



Building design and defects for residential estate agency (BDDREA)

Sample Questions

propertymark
QUALIFICATIONS

BUILDING DESIGN AND DEFECTS FOR RESIDENTIAL ESTATE AGENCY (BDDREA) SAMPLE QUESTIONS

This unit covers buildings, their design, construction, and sustainability; together with common defects, building and planning control, and energy and environmental issues.

Questions, and answers where provided, are correct as at time of publishing.

April 2021

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ASSESSMENT INFORMATION

Assessment Method	Short essay style exams 2 hours
Availability of assessment	Set times of the year as identified within the qualification page on the Propertymark Qualifications website

Examinations are manually marked by an examiner and moderated by an experienced and qualified moderator.

The pass mark for each unit is **45%**.

The successful achievement of all units will result in either a final certificate showing a Pass or Distinction Grade.

In order to obtain an overall grade of Distinction, you need to achieve an **overall average mark of 70% across all examinations**.

SCENARIO 1

You are selling a 1960s property with a flat roof extension constructed in the 1970s.

Question 1

Outline and give examples of the main causes of defects in residential property due to weathering.

SCENARIO 1 (CONTD.)

Question 2

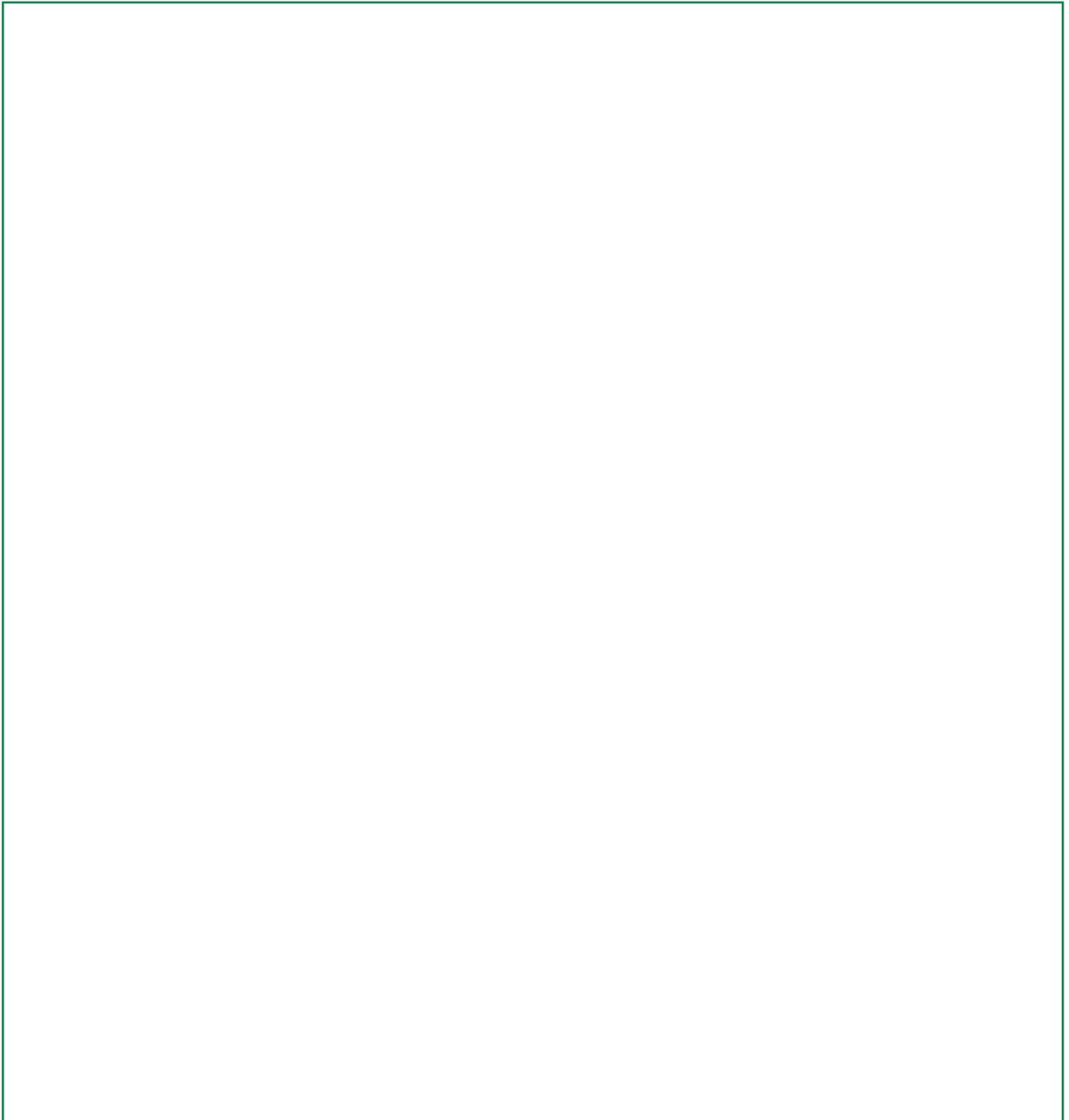
Discuss the typical problems that can be associated with flat roofs.

