

Federal Real Estate

Comprehensive Real Estate Services



Bundesanstalt für
Immobilienaufgaben

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Board Member Dr. Gert Leis, Board Spokesperson Dr. Jürgen Gehb, Board Member Axel Kunze

Dear Reader,

At one point or another, you have almost certainly seen one of our properties on television, or walked or driven by one. Perhaps you even work or live near one of our properties. There are many ways you might already have encountered the Bundesanstalt für Immobilienaufgaben (Institute for Federal Real Estate or “BIImA” for short) – whether you realized it or not. Once you’ve read through this brochure, you’ll have a much better idea of what we’re all about – we promise!

The BIImA has been active in the market for eleven years, and in that time we have become the key provider of real estate services to Germany’s federal government. In just a short period of time, not only have we taken over the management of the federal government’s entire real estate portfolio, we have developed and expanded on the particular strengths that will also continue to be important in the future: a comprehensive understanding of the real estate sector, an unwavering focus on the client and its needs, expertise in habitat and wildlife conservation and environmental protection, and the fulfillment of our role as a watchdog for the federal government’s commercial interests.

The expansive breadth of our portfolio – from commercial properties to special-purpose real estate to professionally maintained sections of Germany’s Natural Heritage Areas – requires expertise in a wide array of fields. Our mission is to employ this expertise with passionate commitment on a daily basis, and to continually expand our knowledge in accordance with what is required of us. Our actions are always focused on the

responsible and sustainable management of the properties entrusted to us.

It is precisely these principles that guide the BIImA’s course for its portfolio of commercial properties, for example with energy efficiency upgrades. The goal is to reduce energy consumption and the associated costs sustained by buildings used for official purposes, which in turn contributes to the mitigation of climate change and the protection of the environment. The importance of implementing such measures has been growing steadily.

The BIImA has always been and continues to remain a strong and reliable partner. Every day, our employees deal with a variety of challenges with dedication and enthusiasm. Whether this involves handling the marketing and development of sites set to be converted, or quickly providing help finding accommodations for asylum seekers and refugees in BIImA properties without a lot of red tape – our large and devoted team gets the job done.

We are delighted to have the opportunity to provide you with more detailed information about the BIImA on the following pages. *

Dr. Jürgen Gehb
Dr. Gert Leis
Axel Kunze

Bundesanstalt für Immobilienaufgaben
Board of Directors



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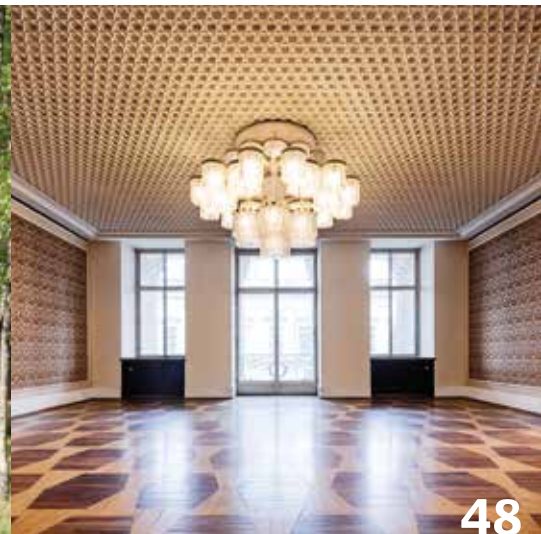
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“special institutions” ensure an exciting role

The BImA

As the key provider of real estate services to Germany's federal government with a host of different functions, the BImA plays a very important role. We make appearances at trade fairs, organize symposiums, and exchange ideas with our partners in the international arena.



Bundesanstalt für Immobilienaufgaben

Our work is as diverse as our properties

The Institute for Federal Real Estate (Bundesanstalt für Immobilienaufgaben, BImA) plays an important role in the market. Since it was first established on January 1, 2005, it has become the key provider of real estate services to the federal government, proving itself to be an efficient and reliable partner. Our work is as diverse as the properties in our portfolio.

With a total of approximately 18,000 properties, 490,000 hectares of land, and 38,000 apartments, the BImA boasts one of the largest portfolios in the country. This runs the gamut from residential, industrial, and commercial real estate to military and former military areas, and even includes forested and agricultural sites. But what is it that the BImA is actually doing? What exactly does our work entail?

The BImA is focused on a standardized system of real estate management for the bulk of the federal government's real estate used for official purposes. This means that the BImA manages and services nearly every property used by government departments and ministries, which in turn also involves the BImA engaging in energy and environmental management for the properties in our care. Interesting fact: In connection with the centra-

Structured for success

The BImA is a federal corporation established under public law as an independent legal entity and is headquartered in Bonn. The commercially run enterprise has about 6,500 employees throughout Germany, distributed across the headquarters in Bonn and nine regional offices (Berlin, Dortmund, Erfurt, Freiburg, Koblenz, Magdeburg, Munich, Potsdam, Rostock) and a total of more than 120 satellite locations. This ensures that the BImA is able to fully engage with its clients at the local level.

lized purchase of energy, the BImA sources nearly half of the electricity consumed by all of the commercial properties in government use from renewable sources.



How the BImA is organized

The BImA is divided into eight specialty divisions. Five of these carry out actual operations (Facility Management, Sales, Federal Forest Service, Portfolio Management, Administration). These are in turn supported by the IT, Finance, and Organization/ Human Resources divisions. And last but not least, there are the administrative units that report directly to the Board of Directors. The BImA is subject to legal and professional oversight by the Federal Ministry of Finance. An Administrative Board consisting of ten members advises the Board of Directors.

Another one of the BImA's responsibilities is the sale of properties that the federal government no longer needs. These include numerous bases for the German armed forces and allied forces that have already been abandoned or will be closing over the next few years. The sales portfolio also includes agricultural and forested areas. Working together with communities, the BImA

to create value – from the subdivision of parcels to new construction to demolition – the value of such properties can be increased and, ultimately, managed and serviced so as to optimally satisfy the various demands of the market.

Real estate individually tailored to the specific user

develops commercial utilization models, feasibility and market analyses, urban planning agreements, as well as land development and use concepts – opening up new residential, commercial, and recreational spaces. The BImA also creates new spaces in its role as a developer, for instance whenever new commercial properties need to be built. The BImA crafts plans that are painstakingly customized to meet the needs of the specific user, resulting in individually tailored real estate – the very opposite of a generic “off-the-rack” building.

Other situations may call for strategic planning and improvements. In order to fully exploit the potential of complex properties, they often need to be analyzed and systematically restructured on the basis of economic factors. Thanks to a variety of measures implemented

In addition to its actual core business, the BImA also has a long list of other responsibilities. For example, it performs state functions on behalf of the Federal Republic of Germany, such as providing property services for allied military forces and adjusting losses resulting from military maneuvers, property damage, and bodily injury, and also provides housing assistance for federal employees.

Last but not least, the BImA also brings decades of expertise in the field of agricultural and forested land management to the table. This know-how is targeted to the specific needs expressed by its clients. Mother Nature is in good hands with the federal district foresters – both in terms of forestry management and conservation measures. At present, the 17 Federal Forestry Offices – from Trave to Hohenfels, from Rhine-Weser to Lausitz – provide comprehensive, user-oriented land management across roughly 360,000 hectares of wooded areas and 210,000 hectares of open landscapes and bodies of water belonging to the federal government and other institutions. Additional services range from providing forest valuations and surveys to the sale of game. *



Since it was first established, the BImA has sold **215** so-called high-rise bunkers with total proceeds reaching **51.44 million** euros

Between 2005 and 2015, the BImA entered into more than **26,000** contracts of sale

The BImA has real estate assets worth roughly **22 billion** euros

11 The BImA has been in the market for 11 years

The BImA provides training for **7** different vocations (real estate agent, office management specialist, forestry engineer, carpenter and painter, HVAC technician, electronics technician for energy and building technology systems)

The BImA generates around **45,000** statements for rent-related costs every year

In 2015, the BImA recorded around **3.1 billion** euros in rent payments (excluding heating costs) from the lease of commercial properties

The BImA currently has **roughly 150,000** accommodation options for asylum seekers at its properties

Over the last few years, more than **500,000 kilometers** of cable have been laid in the BImA's new buildings in Berlin alone



In 2015, around **1.2 million** cubic meters of wood were harvested from the areas managed by the Federal Forest Service

In addition to its headquarters, the BImA is divided into **9** regional offices, the largest of which, in Magdeburg, has **810** employees. There are also more than **120** satellite locations.



In 2015, around **2.7 billion** euros were paid into the federal treasury

Anything but ordinary

The BlmA's portfolio is chock full of properties with unique, distinguishing characteristics, properties that stimulate curiosity or that simply leave the observer amazed. Tracing your finger over this map of Germany will show you just a small selection of some of these.



Clever strategies reveal the potential of sites ready for conversion

In March of 2014, the Förderverein der Landes- und Stadtentwicklungsgesellschaften (Federation of Rural and Urban Planning Associations) called on students to participate in its prestigious competition for up-and-comers with the theme “Conversion: Space – Transformation – Perspectives”. This was the first time that the BImA stepped up as a cooperation partner. The goal was to find clever strategies for selected, former military properties. In the end, there were so many high-quality papers turned in, the jury awarded four prizes and five honorable mentions. “The competition entries reveal just how much potential converted properties hold and how communities can use this potential,” said Undersecretary Gunther Adler of the Federal Ministry for the Environment, Conservation, Building and Nuclear Safety as the prizes were bestowed at the Kronprinzenpalais in Berlin. The photo shows Marie-Luise Dött, Environmental and Building Policy Spokesperson for the CDU/CSU political party as a prize is handed to one of the winners.



The BImA goes international

Plugged into a network of European partners

As the key real estate services provider to Germany’s federal government, the BImA also exchanges knowledge and ideas on an international level as a member of the network of European providers of public real estate services, the “Public Real Estate Network” (“PuRE-net” for short).

From Cyprus to Finland, from Ireland to Latvia, the network currently spans more than 20 European countries – and it is expanding steadily. The providers of public real estate services in the member countries have been exchanging their experiences at “working tables” and developing best practices since 2007. Some of the many different real estate-related subjects include “business models and strategies”, “IT systems”, and “energy-saving measures”.

working table we organized was held in 2012 in Berlin to examine “Efficient Office Space Solutions”, a topic of discussion conceived by the BImA and continued in 2014 at the UN campus in Bonn and on Petersberg Mountain in Königswinter. The BImA made yet another contribution to PuRE-net on behalf of Germany as the host for the 2013 Annual Conference, which was organized in Berlin. In 2016, the BImA will once again be a working table organizer.

