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Grundlagen der Nutzungskostenplanung

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BAUFORSCHUNG

Grundlagen und Randbedingungen der Nutzungskostenplanung im Wohnungsbau

(Aktenzeichen: Z 6 -10.07.03-04.07)

Englischer Kurzbericht

Subject:

**Bases and initial conditions of planning the utilization costs in
residential building**

Bases of planning the utilization costs

No uniform bases and data - systematized for the planning of utilization costs in residential building - were available prior to this study. The target of this study was to determine methods, data and initial conditions for residential building which prepare the planning of utilization costs in a comparable manner for planning and building management. Utilization cost control will also be able to take these facts as the basis for orientation. The study is based on the measures of housing control, summarized individual solutions and made the results from building management available for the planning of utilization costs.

Early determination of the utilization costs will be of particular importance in future already in the planning phase, because they contribute essentially to the profitability of the building and are significant criteria for renting and sale.

This will provide safety for planning and allow incorporation and continuation of the data and initial conditions in the management of buildings.

The basis of research and data determination was DIN 18960 "Utilization costs in architectural engineering" as well as DIN 32736 "Building management". Considerations for the performance picture building planning of HOAI were also included. Considerations about operating cost benchmarking according to the Geislinger Convention were used for data acquisition. Essential bases resulted from practical experiences which were gained by interviewing residential companies and the acquisition of data of more than 20 buildings (apartment houses).