



# BLAR13040 *Building Life Cycle Maintenance*

## Term 2 - 2023

Profile information current as at 17/04/2024 01:08 pm

All details in this unit profile for BLAR13040 have been officially approved by CQU University and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

## General Information

### Overview

This unit provides an introduction to technical and compliance aspects of commercial sector building maintenance and re-use, and the role of the construction manager including: the application and relevance of Post Occupancy Evaluations; introduction to common building pathologies and their treatment; role of construction detailing in life cycle building maintenance including construction for disassembly; introduction to principles of auditing of both infrastructure and services; retrofitting of building fabric and services (including heritage buildings).

### Details

Career Level: *Undergraduate*

Unit Level: *Level 3*

Credit Points: 6

Student Contribution Band: 8

Fraction of Full-Time Student Load: 0.125

### Pre-requisites or Co-requisites

There are no requisites for this unit.

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

### Offerings For Term 2 - 2023

- Online

### Attendance Requirements

All on-campus students are expected to attend scheduled classes - in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

### Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

## Class and Assessment Overview

### Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

### Class Timetable

#### [Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

#### [Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

### Assessment Overview

#### 1. **Written Assessment**

Weighting: 30%

#### 2. **Written Assessment**

Weighting: 35%

#### 3. **Written Assessment**

Weighting: 35%

### Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

## CQUniversity Policies

**All University policies are available on the [CQUniversity Policy site](#).**

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

## Previous Student Feedback

### Feedback, Recommendations and Responses

Every unit is reviewed for enhancement each year. At the most recent review, the following staff and student feedback items were identified and recommendations were made.

#### Feedback from Student Feedback

**Feedback**

More in-depth marking criteria would be an advantage..

**Recommendation**

A slightly more detailed rubrics will be provided, although care is needed not to almost answer the questions. A degree of flexibility is provided for students to incorporate their experience in the answers.

#### Feedback from Student Feedback

**Feedback**

A lack of continuity in the unit's weekly progress.

**Recommendation**

The lecture weeks will be reviewed and tied to the study guide chapters. The tutorials connect the weeks logically.

#### Feedback from Student Feedback

**Feedback**

The lecturer is very interactive and engaging.

**Recommendation**

The lecturer will continue to encourage discussion and provide continuous support through the use of MSTeams.

#### Feedback from Lecturers Feedback

**Feedback**

The review of draft assignments before submission helped a lot of students, especially with the required professional report format.

**Recommendation**

Reviews of draft assignments will continue to be offered.

## Unit Learning Outcomes

**On successful completion of this unit, you will be able to:**

1. Describe the issues affecting ongoing building maintenance and management.
2. Apply economic appraisal techniques and data management for building maintenance.
3. Examine issues associated with building refurbishments.
4. Describe aspects of building pathology and its significance in design and construction methods.
5. Describe the use of building audits to provide data for future building maintenance and refurbishment.
6. Describe the impacts of post occupancy evaluation in buildings on design, construction and facilities management.
7. Use an effective range of appropriate communication modes.

## Alignment of Learning Outcomes, Assessment and Graduate Attributes



### Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes						
	1	2	3	4	5	6	7
1 - Written Assessment - 30%	•	•					•
2 - Written Assessment - 35%		•	•	•	•		•
3 - Written Assessment - 35%	•	•	•	•	•	•	•

### Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes						
	1	2	3	4	5	6	7
1 - Communication	•	•	•	•	•	•	•
2 - Problem Solving	•	•	•	•	•	•	•
3 - Critical Thinking	•	•	•	•	•	•	•
4 - Information Literacy	•	•	•	•	•	•	•
5 - Team Work							
6 - Information Technology Competence	•	•	•	•	•	•	•
7 - Cross Cultural Competence							
8 - Ethical practice							
9 - Social Innovation							
10 - Aboriginal and Torres Strait Islander Cultures							

### Alignment of Assessment Tasks to Graduate Attributes

Assessment Tasks	Graduate Attributes									
	1	2	3	4	5	6	7	8	9	10
1 - Written Assessment - 30%	•	•	•	•		•				
2 - Written Assessment - 35%	•	•	•	•		•				
3 - Written Assessment - 35%	•	•	•	•		•		•		

## Textbooks and Resources

### Textbooks

**There are no required textbooks.**

### IT Resources

**You will need access to the following IT resources:**

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)
- Microphone and headset
- Refer to the Moodle website for electronic resource materials
- Webcam
- MS Teams

## Referencing Style

All submissions for this unit must use the referencing style: [Harvard \(author-date\)](#)

For further information, see the Assessment Tasks.

