

The background of the page is a semi-transparent image of a person in a white shirt holding a tablet. The tablet screen shows a city skyline, which is also visible in the background behind the person. The overall image has a light, airy feel with a soft focus.

# **PERFORMANCE PICTURE BAUMONITORING e.V.**

Version 2.2



## FOREWORD

Banks, investors, funds, mezzanine lenders, family offices, etc. invest in the project developments in the belief that the financed property will generate a defined return at a certain point in time.

This is always subject to the proviso that the capital service is always provided by the developers or the future owner. Risks in the project structure, organization or the course of the project might jeopardize the expectations of both scenarios.

Risk management is therefore regulated in the Mortgage Lending Value Determination Ordinance (BelWertV) for Pfandbrief banks and in the amended Minimum Requirements for Risk Management (MaRisk). Further capital and liquidity requirements for

Banking institutions are in the pre Basel III" regulations of the Basel Committee on Banking Supervision (BCBS).

BauMonitoring e.V. is an interdisciplinary association of practitioners of members from the field who have all set themselves the goal of providing a practical performance profile for all parties involved with "BauMonitoring". On this basis, risks are minimized based on applicable legislation and assessed including the identification of risk assurance and a framework for the standardized preparation of necessary reports .

The project stages of the BauMonitoring e.V. service profile are based on Booklet 9 of the AHO Expert Commission, which describes project management services in the construction and

real estate industry.

The five project stages of the AHO were combined into three project stages:

*Project stage 1 - Planning and preparation phase*

*(parallel to project stage 1+2+3 of the*

*AHO), project stage 2 - execution phase*

*(parallel to project stage 4 of the AHO),*

*project stage 3 - project completion phase*

*(parallel to project stage 5 of the AHO).*

To enable holistic monitoring, the five areas of action from the AHO are divided into the following nine areas of action for each project stage:

- I. Organisation
- II. Risk management
- III. Costs
- IV. Dates
- V. Awards/contracts
- VI. quality
- VII. Insurances
- VIII. Marketing
- IX. Sustainability

In the current version 2.1 of the Performance profile of the Bau-Monitoring e.V., this is offered in the form of 3 packages: **Bronze**, **Silver** and **Gold**.

The 3 service packages were compiled on the basis of around 40 monitoring market enquiries received from 2015- 2022

The bronze service package includes standard monitoring services that are generally requested by the market. The silver service package adds services that enable even more comprehensive construction monitoring and are requested for larger projects, for example. The Gold package includes the full scope of services and offers even more detailed construction monitoring in addition to the services from the Bronze and Silver packages which appears suitable for high-risk

projects, for example .

The services described are a mixed model with which the BauMonitoring e.V. is explicitly aimed at banks and investors (e.g. project developers) who are primarily targeting the German market.

In order to ensure that the performance profile is up to date, and ahead of the performance picture, the performance queries are regularly updated and

evaluated at regular intervals and services that are not (or no longer) used are removed from the catalogue. For example, the last evaluation revealed that the service of helping to draft contracts is no longer in demand on the market, which is why it was removed from the catalogue of services.

An initial implementation of sustainability aspects is available in the version 2.2 as a draft.

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# 1. SCOPE OF WORK ACCORDING TO PROJECT STAGES

The three service packages **Gold**, **Silver** and **Bronze** each make up a third of the market spectrum of Bau Monitoring e.V. services.

PROJECT STAGE 1 PLANNING AND PROJECT PHASE	PROJECT STAGE 2 EXECUTION PHASE	PROJECT STAGE 3 PROJECT COMPLETION AND HANDOVER PHASE
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## I. ORGANISATION

