President’s Greeting

Dear members,

A year has gone by. As communicated in Vienna some members have left the association, but new ones could be won.

On our last council meeting on 30th October 2009 in Frankfurt, I provided a review of our financial situation, as our treasures André Valentin could unfortunately not be present.

However, the situation is not too difficult, but everything gets more expensive, we can balance our cost increase only by recruiting new members. Today I would like to invite you to win new members, because we need them very urgently in the future.

Our older colleagues who want to continue their work after the age of 68 have got a special chance. In particular their efforts are required and I thank them in advance.

On our last council meeting we could name two new council members. They are Dr. Claus-Michael Kinzer, the new editor of the „Courier“ and Mr. Christoph Breit, coming from AEXEA. I welcome both of them.

I am also very happy to let you know that Mr. Plötz has assumed responsibility for the organisation of the general meetings and congresses. I would like to take the opportunity to say thank you for that, too.

I do hope to welcome all of you in Metz on 7 May 2010. Some very important decisions have to be taken there. Please note that 8 May 2010 is a French holiday and all shops will be closed. Nevertheless, there is much to do in the town besides shopping.

On behalf of the council and the entire board I wish you all the best for 2010 and hope you were able to forget your daily sorrows at the turn of the year.

I wish all the best to the gentlemen Pelletier, Pettinella, Bichler and Köstler

Your President, Jean-Pierre Gielen

General Meeting 2010

Our next General Meeting with new elections will take place in Metz on 07 May 2010. The gentlemen Wilhelm Plötz, Christopher Breit and Dr. Claus-Michael Kinzer shall be confirmed in office.

The mandates of the gentlemen Peter Bopp, Jacques Pelletier and Friedrich Köstler will expire.

As you see, 2010 is an important election year. One reason is surely that our proven and estimated treasurer, Mr. André Valentin, wants to hand over his post to a successor. We thank him beforehand for his great commitment and steadfastness during all the years.

Introduction of Our New Members

Mrs. Karin Leicht (graduate engineer) born on 07 March 1980, from Leinach, studied at the Berufsakademie in Mosbach and achieved a degree in construction industry, Dipl.-Ing. (BA).
Mrs. Leicht will possess one day the companies OESTEMER GmbH / INTAX GmbH and has been working since October 2008 in both offices and aims at a certification with inter-expert.

Mr. Oliver Niehoff, born on 05 November 1966, from Munster, is Master of Business Administration and managing director of the RENA Hausverwaltungs GmbH. Mr. Niehoff is member and accredited official receiver of the Bundesverbandes der Zwangsverwalter (federal association of official receivers) IGZ e.V. Within the last three years he has processed surveys und appropriation reports und works among others for several local courts.

Your New Internet Presence at inter-expert

Yes, you have read correctly, this is your Internet presence. The newly created website of inter-expert assists potential clients to find you. In the course of 2009, the pages in German, English and French were redesigned. This was communicated to you by e-mail. As there are some very few colleagues whose e-mail address is not known, here again the new address www.inter-expert.biz.

How to be found by potential clients?

The surveyor is found e.g. over www.google.de, where you enter keywords. With the key words „Surveyors“ and „Building damages“ Google offers a link on the first page to the member list of inter-expert. After calling up the field of activity „Building damages“ on the website of inter-expert those colleagues are listed, who have indicated the field of activity „Building damages“.

If you want to make sure that potential clients find you, please check whether your name is listed under your field of activity. If not, you have the opportunity to amend your field of activity in the menu personal administration -> Edit -> select person (click on your name) -> Edit -> Fields of activities. In order to change for personal profile a password is required, which was communicated to you by e-mail. As there are some very few colleagues whose e-mail address is not known, here again the new address www.inter-expert.biz.

How can you contact your colleagues for professional inquiries?

When you have questions or problems you may send me, Peter Manner, an e-mail under Peter.Manner@t-online.de – in German or English please – or give me call. You find my telephone and fax numbers at -> Site notice -> Webmaster.

Dipl.-Ing. Peter Manner

A Personal Note

When taking over the Courier I made up mind: How can the Courier – reporting the association news - assist members to get to know each other better and to learn more about the neighbouring countries.

Now I have developed the idea that a „Country Correspondent“ for every state could be found, who should be willing to contribute current issues . The information on the country will be distributed and become a contribution to better average information of members in the journal.

And here an announcement from Germany:
The Valuation of Real Property Statutory Regulation „ImmoWert“, which is the basis of German property valuation, was to be updated and editorially adapted to the international habits. One of the most important changes would have been that building damages were not taken into account within the individual calculations. These building damages and repairs should be set off after terminating the valuation of the real estate property which had been notionally without defects.

