Federal Real Estate
Comprehensive Real Estate Services
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Dear Reader,

It is not only the jobs of the people employed in Germany’s federal ministries, the Federal Police, the German armed forces and many other government institutions that could be described as rich and diverse. Exactly the same could be said about the places where they work and about the residential properties owned by the Bundesanstalt für Immobilienaufgaben (BImA), Germany’s Institute for Federal Real Estate. The BImA’s varied remit also includes tasks that you would not automatically associate with the provider of real estate services to the Federal Government. Why, for instance, does the BImA manage inherited estates on behalf of the government and why does it conduct wolf monitoring? You’ll find the answers to these questions, along with many more fascinating insights, in this brochure.

The BImA was set up over a decade ago on the basis of the Act Establishing the Institute for Federal Real Estate. Its remit calls for more than just broad-based property industry know-how: The forestry services it delivers, including forest management and nature conservation aspects of the real estate assets owned by the Federal Government, demand wide-ranging expertise in nature conservation and environmental protection, too. A rich and diverse range of activities is the result. Whatever we do, our focus is always on performing the duties entrusted to us responsibly and sustainably.

The high expectations our users and partners rightly have of us are both our daily challenge and mission. Whether it’s the full service we deliver in regard to real estate used for official purposes, our optimal marketing and development of land formerly used for military purposes, or our competent management of National Natural Heritage Areas, the BImA is always a strong and reliable partner.

We hope you enjoy reading this brochure and finding out more about the BImA in all its diversity.

Dr. Gert Leis
Paul Johannes Fietz
Bundesanstalt für Immobilienaufgaben
Board of Directors
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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.
The BImA looks after and manages some 19,000 properties. It owns roughly 470,000 hectares of land and 36,000 apartments, giving it 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 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. It’s interesting to note that as part of the centralized purchase of energy the BImA sources more than half of the electricity consumed by all the commercial properties in government use from renewable sources – and the trend is upward.

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.
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 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. Where necessary, the BImA may reallocate plots of land or restore missing buildings. These examples of value added show how real estate can be upgraded and its optimum management and utilization guaranteed.

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 Hofmels, 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.
The BImA has real estate assets worth roughly 19.3 billion euros

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

The BImA has been in the market for 13 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 currently has up to 172,000 accommodation options for asylum-seekers on its properties

In 2017, the BImA recorded more than 3.2 billion euros in rent payments (excluding heating costs) from the lease of commercial 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 addition to its headquarters, the BImA is divided into 9 regional offices, the largest of which, in Magdeburg, has 890 employees. There are also more than 120 satellite locations

Between 2005 and 2017, the BImA entered into more than 28,000 contracts of sale

In 2017, around 1.1 million cubic meters of wood were harvested from the areas managed by the Federal Forest Service

In 2017, around 2.3 billion euros were paid into the federal treasury

Since it was first established, the BImA has sold 265 so-called high-rise bunkers with total proceeds reaching 70.7 million euros

In 2017, around 3.2 billion euros in rent payments (excluding heating costs) from the lease of commercial properties
Anything but ordinary

The BImA’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.

The tallest property: As part of the UN campus, the 115-meter-high “Langer Eugen”, a high-rise in Bonn formerly housing members of parliament, now accommodates 18 UN agencies.

The youngest users: The young progeny of UN employees are looked after in this international day care center starting from the tender age of just four months. The BImA was also the developer of this Bonn property, which was an architectural award-winner three times over.

One-of-a-kind National Natural Heritage Area: Germany’s largest active inland dunes are located on the roughly 6,200-hectare Lubtheen Heath, where the Natural Heritage Area is managed by the Trave Federal Forestry Office. The Lubtheen Heath is owned by the BImA and forms part of the “National Natural Heritage”.

The most successful “Mission E” city: In the national capital alone, the motivational campaign promoting energy-conscious consumer behavior has reached thousands of civil servants in the BImA’s commercial properties.

The Federal Government’s first civic PPP project: The construction of the new Federal Ministry of Education and Research facility in Berlin was completed in 2014. The BImA is the developer and the owner.

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High tech underground: It is the largest and most modern underground facility (“UTA”) of the German armed forces and is one of the largest of its kind in Europe: the Neckarzimmen UTA. It has 38 kilometers of transit routes running through it! An air circulation system that can process up to 2.3 million cubic meters per hour keeps the temperature at a constant 21 degrees Celsius.

Most powerful wind farm: The most powerful wind farm on land owned by the BImA was completed near Königs Wusterhausen in 2016. It currently generates some 33 megawatts of power, and approval planning for some additional 10 megawatts is already underway.

Good things come in small packages: Some of the smallest properties managed through the standardized system of real estate management include various radio, antenna, and weather towers and masts, for example the Customs Administration’s radio tower on top of the “Grosser Falkenstein” mountain in the Bavarian Forest.

Germany’s highest research station is housed in the “Schneefernerhaus” on the summit of the Zugspitze. Germany’s Environment Agency, another commercial property managed through the standardized system of real estate management, can also be found there, 2,650 meters above sea level.
From Cyprus to Finland, from Ireland to Latvia, the network currently spans more than 22 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”, “performance indicators”, “energy-saving measures”, and “efficient office solutions.”

Generally, four PuRE-net working tables are held each year. The BImA is an active contributor to this international alliance and has already hosted several of its events. The first “Efficient Office Space Solutions” working table was held in Berlin in 2012. This has now established itself as a firm fixture on the PuRE-net calendar and was continued at the UN campus in Bonn and on the Petersberg near Königswinter in 2014 as well as in the Kronprinzenpalais in Berlin in 2016. The BImA invited participants to the next round of working tables in Berlin in 2018, focusing this time on measures for government institutions to take when constructing new buildings. And Germany also hosted the PuRE-net Annual Meeting back in 2013.

