

The controlling Model from Hamburg

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Overview:

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- 2 Data structure
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1 Introduction

The controlling model serves several functions. Basically, the data for the maintenance costs is according to budget with regard to the costs for renovations to the flats. You get an overview about the budget costs in relationship to the planned, commissioned, and paid-up costs. Furthermore, you have an overview about the past years and a plan for future years.

2 Data structure

Planned maintenance

Kostenverfolgung 2009 - Budgetübersicht

Legende :

Stand: 15.04.2009 erstellt: XX
Index: 3

Objekt Nr.	KGR	Titel		Bemerkungen
1	2	3	4	5

PLANMÄSSIGE INSTANDHALTUNG

7000		Straße1, Frankfurt		
	300	Dach	Dachreparatur	Fa. XYZ
	300	Türen	Türtausch	Fa. XYZ
	300	Fassade	Gesimmsicherung	Not-u. Gefahr
7001		Straße 2, Stuttgart		
	300	Dach	Dachleklage WE Selbach	L 7 WE 4.OG re
	300	Fassade	Fenster austausch (1 stk.)	L 7 WE EG li
	300	Fassade	Gärtnerische Arbeiten	L 7 WE EG li / re

Number

- 1 object number
- 2 cost group
- 3 measure description
- 4 detailed descriptions of the measures
- 5 remarks (company etc.)

O	Offene Maßnahmen, vor Auftragsvergabe
B	Bearbeitung, Maßnahmen in der Ausführung
A	Abgeschlossen, Schlußrechnung gestellt

Status	1. Kosten schätzung	Befürchtung	Kosten Schätzung (7+8)
6	7	8	9

	7.000,00 €	200 €	7.200 €
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x	2.000 €	200 €	2.200 €
O	1.000 €	200 €	1.200 €
A	1.000 €	- €	1.000 €
A	- €	- €	- €
x	5.000 €	- €	5.000 €
A	- €	- €	- €
A	- €	- €	- €
A	5.000 €	- €	5.000 €

Number

- 6 treatment status
 - O – open measure
 - B – Treatment, measure in execution
 - A - finished
- 7 1. Cost estimate
- 8 fears / risks
- 9 sum from 7+8

?		Gesamtdifferenz aus Herrichtung WE, Planm. Inst. zum Budget						?: 82.901 €	
Auftrags summe	Nachträge	Auftrags summe inkl. NA	Rückstellung	Prognose Kosten anschlag	Abrechnungs Stand (kulminiert)	Budget Prog 2	Differenz zu Prog 2		
10	11	12	13	14	15	16	17		
10.236 €	- €	10.236 €	- €	11.137 €	9.937 €	90.000 €	78.863 €		
3.854 €	- €	3.854 €	- €	4.844 €	3.644 €	30.000 €	25.156 €		
760 €	- €	760 €	- €	1.200 €	550 €				
3.094 €	- €	3.094 €	- €	550 €	3.094 €				
6.382 €	- €	6.382 €	- €	6.293 €	6.293 €	60.000 €	53.707 €		
550 €	- €	550 €	- €	550 €	550 €				
1.286 €	- €	1.286 €	- €	1.286 €	1.286 €				
4.546 €	- €	4.546 €	- €	4.457 €	4.457 €				

Number

- 10 order sums
- 11 supplements
- 12 sum from 10+11
- 13 transfers to reserve
- 14 predictions estimate
- 15 account states (accumulates)
- 16 budget
- 17 differences to Budget

The first subsequent year

Objekt Nr.	Erwartung 2010		Bemerkung	Kosten schätzung 2010
18	19	20	21	22
				1.000.000 €
7000				500.000 €
Fassade	Fassaden -u. Balkonsanierung			300.000 €
Fassade	Fenster austauschen			140.000 €
Dach	Dachsanierung			60.000 €
7001				500.000 €
Dach	Dachsanierung		<i>Maßnahme verschoben aus 2009</i>	60.000 €
Fassade	Fassaden -u. Balkonsanierung			300.000 €
Fassade	Fenster austauschen			140.000 €
				- €

Number

- 18 object numbers
- 19 measures
- 20 measure names
- 21 remarks
- 22 cost estimates

This overview can be used for all subsequent years in the short - term, medium-term and long-term area.

Just as a cost overview for modernisation and arrangements of flats.

This cost overview corresponds as much as possible to the previously described overview to the maintenance according to plan.

3. Working cycle

Data input:

In the basic arrangement, all known and planned measures are put down; in addition the budget data are inputted.

Depending on whether new maintenance measures are additional, or whether the changes are the result of cost estimates during the requisition or costs which are to be invoiced as additional costs/value.

The costs are always assigned to a certain object

Which evaluation possibilities / presentation possibilities present themselves from this model?

The price trend in the market can be compared. Thus for example the price trend by material and labour costs during the years before can be compared with those of the current year. On this occasion, this would make the difference, for example, with the regulation of apartments. On the other hand, there is the possibility to examine whether the material or the labour costs have changed and which craftsmanship are especially affected by differences between prices. The difference between different cities is also registered here.

It is important that in the daily business to have the possibility to order the assignments and see the current account state concerning all commissioned measures, quickly and clearly.

An evaluation of all open and planned measures through the year occurs through the easy explanations.

Notes to maintenance measures can be also shown after realisation of the measure.

Planning of future maintenance measures in the form of a cost estimate or a current offer to ease the arrangement of building future budgets.

Controlling/accountancy: Transfer to reserve education planning for quarter accounts or yearly accounts can be formed.

From the monthly account: The running main tenance costs are planned activities, and the planned running maintenance costs are compared.

4 Summary

This controlling model is necessary to the support and supervision of each of the liquidity and budget planning. Alternatively, a comparison and optimisation potential obviously for the costs of the apartment's maintenance measures and the business is decided by the comparison and the registration of all detailed costs in the region, and above all, the maintenance measures. The contribution of future investment measures which will be carried out, in preparation for the following budgets.