

310500 - Financial Management

Coordinating unit:	310 - EPSEB - Barcelona School of Building Construction		
Teaching unit:	732 - OE - Department of Management		
Academic year:	2019		
Degree:	MASTER'S DEGREE IN BUILDING CONSTRUCTION MANAGEMENT (Syllabus 2015). (Teaching unit Compulsory)		
ECTS credits:	5	Teaching languages:	Spanish

Teaching staff

Coordinator: JAUME ROIG HERNANDO

Prior skills

Work in group (20% of the mark of the subject): There will be evaluated the form and the contents of the work, presentation, minimum 2 and maximum 4 people.

Participation (10%): There will be evaluated the attendance, participation and attitude.

Final exam (50%): The students must obtain a minimum of 4 over 10 points.

Summary of articles (20%): The students must present a summary, in PowerPoint format, of the articles demanded to read.

Teaching methodology

Master class.

Expository/participative class.

Practices.

Learning objectives of the subject

Introduction to Financial Management :

Objectives of the finance department or an organization organization or department .

- Analysis of balance sheets and income statements in order to make decisions.
- Understand the financial markets and their relationship with the company.
- Valuation of assets.

Study load

Total learning time: 125h	Hours large group:	17h 30m	14.00%
	Hours medium group:	5h	4.00%
	Hours small group:	5h	4.00%
	Guided activities:	7h 30m	6.00%
	Self study:	90h	72.00%

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Content

Introduction to the course	Learning time: 2h Theory classes: 2h
<p>Description: Introduction to the course. How to prepare a Business Plan of a real estate company: working in groups.</p>	
Financial management and the real estate business.	Learning time: 1h Theory classes: 1h
<p>Description: Real Estate Development Real estate services</p>	
Financial analysis applied to the real estate business	Learning time: 6h Theory classes: 6h
<p>Description: Preliminary concepts: Balance sheet, profit and loss account, cash flow. Risks in real estate companies: (i) economic risk, financial risk, equity solvency, liquidity. The profitability in real estate companies: return on assets, return on equity, financial leverage.</p>	
Planning and financial strategy.	Learning time: 4h Theory classes: 4h
<p>Description: General aspects of the Provisional Financial States: Business objectives and planning: The provisional results calculation, the provisional balance, the estimate of provisional treasury. Determine the fundamental magnitudes in the financial planning: Provisional result, financial necessity, investment and funding: expected financial structure.</p>	

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Financial sources: Mortgage finance, loans, asset backed securities.	Learning time: 6h Theory classes: 6h
<p>Description:</p> <p>Traditional financial products Innovative banking financial products. Asset-backed securities. Capital markets. Case study.</p>	
Investment decision-making in a real estate company	Learning time: 6h Theory classes: 6h
<p>Description:</p> <p>Financial fundamentals in real estate decision-making:: Cash Flow, capital cost, NAV, IRR. Practical implementations.</p>	
Business Plan Monitoring	Learning time: 1h Theory classes: 1h
<p>Description:</p> <p>Monitoring the Business Plan teamwork.</p>	
Management control in real estate companies.	Learning time: 2h Theory classes: 2h
<p>Description:</p> <p>Analysis results. Project control.</p>	

Qualification system

It would be based on a final test, classroom participation, research papers summary and teamwork.

Regulations for carrying out activities

- . All the continuous evaluation activities must be delivered.
- . The final exam will be done individually and in writing.
- . The practices and works not delivered in the established date won't be marked. Valuation 0 points.

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Bibliography

Basic:

Cómo invertir en fondos de inversión. Madrid: Expansión, 1988.

Aguer Hortal, Mario ; Pérez Gorostegui, Mario. Teoría y práctica de economía de la empresa. Madrid: Centro de Estudios Ramón Areces, 1997. ISBN 848004246X.

Guía del sistema financiero español : en el nuevo contexto europeo. 3a ed. Madrid: Escuela de Finanzas Aplicadas, 2000. ISBN 8489378134.

Baz, Jamil ; Chacko, George. Financial derivatives : pricing, applications, and mathematics. Cambridge: Cambridge University, 2004. ISBN 052181510X.

Blanco Ramos, Francisco ; Ferrando Bolado, Máximo. Dirección financiera de la empresa : inversiones. Madrid: Pirámide, 1997. ISBN 8436810120.

Besley, Scott ; Brigham, Eugene F. Essentials of managerial finance. 12th ed. Fort Worth: Dryden Press, 2000. ISBN 0030258723.