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>PROJECT DOCUMENTS</li> <li>PROJECT STRUCTURE</li> <li>PROJECT ORGANISATION</li> <li>APPROVAL PLANNING</li> </ul>                | <ul style="list-style-type: none"> <li>APPROVAL PLANNING</li> <li>PROJECT STRUCTURE</li> <li>PROJECT ORGANISATION</li> </ul>  | <ul style="list-style-type: none"> <li>PREPARATION OF THE ACCEPTANCE TEST</li> <li>DOCUMENTATION</li> </ul>                                  |
| <ul style="list-style-type: none"> <li>CHANGE MANAGEMENT</li> <li>PERFORMANCE PROJECT PARTICIPANTS</li> <li>RELEASE OF CPs (check points and quality gates)</li> </ul> | <ul style="list-style-type: none"> <li>EXECUTION PLANNING</li> <li>PERFORMANCE PROJECT PARTICIPANTS</li> <li>RELEASE OF CPs (check points and quality gates)</li> </ul> | <ul style="list-style-type: none"> <li>EXAMINATION OF ACCEPTANCE/ FINAL REPORT</li> <li>ACCEPTANCE INSPECTION AND SAMPLE PROTOCOL</li> </ul> |

## II QUALITIES

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>EVALUATION PLANNING</li> </ul>                           | <ul style="list-style-type: none"> <li>CONSTRUCTION</li> <li>PLANNING DEVELOPMENT</li> <li>DOCUMENTATION CONSTRUCTION SITE STEP</li> </ul> | <ul style="list-style-type: none"> <li>QUALITY GOALS</li> <li>LIST OF DEFECTS INCL EVALUATION</li> <li>ACCEPTANCE INCL. VALUATION DOCUMENTATION</li> </ul> |
| <ul style="list-style-type: none"> <li>BUILDING SPECIFICATION FOR BILL OF QUANTITIES</li> </ul> | <ul style="list-style-type: none"> <li>RULES OF TECHNOLOGY</li> <li>LIST OF DEFECTS INCL. ASSESSMENT</li> </ul>                            | <ul style="list-style-type: none"> <li>EXAMINATION OF ACCEPTANCE/ FINAL REPORT</li> <li>ACCEPTANCE INSPECTION AND SAMPLE PROTOCOL</li> </ul>               |
| <ul style="list-style-type: none"> <li>METHODOLOGY OF BUILDING LEVEL CALCULATION</li> </ul>     | <ul style="list-style-type: none"> <li>RELEASE OF CPs (check points and quality gates)</li> </ul>  | <ul style="list-style-type: none"> <li>PROPERTY INSPECTION WITHIN THE WARRANTY PERIOD</li> </ul>   |

## III. COSTS

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>BUILDING SPECIFICATION FOR BILL OF QUANTITIES</li> </ul>         | <ul style="list-style-type: none"> <li>CALCULATION OF THE AWARD VALUE</li> <li>PROGRESSION OF THE CASH FLOW</li> </ul> | <ul style="list-style-type: none"> <li>FINAL ACCOUNT OF THE GENERAL CONTRACTOR</li> <li>COST CALCULATION FOR DEFECT RECTIFICATION</li> </ul> |
| <ul style="list-style-type: none"> <li>RESERVE</li> <li>COST STRUCTURE</li> <li>COST CONTROL</li> </ul> | <ul style="list-style-type: none"> <li>COST VARIANCE</li> <li>INVOICE APPROVAL FROM THRESHOLD VALUE</li> </ul>         | <ul style="list-style-type: none"> <li>DOCUMENTATION</li> </ul>  |
| <ul style="list-style-type: none"> <li>INVOICE WORKFLOW</li> <li>CASHFLOW</li> </ul>                    | <ul style="list-style-type: none"> <li>COST CONTROL</li> <li>COST COMPARISON</li> </ul>                                |  |

## IV. DATES

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>FRAME SCHEDULING</li> <li>MILESTONES</li> </ul>                              | <ul style="list-style-type: none"> <li>MONITORING SCHEDULE</li> <li>SCHEDULING</li> </ul>                             | <ul style="list-style-type: none"> <li>SITE INSPECTION</li> <li>DOCUMENTATION</li> </ul> |
| <ul style="list-style-type: none"> <li>METHODOLOGY SCHEDULING</li> <li>SCHEDULING</li> <li>PAYMENT DATES</li> </ul> | <ul style="list-style-type: none"> <li>POSTPONEMENT</li> <li>CONSTRUCTION</li> <li>CONSTRUCTION DISCUSSION</li> </ul> |  |



