

Certifydoc for Promoters and Builders



What competitive advantages does Certifydoc offer to Real Estate Developers and Builders?

Earn time, money and prevent conflicts or lawsuits by taking advantage of a service that gives reputation and security over the years.

Certifydoc certifications grant maximum legal relevance to video-photographic inventories of the state of the places, progress of the works, documents, photos and videos.

The dissuasive effect of having digital evidence with high probative value allows to:

- Reduce conflicts on construction sites
- Clearly define your responsibilities towards subcontractors, neighbours, and public institutions.
- Unlock progress payments conditional on progress status

The assisted on-site certification service delegates this complexity to professionals who are in charge of: taking photos and videos in person at the construction site; certify them properly and deliver them in an orderly and easy to find manner, for their use in the prevention or management of legal conflicts in the future.

The rates for this service are highly competitive with respect to the traditional certification of the printing of some photos in a notary's office, without additional charges in the costs of making original copies and without additional costs per certified page or custody.

From €200 + travel expenses, you can hire 4 hours of face-to-face intervention, preparation of certifications and delivery to the conservation standard by email.

In addition to the economic advantage, this service provides high definition and detail in the digital evidence of the state of the places, which a notarial certification of printed paper photos cannot provide.

If necessary, the service allows you to attach all types of relevant documents (Technical building inspection, energy efficiency certificate, occupancy certificates, basic and executive projects, expert reports, demolitions, maintenance, contracts, annexes, procedures, receipts, etc) in the same delivery, so that critical documents are immediately available at the right time.

In this short video we show you how Certifydoc can help developers and builders:

<https://www.certifydoc.eu/blog/portfolio/constructions/#section-1>



Presence on the #proptech and #legaltech maps

Tech Barcelona:

<https://techbarcelona.com/company/certifydoc/>

Association of real estate broker Catalonia:

<http://www.mapaproptech.com/?id=index-193077&ucat=150>

Bar Association of Madrid:

<https://icaminvitados.ventajasvip.com/>

Hub startup of Catalonia:

<http://startupshub.catalonia.com/startup/barcelona/certifydoc/1766>

Lawniakea

<https://lawniakea.com/producto/certifydoc/>

legaltech finnovating map:

<https://www.finnovating.com/news/mapa-legaltech-espana/>

Legaltech Comparator:

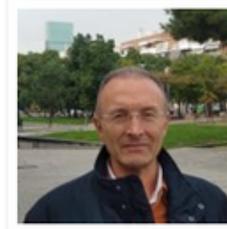
<https://www.comparador-legaltech.com/herramientas/certifydo>

Legalgeek in UK map:

<https://www.legalgeek.co/startup-map/certifydoc/>

Lowering a property tax assessment by the Tax authority when buying in need of renovation

“ Lowering a property tax assessment by the Tax authority when buying in need of renovation



I buy and sell properties in need of renovation and I am a certified real estate agent.

To lower or prevent a property tax assessment by the Tax authority, I make sure to have photos and videos certified with "date certain", certified with

Certifydoc, to demonstrate the actual status of the property at the time of purchase; I then include them into the notarial deed in order to be able to respond, in the event of being challenged, to the Tax authority or the competent Tax court.

Pablo Nistal - Proprietario de Inmobiliaria

“ Provide Date Certain for the risk assessment documents and the delegation process for the job safety system



The Italian Consolidated Safety Act (Legislative Decree 81/2008) provides for the obligation to give *date certain* to the risk assessment document and to all subsequent additions or revisions. *Certifydoc* allows us to give *date certain*, without subscription or complex activations, in real time, even to large files of hundreds of megabytes without having to "split" these large files.

In addition, a construction company of the size of SALC S.p.A., can open or close a significant number of construction sites during the year. As prescribed by the same Legislative Decree 81/2008, the Employer is entitled to delegate safety duties to the Site Manager and Safety Manager who in turn appoints the foreman, the supervisors, the emergency workers and the first aid. *Certifydoc* allows us to affix *date certain* to all these documents simply and quickly. *Certifydoc* returns a convenient PDF certificate that is attached to the aforementioned documents that can be exhibited in case of inspections by regulatory organizations.