SCENARIO 2

Your client is buying a detached property. It has a hipped roof, with new replacement concrete tiles, which replaced clay tiles.

Question 1

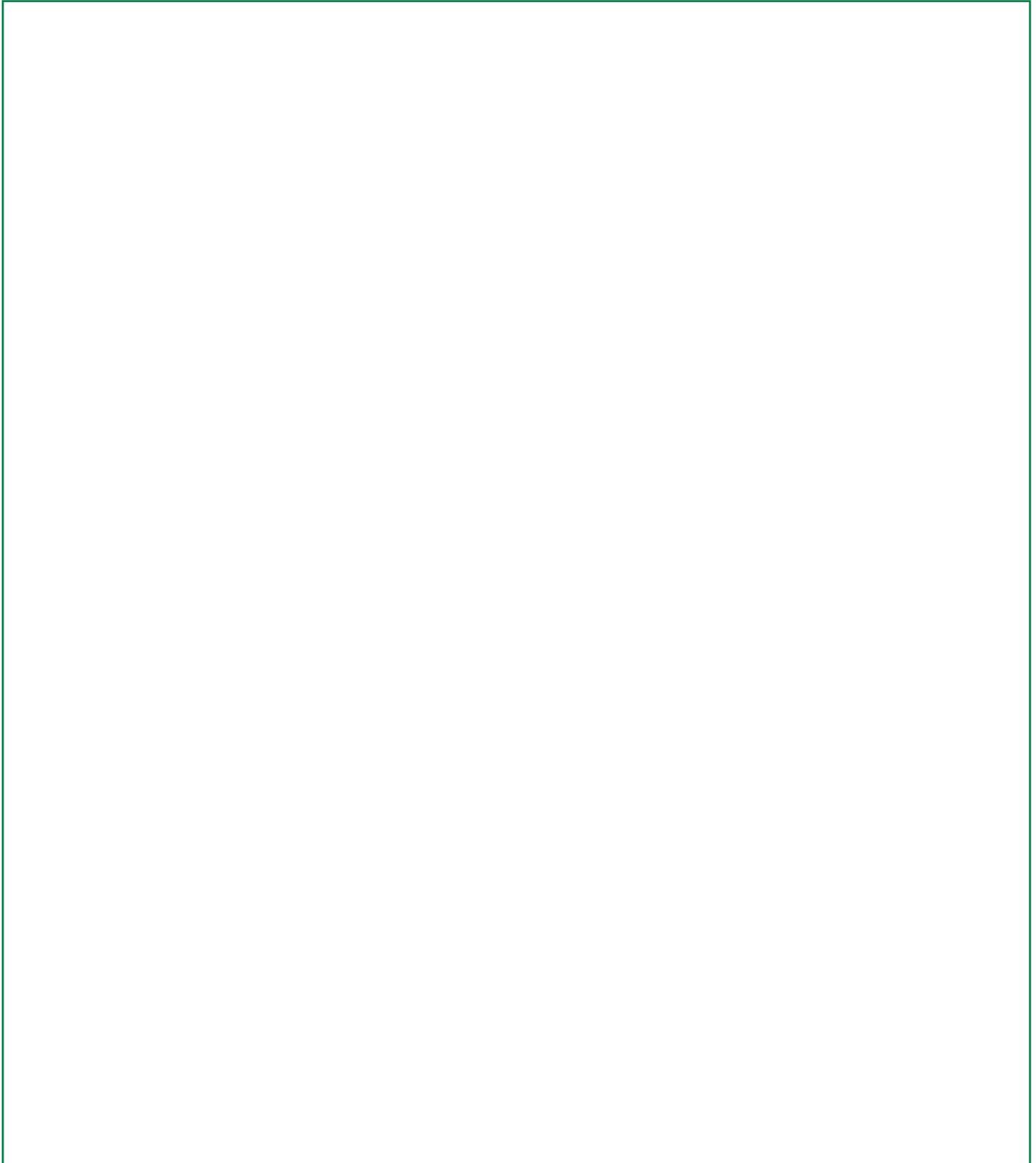
The surveyor's report has mentioned a defect related to the roof. Identify the defects that might occur in the scenario.



