



“Housing Cooperative, green, affordable - the future of living?”



Curriculum vitae



Florian Ebrecht

Spar- und Bauverein eG, Germany

Current position:

- General Manager and head of technical building management at Spar- und Bauverein eG Dortmund
- Assumption of operational, strategic and personnel responsibility
- Preparation of budget planning and detail planning

Education:

- Currently completing a doctorate in engineering in the area of spatial planning, Technical University of Dortmund, Germany
- Master of Science – Project Development, EBZ Business School, Bochum
- Managing director qualification for housing cooperatives with savings facilities, Academy of German Cooperatives, Montabau



Spar- und Bauverein eG - Key facts



1.621	Houses	53,79 Mio. €	Investment
11.788	Flats	0,42 %	Vacancy rate
2.575	Garages	14,54 Mio. €	Cash flow
82	Commercial units	5,2 %	ROE
20.488	Members	20 %	Equity ratio
29.082	Cooperative shares	128	Employees
92,50 Mio. €	Saving volume	10	Trainees



	2018	2019	2020	2021	2022	2023
Maintenance	14.630T €	15.480T €	15.350T €	15.350T €	15.350T €	15.350T €
Modernization & special measures	18.591T €	15.610T €	13.410T €	12.410T €	16.010T €	17.451T €
Development	18.747T €	21.823T €	20.602T €	12.500T €	6.000T €	4.000T €
Investment volume	53.178T €	53.713T €	49.912T €	40.810T €	37.910T €	37.351T €
Invest / Target rent (%)	121	119	108	85	78	75



Number and stocks of deposits in Germany




Spar- und Bauverein eG
Dortmund seit 1893

47

Housing cooperations
with a saving institute of
their own in 2009

5.031,96 €

average amount
of savings per member
in 2009

1.683.517.000 €

of saving deposits
and long-term saving
contracts in 2009

Pooling of interests and information via GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V. Berlin in a Federal Working Group

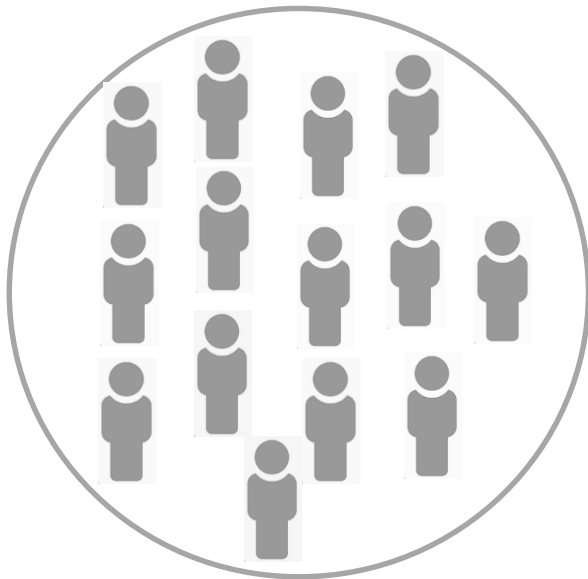
Spar- und Bauverein - How it works




Spar- und Bauverein eG
Dortmund seit 1893

The double nature of the cooperative

Association of individuals



Member = Owner

Own a share in the
owner organization

Business establishment

Corporate
Management

Work

Capital

Property



Spar- und Bauverein eG – The saving Institution as a financial Instrument



- Combination of a housing cooperative with a saving institution for the members
 1. The members have a long term authorization to use the house unit
 2. The members have to deposit a cooperative share from the company (Sparbau: Cooperative share = 1.278 €)
 3. Additionally members and their family have the possibility to invest their savings in a saving institution, which belongs to the housing cooperative
 4. Saving deposits as relevant financial resources in order to add / to reemplace capital from the capital market for new construction and modernization
- Permission for the business of a saving institution through banking finance law BaFin
- All members of the board have to prove their knowledge through certificates :
 1. of banking theory,
 2. banking practice and
 3. experience of leadership in management.