Working Tables

Generally, four PuRE-net working tables are held each year, and the BImA has already had the honor of calling its network partners to the table. For instance, the first

Robert Erfen, who represents the BImA in PuRE-net, sums it up this way: “Thanks to PuRE-net, the BImA has established contact with numerous European partner organizations over the past several years, and has gained invaluable insight into their organizational structures and the scope of their various property portfolios. And BImA’s business model has also been met with great interest by other public real estate organizations.” *



Presenting top properties

Every year, the BIImA presents its top properties at Europe's largest trade fair for real estate and investment, the EXPO REAL in Munich. A diverse lineup is on offer at the BIImA's stand, providing glimpses into ongoing projects and presenting upcoming plans in interviews and discussions with prominent partners from politics and industry. In addition to Board of Directors members, BIImA experts from across Germany in Sales, Facility Management, Portfolio Management, and the Federal Forest Service make themselves available to answer the questions of all interested visitors.

Symposiums on conversion and munitions

Engaging in dialogue: The BIImA fosters the exchange of ideas on complex subjects

For the BIImA, the exchange of professional opinions and the assistance provided to clients facing difficult issues are extremely important. This is the reason we organized a conference in February of 2012 addressing the conversion of former military sites. The event, whose tagline was "Conversion Means Designing the Future", was held at the Berlin Congress Center. The conference was spurred by the Federal Ministry of Defense's new plan from October 2011 for stationing military forces and the resulting challenges. The goal of the event was to bring together the parties participating in the conversion process and to promote a dialogue between them. Invitations went out to mayors, district administrators, state conversion officials, and members of parliament.

The challenge: Subsequent use

There was also another complex subject that prompted the BIImA to organize a symposium: dealing with munitions at conversion sites. Many sites formerly used by the military are saddled with unexploded ordnance and old munitions. After the armed forces return the properties, the BIImA and the communities face the challenge of fin-

ding appropriate, subsequent use for civic purposes. This was the reason why the BIImA organized a conference entitled "In the Jungle of Responsibilities – Munitions and Sites to be Converted" in May of 2014 at the Kronprinzenpalais in Berlin. The goal of the event was to support affected communities, to provide information on points of contact, all while simultaneously creating a forum for an exchange of ideas.

The event was organized in collaboration with the Gesellschaft der sicherheits- und wehrtechnischen Wirtschaft NRW e.V., a North-Rhine Westphalian security and defense industry association, and the Leitstelle des Bundes für Kampfmittelräumung an der Oberfinanzdirektion Niedersachsen, the federal government's office in Lower Saxony in charge of coordinating actions to clear exploding ordnance. Some 200 representatives from federal and state ministries, affected communities, the German armed forces, explosive ordnance disposal units, as well as members of the industrial and scientific communities took part. The problems identified at the 2014 conference formed the subject matter of the 2015 Explosive Ordnance Disposal Workshop held at the Humboldt Carré in Berlin, to which the BIImA and Deutsche Bahn AG invited around 100 experts. More information on this is available at www.konversion-kampfmittel.de. *





Interview with Günter Fricke,
Managing Director of Dresdner Sprengschule GmbH

“A step in the right direction”

Many sites to be converted that have come into the BImA's possession or will do so in future are marred by residual hazards from their former military use, a factor which complicates subsequent use. For this reason, the BImA has been championing the implementation of a nationally standardized, systematic process for dealing with residual contamination and munitions and has been spearheading efforts in this regard, for example by arranging events with experts. Dresdner Sprengschule GmbH participated in the 2015 Explosive Ordnance Disposal Workshop.

? *The 2014 symposium on dealing with residual munitions at sites to be converted and the 2015 workshop invited experts to come to the table in order to expose problem areas and develop potential solutions. What do you think of these efforts on the part of the BImA?*

In my view, it's a step in the right direction. Actually, it's about time that the BImA – one of the major contracting authorities in the field of explosive ordnance disposal – became more involved. Ultimately, our constitution stipulates that anything related to explosive ordnance disposal, training and implementation falls under the duty to protect the public from danger, which in turn falls under the jurisdiction of Germany's federal states. This means it is a duty that is not carried out uniformly on a national basis. But that is precisely what should be happening with the federal properties that the BImA is responsible for, among others.

? *What is your role in the context of explosive ordnance disposal and where do the paths of Dresdner Sprengschule and the BImA intersect?*

We provide training in blasting technologies, pyrotechnics, and the transport of hazardous materials, and have been offering training and continuing education courses in explosive ordnance disposal for 24 years now. At the time, we were the first ones to offer this kind of training, apart from the North-Rhine Westphalia state government. Now there are two other training institutes. Of course, there aren't any uniform, national standards for the implementation of training in explosive ordnance disposal. This is why we feel it's a good thing that the BImA is also getting involved in this area and is saying: “We want the individuals taking part in

such activities on our properties to receive training according to certain standards” and is thus making demands that need to be satisfied by the training institutes. Even as we speak, a working group grappling with Germany's law on explosives is in the process of reformulating the principles for recognition and implementation of special training courses on blasting technologies and pyrotechnics and for the specialists in charge of supervising explosive ordnance disposal. The experiences contributed by my employees at the workshop are also being incorporated into the new strategy.

? *So in other words, there have been some preliminary results that you find encouraging?*

Yes, there have been. I am absolutely in favor of seeing training be implemented uniformly across the country wherever possible: It simply should not be possible for training institutes to offer training that several states then fail to recognize precisely because explosive ordnance disposal is left to the states' discretion.

? *What are your hopes with regard to the BImA's initiative to create standards that are the same across the country?*

I am very hopeful that we will manage, working together, to put the proposed requirements into practice uniformly across the country. Also, of course, in order to improve quality through uniform training standards. *

The service provider

The BImA manages and services nearly all of the federal government's real estate used for official purposes, focusing closely on the client's goals. As an all-round service provider, the BImA always keeps the interests of the users firmly in view. In addition, we also offer comprehensive property services for allied military forces.

Over 4,300 leases

The Act Establishing the BImA enacted on December 9, 2004 charged the BImA with the task of implementing a standardized system of real estate management (S-REM). According to Article 1, Section 1, "In particular, this includes the management of properties used by Federal Office of Administration departments in the fulfillment of their responsibilities (government properties)". From 2005 to 2013, the ownership of nearly all of the domestic government properties was gradually transferred over to the BImA, and thus into the S-REM; one example is the Federal Ministry for Family Affairs, Senior Citizens, Women, and Youth (photo). At last count at the end of 2015, 114 different users with more than 4,300 leases were being managed in the S-REM.



Managing the government's commercial properties

Comprehensive services from a single source

By law, the BImA is fundamentally responsible for satisfying the federal government's need for property sites and space. This need can change for a variety of reasons, whether due to requirements being redefined by the user, or parameters that have changed in other ways. In such cases, the user tasks the BImA with exploring the options for a new facility, with some qualifications, and the BImA then follows a proven, standard procedure. As part of this procedure, the user specifies in more detail what is needed, describing its requirements as to the features of the building and areas as well as the location. Using this information as a starting point, the BImA can begin to investigate potential alternatives and precisely calculate the total investment required to be made.

The BImA has a large portfolio of its own properties that may be able to satisfy the reported need if alterations are made or if an extension is added. Another option is to lease or purchase a property from a third party. If it becomes necessary to build a new commercial property, the BImA will also act as developer and design individually tailored solutions that meet the user's precise needs.

The goal of the standardized system of real estate management (S-REM) is to economically manage, service, and operate the federal properties required by the users for official purposes. The cooperation between users and the BImA is based on a landlord-tenant model that takes

into account economic and functional factors. There are many different types of properties that may be required at any given point: from administrative and judicial buildings and laboratories for technical and medical institutes to accommodations and port facilities to museums, libraries, or bunkers.

With the BImA's site management services spanning the different government agencies, the S-REM allows the real estate portfolio to be utilized efficiently. In addition to flexible facility options, the synergy effects result in budgetary savings. The BImA's S-REM encompasses facilities management from commercial, technical, and infrastructure standpoints as well as "construction and renovation".

As the owner and landlord of the properties, the BImA has extensive obligations: In addition to operating and servicing a property, the BImA also ensures that all measures intended for the maintenance of structural elements, technical systems, and outdoor areas are performed – from the clearing of clogged gutters to snow and ice removal. In addition to the objective of retention of value, aspects such as the duty of care associated with premises liability also play a major role. Depending on the size and the needs of the property, BImA property managers may be assigned permanently on site to coordinate the tasks required there. *

The BImA offers a wide range of alternatives

Just the right facility for every user

More than 1,220 S-REM leases for roughly 31,000 buildings and 14 military training areas that alone encompass a total area of 134,000 hectares – these are the impressive figures from the collaboration between the German armed forces and the BImA. This makes the German armed forces the largest client in the BImA's standardized system of real estate management (S-REM). From barracks and training areas to naval bases, airfields, and hospitals – the German armed forces' portfolio is diverse and holds many different challenges for all of those involved.

Another large client is the Federal Police Force, whose properties and what are currently more than 370 associated leases were integrated into the S-REM in 2008.

Individually tailored solutions are also required in the collaboration with the German Federal Agency for Technical Relief – the Technischen Hilfswerk, or THW. In 2009, the BImA took over the commercial properties belonging to the organization, 99.5 percent of whose personnel is comprised of volunteer aid workers. At present, there are more than 870 S-REM leases with the THW. "The THW uses many properties, which means a multitude of different individual measures are needed," says Gerd Friedsam, Vice President of the THW. The specific needs of this user include: a facility for its high-tech vehicle fleet and for the expensive, special equipment and provision of a sufficiently large building providing accommodations. This is constantly presenting the THW and the BImA with new challenges. "Because of the demands of the locations where we do our work, many of the vehicles we need have been built taller, and as a result, many of the entrances to buildings where the vehicles are kept have to be altered to be higher," says Gerd Friedsam.

Constant change

The German customs authority is also one of the BImA's major clients: Its properties were integrated into the S-REM back in 2005 and there are more than 920 leases in place. Because the Federal Customs Service is undergoing constant change, the requirements its

buildings need to satisfy are also changing constantly – sometimes a leased space needs to be enlarged, sometimes accessibility for people with disabilities needs to be ensured. In the case of the renovations to the Central Customs Office in Regensburg carried out from 2010 to 2013, it was the aspects of energy efficiency upgrades, fire safety, and accessibility that took prominence. "The Central Customs Office in Regensburg is a good example of how an old building can be redesigned to be modern and fit for purpose," says Margit Brandl, Director of the Central Customs Office in Regensburg. "The result was a contemporary office building in which our employees have a sense of well-being."

