

### **Drees & Sommer Development Management in special company**

**In January 2004, the Drees & Sommer Development Management and Property Consultancy GmbH was formed as subsidiary of the Drees & Sommer AG. The newly founded company specialises in the development of wasteland, former industrial and military locations as well as any type of urban or rural property. Development managers handle their projects Germany-wide and all over Europe in close cooperation with the respective local companies of the Drees & Sommer Group. Their daily work aims at achieving sustainable enhancement in value of client's premises and properties.**

Due to many years' experience in development management, staff of the new company is familiar with specific tasks – Drees & Sommer have been offering this particular service for the past eight years. Hitherto, specialised teams of individual project management companies rendered development management. The new company thus accommodates the service's continuous growth in recent years and the achieved significant market position. In the new company with office in Stuttgart, professional know-how is bundled. The close cooperation with local Drees & Sommer companies facilitates the provision of necessary local specialist knowledge for individual national and international projects.

#### **Development management**

At the outset of a successful development, managers examine the added-value potential of the area to be developed and compile a multistage realisation approach. Each stage of the concept is coordinated in detail with the contractor. At any time, the contractor is thus able to compare chances and risks and only effect investments with appropriate and expected return. The managers develop a marketable use concept, create the appropriate building lease in close consultation with appropriate authorities, prepare the property for development, solve development queries and assume marketing of developed premises. In order to cope with these tasks, the company Development Management and Property Consultation GmbH not only employs architects and civil engineers but also urban planners, geographers, property economists and lawyers. Where required, further professionals of the Drees & Sommer Group are integrated, for instance the DS-Infra for complicated development queries.

#### **Development of wasteland**

Please send us a specimen copy with publishing of the contribution. Many thanks.

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## **Press information**

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Properties to be developed and which have not yet been integrated into urban planning – such as former military locations or those of train or steel companies – make great demands on development managers. In terms of major developments of wasteland it is often important to accommodate urban development policies, urban planning concepts as well as questions of financing and profitability. The development and realisation process may take several years and requires flexible management in terms of building leases and marketing.

### **Development of properties and locations**

Developing urban areas and individual properties places high demands on those responsible for a project. These areas are often integrated into an existing urban context with available building lease, but are often unsuitable for a new marketable use concept. The particular task here is to develop an economic and marketable use concept for a property, which can be realised with acceptable modifications of building leases and guarantees high quality in terms of urban planning.

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