Robert Erfen, who represents the BImA on the PuRE-net steering committee, 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 insights into their organizational structures and the scope of their various property portfolios. And BImA’s business model – which sees it act as owner, developer and provider of real estate services – has also been met with great interest by other public real estate organizations.”

Working Tables

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).
For the BImA, 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.

There was also another complex subject that prompted the BImA 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 BImA and the communities face the challenge of finding appropriate, subsequent use for civic purposes.

This was the reason why the BImA 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. Some 200 representatives from federal and state ministries, affected municipalities, the German armed forces, explosive ordnance disposal units, as well as members of the industrial and scientific communities took part. The conference gave rise to a workshop that was held in November 2015 and the 2nd Specialist Explosive Ordnance Conference “Shoulder to Shoulder with Ordnance Clearance – Identifying Potential for Harmonization” in December 2016. The next symposium is planned for 2019. More information on this is available at www.konversion-kampfmittel.de.

**Presenting top properties**

Each year in the first week of October the BImA presents its highlights at Europe’s biggest real estate and investment trade fair, the EXPO REAL in Munich. The BImA’s booth at the trade fair, a permanent feature, can always be found in the same place. In 2017, however, it presented a completely revamped exhibition booth. In addition to in-depth discussions, the BImA has an attractive supporting program, including interviews and discussions with prominent partners in politics and industry. It also offers insights into ongoing and upcoming projects. Together with the members of the Board of Directors, BImA 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 BImA fosters the exchange of ideas on complex subjects**

The challenge:

Subsequent use

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The course is primarily designed for engineers whose duties involve clearing ordnance, from planning the clearance measures through to supervising the work, which requires advanced skills. We are targeting private ordnance clearance agencies and engineering firms as well as members of the German armed forces and public administration – especially clearance services and building authorities at federal state level – that are tasked with clearing munitions from areas used for civil or military purposes.

Students will need a first degree in science or engineering, although someone with comparable qualifications and professional experience can be exempted from this requirement. The postgraduate course consists of four modules, a dissertation, and an optional work placement. Modules can be booked individually, meaning that those relevant to the exam – numbers one to four – can be spread across up to two years. This is designed to allow students to allocate their time flexibly and juggle study with their work commitments.

The diverse backgrounds of the students on the pilot course have also paved the way for some interesting and informative discussions on real-life situations. All in all, we can be happy with the successful start enjoyed by this joint venture between the BlmA and the UniBwM. It is worth remembering that the project is still in its infancy and is the only one of its kind anywhere in Germany.

The current concept, the modular structure, and the content of the postgraduate course have met all our expectations so far. This is chiefly thanks to the many hours of intense preparation done by the people at the BlmA and the UniBwM who instigated the project and to the industry experts who had a hand in producing the teaching materials, including at the BlmA’s Specialist Explosive Ordnance Conference. There was also involvement from the “C7 Ordnance Clearance” technical committee, which is part of ITVA, the German engineering association for managing contaminated sites and recycling land. However, we’re still in the pilot phase. So there’s still room for improving the content and organizational setup, despite the positive response. Among other things, therefore, each module is given a comprehensive evaluation and assessment through detailed questionnaires and discussions involving all the participants.

Mr. Hammerl, who is the course designed for and what does the training consist of?

The BlmA has many strings to its bow, including cooperation and commitment at the university level. That enables the experience it has gained over many years of engagement in explosive ordnance clearance to be passed on to the world of academia. The BlmA has found a strong partner in the shape of the Bundeswehr University, Munich (UniBwM). The two institutions are cooperating to ensure that the long-term “Explosive Ordnance Clearance” project, which is likely to continue indefinitely, also has sufficient academically qualified personnel to guarantee that the work meets common standards across the country. Thus Germany’s first postgraduate course in Explosive Ordnance Clearance, which will qualify technical planners, was launched at the UniBwM’s Institute for Soil Mechanics and Foundation Engineering in 2017. The BlmA is supporting the course through its consultant Marcus Hammerl, who is closely involved in organizing it and devising its content.

What kind of a start would you say the course has enjoyed since it launched last year?

Interest in the postgraduate course was very high even before we started, meaning that the first few modules booked up quickly. Feedback from participants to date has been overwhelmingly positive. The course seems to meet precisely those requirements that many companies and authorities need if they are to plan and carry out ordnance clearance measures with the necessary specialist expertise.

Will you stick with your current concept or might you be planning any changes to the course?

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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 4,400 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). Under section 1(1), “[i]n 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 4,400 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. It if 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 BlmA offers a wide range of alternatives

Just the right facility for every user

A very wide range of users benefit from the BlmA’s services. Many clients – including federal ministries and federal offices – have specific requirements, a few of which will be presented in the following.

More than 1,200 S-REM leases for roughly 30,500 buildings and over 244,000 hectares of land, which includes no fewer than 152 military training areas and proving grounds spanning 196,000 hectares in all as well as 204 barracks and 27 airfields – these are the impressive figures from the collaboration between the German armed forces and the BlmA. This makes the German armed forces the largest client in the BlmA’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, whose properties and what are currently more than 390 associated leases were integrated into the S-REM in 2008. “The variety of tasks we are called to fulfill is reflected in our need for highly diversified and security critical properties across the whole of Germany,” says Joachim Koch, Head of Budget, Organization, and Medical and Safety-Relevant Services at Federal Police Headquarters. For instance, the Federal Police moved into two new training and development centers in Bamberg and Diez an der Lahn at short notice in 2016 and 2017 following the extensive recruitment drive approved by the German Bundestag. The BlmA was also responsible, together with the Federal Police, for the extension building to the Flight Training School in Sankt Augustin.