Energy efficiency upgrades play an important role

The BImA also puts its property know-how to use providing assistance to the Sozialwerke der Bundesverwaltungen, the social welfare agencies working under the Federal Office of Administration. These organizations provide public assistance to workers and their financially dependent family members to improve their work-life balance, among other things. In particular, the support organization for the German armed forces, the Bundeswehr-Sozialwerk, jumps into action whenever members of the German armed forces fall on hard times and when soldiers are deployed abroad. "Three buildings are going to be given modern updates by the BImA so that they can offer features conforming to contemporary standards," says the organization's director, Veronika Dahl. "For us, topics such as energy efficiency upgrades play an important role, but accessibility does as well, since for example we house wounded soldiers in our buildings." *



Interview with Joachim Koch, Director of the Department for Budget, Organization, Medical and Security Services at the Central Office of the Federal Police (BPOLP)

Expanding responsibilities, changing needs: Flexibility is demanded of both sides here

? *How is your collaboration with the BImA progressing?*

Our cooperation with the BImA has developed into an intensive exchange of information at every level of the organization. At the core of this is the BImA's property managers' work with the Federal Police Force's property departments, supervised by those at the management levels of the various departments of Federal Police Force and the BImA's main offices. This is complemented by a regular exchange of information between the BImA's headquarters and the BPOLP regarding fundamental or even urgent issues.

? *What unique characteristics distinguish the Federal Police Force's properties?*

The wide variety of functions handled by the Federal Police Force is reflected in its need for highly differentiated and security-sensitive properties across the country. This need ranges from office space for administrative functions to continuing and advanced education facilities to indoor shooting ranges. Special facilities for the Federal Police Special Forces GSG 9 and Air Support as well as for its maritime work require special attention.

Another challenge is the Federal Police Force's changing need for properties as the result of its expanding and changing responsibilities. Flexibility is demanded of both sides here.

? *Can you tell us about some projects or give us some examples of the Federal Police Force and the BImA working together that stand out in your mind?*

Several different measures have already been put into place to ensure the appropriateness of Federal Police Force facilities across the country. These included, for example, the addition of an extension to the pilot training facility for the Sankt Augustin precinct and new facilities for the Aachen and Selb district offices. Additionally, the BImA and the Federal Police reached an agreement to systematically improve the situations at major locations such as Munich and Sankt Augustin and to continue to work toward their evolution so as to meet both present and future needs. *

The Federal Police Force in the S-REM

Joachim Koch is the Director of the Department for Budget, Organization, Medical and Security Services at the Central Office of the Federal Police (BPOLP), headquartered in Potsdam, which as the supervisory office is responsible for the supervision of personnel and operations as well as for providing strategic guidance to the Federal Police Force. All of the Federal Police Force's properties were integrated into the BImA's standardized system of real estate management in 2008. At present, more than 370 leases are in place.



The new Federal Ministry of the Interior building – here you see a view of the main entrance – was built within eyeshot of the Federal Chancellery building (Bundeskanzleramt). The complex consists of three interlocking z-shaped structures.

New buildings across Germany

The BImA as developer

The BImA also takes on the role of developer for all construction work at its properties, and has already accomplished a myriad of significant projects.

When a user's needs with respect to a given facility change, the first thing the BImA does is determine the demands that the required property will need to satisfy. Sometimes new construction needs to be considered. A new building can be built as a self-financed construction project organized by the developer itself, or following a public-private partnership model (PPP).

Planning and execution

If a new commercial property needs to be built or an existing commercial property needs to be renovated, the planning and execution of the construction work are the first steps. Part of this process involves the BImA laying the plans for future building services in accordance with standardized rules.

Several of the largest new construction projects of the past few years have already been turned over to their users:

In August of 2014, the BImA completed the new Berlin headquarters for the Federal Ministry of Education and Research. The employees moved into their new offices in October of the same year. This was the first time the federal government had constructed a government building by way of a public-private partnership (PPP). Angelika Block-Meyer, Director of the Internal Services Department at the Ministry of Education and Research, expressed high praise for the result: "The collaboration between public institutions and private enterprise was exemplary. The result is a building that completely and utterly satisfies the requirements of the Ministry as its user, features first-class architecture, and is energy-efficient. The project was completed on schedule and on budget."

The new building for the Ministry of the Interior was ready for occupancy in April 2015. The building's energy strategy is future-oriented and includes, among other things, the use of geothermal energy to keep all of the offices heated optimally. *



Farewell ceremony for the U.S. armed forces in Schweinfurt in May 2014

Property services for allied military forces

An area as large as 88,000 soccer fields

In addition to the German armed forces, there are also allied military forces stationed permanently in Germany. The BImA provides the allied forces with properties and looks after their real estate interests as part of the implementation of the NATO Status of Forces Agreement.

Kaiserslautern, Wiesbaden, Bielefeld and more – American and British forces are stationed in numerous locations across Germany. The BImA takes it upon itself to meet the needs of these allied forces for space. We procure suitable sites and see to all property-related matters while those sites are used for military purposes.

In fulfilling this role, we focus in particular on environmental issues and dealings with neighboring properties. When the forces withdraw, the BImA handles the termination of the legal relationships with the foreign state or, in the case of leased properties, with the property owner. The allied forces make their own decisions regarding how long the properties will be used.

The BImA is currently overseeing nearly 63,000 hectares of federally owned and leased areas provided to foreign troops – which is equivalent in size to around 88,000 soccer fields. This also includes some 18,600 apartments used by the allied forces. As part of its activities in this area, the BImA is currently responsible for about 45 million euros in expenditures annually.

Even as we speak, troop withdrawals and restructuring measures are shaping the future of the stationing of allied military forces in Germany, and will continue to do so in the years ahead. On the one hand, this will free up properties, which the BImA, as the owner, will accept back from the allied forces. On the other hand, the concentration of troops at fewer locations will lead regionally to an added need for properties. The BImA will meet this need by purchasing or leasing sites. *

Reliably looking after the interests of others

When facing major challenges, it is always good to have a strong, reliable partner at your side. The BIWA markets and develops properties set to be converted and provides assistance in finding accommodations for refugees and asylum seekers.

Conversion

Taking action for reconciliation and sustainable development

The military withdraws, areas as big as whole city districts are freed up and are suddenly available for completely new, civic uses: Conversion is the name of the game. The BImA takes an active approach to the opportunities and challenges presented by this process and always works toward reconciling the interests of the concerned parties.

The conversion of military properties has been a complex undertaking for everyone involved since as far back as the 1990s. The participants include the communities as the parties directly affected and holding planning authority, the federal states, and the BImA as the owner of the sites. The Federal Ministry of Defense's plan from 2011 for stationing the German armed forces and the decisions made by allied military forces to reduce their troop levels in some parts of Germany set a new wave of conversion in motion.

Once it becomes clear that military forces will be withdrawing from a site, the BImA steps in early to hold talks with the communities so that any actions required to secure subsequent use as quickly as possible can be initiated. We provide concrete assistance, for example, by helping to pay for market and feasibility analyses, land use concepts, and even land use planning. The focus of this process is on reconciling the respective communities' construction

policies and urban planning interests, the BImA's obligations concerning economic exploitation, and the financial interests of potential buyers.

Valuable opportunities

Properties set to be converted offer valuable opportunities, especially for urban development, and can become a stimulant for the entire region. It's rare to find contiguous sites of comparable size in the hands of a single owner: This is an opportunity for cities and communities to integrate these sites into new plans. After all, communities are unable to exercise their planning authority the entire



View of the “Big House” on the Joint Headquarters property to be converted in Rheindahlen. British forces were stationed here until July 2013.

time the sites are used by the military, but of course that changes once the military has given them back. The communities then have the opportunity to develop ideas for possible uses either on their own or with the help of the federal government, the states, or investors.

Because difficult starting situations often put their stamp on the entire process, conversion always signifies both opportunity and challenge simultaneously. Some of the obstacles include constraints imposed with respect to residual contamination and munitions, habitat and wildlife conservation, or historic preservation, just for example. Even the permitted use of existing structures with restrictions, as is the case with underground bunkers, can highly complicate matters. In such scenarios, the BImA commissions expert reports or participates in working groups in order to work on a solution together with the states and communities. In the specific case of residual contamination, the BImA uses a “centralized residual contamination management” system in which it records and assesses the risks and arranges for remediation as needed.

So much potential: From military compound to university campus

There are a number of different options for future use, which will depend on the circumstances of the parti-



In harmony with nature

As part of conversion, even former military training areas and proving grounds with their expansive heaths and grassland areas, marshes and wetlands, as well as sparsely wooded areas and facilities at the outskirts of forests become available for subsequent civic use. Such training areas often have a special ecological value. The military's use of sites without visitor traffic or the use of fertilizer and pesticides has often resulted in a highly valuable natural landscape. Many different rare and sometimes legally protected species can be found on these properties, and the BImA assumes a great deal of responsibility for their conservation. The BImA looks after preserving the diversity of species and habitats, simultaneously taking advantage of the properties' potential for environmentally-friendly purposes (e.g., as areas for generating wind or solar power, compensatory measures). Projects such as those involving the maintenance of open landscapes by wild horses in danger of extinction are just one example of this. The photo shows Przewalski's horses on an area set aside for impact offsetting and compensatory measures in the Schwarzenborn Federal Forestry Office at the Campo Pond property in Hanau.

Hammonds: In the heart of Mother Nature

In 2011, Germany said “farewell” to the U.S. forces as they left the Hammonds Barracks in Mannheim-Seckenheim. The starting gun had sounded for plans for a new city district focused on residential living. The roughly nine-hectare-large urban development project “Hammonds” is comprised of what was formerly the Hammonds Barracks together with the adjoining Loretto Barracks. Close to nature but still centrally located between both the Mannheim and Heidelberg downtown areas, the site is ideal. Strong participation by the local citizenry and an urban planning competition are accompanying planning efforts, which are aimed at deliberately showcasing the history of the location.



cular situation. For downtown sites, commercial uses are the first choice, but public facilities, residential and mixed-use buildings are also a possibility. In Lüneburg (Lower Saxony) for example, what was once the Scharnhorst Barracks was successfully transformed into a university campus. The barracks buildings from the late 1930s offered ideal space for this and were upgraded with garden zones in a variety of designs, including a biotope.

Additionally, uses for sports, leisure activities, industrial complexes, and other special purposes are also conceivable. Solar and wind parks are given primary consideration for open-air sites. One example of this is the bioenergy plant in Sarstedt (North-Rhine Westphalia) on the site of a former German armed forces ammunition dump. Seven wind energy plants, two biogas plants, one composting facility, and one solar farm are to contribute to switching the municipal energy supply to renewable energy by 2030 at the latest.