SCENARIO 2 (CONTD.)

Question 2

Explain the regulations that govern water supply and give examples of defects.

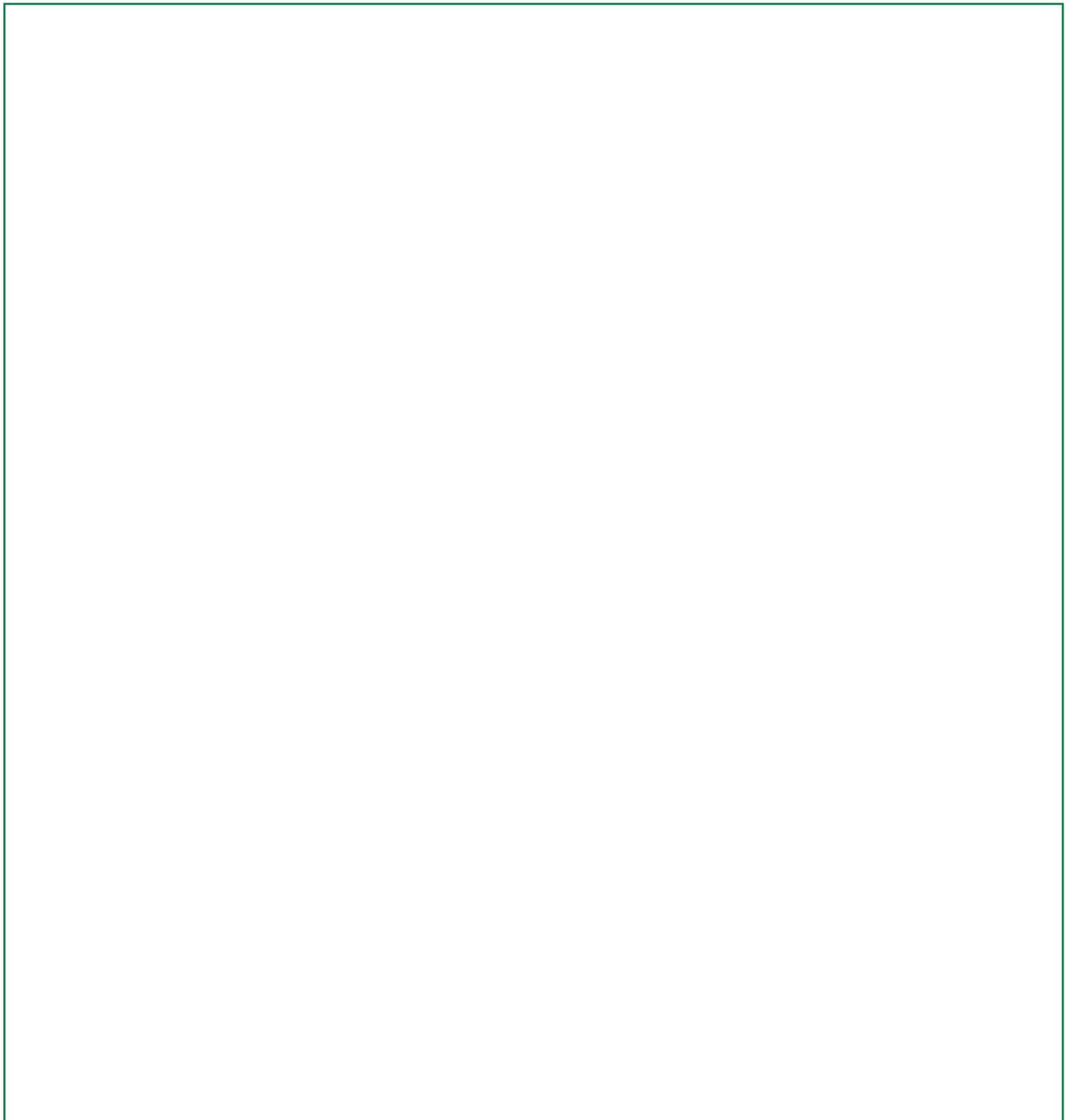


SCENARIO 3

You are marketing an apartment in a three storey block of flats. The block is served by a common boiler which is managed by an owners group/committee.

