

Геоінформаційна система збору, аналізу
і візуалізації цінкових показників ринку
нерухомості України

Content of the presentation



About GIS Uvecon.....	3
Uniqueness of GIS "Uvecon"	5
Practice of using Uvecon GIS.....	6
Participation in government programs.....	8
System tools: "Geoportal"	9
System tools: "Interactive Report"	10
System tools: "Appraiser's Calculator"	11
System tools: "ARM Analytics"	12
System tools: "Express Assessment"	13
System tools: "Portfolio assessment"	14
System tools: "Quarterly Report"	15

About Uvecon GIS



Taking this opportunity, GIS "Uvecon" expresses its respect and is pleased to present the "Geographic Information System for Collection, Analysis and Visualization of Price Indicators of the Real Estate Market of Ukraine" (GIS "Uvecon").

The system began its history in 2017 and was created to collect, store, analyze and graphically visualize spatial data and data on physical, cost, and other characteristics of objects that are exhibited in real estate sales and lease ads.

The system provides:

- in automatic mode and with a frequency of once a month formation and updating of a geospatial database by uploading information on physical, geographical and price characteristics of more than 800 thousand real estate objects;
- automatic cleaning of duplicates, extremes, inaccurate information ("statistical noise"), geocoding of the sample and distribution of data by geography, segments, types and classes of real estate, grouping of objects by area;
- entering objects on the map of the geoportal and, accordingly, joining the pricing zones;



- The capacity of the Uvecon GIS database and its dynamism allow you to implement any tools for market analysis and monitoring, to be used to solve applied professional problems. Interactive services of the system are widely used by specialists of banking institutions, appraisers, auditors, analysts, insurers, forensic experts, real estate market specialists;
- You can get acquainted with the system and join its use to solve your production needs after registration in the appropriate menu item "Account" on the company's corporate website: <https://www.gisuvecon.com>;
- We sincerely hope that the capabilities and tools of Uvecon GIS will interest you and will be useful in solving your business problems!
- We are always open to communication and ready to hold a personal presentation at a convenient time for you in an offline or online format. Contact by phone. +38(073)217-00-12 (Oleksandr) or info@gisuvecon.com

Sincerely,

Director of JV "Uvecon"

Oleksandr Korobko

Uniqueness of GIS "Uvecon"



- ✓ GIS "Uvecon" is the only automated system in Ukraine for geospatial, mathematical and statistical modeling of real estate market behavior in all its segments and in any geographical unit of the country.
- ✓ Thanks to the use of Big Data technology, the system fully automates the process of analyzing large amounts of data from numerous multi-format sources of information.
- ✓ Continuous improvement of the input data verification system ensures their relevance and high accuracy.
- ✓ Accumulation in the database of offers for sale and lease of real estate is carried out monthly, starting from July 2017, and, accordingly, GIS "Uvecon" contains the largest array of such data in Ukraine, which allows them to be used for the analysis of retrospective periods and in time dynamics. The capacity of the database is more than 45 million real estate objects.
- ✓ GIS "Uvecon" is the first and so far the only system in Ukraine that contains the AVM (Automated Valuation Model), the algorithm of which is built in accordance with international valuation standards. AVM is a widely used tool in America and Europe for the valuation of real estate for tax purposes, bank portfolios, large arrays of objects, etc

Practice of using GIS "Uvecon"



From 2018 to the present, the tools and interactive services of the Uvecon GIS have been widely used by the specialists of the National Bank of Ukraine when conducting audit and desk audits of banking institutions.



State-owned and most commercial banks are users of the Uvecon GIS tools on a regular basis, using them in their own scoring models, in the revaluation and verification of portfolios, and in the analysis of the real estate market.



The opportunity to obtain retrospective information about the state of the real estate market with the help of GIS "Uvecon" and use the database of objects that were exhibited in previous periods is used by research institutes of forensic expertise under the Ministry of Internal Affairs of Ukraine and the Ministry of Justice of Ukraine, the National Police, the National Anti-Corruption Bureau of Ukraine, the Prosecutor's Office, the Security Service of Ukraine and others to form an evidence base and conduct forensic examinations.



Among audit companies, including the "Big Four", insurance and financial companies, appraisers and realtors, the practice of using the automated valuation model by means of GIS "Uvecon" and interactive tools for analyzing the real estate market is in great demand...

Participation in government programs



In 2020, experts from the World Bank and TeGOVa (European Association of Appraisers) were offered the model and algorithms of the Uvecon GIS as a model for the creation of the Unified Database of Property Valuation Reports in accordance with the requirements of the Tax Code of Ukraine.



