



Bundesanstalt für Immobilienaufgaben (BImA)

Development of the Parliament and Government District in Berlin

Speaker: Robert Erfen

- After the reunification of Germany on the 3rd of October 1990 the new common German Parliament decided in June 1991 to relocate the Parliament and Federal Government from Bonn to Berlin



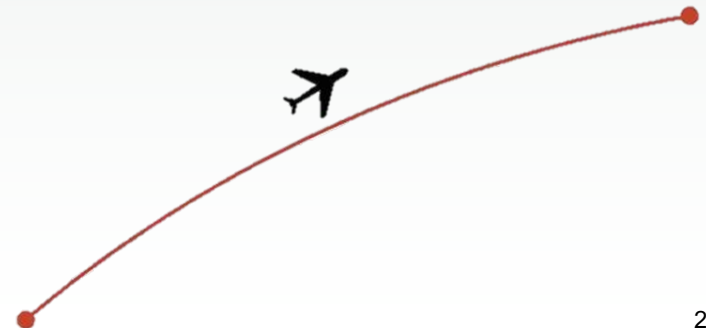
- The decision includes a labour division between Bonn and Berlin and leads to the Bonn-Berlin-Law, which becomes effective on April 26th, 1994:
 - 6 ministries stay with their first official residence in Bonn,
 - 9 ministries move with their first official residence to Berlin.

June 17th, 1993

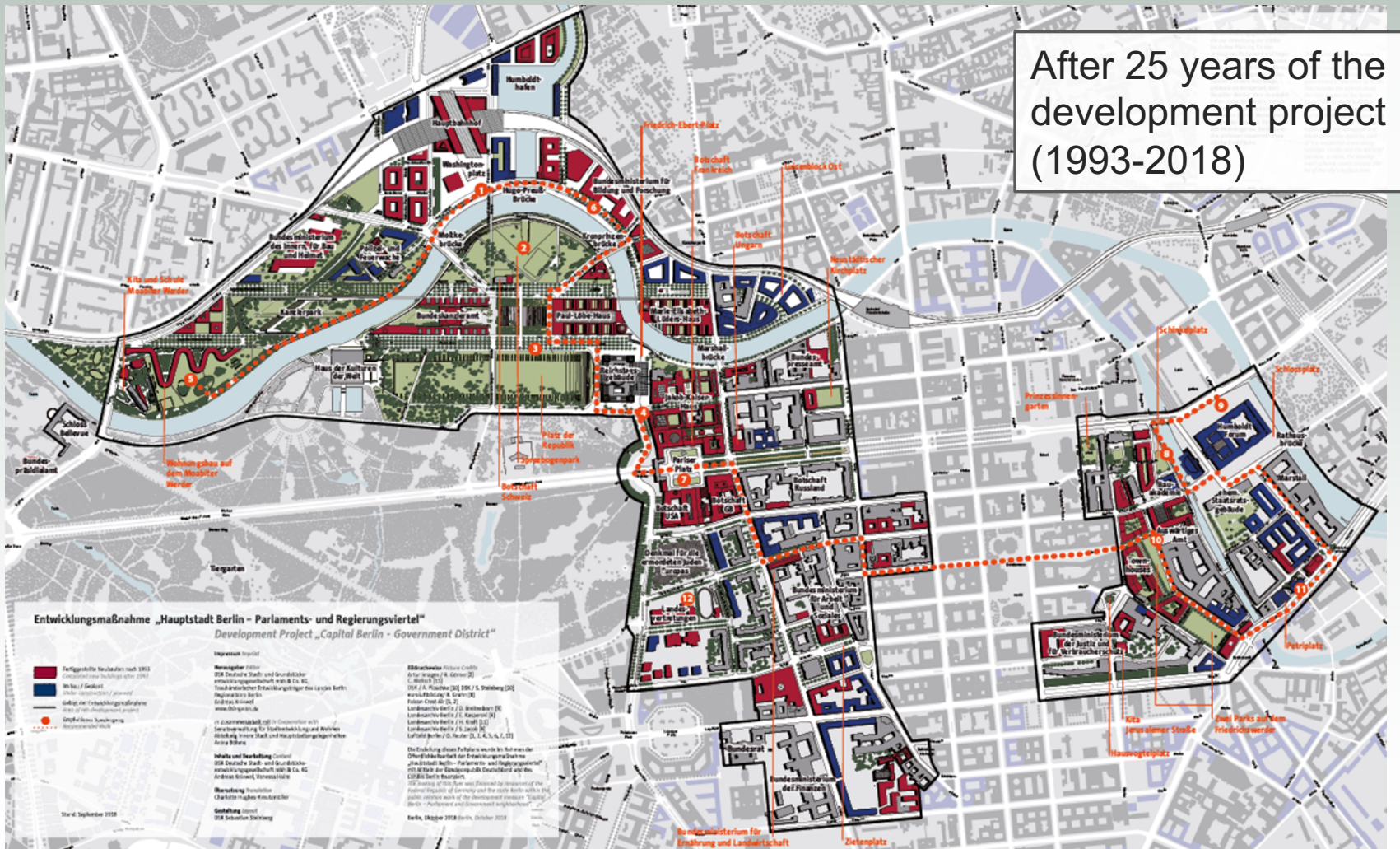
Urban development zone for the new parliament and the government quarter in Berlin