Question 1

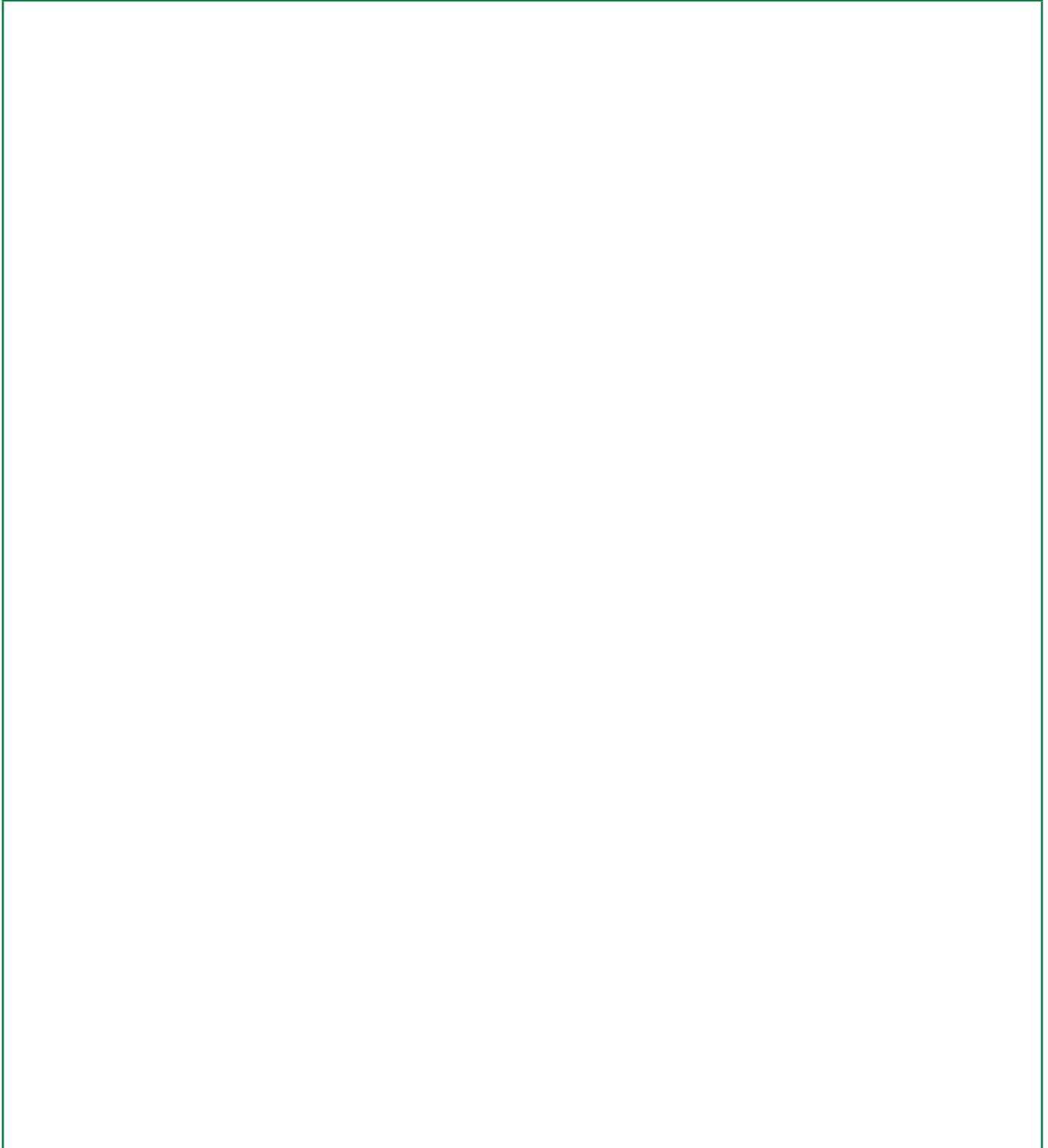
Explain what specific fire protection measures are required for a three storey block.



SCENARIO 3 (CONTD.)

Question 2

Suggest ways in which renewable energy sources could be used and what issues may need to be addressed for each option.



SCENARIO 4

Your client is looking to purchase a 1930s property. The property has timber framed, single glazed windows and is located close to a major river.