PROJECT STAGE 1 PLANNING AND PROJECT PHASE	PROJECT STAGE 2 EXECUTION PHASE	PROJECT STAGE 3 PROJECT COMPLETION AND HANDOVER PHASE
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## V. AWARDS/CONTRACTS

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• DISTRIBUTION CONCEPT</li> <li>• DISTRIBUTION DATES</li> </ul> | <ul style="list-style-type: none"> <li>• ALLOCATION TO THE BUDGET</li> </ul>  | <ul style="list-style-type: none"> <li>• TARGET FILLING</li> <li>• DOCUMENTATION</li> </ul> |
| <ul style="list-style-type: none"> <li>• CONTRACT DATES</li> <li>• PERFORMANCE ON BUDGET</li> </ul>    | <ul style="list-style-type: none"> <li>• WORKS CONTRACTS</li> <li>• ACC. TEST PROTOCOL</li> <li>• CONTRACT DOCUMENTS</li> </ul> | <ul style="list-style-type: none"> <li>• ACCEPTANCE</li> </ul>                              |
| <ul style="list-style-type: none"> <li>• CONTRACT DOCUMENTS</li> </ul>                                 | <ul style="list-style-type: none"> <li>• CONSTRUCTION SUPERVISION</li> <li>• MAINTENANCE CONTRACTS</li> </ul>                   | <ul style="list-style-type: none"> <li>• DOCUMENTATION REVIEW</li> </ul>                    |

## VI. RISK MANAGEMENT

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• RISK MANAGEMENT ANALYSIS</li> </ul> | <ul style="list-style-type: none"> <li>• PROJECT RISKS</li> <li>• DISABILITY NOTIFICATIONS</li> <li>• SUPPLEMENTARY REPORT</li> </ul> | <ul style="list-style-type: none"> <li>• SITE INSPECTION</li> <li>• DOCUMENTATION</li> </ul> |
|--|---|--|

## VII. INSURANCES

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• INSURANCE CONCEPTS</li> </ul>                     | <ul style="list-style-type: none"> <li>• INSURANCE LIST</li> <li>• INSURANCE POLICIES</li> </ul> | <ul style="list-style-type: none"> <li>• SITE INSPECTION</li> <li>• DOCUMENTATION</li> </ul> |
| <ul style="list-style-type: none"> <li>• ENFORCEMENT OF CONTRACTUAL OBLIGATIONS</li> </ul> | <ul style="list-style-type: none"> <li>• OCCUPANCY RATE</li> <li>• USER REQUIREMENTS</li> </ul>  |  |

## VIII. MARKETING

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• MARKETING CONCEPT</li> </ul> | <ul style="list-style-type: none"> <li>• MEASURES IN CASE OF DEVIATION</li> </ul>               | <ul style="list-style-type: none"> <li>• DOCUMENTATION</li> </ul> |
| <ul style="list-style-type: none"> <li>• MARKETING DATES</li> </ul>   | <ul style="list-style-type: none"> <li>• OCCUPANCY RATE</li> <li>• USER REQUIREMENTS</li> </ul> |   |

## IX. SUSTAINABILITY *Draft*

### VERIFICATION, PLAUSIBILITY CHECK AND DOCUMENTATION

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• EVALUATION OF THE PLANNING</li> </ul>                       | <ul style="list-style-type: none"> <li>• EVALUATION OF THE EXECUTION</li> </ul>          | <ul style="list-style-type: none"> <li>• ACCEPTANCE</li> </ul>          |
| <ul style="list-style-type: none"> <li>• CERTIFICATION OBJECTIVES PLANNING</li> </ul>                | <ul style="list-style-type: none"> <li>• CERTIFICATION IN EXECUTION</li> </ul>           | <ul style="list-style-type: none"> <li>• FINAL CERTIFICATION</li> </ul> |
| <ul style="list-style-type: none"> <li>• COST ESTIMATION OPTIMISATION</li> <li>• TAXONOMY</li> </ul> | <ul style="list-style-type: none"> <li>• CONTROL MEASURES</li> <li>• TAXONOMY</li> </ul> | <ul style="list-style-type: none"> <li>• TAXONOMY</li> </ul>            |

