

Bauteilbeschreibungen im Bauträgervertrag

– Empfehlungen zur Formulierung einer Baubeschreibung (2013)

B Kurzfassung english

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Description of structural components in contracts between clients and companies that build houses for sale (*Bauträger*)

Summary Account

Today residential buildings are often constructed by commercial building companies (*Bauträger*).

If at all, clients or buyers are only partially involved in the process of construction. In most cases, they order or purchase a piece of property which is ready for use, unless they have agreed to carry out a contractually defined part of work on their own.

As a rule, the quality of such buildings is specified by a description of the projected house and by the official application for building permission (*Bauantrag*), which are part of the contract for project management or the purchase of property. Construction is carried out according to the specification presented by the commercial building company (*Bauträger*).

The present research study is concerned with the necessary particulars of such descriptions. Though it may seem appropriate to describe the projected building in every detail, this may also cause unnecessary problems, since the contract is generally signed when the project has not yet been finished, so there should be enough scope for alternative solutions.

The structural components of a projected building should be described in sufficient detail so that it will be clear to clients which important qualities the finished building can be expected to have; but, at the same time, there should be enough scope for alternative solutions in the construction of an individual piece of property. So, disagreements about its required characteristics can later be avoided.

The research project is based on the study presented in 2008: "Description of structural components in contracts between clients and commercial building companies (*Bauträger*) – Recommendations for writing a building description".

This study has been adapted to the current technical regulations. The chapter about projection documents ("*Planunterlagen*") has been completely revised, presenting the minimum standard of projection documentation.

The study gives instructions for writing building descriptions. Commentaries inform the reader which qualities and which structural components require specification, and which do not. Model texts present both the standard and the superior quality of a structural component. For the sake of clarity and practical application, the description of various building components has been arranged in charts.

The study deals with all types of property sold by commercial building companies (*Bauträger*), i. e. single-family or two-family houses as well as owner-occupied flats in multiple dwellings. It is intended for the writers of building descriptions, but also for clients interested in buying property from commercial companies. It can help them to compare and evaluate various building descriptions.