



Advantages of a BSB membership

- As a state-approved non-profit consumer protection organization, Bauherren-Schutzbund e.V. offers independent consumer advice to private owner builders, real estate purchasers, and owners of residential property as part of a BSB membership.
- Bauherren-Schutzbund e.V. provides the widest range of consumer advice in the building and real estate sector.
- The independent owner builder consultants, service partners and trust counsels of BSB possess a high level of expertise and extensive professional experience.
- The standard guidelines of BSB commit all consultants to independence and strict market neutrality.
- The certified consulting standards which are uniformly regulated throughout Germany guarantee high-quality consumer advice.
- Technical and legal advice by a strong team of independent owner builder consultants and trust counsels of BSB offer safety to consumers.
- The affordable rates and fees which are uniform throughout Germany ensure cost transparency in consulting and support.
- The members of BSB are always kept informed by the "Verein aktuell" journal.
- BSB regularly publishes guides and presents a wide range of consumer information on the Internet.



The consulting standards of the independent BSB owner builder consultants are certified by Institut für Bauforschung e.V. Hannover (Building Research Institute).

Bauherren-Schutzbund e.V. (Owner Builder Protection League) – registered in the Register of Associations of Berlin Amtsgericht (Local Court) Charlottenburg No. 15 743 NZ

CONTACT



Build Purchase Modernize

with Expert Advice



BECOME A MEMBER – benefit from all the advantages



- Decide to become a member of BSB – if possible, prior to signing any contracts.
- Admission and membership fees are tax-deductable. The society will issue a donation receipt (confirmation of donation).
- Pay a one-time admission fee of EUR 52.00: The monthly membership fee amounts to EUR 11.00. Special rates apply to homeowners' associations.
- The professional rates of the independent owner builder consultants of BSB are affordable and uniform throughout Germany.
- BSB trust counsels provide initial consultation and contract reviews at special rates. All additional services are charged on the basis of the Law on the Remuneration of Attorneys (RVG).
- With a voluntary long-term membership, you promote consumer advice and support the non-profit consumer protection organization.

FOR MORE INFORMATION PLEASE CONTACT:

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Member of
Verbraucherzentrale
Bundesverband e.V.



(Federation of German Consumer Organizations)

Well advised and informed

About us!

Bauherren-Schutzbund e.V. (BSB) is a non-profit consumer protection organization providing independent consumer advice throughout Germany. The society represents building-oriented consumer interests and advocates the strengthening of consumer interests. BSB is a member of Verbraucherzentrale Bundesverband e.V. (Federation of German Consumer Organizations). It is approved by the German Bundestag as a representative of citizens' interests, is a member of the advisory board of Deutsche Baugerichtstag e.V. (German Building Law Forum) and a member of the Deutsche Institut für Normung/DIN (German Institute for Standardization). Bauherren-Schutzbund e.V. was granted the right to submit cease-and-desist letters and actions for injunction concerning consumer-unfriendly contract clauses.

This is how we help!

The society assists consumers with the construction, repair, modernization and reconstruction as well as the age-friendly modification of residential property, the acquisition of houses, apartments, and real estate as well as the sale of real estate property. Also in the event of conflicts during the execution of construction work or in the warranty period, in the case of defects and structural damage as well as legal disputes and company insolvencies, it provides technical and legal advice.

This is what we offer!

BSB provides independent consumer advice via a nationwide network consisting of independent owner builder consultants, trust counsels, and service partners. Experts, architects, and construction engineers are in charge of technical advice and support; legal advice is provided by trust counsels – predominantly by specialist lawyers for building and architectural law. The consultants of BSB are committed to consumer protection, guarantee independent advice and offer a high level of expertise.



Our range of services

- ❗ **Review of offers:** Advice on the selection and evaluation of offers – technical and commercial review of building and performance specifications and contracts – assistance in preparing for contract negotiations.
- ❗ **Company check including credit information:** Checking domestic and foreign companies prior to concluding a contract and in conflict situations – advice on the selection of contract partners – transfer of other society members' experience.
- ❗ **Real estate check:** Consulting package for real estate acquisition – assessment of real estate agents and real estate offers – property inspection – documentation review – property description incl. photo documentation – assessment of structural fabric.
- ❗ **Modernization check:** Consulting package for modernization – property inspection – building inventory incl. assessment of structural fabric and structural damage – cost estimation – text and photo documentation.
- ❗ **Maintenance check:** Building inspection together with an expert from the basement to the roof – check for possible structural damage – identification of need for maintenance.
- ❗ **Advice on the acquisition of real estate:** Advice on property selection – development potential – building ground condition and adequacy of the purchase price.
- ❗ **Legal advice:** Advice on preparing for private building investments, contract review, advice on real estate acquisition, legal advice on the provision of security, in the case of problems and defects in construction, company insolvencies and acceptance of out-of-court and in-court mandates by the trust counsel of BSB.
- ❗ **Energy-related advice:** Building inspection incl. documentation – energy-related advice incl. written report – issue of energy performance certificates – application for subsidies – quality control of energetic modernization.

- ❗ **Advice on barrier-free building & living:** Advice on new home construction, home modification for the elderly and acquisition of real estate, technical assistance in preparing and executing construction work, cost estimation, assistance in the application for subsidies.
- ❗ **Quality control during construction:** Consulting package for quality control during construction – assistance in monitoring the execution of contracts and the building quality incl. documentation – assistance in conflict situations and the timely detection of defects – preparation for and expert attendance during the acceptance.
- ❗ **Advice on personal contributions:** Assessment of possible cost reductions – selection of appropriate trades for personal contributions – compliance with building rules and regulations – agreement on personal contributions in the building contract – information on insurance protection.
- ❗ **Expert opinions and preservation of evidence:** Expert opinions on defects and structural damage – cost estimation for the removal of defects – inventory expertise – preservation of evidence in the case of contract termination and contract cancellation – expert activities in the event of legal disputes and specialist support by the lawyer.
- ❗ **Service check / Warranty:** Establishment of warranty claims in the case of defects – professional attendance during property inspection prior to the expiration of the warranty period.

Free-of-charge basic advice by the owner builder consultant of BSB

The scope of services includes basic advice (1 h), i.e. information about the individual situation of the owner builder /purchaser, explanation of the range of services, identification of need for advice and support, information about the possibility to involve, if necessary, special experts and specialists, explanation of professional rates and fees, and agreement on consulting services.

Initial consultation by the trust counsel of BSB

The initial consultation includes the acceptance and legal evaluation of information in a consultation session and the provision of legal advice either personally or on the telephone – without legal correspondence.

Remuneration of independent owner builder consultants and trust counsels of BSB

The services of owner builder consultants are remunerated on the basis of the professional rates of BSB which are affordable and uniform throughout Germany. BSB members are granted special conditions for the initial consultation and contract review by the trust counsel. All other services will be charged on the basis of the Law on the Remuneration of Attorneys (RVG).



Independent owner builder consultants and trust counsels of BSB – a strong team

Building a house and acquiring real estate is often the most important investment in person's life. To successfully pave the way to "move into your own four walls", we offer independent expert advice. This creates safety and helps avoid problems, reduce risks, and save costs.

Owner builder consultants and trust counsels offer technical and legal advice "from a single source"!

Legal and technical contract reviews – legal and technical advice on the acquisition of residential property – quality control and legal advice during construction – enforcement of claims for the removal of defects – conflict management – assistance during acceptance

– legal and technical advice in the case of company insolvencies – legal mandate and expert activities in the case of legal disputes.

What services will not be provided by owner builder consultants?

Planning services – the execution and brokerage of construction work – the assumption and execution of a construction supervisor's work – exercise of the authority to give directives to those involved in the construction – real estate agency – legal advice. The independence of the owner builder consultant must always be guaranteed and conflicting interests be avoided.