SPC ENGINEERING

RIL PORTALE
Rilievo Infrastrutture e Luoghi

DIGITAL CENSUS OF MUNICIPAL ASSETS

FROM SURVEY TO MANAGEMENT

The Municipality's assets, measured, coded and always up to date.

We survey buildings and assets in 3D and turn them into a data-rich model, accessible to the users authorised by the Municipality, even from a phone, with a QR code on every object.



Reference: Museo di Ugento (LE)
Laser scanner point cloud overlaid on the BIM model

REGULATORY COMPLIANCE

For municipalities it is an obligation: we make it simple to comply with.

D.Lgs. 118/2011
Accounting harmonisation: balance sheet and inventory under Annex 4/3.

Arts. 230 and 232 TUEL
Inventories updated every year. Accrual accounting mandatory above 5,000 inhabitants.

Accrual Reform · PNRR
Decree-Law 107/2026, converted by Law 152/2026: new accrual accounting system (Reform 1.15).

The result: **the Municipality knows for certain what it owns, where it is and what it is worth.**

The workflow, in five steps

1 **Point cloud**
Laser scanner, SLAM and drone: the asset measured as it is.

2 **BIM model**
Walls, doors, systems and furniture become objects with data.

3 **3D viewer**
Free, in the browser: no software to install.

4 **QR on objects**
Every object has a unique code: on the model and on the physical label.

5 **Management app**
Scan the QR, open the record and log the check.

What it is for, in practice

Project planning
A single, reliable survey on which to design works and maintenance, without repeating site visits.

Sharing with professionals
Open-format (IFC) model for engineers, architects and surveyors, with no licence costs for the Municipality.

Emergencies and escape routes
Emergency exits, routes and emergency lights identified in the model and coded, for plans and inspections.

Fire safety
Extinguishers and equipment with inspection deadlines and check history always at hand on the record.

Inventory and assets
Every asset is recorded with location, category and valuation data, ready for the Accrual inventory.

Planned maintenance
Periodic checks, contractors and planned costs linked to real objects, updatable every year.

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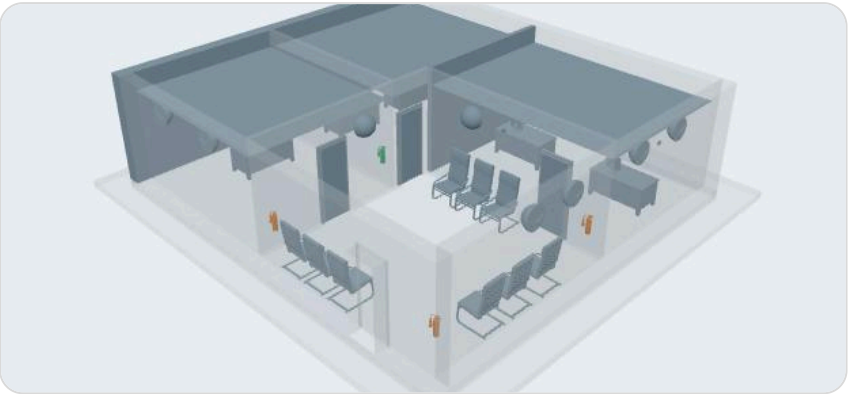
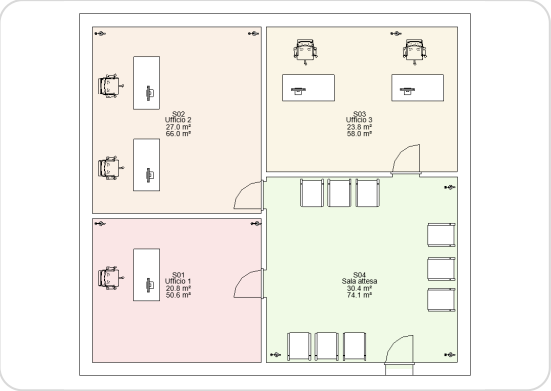
HOW IT LOOKS IN PRACTICE

The 3D model, no software to install

It opens in the browser with one click on a link: every user authorised by the Municipality sees the same model and the object data.



Navigable 3D model. Colours by status (overdue, never checked, compliant); rooms, doors, furniture and extinguishers are distinct objects, selectable one by one.



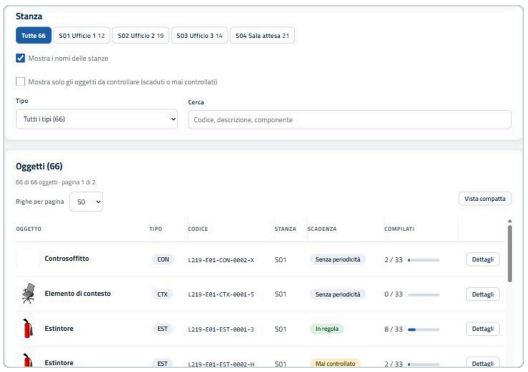
Floor plan by room. Areas and uses, the basis for inventory and emergency plans.

Every object has its own QR code

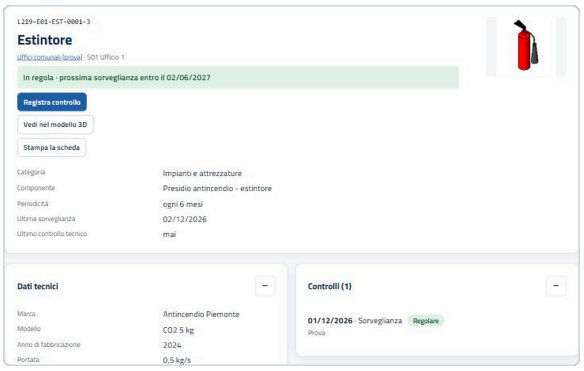


QR labels. Every object has a unique code: scan it with your phone to open its record.

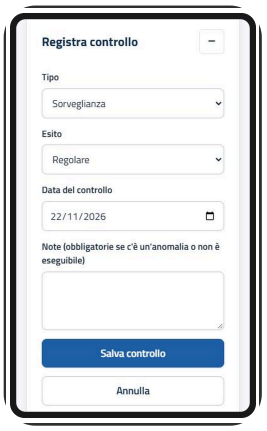
Our app: record and checks from your phone · application example



Municipality summary. Filters by room and type, data progress.



Object record. Deadlines and history of every check.



Log a check from your phone.

Measured data
The physical survey checks on site what the documents say.

Controlled access
The Municipality decides who can view; logging a check requires an access code.

No software lock-in
Open formats and a free viewer: the data stays with the Municipality.

Always up to date
Every check is logged on the object, year after year.

SPC Engineering srl · Offices in Biella and Lecce · operating throughout Italy

f.demaglie@servizitopografici.it · servizitopografici.it