



Nominal assets valuation by GIS

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ASSET VALUATION

- The valuation is the process of assessing the characteristics of a given asset
- In valuation, the value and potential of a property are fundamentally determined by the location.



ASSET VALUATION METHODS

- **Comparative Method** - assumes that the market value is equal to the price recently paid for a similar property or interested in asset.
- **Income Method** - is also a comparative method and holds that the market value of an interest in asset is equal to the present value of the net income (the gross income less the cost of overheads) that should in future come from the asset.
- **Cost Method** - also known as the contractor's method or the quantity survey approach. It assumes that the costs of replacement, less appropriate depreciation, are equal to the value.



THE PROPERTY VALUATION SYSTEM

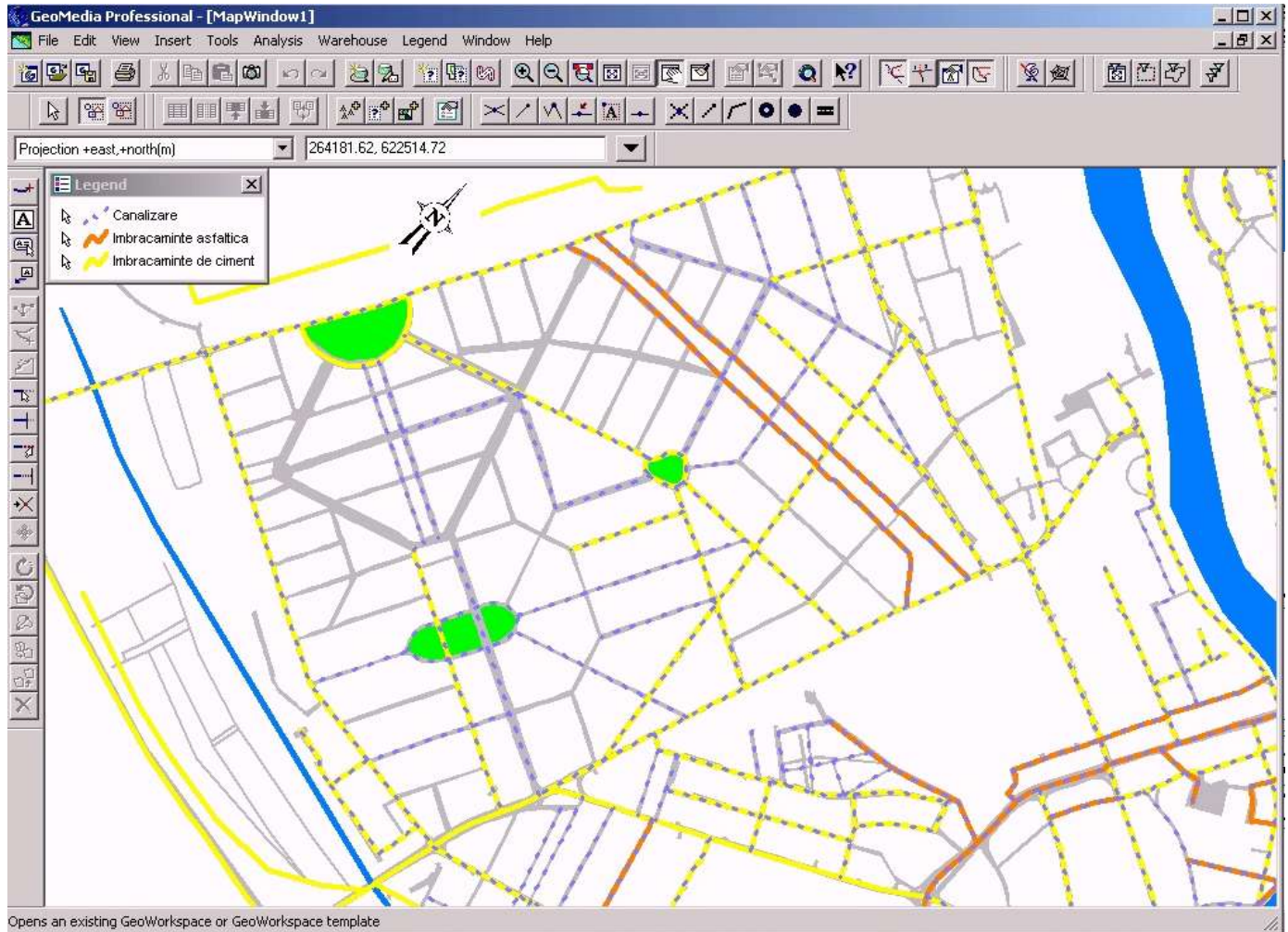
- Real-estate market depend on :
 - the type functional zones,
 - neighborhood,
 - location of the plot in relation to the city,
 - utilities in the area (water, central heating, gas, so on.),
 - complementary services (health, education, leisure, commercial areas so on),
 - criminality of the area,
 - environmental problems.