JV "Uvecon" took an active part in the implementation of the program "On Compensation for Damage and Destruction of Certain Categories of Real Estate Objects as a Result of Hostilities, Terrorist Acts, Sabotage Caused by the Military Aggression of the Russian Federation", implemented by the Law of Ukraine No. 7198. The indicators calculated by the Uvecon GIS were widely used in the development of the appropriate methodology.



Currently, the specialists of JV "Uvecon" are actively consulting with the expert of the Technical Assistance of the US Department of the Treasury Lewis Allen on the architecture, functionality of GIS "Uvecon" and the prospects for using its capabilities and database in certain issues of post-war reconstruction of Ukraine.

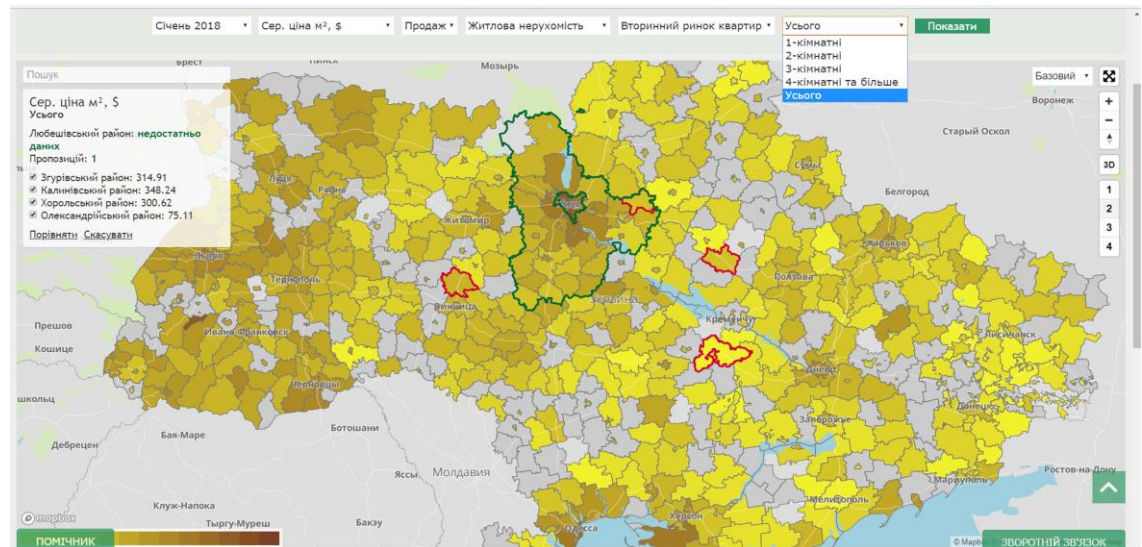
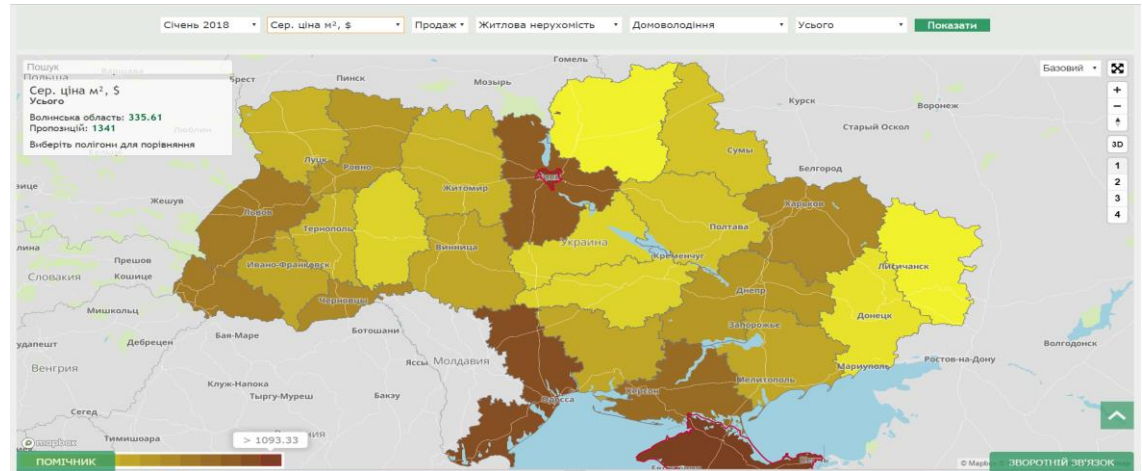
System tools: Geportal



