



The QUEST Project - Quality Management to De-Risk Real Estate Investments

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GmbH



Interuniversity Department of Regional and Urban Studies and Planning
Excellent MMU 2018-2022

REHVA 3 BRUSSELS SUMMIT 4-5 November 2019

CONFERENCE

Tuesday 5 November 2019, 9.30 –16:30

Sofitel Brussels Le Louisa, Avenue de la Toison d'Or 40, 1060 Brussels, Belgium

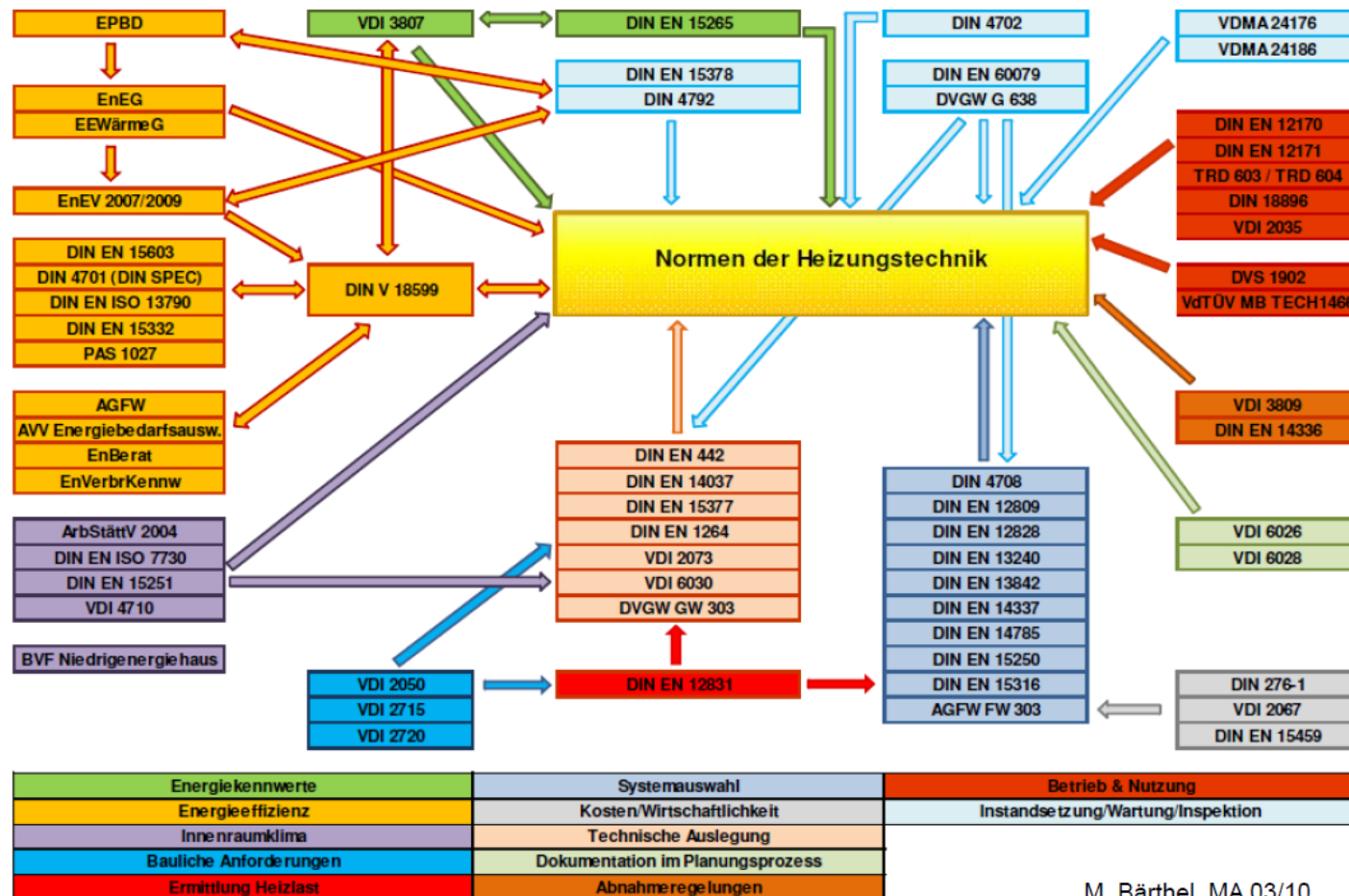
Delivering healthy, zero-carbon buildings by 2050?