ASSET VALUATION AND GIS

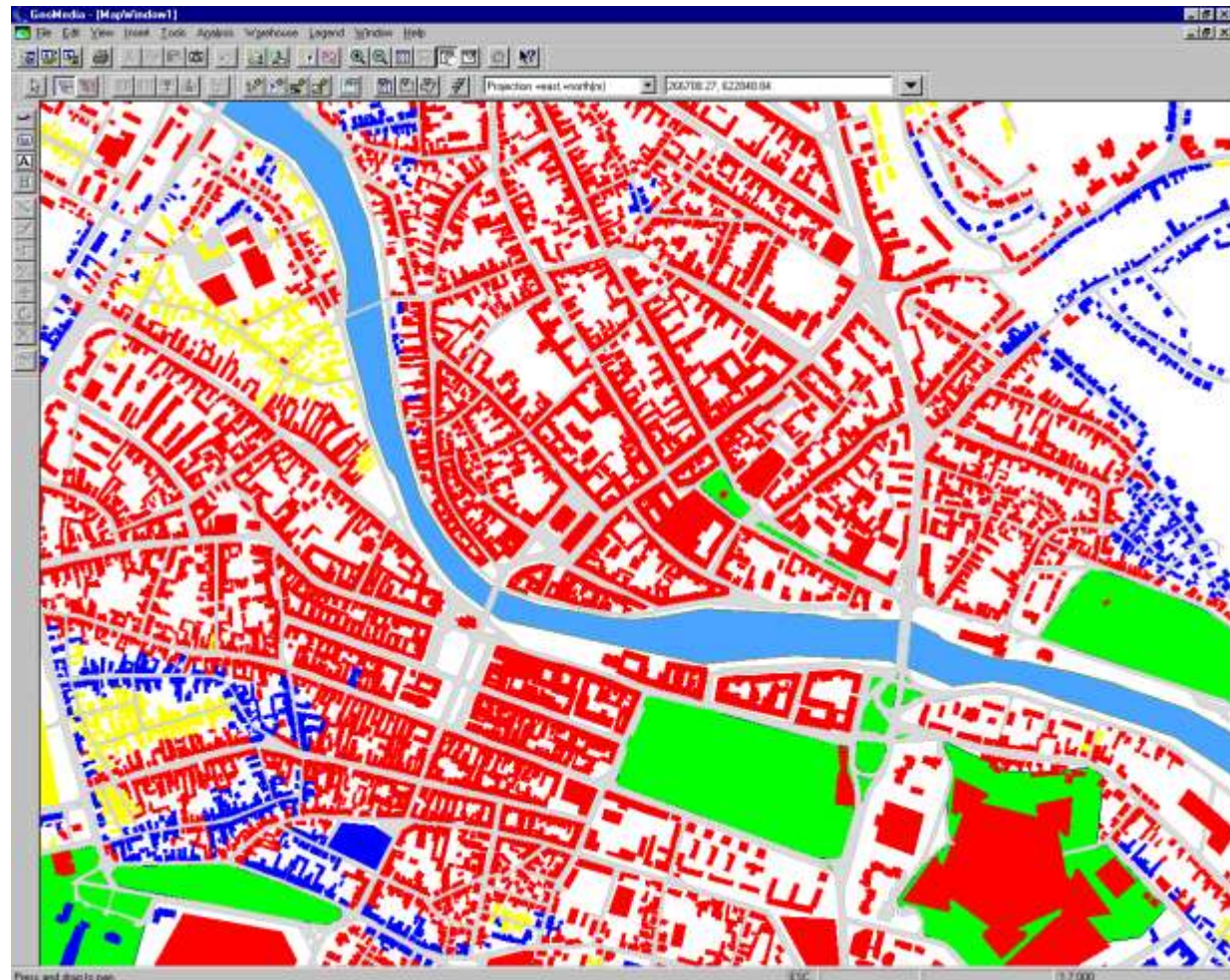
- Location influences (accessibility to the market place or commercial area, accessibility to leisure, health and education, proximity to suppliers of raw materials and important nodes such as railway stations, car parks and open spaces,)
- Physical attributes (size, shape, age and condition)
- Legal factors (lease terms and restrictive covenants)
- Planning and economic factors (planning constraints, permitted use and potential for change of use).

INFRASTRUCTURE

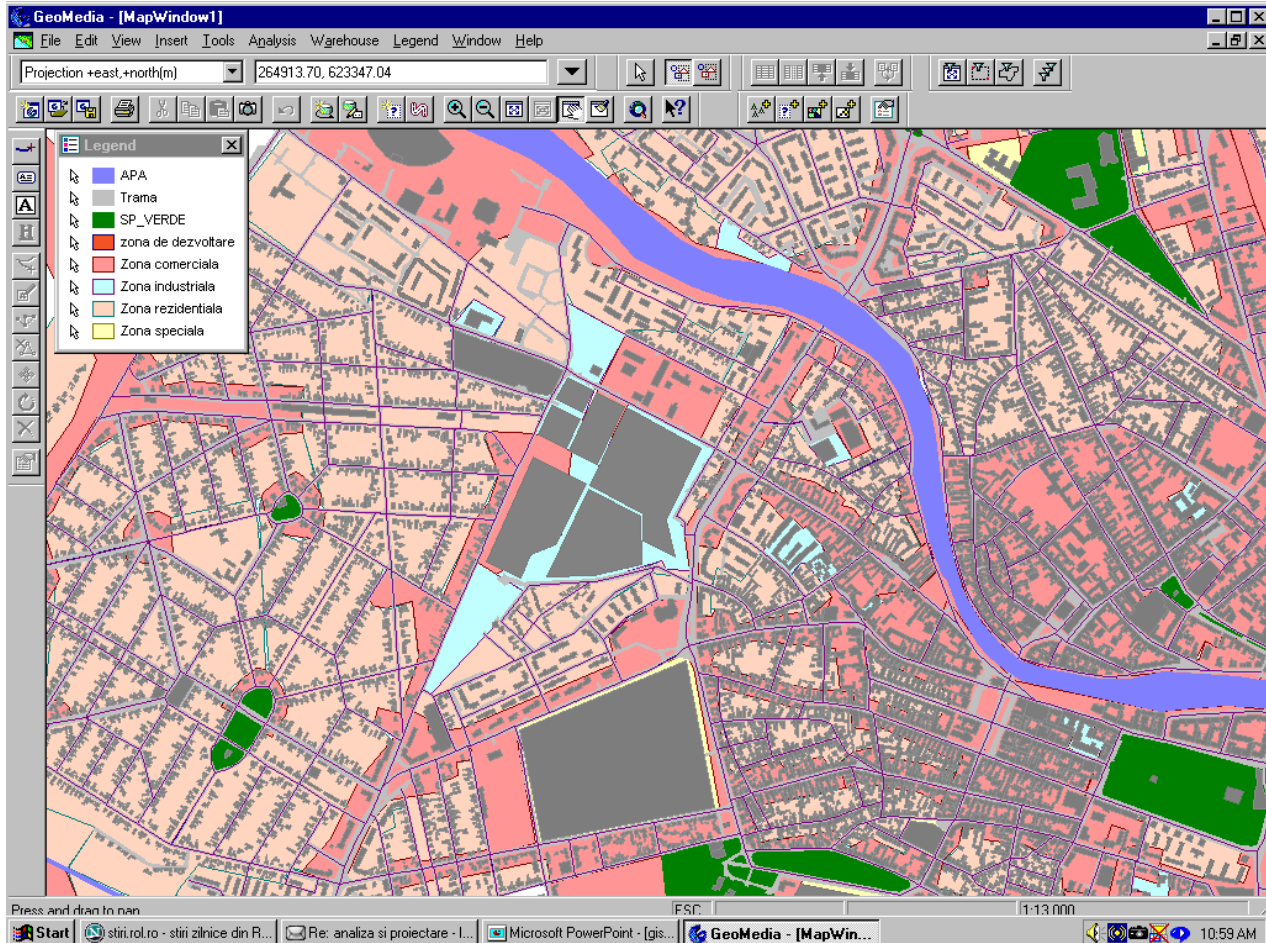




FISCAL ZONING

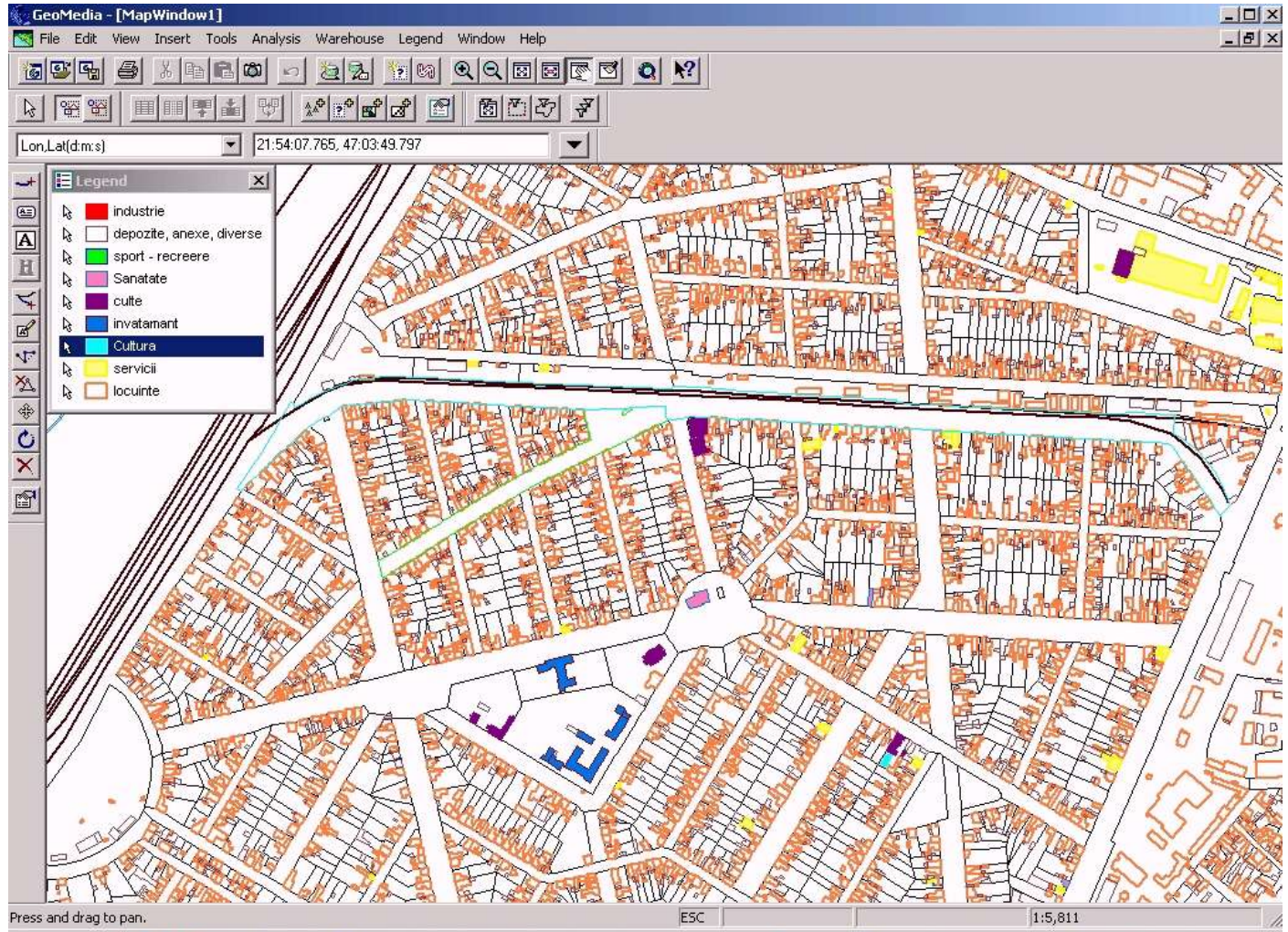


FUNCTIONAL ZONING