Individually tailored solutions are also required in the collaboration with the German Federal Agency for Technical Relief – the Technisches Hilfswerk, or THW. In 2009, the BlmA 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 BlmA 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.

The German customs authority is also one of the BlmA’s major clients: Its properties were integrated into the S-REM back in 2005 and there are currently some 960 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 wellbeing.”

Energy efficiency upgrades play an important role

The BlmA 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 BlmA 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.”
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).

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. 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.

The new headquarters of the Federal Intelligence Service (BND) were completed and officially handed over in November 2016. With a gross floor area of approxima-
tely 260,000 square meters, the BND’s Berlin office is the BImA’s largest newbuild project to date. Developed by the BImA, it stands on approximately ten hectares of land and has room for some 4,000 members of Federal Intelligence Service staff.

Berlin’s Futurium – originally the “Haus der Zukunft” (“House of the Future”) – was completed in November 2017 after just 27 months of construction work. This building, which boasts a gross floor space of some 14,000 square meters, is now the second property that the BImA has constructed under a public-private partnership. In its capacity as landowner and developer, the Institute for Federal Real Estate delivered the project on behalf of the Federal Ministry of Education and Research. The Futurium represents the gold standard as regards compliance with the latest sustainability criteria and houses exhibition and event spaces that meet stringent requirements in terms of media technology. From 2019 onward, it will be used by Futurium gGmbH to showcase material on the topics of nutrition, technology, and the environment of the future to the general public and to provide an opportunity for developing ideas and ventures through exhibitions, workshops, and debates.

There are also two other major newbuild projects being implemented that deserve to be highlighted as milestones in the BImA’s work as developer:

Acting in this capacity, the BImA is constructing an extension to the United Nations’ Bonn office. A free-standing annex, measuring some 65 meters high and offering a gross floor space of 13,000 square meters across 17 floors and three basements, is being built between the former plenary chamber of the German Bundestag and the historic “Altes Wasserwerk” complex, site of an old waterworks. It will house 330 employees of the Secretariat of the Framework Convention on Climate Change. The aim is to achieve a “Gold” certificate under the Federal Government’s “Sustainable Building” rating scheme. There are also plans for a new administrative building for the BImA, while the existing logistics building alongside the Rhine is to be extended. Meanwhile, two edifices steeped in history – the former waterworks and pump house – will become an integral part of the campus and will be used for UN conferences and symposia in the future.

Prompted by rising numbers of students, the BImA is building an annex for 1,500 of them in Perlach Forest on behalf of the European School Munich (ESM). It is being constructed on a 34,000-square-meter plot some three kilometers away from the school’s current premises and will include a kindergarten, an elementary school, and a sports hall across a total planned floor space of around 29,000 square meters. The foundation stone was laid in June 2016, with the topping out ceremony held not long after in April 2017. The annex is scheduled to be handed over to the ESM in time for the 2019/2020 school year.
Daycare center at the German armed forces hospital in Ulm gets a new building

When the new daycare center came to be constructed at the hospital for the German armed forces in Ulm, an Art in Architecture competition was held to produce a work that could also be used by children. With her piece entitled “Farbentaucher” (“Divers for Color”), Stephanie Gerhardt brings the open space in front of the center entrance expertly to life. The artist has created an interactive and fun space that shows things in a different light. The installation is at once a discovery area, a relaxation zone, and a waiting room for children and adults alike. The “Farbentaucher” has been enriching the daily lives of the girls and boys at the center since fall 2015.

Art in architecture

Unique artistic merit

The BImA’s remit also covers building culture, that is art in architecture. Whether it’s sculptures, graffiti, or an installation, the works of art augment and enrich what are usually public spaces. Art in architecture is regarded as an element of building culture and an integral part of the construction task. That is why it is incorporated into almost all the BImA’s construction projects. The incorporated art objects are closely interwoven with the everyday lives of local staff. One goal is therefore to ensure that, via the artwork, users can identify with a new building. Most of these buildings are open to the general public, which helps increase acceptance. The art gives these new buildings a unique touch and makes them easily recognizable. Between 0.5 and 1.5 percent of building costs are from the outset appropriated for art in architecture – as stipulated in the Art in Architecture Guidelines.

Responsibility for the artworks

The BImA is responsible for the artworks once they have been installed. The artists have to ensure their designs are durable and sustainable. Mediation, maintenance, and professional handling are therefore very important. Each year the BImA reviews all the artworks, which are then renovated and maintained based on that assessment.

Regular competitions

The BImA runs regular competitions in its search for suitable artworks for new buildings or extensions. The independent artistic contributions must create a link to the building’s architecture or function. Artistic quality and meaningfulness are also important. Young artists are specifically promoted, as was the case in the competition for the Federal Environment Agency in Dessau that was run in cooperation with Burg Giebichenstein Art College in Halle.
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 BImA markets and develops properties set to be converted and provides assistance in finding accommodations for refugees and asylum seekers.
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
Conversion: both an opportunity and a challenge

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 BlmA commissions experts 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 BlmA uses a “centralized residual contamination management” system in which it records and assesses the risks and arranges for remediation as needed.

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 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.

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 BlmA assumes a great deal of responsibility for their conservation. The BlmA 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.
Trollenhagen: Aeronautical history with a future

The German armed forces handed the airfield at Neubrandenburg-Trollenhagen back over to the BImA in late 2014. Civilian aircraft still take off and land here, even after the end of its military use, and the German armed forces will continue using the adjoining air base barracks until around the year 2023. Plans are, however, already being drawn up for what will happen after that, since both properties have excellent development potentials for the aeronautical-related industry: They cover an area of more than 240 hectares and have, among other things, a service and accommodation building, a shelter, a tower, workshop, warehouse, and technical flight operation facilities. The land is on the edge of Neubrandenburg city limits. Trollenhagen itself already has two large industrial estates that are operating nearly to full capacity. For further information go to https://konversion-trollenhagen.bundesimmobilien.de.

