



BLAR13040 *Building Life Cycle Maintenance*

Term 2 - 2024

Profile information current as at 16/07/2025 05:06 am

All details in this unit profile for BLAR13040 have been officially approved by CQUniversity 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 - 2024

- 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

The assignments were quite broad in what they were asking, and the feedback received for each assignment was specific as to what to focus on.

Recommendation

The assignment questions were deliberately broad and not focused on a specific profession or trade to allow students to formulate an answer more relevant to their situation based on core ideas discussed during tutorials and answers to questions raised in the MS Team that were visible to all students. It will be made clear that students should not rely 100% on the written assignment brief alone, but attend the tutorials and ask questions. A revised rubric was circulated to students before each assignment was due.

Feedback from Student feedback

Feedback

The assignments for this subject do not reflect the construction industry. In four years of working in the industry, a report has never been required. The assignments placed too much weight on the formatting of the report.

Recommendation

This is probably a comment from a junior cadet or tradesperson who has not reached a position requiring formal communication skills. The formatting was minimally weighted, although many track changes comments were provided for guidance. The majority of students recognised the benefit of learning a report presentation. Assignment professional report formatting will continue unchanged in 2024.

Feedback from Student feedback

Feedback

Using MS Teams and not putting all of the material on the CQUniversity online platform was frustrating. The team's page was disorganised.

Recommendation

The primary unit information was and will continue to be hosted in Moodle and duplicated in MS Teams. The impression of disorganisation is aimed at the General comment stream, where many peripheral ideas are discussed and shared. The weekly streams will focus on that week's lecture and tutorial issues.

Feedback from Student feedback

Feedback

MS Teams was very helpful as it is widely used at work. It provided fast responses to questions and created a team environment. Many students and the lecturer always responded quickly, even at weekends, which was very helpful as this was when many students worked on the assignments.

Recommendation

MS Teams will continue to be used for engagement, student support and team building. Core information and learning materials will always remain in Moodle as a primary first point of call.

Feedback from Lecturer

Feedback

Only a small number of students regularly attended the tutorials or engaged with the MS Team.

Recommendation

This is a continuing concern; all previous attempts to encourage attendance and engagement have not worked. Consideration should now be given to not recording tutorials to promote attendance. The tutorials are run in the evenings to allow students who work to attend. MS Teams does provide individual "tutorials" to students who use it.

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							

Graduate Attributes				Learning Outcomes						
				1	2	3	4	5	6	7
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

Schedule

Week 1 - 08 Jul 2024

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

Week 2 - 15 Jul 2024

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

Week 3 - 22 Jul 2024

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

Week 4 - 29 Jul 2024

Module/Topic	Chapter	Events and Submissions/Topic
Topic 2: The economics of maintenance	Refer to Moodle for additional information.	Assessment 1 Due: Week 4 Friday (2 Aug 2024) 11:45 pm AEST

Week 5 - 05 Aug 2024

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

Vacation Week - 12 Aug 2024

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 - 19 Aug 2024

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

Week 7 - 26 Aug 2024

Module/Topic	Chapter	Events and Submissions/Topic
Topic 4: Building pathology	Refer to Moodle for additional information.	Assessment 2 Due: Week 7 Friday (30 Aug 2024) 11:45 pm AEST

Week 8 - 02 Sep 2024

Module/Topic	Chapter	Events and Submissions/Topic
Topic 4: Building pathology	Refer to Moodle for additional information.	

Week 9 - 09 Sep 2024

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

Week 10 - 16 Sep 2024

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

Week 11 - 23 Sep 2024

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

Week 12 - 30 Sep 2024

Module/Topic	Chapter	Events and Submissions/Topic
Topic 6: Post occupancy evaluations	Refer to Moodle for additional information.	Assessment 3 Due: Week 12 Friday (4 Oct 2024) 11:45 pm AEST

Review/Exam Week - 07 Oct 2024

Module/Topic	Chapter	Events and Submissions/Topic
Review period		

Exam Week - 14 Oct 2024

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 three 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 Friday (2 Aug 2024) 11:45 pm AEST

Microsoft Word Document Report

Return Date to Students

Vacation Week Friday (16 Aug 2024)

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 Friday (30 Aug 2024) 11:45 pm AEST

Microsoft Word Document Report

Return Date to Students

Week 9 Friday (13 Sept 2024)

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 (4 Oct 2024) 11:45 pm AEST

Microsoft Word Document Report

Return Date to Students

Exam Week Friday (18 Oct 2024)

Microsoft Word Document with track changes comments and conclusion comments

Weighting

35%

Minimum mark or grade

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.
- 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