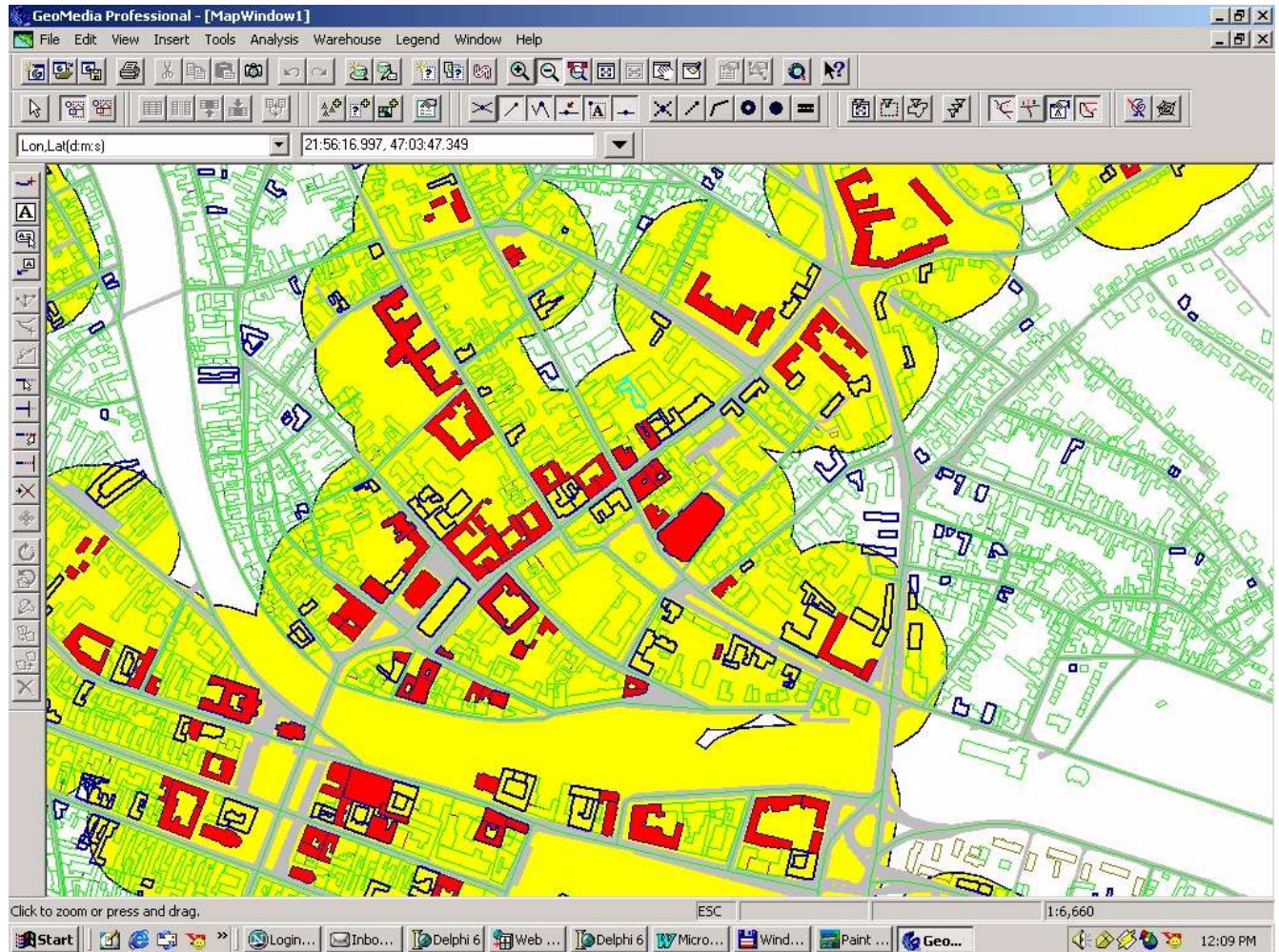




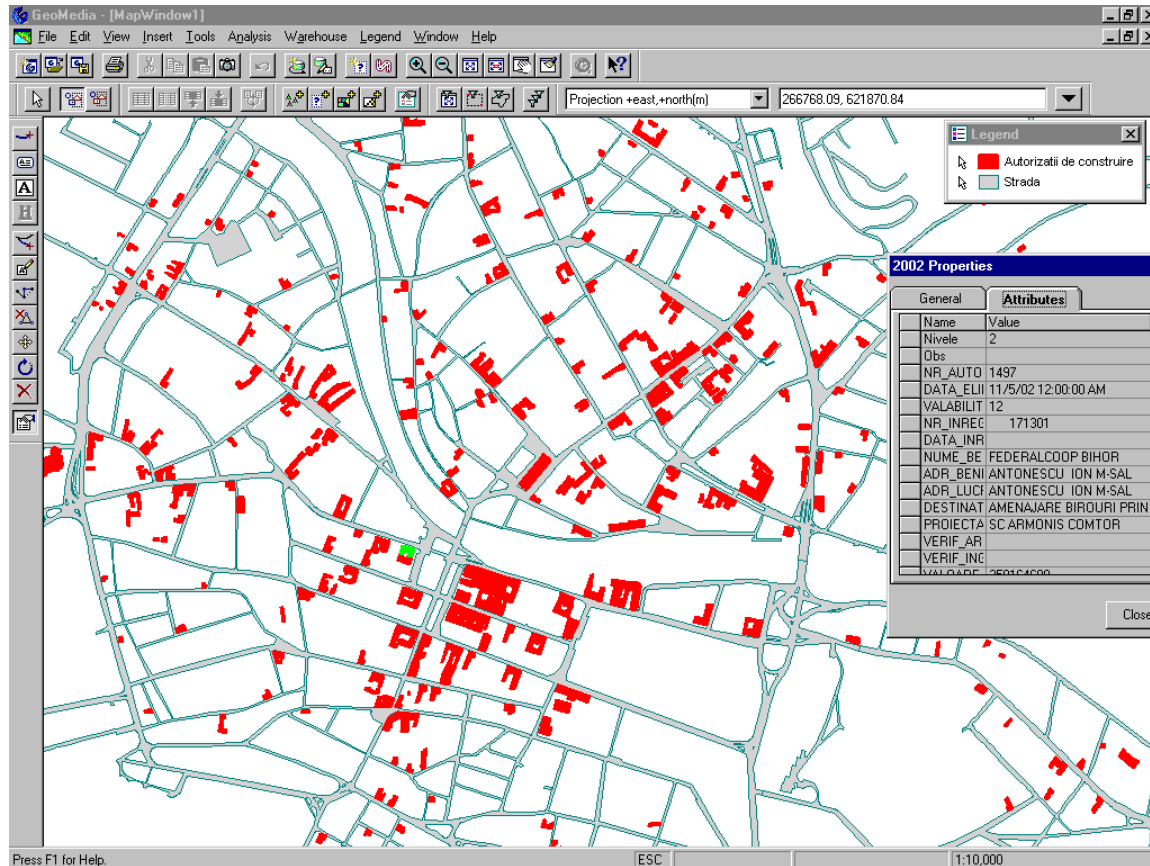
FUNCTIONALITY



RESTRICTION AREAS SURROUNDING MONUMENTS

