

# BETTER REAL ESTATE MANAGEMENT

WE ARE OF THE OPINION: IT CAN BE DONE BETTER.

Our experience of a wide range of projects, each with different conditions, means that we know what matters. As a highly skilled technical service provider, we deliver solutions for every aspect of real estate management, from concept to market and beyond. We can lead even the most complex projects to success.

VITZTHUM Projektmanagement GmbH will support you throughout the entire life cycle of a property, from development to realization and warranty management. Our technical asset management team supports the running operation. Purchases and sales can be supervised with a range of technical due diligence services. You determine the scope and extend of our involvement.

As project managers and project controllers with professional backgrounds in architecture and civil engineering, we are capable of achieving quantifiable benefits to your pro-

jects, thanks to our longstanding experience in the most diverse sectors of industry.

This means efficient, innovative and tailored concepts for a cost-effective planning und realization stage and successful operation of your estate.

We'll explore the full potential of your real estate by researching the basic information and subsequently working out solutions – not the other way around.



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TECHNICAL ASSET MANAGEMENT

**VITZTHUM**  
PROJEKTSTEUERER & ASSET MANAGER

# TECHNICAL ASSET MANAGEMENT

TECHNICAL PROCESSES IN REAL ESTATE MANAGEMENT ARE COMPLEX. WE MAKE THEM TRANSPARENT.



Our technical asset management service takes care of all relevant property management procedures during the operating phase, ensuring transparency and efficiency. We develop and implement strategies to achieve your targets, in cooperation with your property maintenance contractors.



For us, the first stage is to **collect and record** a multitude of detailed technical data about an individual property, in order to form a comprehensive picture of your real estate portfolio. This extensive assessment of your property enables us, in the second stage, to suggest strategies and recommend suitable courses of action, keeping your overall vision in mind.

**Analyzing** the gathered property data we also take into account the requirements of all parties involved in the maintenance and operation of your property.

Typically, these requirements result from the responsibilities and legal obligations of property management during the operational phase, from stakeholder objectives and from the expectations and requirements of the end users.

Drawing on our experience with existing properties, and with the full involvement of all decision-makers, we identify the strategic potential of your assets, from single properties to large real estate portfolios. As your technical asset management consultants, we exploit **the inherent potential** of your property and realize the options to secure its value.

We adapt the **technical structuring** of your real estate portfolio according to your company's specific demands and guidelines. We are familiar with a large number of companies that implement all sorts of different investment strategies. Therefore we are able to quickly adapt our services to the existing structures of your real estate portfolio and to the organizational structure of the existing real estate management. Upon request, we get involved in these processes and, if necessary, improve them together with you.

CONSULTANCY IS AN ONGOING RELATIONSHIP. STRONG RELATIONSHIPS ARE BUILT ON TRUST.



We can make sure that your proprietary interests are always protected in all property management matters involving other parties, including external property managers. This is our greatest priority.

With a high standard of practical knowledge and experience from a large range of successful projects, we outline the requirements and projected costs of any planned construction measure beforehand. In this process we will always be in line with your overall **investment strategy**.

We advise on the feasibility and viability of all structural and infrastructural improvements, energy provision and property maintenance measures. Consultation on the selection and assessment of the right specialist planners and professionals for your project is as important as the development and examination of **alternative courses of action**.

You decide about proposed construction matters on the basis of a **comprehensive decision template**. We filter gathered information and turn it into a compact decision paper. The aim is to develop and maintain a yield-optimized, low-risk operation, with a clearly defined process structure and readily accessible information.

We take an integrated approach to technical asset management. Our junior and senior consultants with backgrounds in architecture, civil engineering, project management and systems engineering are all highly experienced, well-connected and have a good sense of practicability. In the field of technical asset management, our **interdisciplinary teams** currently successfully support a number of large national and international, institutional investors with over 600.00m² of gross building area under management.



CONTROLLING SECURES THE ACHIEVEMENT OF TARGETS. WE BUILT UPON FACTS, NOT ASSUMPTIONS.



An impartial approach from an auditor's perspective is crucial. Detailed analysis and recognition of actual, causal weak points can provide early indicators of issues requiring intervention and prevent unsatisfactory results. This cannot be undertaken more objectively than by an external third party.

The cornerstones of effective **controlling** are reliable data and empirical values. This is collected through extensive evaluation, the development of comprehensive survey certificates and retrospective verification of individual procedures and accomplished tasks.

Regular **property inspections** show the true results of the real estate management used and highlight its strengths and weaknesses.

In addition to evaluating the success of individual measures, regular **target/actual** comparisons provide invaluable insights into any discrepancies, allowing to take corrective action before costs spiral out of control.

We collate the results to create an effective **budget & resource planning strategy**. This will allow you to make informed decisions on appropriate **resource allocation**, according to your budget. In addition to this, we undertake continuous comparisons of the internal cost data and the expected life span of construction and technical components.

A dedicated controlling system for property management is not only important for companies audited according to the German 'BaFin' criteria; it can also contribute to the quality assurance of all real estate-specific processes. The systems we use and the tools we utilize have proved their value, time and time again.