- improvement of infrastructure, expropriation proceeding as ultima ratio
- functional and short distance government quarter
- refurbishment of existing historical buildings and additional new constructions

Costs of the move to Berlin were limited to 20 billion DM.



Development programme in Berlin



Moving Parliament and Government to Berlin

Historical listed buildings used as government buildings:



Ministry of Finance
(former Aviation Ministry building)



Federal foreign office
(former Reichsbank-building)



Federal Press Office
(former Postal Cheques Office)



Federal Ministry of Economics and Technology (former Invalidenhaus)



Ministry of Defense (Bendlerblock, Military headquarters)

Moving Parliament and Government to Berlin

New buildings constructed to complete the government district:



Office of the Federal President



Federal foreign office (additional building)

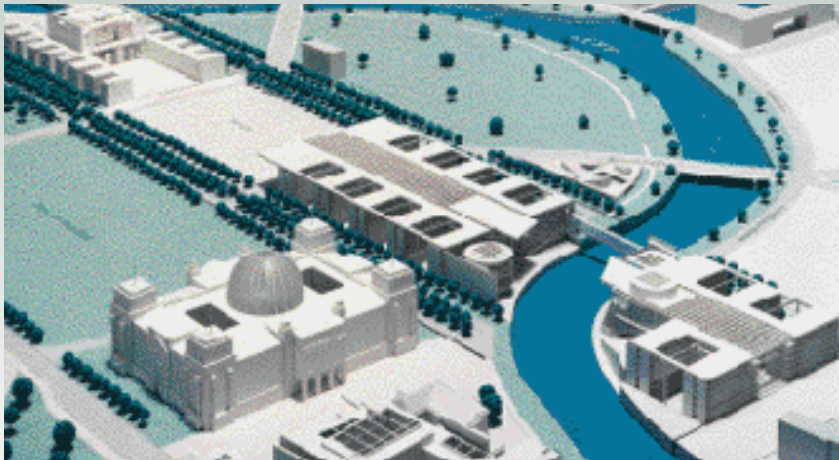


Parliament buildings



Office of the Federal Chancellor

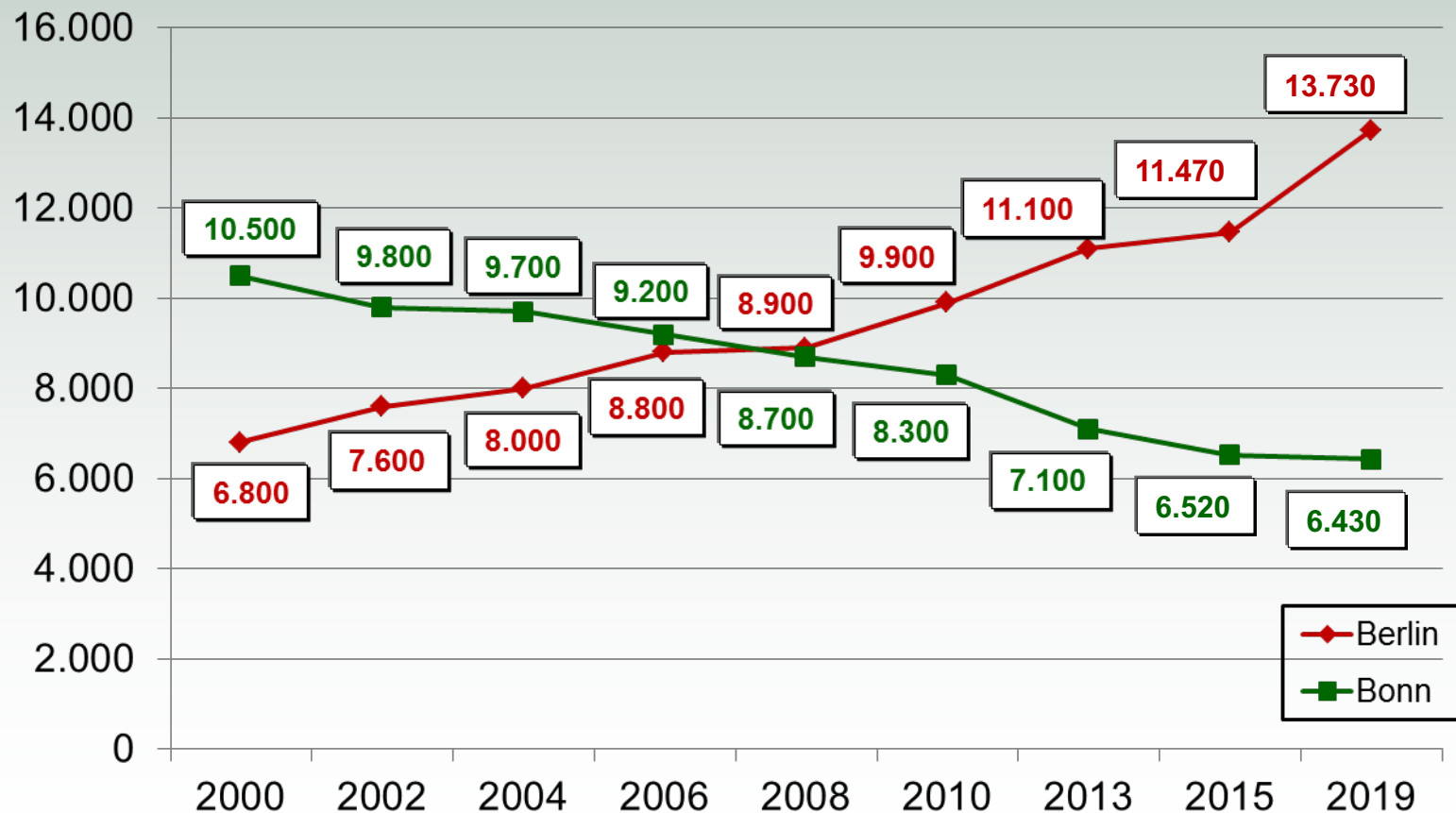
Moving Parliament and Government to Berlin



A vision becomes real:

Reichstag with new buildings, the Federal Chancellery and Parliament buildings „**Band des Bundes**“ (**Ribbon of the Republic**)

Number of employees at Federal Ministries in Berlin and Bonn from 2000 until 2019



Growing office space requirement for the government in Berlin leads to increased building activities of the public sector

- realized with the Federal Office for Building and Regional Planning or as PPP-Projects with private partners
- with a proactive approach and the intended goal of maximum utilization of the building ground (forward looking planning)
- shared use of space and facilities by various ministries



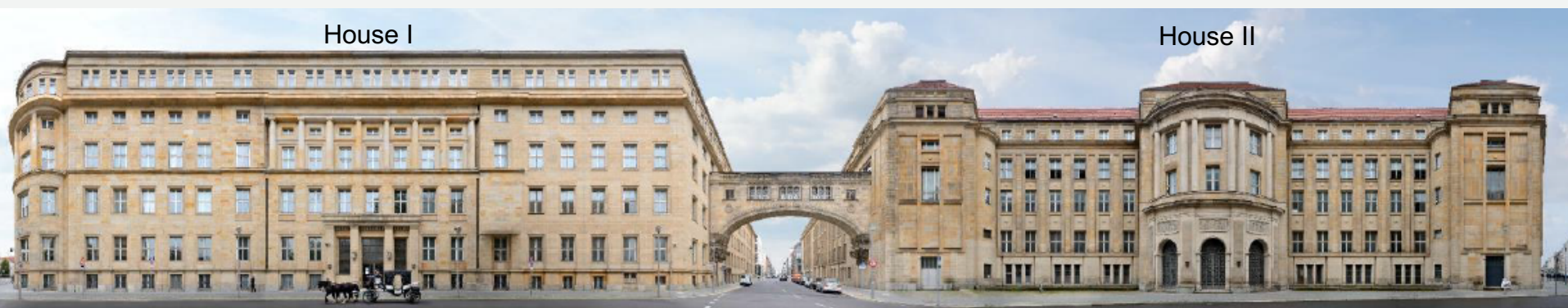
New Construction for the Federal Ministry of Education and Research

- PPP-Project with a 30-year contract (3 years of planning and construction, 27 years of operation)
- New construction was completed in autumn 2014
- Gross floor area of 54.000 sqm for about 1.000 employees
- Proactive construction; initially only 350 employees of the Ministry of Education moved in, the rest were rented to other federal offices (Federal Ministry of Family Affairs and Federal Chancellery) and the private market. Now the Ministry uses the majority of the area.



Refurbishment for the Federal Ministry of Health and the Federal Ministry of Family Affairs

- Refurbishment of a listed building complex (built in 1870 for the Deutsche Bank, later used as Ministry of the Interior of the former GDR)
- PPP-Project with a 28,5-year contract (3,5 years of planning and construction, 25 years of operation)
- Gross floor area of 38.000 sqm in House I for the Federal Ministry of Health and about 29.500 sqm in House II for the Federal Ministry of Family Affairs
- Proactive refurbishment of office space; at the time of the PPP-procurement procedure the later client of House II was not yet known
- Completion is planned in 2021/2022

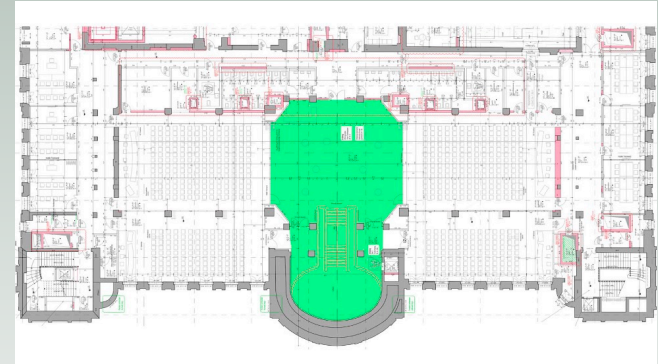


Former Building of the Deutsche Bank – Mauerstraße 25-32

Shared use

House II will be used by two ministries
(Ministry of Health and Ministry of
Family Affairs).

The Conference Center will be used
by four surrounding federal ministries
nearby.

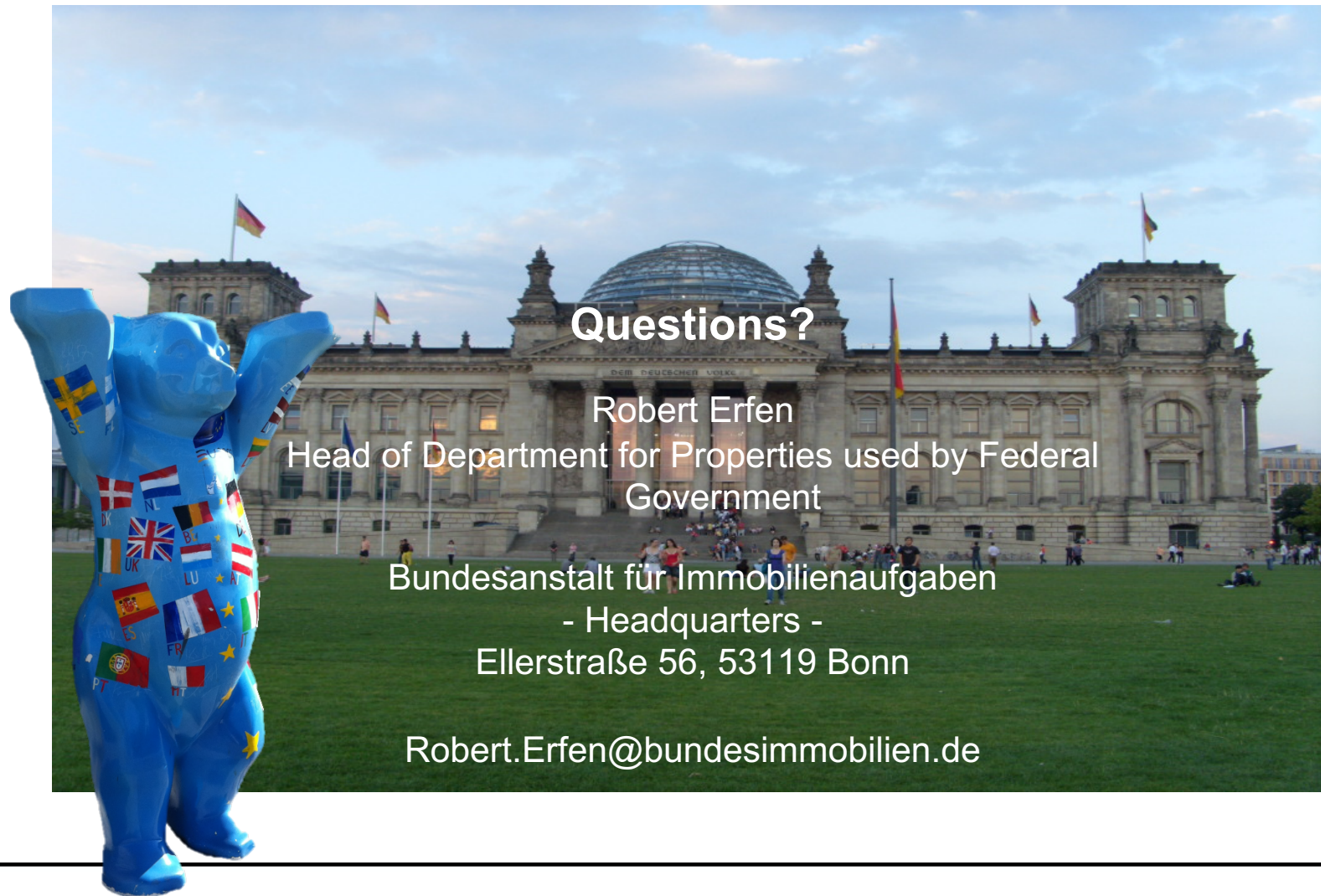


Planned Conference Centre – Mauerstraße 28 (House II)

Successful drafts from finished architectural competitions:



Thank you for your attention!



Questions?

Robert Erfen

Head of Department for Properties used by Federal
Government

Bundesanstalt für Immobilienaufgaben

- Headquarters -

Ellerstraße 56, 53119 Bonn

Robert.Erfen@bundesimmobilien.de