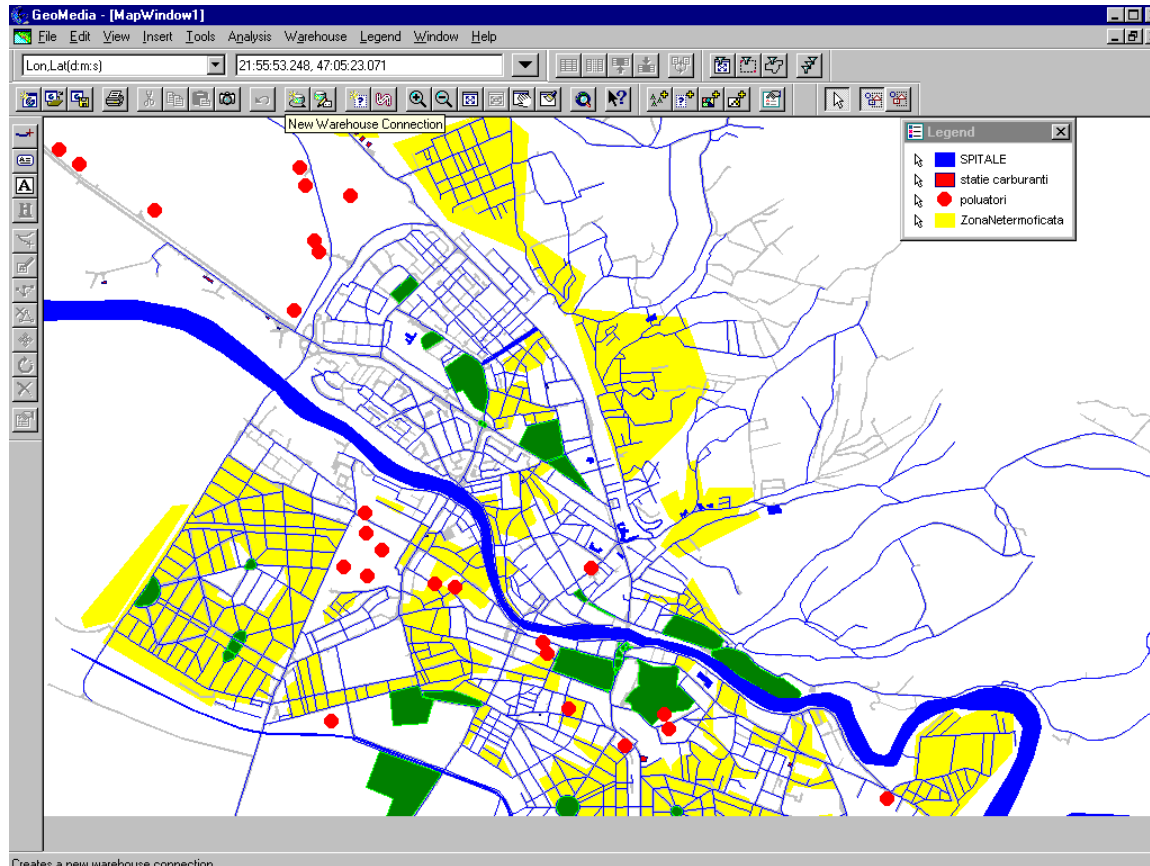


BUILDING PERMITS





POLLUTION





CONCLUSION

- A sufficient estimation can be done by analyzing a certain amount of characteristics in an objective way, with the assistance of Geographical Informational Systems.
- GIS for cadastre management can be extended through technology and database management to compute land assets valuation.



Thank you!