

28630 - Assessments, Claims Adjustors and Appraisal

Syllabus Information

Academic year: 2023/24

Subject: 28630 - Assessments, Claims Adjustors and Appraisal

Faculty / School: 175 - Escuela Universitaria Politécnica de La Almunia

Degree: 422 - Bachelor's Degree in Building Engineering

ECTS: 6.0

Year: 4

Semester: First semester

Subject type: Compulsory

Module:

1. General information

The subject and its expected results respond to the following approaches and goals:

Knowledge of the field in which he/she is going to develop the exercise of his/her profession and the regulations that govern it.

Acquisition of the necessary skills to know, understand and perform assessments of any kind and for any purpose

Understanding of the exercise of the expert function, its scope, regulations and responsibilities.

These approaches and goals are aligned with the following Sustainable Development Goals (SDGs) of the United Nations Agenda2030 (<https://www.un.org/sustainabledevelopment/es/>), so that the acquisition of the learning results of the subject provides training and competence to contribute to some extent to their achievement:

Goal 4: Objectives 4.5 and 4.7

Goal 12: objectives 12.5 and 12.8

Goal 13: Objective 13.3

2. Learning results

It is intended that students will be able to:

Differentiate between the concept of value and price.

Understand the diversity and scope of the concept of Real Estate.

Learn the different valuation methods as well as their applicability in order to be able to face any type of valuation.

Be able to write an approvable appraisal report.

Know the appraiser's appraisal function.

Be able to develop real estate market studies.

Be able to develop valuations of works, to apply monetary updating models and to value the modifications of the contract during execution of the contract.

Be able to make expert reports of all kinds, understanding the implications and particularities of the forensic expert's functions.

3. Syllabus

Theoretical classes:

Introduction, explanation of the regulatory and professional framework.

Value, Assets, Definitions.

Principles, Definitions, ECO order checks.

Methods, requirements and applicability.

Comparison Method.

Contents and structure of an Appraisal Report.

Residual Method. Feasibility studies.

Other appraisals.

Expert function.

Practical classes:

Comparables Search.

Comparables Screening.
Homogenization Process.
Appraisal Report.
Urban analysis of a plot of land and estimation of the maximum use.
Residual soil valuation.
Expert Report.

4. Academic activities

Generic face-to-face activities:

Theoretical classes: The theoretical concepts of the subject will be explained and illustrative practical examples will be developed to support the theory when necessary.

Practical classes: Exercises and practical cases will be carried out as a complement to the theoretical concepts studied. Generic non face-to-face activities:

Study and assimilation of the theory presented in the lectures.

Understanding, interpretation and application of the preventive regulations discussed in class.

Job preparation.

Preparation of written tests for continuous assessment and final tests.

The subject consists of 6 ECTS credits, which represents 150 hours of student work during the semester, i.e. 10 hours per week for 15 weeks.

A summary of the indicative time distribution of a teaching week can be seen in the following table. Activity Hours per week

Theoretical classes 2

Practical classes 2

Other activities 6

This distribution is merely indicative, since more or less practical content will be necessary depending on the subject matter. As the exposure to theoretical content progresses, the weight in hours of the theoretical content increases practical classes.

5. Assessment system

Mixed system:

Following the Bologna spirit, regarding the degree of involvement and continuous work of the student throughout the term, the assessment of the subject contemplates the continuous assessment system as the most appropriate to be in line with the guidelines set by the new framework of the EHEA. In order to be eligible for this assessment system, it is necessary that the student attends 80% of the face-to-face activities of the subject. The continuous assessment system will have the following group of qualifying activities:

1- Individual activities in class and moodle: Active participation throughout the teaching-learning process and the contribution of photos, articles and comments both in class and in the moodle forum will contribute 10% to the final grade of the subject.

2- Exercises, theoretical questions and proposed works:

Appraisal by comparison method according to the script marked in moodle: 35%

Valuation of a site by the Static Residual method according to the moodle script: 30%

Expert report of a pathology according to the script marked in moodle: 25%

Each of the parts passed in the subject must not be re-assessed during that academic year. The minimum grade for averaging will be 3.5 points.

The grade obtained in the practical work, as long as it exceeds the minimum required, will be maintained exclusively in the two calls of the academic year.

Any student who does not pass the minimum requirements of the practical tests or academic work proposed in the subject, will be automatically pass to the global assessment model without continuous monitoring.

Simple system, based on a global final test consisting of two parts:

In addition to the final written test, students must provide the work required during the term.

The following table summarizes the maximum indicative weights of the parts cited in the assessment process: Practical Evidence (Appraisal + Residual + Expert Report) with the same requirements as in the mixed system: 50% Final Written Test: 50%

Students who do not obtain a minimum grade of 4 out of 10 points in each of the sections will not be eligible for the weighting of grades