Thanks to the ability to upload large files, we use *Certifydoc* to certify photographic reports, video or topographic surveys in order to demonstrate the status of the places before or after the execution of the works or their progress at a *date certain*.

Ing. Pierfrancesco Della Marca - (Responsabile del Sistema di Gestione Integrato e Coordinatore del Servizio di Protezione e Prevenzione)

SALC S.p.A.

Provide Date Certain for the risk assessment documents and the delegation process for the job safety system

Certified video-photographic inventory for Real Estate Developers

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"As a developer we know that many new works or demolitions entail a risk of conflict with the adjoining buildings or the town hall; For this reason, we make sure to certify, with precision and legal value, the state of the works before and after the construction company acts.

The on-site certification service of the state of the places that *Certifydoc* offers, allows us to save notary costs and at the same time allows us a greater detail in the digital evidence acquired.

Since we use *Certifydoc*'s certified video-photographic inventory, our developer saves costs and has a better chance of defending itself and preventing conflicts!"

Roser Puchol Ruiz - Gerente Promotor

All R-E Development SL

<https://alldev.es/>

When can we use Certifydoc?

- Certify the state of the places

Video-photographic inventories of the state of the places and the progress of the works, to unlock bank payments, reduce conflicts in the works and clearly define your responsibilities.

- Projects

Certification with jurisdiction, date certain and integrity of all the documentation related to the basic and executive projects.

- Technical inspections

Strengthen the technical inspections of buildings for preventive legal maintenance, according to the local laws

- Demolitions

Certification of the state of the streets, sidewalks and adjoining buildings of the pre and post - demolition for insurance and to reduce the responsibility for damages not caused by the demolition work.

- Expert Reports

Strengthen the legal relevance of all the documentation related to the expert reports of the architects with a date certain and integrity granted by the qualified time stamp of the EU, according to the eIDAS Regulation.

Understand and learn how it works with our video tutorials

See how it works
without user registration

[Go to tutorials](#)

<https://www.certifydoc.eu/tutorials/>

WWW.CERTIFYDOC.EU



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Legal

According to current law, photos, videos and electronic documents have very low legal relevance because their content and date can be easily manipulated. So how can I protect myself to prove the status of a property at a given time?

Without Certifydoc the documentary evidence is uncertain.

- Do my documents have sufficient probative value?
- Can they be challenged?
- Have they been manipulated?
- Can I prove that they have been created on a specific date?

With Certifydoc the answer to these questions will always be favorable to your interests, which will be very useful when negotiating with buyers, authorities, clients, tenants, owners, experts, lawyers, both in the previous negotiations and before or after a lawsuit. Having evidence with the maximum legal value (probative value) can avoid lawsuits and long conflicts that nobody wants to suffer. Certifydoc acts as an intermediary, the certifications are granted by the certification authorities of Spain and other members of the European Union, through qualified time stamping.

Press release – Final judgment for a rental deposit with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-a-rental-deposit-claim-with-certified-evidence-from-certifydoc/>

Press release – Final sentence for threats with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-threats-including-evidence-certified-with-certifydoc/>

Press release – Final sentence for injuries with certified evidence from Certifydoc

<https://www.certifydoc.eu/blog/press-release-final-judgment-for-minor-injuries-including-evidence-certified-with-certifydoc/>

More information about Qualified Time Stamping

<https://www.certifydoc.eu/#timestamp>

More information on certification authorities

<https://www.certifydoc.eu/#certifiedby>

Where can you find us

Service and website

<https://www.certifydoc.eu>

FB

<https://www.facebook.com/certifydoc>

Instagram

<https://www.instagram.com/certifydoc/>

Youtube

<https://www.youtube.com/channel/UCJUYWaHQZBfj5gxEeC9-i8Q>

Linkedin

<https://il.linkedin.com/company/certifydoc>