The resistance of the Federal States made this plan fail, because detailed questions regarding reference ground values were also treated herein. And as these reference ground values are crucial for the determination of taxes, and these taxes are levied by the Lands, the entire valuation of real property has come to a stop due to the missing approval of the Federal States. Now we have to wait.

We would be also interested to get the same type of news from Spain, Italy or France.

What is more, I would like to initiate the members to get to know each other better, to present their office or themselves, report something about their work. So when you have a look to you address-book, you will get an idea who the colleague is and what he does. I will be the first to open this round:
Occident in 40 Years of Transition

Introduction

My name is Dr. Claus-Michael Kinzer. I work jointly with four other surveyors. We have founded a company which is the Gesellschaft der Immobilien- und Bauexperten mbH GIB. We are proactive in the centre of Germany and operate branch offices in the Rhein-Main-Area and surroundings, in Lower Saxony in the area of Hannover – Braunschweig and in Halle in the wider area of Leipzig. Our fields of activity are surveys in rent and lease matters, real property valuation and building damage surveys.

The individual surveyors are responsible for the respective branch offices. If required we bundle our strengths at one place. I myself work predominantly for several higher regional courts, district courts and related local courts.

We are publicly appointed, chartered and sworn as well as certified surveyors. In addition we carry out property ratings.

My original degree was in architecture and consulting engineering. I have achieved PhD in engineering economics.

I am now 55 years old, am married and have got two daughters.

I am looking forward to assume the editorial tasks of the Courier and I am happy that the presence on the Internet has been completed. Mr. Manner (graduate engineer) has summarized the most important questions incurred.

Experience Report of our Colleague

Dipl.-Ing. Gerhard Schilling:

Interface between the Orient and the Occident in 40 Years of Transition

At the outset there was only an insignificant calcareous sandstone at a small regional fair. It should demonstrate water repellency. But a Turk, studying in Stuttgart, came to us and said he could not believe that, because the water would be only standing on the stone. It would be better to use a funnel in which the stone would be placed, then the water could stand on it, and at the same time air could be blown downwards. A fantastic idea which we realized immediately after a long discussion with the Turkish man. That was in 1974.

Four months later this Turk gave me a flight ticket to Istanbul. It was about sealing a vaulted cellar from the inside at Comill Koc. When you hear this name in Turkey, everybody knows who that is and what it means. It is the industrial as such.

Resulting from the operation many new contacts incurred fast, in particular to the boss of the local automobile club who was friend of Koc. He had planned to restore the partly derelict wooden houses of the old Istanbul. This was also for me – as an architect – a good entry. The more, because as former enthusiast of motor sports, I initiated the first rally in Turkey. This has still existed and is today the world championship race.

In those days we met the person responsible for the water and sewage water authorities. He was enthusiastic about sealing with silica products. I was invited to an exploration flight with the authority owned helicopter. The water supply of a 15 million city is not uncomplicated, in particular because the reservoirs are located quite a distance from the city. Most of them were built in the 1950ies and 1960ies by the French and were no longer in a state of art - because of corrosion and „lack of adequate care“ (up to 50 % losses). Here in the area of I had contacts to VEDEWA and also the engineering offices Fichtner. Both of them could be won for first analyses.

At that time there was an association in Germany collecting funds from Turks who were willing to return one day to Turkey. That money should be used for the establishment of workplaces, where the repatriates, the so-called “Deutschländer” could find work. One of the projects was carried out at the eastern Black Sea where many peanut and pistachio plantations exist. Beforehand, the residues of the plantations had been put on a waste tip. The project was extended in away that the pods were coked in order to obtain a light lubricant as one product; and another product was a valuable resource for cosmetic industry.

In addition we obtained gas which we used for initial firing and the quantities left were enough to heat some buildings and offices. Besides we gained a kind of charcoal which was used in the country’s numerous barbecues. In those days Turkey imported charcoal for approx. 50 million $. A pilot project in cooperation with the Islamic World Bank, whose director I met in those days. Funds of the KFW Bank were also made available. A pity that we did not take out a patent on this technology.

The former minister of Foreign Affairs, Mesuut Yilmaz, attended the inauguration. To date we have been close friends despite of differing opinions. He invited me to take part in a government trip to East Anatolia. It was about the URFA- Reservoir project of the Tigris. I criticized this project, as it would have literally cut the water resources of the neighbour states. Therefore I was summoned to the Consul General of Germany in Ankara. Until today this project is mostly shelved, as there are no industrials who would be interested to establish their company there.

Later I accompanied two government delegations (one from Baden-Württemberg another form Bavaria) as a major coordinator for support in technical and scientific talks with Turkey.

Then we delivered 250,000 fire extinguishers to schools and offices, seven complete fire brigade stations, five canteen kitchen plants for administration buildings and banks, two complete brewery facilities from the Swabian area and 15 big grain harvesters.