A win-win situation for everyone involved

Site conversion activities are being closely watched by the public. Many residents fear that because of the military's withdrawal, the affected communities will suffer negative economic consequences, starting with a loss of purchasing power. The municipality of Immendingen in the Tuttlingen district (Baden-Württemberg) has

proven that successful conversion can produce just the opposite effect. At the Oberfeldwebel-Schreiber Barracks in Immendingen, a site steeped in tradition, the German armed forces passed the baton to the Daimler corporation. Standing shoulder to shoulder with the BImA, the municipality was able to pique the car manufacturer's interest in the 450-hectare-large site, where a new testing and technology center is now being built. Daimler had looked at more than 120 locations before ultimately deciding in favor of the former military site. The unparalleled advantages of the location include its ample space, a convenient route to Daimler in Sindelfingen via the A 81, and the re-use of existing infrastructure that does not jeopardize any areas of natural landscape. Additionally, the BImA made the timing perfect for Daimler. After the conversion idea was presented in September 2011, all of the BImA's experience with conversion was brought to bear. As early as May 2013, the parties were already paving the way toward an agreement on transferring the property. Daimler was even given the option of using individual buildings and areas prior to the scheduled handover.

In April of 2014, the BImA entered into a contract of sale with Daimler Real Estate GmbH, and the groundbreaking ceremony for the ambitious project was held in February 2015. Mercedes will soon be developing advanced driver assistance systems in Immendingen as well as conducting research into the future of driverless vehicles. The company is investing some 200 million euros and is also creating 300 jobs for skilled workers, technicians, and engineers. In parallel to this, the municipality is planning a new industrial area to attract other suppliers to Immendingen. It's a win-win situation for everyone involved. *



The challenge: Refugee accommodations

Rapid assistance without the red tape

The huge flood of asylum-seekers and refugees has brought on a state of emergency in Germany and rearranged priorities: Several thousand people need a roof over their heads at very short notice, which is why the BIImA is organizing its activities so as to prioritize the goal of making unused federal properties available for the accommodation of refugees.

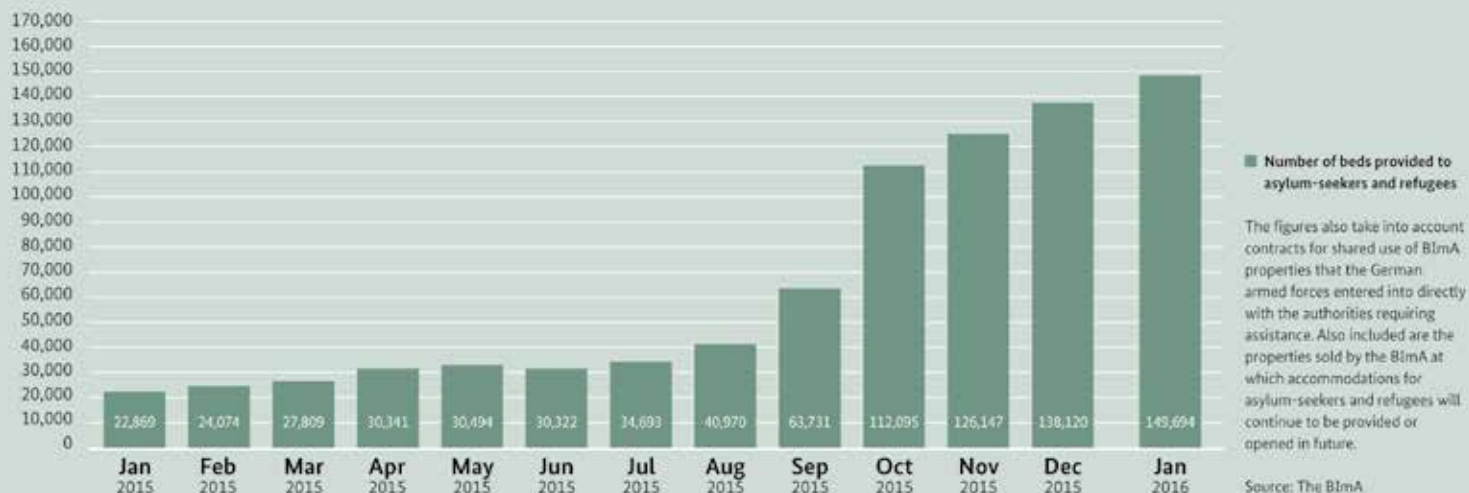
For quite some time, the BIImA has been intensely assisting municipal and state institutions with the search for properties suitable for the accommodation of asylum-seekers and refugees. This undertaking has developed its own dynamic, which is demonstrated by the number of refugees who have found accommodations just at BIImA properties alone:

Strong personal commitment

As of the start of 2016, these already numbered roughly 150,000. Compared to the start of 2015, this is nearly a sevenfold increase. The employees of the BIImA meet this challenge head on with a strong personal commitment

that extends far beyond the work that would normally be assigned to them. They examine the BIImA's portfolio time and again – a portfolio that is constantly changing – for properties that can be made available to the municipal and state authorities for accommodations.

The BIImA proactively approaches the individual authorities requiring assistance (states, local governments, counties, and communities) and generally offers them all of the properties available, which include former military sites as well as properties that are due to be transferred in the near future to the BIImA by allied forces, the German armed forces, or other government users. In addition to the administrative buildings, open areas, and apartments that are no longer needed, these also include properties that are already in the BIImA's for-sale portfolio – provided they are not already under contract. The determination of whether a property is suitable as refugee accommodations is made solely by the authority requiring assistance.



The trend in refugee figures at BImA properties

In order to be able to provide even better assistance to the states, counties, and communities, the German Bundestag's Budget Committee purposefully decided to give the BImA certain options: Since January 1, 2015, the authorities requiring assistance have no longer been required to pay rent for accommodations at federal properties. The legislature also stipulated that the BImA can reimburse the costs required to prepare the properties that are turned over rent-free. With this raft of measures

and its high level of dedication, the BImA is thus making a significant contribution to the provision of refugee accommodations. To date, the BImA has provided the equivalent in rental value of around 7.6 million euros per month without charge. More information is available at <https://notunterbringung.bundesimmobilien.de>. *



Here are a few examples of properties that the BImA provided to states and communities for the accommodation of asylum-seekers and refugees.

Javelin Barracks in Niederkrüchten, North Rhine-Westphalia

On November 11, 2015, British forces handed back this barracks site of 880 hectares to the BImA. Thanks to the combined efforts of everyone involved, the property was able to be turned over "while the beds were still warm". Just three days later, the BImA entered into a contract with the state of North Rhine-Westphalia concerning a section of 65 hectares, which included 39 dormitories and 400 single-family homes. The first refugees moved into their accommodations at the Javelin Barracks in mid-December. By the summer of 2016, there should be space here for 2,500 individuals.

Warner Barracks in Bamberg, Bavaria

In September of 2015, the Free State of Bavaria created a so-called "Intake and Repatriation Center" on a site of roughly 25 hectares containing 17 apartment buildings. At the beginning of 2016, these accommodations housed around 1,000 refugees. By the end of the year, the center should be able to hold 4,500 people.

Patrick Henry Village in Heidelberg, Baden-Württemberg

A "Registration Center" for refugees was established on this 34-hectare property, which had been set to be converted. At this facility, the Bundesamt für Migration und Flüchtlinge (Federal Office for Migration and Refugees) is working very closely together with state agencies on a pilot project, the goal of which is to expedite the underlying process. A so-called "processing fast lane" has been set up, allowing for quicker registration of individuals and asylum applications. Depending on the individual circumstances and the refugee's prospects of remaining in Germany, asylum applications can be decided on immediately and picked up directly on site by the applicant.

A highly diverse portfolio

From the Kronprinzenpalais (Crown Prince's Palace) to the Federal Foreign Office, from the Hotel Petersberg on the mountain of the same name, to the offices of the Federal Ministry of Finance – the BlmA's highly diverse portfolio reads like a "Who's Who" of German real estate, and the BlmA has already sold many such extraordinary properties.

The multifaceted BImA

Fascinating features include the “Langer Eugen” and “Christoph 23”

The BImA's portfolio contains an enormously diverse range of properties. From tank ranges to protected expanses of heathland, from multi-family dwellings to palaces, from bunkers to ministry buildings – anyone glancing at the properties owned by the BImA will be astonished by their incredible variety of form and function.

Even just the federal properties used for official purposes cover a wide variety of real eye-catchers, with some true architectural gems among them. Many of the buildings are testimonials to historic milestones and have been listed as protected historic landmarks. This is the case, for example, with the building housing the Federal Ministry of Finance. It was built in 1935 to be the headquarters of the German Reich's Ministry of Aviation, and after WWII was used by the East German government to house its ministries. On October 7, 1949, the German Democratic Republic was founded in this building. After reunification, the property was the headquarters of the Treuhandanstalt (the agency spearheading privatization efforts), and in 1999 it became the first official seat of the Federal Ministry of Finance.

Petersberg in Königswinter is also full of political history. From 1945 to 1952 the property was the headquarters of the Allied High Commission. The Petersberg Agreement was signed here in 1949; this was an important step by the Federal Republic of Germany on the path to becoming a sovereign state. After undergoing renovations, the building served as guest accommodations offered by the federal government starting in 1990 and has housed a great many official guests. The BImA is currently planning to modernize the now five-star hotel, a project which is due for completion by the end of 2017.

Yet another impressive site is the BImA's nearly 177,000-square-meter property in Koblenz – almost as big as 22 soccer fields – housing the largest military medical facility in the West, the Central Hospital of the German Armed Forces. It currently houses 19 departments and 13 outpatient facilities. The hospital is also the location of the rescue helicopter “Christoph 23”, which is the core component of civilian emergency services in the region.

From the “Langer Eugen” on the UN Campus in Bonn (known as the “old high-rise for members of parliament” and now used by various UN organizations), to the Villa Mumm in Frankfurt (headquarters of the Federal Agency for Cartography and Geodesy) to the Neckarzimmern underground facility (used by the German armed forces as a depot for the Air Force and Army), one of the largest military facilities of its kind in Europe, to the Müritz National Park – the properties owned by the BImA are wonderfully diverse.

On the following pages we invite you to take a small, visual tour that celebrates the rich diversity of properties owned by the BImA. *



Federal Aviation Office in Braunschweig



Lighthouse in Warnemünde



European Patent Office in Berlin



International day care center on the UN campus in Bonn



Federal Railway Authority in Hamburg



Oranienstein Palace in Diez



Defense Department Technical Center 91 (historic water tower) in Meppen



Villa Mumm in Frankfurt



Rennsteig Barracks in Oberhof



Kronprinzenpalais in Berlin



International Tribunal for the Law of the Sea in Hamburg



Electoral Palace in Koblenz



Federal Audit Office in Bonn



Federal Police Building in Rostock



Federal Court of Justice in Karlsruhe



Grandhotel Petersberg in Königswinter



Grüner Hof in Ulm



Federal Ministry of Finance in Berlin



Museum of Military History in Dresden



Waterways and Shipping Administration Office in Heidelberg



Federal Network Agency in Konstanz



Federal Administrative Court in Leipzig



Federal Foreign Office in Berlin



Villa Bohnenberger in Stuttgart



Federal Ministry of Finance in Berlin



Windmill in the Senne region



Part of the UN campus in Bonn: Former high-rise for members of parliament ("Langer Eugen")



View from the tarmac of the former airport building

Properties that have been sold

Looking for something special?

