CASA DE EXPERTIZA TRANSILVANIA

ABOUT US:

CASA DE EXPERTIZA TRANSILAVANIA is a brand that came into being in Romania in 2012, and the main activity of the organization was the evaluation of goods for the General Directorate of Public Finances of Bihor county, in 2015 we developed a department for studying Permanent Meadows and Forests for private clients and for the municipalities of Bihor, Cluj, Maramures, Alba Iulia counties.

Following these positive experiences in 2016, we entered the sector of Asset Management services, which consists of 4 main stages:

1. Inventory

2. Evaluation

3. Capitalization

4. Legal Compliance

5. WEB GIS+ (COMPLEXIO V2)

After the first contract, we found the urgent need to develop a digital data collection system that can be centralized, exported and easily manipulated, so we created the platform: Complexio, with the help of which we served about 16 local communities with a number of 40,000 real estate assets with a total value of approximately 2 billion Euros, in the last 6 years.

This year we developed a new SAS type application, with new functions and technologies:

- Active identification and highlighting on the map

- Link generation for embedding maps with assets and their basic data

- The maps use open source technology so they can be used on any system

- Separate databases for all asset details

- Data processing with the help of AI

- Generate documents ready to print

- Generating summaries for each asset

- Centralized generation by asset classes

- Centralized generation per beneficiary with the organization of assets according to their type.
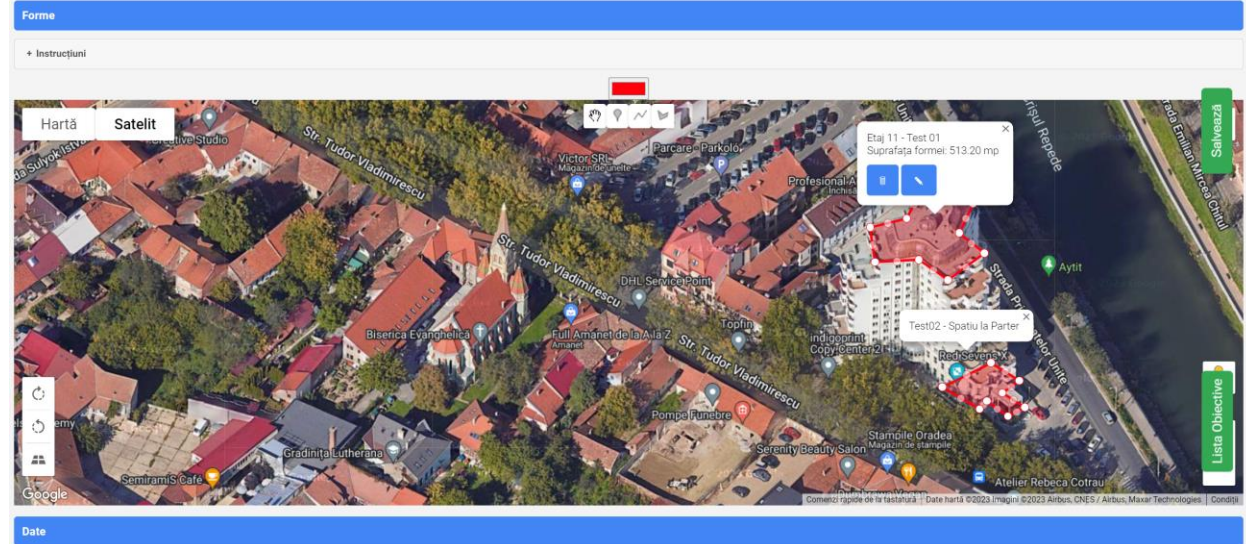
With its help, we will make the asset management services easier, more detailed and much faster, also public data will be able to be distributed much easier and safer.
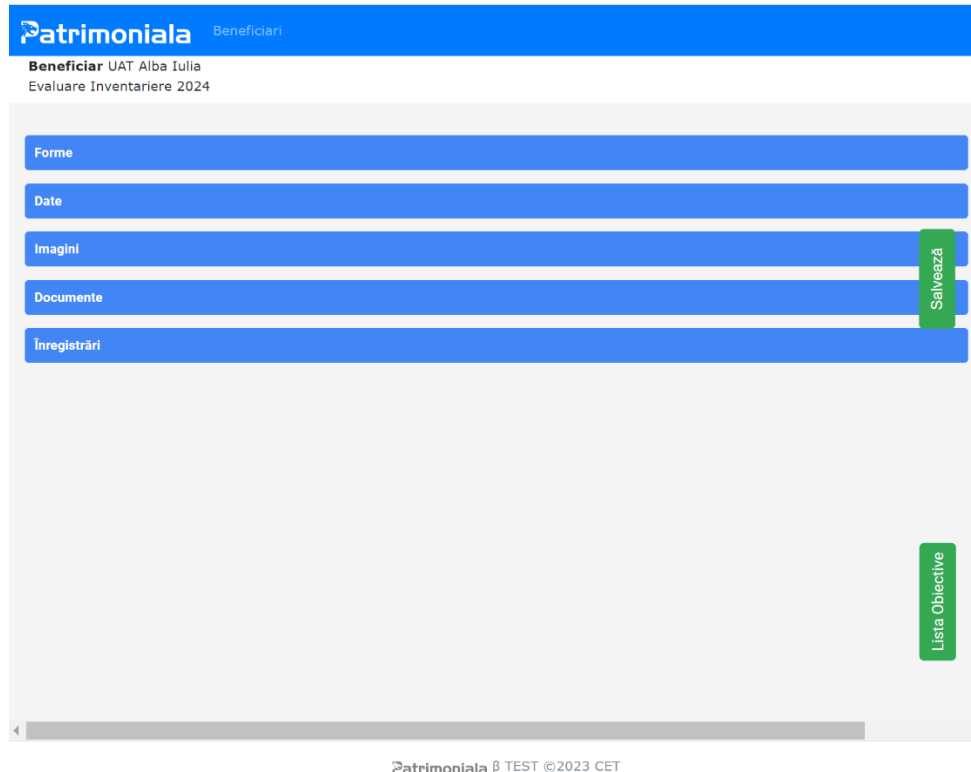
This year, the city of Alba Iulia (*a city in the heart of Transnylvania that has important Roman remains, human settlement for approx. 2500 years as well as an inhabited and completely revived citadel in the city center*) considered that we are the most suitable to ensure them the complete services of

