Asset Ownership / Contractual Models

Asset Ownership at UKT

How legal frameworks, contractual models and ownership realities shape asset management in practice

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Who Owns the Assets? Legal Framework & Ownership Structure

Legal Basis

Law Nr. 10/296 (08.07.2010)

"On Asset Management" — primary legal framework

Ministry of Finance Guidance No. 30 (27.12.2011)

Financial Management & Control

Council of Ministers Decree No. 28 (27.01.2023)

Updating state property procedures & inter-institutional cooperation

Council of Ministers Decree No. 696 (26.11.2025)

Asset legalisation — new opportunity for UKT

Internal Orders on Asset Movement

Company-level procedures & internal manual (Board-approved)

Ownership Reality

~20%

of UKT's immovable assets (buildings + land) have complete ownership documentation

- Assets are municipal property — UKT operates as a public Joint Stock Company (est. 2000)
- 6 assets under lease arrangements; others under state administration.
- Certificates of Ownership, indicative & cadastral maps — available for ~20% only
- Remaining assets: in process of obtaining full ownership documentation
- Expropriation follows Council of Ministers Decree (technical + legal) via Ministry of Infrastructure and Energy & State Agency for Expropriation.

Asset Register, Tools & Operational Knowledge

Engineering Department

- AutoCAD 2D — network georeferencing
- Field surveys (ongoing, SECO-funded project)
- Contractual handover at take-over stage

Owns technical knowledge of condition & location

Economic / Finance Department

- Excel — financial asset register
- Depreciation tracking (managerial + fiscal)
- Classification: land, buildings, networks, equipment, office assets etc.

Manages capitalization & amortization lifecycle

Legal Department

- Ownership documentation review
- Expropriation & legalization procedures (Council of Ministers Decree 696/2025)

Bridges technical status with legal title

Asset Lifecycle & Contractual Gaps

Recording	Lack of proper documentation for assets in progress
Warranty Monitoring	Limited enforcement (5% of the total value of investment) Disputes on defect vs. normal operation
Take-over	Delays in ownership transfer (for old investments).

The core challenge is not technical.

It's legal and organisational.

01

We operate assets we don't fully own

Only ~20% of UKT's immovable assets carry complete title documentation. The gap between operational responsibility and legal ownership is real — and it constrains investment planning.

02

The register is fragmented across departments

Engineering (AutoCAD) and Finance (Excel) maintain separate registers. There is no integrated, GIS-linked asset management system. Operational knowledge lives with engineers — not in the system.

03

Contractual models shape what gets recorded

Handover from contractors or municipalities often lacks clear ownership documentations. Until title is resolved, capitalization stalls and condition-based maintenance cannot be planned.

What would change if ownership documentation and the operational register were fully integrated?