

## **REGULATIONS FOR THE POSTGRADUATE DIPLOMA IN CONSTRUCTION PROJECT MANAGEMENT (PDip[ConstProjectMan])<sup>1</sup>**

*(See also General Regulations)*

The Diploma is awarded jointly by the Department of Real Estate and Construction, Faculty of Architecture and the School of Professional and Continuing Education.

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### **Admission requirements**

- 1 To be eligible for admission to the courses leading to an award of the Postgraduate Diploma in Construction Project Management, a candidate shall
    - (a) comply with the General Regulations; and
    - (b) hold
      - (i) a degree or other qualification of equivalent standard; or
      - (ii) a professional qualification and membership of an appropriate professional body accepted for this purpose; e.g., MRICS; HKIA; RIBA; MHKIE; or
      - (iii) the SPACE Diploma in Construction Management award with credit or above and being mature applicants under the University regulations and with sufficient relevant working experience.
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### **Award of postgraduate diplomas**

- 2 To be eligible for the award of the Postgraduate Diploma in Construction Project Management, a candidate shall
    - (a) comply with the General Regulations; and
    - (b) complete the curriculum and satisfy the examiners in accordance with the regulations set out below.
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### **Curriculum**

- 3 The curriculum shall comprise four compulsory modules extending over one academic year of part-time study. To complete the curriculum, a candidate shall
    - (a) follow four courses of instruction;
    - (b) satisfactorily complete all prescribed written and other work;
    - (c) satisfy the examiners in each course of instruction by either assessed written work carried out during the course or a written examination at the end of the teaching programme or both; and
    - (d) satisfy the examiners in an oral examination if such an examination is required.
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### **Examinations**

- 4 A candidate who has failed to satisfy the examiners in up to two written papers may be permitted to attend supplementary examinations in the papers of failure.
- 5 A candidate who is not permitted to present himself for re-examination in any paper or papers in which has failed to satisfy the examiners shall be recommended for discontinuation of studies under General Regulation G12.

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<sup>1</sup> Not offered in 2009-2010.

- 6 A candidate who is unable because of illness or other reason to be present for any paper of the written examination may apply for permission to attend a supplementary examination before the beginning of the following academic year. Any such application shall be made on the prescribed form within two weeks of the first day of the candidate's absence from any examination.

### **Examination results**

- 7 At the conclusion of the examination a pass list shall be published in alphabetical order. A candidate who has shown exceptional merit in the whole examination may be awarded a mark of credit or distinction and this mark shall be recorded in the candidate's postgraduate diploma.

## **POSTGRADUATE DIPLOMA IN CONSTRUCTION PROJECT MANAGEMENT**

### **SYLLABUSES**

#### **Course Aims**

The management area enables students to explore both the land conversion process and the skills which the land and construction professionals bring to managing this process. The course is structured so that the subject is studied within the context of other studies in economics and law. Students will be encouraged to bring to bear a sense of critical analysis to this process and to consider evolving skills and techniques.

The course aims to introduce both the general skills of management science and the financial and administrative skills appropriate to professionals, within the context of the property and construction management processes. The course includes studies of the procedures involved in the effective management of property and construction and the economic and legal constraints which determine them.

General management theory is developed and a systems approach is adopted which is related to the whole of the development process. In addition to management theory, the course provides students with knowledge of the management of the conception, design and construction process from both the client, professional, developer and contractor viewpoints. It includes therefore a study of contract administration and of the management of professional, development and construction firms and their projects. Extensive use is made of case studies and exercises in the construction and project management modules.

#### **SCRE7004. Project Management**

Project management : evolution of management theory, management of an organisation; management of a project; organisation structure. The systems approach; inter-dependency; differentiation and integration; objectives; conflicts. Planning and implementation, authority, responsibility, decision making, feedback, performance measurement. Management and the project life cycle, the role of the project manager.

Contract strategy; analysis, procurement methods and the client role.

Contract administration : principles and techniques of cost control during the course of a contract; valuations for interim payments; financial statements; variations and other adjustments of the materials and workmanship; defects liability; statutory notices; insurances; contractual claims; bankruptcy, liquidated damages.

**SCRE7001. Construction Management**

Management techniques : critical path methods, resource management, an outline of other project planning techniques; application to construction issues. Planning and control of construction work; site administration, work study, productivity, incentives; construction safety; quality - its attainment and control.

Financial management : balance sheets and interpretation; accounting ratios, interpretation of financial statements.

Construction business management : management of construction companies; financial structure; professional practices; ethics; professionalism versus commercialism.

**SCRE7003. Law and Finance**

Law and society : the role of law in society. The nature and origins of law in Hong Kong. The legal system.

Land law : an introduction to the system of land title in Hong Kong; tenures; interests; easements; covenants in multi-storey buildings.

Landlord and tenant : nature of a lease; statutory mechanism of rent control and security of tenure.

Contract : essential elements and formation of contracts; capacity to contract; terms of a contract; vitiating factors; discharge; remedies for breach.

Construction contracts : classification of types and analysis of their advantages and disadvantages; standard forms and their application; the legally enforceable rights, duties and liabilities of professional advisors and other parties concerned with the contract: alternative dispute resolutions.

Development finance : consent and non-consent scheme; mortgages.

Construction finance : lending for the project and statutory implications.

Revenue law relating to construction projects and property development : stamp duty; property and profits tax; tax avoidance and evasion.

Introduction to company law : corporate liability; bankruptcy; liquidation and winding up in the construction industry.

**SCRE7002. Construction Management Practice**

This module covers the role of people in projects and organisations including the following :

Time management; leadership theories and motivation theories and their application in the construction industry; organisation culture, commitment; conflict resolution techniques; decision aiding techniques and methods; decision making process; negotiation; meetings, their form and function; presentation techniques.