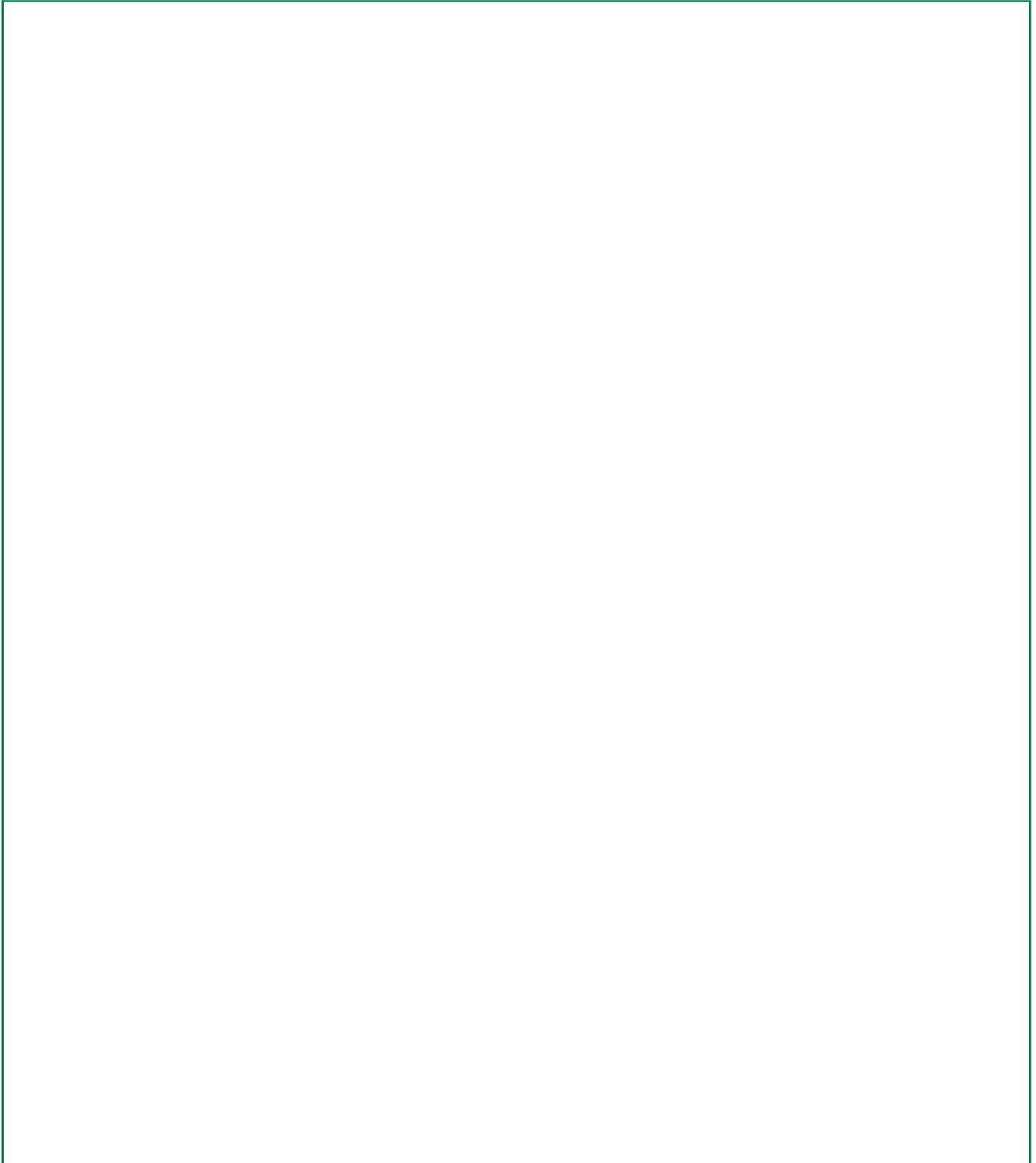
Question 1

Your client is considering replacing the existing timber windows with new UPVC windows. What legislation applies, what criteria must be met and what are the structural implications of replacing the windows?

SCENARIO 4 (CONTD.)

Question 2

Discuss how property could be affected and the implications for building insurance.



SCENARIO 5

You are selling a 1990s detached property, which is close to a motorway on one side and to the rear is an existing industrial estate.

Question 1

Discuss how noise pollution is governed by legislation, and how this would affect the property value.

SCENARIO 5 (CONTD.)

Question 2

Explain what is meant by permitted development for residential property. Identify the main permitted developments and any exclusions which may apply.