



Giuseppe Cerullo

ESPERIENZA LAVORATIVA

[06/02/2023 – 11/05/2023]

Progettista fibra ottica

Accenture S.p.A.

Città: Roma (RM) | **Paese:** Italia

Progettazione di reti in fibra ottica con tecnologia FTTH (FiberCop), su territorio nazionale, nell'ambito del bando PNRR 1G e 5G backhauling. Studio di elaborati cartografici e numerici redatti da NGNeer e UNICA-RA mediante l'utilizzo del software Qgis. Redazione del progetto preliminare ed esecutivo con relativo fascicolo documentale, utilizzando vari applicativi del pacchetto Office, in particolare Microsoft Excel.

[25/05/2023 – 01/09/2023]

Facility Manager

Romeo Gestioni S.p.A.

Città: Napoli (NA) | **Paese:** Italia

Coordinamento e controllo dei servizi di Facility Management nell'ambito della gara Consip per i servizi di facility management sui grandi immobili pubblici (Lotto 13). Esecuzione dei servizi di soft e hard facility ed elaborazione di computi, preventivi e consuntivi, interfacciandosi con i committenti.

ISTRUZIONE E FORMAZIONE

[01/09/2010 – 31/07/2025]

Diploma di maturità

Liceo artistico "Luca Giordani"

Città: Aversa (CE) | **Paese:** Italia | **Campi di studio:** Discipline artistiche e scienze umanistiche | **Voto finale:** 96/100 | **Livello EQF:** Livello 4 EQF

Sezione architettura, ambiente e design

[01/09/2015 – 19/03/2020]

Laurea triennale

Università degli studi della Campania "Luigi Vanvitelli"

Città: Aversa (CE) | **Paese:** Italia | **Campi di studio:** Ingegneria, attività manifatturiere e costruzioni | **Voto finale:** 105/110 | **Livello EQF:** Livello 6 EQF

Facoltà: Ingegneria civile - edile - ambientale

Dipartimento: Ingegneria civile, design, edilizia e ambiente

Corso di laurea triennale: Scienze e tecniche dell'edilizia (L-23)

[01/09/2020 – 14/12/2022]

Laurea magistrale

Sapienza Università degli studi di Roma

Città: Roma (RM) | **Paese:** Italia | **Campi di studio:** Ingegneria, attività manifatturiere e costruzioni | **Voto finale:** 110L/110 | **Livello EQF:** Livello 7 EQF | **Tesi:** Lo student housing quale volano di processi virtuosi di valorizzazione "win-win" di asset immobiliari in disuso

Interfacoltà: Architettura - Ingegneria civile e industriale

Dipartimento: Ingegneria strutturale e geotecnica

Corso di laurea magistrale: Gestione del progetto e della costruzione dei sistemi edilizi (Project and construction management of building systems) (LM-24)

[01/11/2023 – Attuale]

Dottorato di Ricerca

Sapienza Università di Roma

Città: Roma (RM) | **Paese:** Italia | **Livello EQF:** Livello 8 EQF

Dottorato di ricerca 39° ciclo in Architettura e Costruzione curriculum Estimo e valutazione.

Le tematiche di ricerca comprendono gli aspetti teorici e metodologici atti a:

- la formulazione di giudizi di valore e di convenienza economica e finanziaria, dei nuovi interventi pubblici e/o privati di trasformazione urbana;

- la valutazione e valorizzazione dei patrimoni immobiliari pubblici e privati presenti in ambito urbano;
- la valutazione degli interventi di riqualificazione e gestione dei beni storico-architettonici.

