



Course guide

310500 - 310500 - Economic and Financial Management

Last modified: 15/01/2024

Unit in charge: Barcelona School of Building Construction
Teaching unit: 732 - OE - Department of Management.

Degree: MASTER'S DEGREE IN BUILDING CONSTRUCTION MANAGEMENT (Syllabus 2015). (Compulsory subject).

Academic year: 2023 **ECTS Credits:** 5.0 **Languages:** Spanish

LECTURER

Coordinating lecturer: Juan Antonio Torrents

Others:

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 :

o Objectives of the financial department in an organization.

o Organization of the department.

- Analysis of balance sheets and income statements in order to make decisions.

- Knowing the financial markets and their relationship with the company.

- Asset valuation

STUDY LOAD

Type	Hours	Percentage
Hours large group	17,5	14.00
Hours small group	5,0	4.00
Hours medium group	5,0	4.00
Guided activities	7,5	6.00
Self study	90,0	72.00

Total learning time: 125 h

CONTENTS

Introduction to the course

Description:

Introduction to the course.

How to make a Business Plan for a real estate company: work to be developed in groups.

Full-or-part-time: 2h

Theory classes: 2h

Financial management and the real estate business.

Description:

Real Estate

Development

Real estate services

Full-or-part-time: 1h

Theory classes: 1h

Financial analysis applied to the real estate business

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.

Full-or-part-time: 6h

Theory classes: 6h

Planning and financial strategy.

Description:

General aspects of Interim Financial Statements: business objectives and planning: The Interim Income Statement, The Interim Balance Sheet, The Cash Budget.

Determination of the fundamental magnitudes in Financial Planning: Interim Profit and Loss, Financial Need, Investment and Financing: expected financial structure.

Full-or-part-time: 4h

Theory classes: 4h

Financial sources: Mortgage finance, loans, asset backed securities.

Description:

Traditional financial products

Innovative banking financial products.

Asset-backed securities.

Capital markets.

Case study.

Full-or-part-time: 6h

Theory classes: 6h



Investment decision-making in a real estate company

Description:

Financial fundamentals in real estate decision-making:: Cash Flow, capital cost, NAV, IRR.
Practical implementations.

Full-or-part-time: 6h

Theory classes: 6h

Business Plan Monitoring

Description:

Monitoring the Business Plan teamwork.

Full-or-part-time: 1h

Theory classes: 1h

Management control in real estate companies.

Description:

Analysis results.
Project control.

Full-or-part-time: 2h

Theory classes: 2h

GRADING SYSTEM

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

EXAMINATION RULES.

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

BIBLIOGRAPHY

Basic:

- Besley, Scott ; Brigham,Eugene F. Essentials of managerial finance. 12th ed. Fort Worth: Dryden Press, 2000. ISBN 0030258723.
- Aguer Hortal, Mario ; Pérez Gorostegui, Mario. Teoría y práctica de economía de la empresa. Madrid: Centro de Estudios Ramón Areces, 1997. ISBN 848004246X.
- Baz, Jamil ; Chacko, George. Financial derivatives : pricing, applications, and mathematics. Cambridge: Cambridge University, 2004. ISBN 052181510X.
- Guía del sistema financiero español : en el nuevo contexto europeo. 3a ed. Madrid: Escuela de Finanzas Aplicadas, 2000. ISBN 8489378134.
- Cómo invertir en fondos de inversión. Madrid: Expansión, 1988.
- Blanco Ramos, Francisco ; Ferrando Bolado, Máximo. Dirección financiera de la empresa : inversiones. Madrid: Pirámide, 1997. ISBN 8436810120.