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# Modernes Immobilien- management

Facility Management  
und Corporate Real Estate Management



Springer

# Modernes Immobilienmanagement Modernes Immobilienmanagement

**Sirid M. Körbel**



## **Modernes Immobilienmanagement Modernes Immobilienmanagement:**

*Modernes Immobilienmanagement* Andreas Pfnür, 2004 Das Buch präsentiert 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 die 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

Modernes Immobilienmanagement Andreas Pfnür, 2011-07-14 Das Buch behandelt erstmalig in einem geschlossenen Konzept alle Aufgaben der immobilienwirtschaftlichen Wertschöpfungskette aus den Perspektiven der Nutzer Eigentümer und Betreiber von Gewerbeimmobilien Es wird gezeigt wie mit Hilfe betriebswirtschaftlicher Methoden Optimierungspotenziale für das Immobilieninvestmentmanagement das Asset und Property Management das Corporate Real Estate Management sowie das Facility Management ausgeschöpft werden können Behandelt werden insbesondere aktuelle Aspekte von Sourcing Entscheidungen des Portfoliomanagements des Immobiliencontrollings und der Immobilienfinanzierung Das Buch zeigt verschiedene Alternativen von Organisationskonzepten immobilienwirtschaftlicher Aufgaben konkret auf und bewertet diese Die dritte Auflage wurde bearbeitet erheblich erweitert und aktualisiert Durch eine stärkere Betonung des Property und Facility Managements einerseits und des Real Estate Investment und Asset Managements andererseits wird den aktuellsten Entwicklungen bei Immobilieninvestoren und Dienstleistern Rechnung getragen

*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 criterias The book is built on existing and broadly recognized research and accelerates this know how in an real reastate and international context The challenges for location strategies as well as management alternatives for practitioners are shown and explained through practical examples

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

### **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 in 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 *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 **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 **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 ökonomische steuerliche und juristische Kenntnisse unverzichtbar

Grundlagen der Immobilienwirtschaft macht auf anschauliche Weise mit dem gesamten Lebenszyklus einer Immobilie vertraut 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 **Integratives Projektmanagement im Lebenszyklus der Immobilie** Berend Faber-Praetorius, Sabine

Zippel, 2012 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

*Rechtshandbuch für die Immobilienpraxis* Gotthold Balensiefen, Christian Bönker, Norbert Geiger, Wolfgang Schaller, 2011-11-18 Zum Inhalt Das Buch stellt in kompakter und bersichtlicher Form die zentralen Rechtsfragen im Zusammenhang mit der Errichtung dem Erwerb der Bestandshaltung und der Vermarktung von Immobilien aus Sicht der juristischen Beratungspraxis dar Geschrieben von Rechtsanwälten der beiden renommierten Kanzleien Kapellmann er ist auf die Begleitung von Großprojekten und komplexe Immobilientransaktionen spezialisiert Prof Dr Dr Norbert Geiger lehrt an der Hochschule Biberach Immobilienrecht im Fachbereich Wirtschaftswissenschaften und ist neben seiner Hochschultätigkeit im Bereich der Immobilienfinanzierung tätig Wolfgang Schaller ist Rechtsanwalt und Partner der Kanzlei TaylorWessing und berät in und ausländische Mandanten insbesondere bei Immobilientransaktionen und der Konzeption von Immobilienfonds

Referenzvorgehensmodell zum Redevlopment von Bürobestandsimmobilien Thomas Harlfinger, 2006-02-02

Wirtschaftlichkeit von Immobilien im Lebenszyklus Torsten Offergeld, 2010-12-06 In der Immobilienwirtschaft ist die einheitliche und umfassende Bewertung der Wirtschaftlichkeit von Immobilien notwendig Torsten Offergeld liefert hierfür ein Entscheidungs- und Steuerungsmodell sowie ein von ihm programmiertes Berechnungstool das für den privaten und den öffentlichen Bereich gültig ist **Besonderheiten der Bilanzierung bei Immobilien-Aktiengesellschaften** Mirko

Jung, 2007 Studienarbeit aus dem Jahr 2006 im Fachbereich BWL Rechnungswesen Bilanzierung Steuern Note 2,0 Martin Luther Universität Halle Wittenberg Betriebswirtschaftslehre Veranstaltung SBWL Seminar Immobilien im Handels- und Steuerrecht 15 Quellen im Literaturverzeichnis Sprache Deutsch Abstract Eine Immobilienaktiengesellschaft ist eine spezielle Form der AG welche sich hauptsächlich mit Immobiliengeschäften befasst Sie ist eine in Deutschland noch nicht allzu weit verbreitete Form der indirekten Immobilienanlage wohl aber in den USA in Form so genannter Real Estate