# 1.1. PROJECT STAGE 1 - PLANNING AND PREPARATION PHASE

## I. Organisation

- A) Preparation of an initial report, which includes a basic review after reviewing the documents provided by the financing bank and/or the investor (inventory), serves as the basis for the first disbursement of loan funds to the investor and ongoing monitoring: core statements on the feasibility of the categories I. Organization, II. qualities, III. costs (observance of the proportionality principle), IV. deadlines, V. award / contracts, VI. Risk management, VII. Insurance, VIII. Marketing and IX. Sustainability (design). This is always carried out, where appropriate, using key performance indicators with standardized derivation, risk classification and future risk assessment based on complete, precise and current data, as well as the use of analytics and visualizations

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- B) Review of the overall organization of the project in its management functions

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- C) Participation in and/or review of project meetings incl. subsequent Plausibility check of the protocols of the seller or other third parties

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- D) Checking the digital sorting of general property documents

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- E) Extraordinary notification of organizational matters that have a potentially negative impact on the project and/or its investment value

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- F) Review of change management

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- G) Review of the functionality of the investor's organizational and operational structure by checking the plausibility of the organizational structures and set-ups, processes and relevant workflows, which show that the investor can manage the project.

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- H) Ongoing plausibility checks of decision templates and approvals within the scope of change management, with regard to deviations from the order value (costs, deadlines, etc.).

## II. Qualities

- A) Review of the situation for obtaining official authorizations and permits

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- B) Review of sustainability and certification processes

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- C) Plausibility check of quality-relevant documents with project objectives and manufacturing processes, as well as obligations (e.g. loan agreement and/or functional service description)

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- D) Plausibility check of requirements planning and the planning status, as well as review of the Quality with regard to compliance with project objectives and production obligations (e.g. loan agreement and/or functional performance specification)

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- E) Plausibility check of the building and tenant fit-out specifications (e.g. compliance with DIN standards, the recognized rules of technology and/or relevant regulations)

### III Costs

- A) **Plausibility check of the final construction cost estimate incl. ancillary construction costs**
- B) **Plausibility check of cost structure, cost development, cost estimates, cost deviations and investment and utilization costs incl. budget for risk provisioning (building reserve/contingencies)**
- C) **Check whether the cost structure and billing modalities are set up in such a way that the project management and/or project control is able to manage the project for the future and to take measures at an early stage in the event of deviations**
- D) **Review of cost control**
- E) **Review of project accounting for the outflow of funds**
- F) **Plausibility check of additional and reduced cost claims from change requests and/or supplements**
- G) **Plausibility check of cash flow models**

### IV. Dates

- A) **Review of the structure of the material and contractually relevant schedules and Milestones**
- B) **Plausibility check of the award dates**
- C) **Plausibility check of the construction schedule**
- D) **Preparation of a monitoring schedule for comparison and plausibility schedules from the contracts of various stakeholders**
- E) **Extraordinary notification of scheduling matters that have a negative impact on the may affect the project development and/or its investment value**

### V. Awarding of contracts/contracts

- A) **Review of the award and contract structure (e.g. adoption of deadlines, clauses and/or bonus/malus rules) regarding feasibility and possible conflicts from interfaces with cost statements and schedules (limitation to relevant contracts, such as planner contracts, project contracts, construction contracts, neighbor contracts and/or broker contracts)**
- B) **Review of property-related contracts regarding the technical aspects of subcontracting support of the legal representatives of the investor**
- C) **Plausibility check of bills of quantities with the building specification**
- D) **Review of the early tendering of service providers (e.g. facility management)**
- E) **Review of contract management and the partnership approach between the project parties**
- F) **Check whether all easements required for the development of the project have been obtained and are registered in the land register**

## V. Awarding of contracts/contracts

- G) Extraordinary notification of procurement and/or contractual matters that may have a negative impact on project development and/or its investment value

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H) Checking whether the conditions for taking over the object of purchase are met (e.g. checking the documents to be handed over for completeness)

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I) Review of the purchase agreement regarding technical issues

## VI Risk Management

A) Review of the investor's risk management concept in the allocation of responsibility, structure, cost overruns, contract deviations (costs, deadlines and quality) in relation to the fulfilment of objectives and integration into the upstream risk management system.

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B) Review of conflict management

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C) Extraordinary notification of matters relating to risk management which have a negative impact on the project development and/or its investment value

## VII Insurance

A) Review of the insurance concept and scope of the companies involved

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B) Extraordinary notification of underwriting matters relating to the impact on the project development and/or its investment value

## VIII. Marketing

A) Plausibility check of the compilation of buyer and tenant requirements

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B) Verification of floor space details for rental and usable areas

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C) Extraordinary notification of technical marketing matters relating to the have a negative impact on the project development and/or its investment value

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D) Plausibility check of the marketing plan incl. interfaces

## IX. Sustainability Draft

A) Verification of compliance with legal requirements (e.g. GEG)

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B) Review of the sustainability targets set for the project regarding Marketability

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C) Verification of compliance of the planning with requirements from related Strategies (fund strategy, corporate strategies) with reference to sustainability

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D) Plausibility check of the pre-assessment of a certification

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E) Examination of the contracts regarding the tasks of the planning teams in the event of certification

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F) Review of the cost estimate regarding the increase of the certification target

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G) Review of planning regarding conformity with the EU taxonomy

## 1.2. PROJECT STAGE 2 - DETAILED DESIGN

### I. Organisation

- A) Review of the updated project organization for legality, consistency and effectiveness
- B) Checking the digital sorting of general property documents
- C) Participation in and/or review of project meetings incl. subsequent plausibility check of the minutes of the seller or other third parties
- D) Review of change management
- E) Extraordinary notification of organizational matters that may have a negative impact on project development and/or its investment value
- F) Review of the overall organization of the project in its management functions
- G) Ongoing plausibility check of decision templates and approvals as part of change management regarding deviations from the order value (costs, dates and qualities) with decision documentation

### II. Qualities

- A) Plausibility check of the updated quality-relevant documents with project objectives and production obligations (e.g. loan agreement and/or functional performance specifications)
- B) Carrying out regular property inspections (e.g. monthly) to compare the construction work with project objectives and production obligations (e.g. construction description, sampling and generally recognized rules of technology) and for the visual recording of recognizable significant and systematic defects (incl. photo documentation)
- C) Participation in and/or review of central buyer- Jour-Fixe on the day of the regular building inspection (e.g. monthly)
- D) Review of monthly performance status reports from project management
- E) Check whether authorization procedures and expert approvals correspond to the planning
- F) Extraordinary notification of qualitative matters that have a negative impact on the may affect the project development and/or its investment value
- G) Regular checks (e.g. monthly) on the status of defect processing
- H) Plausibility check of the measurement to be supplied by the surveyor in relation to the areas owed (under the purchase contract)
- I) Random checks of the implementation of construction management activities (e.g. compliance with the health and safety plan and/or site condition) during construction

## II. Qualities

- J) Review of documentation of relevant concerns and/or obstruction reports

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- K) Review of sustainability and certification processes

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- L) Verification of the requirements for legal acceptance (visual assessment of significant and systematic defects)

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- M) Check whether relevant verifications (e.g. stability, fire protection and thermal insulation according to EnEV) and expertise (e.g. building physics, soil and traffic) are available

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- N) Ongoing plausibility checks of decision templates and approvals as part of change management with regard to deviations from the order (costs, terms and qualities) with decision documentation

## III Costs

- A) Plausibility check of cash flow models

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- B) Plausibility check of invoices

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- C) Plausibility check of the methods for determining the project status

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- D) Plausibility check of supplementary declarations

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- E) Review of the purchase contract amount due to changed services (e.g. monthly)

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- F) Extraordinary notification of cost-related matters that may have a negative impact on the project development and/or its investment value

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- G) Review of any guarantees (e.g. building trade guarantees) according to § 959f BGB and/or payment guarantees) and their term

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- H) Plausibility check of the updated cost system

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- I) Review of the continued project accounting for the outflow of funds

## IV. Dates

- A) Review of the structure of the material and contractually relevant schedules and Milestones

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- B) Creation and/or continuation of a monitoring schedule for the comparison and plausibility checks of schedules from the contracts of various stakeholders

---

- C) Extraordinary notification of scheduling matters that have a negative impact on the the project development and/or its investment value

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- D) Participation in and/or review of project meetings incl. subsequent Plausibility check of the protocols of the seller or other third parties

## V. Awarding of contracts/contracts

- A) Review of contract management and the partnership approach between the project parties

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- B) Plausibility check of the award dates

## V. Awarding of contracts/contracts

- H) Review of property-related contracts regarding technical issues to support the legal representatives of the investor
- C) Extraordinary notification of procurement and/or contractual matters that may have a negative impact on project development and/or its investment value
- D) Participation in and/or review of the acceptance of services as well as notification of apparently recognizable defects regarding the construction services owed under the purchase contract, the building permit and the implementation planning

## VI. Risk management

- A) Review of the risk management concept of the investor in the allocation of responsibility, structure, cost overruns, contract deviations (costs, deadlines and qualities) in relation to target compliance and integration into the existing reporting system
- B) Review of conflict management
- C) Extraordinary notification of risk management matters that may have a negative impact on the project development and/or its investment value
- D) Plausibility check of supplementary declarations

## VII. Insurance

- A) Plausibility check of the insurance structure regarding the progress of the project
- B) Plausibility check of the determined restoration value in accordance with § 15 PfandG
- C) Extraordinary notification of underwriting matters that may have a negative impact on the project development and/or its investment value
- D) Review of the fulfilment of the objectives agreed in the user contracts

## VIII. Marketing

- A) Extraordinary notification of commercialization issues that may have a negative impact on the project development and/or its investment value
- B) Plausibility check of the percentage occupancy rate based on the information provided by the investor
- C) Review of the fulfilment of the objectives agreed in the user contracts

## IX. Sustainability Draft

- A) Checking the execution regarding the sustainability goals defined in the planning
- B) Review of the fulfilment status of the certification
- C) Notification of the client in the event of a risk regarding certifiability or achievement of the desired level
- D) Follow-up of the measures required to achieve a certain level of certification
- E) Checking the execution for compliance with the requirements of the EU taxonomy

## 1.3. PROJECT LEVEL 3 -

### PROJECT COMPLETION AND HANDOVER PHASE

#### I. Organisation

- A) Preparation of a B report after completion of all services including handover of the relevant monitoring principles to the client in digital form:
- Summary of all findings from the project reviews in the relevant categories I. Organization, II. Quality, III. Costs (observance of the proportionality principle), IV. Deadlines, V. Awarding /contracts, VI. Risk management, VII. Insurance, VIII. Marketing and IX. Sustainability (design). This is always carried out using key performance indicators with standardized derivation where appropriate
  - Final risk classification of ongoing risks based on complete, accurate and up to date data
  - Use of analytics and visualizations

---

B) Checking the digital sorting of general property documents

---

C) Review of the overall organization of the project in its management functions

---

D) Participation in and/or review of project meetings incl. subsequent Plausibility check of the protocols of the seller or other third parties

---

E) Plausibility check of existing overall assessment of the construction work in the period up to acceptance with project objectives and production obligations (e.g. building specification, samples and generally recognized rules of technology)

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F) Carrying out regular property inspections to compare the construction work with the project objectives and production obligations (e.g. building specifications, sampling) and generally recognized rules of technology)

#### II. Qualities

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A) Plausibility check of calculations based on gif standards (Gesellschaft für Immobilienwirtschaftliche Forschung e.V.)