Asset Management that include (Inventory, Evaluation, Legal Compliance and other conex services) services that have only been done in writing, not factual, in the last 30 years.

OUR SYSTEM

1. Inventories

- Analysis and processing of primary information

- Technical inspection and collection of technical data

- Issuance of specific reports

- Proposing solutions for correcting the identified errors

- Creation of inventory lists

2. EVALUATION

- Generation of assessment sheets from the COMPLEXIO application

- Generating the evaluation report from the COMPLEXIO application

- Generation of centralizers by asset classes from the COMPLEXIO application

3. Legal Compliance

- Implementation of the proposed solutions for correcting errors

- Registration and correction of material errors in the land register

- Update contracts and contractual data

- Implementation of local urban planning policies

4. **Digital Map of Assets (GIS+)**

- Generation of the link for the public map of the assets with their basic data

- The beneficiary has access to all the information that can be distributed on various access levels

Considering that the entire package of services is delivered through the COMPLEXIO V2 platform, which consists of databases organized on various layers for each beneficiary and manipulated with the help of artificial intelligence, and the files through which real estate assets are revealed on the map are of open type source, viewing, using and interpreting the data is practically unlimited.

In this way, the beneficiary of our services has an exact record of the entire patrimony (roads, bridges, buildings, lighting systems, waste collection system, extra-village lands, intra-village lands and constructions) with all the related information (specialists' recommendations, types of assets , accounting classifications, national classifications, year of commissioning, seismic data, risks, surfaces, structural data, all types of values: market, inventory, calamity and concession) and other such information in order to be able to take well fundamented decision based on factual data.

Next, we present a case study, Municipaliti of Salonta, Bihor county, Romania.