## Teaching Contacts

**Kevin Stone** Unit Coordinator  
[k.j.stone@cqu.edu.au](mailto:k.j.stone@cqu.edu.au)

## Schedule

### Week 1 - 10 Jul 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 1: Building maintenance management	Refer to Moodle for additional information.	

### Week 2 - 17 Jul 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 1: Building maintenance management	Refer to Moodle for additional information.	

### Week 3 - 24 Jul 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 2: The economics of maintenance	Refer to Moodle for additional information.	

### Week 4 - 31 Jul 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 2: The economics of maintenance	Refer to Moodle for additional information.	Assessment 1 Due (Wednesday 05/08/2020). <b>Assessment 1</b> Due: Week 4 Monday (31 July 2023) 11:45 pm AEST

### Week 5 - 07 Aug 2023

Module/Topic	Chapter	Events and Submissions/Topic
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Topic 3: Building refurbishment and rehabilitation Refer to Moodle for additional information.

#### Vacation Week - 14 Aug 2023

Module/Topic	Chapter	Events and Submissions/Topic
No scheduled study	Enjoy a short break or use the time to catch-up or work on an assessment.	

#### Week 6 - 21 Aug 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 3: Building refurbishment and rehabilitation	Refer to Moodle for additional information.	

#### Week 7 - 28 Aug 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 4: Building pathology	Refer to Moodle for additional information.	<b>Assessment 2</b> Due: Week 7 Monday (28 Aug 2023) 11:45 pm AEST

#### Week 8 - 04 Sep 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 4: Building pathology	Refer to Moodle for additional information.	Assessment 2 Due (Wednesday 09/09/2020).

#### Week 9 - 11 Sep 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 5: Building auditing	Refer to Moodle for additional information.	

#### Week 10 - 18 Sep 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 5: Building auditing	Refer to Moodle for additional information.	

#### Week 11 - 25 Sep 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 6: Post occupancy evaluations	Refer to Moodle for additional information.	

#### Week 12 - 02 Oct 2023

Module/Topic	Chapter	Events and Submissions/Topic
Topic 6: Post occupancy evaluations	Refer to Moodle for additional information.	<b>Assessment 3</b> Due: Week 12 Friday (6 Oct 2023) 11:45 pm AEST

#### Review/Exam Week - 09 Oct 2023

Module/Topic	Chapter	Events and Submissions/Topic
Review period		Assessment 3 Due (Wednesday 14/10/2020).

#### Exam Week - 16 Oct 2023

Module/Topic	Chapter	Events and Submissions/Topic
Relax - there is no examination.		

## Assessment Tasks

### 1 Assessment 1

**Assessment Type**  
Written Assessment

**Task Description**

This assessment has 3 questions to be answered as a single professional report.

Q1 Requires students to discuss the use of a strategic asset management plan.

Q2 Requires students to evaluate a case study proposal.

Q3 Requires the student to provide a historical overview of the development of asset management

Your submission must be done via the assessment link in Moodle by uploading your file following the on-screen instructions.

**Assessment Due Date**

Week 4 Monday (31 July 2023) 11:45 pm AEST

Microsoft Word Document Report

**Return Date to Students**

Vacation Week Monday (14 Aug 2023)

Microsoft Word Document with track changes comments and conclusion comments

**Weighting**

30%

**Assessment Criteria**

The assessment will be assessed on the following criteria:

- Presentation of report
- Compliance with submission requirements and format
- Clarity and succinctness of expression.
- Adequate coverage of topics discussed.
- Use of supporting information where appropriate and associated references.
- Original thought.
- Overall presentation and the ability to communicate using correct spelling, grammar and punctuation.
- Appropriate the use of graphs, illustrations and other diagrams that visually support the context of your submission.
- Demonstration of the core knowledge associated with this unit and appropriate application of this knowledge.

