

BIGGEST CINEMA MULTIPLEX FROM OLTENIA



After having celebrated 10 years in Romania at the end of 2017, Cinema City continues to bring to the Romanians the best cinematic experiences in 2018, opening the 26th multiplex in our country and the sixth in Ramnicu Valcea, from the Oltenia region.

The new cinema consists of 6 halls with a total of 1052 seats. The value of the investment in this multiplex is 5 million euros made by Cinema City Romania together with NEPI Rockcastle, the developer of the shopping center.

The inauguration star, the new multiplex is upstairs, a space dedicated to cinema entertainment, restaurants, cafes and outdoor terrace, only by the Olt bank.

The new cinema features 2D and 3D halls, fully digitized. It is not excluded that in the future there will be 4dX Hall in Valcea, which only requires the

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reconfiguration of the existing space, along with the other five existing at the country level, depending on demand, but for an IMAX it would be necessary to make a separate construction, given the dimensions that such technology would imply.

For this project, Vitalis Consulting provided Project and Cost Management, Design and Tenant Coordination and Site Inspection.

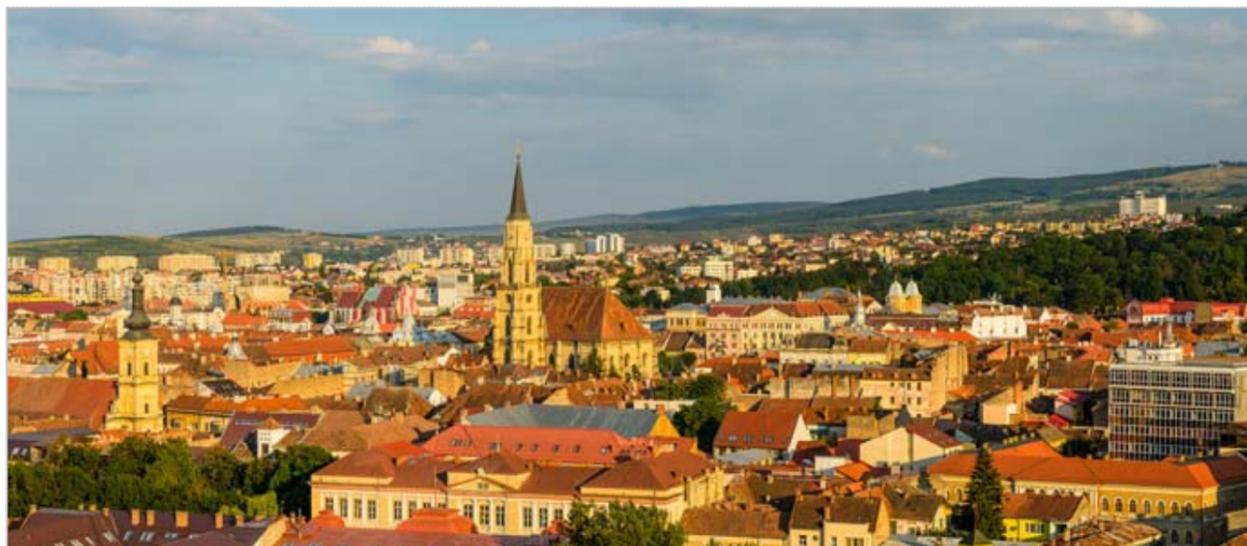
Thus, whether it's multiplexes in London, New York, Tel Aviv, or Ramnicu Valcea, there is always an emphasis on the structure and ambiance of the cinema halls, the state-of-art technologies used, and right from the first moment you stepped into the cinema.

Large centers around the Valcea, such as Craiova, Sibiu or Brasov, do not have yet Cinema City multiplex, so the inhabitants of the counties they represent are expected in Valcea.

With the opening of this multiplex Cinema City - the largest cinema operator in Romania - brings to Ramnicu Valcea spectacular cinematic experiences, authentic emotions, viewing conditions to the highest standards, and the most anticipated films, which will be watched simultaneously with the premieres of the great capitals of the world.

Flavia Popa

INCREASE OF GREEN BUILDINGS IN CLUJ IN 2018



Ten years ago, there was only one green building in Cluj - Napoca. Currently, all new office buildings already have this status or invest to receive the green building certificate.

Not only the office buildings are trying to get the official status of a green building, but also other buildings, including schools, the reason being the tax exemptions and reductions offered by the Cluj - Napoca Local Council.

The interest of international IT companies also matters, which prefer green buildings when they open new premises. In the field of office buildings multinational companies in the field of technology prefer first of all such buildings to establish their workplaces.

The interest of Cluj for green buildings is growing, being stimulated by the fact that local authorities grant tax exemptions and reductions for these buildings.