An Enormous
Technical Challenge!



QUEST

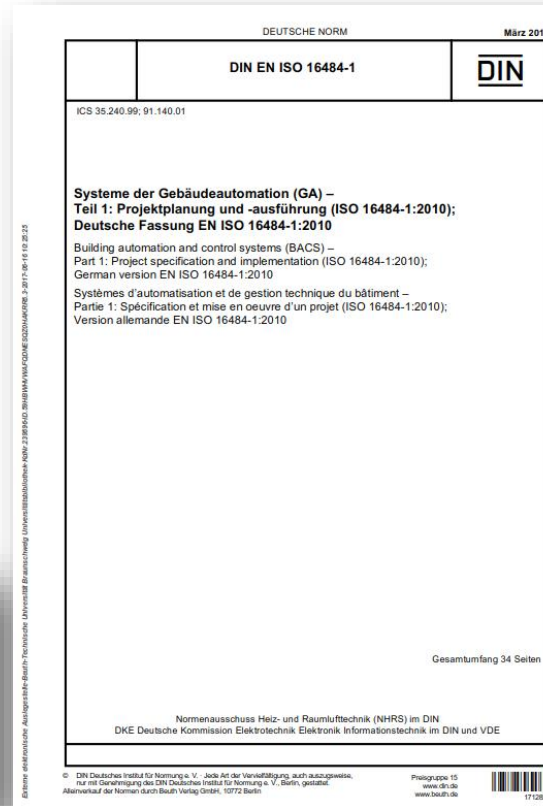
Rising Technical Risks



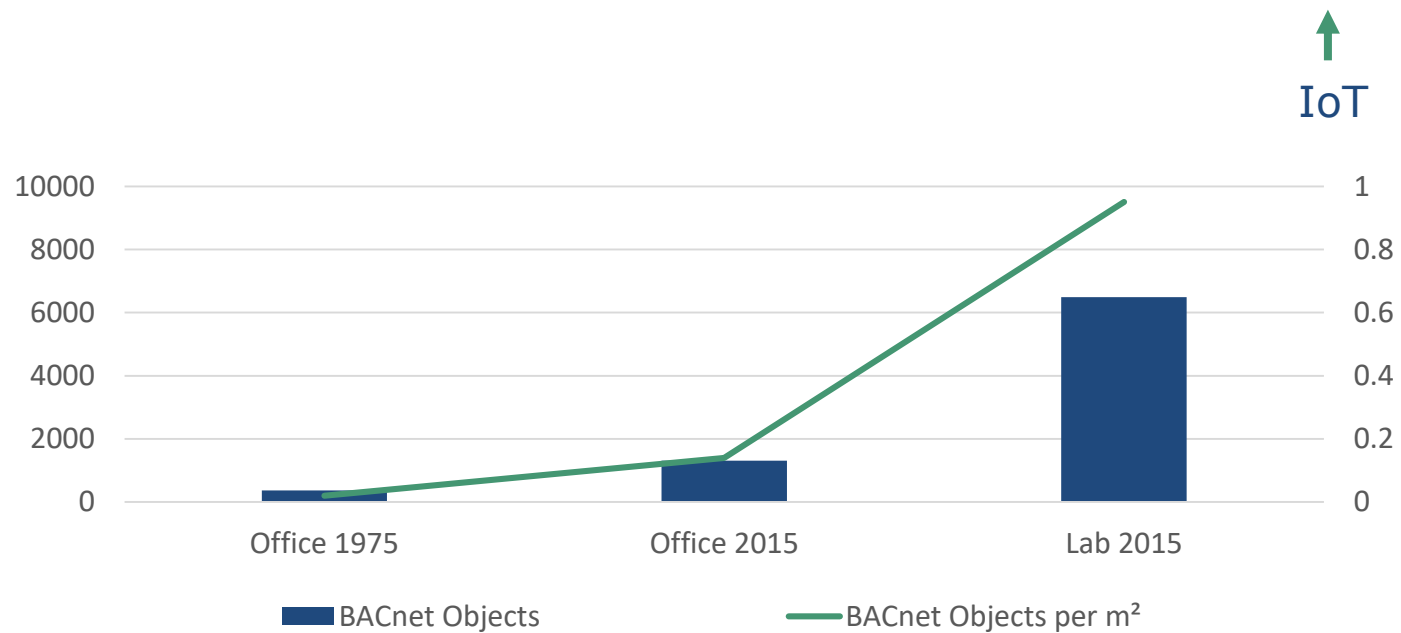
M. Bärthel, MA 03/10

Rising Technical Risks