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

The direct sale also saw the rest of the premises sold to the city of Regensburg in 2017 to build public housing. The area being sold is to be transferred under a leasehold agreement to the state of Bavaria, which plans to build 88 public housing apartments under its "Wohnungspakt Bayern" ("Accommodation Deal for Bavaria") scheme.

Closely watched by the public

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 "Bajuwaren" barracks in Regensburg is another good example of a successful conversion: In 2016, a plot measuring around 3.2 hectares was carved out of the already-vacated part of the barracks complex and sold to the federal state of Bavaria as part of a larger direct sale. The state authorities planned to set up a reception center for asylum seekers and accommodation for refugees. After demolishing many of the buildings and halls, they built their reception center for about 600 people within 13 months. The construction and renovation costs came to some 30 million euros. Unlike other facilities of its kind, this one is home to a preschool, social care services, the social security office, a police station, and medical services in addition to the immigration authorities.
Former barracks were ideal, as they provided space for a large number of people, usually at very short notice. However, the BImA also made available individual apartments, administrative buildings, and other properties as well as undeveloped areas on which tents and residential containers could be set up. The numbers of refugees the BImA found accommodation for on its own properties alone shows how quickly this task gathered momentum: By the start of 2016, the BImA had housed more than 150,000 people, a sevenfold increase year over year. To do this, the BImA also reached out to the individual authorities on its own initiative and essentially offered them all its available properties that were not required for federal purposes.

The Budget Act sets out targeted measures that enable the BImA to better support the federal states, counties, and municipalities: Since January 1, 2015, the authorities requiring assistance are no longer required to pay rent for federal real estate used to accommodate refugees and asylum-seekers. The Act also permits the BImA to reimburse maintenance costs for properties made available rent-free, if these costs are necessary and reasonable, and authorizes it to reduce prices when sites are sold off for conversion if they are to be used to accommodate refugees and asylum-seekers for at least ten years.

Refugee numbers have been falling since mid-2016. This trend has now prompted some authorities to hand back to the BImA any properties that are no longer being used as accommodation (or only to a limited extent).
An area as large as 88,000 soccer fields

**Property services and claims settlement for allied military forces**

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 property. 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 international law and environmental issues, as well as 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 currently looks after some 62,000 hectares of federally owned and leased areas provided to foreign troops – which is equivalent in size to around 88,000 soccer fields. Alongside some 17,000 apartments, this also includes the U.S. Air Force’s largest aviation hub outside the United States with around 10,000 military and civilian staff as well as the biggest and most modern U.S. training area outside the United States spanning roughly 23,000 hectares. In addition, the Claims Offices of the Federal Republic of Germany settle claims for damage caused by members of the allied military forces in Germany in the performance of their duties. This includes, in particular, damage as a result of maneuvers or traffic accidents. Rather than having to deal with the military forces themselves, therefore, claimants can contact the BImA, which will compensate them in accordance with German law. The BImA then asks the relevant country to pay the damages owed under international law and transfers this amount back into the federal budget.

This part of its remit sees the BImA handle annual expenditure of some 65 million euros at present.
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. From 1990 onward, the building served as guest accommodation offered by the Federal Government and has housed a great many official guests. The BImA is currently modernizing and renovating the structure, which is now a five-star hotel, and hopes to complete the project by the end of 2018.

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” (the former high-rise containing offices for Members of Parliament that is now used by various UN organizations) on the UN campus in Bonn, 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
European Patent Office in Berlin
Federal Railway Authority in Hamburg
Defense Department Technical Center 91 (historic water tower) in Meppen
Villa Mumm in Frankfurt
Oranienstein Palace in Diez
Max Rubner Institute in Detmold
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

Federal Ministry of Finance in Berlin

German Supreme Audit Institution in Bonn

Federal Police Building in Rostock

Federal Court of Justice in Karlsruhe

Grandhotel Petersberg in Königswinter

Grüner Hof in Ulm
Museum of Military History in Dresden

Federal Network Agency in Konstanz

Federal Foreign Office in Berlin

Federal Ministry of Finance in Berlin

Windmill in the Senne region

Waterways and Shipping Administration Office in Heidelberg

Federal Administrative Court in Leipzig

Villa Bohnenberger in Stuttgart

Federal Foreign Office in Berlin

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

The German armed forces’ former Specialist Medical Center in Kempten in the Allgäu is one such example. As part of the right of first refusal the BImA in late 2016 sold the ensemble of buildings on a 1.7 hectare plot of land to Sozialbau Kempten, Wohnungs- und Städtebaugesellschaft GmbH, which is majority owned by the City of Kempten. The buyer plans to build 42 subsidized apartments and student accommodations, among other things, covering a total of some 3,750 square meters of living area. A discount of 25,000 euros was granted for each new, subsidized apartment.

Subplots of the former Berlin-Tempelhof Airport that were owned by the BImA are another example. 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: Cologne/Bonn Airport. Up to that point the site had belonged to the BImA; now it is owned by Flughafen Köln/Bonn GmbH, which had 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 starting 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-
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. They include a former British villa in Bad Oeynhausen, which was auctioned off in late 2017. This grand estate, known locally as the “White House,” had been used by the British brigadier at Herford Garrison up until mid-2014. Another example is the oldest riverside lighthouse on the Lower Elbe, a listed building, which was successfully sold in 2017. Constructed in 1896, the former Juelssand lighthouse can be found in the Haseldorfer Binnenelbe nature reserve, enjoying an unspoilt location on the polders between the river and the embankment. It can only be accessed by water on the Elbe and only then within certain time windows (depending on the tides). The structure is now set to be renovated based on its original design.

Bunkers are another good investment opportunity with creative options for use. The high-rise bunker on Neustädtter Straße in Bielefeld is one such example. The BImA sold the property in 2010 as part of a public offer procedure. The buyer undertook extensive renovation work: The lower floors and two walls of the bunker remained, but the rest was demolished and replaced by a new building that sits encased inside the old bunker. The materials used for the new building’s cladding set it strikingly apart from the bunker’s raw, fortified façade. The architects wanted to emphasize the civilian nature of the new building. The bunker is still visible inside because some of the surfaces in the stairwell have been retained in their original state. As well as a retail space there are 11 parking spaces on the ground floor, and there are 12 apartments on the floors above.

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**Example of a creative plan for future use**

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Due to waves and currents, it is only possible to disembark at the former Juelssand lighthouse for brief periods.

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You’ve come to the right place!

Whether it’s rarities or real gems you’re after – if you’re looking for something special, then you’ve come to the right place. A glance through the BImA’s exciting sales portfolio can often shorten what could otherwise be a lengthy search. In 2016 the BImA published a brochure containing its top Germany-wide offers. They had previously been sorted by region. The BImA website (www.bundesimmobilien.de) is another good place to view the sales prospectuses of interesting properties. You can also do an individualized quick search on the website.
The BImA has gone green

The BImA 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.
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 80 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.

Informing and encouraging

The tag-line on the poster – “Not everyone likes cold feet” – serves as a pointer and rallying call as part of the new series of posters advertising the “mission E” campaign for energy-conscious consumer behavior. The BImA has been running its highly successful energy efficiency campaign across the whole of Germany since 2012. “mission E” is designed to inform and encourage federal employees. An integral part of the Federal Government’s program of sustainability measures, it is geared towards promoting an energy-efficient and energy-conscious approach to using water and electricity. Civilian federal employees thus save energy both at work and at home and do their bit to help mitigate climate change. The “E” in the mission’s name stands for energy, efficiency, economizing, emissions and, most importantly, getting everyone engaged with the cause. The BImA has already implemented over 160 “mission E” campaigns, reaching more than 35,000 staff. In addition, all candidates for entry into the Federal Police are given information every year on energy-efficient behavior at their training and development centers. More information is available at http://missione.bundesimmobilien.de.
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 (EEG), 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 2017 revision of the EEG stipulates that the percentage of electricity to be supplied by renewables is to be increased to between 40 and 45 percent by 2025 and to at least 80 percent by 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 converted are especially recognized for their potential in this respect. The challenge is making this potential usable by way of a structured portfolio analysis. Such analyses focus on properties to be converted within the meaning of the EEG for which there are no other development options that would add greater value as well as sites with a lack of an alternative potential use. The possibility of taking properties used for official purposes and putting them in the service of renewable energy is also to be explored in future.

Playing our part in the transition to renewable energy

Profitably harvesting the power of the wind and sun

Since 2011, the BImA has put more than 100 open-air properties for renewable energy sources on the market. No fewer than 26 renewable energy projects had been implemented by the end of 2017. These range in scope from a photovoltaic power plant generating around 400 kilowatts to a wind farm with a total output of some 33 megawatts (MW). The largest free-standing photovoltaic project, near Prenzlau in the Uckermark, generates roughly 16 MW, while the biggest wind farm is not far from Königs Wusterhausen and boasts an output of approximately 33 MW. Further sites owned by the BImA are being assessed using a specially developed potential analysis to see whether they can be used to harvest renewable energy. If suitable, they will be further developed.
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 49 land use contracts and two sales contracts; 28 contracts form the basis for the mounting of wind turbines, 24 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.
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” (Nationales Naturerbe, NNE) needs to be protected and cultivated for the generations to come. As Germany’s largest provider of services to conservation areas, the Federal Forest Service, a separate division of the BImA, is responsible for the environmental management of NNE Areas on behalf of numerous institutions.

With an eye toward Germany’s National Natural Heritage, the Federal Government adopted a landmark resolution in 2005 (see box). High-quality habitats (considered to be of national importance) for threatened plant and animal species were identified and exempted from the privatization process earmarked for other properties. During the 17th and 18th legislative periods (2009, 2013), the total area classified as National Natural Heritage was expanded to a total of 156,000 hectares with the addition of a second and third tranche. 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 put up its share of sites – with some 125,000 hectares in total, its contribution was actually the largest. The selected sites that make up the extensive conservation areas are mainly expansive properties once used by the military. However, the NNE also includes the “Grünes Band,” or “Green Belt,” the former border zone between East Germany and the Federal Republic of Germany.

In a process still under way, ownership of the NNE Areas from the three tranches is gradually being transferred from the Federal Government to various conservation organizations. The beneficiary receiving the most land from the three tranches – some 70,000 hectares across ten federal states – is DBU Naturerbe GmbH, a subsidiary of the Deutsche Bundesstiftung Umwelt (German Federal Foundation for the Environment, the “DBU”) founded 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.

The DBU Naturerbe GmbH and the Federal Forest Service have signed a service agreement to develop the conservation areas, which was amended in early 2018 in the wake of the third tranche. Under this agreement, the Federal Forest Service, acting under the guidance of the DBU Naturerbe GmbH, assumes 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.

However, the Federal Forest Service is also responsible for the land management of NNE Areas on behalf of other institutions and, in connection with the so-called “government solution,” for sites that were not taken over by conservation organizations (about 33,000). These include the Müritz National Park and the Western Pomerania Lagoon Area National Park as well as the former military training area on the Lübtheen Heath, which alone contributes nearly 6,300 hectares.

By assuming these responsibilities on behalf of the BImA as owner, 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.

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”. 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 or so districts is responsible for the “green” management of properties covering a total area of approximately 573,000 hectares. These include around 366,000 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 1,100,000 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.

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.
The BImA supports species preservation and conservation in a variety of ways. The Federal Forest Service is involved in numerous projects aimed at creating optimum conditions for flora and fauna. Some of them have already been awarded prizes as part of the United Nations Decade on Biodiversity.

On International Biodiversity Day in 2017, for instance, all eyes at the former Münsigen military training area were on the Alpine longhorn beetle. Thanks to a BImA project, this beetle now feels at home in the largest nature reserve in Baden-Württemberg as well. This achievement saw the project presented with the UN award by the Federal Ministry for the Environment, Nature Conservation and Nuclear Safety. After the local district ranger at Heuberg Federal Forestry Office had initially discovered the animal, which is strictly protected in Germany, on his territory, Münsingen Federal Forestry Office then focused hard on creating a supply of wood for the insects to breed on. It left out some suitable dead wood and arranged the surrounding area so that it would capture strong sunlight – ideal conditions for the beetle.

The Wittstock-Ruppin Heath, a former military training area and now one of the biggest swathes of open heathland in Germany, is another place where the Federal Forest Service is demonstrating its commitment to conservation – with an almost fiery passion. If the area is to be maintained as heathland, any encroaching woodland needs to be cut back regularly, a task that the Westbrandenburg Federal Forestry Office performs successfully through controlled burning of the unwanted trees. The process also enables any munitions in the area to be spotted and then secured and destroyed. With this approach, therefore, a way has been found to preserve the heathland while clearing it of explosive ordnance at the same time. This project secured the BImA another UN Decade award in 2017.

It was only as recently as 2016 that two Federal Forestry Offices won this accolade for their projects: Trave Federal Forestry Office and its partners had converted a vacant building on a former military training area into a bat research station, the only one of its kind in Germany. The very next day, the BImA clinched the prestigious accolade for a wild horse grazing project designed to preserve the “U.S. Military Compound near Großauheim” Flora and Fauna Habitat Region.

And the project entitled “Sustainable Living in Veteran Oaks – Old Wood With a Future for the Hermit Beetle, Great Capricorn Beetle, and Friends” has also been able to boast the illustrious title since August 2014. This 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 was even crowned “Project of the Month” in an online vote. Hohenfels Federal Forestry Office, meanwhile, has been proclaiming “Come fly on in!” to the greater horseshoe bat, a species of bat threatened with extinction, since as long ago as 2013. The “Reconstruction of the Bergheim Church as Bat Accommodation” project was granted the status of a UN Decade Project, marking the start of a success story that now spans several years.
The former army munitions facility in the town of Münster in southern Hesse is a BImA property that is one of a number of “compensation areas.” Here, Deutsche Bahn is offsetting the impact of various projects – especially the new Frankfurt-Mannheim high-speed rail link – through biodiversity measures. This means restoring the entire facility premises to their natural state. The site has been earmarked for a grazing project run by the Schwarzenborn Federal Forestry Office and involving European bison (also known as wisent) and Przewalski’s horses. Everything is set to get under way in spring 2019, by which time the former military buildings will have been demolished. These include the loading station, which dates from the National Socialist period.

In the south-east corner of the property, which covers some 250 hectares, lies a bunker complex that is to be turned into a visitor platform. This area is one of the few ordnance-free zones on a site that is otherwise still contaminated with munitions. Now filled with water, the craters (center) have developed into valuable habitats.

As the property is strewn with munitions, it poses a particular hazard that will prevent it from being exploited commercially (e.g. sold, rented out or used for forestry). However, a grazing project will not require any extensive clearance of ordnance. Areas that have already been cleared are to house the necessary infrastructure (for feeders etc.) The costs of the project as well as the proceeds from ecological value creation can be calculated precisely in this case.

If all goes to plan, European bison (in the background) and Przewalski’s horses, a species that is also threatened with extinction and strictly protected in Germany, will soon be grazing together where the Münster munitions facility once stood. The Federal Forest Service, a separate division of the BImA, intends to introduce a herd structure to the area and thus help to build up a viable population of the wisent in Europe.

Bringing home the bison

The former army munitions facility in the town of Münster in southern Hesse is a BImA property that is one of a number of “compensation areas.” Here, Deutsche Bahn is offsetting the impact of various projects – especially the new Frankfurt-Mannheim high-speed rail link – through biodiversity measures. This means restoring the entire facility premises to their natural state. The site has been earmarked for a grazing project run by the Schwarzenborn Federal Forestry Office and involving European bison (also known as wisent) and Przewalski’s horses. Everything is set to get under way in spring 2019, by which time the former military buildings will have been demolished. These include the loading station, which dates from the National Socialist period.
The dark green four-wheel drive rattles and rolls over the deeply rutted, sandy track. Its passengers are getting a bumpy ride round Bergen Military Training Area. “Over there, a wild boar!” shouts Jörg-Rüdiger Tilk all of a sudden. The boar turns as soon it’s been spotted and disappears into the undergrowth. “You have to be quick with animals,” the federal district forester tells those who are along for the ride while he calmly carries on cranking the steering wheel, focusing on what lies ahead. Meanwhile his camera lies unused on the dashboard. He won’t bother getting it out for a boar. Tilk has an eye for animals, especially for wolves.

After more than a century in which they made themselves scarce, a pack of wolves was first spotted in Germany again in 2000. And numbers of the species, which is strictly protected under Annex II and IV of the EU Habitats Directive, are on the increase. They are being monitored to establish their conservation status. Every year their current area of distribution and population size are surveyed. The individual federal states are responsible for this wolf monitoring. As the general public is not allowed on land used by the German armed forces, it is up to the Federal Forest Service to conduct practical aspects of the wolf monitoring on behalf of the Federal Ministry of Defense. Federal district forester Jörg-Rüdiger Tilk is one of 41 “Wolf Monitors” employed by the BImA who have added animal tracking to their regular duties.

It begins to drizzle. The gray clouds hang low in the sky above the 285 square kilometers of heathland. A quarter of an hour ago shooting practice stopped for the rest of the day. “This place is rich in wildlife and devoid of humans, so it’s ideal territory for wolves,” the forester tells those taking part in today’s field trip. He stops the car abruptly, in the middle of nowhere, gets out and makes a beeline for the nearest pine tree. At about eye-level on the tree trunk we spot one of Tilk’s photo traps, carefully camouflaged. He picks out the chip, eager to find out what he might have caught on camera.
Tilk gets back in the car, powers-up his laptop, and inserts the camera chip. “The most I’ve ever had on one picture was nine wolves. But now and again you get a loner out on its own,” he says while he waits for the first of last night’s images to pop up on screen. “I’m sure we had a pack here last year. Now I’m convinced there’s a second one. I’m desperate to get the scientific proof.”

He has taken “samples” of more than 20 different lone wolves since mid-2012, he says.

The BImA’s trained wolf monitors have collected hundreds of data sets. The monitors undergo regular training, mainly by the Wildbiologisches Büro LUPUS, Germany’s Institute for Wolf Monitoring and Research. The Institute has been supervising the federal district foresters’ monitoring since 2002; in 2013 it also began publishing an annual report on wolves populating land used by the German armed forces. The main source of information for the wolf data are the snapshots captured by the camera traps. Wolf tracks are measured, recorded, and droppings are collected for food analyses. Genetic fingerprints are also taken of the animals from saliva samples left on the game they kill.

The four-wheel drive continues on its bumpy way. The wolf monitor suddenly spots something in the middle of the deep grooves in the track. “That’s a really good, fresh print,” Tilk says, grabbing his camera without taking his eyes off the animal track as he gets out. “Over there, that’s a really old one,” he says pointing west, “but the new track leads up here.” He first records everything on camera. “But a picture with no size comparison isn’t worth much,” he points out and lays a yardstick next to the tracks. The footprint measures 130 cm from front to back. “That definitely wasn’t a cub,” he says after sizing up the extent of the print and the depth of the imprint the claws have left. Tilk records the GPS data on the “find” and gait – this time it’s a diagonal trot. Jörg-Rüdiger Tilk says there’s no book that can replace the experience to be gained from fieldwork.

The federal district forester gladly passes on this experience and scientific insights whenever he’s asked to do so. Whether it’s during lectures in the local village hall or to authorities or soldiers in the German armed forces, at seminars organized by the Naturschutzbund Deutschland, in interviews with journalists or on trips with school kids – teaching the general public about canis lupus is a matter close to Jörg-Rüdiger Tilk’s heart. The growth and spread of the wolf population across Germany is raising concerns among locals, especially sheep farmers, who want more information. Isolated reports of conflicts with “problem cases” and the fear of these predators living close to humans are frequently raised issues.

“This wolf monitoring is exciting stuff,” says Tilk. “For me it’s a mixture of job, voluntary work, and hobby.” The small group has collected quite a few new tracks today. “I’ll be back for a few hours at the weekend to keep looking,” he adds. 

Annual monitoring data

Monitoring in 2016/17 recorded a total of 60 wolf packs, 14 pairs, and three territorial lone wolves in Germany (figures correct as of February 2018). Of these, an impressive 19 packs, two pairs, and one territorial lone wolf are roaming around BImA-owned real estate currently or formerly used by the military. Wolves have been documented on BImA properties by 12 Federal Forestry Offices: Lausitz, Mittelelbe, Thuringia-Erz Mountains, Northern Saxony-Anhalt, Westbrandenburg, Havel-Oder-Spree, Lüneburg Heath, Trave, Western Pomerania-Strelitz, Grafenwöhr, Lower Saxony and Hohenfels. Current and former military training areas are often the first to be populated by wolves, which is why they are important for the wolf population in Germany. Information on the evolution of the wolf population can be obtained from the Federal Government’s documentation and advisory center on wolves at www.dbb-wolf.de.
The motley characters of the BImA world

Come in and get to know the motley world of the BImA. 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 BImA.
Where deer wear necklaces, or when Edith got to “live high on the hog”

Animal lodgers of all kinds romp around on BlmA 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 relic of times gone by, she wandered around unnoticed on the property that had been surrendered by the British forces and was to be transferred to the BlmA. 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 BlmA.

Are we in Mongolia, China, or Kazakhstan? Actually, none of those. These Przewalski’s horses live on the BlmA 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 BlmA land, and are even active conservationists themselves, contributing to maintaining the openness of the valuable sandy grassland.

Horses are galloping here, too – the Federal Police’s mounted police units, to be more precise. The BlmA has built 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 BlmA properties and know how to take advantage of them. Anglers can be found casting their lines here, while beekeepers tend to BlmA bees. So many birds and beasts to be found. ★
Is there really such a thing as properties the size of individual tiles from a kitchen wall? In May of 2010, the BImA 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 BImA? 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 supplemental 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”.

Since the stairs were deemed “structural encroachments”, the BImA sales team requested that the building owners purchase them, not least because the BImA 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 BImA 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 BImA during the entire process, also expressed its willingness to pay for all of the notary’s charges.

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 1990 – it’s all possible here. The BImA’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 “Under 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

A relaxed atmosphere
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 BImA 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. The “Fascination With Bunkers” project aims to draw attention to the potential of high-rise bunkers and promote new ideas for their reuse. The project has produced astonishing results: a project website, a special illustrated book, a traveling exhibition, two student competitions, and a glossy publication entitled “Livening up Bunkers”. The book, published by Jovis Verlag, presents a typology of bunkers and shelters as well as examples of how high-rise bunkers have been converted for other uses. It also gives the BImA the opportunity to profile possible uses to those interested in buying its properties and to draw attention to aspects that need to be taken into account when converting them.

Thanks to the project, demand for these solid constructions has increased significantly: Since 2005 the BImA has sold more than 230 high-rise bunkers. Prospective buyers include municipalities, architects, project developers, private individuals, artists, and registered societies. One of the appeals of these former shelters is their distinctive appearance. In some cases the old walls have been retained as a visible feature, giving the converted bunkers a very special appearance. And many people feel particularly safe behind their meters-thick walls.
Unbelievable though it may seem, the Federal Republic of Germany holds a 30 percent stake in a Spanish joint-stock corporation whose assets include a stretch of Mediterranean coast! More precisely, the corporation in question owns some 900 hectares of land in Spain including a seaside plot that was once named the country’s third-prettiest beach. But how did this section of coastline end up in federal ownership and what has the BImA got to do with all of this?

The explanation is quite simple. When somebody dies without leaving any legal heirs, their estate passes to the tax authorities in the federal state in which the person had registered their main residence. If they had been primarily resident abroad, then the Federal Government will inherit – a scenario known as a “Malorca-Fall,” or “Majorca case.” This is where the BImA comes in, taking care of the estate, settling the inheritance, selling the assets, and retaining the proceeds. In 2017, these amounted to the not insignificant sum of some 1.1 million euros. However, it is not just properties that are inherited: Life insurance policies, jewelry, savings balances, and stocks can be left over when someone dies. Either way, a specialist department at the BImA will be responsible for managing the estate and settling the inheritance. The BImA’s experts handled 26 such cases in 2017 following as many as 46 the year before.

But the German government will also inherit if someone has explicitly remembered the Federal Republic in their will. For instance, an Estonian lady bequeathed a weekend cottage and some woodland in her home country to the German state, even though she had children of her own. And a well-known opera singer changed her “last” will and testament no fewer than 18 times due to repeated disputes amongst her descendants, finally naming the Federal Government as her sole heir. Cases like this, where the government inherits under a will even though the deceased left surviving relatives, often get the BImA involved in legal proceedings.

However, the state can also “inherit” debts: The biggest case that the BImA is currently working on concerns assets worth around 7 million euros. Set against these, however, are a cool 195 million euros or so in liabilities. Although the government is only required to settle as much of the debts as it can raise from the estate assets, it still has to make sure that any real estate it inherits is safe for persons or vehicles at all times. Inheritance proceedings of this kind last two to three years – assuming all goes well.

The BImA is also responsible for inheritance cases in which the former East Germany was named as heir or one of the heirs, usually as part of communities of heirs. There are some 1,500 such cases left for the BImA to process.
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Thorsten Grützner/BImA (p. 1, center), Michael Bender (p. 3, p. 35, top), Lioba Schneider (p. 6, p. 10 fourth row, p. 20, p. 28 second row, right, p. 31 second row, left, p. 31 third row, right, p. 33), BImA (p. 8, p. 9, bottom, p. 10 ninth row, p. 11, p. 19, p. 35, bottom, p. 49, bottom), Marcus Düdder (p. 9, top), Heiko Arjes/BImA (p. 9, center, p. 32 fourth row, right), Christian Kühl/BImA (p. 10 top row), German armed forces (p. 10 second row, p. 10 sixth row), Bernadette Grimmenstein (p. 10 third row), Lausitz Federal Forestry Office (p. 10 fifth row), Thomas Friesl, Customs Authority (p. 10 seventh row), lönwolhage (p. 10 eighth row), Christoph Vohler (p. 12, p. 35, top), Fotostudio Weingast, Neubiberg (p. 13), Anastasia Hermann (p. 14, p. 26, p. 28 second row, left, p. 31 fourth row, right, p. 32 third row, left, p. 32 fourth row, left), Florian Profitlich (p. 15), Federal Intelligence Service/von Söhnen (p. 17), Schnepp Renou (p. 18, top), Marius Mundt (p. 18, bottom), Iris Schaaf, Staatliches Hochbauamt Ulm (p. 19), FrankenAir (p. 22, top, p. 34, top), Christoph Goebel/BImA (p. 22, bottom, p. 42, bottom, p. 46), flyingvideo.de (p. 23), © Reimer – Pixelvario – Fotolia/Fotolia (p. 24), U.S. Army Europe (p. 25), Georges Pauly (p. 28 top row, left, p. 28 third row, left, p. 28 fourth row, left, p. 31 top row, left, p. 31 second row, right, p. 32 top row, left), © Michael Rasche (p. 28 top row, right), Christina Kratzenberg (p. 28 third row, right, p. 28 fourth row, right, p. 31 fourth row, left, p. 32 top row, right, p. 32 second row, left, p. 32 third row, right), Thomas Koy & Marc Winkel-Blackmore (p. 29, p. 32 second row, right), H. G. Esch (p. 30), Tom Höhne/BImA (p. 31 first row, right), © Blackosaka/Fotolia (p. 31 third row, left), Tempelhof Projekt GmbH (p. 34, bottom), shutterstock (p. 36, p. 38), Sonja Hornung/BImA (p. 41), Lydia Nittel/BIma (p. 42, top), Ute Steinke (p. 42, bottom) Christoph Goebel/BImA (p. 43, top to third row, left), Theresa Bode/BImA (p. 43, bottom right) Andreas Tamme (p. 44, top, p. 45), Jörg-Rüdiger Tiliek/BImA (p. 44, bottom), Luise J. Beckmann (p. 47), Alexander Herold (p. 48, top), Brenner/BImA (p. 48, bottom), André Fiebig (p. 49, top) © lunamarina/ Fotolia (p. 50)