

## 310506 - Real Estate Management. Fm

Coordinating unit: 310 - EPSEB - Barcelona School of Building Construction  
Teaching unit: 753 - TA - Department of Architectural Technology  
Academic year: 2019  
Degree: MASTER'S DEGREE IN BUILDING CONSTRUCTION MANAGEMENT (Syllabus 2015). (Teaching unit Compulsory)  
ECTS credits: 5 Teaching languages: Catalan, Spanish

### Teaching staff

Coordinator: Francesc Jordana Riba  
Others: Vicenç Gibert Armengol

### Degree competences to which the subject contributes

#### Basic:

CB7. The students must be able to apply the acquired knowledges and their ability of resolution of problems in new or little known environments inside more wide environments (or multidisciplinary) related with their study field.

#### Specific:

CE14MUGE. Carry out reliability analysis and study the life cycle of the building and its components

CE12MUGE. Apply management models suitable for edification processes

#### Transversal:

01 EIN. ENTREPRENEURSHIP AND INNOVATION: Knowing about and understanding how businesses are run and the sciences that govern their activity. Having the ability to understand labor laws and how planning, industrial and marketing strategies, quality and profits relate to each other.

05 TEQ. TEAMWORK. Being able to work as a team player, either as a member or as a leader. Contributing to projects pragmatically and responsibly, by reaching commitments in accordance to the resources that are available.

### Teaching methodology

Master class.  
Expository participative class.  
Practices.

### Learning objectives of the subject

At the end of the subject the students must be able to:

- Audit a building, its facilities, its uses, the state of preservation and the expenses derived from its exploitation.
- Propose actions of improvement for the maintenance and the exploitation and economic profitability or improvement of the service.
- Temporize the useful life of real-state assets.
- Understand the singularities of each real-state asset.
- Relate activities, uses and users with the durability and link it basing on the vulnerability of the components of the building.



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### 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

<p>title english</p>	<p>Learning time: 31h Theory classes: 4h Practical classes: 2h 30m Guided activities: 2h Self study : 22h 30m</p>
<p>Description: Analysis of the building, facilities and uses, considering the age and the preservation state. Inventory of the construction elements, the facilities and the uses of the spaces. Determination of the energetic expenses of exploitation, maintenance, etc.</p> <p>Related activities: Theoretical explanation classes. Activity 1: Audit and inventory of a building.</p> <p>Specific objectives: Make a complete audit of a building, and its functioning.</p>	
<p>title english</p>	<p>Learning time: 31h Theory classes: 4h Laboratory classes: 2h 30m Guided activities: 2h Self study : 22h 30m</p>
<p>Description: Analysis and conclusions of the audit. Technical and economic analysis. Making of a valued improvement plan.</p> <p>Related activities: Classes of theoretical explanation. Activity 2: Analysis of the audit and improvement proposals.</p> <p>Specific objectives: Analyze the results of the audit, from a technical and an economic point of view.</p>	

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title english	Learning time: 31h Theory classes: 4h Practical classes: 2h 30m Guided activities: 2h Self study : 22h 30m
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<p>Description:</p> <ul style="list-style-type: none"> <li>Identify the most representative type of assets of the building.</li> <li>Establish conservation, durability and vulnerability criteria.</li> <li>Determine and apply risk indicators.</li> <li>Determine the useful life of the real-state assets.</li> </ul> <p>Related activities:</p> <ul style="list-style-type: none"> <li>Classes of theoretical explanation.</li> <li>Activity 3. Strategic framework for temporize the useful life of an asset.</li> </ul>	
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title english	Learning time: 32h Theory classes: 5h 30m Laboratory classes: 2h 30m Guided activities: 1h 30m Self study : 22h 30m
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<p>Description:</p> <ul style="list-style-type: none"> <li>Classify types of services.</li> <li>Identify necessities of services associated to the use and the user.</li> <li>Determine reliability criterias in the services.</li> <li>Application of management systems of the information.</li> </ul> <p>Related activities:</p> <ul style="list-style-type: none"> <li>Classes of theoretical explanation.</li> <li>Activity 4: Dashboard for the management of services.</li> <li>Activity 5: Exposition of the course work.</li> </ul>	
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### Qualification system

Activities: 100%

- Activity 1: 20%
- Activity 2: 20%
- Activity 3: 20%
- Activity 4: 20%
- Activity 5: 20%

### Regulations for carrying out activities

The activities will be developed by means of a practical case, individually or in groups.

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### Bibliography

#### Basic:

Gibert, V.; Royano, V.; Pascual, J.; Avellaneda, A.; Gibert, A.; Lucea, J.. Mantenimiento de edificios 1. Barcelona: Escola Politècnica Superior d'Edificació de Barcelona, 2009.

Feingold, Víctor; Gisbert, Marisa; Chardon, Enrique. El Libro del facility management. Buenos Aires: Sociedad Latinoamericana de Facility Management, 2012. ISBN 9789872780500.

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