The BImA's 30 regional sales teams offer the for-sale portfolio in various ways: over the Internet, through auctions, at trade fairs, or for example in advertisements. The small selection that follows shows the kinds of extraordinary properties the BImA has already sold.

Airport sites changed hands

For example, sections of the former Berlin-Tempelhof airport that were owned by the BImA. In June of 2009, the BImA sold 191 hectares as well as the BImA's own buildings at the airport to the State of Berlin (the other land and buildings already belonged to the State of Berlin). At the end of 2008, another airport site (949 hectares) changed hands: the Cologne/Bonn Airport. Up to that point the site had belonged to the BImA; now Flughafen Köln/Bonn GmbH is the owner, an organization that had already been using the site since the beginning of the 1960s on the basis of various ground lease agreements.

Perhaps you've heard of the "Colossus of Prora" on the island of Rügen? The BImA sold off the former "Strength-Through-Joy" seaside resort of Prora block by block star-



Former air base of Naval Air Wing 5 in Kiel-Holtenau, Schusterkrug

ting in 1997; the contract for the fifth and final "Block IV" was signed in 2011. The sprawling complex had been planned in the 1930s as a vacation spot for the Kraft durch Freude ("Strength Through Joy") program as a seaside re-

You've come to the right place!

If you're interested in something special, you've come to exactly the right place: Just one glance through the BImA's exciting sales portfolio can often shorten what would otherwise be a long, drawn-out search. Both the BImA sales brochures and the BImA home page www.bundesimmobilien.de make it possible to look through the profiles of interesting properties available for sale. If you'd like, you can also launch a completely individualized quick search on the BImA website.



sort for 20,000 people. Of the original eight sets of buildings, only five remain today. Each of these areas is about 490 meters long and six stories high. In 2011, a youth hostel with 400 beds was opened in Block V, for example.

There are also real highlights among the real estate that the BImA has already sold, for example the building at the Rödingsmarkt in the heart of Hamburg, which was built from 1907 to 1910 in Baroque Revival style and today is listed as a protected historic landmark. The financial authorities of this great city on the River Elbe and the Bundesfinanzdirektion Nord (the Federal Finance Directorate for the Northern Region) used this building boasting five stories and a basement extending throughout until September of 2013. Clad in red brick and embellished with sandstone ornamentation, the BImA and the Free and Hanseatic City of Hamburg each owned (as tenants in common) half of this "jewel" situated in an extremely appealing location. Ultimately, investors with a plan to build a "superior five-star hotel" offered the highest price.



Showcase project after renovations: The former bunker on Münchner Ungererstraße

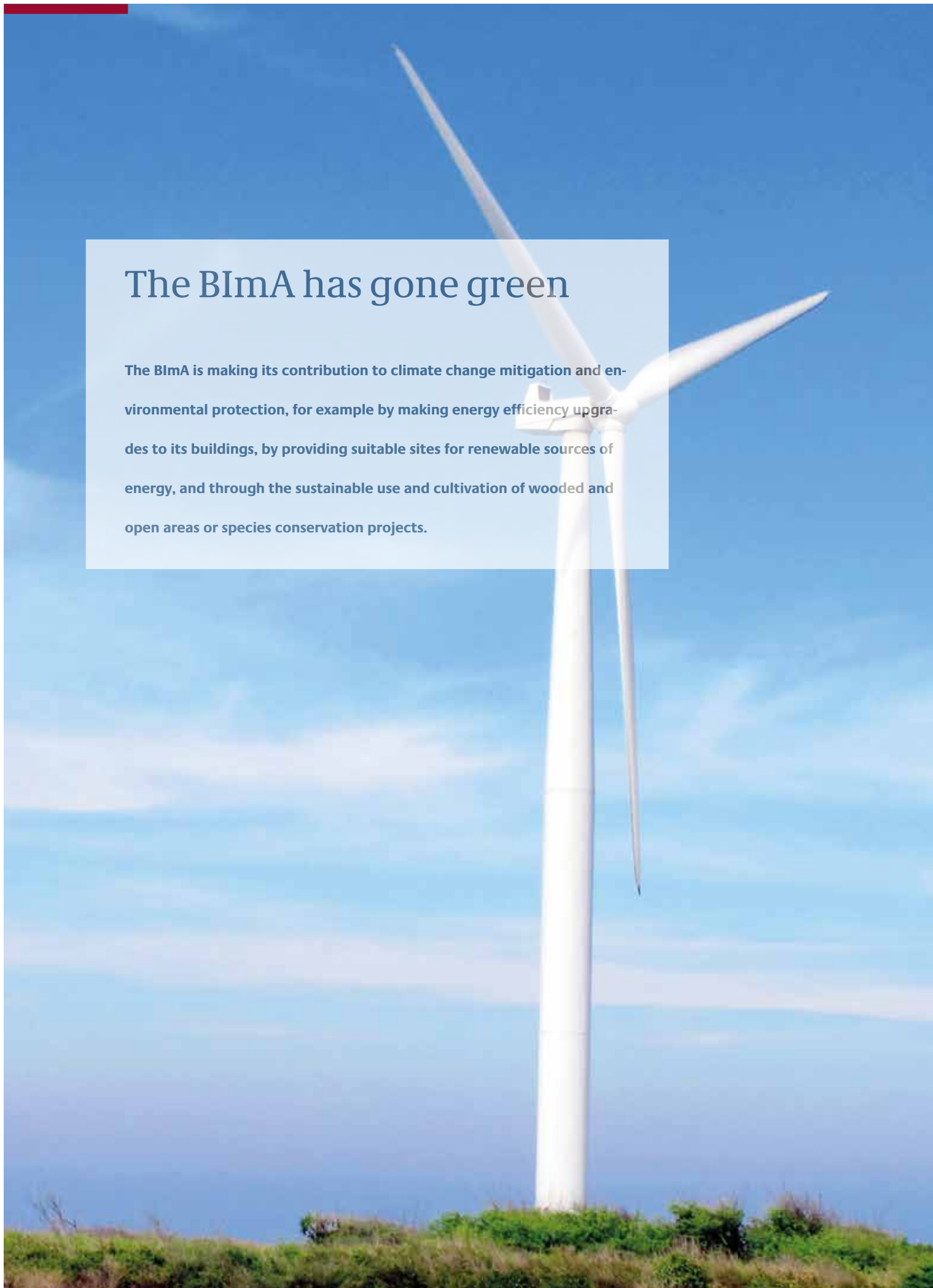
Example of a creative plan for future use

Others invest in bunkers that offer creative options for use. The so-called high-rise bunker at Münchner Ungererstraße 158 is one of these. Built between 1942-43, it offered protection to 702 people in the event of an air strike. During the cold war, it served as an "NBC" (nuclear, biological, and chemical) fallout shelter under the purview of the Federal Civil Defense Agency. In 2009 the bunker

was turned over to the BImA, which sold it in July of 2010 as part of a public auction. The plan for future use of this seven-story high-rise bunker listed as a protected historic landmark intended for it to be converted into an office and apartment building with an exclusive penthouse apartment – just one example of how a one-time shelter can become luxury real estate. *

The BIImA has gone green

The BIImA is making its contribution to climate change mitigation and environmental protection, for example by making energy efficiency upgrades to its buildings, by providing suitable sites for renewable sources of energy, and through the sustainable use and cultivation of wooded and open areas or species conservation projects.



Energy efficiency upgrades

Tackling the herculean task with roadmap in hand

From insulating facades, roofs, and basement walls to renovating windows and heating systems, to using geo-thermal energy, for example to supplement the hot water supply – there are many possibilities for making energy efficiency upgrades to a building. The goal of all these measures is to reduce energy consumption and thus ultimately to contribute to climate change mitigation and protect the environment. The BImA is doing its part.

With its program Eckpunkte Energieeffizienz (“Cornerstones of Energy Efficiency”), Germany’s federal government resolved in 2011 to take comprehensive measures to reduce energy consumption, and it was intended that federal buildings should set an example. The goal is to reduce heating requirements by 20 percent by the year 2020, and to reduce primary energy consumption by 40 percent (as compared to 2010) by the year 2050.

To be able to economically renovate a very large and heterogeneous building stock in the time allotted while at the same time setting a proper example as a public holder of that building stock requires a systematic approach.

With this in mind, the BImA developed a roadmap of energy efficiency upgrades for the federal properties in the standardized system of real estate management.

For “Facility Management”, the BImA division in charge – which among other things is also responsible for implementing structural and technical energy-saving measures in government buildings – the drafting and in particular the implementation of the energy efficiency upgrades roadmap represents a herculean task. After all, some 2,200 properties with energy issues are involved, comprising space of more than 26 million square meters of gross floor area requiring heating.

Thus by making energy efficiency upgrades to the properties used by the federal government for official purposes, the BImA is not only investing in the maintenance and improvement of the buildings, which in some cases are quite old, but at the same time is assuming responsibility for mitigating climate change and protecting the environment. *



“The difference between on and off makes a difference”

“Is everything off?” asks the door hanger, reminding those inside to turn off all of the office equipment at the main switch at the end of the day. And a campaign poster shows a cocker spaniel with sunglasses on and ears flying, happily demonstrating the principle of “cross-ventilation through wide-open windows” (a different way of letting it “go in one ear and out the other” as hinted at by the clever German play on words in the poster!). These are just two examples of publications from the BImA’s motivational campaign “Mission E”, launched in 2012, that encourage energy-conscious consumer behavior. Employing the slogan *Ausmachen macht was aus* (“The difference between on and off makes a difference”), it targets the efficient use of electricity and heat in order to reduce energy consumption – both at work and at home – and to work toward mitigating climate change. The campaign is aimed at all of the members of the civil service in BImA

properties. The “E” stands for Energy, Efficiency, Economy, Emissions, and the Effort and commitment of Everyone taking part. The BImA has already implemented over 130 “Mission E” campaigns, reaching thousands of employees. It has received multiple awards for its efforts, including being recognized in 2014 by the German UNESCO Commission as a “Decade Project” as part of the “UN Decade of Education for Sustainable Development”. More information is available at <http://mission-one.bundesimmobilien.de>.





Playing our part in the transition to renewable energy

Profitably harvesting the power of the wind and sun

We have learned to capture the energy of the wind and the sun, to harness the power of water, of biogas, and even the internal heat of the earth itself; the experts call it “harvesting”. Relying on and harvesting the various forms of renewable energy (“renewables”) means getting energy from virtually inexhaustible sources – the exact opposite of fossil fuels. The aim of these efforts by Germany’s federal government, now anchored in law, is to significantly increase the percentage of electricity demand met by renewable energy sources – and the BImA is lending its support.

