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Project Development



Developing opportunities, shaping the future – project development with a view to added value

The foundation of the economic success of real estate projects is laid during the project development phase. During this decisive early phase of a real estate project, ALBA assists the client with the design and development of the project concept and with the acquisition of the required building rights. Working together with investors, ALBA experts analyse and evaluate available properties and, where necessary, arrange for land-use plans to be developed. The urban planning concepts drawn up by ALBA in a variety of versions ensure best possible utilisation of the sites and real estate. Usage concepts are examined in detail to assess their viability, while the feasibility of the project is verified by way of investment cost, profitability and ROI calculations.

ALBA professionals also provide help and advice in connection with the “look” of the real estate. They oversee architectural competitions or planning approval procedures from the call for tenders through to the final decision.

If existing real estate is to undergo conversion, ALBA experts check all the technical and financial provisions as part of the due diligence and ensure a solid decision-making basis for every property transaction.

All activities in the project development phase have a single objective: to optimise the added value of the real estate in question.

Project development services

1. TOWN AND COUNTRY PLANNING

- Analysis of preconditions pertaining to sites and zoning regulations
- Development of land-use models
- Clarification of the legal procedures for construction projects in consultation with public administrations
- Organisation of town planning competitions and workshops
- Management of the development process of land-use and building plans with the involvement of public administrations, lawyers, experts and specialist planners

2. CONCEPTION PHASE

- Creation of a space allocation and a usage concept to determine the area and property requirements
- Search for locations and properties on the basis of economic, building-code and local factors
- Organisation of competitions aimed at finding an architectural concept
- Advising the commissioning client during preparations for project execution (selection of the project organisation, formation of a planning team, specification of the quality standards, budgeting and scheduling)

3. CONVERSION

- Carrying out a status analysis, including marketing forecasts
- Development of usage models and design concepts (modernisation/renovation, conversion, expansion, partial demolition)
- Drafting decision-making documents, with estimates of investment costs and comparisons of cost effectiveness

I — From the idea to the project

A company owns a piece of land which is not essential for its business requirements and which is to be developed into a commercial property and auctioned off in lots. A forwarding company is looking for a new location at which to center its logistics activities. An industrial enterprise has moved its headquarters to Berlin and plans to put its portfolio property in Munich to a different use.

Those are typical scenarios for ALBA to be called upon at this point of the development phase of real estate. Focused on the client's requirements, ALBA proceeds proficiently and creatively as it takes care of all legal and financial matters, manages the forerun costs, and steers all the processes and procedures involved.

The experience gained from successful development and revitalisation projects, undertaken for local and regional administrations, property owners, investors, operating companies and tenants, provides a solid basis for effective, goal-oriented project development.

ALBA employees assist and support the investors and property owners through each stage of project development. Their commitment plays a key role in optimising the added value of buildings and properties.



Our experience

Since 1979 ALBA has successfully handled projects with a total volume of more than Euro 10 billion. Since 2010 ALBA is a part of the Strauss Group, Vienna.

The expertise which ALBA has acquired in the course of more than 600 projects of different sizes and complexity over more than 30 years forms the basis for the outstanding project management services it provides to clients in both public and private sectors.

The success of these projects is a result of the skills, qualifications, dependability, and motivation of ALBA's employees. Personal commitment and experience ensure that all the risks and unforeseeable circumstances which occur in the course during any project are kept to an absolute minimum.

With experienced engineers ALBA is represented in all major centers of business and industry in Germany and offers the complete scope of construction and real estate expertise.

ALBA's reference list includes construction, renovation and refurbishment projects as well as work on listed buildings:

- Office buildings
- Housing projects
- Hotels / theaters
- Old people's homes / hospitals
- Schools
- Sports facilities
- Shopping centers
- Embassies
- Airports
- Logistics centers

ALBA services

Project Management

- Projekt Development
- Project Controlling
- Project Monitoring

Real Estate Services

- Consulting, Structures, Concepts
- Technical Due Diligence
- Warranty Management
- Real Estate Asset Management
- Green Building Consulting
Energy Consulting

Project Development

ALBA facilitates the acquisition of building rights by arranging for land-use and building plans to be produced, draws up structural concepts for urban development and assesses usage and redevelopment concepts. ALBA examines the feasibility of projects by way of investment cost, profitability and ROI calculations. It oversees architectural competitions and planning approval procedures from the call for bids through to the final decision-making.

Project Controlling

With these services, ALBA supports clients and investors in taking over their specific functions and pursue their interests in connection with the implementation of the project. The primary focus during planning, tender, awarding of the contracts, and realisation lays on the controlling of organisation/coordination, costs, deadlines, and qualities.

Project Monitoring

The project monitoring performed by ALBA supports creditors and tenants from the planning phase to the completion of the project. By intervening instantly in case of unwanted developments, ALBA ensures compliance with the budgets, deadlines, and quality standards that have been set.

Consulting, Structures, Concepts

ALBA advises clients, financial institutions, corporations, local authorities and tenants on all matters relating to real estate. In public-private partnerships (PPPs), ALBA takes care of the suitability test for PPP models.

ALBA also designs and allocates facility management services and sets up structures of organisation and realisation for developers (e.g. design and construction management models, general contracting).

Technical Due Diligence

In addition to legal, fiscal and financial property assessments, ALBA also carries out the technical due diligence. ALBA experts conduct a thorough real estate analysis which is based on the client's requirements profile. Three levels of detail are offered: the real estate scan, the real estate expert survey, and the real estate appraiser's survey.

Warranty Management

ALBA warranty management ensures that the client's contractual requirements are met in full once the project has been completed. ALBA takes care of the entire management process, beginning with identifying the defects – ensuring that the notices of defects are accurately formulated – to accepting and confirming the rectification of the defects. If necessary, ALBA arranges for "third party substitution" measures to be carried out.

Real Estate Asset Management

ALBA asset management comprises all the functions involved in the successful development of real estate – across the entire property value chain: evaluation of the location, market and building analyses during the purchasing phase, assessments of cost effectiveness, monitoring of property management and reporting during the facility management phase, as well as consulting and preparation during the sale's process.

Green Building Consulting Energy Consulting / Energy Performance Certificate

At this ALBA provides services concerning all issues of sustainability. ALBA supports clients and investors on their way to a sustainable building and supervises the implementation of economical, ecological and social-cultural qualities during the design and construction phase. ALBA assesses existing as well as new buildings according to their compliance with the requirements of sustainability and manages the certification process. Of course ALBA issues an energy performance certificate for your building.

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