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B) Plausibility check of the processing/release notification of defects (follow-up inspection after release notification ), which were recognized during construction and acceptance

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C) Review of the documentation process until the defect has been rectified

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D) Extraordinary notification of qualitative matters that have a negative impact on the may affect the project development and/or its investment value

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E) Review of monthly performance status reports of project management

---

F) Review of sustainability and certification processes

---

G) Plausibility check of existing overall assessment of the construction work in the period up to acceptance with project objectives and production obligations (e.g. building specification, Sampling and recognized rules of technology)

---

H) Plausibility check of the measurement to be supplied by the surveyor in relation to the areas owed (under the purchase contract)

---

I) Review of the documentation of relevant concerns and/or Disability reports



## II. Qualities

- J) Checking whether test reports of all legally and officially prescribed certificates and expert opinions as well as the inspection documents required for acceptance are available. documents (e.g. construction documentation) are available and plausible
- K) Carrying out regular property inspections to compare the construction work with project objectives and production obligations (e.g. building specifications, sampling and generally recognised rules of technology)

## III. Costs

- A) Verification of compliance with all cost structures
- B) Plausibility check of invoices
- C) Plausibility check of the methods for determining the project status
- D) Checking of any guarantees (e.g. Bauhandwerks-Sicherungsbürgschaft gem. § 959f BGB und/oder Zahlungsbürgschaft) and their terms
- E) Plausibility check of the cost determination(s) of the general planner / the property and Specialist planner
- F) Review of the purchase contract amount due to changed services (e.g. monthly)
- G) Extraordinary notification of matters relating to costs, which have a negative impact on the project development and/or its investment value

## IV. Dates

- A) Preparation and/or continuation of a monitoring schedule for the comparison of and plausibility checks of schedules from the contracts of the stakeholders
- B) Extraordinary notification of scheduling matters that have a negative impact on the project development and/or its investment value

## V. Awarding of contracts/contracts

- A) Plausibility check of the fulfilment status of material contracts and obligations Services
- B) Review of contract management and the partnership approach between the project parties
- C) Review of property-related contracts regarding technical issues for subcontracting support of the legal representatives of the investor
- D) Participation in and/or review of handover(s) and acceptance(s)
- E) Participation in and/or review of subsequent acceptance(s)
- F) Plausibility check of maintenance, supply, and disposal contracts

## **VI. Risk management**

A) Extraordinary notification of matters relating to risk management which are have a negative impact on project development and/or its investment value

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B) Review of conflict management

## **VII Insurance**

A) Participation in and/or inspection of handover(s) and acceptance(s)

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B) Extraordinary notification of underwriting matters that can have a negative impact on the project development and/or its investment value

## **VIII. Marketing**

A) Documentation of all previous steps of the chapter Marketing

## **IX. Sustainability Draft**

A) Determination of the status of compliance with legal requirements regarding Certification

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B) Checking the final energy certificate for an image of the constructed building

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C) Monitoring the schedule for submission to the certification body

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D) Tracking the status of the conformity assessment and subsequent submissions

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E) Determination of deviations or determination of conformity with the EU-Taxonomy