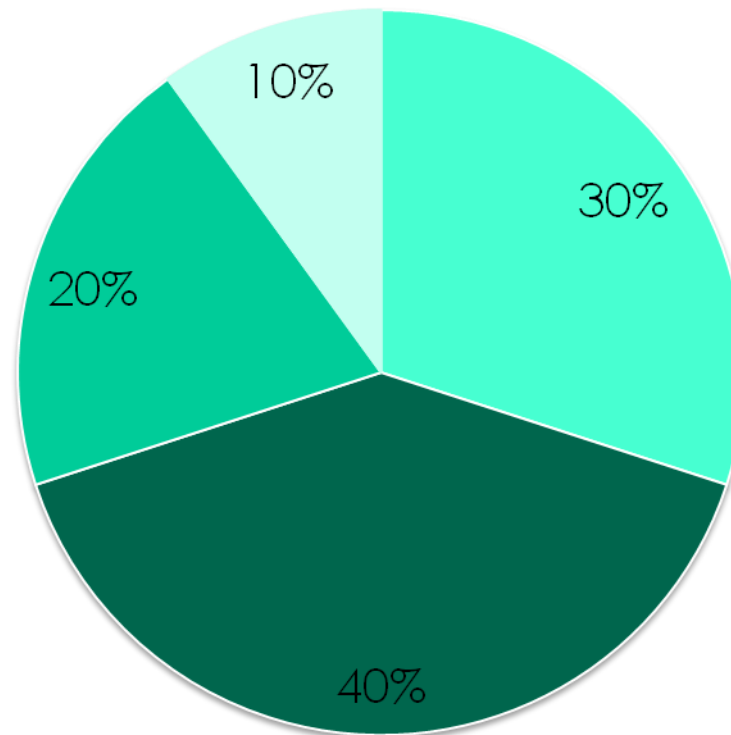
Spar- und Bauverein eG – Housing stock




Spar- und Bauverein eG
Dortmund seit 1893

Housing stock Spar- und Bauverein eG subdivided by years

■ 1893-1939 ■ 1945-1970 ■ 1971-1990 ■ 1990-2019

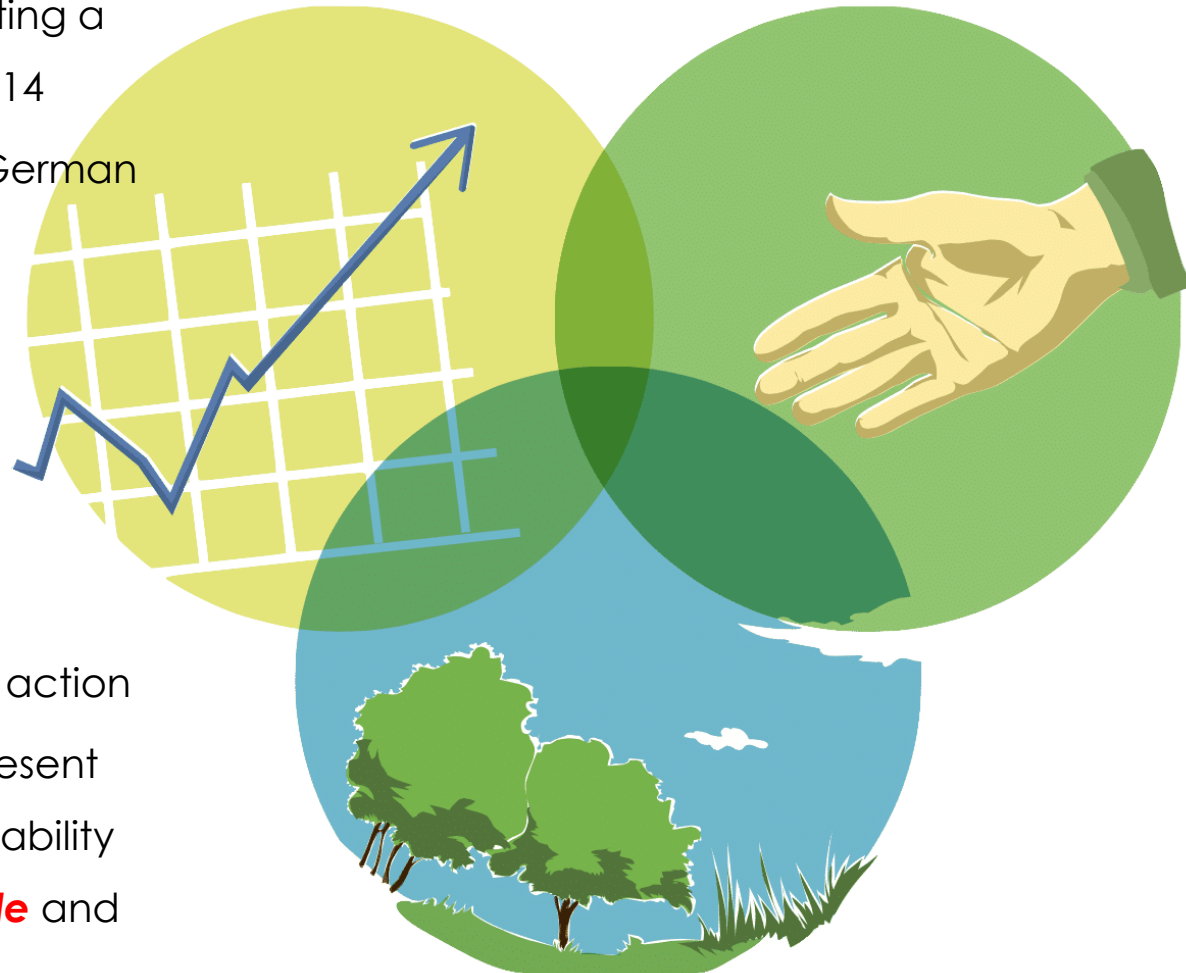


Spar- und Bauverein eG – Sustainability codex



Spar- und Bauverein eG
Dortmund seit 1893

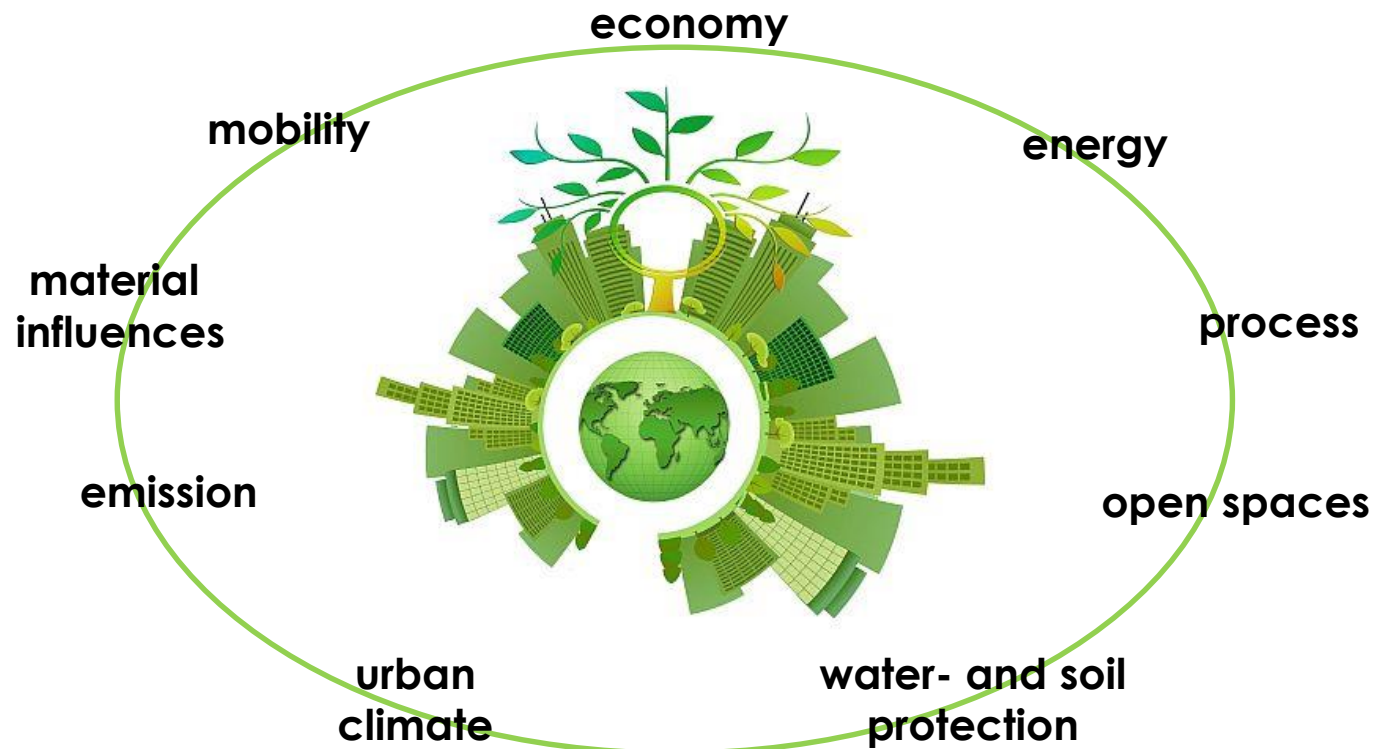
- The Spar- und Bauverein eG Dortmund has been presenting a sustainability report since 2014
- The report is based on the German Sustainability Code (DNK), developed by the German Council for Sustainable Development (RNE).
- This documents shows if the cooperative achieves the requirements of sustainable action
- It enables companies to present their commitment to sustainability in a **transparent**, **comparable** and **descriptive** way



Spar- und Bauverein eG – Sustainability circle



Cooperative concept according to the guiding principles of sustainability



Spar- und Bauverein eG – Development project



Key facts

- 61 Rental Units with approx. 5900 m²
- Sustainable buildings with low energy costs & barrier-free access
- Apartment mix:
 - 17 family houses,
 - 12 town houses,
 - 32 apartments
- Total investment volume:
22.5 Mio. €
- Rent: 8,62 €/m² - 10,50 €/m²
(depends on the size)



Spar- und Bauverein eG – Energetic modernization project



Key facts

- The residential area in Dortmund Hostedde is a part of a long-term modernization programm
- District with approx. 224 flats
- KfW 115 subsidy
- Tripple glazing
- Conversion to central heating
- Total investment volume:
12.2 Mio. Euros
- Before mod. rent: 4,46 €/m²
- After mod. rent: 5,80 €/m²



Spar- und Bauverein eG – Average rental rates



Average market rent vs. average rent Spar- und Bauverein eG

2018	Average Dortmund	Average Spar- und Bauverein eG
Portfolio	7,00 €/m ²	4,66 €/m ²
Development Project	10,50 €/m ²	9,13 €/m ² *

Rent Strategy of Spar- und Bauverein eG:

- Target rent system per apartment
- Avoidance of excessive rent jumps through:
 - Cap limit: 1,50€/m² after modernization
 - Rent increase max. 10 % in 3 years



Spar- und Bauverein eG – Digitalization

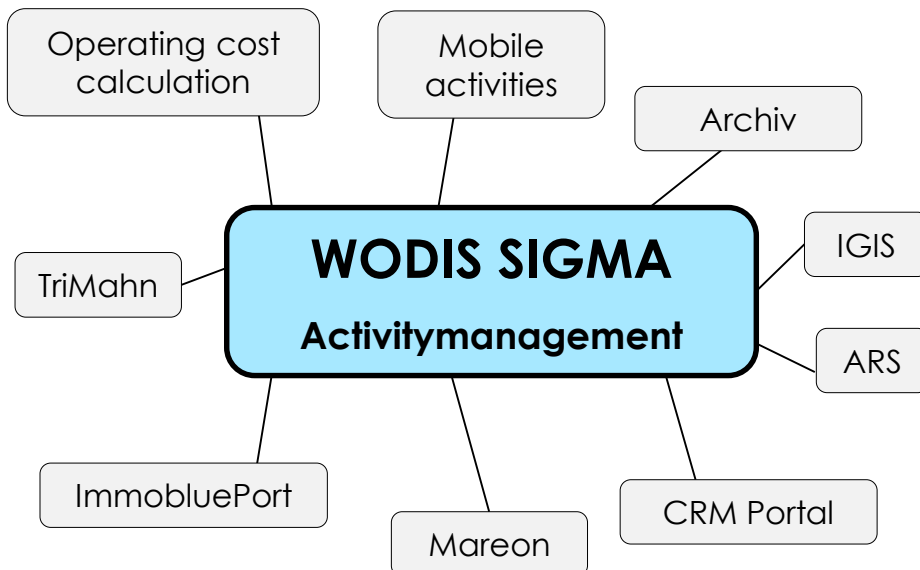
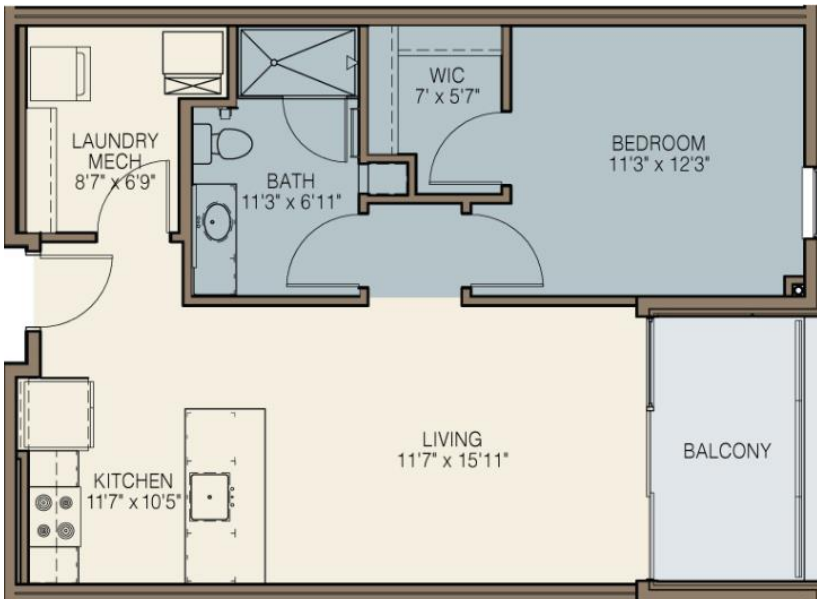


5.000

**digital registrations of the
floor plans**

1,54

**million Euros invest for the
IT system integration**



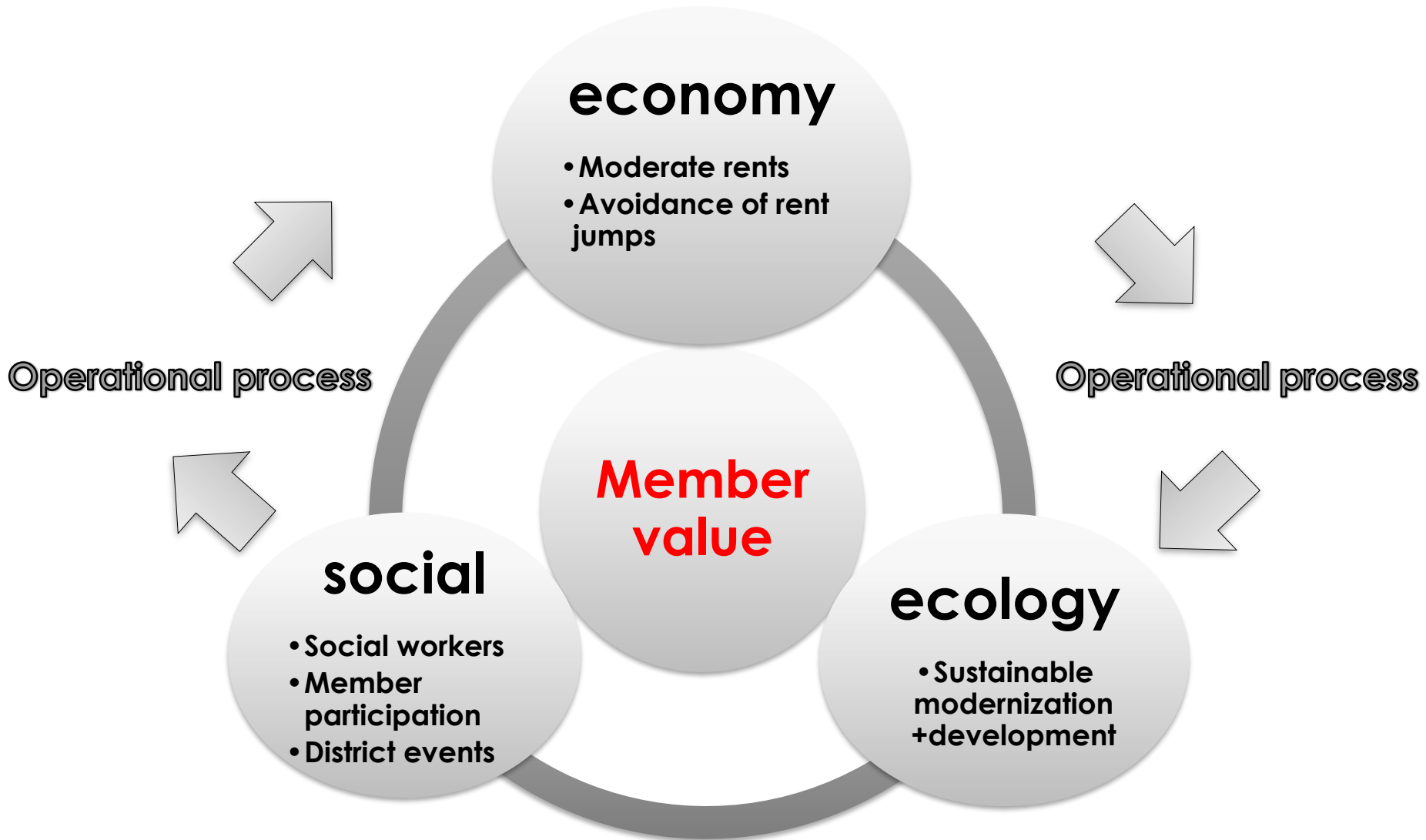
Spar- und Bauverein eG – Social and service activities



- **Social workers** for more **integration**
- **District events** for more **social stabilization**
- **Support of member participation** for more **solidarity**
- **In-house facility manager** for more **sustainable Management**



Spar- und Bauverein eG - Member Value





Thank you very much for your interest and attention!