Investment Trusts REITs wie sie auch in Deutschland eingeführt werden bekannt Auch hierzulande nimmt die Marktkapitalisierung der Immobilienaktiengesellschaften immer weiter zu Immobilienaktiengesellschaften haben aufgrund ihres Unternehmensgegenstandes bei den internationalen Rechnungslegungsstandards die Möglichkeit besondere Methoden der Bilanzierung und Bewertung zu nutzen was deren Vermögens Finanz und Ertragslage genauer darstellen kann als wenn sie nach den gängigen Methoden bilanzieren würden Nach einer Vorstellung der Investitionsmöglichkeiten in die Immobilienklasse aus Sicht des Anlegers werden die besagten Besonderheiten in der vorliegenden Arbeit dargestellt und deren Auswirkungen auf andere Bilanzpositionen sowie auf die Begleitrechnungen aufgezeigt Abschließend wird sich der Autor kritisch mit diesen Bilanzierungsbesonderheiten auseinandersetzen und in einem Fazit das Erfasste zusammenfassen

**Koordination von Holdingstrukturen institutioneller Immobiliendirektinvestitionen** Sirid M. Körbel, 2013-12-19  
Immobiliendirektinvestitionen sind aufgrund der Eigenschaft unmittelbarer Einflussnahme vermehrt in institutionellen Immobilienportfolios vertreten Die Umsetzung der Immobiliendirektinvestitionen erfolgt meist bei Holding Strukturen die eine Vielzahl institutioneller Anforderungen erfüllen können Dies resultiert insbesondere aus der Möglichkeit der Haftungsabgrenzung der Objekte voneinander den steuerlichen Gestaltungsvorteilen und der großen Flexibilität der Gesellschaftserweiterung Die konkrete Investitionsform ist darüber hinaus das Ergebnis verschiedener Einflussfaktoren die beispielsweise landesinvestoren und leistungsbezogen begründet sein können Anhand einer empirischen Untersuchung wird belegt dass die bestehenden Holding Strukturen der institutionellen Investoren in mehreren Hinsichten noch nicht optimal sind Die Dissertation liefert neben der Strukturierung der Ineffizienzen auch Aufschlüsse über deren Ursachen Der bestehende Koordinationsbedarf wird drei wesentlichen Bereichen der Immobiliendirektinvestitionen selbst den involvierten Akteuren und der Struktur zugeordnet Zur Förderung der Strukturstabilität werden geeignete Koordinationsinstrumente identifiziert und zu individualisierten Koordinationsmechanismen zusammengefasst Die Anwendung des Leistungskonzepts erfolgt modellhaft am Beispiel eines internationalen Immobilienfonds *Wirtschaftlichkeit von integralen*

*Erneuerungsmassnahmen im Wohnungsbau* Veronika Pichler, 2010 Wie alle Eigentümer 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 fällen Damit wissen Gebäudeeigentümer besser über ihre Ausgangslage und die damit verbundenen Risiken Bescheid und können so die für ihre Liegenschaft optimale Strategie wählen Zielpublikum Immobilienbesitzer verwaltungen anleger Planer und Bauherren *Real Estate und Facility Management* Norbert Preuß, Lars Bernhard Schöne, 2016-01-11

Die bearbeitete und deutlich erweiterte 4. Auflage dieses anerkannten Standardwerkes liefert einen umfassenden Einblick in die Grundlagen des Real Estate und Facility Managements. Von der Projektentwicklung über das Projektmanagement bis zum Transaktions- und Risikomanagement bis hin zum Asset Property und Facility Management. Alle wesentlichen Leistungen sowie Argumente für ein nachhaltiges Management der Sachwertanlage Immobilie, die hierfür notwendigen Strategien, Methoden sowie Vorgehensweisen werden detailliert dargelegt. Besonders informativ, anregend und aufschlussreich wird der Leser durch den interdisziplinären Ansatz sowie die umfangreichen aktuellen Beispiele, Tabellen und Abbildungen durch den Lebenszyklus der Immobilie geführt. Dieses Werk wendet sich seit nunmehr über 15 Jahren an drei Zielgruppen: Studenten, die sich mit den Grundlagen und den vertiefenden Aspekten der Bau- und Immobilienwirtschaft insgesamt oder mit einzelnen Elementen wie etwa einer Portfolio-Analyse oder der Due Diligence gezielt auseinandersetzen wollen; an Praktiker, die die aktuellen Entwicklungen ihres Fachgebiets verfolgen und eine fortwährende Aktualisierung ihres Wissenstandes anstreben; sowie Wissenschaftler, die durch die kritische Reflexion der hier beschriebenen Expertisen Impulse für die Weiterentwicklung ihres Forschungsgebietes erhalten können.

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