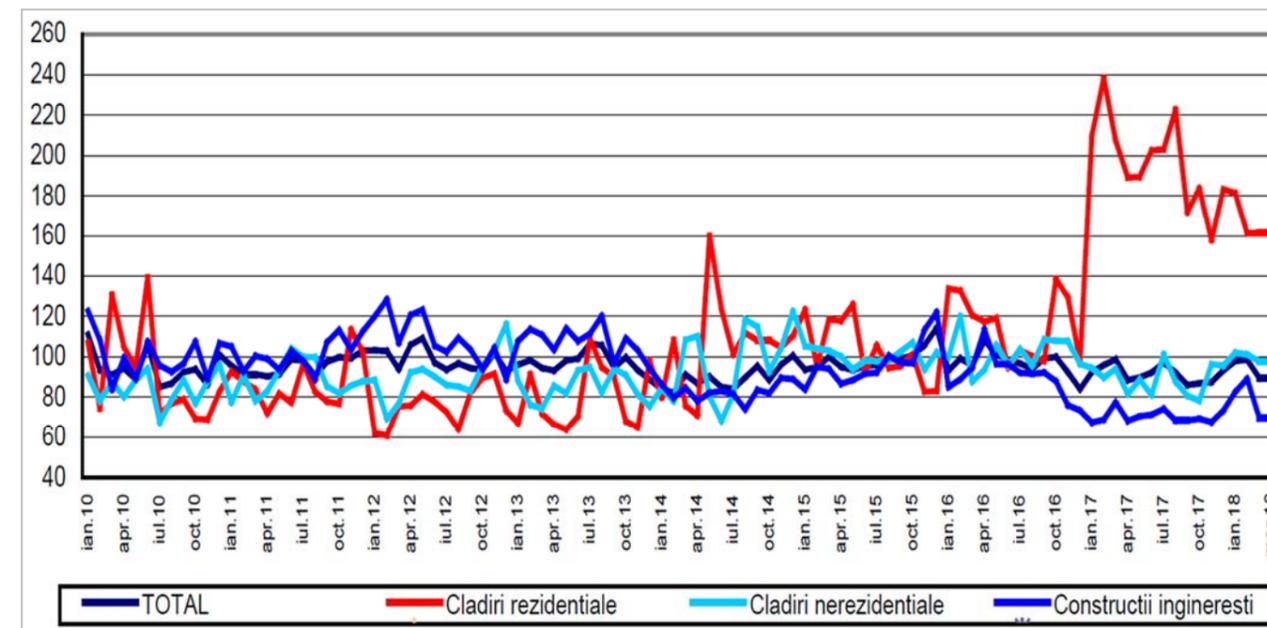
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The building price for green buildings is quite close to that of an ordinary building. Any additional costs can be quickly depreciated due to reduced utility bills and tax incentives for owners of these buildings.



(Source: www.upnews.ro)

INCREASE OF THE CONSTRUCTION MARKET IN MARCH 2018



In the first Quarter of 2018, the volume of construction works decreased as compared to the first Quarter of 2017, both as gross series and as series adjusted by number of working days and seasonality by 2.1 %, respectively by 0.3%.

In March 2018, the volume of construction works increased as compared to the previous month as gross series by 20.9 % and as adjusted series number of working days and seasonality decreased by 9.2%.

Compared to the corresponding month of the previous year, the volume of construction works decreased, both as gross series by 11.9 % and as series adjusted by number of working days and seasonality, by 9.3 %.

Comparing March 2018 with February 2018 it is visible that the volume of construction works increased as gross series by 20.9, a rise registered for capital repair works by 60.9%, maintenance and repair works by 26.6% and for new construction works by 14.6%.

On building objects, non- residential buildings increased by 34.2 %, residential buildings by 21.4% and engineering construction by 11.8%.

As series adjusted by the number of working days and seasonality, the volume of construction works decreased by 9.2%, a decrease reflected in the capital repair works by 11.6% and in the new construction works by 11.1 %.

On construction objects, the volume of construction works decreased by 21.6% in engineering and 3.4% in non-residential buildings, residential buildings increased by 0.1%.

By comparing Quarter I 2018 with Quarter I of 2017, the volume of construction works as gross series decreased by 2.1 % and on structural elements were decreases in capital repair works by 11.2 % and in new construction by 3.8%.

As series adjusted by number of working days and seasonality, the volume of construction works decreased by a total of 0.3%.

On structural elements there were decreases in the capital repair works and in the new construction works by 5.9%, respectively by 0.7%. On construction objects, the volume of construction works decreased by 23.1% in residential buildings, increases were recorded in engineering and non- residential buildings by 12.9 and 8.2%, respectively.

(Source: www.insse.ro)

TRADED LANDS - 85% FOR RESIDENTIAL PROJECTS



The growing demand on the residential market has prompted real estate developers to make more and more acquisitions of land, which is why these types of properties are highly demanded lately.

Most of the land traded in Romania in a percent of approximately 85% are destined for residential projects and 70% of the buyers are real estate developers.

The time to sell a land depends to a large extent on its type, as well as on the stage it is in terms of urban planning.

Small, urbanized and listed land at a fair price is sold within 3-6 weeks, comparing with the plots without PUX are soled heavier for an estimated period of 6 to 18 months.

On the other hand, the trading time for those who require a substantial investment, a more detailed analysis or longer time for buyers can range from 3 months to 1 year. Land transaction are highly sought after in all areas of interest in the country, and in 2017 there has been considerable growth in this segment.

Among the reasons for this development are the general market dynamics, the price increase/ sq. m, as well as the PUZ that have been completed in the last two years. At the same time, the trend was also supported by the increase in the number of investors in the real estate segment.

Zonal Urban Plan - ensures the specific regulation of the urban development of certain areas in a locality.

The commercial segment, respectively, is mainly addresses by those already active in the field and relies on the depreciation of the investment overt time, by leasing.

As a matter of fact, there is also a lot of attention from clients who just want to build their own house, which is informed beforehand and consults specialists from different fields to make sure they make a good decision.

Among the most common demands of investors when planning to buy land are the clear legal status, the return on investments, as well as the urban situation (Urbanistic Certificate/ Building Permit).

Vitalis Consulting

175 Calea Floreasca Street,
Bucharest, Romania
T : +4 021 231 53 57/ 58
F : +4 021 231 53 59
office@vitalis.com
www.vitalis.com

Associated offices

UNITED KINGDOM

3 The Shrubberies, George
Lane, South Woodford,
London, E18 1BD
london.office@vitalis.com

UKRAINE

20 Tarasovskaya Street,
103 Office, 01033 Kiev
kiev.office@vitalis.com

MOLDAVIA

25 Banulescu Bodoni,
G. Street, Chisinau, MD- 2004
chisinau.office@vitalis.com