**Referencing Style**

- [Harvard \(author-date\)](#)

**Submission**

Online

**Submission Instructions**

Microsoft Word Document

**Learning Outcomes Assessed**

- Describe the issues affecting ongoing building maintenance and management.
- Apply economic appraisal techniques and data management for building maintenance.
- Use an effective range of appropriate communication modes.

**Graduate Attributes**

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Information Technology Competence

## 2 Assessment 2

**Assessment Type**

Written Assessment

**Task Description**

This assessment has 3 questions:

Q1 Requires students to discuss aspects of the building lifecycle phase.

Q2 Requires students to research the condition of a building before an inspection.

Q3 Requires students to investigate issues associated with building deterioration.

Your submission must be done via the assessment link in Moodle by uploading your file following the on-screen instructions.

**Assessment Due Date**

Week 7 Monday (28 Aug 2023) 11:45 pm AEST

Microsoft Word Document Report

**Return Date to Students**

Week 9 Monday (11 Sept 2023)

Microsoft Word Document with track changes comments and conclusion comments

**Weighting**

35%

**Assessment Criteria**

The assessment will be assessed on the following criteria:

- Presentation of report
- Compliance with submission requirements and format
- Clarity and succinctness of expression.
- Adequate coverage of topics discussed.
- Use of supporting information where appropriate and associated references.
- Original thought.
- Overall presentation and the ability to communicate using correct spelling, grammar and punctuation.
- Appropriate the use of graphs, illustrations and other diagrams that visually support the context of your submission.
- Demonstration of the core knowledge associated with this unit and appropriate application of this knowledge.

**Referencing Style**

- [Harvard \(author-date\)](#)

**Submission**

Online

**Submission Instructions**

Microsoft Word Document

**Learning Outcomes Assessed**

- Apply economic appraisal techniques and data management for building maintenance.
- Examine issues associated with building refurbishments.
- Describe aspects of building pathology and its significance in design and construction methods.
- Describe the use of building audits to provide data for future building maintenance and refurbishment.
- Use an effective range of appropriate communication modes.

**Graduate Attributes**

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Information Technology Competence

## 3 Assessment 3

**Assessment Type**

Written Assessment

**Task Description**

This assessment has 3 questions.

Q1 Requires students to produce a facility audit program for a building.

Q2 Requires students to explain the impact of building deterioration.

Q3 Requires students to discuss the use of a Post Occupancy Evaluation.

Your submission must be done via the assessment link in Moodle by uploading your file following the on-screen instructions.

**Assessment Due Date**

Week 12 Friday (6 Oct 2023) 11:45 pm AEST

Microsoft Word Document Report

**Return Date to Students**

Exam Week Friday (20 Oct 2023)



Microsoft Word Document with track changes comments and conclusion comments

### **Weighting**

35%

### **Assessment Criteria**

The assessment will be assessed on the following criteria:

- Presentation of report
- Compliance with submission requirements and format
- Clarity and succinctness of expression.
- Adequate coverage of topics discussed.
- Use of supporting information where appropriate and associated references.
- Original thought.
- Overall presentation and the ability to communicate using correct spelling, grammar and punctuation.
- Appropriate the use of graphs, illustrations and other diagrams that visually support the context of your submission.
- Demonstration of the core knowledge associated with this unit and appropriate application of this knowledge.

### **Referencing Style**

- [Harvard \(author-date\)](#)

### **Submission**

Online

### **Submission Instructions**

Microsoft Word Document

### **Learning Outcomes Assessed**

- Describe the issues affecting ongoing building maintenance and management.
- Apply economic appraisal techniques and data management for building maintenance.
- Examine issues associated with building refurbishments.
- Describe aspects of building pathology and its significance in design and construction methods.
- Describe the use of building audits to provide data for future building maintenance and refurbishment.
- Describe the impacts of post occupancy evaluation in buildings on design, construction and facilities management.
- Use an effective range of appropriate communication modes.

### **Graduate Attributes**

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Information Technology Competence
- Ethical practice

## Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

### What is a breach of academic integrity?

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

### Why is academic integrity important?

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

### Where can I get assistance?

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

### What can you do to act with integrity?



#### Be Honest

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own



#### Seek Help

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)



#### Produce Original Work

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem