

09ARC 8.4 – PROFESSIONAL PRACTICE - II

Written by Administrator
Saturday, 31 October 2009 18:52 -

CONTACT PERIODS: 4(LECTURE) PER WEEK

DURATION OF EXAM : 3 HOURS

EXAM MARKS : 100

PROGRESSIVE MARKS : 50

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Objectives:

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To understand the Professional responsibilities within the ambit of the laws of the land, building codes, contract documents and ethics.

To gain insight into valuation, arbitration and building bye laws.

Outline:

Supervision & Contract Administration: Site visits, site meeting, co-ordination with various agencies, site book, site instructions, clerk of works and site office. Bill checking, quality auditing, handover procedures and final certification. Disputes in contract and architect's role in resolving such disputes. Case studies from practice highlighting disputes in contract and methods adopted to solve such disputes.

Arbitration: Arbitration and conciliation act 1996, arbitrator, umpire, order of reference, selection of arbitrators, powers and duties of arbitrators, arbitration award and implementation of award.

Valuation and Dilapidation: Definitions and architect's role in preparation of valuation and dilapidation reports and certifications. Physical and Economic life of buildings. Introduction to valuation, essential characteristics, classifications and purpose of classifications. Methods of valuation, standard rent and cost of construction.

Byelaws and easements: Building byelaws, National Building Code, floor area ratio, floor space index, floating FAR, zoning regulations. Easements, various easement rights, architect's role in protecting easement rights.

Laws related to Property and Land: Land tenure, types of land holdings, land registration, easement rights, covenants, trespass and nuisance etc.

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General Law: Understanding of common law, statute law, equity, criminal law, civil law etc., Role of courts in dispensing of various types of cases. Liability of an architect with respect to breach of contract and negligence with respect to standard of care. Liabilities for users and employees. Safeguards in construction industry such as performance bonds, insurance warranties, retention, indemnities, and estoppels and liquidated damages.

References:

- 1) “Professional Practice for Architects & Engineers”by Roshan Namavathi
- 2) “Legal and Contractual Procedures for Architects”by Bob Greenstreet
- 3) AJ Legal Handbook
- 4) “Professional Practice”by KG Krishnamurthy and SV Ravindra.

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