Since Germany’s renewable energy law, the Erneuerbare-Energien-Gesetz, first went into force in 2000, it has been undergoing continual refinement. It is considered a key pillar in the transition to renewable energy, and its goal is to be a driving force behind the restructuring of the energy supply sector. Specifically, the percentage of electricity to be supplied by renewables is to increase to 40-45 percent by the year 2025, and to at least 80 percent by the year 2050.

The BImA’s contribution to a supply of energy that is sustainable and climate-friendly lies in investigating and then providing sites that are especially suitable for use for renewable energy-related purposes, mainly wind and solar power. Large properties set to be con-

verted are especially recognized for their potential in this respect. The challenge is making this potential useable by way of a structured portfolio analysis. Such analyses focus on properties to be converted for which there are no other development options and sites with a lack of an alternative potential use. In some cases, even sites that are still being used by the military or for other purposes are also examined for potential parallel use.

Bringing in the harvest

Since 2011, the BImA has approved a total of 83 open-air properties for renewable energy sources. The sites that the BImA provides for this purpose are currently home to photovoltaic and wind energy projects that are underway and which, after harvesting ecologically “clean” wind and solar energy, will be able to generate a total of up to 270 megawatts of power. The largest solar farm is currently situated near Prenzlau in the Uckermark region (Brandenburg), while the largest wind park is near Chransdorf (Brandenburg). At present, 800 sites are being assessed as to whether they are suitable for harvesting wind, solar, or other forms of energy.

In the end, a number of other factors must be taken into account in the site analysis, such as issues concerning the protection of certain species. Otherwise, the black stork or the red kite could ultimately “foil” the planned construction of a wind power plant. The intense investigation into habitat conservation and species protection aspects serves to ensure that negative consequences can be avoided for nature and the environment. And of course, information concerning the basic requirements of sunshine and wind speed and flow is also incorporated into the assessment, because the power of wind and sun can only be optimally used and profitably harvested if you know where they can be found in sufficient quantities.

Finally, a property identified as suitable is then either offered for sale or provided to the selected partner by way of a contract for use of the land with a 20- or 25-year term. Since 2011, the BImA has entered into 40 land use contracts and two sales contracts; 23 contracts form the basis for the mounting of wind turbines, ten for the installation of photovoltaic power plants.

These projects show how the BImA is not only making a contribution toward the transition to renewable energy and the mitigation of climate change, but is also ensuring the sustainable use of its properties. *



Concentrated expertise

The BImA owns roughly 490,000 hectares of land, distributed across some 18,000 different properties. But which of these sites are suitable for the production of renewable energy? Finding out is the mission of the Kompetenzzentrum Erneuerbare Energien (Center of Excellence for Renewable Energy) established at the BImA's Bonn headquarters at the beginning of 2012. Steered by the Portfolio Management division, it draws on the support of renewable energy specialists from the regional offices and the Federal Forestry Offices. The Center of Excellence gathers together the knowledge of these experts as required both for the identification as well as for the development and the facilitation of use of the sites suited for wind power and photovoltaic power plants. When putting the necessary measures into place at the level of

the individual properties, the Center of Excellence can avail itself of its close cooperation with the other divisions involved, such as Sales or Facility Management. The Center of Excellence passes its accumulated knowledge on to other BImA divisions through training programs and workshops as well as bulletins and guides on specific subjects. Sites on BImA properties suitable for renewable energy purposes are offered by the BImA to the market via its own website set up for this purpose: <http://erneuerbare-energien.bundesimmobilien.de>.

Searching for Potenzialflächen (sites with potential), interested parties can easily obtain information at any time about the properties currently on offer by the BImA with just one click. *



National Natural Heritage

Stepping up for Germany's green treasures

From the floodplains of the Elbe or the Danube to fascinating lagoon habitats to untouched marshes, the landscapes of Germany are richly diverse and provide a home to many different plant and animal species. Germany has scores of these living green treasures. This valuable "National Natural Heritage" needs to be protected and cultivated for the generations to come. As the largest provider in Germany of services to conservation areas, the Federal Forest Service ensures that the National Natural Heritage Areas are managed ecologically for numerous institutions.

With an eye toward Germany's Natural Heritage, the federal government adopted a landmark resolution in 2005 (see box). Highly valued habitats (considered to be of national importance) for threatened plant and animal species were identified and exempted from the sales mandate existing for other properties. In addition to the Bodenverwertungs- und Verwaltungs-GmbH, an organization managing agricultural and forestry assets, and the Lausitzer und Mitteldeutsche Bergbau-Verwaltungsgesellschaft mbH, an organization overseeing former mining sites, the BImA also contributed its share of sites – with over 90,000 hectares in total, its share was actually the largest. The first tranche of selected sites comprising conservation areas totaling around 100,000 hectares also included, for example, the area known as the Grünes Band, or Greenbelt, the infamous former border zone between East Germany and the Federal Republic of Germany.

In a process still under way, ownership of the National Natural Heritage Areas of the first tranche and a second tranche (25,000 hectares) is gradually being transferred from the federal government to the recipients, to various conservation organizations and to state agencies in charge of conservation measures. And the National Natural Heritage continues to grow: In the "coalition agreement" for the 18th legislative period, the governing parties agreed in 2013 to a third tranche (at least 30,000 hectares) in order to preserve the National Natural Heritage. All of these sites – expansive federal properties once used by the military – are being provided by the BImA.

The largest recipient with around 60,000 hectares to date across nine states is DBU Naturerbe GmbH, a subsidiary founded by the Deutsche Bundesstiftung Umwelt

(German Federal Foundation for the Environment, the "DBU") specifically for this purpose. Other recipients include the Heinz Sielmann Foundation, the NABU National Natural Heritage Foundation, and the Nature Foundation David, just to name a few examples.

In December of 2008, the Federal Forest Service and DBU Naturerbe GmbH, which up to that point had assumed 46,000 hectares of National Natural Heritage Areas, entered into a service agreement. According to this agreement, the Federal Forest Service, acting under the guidance of the new owner, DBU Naturerbe GmbH, would assume full responsibility for facilities management and for land management involving habitat and wildlife conservation measures. One example of well-known DBU conservation areas is Prora on the island of Rügen, while the largest is the Ueckermünde Heath near Stettin Bay.

The Federal Forest Service has assumed responsibility for the land management of National Natural Heritage Areas for other institutions, and in connection with the so-called "government solution", it also assumed responsibility for sites that were not taken over by conservation organizations (9,200 hectares), for example the Müritzer National Park and Western Pomerania Lagoon Area National Park.

By assuming these responsibilities, the Federal Forest Service is ensuring that the sanctuaries of the white-tailed eagle, the nightjar and the like as well as rare plants such as moonworts and marsh orchids will be preserved for future generations. In future, the woodlands of the National Natural Heritage will be left to their own, natural development, and many protected species will be preserved across open landscapes or wetlands thanks to appropriate measures being taken. *

"Our country possesses an incredibly rich natural heritage, which we want to preserve for future generations. (...) We will therefore either contribute 80,000 to 125,000 hectares of conservation areas of national significance owned by the federal government (including the area known as the "Greenbelt") free of charge to a federal foundation (preferably the DBU) or transfer these to the states."

Excerpt from the "coalition agreement" between the German political parties the CDU, CSU, and SPD for the 16th legislative period of the German Bundestag, November 11, 2005



Hans Carl von Carlowitz and his model for success

Germany 300 years ago: Hans Carl von Carlowitz (1645-1714), a noble who became the head of the mining industry in Saxony, was responsible for the supply of wood to Saxon smelting works and mines. But he became concerned about the continued supply of timber, because the forests were growing thinner, and quantities of this predominant commodity were increasingly in short supply. No systematic management of the forests (at that time through reforestation) was being pursued. Von Carlowitz realized that the supply of timber could only be ensured for the long term if in future, only as much timber were to be used as could regrow. He expressed this principle of sustainability in 1713 in his book on silviculture, “*Sylvicultura oeconomica*”, developing with this treatise a model for success in forestry.

The underlying theme

The principle of sustainability

Whether as a form of tourism or perhaps even in your own household – the term “sustainability” can be

found in every part of daily life. People have even been talking about celebrating a “sustainable Easter”.

The term is more relevant today than ever before – and it originally comes from the field of forestry.

Influenced by Hans Carl von Carlowitz 300 years ago, even the Federal Forest Service owes its existence to the concept behind the principle of sustainability. At its core, the principle of sustainability involves the systematic use of natural resources in moderation, with the goal of preserving them over the long term for future generations.

“We see ourselves as comprehensive environmental service providers. The principle of sustainability is the theme underlying everything we do – the economic, ecological, and social dimensions,” stated Gunther Brinkmann, Director of the Federal Forest Service, at a gala held at the BImA’s headquarters in Bonn. There were actually two reasons for the event at the time: the campaign year proclaimed by the German forestry service under the slogan “300 Years of Sustainability”, as well as “60 Years of the Federal Forest Service” (it had been established in 1953 as part of the Bundesvermögensverwaltung, the federal government’s asset management department). In an exhibition conceived especially for these festivities, the

Federal Forest Service illuminated the dimensions and aspects of sustainability – from the provision of indigenous timber to occupational safety and health. As one of the largest ecosystem managers in Germany, the Federal Forest Service with its some 260 districts is responsible for the “green” management of properties covering a total area of approximately 570,000 hectares. These include around 360,000 hectares of productive forest land with a standing inventory of approximately 55,000,000 cubic meters of timber. Around 2,000,000 cubic meters of timber grow back every year, compared to a harvested volume of 1,200,000 cubic meters; in other words, the Federal Forest Service harvests less timber than the amount that grows back. But “Sustainability” is the key watchword for the Federal Forest Service for more than just providing indigenous timber. For this provider of comprehensive services, it pervades every one of its areas of responsibility. Ultimately, the requirements of those using the land, conservation demands, and forestry objectives are all given equal consideration. *

Outstanding species conservation

Meeting the very special living quarters criteria of our animal lodgers

One can't tolerate a draft, the other needs a dank, dark, musty environment, and yet others prefer drier, sunlit locations – just a sample of the different criteria that animal lodgers expect their living quarters to meet. The BImA grants many such wishes in connection with its species conservation and preservation programs, and two of our projects that were awarded recognition as part of the UN Decade on "Biodiversity" serve as prime examples of our efforts in this regard.

One such project by the Hohenfels Federal Forestry Office entitled "Reconstruction of the Bergheim Church as Bat Accommodations" became a UN Decade Project in 2013. It provided help with a special construction project for the greater horseshoe bat, a species of bat threatened with extinction. Another project won the illustrious title in August 2014. That project concerned "Sustainable Living in Veteran Oaks – Old Wood With a Future for the Hermit Beetle, Great Capricorn Beetle, and Friends," a contribution by the Northern Saxony-Anhalt Federal Forestry Office in cooperation with the German Army Combat Training Center and the German Armed Forces Administrative Services Center at Burg, which actually won the title of "Project of the Month" in an online vote.

