Course guides

310737 - 310737 - Loss Adjustment and Valuation

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: 2021  ECTS Credits: 4.5  Languages: Catalan, Spanish

LECTURER

Coordinating lecturer: PEDRO BARINGO
Others: JOSEP TERRONES MARÍN - PAULA SÀNCHEZ 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 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

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Hours</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Self study</td>
<td>67,5</td>
<td>60.00</td>
</tr>
<tr>
<td>Hours medium group</td>
<td>18,0</td>
<td>16.00</td>
</tr>
<tr>
<td>Hours large group</td>
<td>27,0</td>
<td>24.00</td>
</tr>
</tbody>
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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.

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.
4. Static residual method.

**Full-or-part-time:** 17h
- Theory classes: 2h
- Practical classes: 1h
- Guided activities: 2h
- Self study: 12h

### Content 4: Actualitzation method and dinamic 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. 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.

**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:
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.

**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

GRADING SYSTEM

This subject consist on two parts, Valoraciones and Peritaciones, each one worths the 50%. The continous evaluation consist on:
. Practices and midterms (35% of he 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:
Final mark = (PV*0.175) + (TV*0.15) + (PP*0.175) + (TP*0.15) + (EF*0.35)

PV.- Valoraciones practices and midterms.
TV.- Valoraciones practical reports.
PP.- Peritaciones practices and midterms.
TP.- Peritaciones practical reports.
EF.- Peritaciones and Tasaciones exam

The revaluation exam replaces the continous 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:

Complementary: