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Modernes Immobilien- management

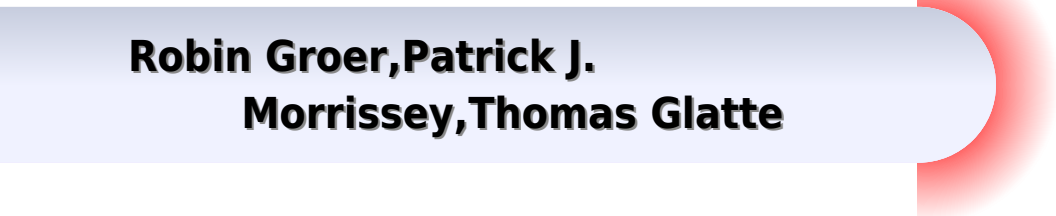
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Modernes Immobilienmanagement

**Robin Groer, Patrick J.
Morrissey, Thomas Glatte**



Modernes Immobilienmanagement:

Modernes Immobilienmanagement Andreas Pfnür, 2004 Das Buch präsentierte erstmalig ein geschlossenes Konzept der optimalen Bereitstellung von Immobilien im Leistungserstellungsprozess des Unternehmens Es wird gezeigt wie mit Hilfe betriebswirtschaftlicher Methoden Optimierungspotenziale für die Immobilienanalyse und Planung der Bereitstellung von Immobilien und ihre Bewirtschaftung ausgeschöpft werden können Behandelt werden alle aktuellen Aspekte der Flächenplanung des Immobiliencontrollings und der Immobilienfinanzierung Das Buch vermittelt konkrete Vorschläge für die Einführung von Konzepten des Corporate Real Estate Management sowie des Facility Managements im Unternehmen Der Organisation von immobilienwirtschaftlichen Aufgaben wird dabei besondere Beachtung geschenkt Die neue Auflage wurde erheblich erweitert und aktualisiert Durch eine stärkere Betonung von finanzwirtschaftlichen Aspekten im Immobilienmanagement Real Estate Investment Management wurde dabei den aktuellen Problemen in deutschen Unternehmen Rechnung getragen ohne die Bedeutung von Immobilien als Betriebsmittel im Leistungserstellungsprozess zu vernachlässigen

The dynamic method for real estate George Salden, 2020-01-08 If you want to avoid making bad investments in residential real estate you have to abandon traditional market valuation methods Their weakness is that they calculate the value of real estate by only selective means rather than over the entire investment cycle This often leads to incorrect forecasts With the Dynamic Method George Salden presents for the first time an instrument that takes the dynamic value development of a property into account and thus creates a better basis for your investment decision making Contents Overview of valuation and real estate valuation procedures The dynamic method in detail The residential property in the capital market Extra Access to the valuation software developed by the author Testversion

Historical Industrial Buildings and their Real Estate Utilisation Robin Groer, Patrick J. Morrissey, Thomas Glatte, 2025-07-10 Both Germany and the United Kingdom have economically vital cities and peripheral locations that contain historic industrial structures or districts This prompts the question of how to manage historic industrial buildings and how they can be preserved to maintain their value while simultaneously benefiting future generations This book focuses on the potential and redevelopment opportunities of historical industrial buildings While on the one hand these historical industrial buildings reflect culturally significant buildings and sites deserving of appreciation and hence preservation on the other hand they are frequently situated in promising and fascinating locations that could represent significant possibilities for urban development and neighborhood planning This publication is part of the series Studien zum nachhaltigen Bauen und Wirtschaften

Location Strategies Thomas Glatte, 2023-12-29 This book covers new aspects of location strategies and site selection through globalization It elaborates real estate specific requirements to the planning and analysis process of industrial corporations in an international environment It explains methods relevant for professionals in the field and discusses in detail an extensive list of site selection criteria The book is built on existing and broadly recognized research and accelerates this know how in an

real estate and international context The challenges for location strategies as well as management alternatives for practitioners are shown and explained through practical examples

Financing the End-to-end Supply Chain Simon Templar, Charles Findlay, Erik Hofmann, 2016-07-03 Financing the End to End Supply Chain provides readers with a real insight into the increasingly important area of supply chain finance It demonstrates the importance of the strategic relationship between the physical supply of goods and services and the associated financial flows The book provides a clear introduction demonstrating the importance of the strategic relationship between supply chain and financial communities within an organization It contains vital information on how supply chain finance is operationalised and put into place It is written in a user friendly style starting with the purchasing function and linking together treasury banking supply chain systems IT and key stakeholders Financing the End to End Supply Chain will help senior supply chain and procurement practitioners to build collaboration improve relationships and enhance trust between supply chain partners With its combination of theory and practice it tackles vital issues including physical information and financial flows and tailoring supply chain finance to individual organisations circumstances Recognising that supply chain finance means different things in different countries the authors also consider various initiatives to harmonize and develop cross border financing from the World Bank and other institutions as well as including an agenda for national and international policy makers Financing the End to End Supply Chain offers a mix of academic and industrial expertise and is written by three authors who are experts in the field The book contains ground breaking research and data from the Cranfield School of Management

Investing in German Real Estate Florian Hackelberg, Dirk Hennig, 2021-02-02 Investing in one of the most promising real estate markets in Europe offers enormous opportunities And as with every real estate market in Germany too the local framework conditions must be understood and their particularities must be adequately taken into account The authors are renowned senior executives real estate advisors and academics who share here their extensive experience and real life insights from countless real estate investments covering all aspects of a successful investment process in Germany Includes markets the regulatory framework and investment guidelines Contents Essentials for successful real estate investments in Germany Macro economic structure and dynamics of the German real estate market Real estate investment trends and strategies Diverse submarkets residential offices retail hotel and nursing homes Real estate legal tax and audit frameworks German REITS and ESG in real estate investments Real estate M A financing due diligence and valuations

Corporate Real Estate Management Thomas Glatte, 2020-11-13 Thomas Glatte provides a comprehensive view on the essentials of corporate real estate management CREM The author explains the influence of corporate strategies on real estate strategies for non property companies as well as the importance of corporate real estate portfolios the set up of CREM organizations and the handling of respective services He also elaborates the specifics of corporate social responsibility sustainability corporate architecture design and workplace management

Product-Service Integration for Sustainable Solutions Horst Meier, 2013-03-14 An

Industrial Product Service System is characterized by the integrated and mutually determined planning development provision and use of product and service shares including its immanent software components in Business to Business applications and represents a knowledge intensive socio technical system Meier Roy Seliger 2010 Since the first conference in 2009 the CIRP International Conference on Industrial Product Service Systems has become a well established international forum for the review and discussion of advances research results and industrial improvements Researchers from all over the world have met at previous IPS2 conferences in Cranfield 2009 Link ping 2010 Braunschweig 2011 and Tokyo 2012 In 2013 the 5th CIRP International Conference on Industrial Product Service Systems is held in Bochum Important topics of IPS2 research presented at the conference are planning and development sustainability business models operation service engineering knowledge management ICT modeling and simulation marketing and economic aspects as well as the role of the human in IPS2

New Perspectives on Supply and Distribution Chain Financing: Case Studies from China and Europe Georg Baltes, 2015-02-16 Globalization no longer means simply finding low cost countries for sourcing but has involved to include the opportunity for growth in Asia s emerging domestic markets specifically China This development results in extended truly global supply chains and thus places a higher pressure on working capital Therefore several definitions of Supply Chain Management already encompass financial aspects and demand a more integrated consideration of material information and financial flows within supply chains However more precise theory on Supply Chain Financing is understudied and initial implementation of related solutions in industry has only gained momentum during and after the economic and financial crises of 2008 and 2009 In contrast to traditional financial instruments for supply chains for instance trade finance products which have been around for more than a century Supply Chain Financing leverages larger and influential members of supply chains These firms might for instance provide easier and cheaper access to financing for smaller supply chain members supporting their profitability through renegotiated and reduced purchasing prices Echoing recent research results on supply chain risk management other firms may prefer to take on a supply chain perspective and work on creating agile and resilient supply chains In this context Supply Chain Financing can be employed to ensure liquidity for crucial upstream and downstream supply chain partners thereby allowing a firm to effectively control risk while making the most of remaining growth opportunities in emerging markets like China

Immobilienmanagement in Nonprofit-Organisationen Uwe Heller, 2010-03-10 Uwe Heller entwickelt ein theoretisch fundiertes und zugleich praxisnahes strategisches Immobilienmanagementkonzept das insbesondere die F hrung kirchlicher und sozialer Organisationen dabei unterst tzt immobilienbezogene Kostensenkungspotentiale zu erschlie en und die Effizienz ihres Managements zu erh hen

Grundlagen der Immobilienwirtschaft Kerry-U. Brauer, 2013-08-26 Die Immobilienwirtschaft ist in Deutschland ein stark expandierendes Fachgebiet Auf Grund der heterogenen inhaltlichen Struktur sind fundierte konomische steuerliche und juristische Kenntnisse unverzichtbar Grundlagen der Immobilienwirtschaft macht auf anschauliche Weise mit dem gesamten

Lebenszyklus einer Immobilie vertraut *Organisationskonzepte für das Immobilien- und Liegenschaftsmanagement der Bundesländer* Stephan Küssner, 2007

Die Berücksichtigung von FM-Strukturen in der Immobilienfinanzierung als Beitrag zur Verbesserung von Kreditentscheidungen in Kreditinstituten Jürgen Beyel, 2007

Das Immobilienfinanzierungsgeschäft wird komplexer. Steigende Risiken durch immer schneller sich ändernde Nutzungs- und Rahmenbedingungen bei Immobilien sowie Anforderungen der Bankenaufsicht erfordern verbesserte Instrumente der Risikobeurteilung für Kreditinstitute. Kreditnehmer wiederum stehen angesichts steigenden Wettbewerbs und sich verschärfender Rahmenbedingungen vor neuen Herausforderungen. Deren Lösung für eine erfolgsorientierte Planung von Immobilienprojekten sowie eine langfristig optimale Bewirtschaftung bestehender Objekte unerlässlich ist. Zwei aktuelle Themen forcieren die Entwicklung. Basel II erzwingt in der Kreditwirtschaft Ratingmethoden für alle Kreditnehmer bzw. Kreditfazilitäten. Und bei Immobilienfinanzierungen auch der Objekte. Im Kern geht es darum, das Ausfallrisiko eines bestimmten Kredites für den Kreditgeber ex ante möglichst genau abzuschätzen. Das Rating entscheidet dann letztlich über die Kreditwürdigkeit. Dokumentationspflichten und insbesondere die Kreditkonditionen. In schwierigen wirtschaftlichen Zeiten rücken in den Unternehmen Forderungen nach Effizienzsteigerung vermehrt in den Vordergrund. Minimierung der Kosten für unterstützende Prozesse bei gleichzeitiger Verstärkung ihrer Wirkung auf die Produktivität des Kerngeschäftes sind wesentliche Aufgaben des Facility Managements. Obwohl es zwischenzeitlich eine recht umfangreiche Literatur zu den Themen Immobilienrating und Facility Management gibt, fehlen bisher Arbeiten, die beides verbinden. Mit der hier vorgestellten Arbeit wird die Notwendigkeit der Verknüpfung von Rating und FM für Finanzierungszwecke belegt und ein argumentativer Bogen zwischen diesen beiden Themen geschlagen.

Entwicklung betrieblicher Immobilien Thomas Glatte, 2014-10-22

Das Buch bietet einen umfassenden Überblick zu allen relevanten Inhalten der Projektentwicklung in der Immobilienwirtschaft, von der Immobilienentwicklung bis zum Baubeginn. Neben allgemeiner Grundlagen zur deutschen Immobilienwirtschaft geht das Buch auch auf Aspekte der internationalen Projektentwicklung, der Immobilienbewertung, Altlastenfragen sowie auf das Bodenrecht und Verträge zur Standortsicherung ein. Hierbei werden sowohl Neuentwicklungen als auch Redvelopments behandelt. Einen weiteren Schwerpunkt bilden Fragen des Corporate Real Estate Managements wie Standortsuche, Corporate Architecture und Corporate Social Responsibility.

Wirtschaftlichkeit von integralen Erneuerungsmassnahmen im Wohnungsbau Veronika Pichler, 2010

Wie alle Güter haben auch Wohnliegenschaften eine begrenzte Nutzungsdauer. Im Lebenszyklus von Wohnbauten gibt es nach 30 bis 40 Jahren Zusatzinvestitionen zu tätigen. Ohne das Wissen über die Wirtschaftlichkeit und die möglichen Risiken eines Erneuerungsprojekts ist der Gebäudeeigentümer jedoch nicht bereit, Kapital zu investieren. Dieses Buch dient dem Eigentümer von Mehrfamilienbauten als Hilfsmittel, um die richtige Entscheidung zu treffen. Anhand eines Modells kann er in vier Schritten das Potenzial des Standorts abklären, verschiedene Erneuerungsstrategien ausarbeiten, ihre Wirtschaftlichkeit analysieren und beurteilen sowie schliesslich eine

klare Entscheidung f llen Damit wissen Geb udeeigent mer besser ber ihre Ausgangslage und die damit verbundenen Risiken Bescheid und k nnen so die f r ihre Liegenschaft optimale Strategie w hlen Zielpublikum Immobilienbesitzer verwaltungen anleger Planer und Bauherren

Wertorientierter Ansatz Zur Optimierung Von Unternehmensimmobilien Marcus Tr"ger, 2008-08 Die vorliegende Arbeit besch ftigt sich mit der Analyse der bestehenden Defizite bei dem Management der selbstgenutzten Immobilien von Non Property Unternehmen insbesondere mit der Analyse der Kostenstruktur den Auswirkungen der Immobilien auf den Unternehmenswert und einer Konzeption eines wertorientierten Optimierungsansatzes von Unternehmensimmobilien mit B ronutzung Zu Beginn werden die in dieser Arbeit verwendeten Begriffe wie zum Beispiel Corporate Real Estate Management oder Facility Management von anderen Managementdisziplinen abgegrenzt und definiert Diese Pr zisierung war notwendig da in der Literatur u a unterschiedliche bzw eine Vermischung dieser Konzepte zu finden sind Darauf aufbauend werden die bestehenden Defizite und Problemfelder von Unternehmensimmobilien anhand empirischen Untersuchungen nachgewiesen und erl utert Anschlie end wird untersucht in wie weit Immobilien Auswirkungen auf den Unternehmenswert haben Im Nachgang zu dieser Analyse wird das Management von selbstgenutzten Immobilien sowohl von Unternehmen als auch der ffentlichen Hand untersucht und deren Ma nahmen zur Optimierung dargestellt Unter Ber cksichtigung der in dieser Arbeit gewonnenen Erkenntnisse wird ein eigener wertorientierter Ansatz zur Optimierung von selbstgenutzten Immobilien am Ende dieses Buches vorgestellt und erl utert Dieser Ansatz beinhaltet vier Prozessschritte die jeweils modular aufeinander aufgebaut sind Um im weitergehenden Optimierungsprozess die notwendigsten und wichtigsten Handlungsfelder schnell selektiv und unkompliziert identifizieren zu k nnen wurde ein bestehendes Eskalationsstufensystem Fr hwarnsystem aus dem Bereich der Projektentwicklung entsprechend der Aufgabenstellung abge ndert und weiterentwickelt Zum Abschluss dieser Studie wurden die wesentlichsten Erkenntnis nochmals kurz aufgegriffen und kurz zusammengefasst

Erfolgsvoraussetzungen von Public Private Partnership im öffentlichen Hochbau Marc Ehrensperger, 2007

Real Estate Asset Management aus der Perspektive des Investors Laura M. Potratz, 2009-10-27 Inhaltsangabe Einleitung Asset Management ist f r die n chsten zwei Jahre das Thema der Stunde lautet die Prophezeiung der diesj hrigen Handelsblatt Jahrestagung f r Immobilienwirtschaft Das k nnte angesichts der seit 2006 zunehmend schwierigen Erzielung von attraktiven Immobilienrenditen einzig durch makro konomische Effekte sowie den aktuellen Markbedingungen aufgrund der Finanzkrise auf die Praxis bezogen zutreffend sein Es muss folglich ein Asset Manager eingesetzt werden der die Immobilieninvestition zum Erfolg f hrt Problem ist nur Asset Manager kommen derzeit aus jeder Ecke Etliche versuchen den Einbruch im Transaktionsgesch ft abzufedern beschreibt der Gesch ftsf hrer des Immobiliendienstleister TREUREAL Wolfgang Wingendorf die Situation treffend Es fehlt in aller Breite an Asset Management Der Makler von gestern ist nicht der Asset Manager von morgen konkretisiert Vorstandsvorsitzender der RICS Ulrich Jacke die Problemstellung dass aktuell ein klares Leistungsbild f r Real Estate Asset Management

Dienstleistungen fehlt Für den Immobilieninvestor stellt sich die zentrale Frage welche Kriterien er bei der Wahl des geeigneten Asset Managers berücksichtigen sollte um einen professionellen Partner für das Management seines Immobilienbestandes beauftragen zu können Er muss sich insbesondere mit den Fragestellungen auseinandersetzen welche Organisationsform zweckmäßig ist welche Leistungsstandards der Asset Manager erfüllen sollte wie die Vergütung geregelt werden kann und was bei der Vertragsgestaltung zu beachten ist In Anbetracht der Tatsache dass Immobilieninvestoren aufgrund der gegenwärtigen Marktsituation in finanzielle Probleme geraten können und notwendige Refinanzierungen durch die Banken nur sehr schwierig gewährt werden sind Insolvenzen von Immobilienbesitzgesellschaften eine mögliche Folge und ein neuer Schwerpunkt unter den potentiellen Aufträgen des Real Estate Asset Managements Im Rahmen der Thesis soll möglichst Klarheit über die hierarchische sowie inhaltliche Abgrenzung zu anderen Disziplinen des Immobilienmanagements geschaffen werden Es sollen die Möglichkeiten der Organisationsgestaltung für den Investor die Standards des Leistungsverzeichnisses konkretisiert die zweckmäßige Gestaltung des Vertragswerkes sowie die umsetzbaren Vergütungsregelungen aufgezeigt werden Vorrangig sollen aus den Erläuterungen zu den Entscheidungskriterien Ansatzpunkte hervorgehen die für die Auswahl des *Unternehmertum und Public Private Partnership* Harald Pechlaner, Wolf von Holzschuher, Monika Bachinger, 2009-11-26 Das Werk greift aktuelle unternehmerische Fragestellungen im Bereich von PPPs auf und beleuchtet diese aus dem Blickwinkel unterschiedlicher Branchen Dabei stehen vor allem Fragen nach der Wirtschaftlichkeit der Risikoverteilung und den Erfolgskriterien im Vordergrund **Supply Chain Finanzierung** Moritz Gomm, 2008

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