

pit

pitPABI

Making maintenance budgets
reliably plannable



pitPABI

pitPABI is a web-based **calculation method** for the transparent and reliable determination of maintenance budgets for real estate portfolios. Within the intuitive interface of **pitFM Smart**, complex budget logic is transformed into a clearly structured and directly usable basis for decision-making.

PABI

Praxisorientierte
Adaptive
Budgetierung von
Instandhaltungsmaßnahmen

(Practice-oriented Adaptive Budgeting of
Maintenance Measures)

PABI Method© – developed by Prof. Dr.-Ing. Carolin Bahr



Many maintenance budgets are based on general assumptions. The **PABI Method©** enables scientifically grounded and long-term planning of maintenance budgets. It takes into account both object-specific building characteristics and individual requirements.

RESEARCH

Scientifically grounded.

Proven over decades – The PABI Method© is based on more than 20 years of intensive research and development work and reliably models complex building interdependencies.

PRACTICE

Proven in real building operations.

Successfully used in numerous projects since 2010 – validated with real-world data, supported by the GEFMA working group on personnel, across more than 600 properties with over 2 million m² of floor area.

AWARDS

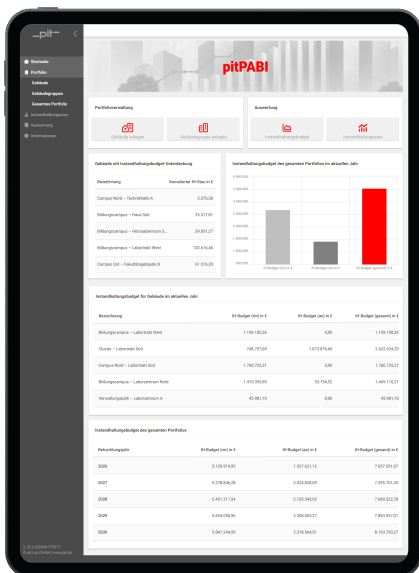
Recognized and awarded.

The PABI Method© has been honored multiple times by renowned professional bodies, including the Innovation Award of gif e. V. and the Best Paper Award from InservFM.

**Away from gut feeling.
Towards an objective basis for decision-making.**

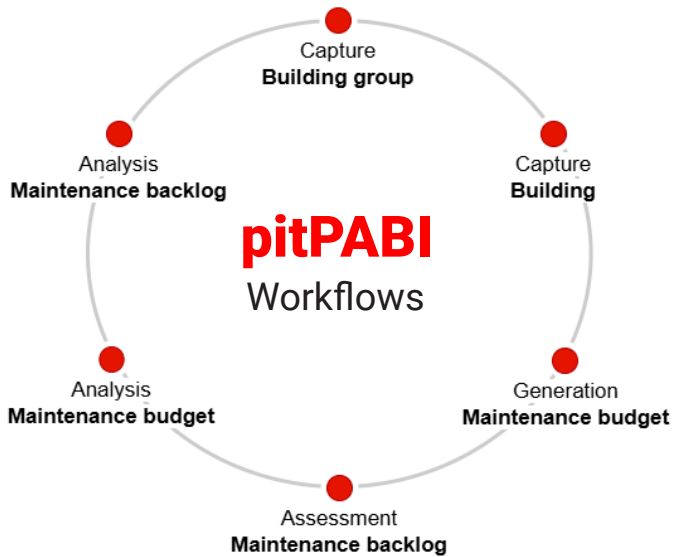
Digital platform for analysis, planning, and control of maintenance costs

- Fully web-based application with a consistent operating logic
- Visualization of analyses
- Cross-asset condition analysis
- Simple and reliable maintenance cost forecasting for properties
- Transparent budget planning through the collection of a small number of object-specific data points
- Identification of maintenance backlogs through annual target–actual cost comparison
- Simplified decision-making based on standardized key figures
- Ensuring up-to-date cost parameters (BPI, BKI, BMK)
- Support for reserve formation



Areas of application in real estate management

- Municipal and public real estate administrations
- Facility management organizations
- Housing companies and cooperatives
- Companies with their own real estate assets
- Operators of medium to large real estate portfolios



From **portfolio management** to the **analysis of maintenance backlogs** through to meaningful **evaluations** and clearly defined **targets**, all relevant processes are clearly and efficiently consolidated in one system.

Transparent results and clear visualizations provide continuous planning reliability and enable targeted prioritization and control of your measures.

Suitable building stock

- Medium to large real estate portfolios
- Residential buildings built from 1913 onwards
- Office and operational buildings from 1958 onwards
- Buildings in a usable, average condition of maintenance



**Digital solutions for sustainable
real estate management.
From planning to building operation.**

One for All