Thanks to the Federal Forest Service's years of experience in nature-friendly land management and the usually atypical (military) use of the expanses it looks after, such areas feature a remarkable range of habitats and species. Just one example of this is the Colbitz-Letzlinger Heath, one of the largest uninhabited areas in Germany. Used for decades by Soviet forces as a training area, this site combined with the Altmark proving grounds is currently one of the largest of its kind used by the German armed forces. The site also boasts a special feature that is unique across Europe: Three species of endangered beetle have set up their homes in the centuries-old oak trees standing either on their own or in thickets. The great capricorn beetle prefers to live in older, freestanding, sunlit oaks, while the hermit beetle matures in the powdery remains of decaying older trees, preferring a dank and musty environment, and the stag beetle likes to lay its eggs in the soil near rotting wood. "Of course, these are completely different conceptions of "coveted real estate", which the BImA is obliged to satisfy," explains federal district forester Wolfgang Rost of the Northern Saxony-Anhalt Federal Forestry Office.



Visible from a distance: A dying veteran oak at the Altmark military training area

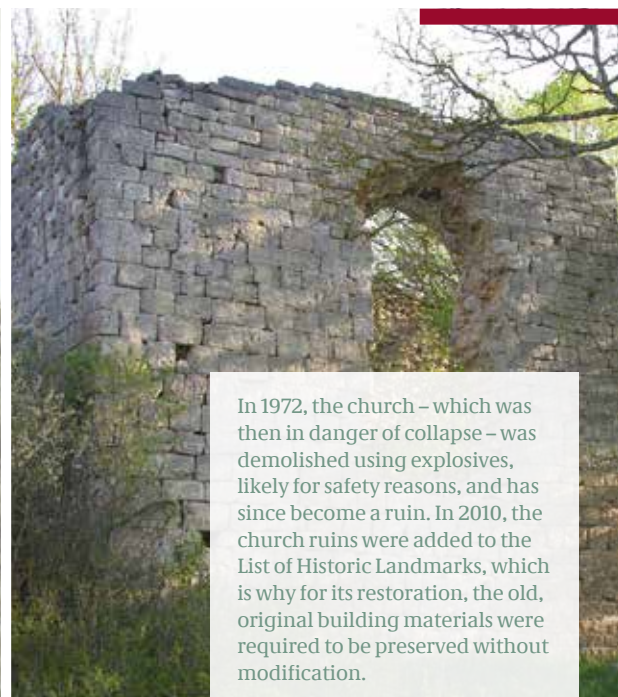


Making a home at the Altmark military training area: The endangered great capricorn beetle

But since even the strongest oak dies at some point, adequate living space needs to be cultivated for the long term for these demanding tenants. This is where the UN Decade Project comes into play: The Federal Forest Service frees groups of younger oaks from encroaching trees so that in future, they can one day grow crowns as broad and beautiful as their predecessors. These "released" trees are measured and documented. Because like people, the stag beetle, hermit beetle, and great capricorn beetle are fans of getting to their destination quickly, the foresters make sure that the groups of oaks are not more than 1,000 meters from one another or from current beetle populations. Wolfgang Rost explains, "Our species conservation project clearly illuminates the positive synergies arising from military use, nature-friendly land management, and habitat and wildlife conservation efforts at this and other military training areas." *



How the St. Ägid Church in Bergheim looked in the 1930s. The Wehrmacht (previous German armed forces) set up the training area in 1938 and dispersed the village. The nave was built using ashlar masonry of Roman origin that, according to the most recent findings, is nearly 1,000 years old.



In 1972, the church – which was then in danger of collapse – was demolished using explosives, likely for safety reasons, and has since become a ruin. In 2010, the church ruins were added to the List of Historic Landmarks, which is why for its restoration, the old, original building materials were required to be preserved without modification.



Chic and luxurious: The bat hotel, ready for occupancy. After a four-month-long restoration process, the animals now have all of the comforts of five-star accommodations at their disposal: special aerial entryways sealed off with wood to keep out martens and owls, draft-free, preservative-free roof trusses, and even crawl spaces and warming chambers (insulated spots along the roof ridge to hang from).

A five-star hotel for bats – “Come fly on in!”

Here, conservation of cultural heritage and wildlife conservation go hand in hand: At the Hohenfels training area in Upper Palatinate, the BImA restored church ruins listed as a protected historic landmark, adapting them to be new accommodations for bats. The German Federal Foundation for the Environment and the Market Town of Schmidmühlen both helped cover the costs. Nearly every species of bat found in Bavaria lives in this enormous military training area, including the last stable population in Germany of the endangered greater horseshoe bat.



Greater horseshoe bats are “lazy fliers”, in winter they like to loaf about in the stalactite caves of karst regions (photo), in summer they bring their young into the world among warm roof rafters – all of which means that the renovated St. Ägid Church also has great potential as a nursery roost. Now the word is out: “Come fly on in!”



Ribbon-cutting ceremony for the new nave on November 14, 2012 at the grand opening of the new bat accommodations, BImA representatives were also on hand: Dr. Markus Perpeet (Hohenfels Federal Forestry Office) and board member Axel Kunze (from the left). “We at the BImA are delighted to be able to actively contribute to habitat and wildlife conservation efforts,” said Axel Kunze.



April 2015: On the trail with a federal district forester and his dog

When Olga's "boss" throws the training dumbbell

"Track, Fetch!" – one command, and the dog is off in a flash. Guido Blömacher, squinting in the midday sun, gazes after her. Not ten seconds later, "Olga vom Ketelwald" – that's the official name of his co-worker and constant companion in the field – returns to him. With her ears flying back and the training dumbbell in her mouth, she races back to the forester; the two-year-old German Spaniel is in her element. "Sit, Hold," instructs Blömacher. Tugging slightly at the dumbbell, the forester checks to see how firm Olga's grip is. Perfect. "Drop it!" She lets go. "That's a good little spaniel," praises her satisfied "supervisor" before they walk across to a small lake.



Thoughts of compensatory measures and fuel for the chainsaws

Guido Blömacher is a federal district forester; the BImA employs another 260 district foresters specialized in forestry training. The forester's work day began in his office at home. Now, in April, the main item on the agenda is to begin planning for the next forestry year,

which starts on October 1, and that means he'll need to do more office work than field work at this time of year. For instance, Blömacher is thinking about where impact offsetting and compensatory measures can be taken for a highway to be built elsewhere, and how the existing inventories can be ideally managed and structured to meet users' functional requirements. This means he's considering where habitat maintenance or replanting measures should be taken and which trees should be felled in the fall. He calculates costs and proceeds for all of the measures, which is why he also needs

to calculate, for example, how much fuel the loggers will need for the chainsaws used to harvest trees. The area of the Nörvenich Forest District for which the 43-year-old district forester provides forestry and conservation management is 2,200 hectares. The 26 properties to be looked after are spread out over four counties, and among them is the 150-hectare-large Gürzenich site, formerly used by the military. The German armed forces used the fenced-off property as an Air Force ammunition dump until 2009. Now smooth snakes and midwife toads have found a suitable habitat between the old railway tracks and fire-fighting reservoirs.

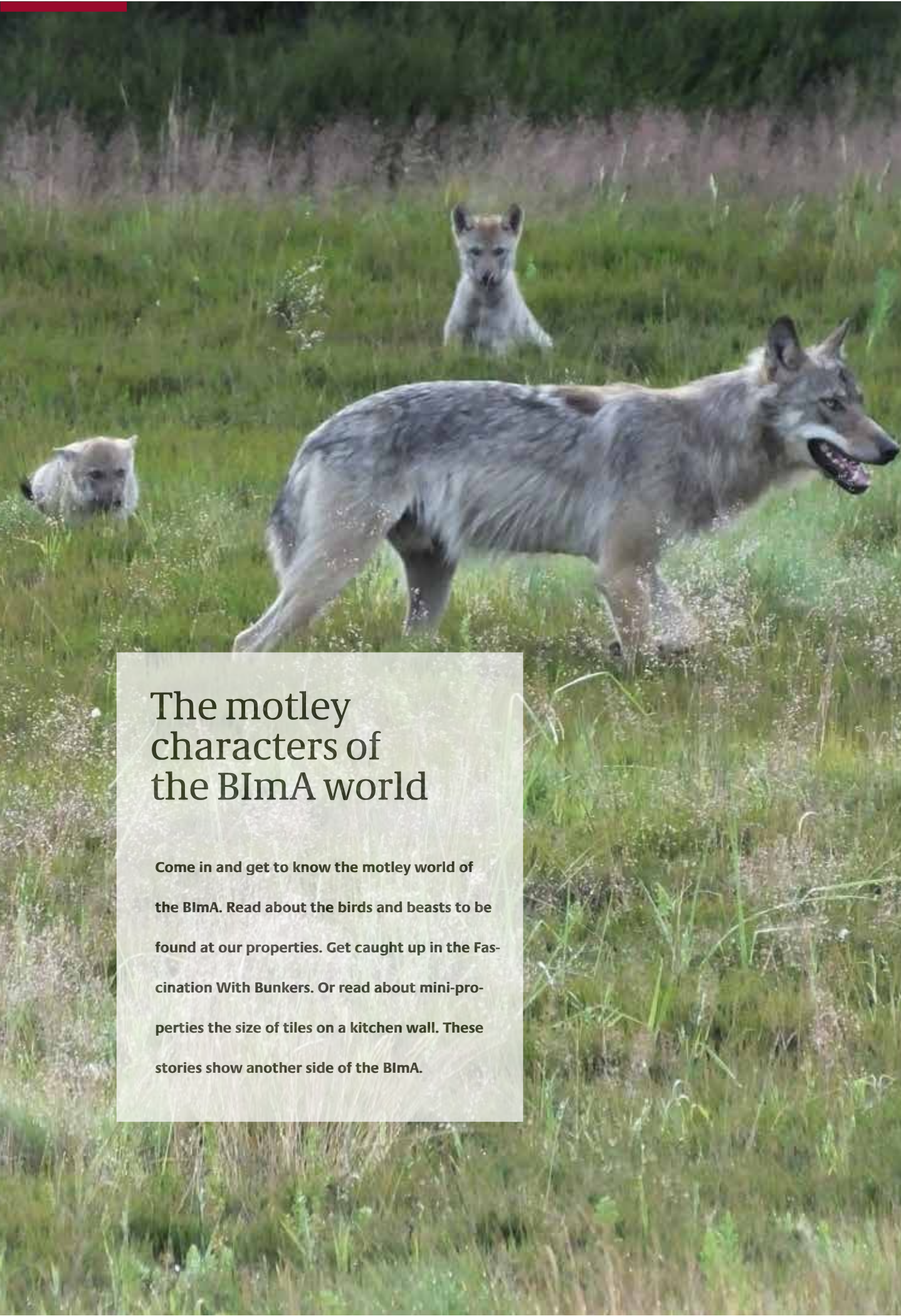
Once they reach the small lake in Gürzenich, Blömacher gives his dog her next command: "Lie Down, Stay!" He throws the training dumbbell into a high arch. After Olga has sat patiently next to her "boss" as he marked trees with spray paint to indicate the edge of the forest and used green ribbons to flag "future crop trees" for the loggers, she can finally be on her way again. Olga's training is taking place in parallel to these other activities. In October she will be taking her *Brauchbarkeitsprüfung*, a special test given to evaluate the performance of hunting dogs. "Fetch!" The forester gives the command again, and again the dog leaps excitedly into the cool water. Who knows, maybe a duck will show itself somewhere – her urge to hunt is always on "standby".