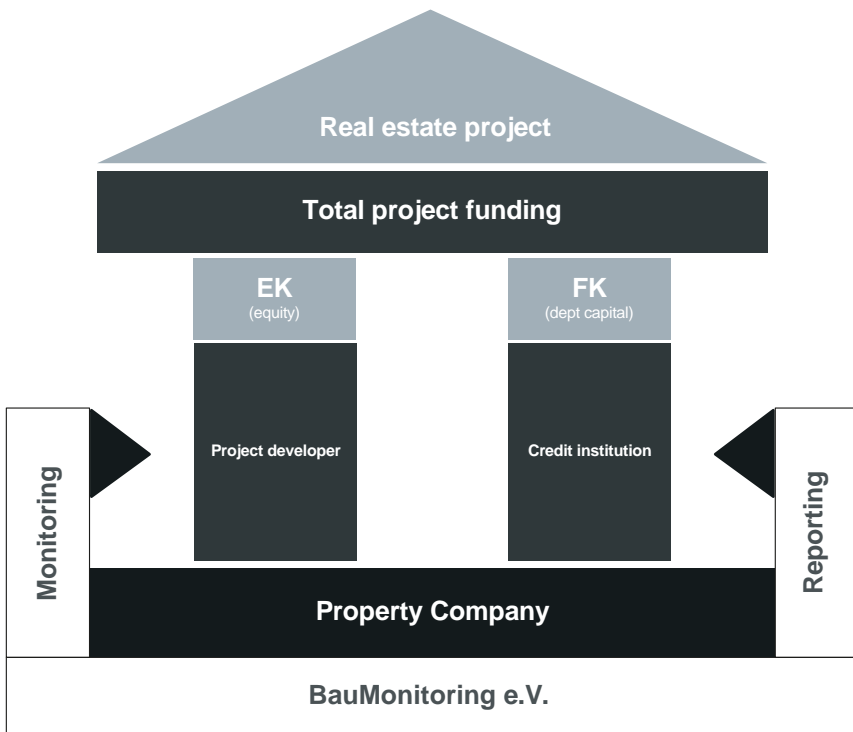
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## 2. ORGANIZATIONAL CHARTS

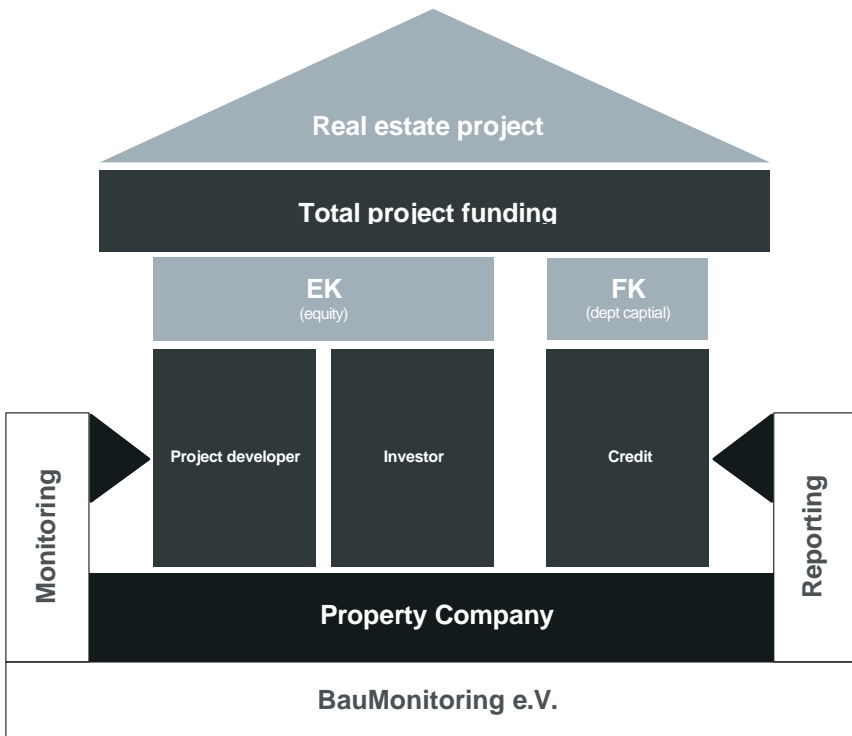
### 2.1. PROJECT DEVELOPER AS INVESTOR

If the project developer himself acts as an investor, he not only has the project idea and the project location, but also the necessary equity capital to be able to borrow sufficient debt capital from the bank and subsequently realize the project. The BauMonitoring e.V. monitors whether the project developer can provide the capital service at all times.



## 2.2. JOINT VENTURE BETWEEN PROJECT DEVELOPER AND INVESTOR

If the project developer only has the project idea and project location and not the equity capital required by a credit institution, a joint venture with an investor (or mezzanine lender) can be an alternative, to provide the necessary equity substitute . BauMonitoring e.V. monitors whether the debt service can always be provided by the joint venture.







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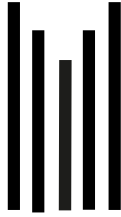
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# CONSTRUCTION MONITORING

