self study: 11h  

**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. Dinamic 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.

### Content 5: The valuation process

**Learning time:** 15h  
Theory classes: 2h  
Practical classes: 1h  
Guided activities: 2h  
Self study: 10h  

**Description:**  
In this content the students work:  
2. Comprobations to carry out.  

**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.
### 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.

<table>
<thead>
<tr>
<th>Learning time: 37h 30m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theory classes: 10h</td>
</tr>
<tr>
<td>Practical classes: 5h</td>
</tr>
<tr>
<td>Guided activities: 5h</td>
</tr>
<tr>
<td>Self study: 17h 30m</td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>Learning time: 37h 30m</th>
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</thead>
<tbody>
<tr>
<td>Theory classes: 10h</td>
</tr>
<tr>
<td>Practical classes: 5h</td>
</tr>
<tr>
<td>Guided activities: 5h</td>
</tr>
<tr>
<td>Self study: 17h 30m</td>
</tr>
</tbody>
</table>
## Planning of 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.

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

**Descriptions of the assignments due and their relation to the assessment:**
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.

**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.

<table>
<thead>
<tr>
<th>Hours</th>
<th>91h</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theory classes:</td>
<td>11h</td>
</tr>
<tr>
<td>Guided activities:</td>
<td>11h</td>
</tr>
<tr>
<td>Self study:</td>
<td>69h</td>
</tr>
</tbody>
</table>

### 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.

**Support materials:**
Exam wordings.

**Descriptions of the assignments due and their relation to the assessment:**
The deliverable will be the resolution of the exam. It worths the 40% (20% + 20%) of the final mark of the subject.

<table>
<thead>
<tr>
<th>Hours</th>
<th>24h</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theory classes:</td>
<td>4h</td>
</tr>
<tr>
<td>Self study:</td>
<td>20h</td>
</tr>
</tbody>
</table>
**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.

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

**Hours:** 13h
- Theory classes: 3h
- Self study: 10h

**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.

**Support materials:**
Final exam wordings.

**Descriptions of the assignments due and their relation to the assessment:**
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).

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

- Practices of Valoraciones and Peritaciones (20% of he 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:

Final mark = (PV*0.10) + (TV*0.15) + (EV*0.25) + (PP*0.10) + (TP*0.15) + (EP*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 continous 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 continous evaluation.

All the continous 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.
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Bibliography

Basic:


Complementary: