

Follow-up audit of the rental model

General Secretariat DDPS

Key facts

The aim of the rental model is to create cost-conscious real estate management that acts transparently and recognises and realises potential savings. In the area of the Federal Department of Defence, Civil Protection and Sport (DDPS), all players (departmental level, owner representatives, tenants, users and operators) have to make their contribution. The Swiss Federal Audit Office (SFAO) examined the prerequisite for this at departmental level in 2015 and issued four recommendations. These have been formally implemented and can be considered settled based on the follow-up audit.

DDPS Real Estate Management has significantly enhanced its instruments. This is demonstrated primarily by the directives on real estate, spatial planning and environmental management in the DDPS (DRESPE), brought into force by the Federal Council on 1 January 2017, the "DDPS real estate portal" reference source based on it and the "concept for departmental controlling".

The DDPS real estate portal governs the processes, responsibilities, powers and forms of cooperation in detail. The concept for departmental controlling contains measurable objectives. Above all, the instrument should help to ensure the implementation of the deployment concept, enable targeted investments and optimise the occupancy of the properties.

The project entitled "Optimisation of DDPS real estate management" was readjusted in 2015 and was completed at the end of July 2017. According to the General Secretariat DDPS, all affected employees have been trained. It will not be possible to assess the extent to which they assume their responsibilities and apply the rules introduced until after a certain introductory period. It is thus planned to review the impact of the measures using individual objectives at the end of 2019. The owner representative has been tasked with implementation.

The instruments mentioned above generally form the basis for further improving real estate management in the DDPS in terms of a learning organisation. However, further development is a task that concerns all players; it must be pursued jointly and continuously. This also includes an analysis of the various players' regional areas of action, some of which are not consistent. Active consideration of the DDPS real estate portfolio from different perspectives is in the interests of effective and efficient order processing and an infrastructure that can be developed and managed in line with the strategy.

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