1973: 15 pages

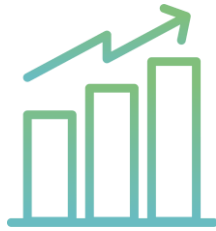


2018: > 1.000 pages



Rising Technical Risks





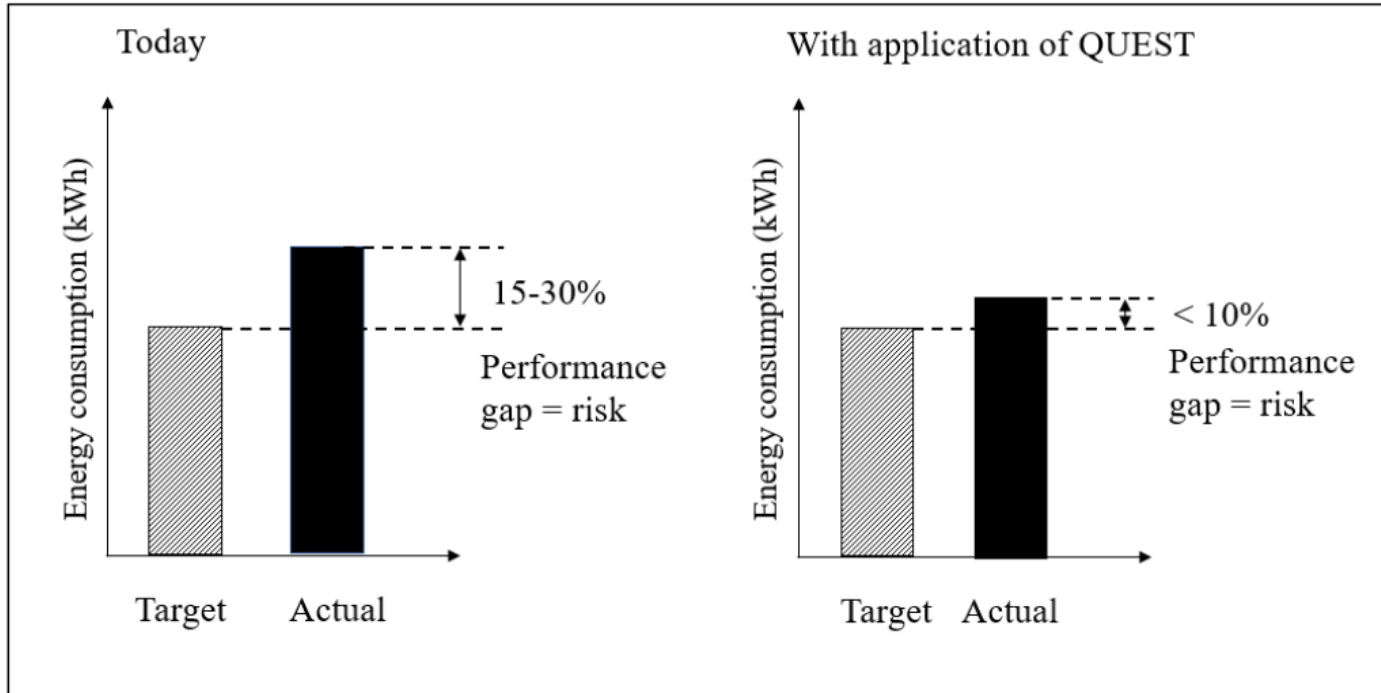
Delayed Hand Over
Legal Actions
Lower value
Lower rent

Technical Malfunctions
Impaired Indoor Climate
Design & Construction Errors



THE PROBLEM

Technical risks
turn into
financial risks for
real estate
investments!



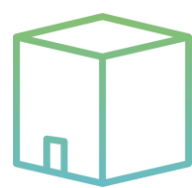
THE QUEST CLAIM

Quality Management can reduce financial risks.





QUEST



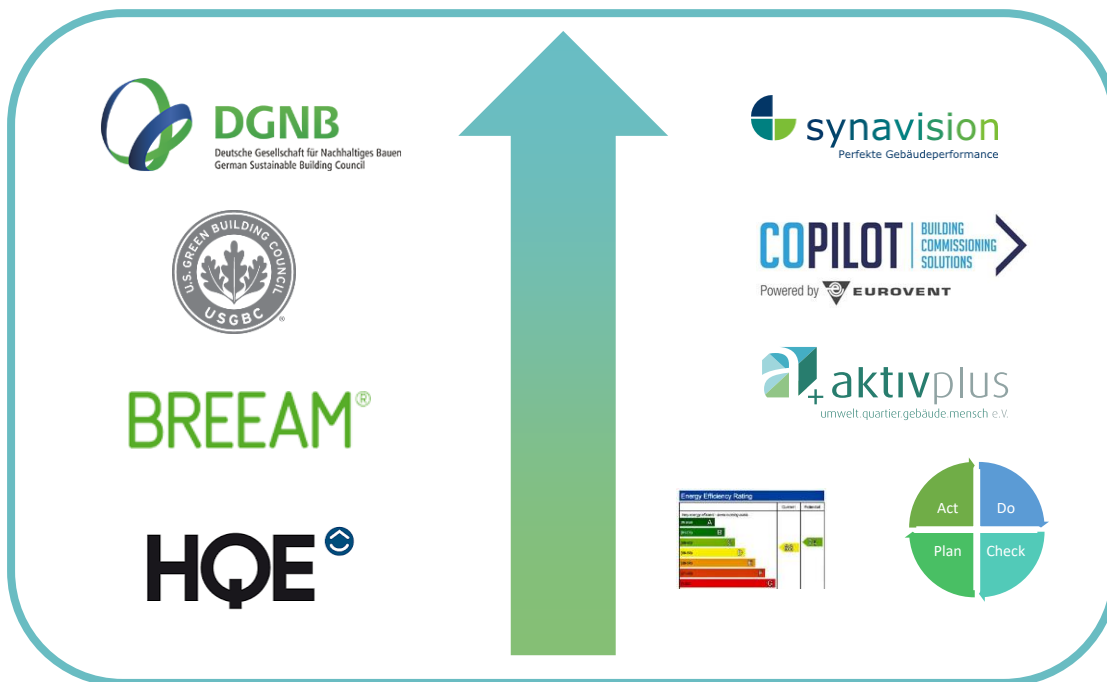
€
**Added value
of QM**

€
Cost of QM

THE QUEST MISSION

We want to evaluate
the potential of
Quality Management
for your
risk management.



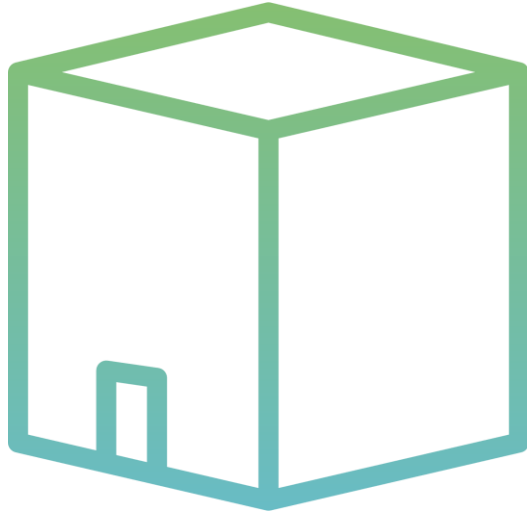


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PROJECT OBJECTIVES



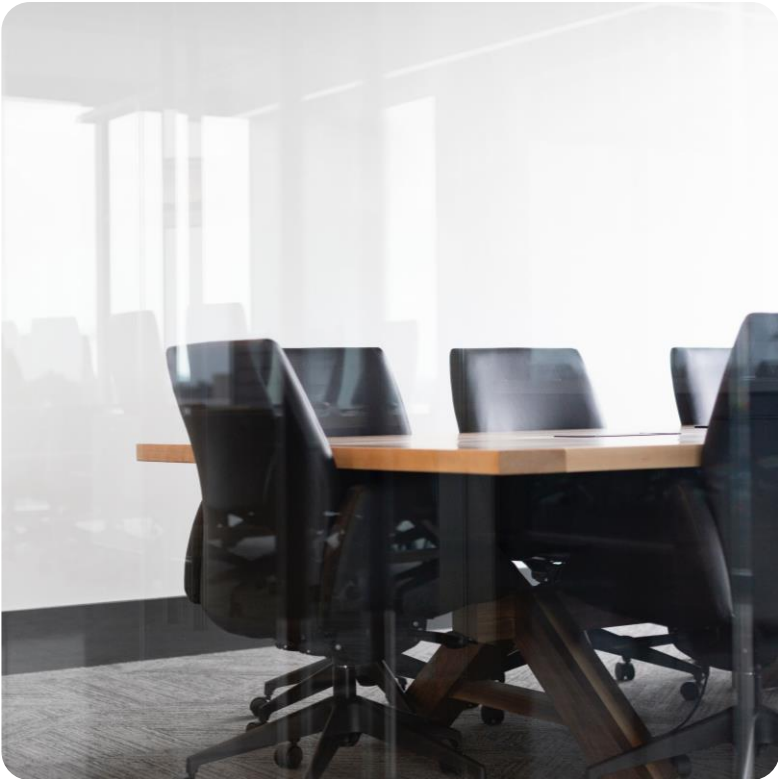
Identify & score the **risk profile** of investments

Translate the risk profile into **asset value**

Develop a **toolkit to evaluate** investments regarding technical and financial risks



QUEST



WHAT WE ARE SEEKING

The QUEST team seeks for data, information and experiences with risk and quality management in your projects.



YOUR ADVANTAGES



QUEST will help you
to mitigate financial risks in your projects.

QUEST will make it more profitable
to contribute to UN Millenium Development Goals.

QUEST will make it easier
to respect ESG targets including
Principles for Responsible Investment.





OUR OFFER

- Get to know latest insights in performance and risks of innovative buildings
- Learn first hand about our de-risk methodology
- Apply the QUEST methodology to your buildings as early adopter

Partners participate in workshops and receive information on projects results.



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PROJECT CONTACTS

Project duration

June 2019 – May 2022

Contacts

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Digital Performance Test Bench

Digital Quality Management for Smart Buildings

— The Challenge



Many buildings



Few experts

Result:
Poor Performance

Solution:
ICT / Digitalization

— synavision Digital Performance Test Bench

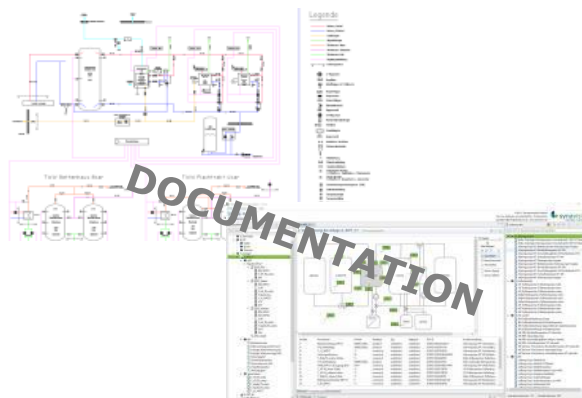
Complete Quality Management from Design to Operation

1



Digital Engineering

Fast functional specification on the level of actors and sensors through templates



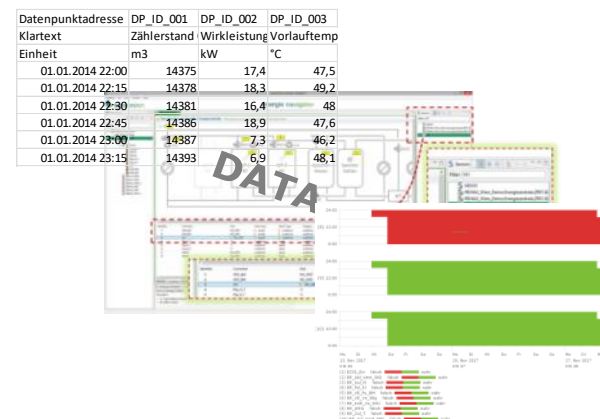
2



Digital Analyses

System-independent data import-plugins for maximum compatibility and automated mass data analysis

Datenpunktadresse	DP_ID_001	DP_ID_002	DP_ID_003
Klartext	Zählerstand	Wirkleistung	Vorlauftemp
Einheit	m3	kW	°C
01.01.2014 22:00	14375	17,4	47,5
01.01.2014 22:15	14378	18,3	49,2
01.01.2014 22:30	14381	16,4	48
01.01.2014 22:45	14386	18,9	47,6
01.01.2014 23:00	14387	7,3	46,2
01.01.2014 23:15	14393	6,9	48,1

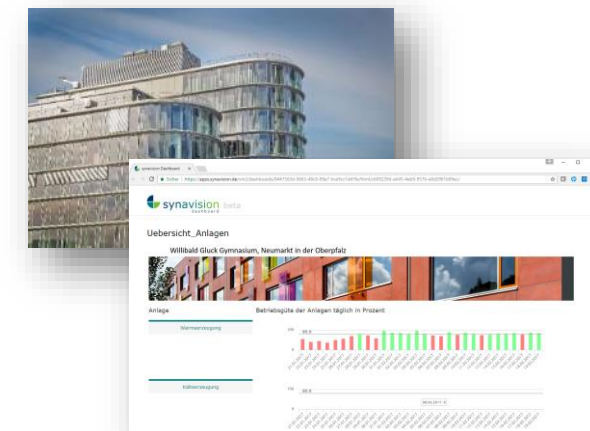


3



Digital Monitoring

Reporting of optimization potential and continuous monitoring of building performance



— AMEV Recommendation Technical Monitoring

- Official call for quality management in construction projects and for existing buildings in order to ensure that technical and economic potentials are reached in normal operation
- Clear definition of the work packages, services, and results in order to request Technical Monitoring in public tenders
- First to define the role of quality management as a third party service in construction projects



Federal Ministry
of the Interior, Building
and Community

Arbeitskreis Maschinen-
und Elektrotechnik



staatlicher und kom-
munaler Verwaltungen



AMEV: Working committee at the German Ministry of Interior, Building and Community

- **With average payback times of less than one year, synavision offers a highly attractive investment opportunity**

— Success