- A tool for visualizing price and quantitative indicators of the real estate market on the map of Ukraine in the web interface of the Uvecon corporate website

- Information is displayed by regions, districts, cities, city districts and microdistricts, territories of settlement and village councils

- Data is visualized by real estate segments and types of transactions. Aggregation is carried out by types of periods: month, quarter, year starting from January 2018



System tools: "Interactive Report"



- Interactive market map

- analysis of price indicators for the period in the country and their dynamics

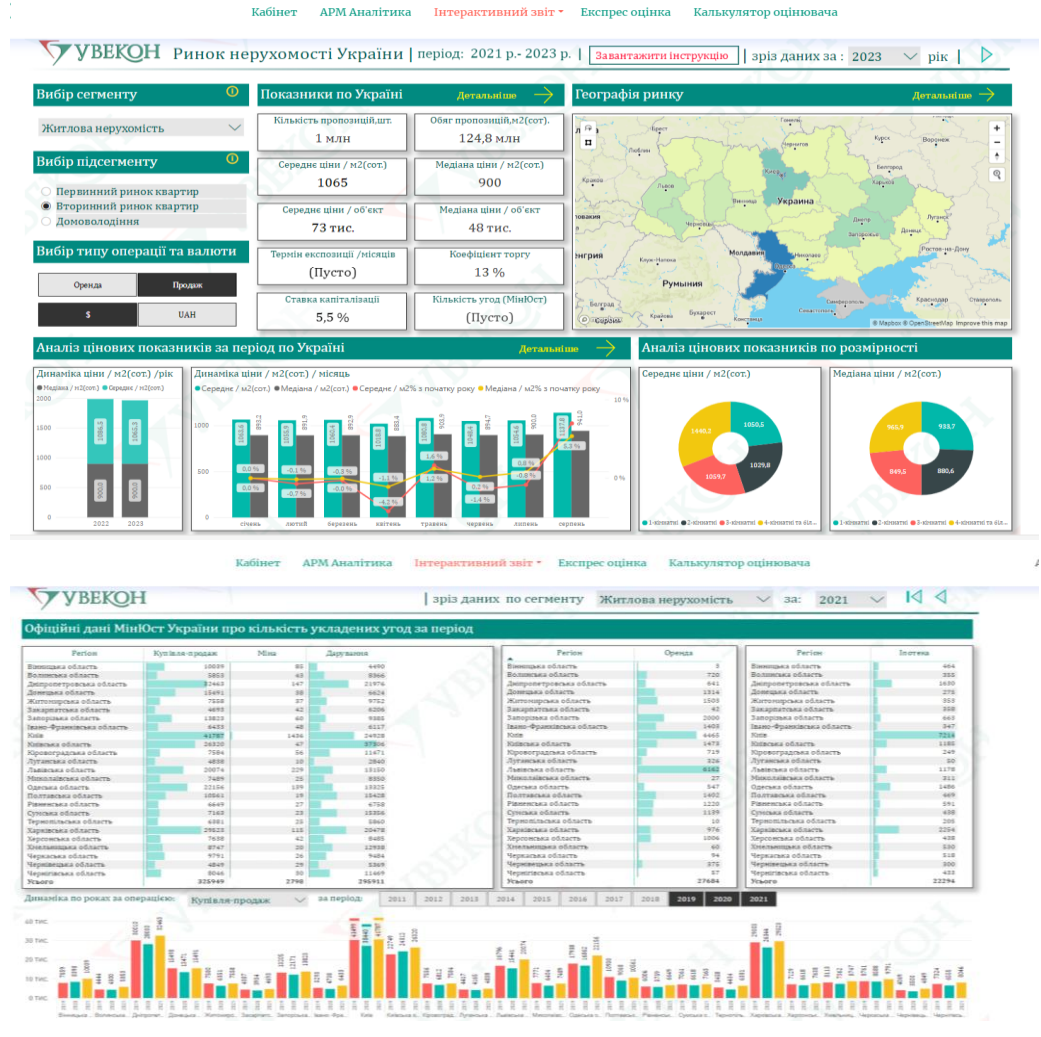
- analysis of the number and volume of offers by regions, districts, cities, villages and settlements and their dynamics

- average capitalization rate by region, district, city, village and town

- average indicators of "bargaining", terms of exposure, vacancy in the context of, regions, districts, cities, villages and towns

- official data of the Ministry of Justice on the number of concluded agreements for the period

- monitoring of the market of new buildings, its price and quantitative parameters, credit programs and promotions



System tools: "Appraiser's Calculator"



- A software tool for automatic valuation of real estate objects or verification of valuation reports for both current and retrospective dates

- the algorithm of the tool is fully based on the principles of property valuation standards implemented by the State Property Fund of Ukraine.

- selection of a sample of objects of comparison from the current database according to the specified factor characteristics of the real estate market segment both as of the current date and in the retrospective period;

- generation of adjustment indicators for pricing factors;

- automatic reconciliation of the obtained calculation results,

- Automatic generation of a template for an assessment report (verification)

Результат розрахунку:

Результат визначення вартості об'єкту оцінки:

Трикімнатна квартира № 9 за адресою: м.Київ, вул.А.Ахматової, 31

Розташованого за адресою:

вулиця Анни Ахматової, 31, Київ, Україна

Квартира №: 9 На дату: 23.08.2023

Клас будинку: Масова сучасна забудова (економ)

Матеріал стін: Цегла

Стан будинку: Добрий Стан квартири: Добрий

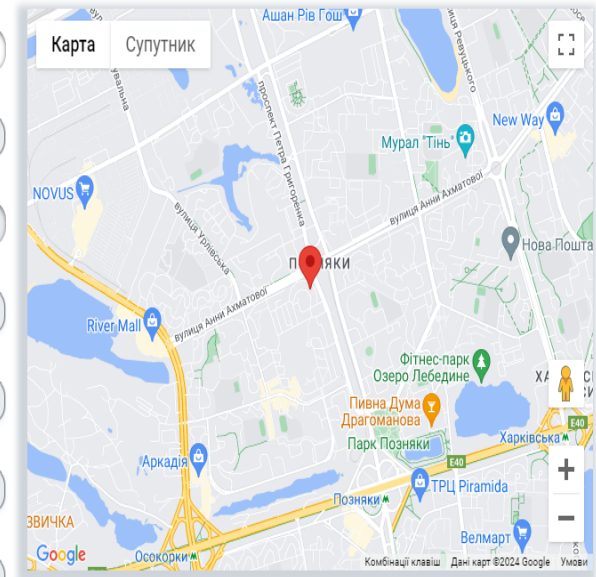
Поверхів: 17 Поверх: 4 Кімнат: 3

Площа,кв.м.: 104.50 Житлова,кв.м.: 65.00 Кухні,кв.м.: 15.00

Вартість об'єкта, грн.: 4990390 Курс НБУ на дату: 36.5686

Вартість грн./м²: 47754.93 Вартість дол.США./м²: 1305.90

[Зберегти дані](#)



[Довідка](#) [Звіт про оцінку](#) [Висновок про верифікацію](#)

Вбудований шаблон "Довідка про вартість, визначену під час здійснення оцінки майна" дозволяє отримати результат розрахунку вартості майна у формі яка готова для збереження або друку.

Форма містить усю інформацію, яка відображена, в даний момент, на екрані. Для отримання коректного результату необхідно перевірити, чи внесено значення номеру квартири у відповідне поле, та зберегти внесені дані. Форма дозволяє внести корективи та зберегти її у файлі форматів: Microsoft Word або pdf.

[Довідка](#)

System tools: "ARM Analytics"



- a set of tools, filters, descriptions that provide direct access to the database through the WEB interface of the Uvecon website in the context of downloaded ads for the period: January 2018 to the current date, with all their price, geographical and physical characteristics.

- The request to the database is carried out by selecting the territorial affiliation or a specific address, the date of relevance, the type of real estate and the type of transaction

- Thanks to the built-in tools obtained as a result of the query, the array of information is visualized in tabular form, it is easy to sort and filter by any fields, and export to Excel for further work with it

[Кабінет](#)
[ARM Аналітика](#)
[Інтерактивний звіт](#)
[Експрес оцінка](#)
[Калькулятор оцінювача](#)

Внесіть дані для пошуку оголошень:

[Скинути фільтр](#)

Увімкнути пошук за конкретною адресою:

Оберіть регіон:
 Оберіть район, місто:
 Оберіть населений пункт, район міста:

Оберіть дату:
 Тип операції:
 Оберіть сегмент нерухомості:
 Оберіть підсегмент:

[Пошук](#)

[Кабінет](#)
[ARM Аналітика](#)
[Інтерактивний звіт](#)
[Експрес оцінка](#)
[Калькулятор оцінювача](#)
Андрій [Вихід](#)

Результат пошуку:

Агенція	Дата оголошення	Вуллиця	№	Клас будинку за класифікатрою Укрстат	Повітряні	Повітря	Колір	Площа, м²(гр)	Житлова, м²	Кулина, м²	Планування	Земельна ділячка, ар (Довжина/ширина)	Ціна, \$/ м²	Ціна, \$/ об'єкт	Ціна, грн./ м²	Ціна, грн./ об'єкт	Рік завершення
dom.rta.com	None	просп. Голосеєвський 40-летия Октября	None	2	2	3	57.00	None	None	None	None	None	3508.77	200000.00	128310.88	7313720.00	None
dom.rta.com	None	просп. Голосеєвський 40-летия Октября	None	2	2	1	50.00	None	None	None	None	None	4000.00	200000.00	146274.40	7313720.00	None
dom.rta.com	None	просп. Голосеєвський 40-летия Октября	None	21	2	1	58.00	None	None	None	None	None	3448.28	200000.00	120898.62	7313720.00	None
dom.rta.com	None	просп. Голосеєвський 40-летия Октября	None	22	1	5	113.00	None	None	None	None	None	4336.28	400000.00	158571.81	17918614.00	None
dom.rta.com	None	ул. Делієвська	None	18	1	1	140.00	None	None	None	None	None	3571.43	500000.00	130892.14	18284300.00	None
dom.rta.com	None	ул. Делієвська	None	18	1	1	138.00	None	None	None	None	None	3623.19	500000.00	132494.93	18284300.00	None

Показано від 1 по 10 з 11 записів

System tools: "Express Assessment"



- A tool for instantly calculating the value or rental rate for a property as of the current or retrospective date.

- the algorithm of the tool is based on evaluation standards and as a source for searching for analogues uses the monthly updated and maximally "cleaned" from errors, duplicates, extremes database of GIS "Uvecon"

- The algorithm is fully automated

- The calculation of the cost of the object is from 15 to 45 seconds.

- Depending on the existing needs, we can offer the integration of the "Express Assessment" toolkit into any software environment through the existing API protocol.

Розрахунок вартості квартири

Внесіть інформацію про об'єкт оцінки:

Дата оцінки: 09.04.2024 Тип операції: Продаж

Адреса: Введіть вулицю, номер будинку та оберіть із запропонованого

Клас будинку: Невідомо

Тип поверху: Невідомо Кімнат, шт.: 0 Площа, м²: 000.00

Матеріал стін будинку: Невідомо Планування: Невідомо

Тип (наявність) ремонту: Невідомо

Розрахувати вартість

Результат розрахунку вартості квартири

Дата оцінки: 09.04.2024 Тип операції: Продаж

Адреса: вулиця Анни Ахматової, 31, Київ, Україна

Клас будинку: Масова сучасна забудова (економ) Матеріал стін будинку: Цегла

Тип поверху: Не перший / не останній Кімнат, шт.: 3 Площа, м²: 105,00

Планування: Роздільна Тип (наявність) ремонту: Євроремонт

Вартість дол.США./м²(ар): 1137.27 Вартість об'єкту, дол.США: 119413.35

Курс НБУ грн/дол.США на дату оцінки: 38.9882

Вартість грн./м²(ар): 44340.11 Вартість об'єкту, грн.: 4655712

Середня вартість пропозицій на сайтах агенцій нерухомості для квартири за операцією "Продаж" по розмірності "3-кімнатні" станом на 09-04-2024 (дондливо):

Територіальна одиниця:	\$/м ² (ар):	грн./м ² (ар):
Київ	2030.26	77832.08
Дарницький район	1483.65	56877.45
Позняки	1525.35	58475.95

Повторити розрахунок Друк результату

System tools: "Portfolio Assessment/Verification"



Geocoding of each real estate object in the Uvecon GIS database, structuring by physical characteristics and aggregation of characteristics by territorial location made it possible to introduce a service of "portfolio assessment/verification" of real estate, which provides for the automatic determination of market prices for sale (lease) for an array of real estate objects.

This service is based on the use of a software tool for automatic determination of price parameters of an array of real estate objects on a discrete date in retrospective or current period.

The processing of the data array is carried out by uploading it to the Uvecon GIS, further geocoding of each property and calculating the current value of the objects in accordance with their segmentation, class, dimension and territorial location.

Updating of the calculated cost characteristics can be carried out monthly or at any other interval.

Currently, a portfolio assessment of vehicles and machines is under development.

www.uvecon.ua



System tools: "Quarterly Report"



Quarterly reports on the state of the real estate market, its price and quantitative indicators in the cities - regional centers of Ukraine are compiled and distributed on an ongoing basis





*Thank you for your attention!
We invite you to cooperate!*

Sincerely, JV "Uvecon"

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