



C O N S U L T I N G

Official sponsor of the



# PLENARY ASSEMBLY 2019



We have been advising the Holy See and a number of Ecclesiastical Bodies and Religious Congregations on real estate assets for over 20 years in order to contribute to the care and management of the real estate and financial assets, without ever disregarding the purposes, the priorities of pastoral and apostolic action and the individual charisma of each one.

We are leaders in the sector, helping those who help.



## ANALYSIS OF STABLE PATRIMONY AND TOTAL REAL ESTATE/FINANCIAL ASSETS

Following the directions of the *Congregatio pro Institutis Vitae Consecratae et Societatibus Vitae Apostolicae*, we carry out a survey of the financial assets and real estate of the

Congregation suggesting to the General Council which assets to allocate to the Stable Patrimony in order to guarantee the continuity of the operation and the ministries.



VALUATION OF BUILDINGS DESTINED  
FOR COLLECTIVE RESIDENCE  
AND IMPLEMENTATION AND / OR  
RATIONALIZATION OF THE DOCUMENT  
ARCHIVE ALSO ON WEB-BASED  
PLATFORMS - DIGITAL WAREHOUSES

The characteristics of the real estate assets, often of ancient origin, of a Congregation, require the evaluators' specific and vast expertise and IMC has the longest and most proven experience. Often, moreover, the documentation relating to the buildings is incomplete and cannot be easily found by the Congregation, so it needs to be verified and, in case, regularized

by IMC. The availability of the digitized documentation on the Internet makes it available for looking up at any time and in any place, exclusively by the Congregation. IMC creates a dedicated Virtual Data Room for each Congregation, which can be accessed by means of a username and a password.



**CADASTRAL AND  
TECHNICAL TOWN  
PLANNING DUE DILIGENCE  
OF THE BUILDINGS AND  
REGULARIZATION OF  
BUILDING COMPLEXES**

The complexity of the regulations requires the Congregation to have regular buildings from a technical and administrative point of view. Especially if one intends to renovate/lease or transfer a property, it is now indispensable that these aspects comply with the law and often this does not apply to religious and ecclesiastical buildings that have undergone distributive and structural interventions over many decades or centuries. IMC analyses and regularizes the patrimony of the Congregation, making it fully available for any decision taken by the General Council or the Province.



**VERIFICATION  
OF CULTURAL  
INTEREST PURSUANT  
TO LEGISLATIVE  
DECREE 42/2004  
AND SUBSEQUENT  
AMENDMENTS**

This procedure, which is required by the law in Italy, is indispensable for the Congregation that intends to renovate/lease or transfer one or more of its buildings. An article is available on the IMC website at <https://www.imcconsulting.it/news/>





SALE, PURCHASE AND LEASE OF  
 REAL ESTATE ASSETS BETWEEN  
 RELIGIOUS CONGREGATIONS AND  
 REQUESTS FOR PERMISSION TO  
 SELL IN CONGREGATIONIS PRO  
 INSTITUTIS VITAE CONSECRATAE  
 ET SOCIETATIBUS VITAE  
 APOSTOLICAE C.I.V.C.S.V.A.

IMC prefers the lease or sale of buildings between Congregations, but its lay clients also include Funds, Investors and international corporations. However, regardless of the tenant or buyer, the Congregation, within the limits imposed by

the Episcopal Conference of its own country, will have to apply for ecclesiastical authorization to sell. IMC helps the Congregation throughout the process until it obtains the Permission.



REQUEST FOR CHANGE IN THE HEADQUARTERS OF THE GENERAL HOUSE AND INSTITUTION OF COMMUNITY HOUSES AND REQUEST FOR ECCLESIASTICAL AND CIVIL CHANGE IN THE LEGAL REPRESENTATIVE - REQUEST FOR CERTIFICATES FROM THE TERRITORIAL GOVERNMENT OFFICE

IMC helps the Congregations in Italy in all of their relations with public administrations.





## PROJECT MANAGEMENT FOR NEW BUILDINGS AND RENOVATIONS AND ENERGY UPGRADING OF BUILDINGS

The renovation or construction of large real estate complexes nowadays require professional teams to ensure the signing of contracts with companies to protect the Congregation, the selection of serious and reliable developers, the respect of the schedule and costs estimated by the Congregation.

The professionals in IMC already work in B.I.M. Building Information Modeling, the digital platform for the control of each phase of the renovation and subsequent management of large property complexes.



## CREATION AND MANAGEMENT OF IT AND ACCOUNTING PLATFORMS AND TREASURY MANAGEMENT

IMC staff play the delicate role of Lay General Treasurer of many Congregations. Nowadays, economic and financial resources must be managed, both for their complexity (a large number of Provinces with many different currencies and many ministries) and for

their size, with professional resources. IMC implements systems based on Quick Books, Sage, Banana and all major web-based accounting platforms. Ecclesiastical Treasurers General have detailed and timely information about all activities in all their provinces.





VISIT THE WEBSITE  
**[WWW.IMCCONSULTING.IT/NEWS](http://WWW.IMCCONSULTING.IT/NEWS)**  
 AND SUBSCRIBE TO OUR  
 NEWSLETTER



CREATION AND MANAGEMENT OF THE  
 CONGREGATION MEMBERS' DATABASES  
 ON WEB-BASED PLATFORMS AND  
 STRATEGIC PLANNING FOR THE  
 FINANCIALLY SUSTAINABLE FUTURE OF  
 THE CONGREGATION

The continuity of a Congregation cannot exclude the analysis of the macro-numbers relevant to the Congregation members the and how the Congregation is evolving over time.

IMC carries out Congregational Analyses and implements databases where the Congregation can analyze much data on its members, such as new vocations, average

seniority, pensions, salaries received and geographical distribution. This allows the Congregation with the support of the IMC to plan long-term strategies by correlating the available patrimony and finance with the present and future needs of its members.



CONSULTING

IMC Consulting Srls  
 Via Salaria 298/A  
 00199 Roma - Italia

Tel. +39 340 72 36 529  
 Email. [info@imcconsulting.it](mailto:info@imcconsulting.it)  
[www.imcconsulting.it](http://www.imcconsulting.it)

