

The Bavarian Building Industry Federation

Delivering services for the building industry in Bavaria - with a mission!

About us: How we are organized



The "Haus der Bayerischen Bauindustrie", Headoffice of the Bavarian Building Industry Federation

The Bavarian Building Industry Federation (Bayerischer Bauindustrieverband e.V. – BBIV), founded in 1922, represents its members, the leading Bavarian building and contracting enterprises, in all fields of common interest. Financed by adequate fees provided by its members, the Federation's chief interest is to provide services.

The Federation offers help and advice so its members can improve themselves and their economic environment, thus shaping the future of our towns, regions and society.

In order to provide centralized as well as regional services the BBIV offers its members central offices in the Bavarian capital Munich and regional offices in Nuremberg and Regensburg.



BauindustrieZentrum Stockdorf near Munich

Further resources are two professional training centres: in Munich for southern Bavaria and in Nuremberg for northern Bavaria. Both centres have recently seen major investments and count amongst Europe's finest and most competitive job training facilities.



BauindustrieZentrum Nürnberg-Wetzendorf, Nuremberg

They provide state-of-the-art knowledge for builders, ranging from basic to sophisticated construction technology, through organizational skills, important legal information to personal coaching seminars for managers.

Top-notch engineering and business qualifications and solid personnel development schemes form the basis for long term success in one of the largest and most competitive markets, right in the heart of the EU. The Bavarian industry's professional training centres provide the tools for markets at home and abroad. International cooperation projects with, for example, China, France, the Czech Republic and Ukraine, offer opportunities for international market contacts to all members of the federation.

The Bavarian Building Industry Federation – the industry's representation in a democracy

The BBIV, as the representative body of the industry leaders, acts as a responsible and influential voice of the building industry in Bavaria. It aims to achieve an economic and legal climate in which the building industry can thrive.

Outlining the Industry – Focus of the Federation

Statistics show that there are some 15,000 building enterprises in Bavaria, the very large majority of which are small businesses with less than 20 employees. The Bavarian Building Industry Federation focuses on the interests of the bigger building and contracting firms.

Common interest throughout the industry

All builders, however, no matter what size, share one common interest: to engineer and develop the buildings, the infrastructure and in doing so, the basis for the future of society. The joy of building, the pride in solid, high quality civil engineering and the satisfaction of a job well done unites all people and companies of the industry.

Responsibility of the Federation: grass roots organization

Why support a federation? What's in it for the members? The German model of a social market economy depends on the principle that all interests are organised transported and in a democratic and responsible way. Rules and standards for the industry should be formed and developed in subsidiary systems, so that the necessity for centralized rules from "above" can be reduced as much as possible. Collective agreements with legally binding rules on employment conditions, tariffs and other labour law matters are very largely handed over to employer's federations and unions. The industry's organizations have an interest and a duty formulated in the constitution to define common rules for sound markets.

The wider field of influence

The federation's political duties range very far and are by no means restricted to the field of public building policies or investments. They also encompass an interest in economic policies which encourage the general growth of the whole economy, because that will in turn create good conditions for building investments. This also is the reason why the Bavarian Building Industry Federation raises its voice in very diverse fields of politics, ranging from budgeting and taxation through social security issues right into the necessary reforms in public accounting systems.

The political work of an employers' federation is always a difficult business. Employers are competing with each other. Companies do live in tough competition: their products and services and they themselves cannot afford to be similar to the competitors'. Yet they will always agree that they have common interests. To formulate and join these into effective initiatives is probably the most complicated and sophisticated, often difficult task of the federation; but it also is a most rewarding mission.

Future of the collective agreements

The unions, by comparison, seem to have it easier: If they achieve higher wages, their members will applaud. Unemployed workers are not members of the union. The Bavarian Building Industry Federation plays a major role in development of the collective agreements for the building industry. We are decidedly in favour of modern nationwide rules. The definition of minimal wages for the whole market, whereby companies are free to pay more, is a good example because it provides a stable and reliable environment for sustainable, quality-centred construction markets. The general strategy must be to allow as much flexibility as possible. Another example is the fact that companies and their employees can now decide on a local basis about the economic viability of awarding 13th month payments. They used to be compulsory for the whole industry.

PPP Private Public Partnership and Private Finance

Decreasing public funds and higher cost-effectiveness lead to the conclusion that in highly developed industrial economies public services, transport networks and civil buildings for public use do not have to be built and owned by the state but can be much more efficiently provided by private investors. Other European countries have already made good progress into this new market and Germany is catching up fast. The Bavarian Building Industry Federation is on the forefront of this movement and promotes putting PPP into action wherever possible.

Management based on ethic values in the construction industry (EMB-Wertemanagement Bau) – a successful story of economy's self-organization

An additional field in which the Bavarian Building Industry Federation plays a leading role is the thematic complex of the management of enterprises based on ethic values. This kind of management in the construction industry is a concrete expression of the subsidiarity principle, according to which the government will have to intervene only if the economy has failed to provide a viable solution to a certain problem. Since the year 1996, we have developed an instrument for carrying out management founded on ethic values, which we have made available to every company member of the EMB-Wertemanagement Bau e.V. In this sense, the EMB-Wertemanagement BAU e.V. is not only an effective initiative for preventing manipulation and corruption, but also a comprehensive management initiative with ethic principles in the construction industry which is increasingly being acknowledged by politics, public administration and the clients.

The European Challenge

With the recent enlargement of the European Union the Bavarian building industry found itself in a very challenging neighbourhood. Extreme differences in labour costs can only be dealt with in a period of several years. The German building industry therefore fought for, and achieved, a period of time with limited freedom of movement for building companies. The main strategy however was to introduce a system of minimal wages which was reached with the collective agreements in 2002. Since then, all companies who work on building sites in Germany have to pay their workers at least these minimal wages.

This market regulation should by no means stop progress within the Common Market. But it is the only known possibility to manage the convergence of markets, the interests of the employees and the necessity to compete for the best possible quality and productivity.

The Federation as a Centre for Communication

The Bavarian Building Industry Federation is a vital communication hub for its members. Regular meetings, seminars, talks and public events for members, partners and members of the public give the opportunity to meet other members, partners, competitors and get to know decision makers of the construction and investment world.

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