

City University of Hong Kong
Course Syllabus

offered by Department of Architecture and Civil Engineering
with effect from Semester A 2017/18

Part I Course Overview

Course Title:	Financial Management in Urban Development and Construction
Course Code:	CA6235
Course Duration:	1 Semester (Some courses offered in Summer Term may start a few weeks earlier than the normal University schedule. Please check the teaching schedules with CLs before registering for the courses.)
Credit Units:	3
Level:	P6
Medium of Instruction:	English
Medium of Assessment:	English
Prerequisites: (Course Code and Title)	Nil
Precursors: (Course Code and Title)	Nil
Equivalent Courses: (Course Code and Title)	BC6235 Financial Management in Construction
Exclusive Courses: (Course Code and Title)	Nil

Part II Course Details

1. Abstract

This course aims to train students with advanced and up-dated knowledge in financial management of the construction industry so that they will be equipped with the knowledge required by managers holding senior positions. In this module, theories and practices shall be put into one premise, and application shall form a key part of the study.

2. Course Intended Learning Outcomes (CILOs)

(CILOs state what the student is expected to be able to do at the end of the course according to a given standard of performance.)

No.	CILOs	Weighting (if applicable)	Discovery-enriched curriculum related learning outcomes (please tick where appropriate)		
			A1	A2	A3
1.	understand the procedures and requirements on the process of preparing accounting reports and financial statements of construction firms, and how these reports and statements shall be interpreted;			✓	
2.	master the principles and tools in performing financial analysis and control;			✓	
3.	perform investment appraisals and decision-making;		✓	✓	
4.	understand the needs for financing and the various sources of finance, and be able to explore alternative sources of finance and evaluate the advantages and limitations on the same;		✓	✓	
5.	understand the theories in cash flow management and apply cash flow models in a construction context;			✓	
		100%			

A1: Attitude

Develop an attitude of discovery/innovation/creativity, as demonstrated by students possessing a strong sense of curiosity, asking questions actively, challenging assumptions or engaging in inquiry together with teachers.

A2: Ability

Develop the ability/skill needed to discover/innovate/create, as demonstrated by students possessing critical thinking skills to assess ideas, acquiring research skills, synthesizing knowledge across disciplines or applying academic knowledge to self-life problems.

A3: Accomplishments

Demonstrate accomplishment of discovery/innovation/creativity through producing /constructing creative works/new artefacts, effective solutions to real-life problems or new processes.

3. Teaching and Learning Activities (TLAs)

(TLAs designed to facilitate students' achievement of the CILOs.)

TLA	Brief Description	CILO No.					Hours / week (if applicable)
		1	2	3	4	5	
Lectures	Lecture about financial analysis and management for construction projects and construction organizations	✓	✓	✓	✓	✓	
Tutorials	In class exercise and discussion related to lecture topics	✓	✓	✓	✓	✓	

Semester Hours:	3 hours per week
Lecture/Tutorial/Laboratory Mix:	Lecture (2); Tutorial (1); Laboratory (0)

4. Assessment Tasks/Activities

(ATs are designed to assess how well the students achieve the CILOs.)

Assessment Tasks / Activities	CILO No.					Weighting	Remarks
	1	2	3	4	5		
Continuous Assessment: 50%							
Mid-term test	✓	✓			✓	20%	
Term project			✓	✓		30%	
Examination: 50% (duration: 2 hours)							
						100%	

To pass a course, a student must obtain minimum marks of 30% in both coursework and examination components, and an overall mark of at least 40%

5. Assessment Rubrics

(Grading of student achievements is based on student performance in assessment tasks/activities with the following rubrics.)

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B, B-)	Fair (C+, C, C-)	Marginal (D)/ Pass (P) on P/F basis	Failure (F)
Mid-term test	ABILITY to UNDERSTAND and APPLY theories and knowledge in topics related to financial management	High	Significant	Moderate	Basic	Not even reaching marginal levels
Term project	CAPACITY to EXPLORE, INVESTIGATE, and ORGANIZE knowledge about financial analysis of a construction organization or a construction project	High	Significant	Moderate	Basic	Not even reaching marginal levels
Examination	ABILITY to UNDERSTAND, DISCUSS, and APPLY theories and knowledge in topics related to financial management in construction	High	Significant	Moderate	Basic	Not even reaching marginal levels

Part III Other Information (more details can be provided separately in the teaching plan)

1. Keyword Syllabus

(An indication of the key topics of the course.)

Accounting principles and reports; financial statements; financial analysis and control; investment and required returns; construction financing; cash flow management.

2. Reading List

2.1 Compulsory Readings

(Compulsory readings can include books, book chapters, or journal/magazine articles. There are also collections of e-books, e-journals available from the CityU Library.)

1.	Nil
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2.2 Additional Readings

(Additional references for students to learn to expand their knowledge about the subject.)

1.	Allen, D., E., (1983) 'Finance-A Theoretical Introduction' St. Martin's Press, New York. (HG173.A43)
2.	Chandra, P., (2004) 'Financial Management-Theory and Practice' 6th Edition, Tata McGraw-Hill, New Delhi. (HG173.C53)
3.	Jackson, J., (2002) 'Financial management for contractors' FMI Corporation, USA.
4.	Lam, K., C., et al., (2001) 'Using an adaptive genetic algorithm to improve construction finance decisions' Engineering, Construction and Architectural Management 8/1, pp.31-45, Blackwell Science Ltd.
5.	Lam, K., C., et al., (2001) 'Multi-project cash flow optimization: non-inferior solution through neuro-multiobjective algorithm' Engineering, Construction and Architectural Management 8/2, pp. 130-144, Blackwell Science Ltd.
6.	Lam, K., C., et al., (1998) 'Modelling loan acquisition decisions' Engineering, Construction and Architectural Management 5/4, pp. 359-375, Blackwell Science Ltd.
7.	Lam, K., C., et al., (2000) 'Capital Budgeting Evaluation Practices of Building Contractors in Hong Kong' The Australian Journal of Construction Economics and Building. Vol. 2, No. 1, pp. 81-93.
8.	Lam, k., C., and Runeson, G., (1999) 'Modelling financial decisions in construction firms' Construction Management and Economics. Vol. 17, pp. 589-602.
9.	Lam, K., C., et al., (2001) 'Capital budget planning practices of building contractors in Hong Kong, Construction Management and Economics. Vol. 19, pp. 569-576.
10.	Riggs, H., E., (2004) 'Financial and Cost Analysis for Engineering and Technology Management' 2nd Edition, John Wiley Hoboken. (HF5635.R564)
11.	Schexnayder, C., J. and Mayo, R.E. (2004) 'Construction management fundamentals' McGraw-Hill, New York. (HD9715.A2 S363)
12.	Tang, S., L., (2003) 'Economic Feasibility of Projects: managerial and engineering practice' 3rd Edition, Chinese University Press. (T56.8.T362)
13.	Upson, A., (1987) 'Financial Management for contractors' BSP Professional Books, Oxford. (HD9715.G72 U67)