Only five percent of Blömacher's work consists of game management; in his district, it is primarily visiting hunters that come to hunt in the fall. Nevertheless, Olga has to be ready to track down injured or sick game at any time. With her nose to the ground, she picks up the scent while tracking wounded game from the tether



of her eight-meter-long leash. Sometimes Blömacher's predecessor even lays a trail overnight for practice. "I can't lay them," points out this family man, "if I did she'd only smell me."

Time for lunch. "Get In, Come On!" Olga doesn't really want to jump into her travel carrier. Her coat is still soaking wet. The "boss" grabs a towel. Olga is dry in short order and all is right again with the world. The car bumps along over the terrain. In a good fifteen minutes, the team will be back home, where the office work will continue in the afternoon. "The dog doesn't have much work to do now. She has to sit in the office pretty often, even though she doesn't find that particularly exciting." *



The motley characters of the BIImA world

Come in and get to know the motley world of the BIImA. Read about the birds and beasts to be found at our properties. Get caught up in the Fascination With Bunkers. Or read about mini-properties the size of tiles on a kitchen wall. These stories show another side of the BIImA.

The birds and beasts of Germany's federal properties

Where deer wear necklaces, or when Edith got to “live high on the hog”

Animal lodgers of all kinds romp around on BImA sites. They trot and slither and crawl and fly through the woods, over open landscapes, between embankments and through ditches, and sometimes they are even treated to accommodations designed especially for them. People who encounter them soon find themselves rubbing their eyes in amazed disbelief.

Once upon a time, a pot-bellied pig came swaggering across the greens – cool, calm and collected and apparently feeling right at home on the grounds of the Ravelin Camp near Hameln. Where she came from, nobody knows. A remnant from another time, she wandered around on the property – which had been surrendered by the British forces and was to be transferred to the BImA – until the end of 2013, apparently unnoticed up to that point. Even though a permit to shoot her had already been issued, a safe haven was being sought. “Edith”, as the animal had been named, caught a lucky break. Thanks to media accounts of her fate broadcast far and wide on the radio and TV, she was able to find a new home and ultimately “live high on the hog” on a farm near Paderborn.

Right now at the Grafenwöhr military training area in Bavaria, more than a few American soldiers are also surely having trouble believing their eyes: The red deer are wearing necklaces. No, they haven’t “gotten themselves all dressed up” – they’re doing it for science. Their necklaces (collars) are fitted with GPS trackers. Since December 2014 as part of a five-year pilot project, the Universities of Göttingen and Dresden have been studying how free-ranging red deer may contribute toward the maintenance of open landscapes.

Someone wandering through the woods tended by the Federal Forest Service might also have an encounter of a third kind – no, not with an alien, but a wolf. After an absence of nearly 100 years, the wolf has returned to Germany. A highly protected species, the wolves are watched over by means of constant monitoring. Foresters specially trained for this type of work are on their trail, and even use game cameras. Of all of the wolves currently found in Germany, up to two thirds live on former or active military training areas belonging to the BImA.



Doe with tracker

Are we in Mongolia, China, or Kazakhstan? Actually, none of those. These Przewalski's horses live on the BImA property Campo Pond in Hesse. Here they can be found galloping across the grounds, displaying hints of their Asian ancestry. The Przewalski's horse is the only horse in the world that is a genetically pure species of wild equine, having survived in its wild form to the present day. In a joint project with the City of Hanau, several of these endangered wild horses have found a new home on BImA land, and are even active conservationists themselves, contributing to maintaining the openness of the valuable sandy grassland.

Horses will soon be galloping here, too – the Federal Police Force's mounted police units, to be more precise. The BImA is building new quarters for horse and rider alike at the former military training area off Alte Potsdamer Landstraße in Stahnsdorf (Potsdam-Mittelmark). But it's not just riders who appreciate the benefits of BImA properties and know how to take advantage of them. Anglers can be found casting their lines here, while beekeepers tend to BImA bees. So many birds and beasts to be found. *



A crown jewel – available for rent!

Have your celebrations where the Prussian royal family once lived, hold your conference where Emperor Wilhelm II was born in 1859, or network at a site where history was written when Germany's Unification Treaty was signed in 1871 – it's all possible here. The BIImA's very own "crown jewel", the Kronprinzenpalais (Crown Prince's Palace) in Berlin, provides a one-of-a-kind setting for exhibitions, gala dinners, or conferences. Numerous companies, associations, and even ministries have already rented the facilities of the prime real estate found at "Unter den Linden 3" for their events. During Fashion Week, even the fashion world makes its appearance here.

Not your average business deal:

How stairways led to contracts



Is there really such a thing as properties the size of individual tiles from a kitchen wall? In May of 2010, the BIImA sold several micro-parcels ranging from 0.15 to 2 square meters in size – definitely not your average business deal in the world of real estate. These were lots in the form of stairways in the middle of the town of Rengsdorf in the Rhineland-Palatinate.

What was the story behind this unusual business that brought in 380 euros for the BIImA? While reviewing the portfolio, a staff member on the Koblenz office sales team came across an unusual number of tiny parcels, every one of which was a remnant of space leftover from construction work to expand the town's main thoroughfare. Years before, the parcels had been turned over to what was then the Koblenz branch of the Bundesvermögensamt, the Federal Department of Asset Management, in connection with a larger supplement-

tal roads program being implemented by the Office of Road Management. Research revealed that the little areas were stairways of adjoining, privately-owned residential buildings that protruded onto the public sidewalk. As it turns out, no one ever actually determined how the stairs came to be classified under "roadway element".

A relaxed atmosphere

Since the stairs were deemed "structural encroachments", the BIImA sales team requested that the building owners purchase them, not least because the BIImA also wanted to liberate itself from the duty of care associated with premises liability. Ultimately, the owners involved were gathered together in a relaxed atmosphere for the closing, to officially record and notarize the contracts of sale. The result: 19 separate contracts of sale between the BIImA and 24 private individuals as well as the municipality of Rengsdorf, which was still using three of the lots as traffic areas.

The municipality, which had supported the BIImA during the entire process, also expressed its willingness to pay for all of the notary's charges. *



Bunkers and shelters as real estate

The potential to astound

A number of them are still standing there, clunky, defying time with their gray bulk. It is absolutely incredible what they can be turned into, for example a building housing multiple generations with a café on the roof, a center for culture and art, a music studio, or even a museum. Built at one time to protect the civilian population from air strikes, air-raid shelters now offer an off-beat space perfect for a customized second use. Bunkers have the potential to astound – with the BIImA as a partner. And the marketing portfolio includes numerous such special-purpose properties.

Imagining yourself living, playing, or working in a bunker or shelter – it can feel pretty strange, at least for many of us who associate these concrete giants with bleak situations. But a bunker can also be something else: fascinating. In connection with the project “Fascination With Bunkers”, the intention of which was to draw attention to the potential of so-called high-rise bunkers and promote new ideas for their re-use, the BIImA set up a competition for ideas in 2012. About 30 creative designs reinterpreting the function of a bunker were submitted. In 2013 following the competition, three exhibitions were held to display the entries. In addition to the BIImA’s headquarters and the Kronprinzenpalais, one of these was held at the very site of fascination: a high-rise bunker in Herne. The project “Fascination With Bunkers” is multi-layered: In 2012, an oversized edition of a coffee-table book of the same name and a picture of concrete on the cover was on

display at the BIImA’s stand at the EXPO REAL in Munich. In 2014, the card game “Bunkerquartett NRW” (“North-Rhein Westphalia Bunker Quartet”) came out. In 2015, the BIImA released the publication “Bunker beleben” (“Livening Up Bunkers”). The idea for the “bunker atlas” came about in connection with a joint research project between the Technical University of Dortmund and the BIImA. The book also shows three of the winning proposals from a competition for ideas that the Technical University and the BIImA had set up for students.

Since the BIImA was first established, it has sold over 200 high-rise bunkers. 2012 (36 high-rise bunkers sold) and 2015 (28 sold) were banner years. The project “Fascination With Bunkers” has definitely played its part in rousing special-purpose real estate from its long slumber. *





The “Hohe Stein” (high stone) in front of the half-timbered church in Ostenholz is a reminder of the clearing of the municipalities when the Bergen military training area was created in the 1930s.

Strange construct – exciting role

The BImA does “municipal management”

It's rather strange: The BImA is also working in “municipal management”. This exciting role began on January 1, 2011 when it took over two of the federal government's “special institutions”: the unincorporated areas of Osterheide and Lohheide in the Lüneburg Heath. These are two of the overall 232 unincorporated areas in the Federal Republic of Germany, but they are the only ones with inhabitants.

The story of the two unincorporated areas goes back to the year 1935: In order to establish the Bergen military training area, the Wehrmacht (previous German armed forces) dispersed 24 municipalities and resettled their residents elsewhere. The semblance of the counties involved changed within a very short period of time. Back then, a so-called rural district, the “Bergen Area Rural District”, was established in order to provide for municipal management functions. After the war, the district was divided into two separate sections (the unincorporated areas of Osterheide and Lohheide). Today, NATO has a training area here of around 270 square kilometers. The areas were spun off from the municipal system owing to the particular difficulties created for the affected municipalities by such a large “foreign body” in the municipality – for example, exemption from the property tax, the restriction of municipal planning authority, and the inability to create an industrial area. The economy of a “normal” municipality would be unable to tolerate such complications. Since several hundred

people live in this region, it needs an institution to be responsible for the usual municipal functions provided to residents. State law in Lower Saxony stipulates that in an unincorporated area, this role is to be filled by the property owner as an “obligor under public law” – in this case the BImA.

Special structure

In 2011, the takeover of the properties from the Federal Ministry of Defense also signified the transfer of ownership of the NATO training area to the BImA, which in turn also meant that the BImA would be in charge of “municipal management” for the two areas from that point forward. The BImA is responsible for ensuring that the services that municipalities usually provide (e.g., tax system, fire department, pre-school programs) are available to the residents. Since due to the special structure of these areas, their revenues are not sufficient to cover their costs, the BImA provides subsidies. And it provides the personnel required to perform municipal functions, including in particular the Area Supervisor, who is in charge of municipal management much as a mayor would be. *

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