After our first successful activities in Turkey the government asked us to accompany the works for the sewage plant in Ankara. After all a tender with a value of 200 million $.

Istanbul and its two famous mosques

Tea picker at the Black Sea
A big, if not the country’s biggest building contractor offered joint offices and cooperation. We set up a tender with 120 pages. Capital cover and our enterprise performances had to be attested. The project was put out for tender in the entire Middle East.

Beforehand, approximately 300 drill test samples were taken in the environment of Ankara. A Stuttgart institute was appointed to carry out the valuation. Such things had to be assigned to other countries, because in Turkey every responsible person knows all other persons holding a responsibility, and every individual feels as superior director and boss and can mostly not evaluate or judge the figures and indications of value, or is often submitted to promises of financial contributions of other participants. In the end the measurement showed that high values of various hydrocarbons from dry-cleaners, car repair shops and others were in the ground.

Ankara is located 1200 m high in a so-called source horizon, so water from everywhere is collected first and then flows off to the North in direction of the black Sea. The preliminary works included the sanitation of the industrial zones in view of their sewage waters and contaminated areas. Ankara with approx. 15 million inhabitants spreads over an area of 50 x 30 km, the sewage plant covers a zone of approx. 12,000 ha. So you cannot go home after short period of time, first an infrastructure in the almost flat landscape has to be developed. And the most important is above all religion, so first you build a small mosque, then it all about food. That means shops, small restaurants, persons providing various services, automobile areas, an own post office as well as a small administration post of the community, a medical centre with small surgery. If you like, a little town.

The works were planned to be completed within four years, with a capacity of on average 1,000 workers. Some working accidents incurred and we swiftly founded a sort of employers’ liability insurance association, taking care of the work safety on the site. We paid primes for insurances and in accordance with the European insurance association, taking care of the work safety on the site. We paid primes for insurances and in accordance with the European insurance association, taking care of the work safety on the site.

Water quality at the Golden Horn was getting worse and worse. I invited the company Voith to Istanbul to discuss the required measures to be taken. We concluded a cooperation with a company, known all over Turkey; later Brown-Boveri joined in. Five pump buildings, each equipped with a Francis turbine with capacity of 150 and 350 W were installed. Within a year the bathing places could be again released to the public. For the planned areas in Turkey we had integrated a sort of copyright, so it was not possible to erect a 1:1 copy. The funds provided in those days are still frozen today.

In Turkey the market of the old wooden buildings became a real run. Refurbishment took a lot of time, so that we opened up a further office for refurbishing and monument preservation purposes. It was located in such a refurbished wooden house. Monument conservation had been a foreign word for many Turks, but also in this field it was again Camill Koc whose influence made us work also in Anatolia. Then I got to know a state secretary in construction and lecturer at the University of Ankara. A short time after she became a minister.

It happened that I went with her a few times to Anatolia, where I publicly and strongly criticized the sewage technology of the aspiring hotel industry. In those days the Steingberger Group applied for a project in Antalya. When I was asked for advice, I told them to decide for a biologic sewage plant, which was realized in the end. Even the two big hotel complexes standing on the rock above the Mediterranean Sea were reequipped through my intervention and exertion of influence.

On request of Koc we went to the Crimea and visited children’s hospital in a quite disastrous state in the near of Sewastopol. Still on the ship my fellow passengers signed a cheque in the amount equivalent to DM 200,000. We started the refurbishment, almost for free. In the end the Zurich Kantonspital donated quite a number of appliances and resources. In those days we did not know that this hospital would be involved with Chernobyl one day.

In a partnership with two companies from Singapore a huge waste incinerating plant, two power stations, as well as two railway tracks of 1 m width were built, which we will operate until 2020 holding a participation of 33 %.

It was also a balancing act to travel to Turkey more than 700 times with approximately 3 million flight kilometres, another mentality and language, a completely different country, literally in-between the Orient and the Occident, between modern times and old Ottoman traditions. Besides I had the obligations in my offices here in the country, activities and employees, in peak times up to 30 employees.

We always accepted serious offers to do business. What we did not do were plants and facilities for the NATO and the army. In Turkey people were aware of this fact and accepted it.

In summary, I must say: it was an extremely nice and exciting time. But before getting on an airplane to Turkey you must absolutely try to think Turkish, never European or even German. You have to integrate yourself in many aspects and also handle issues, which you cannot simply change, even when that is difficult to accept. Above all, stay calm and relaxed in any situation that incurs. Show stamina and then carry out things. Anyhow the next morning everything looks completely different in this country.

Dipl.-Ing. Gerhard Schilling

Further Education Event 2009 in Region 01 in Leipzig on 11 June 2009

With participants coming from the region 02, the region 07 and the region 10, the President of the Board and Secretary General Jean-Pierre Gielen and his wife from Belgium, this day became a special experience in the field of building and construction industry.

After a friendly welcome at the main station we took part in a guided tour in the city under the very qualified guidance of the wife of a former colleague active in building industry in the Leipzig area.
Considering the small amount of time to spend we visited the inner centre in a short time and finished the tour at Auerbachskeller (historical restaurant – Faust by Goethe). After our discussions we had something to eat before visiting City Tunnel, which is under construction including its four stations. Therefore only an internal visit was possible.

The representative of the owner, the Deutschen Bahn-Netz AG with seat in Leipzig, Dipl.-Ing. Menschner made an introduction to the building project providing some explanations to the object. Wearing protection clothes we then had a visit of the structure in its current state.

Directed by the owner’s representative, Dipl.-Ing. Menschner, a very professional and well qualified tour was offered.

Completion date of the structure is set for 2012 and should facilitate particular the west-east and north-south connections, so that travelling times in the city area will be shortened on average by 20%.

From entry to exit at the station „Markt“ going 22 m below ground at the market place this tour has been very interesting providing participants and guests with a multitude of new information in view to their professional knowledge.

After handing back the protective clothes an assessment was made. A badge of inter-expert with a deed and other honours were conferred on Dipl.-Ing. Menschner by Jean-Pierre Gielen.

 Afterwards some of our colleagues started another little tour from the Nikolaikirchhof to Augustusplatz with a short visit of the opera house and the Gewandhaus. Followed by a summarized assessment with our Secretary General Jean-Pierre Gielen.

All in all, we think this day will remain a lasting memory in the minds of all participants.

Your former National Delegate of Germany Dipl.-Ing. Harald Theilig

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Visit to Frankfurt Airport – the most compact airport of the world!

The entire airport spreads over an area of 1,940 ha. 70,000 people are employed there.

The exciting tour covered from visiting the snow removal equipment with a width of up to 7 m - 16 vehicles are needed to clear one runway – through the container storage area to the fire fighters centre. An airplane dummy for exercises e.g. for emergency landing stood on the runway. It looked like a fully operable one – except it had neither nozzle nor windows.

Particularly impressive was the issue of de-icing – it goes without saying, an aeroplane should be free of ice! But we have never thought about the consequences, if that is not the case! When 30 % of aeroplane’s wings are covered with ice, it is enough to make it fall from the sky. The gliding characteristics are no longer granted. Upon unfavourable weather conditions an aeroplane must be able to reach within only ten minutes a height, where dry air dominates so that the wings no longer freeze over. That means de-icing must be carried out shortly before take-off and employed as applicable.

The flight progress also left quite an impression on us. There are 120 flights per hour; so every 30 seconds there is a start and a landing!

We were amazed at the report of the repair works in respect to replacement of a runway. Works are carried out from 11 pm to 5 am; that is during the ban on night flights. That means: two minutes before working time starts, which is precisely two minutes to eleven, the caterpillar operator sits in the cabin of his deep loading vehicle and is brought precisely 11 pm to the „crime scene“: During this shift up to 1,000 tons of material have to be processed. An enormous performance.

At the end of the shift 15 meters of the runway are new and ready for immediate usage. And when does the concrete dry? This question can be only answered in one way: They do not use any concrete! It is special asphalt, in particular developed for such uses in a laboratory. Its advantage: it is immediately capable of bearing.
We were shown nine terminals and other sites of the new A380, which had been already reconstructed in view of the new planned use. The present Airbus was not the basis of the considerations, but rather a future and longer version which could be placed there.

We were astounded at the 8 containers of collected tyre abrasion, which had been collected on the runway. It will be recycled, but surely not for airplane tyres!

Driving over the airport at sunset, we saw the Boeing 747 overhead, a model which has been existing for more than 30 years and has been starting from Frankfurt to all countries on God’s earth and we suddenly felt some wanderlust. Flights to Singapore, Johannesburg, South America started and we stayed in Frankfurt.

We spent the evening near the international airport at the “small airport” in Egelsbach, on which smaller private aeroplanes may land: in the airport restaurant of the legendary star cook Schuhbeck.

Independent of the kind of real estate risks can be identified and differentiated.

There are several rating systems but all operate in accordance with the same rules. The valuation department of the HVB Bank has initiated and developed these systems and verified that they worked in practice, before they were introduced as generally binding.

These systems have been initiated in particular to identify risks. But it is irony of history that the very banking house, which had essentially participated in developing this rating system, was the parent company of the HRE (Hypo Real Estate) Bank, which went bankrupt in course of the financial crises – probably because the surveyors did not have the final say!

Dr. Claus-Michael Kinzer