

Name: PÉRICLES ALVES PINTO

Current Position

MAIN AND RESPONSIBLE ENGINEER OF ÂNGULO CIVIL ENGINEERING AND COLSULTING LTDA.

Academic Skills and Degrees: Graduation, Specialization, Master and Doctorate.

CIVIL ENGINEERING GRADUATION – FEDERAL UNIVERSITY OF PARANA
SPECIALIZATION IN PROPERTY EVALUATION ENGINEERING AND EXPERTISE ENGINEERING
SPECIALIZATION IN GEOREFERENCING OF RURAL PROPERTY

Professional Evaluation activities – experience and professional background

At the age of 16, he started at the REGISTRY OF ARAUCARIA'S REAL STATE REGISTRATION for 5 years. During the first years the main responsibility was related to internal paperwork and organization and archiving personal data. After (a) few years of experience, the main responsibility was oriented to the interface between engineering and public registration as topography, expropriation, environmental, exchanges, transfers, flattening, succession and possession chain, condos and guaranties. Acting Currently with sporadic Consulting. All knowledge acquired led to a higher understanding not only regarding engineering but also domain issues.

During Graduation two professional internships experiences regarding land usage, one in Araucaria's City Hall - Secretariat of Planning and Urban Development and the other in Curitiba's Institute of Research and Urban Planning – IPPUC, the interests have been guided to the governmental tools used for land usage on topography, expropriation, environmental, exchanges, transfers, flattening, succession and possession chain, condos and guaranties. All knowledge acquired led to a higher understanding not only regarding engineering but also the fact that the public official is acting in behalf of the stakeholder.

After Graduation, during 18 months, the guideline was civil engineering focused in re-

forms and construction of commercial centers for shopping centers and retailers. All knowledge acquired led to a higher understanding on civil engineering.

In 1995 started the relationship with Ângulo Civil Engineering and Consulting LTDA as the Supervisor Engineer until the present date.

In the beginning, the main responsibility was topographic survey, infrastructure project and construction works until 2007. During this time, the company had performed approximately 2000 sites. The knowledge acquired led to a higher understanding on projects, budgets, methods, different rules of implementation of allotment policy; including the choice of the land, the environmental issues, the infrastructure, sanitation work and everything (that is) related to the involute process of evaluation.

Along with his activities in the company, he worked as engineer for Caixa Econômica Federal, from 1996 until 2001. He was responsible for common topologic evaluations, construction coordination and direct comparative method. The knowledge acquired enabled an understanding of standardization and evaluation of the interface between engineering assessments and activities of the banking sector involving financing, guarantees, insurance.

From the year 2002 activities as Legal Expert with the 4th Court of the Treasury of Curitiba have started, the actions of expropriation and passage of servitude institution demanded land assessments (direct comparative method) and plots (involutive method).

Currently nominated as the Court Expertise in Curitiba, Metropolitan Region and Littoral. The experience of working on different regions as small cities with fewer than 150 thousand inhabitants, brought the benefit and the ability to solve problems such as timing, different types of typologies, performance, budget and low rate. This capability has achieved the memorial connection between theory and practice.

In these 18 years of activity in reviews, condemnation matters have occurred frequently on high-value properties and the use of the involutive method with payment in allotment has often become the only option.

This method requires the knowledge and adoption of variables, which substantially impact the result, such as: deployment costs, deployment time, municipal laws, discount rates, sales rates, taxes, registration fees and sales, the previous performances as subdivisions designer and infrastructure project contractor are a source of information for the analysis of these variables, the adoption of a dynamic method of cash flow with 3 simulation scenarios has proven to be the most viable tool of enterprise mode-

ling, there were situations where a more detailed analysis confirmed that the device sale of lots for a financial transaction of loan, ie , the rates have a greater impact to the present value of the revenue and the sales speed of the lots.

Endeavors with inflation of 25 % e.y. had their approximate equilibrium point 7 / 8 years, nowadays, due to the increased number of units and to the lower inflation that has occurred at around the 4.5 years.

Other performance characteristics as an expert refer to the valuation criteria for partial expropriation and easements

These frequent topics at conferences and seminars are far from having their pacified and widely applications concepts ruled.

There are situations where the application of criteria such as " before and after" do not the result of any value , again forcing the evaluator to adopt his own methodology.