PUBBLICAZIONI

- [2024] [Healthcare Investments Valuation. A Case Study of a Property in Disuse to Be Enhanced in a Nursing Home](#)
- Riferimento:** Tajani, F., Paris, S., Morano, P., Cerullo, G., Morente, M.A. (2024). Healthcare Investments Valuation. A Case Study of a Property in Disuse to Be Enhanced in a Nursing Home. In: Computational Science and Its Applications – ICCSA 2024. Vol 14818.
- Italy is increasingly becoming an aging nation. According to the national Institute of Statistics, nearly one in four individuals is over the age of 65, and by 2050, it is estimated that this demographic trend could constitute 35% of the population. This aging also brings with it an increase in the number of people who are not self-sufficient. Currently, there are approximately 4 million individuals in Italy with a severe reduction in autonomy in daily activities, and of these, 92% live at home. The lack of care provision for an aging population has been considered a significant opportunity by the real estate market. The sector of Residential Healthcare Facilities (RHF), in fact, is emerging as one of the most promising, and it is also beginning to attract increasing interest from investors in Italy seeking attractive returns. This research aims to analyze the main aspects related to the RHF sector. In this sense, an economic evaluation case study is presented, concerning the enhancement of a nursing home located in the Friuli Venezia Giulia region (Italy).
- [2024] [An evaluation model for an optimal decarbonisation process in the built environment](#)
- Riferimento:** Sica, F., Tajani, F. and Cerullo, G. (2024), "An evaluation model for an optimal decarbonisation process in the built environment", Built Environment Project and Asset Management.
- [2024] [Neighbourhood Markets as Driving Force of Suburbs' Urban Regeneration: The Case of the City of Rome \(Italy\)](#)
- Riferimento:** Tajani, F., Sica, F., Morano, P., Guarini, M.R., Cerullo, G. (2024). Neighbourhood Markets as Driving Force of Suburbs' Urban Regeneration: The Case of the City of Rome (Italy). In: Networks, Markets & People. NMP 2024.
- Neighbourhood markets are essential elements within urban areas, with particular relevance in peripheral areas lacking services and gathering places. These markets, considered as public spaces and social architectures, offer significant potential for urban regeneration and social evolution. This study examines the economic and financial aspects of municipal local market regeneration projects, with a specific focus on a peripheral district of the city of Rome (Italy). Socio-economic investigations are utilized to structure a comprehensive framework for assessing project feasibility, with a particular emphasis on public entities as the primary investors. The returns from these endeavours go beyond mere financial gains, encompassing a broad range of considerations, including environmental and social impacts.
- [2024] [The Crowdfunding for the Sustainability of Real Estate Investments](#)
- Riferimento:** Locurcio, M., Morano, P., Tajani, F., Sica, F., Cerullo, G. (2024). The Crowdfunding for the Sustainability of Real Estate Investments. In: Networks, Markets & People. NMP 2024.
- Currently, the economic landscape is in a state of rapid transformation. The millennium development phase was succeeded by a global financial crisis that radically altered the operational paradigms of all financial sector participants. As a result of this economic crisis, trust in traditional financial institutions, has suffered persistent erosion. The banking system has encountered escalating challenges in providing loans to Small and Medium Enterprises (SMEs). This is attributable to the existence of non-performing loans that are no longer tenable on the banks' balance sheets, as well as more stringent rules on capital requirements, such as those outlined in the Basel III Agreement. The so-called credit crunch created the need for companies to seek alternative forms of financing beyond traditional banking channels. At the same time, the pervasive impact of the Internet and information technologies has opened up new avenues. Taking advantage of this conjuncture, the proliferation of alternative financial sources, exemplified by crowdfunding, has become particularly important. The potential of crowdfunding for real estate projects has recently been revealed, and has been successful in meeting investors' needs, providing them with

acceptable returns and creating opportunities for diversification through real estate investments. Accordingly, the application of this tool in a real estate transaction to be conducted in a city in the South of Italy is illustrated, highlighting its potential and limitations.

[2024] [**Financial and economic analysis**](#)

Riferimento: Upcycling Architecture in Italy. Design Workshop. Risultati. Results - (979-12-81583-09-2)

In a linear economy, the building waste represents a further management burden. This study provides an evaluation method aimed at identifying the economic value of waste materials generated by building transformation initiatives. The method is applied to the regeneration of the "Istituto ITIS Volta" in Tivoli (Rome, Italy), in order to quantify the cost and CO₂ emission reductions achieved through alternative practices as the reuse and the recycling, instead of traditional disposal techniques. The analysis is organised into two perspectives: financial (investor point of view) and economic (community point of view). The first one uses quantitative data to assess the direct savings for the promoter of the initiative, in terms of avoided costs. The second one considers qualitative factors, by taking into account the environmental effects related to the reduction of CO₂ emissions.

[2023] [**Integrating ESG features in investments for student housing: proposal of taxonomy and indicators-based system**](#)

Riferimento: Francesco Tajani, Francesco Sica, Pierluigi Morano, Maria Rosaria Guarini, Giuseppe Cerullo

Contributo audiovisivo caricato sul sito del convegno sottoposto alla discussione

[2023] [**The Student Housing as a Catalyst for Virtuous Processes of "win-win" Revitalization of Property Assets in Disuse**](#)

Riferimento: Tajani, F., Manganelli, B., Cerullo, G., Morano, P., Morente, M.A. (2023). The Student Housing as a Catalyst for Virtuous Processes of "win-win" Revitalization of Property Assets in Disuse. In: Computational Science and Its Applications – ICCSA 2023.

Higher education has been becoming increasingly globalized as a business. Currently, there are approximately 200 million University students worldwide, which is more than double the number from twenty years ago. According to several studies, this number will reach 263 million by 2025. In Italy, the structural shortage of beds barely covers 12% of the total, and there is a lack of around 100,000 beds to reach the European average. To face this emergency, the National Recovery and Resilience Plan (PNRR) has allocated 960 million Euros for new facilities for student housing, also through the enhancement of property assets in disuse. The present research addresses the issue outlined, by analyzing a case study on the economic feasibility of an investment in the recovery of a disused building for student housing.

CONFERENZE E SEMINARI

[11/12/2024 – 13/12/2024] **Across the Mediterranean (CrossMED) - 1st Edition** Reggio Calabria (RC)

[16/09/2024 – 20/09/2024] **Valori e Valutazioni per la rigenerazione urbana** Cagliari (CA)

Scuola Estiva Dottorale della Società Italiana di Estimo e Valutazione (SIEV)

[01/07/2024 – 04/07/2024] **The International Conference on Computational Science and Its Applications (ICCSA 2024)**
Hanoi

Virtual Conference

[22/05/2024 – 24/05/2024] **Networks, Markets & People - NMP2024. Communities, Institutions and Enterprises towards post-humanism epistemologies and AI challenges.**
Reggio Calabria (RC)

[2017] **Influencia de Italia en Venezuela** Aversa (CE)

Seminario basado en la influencia de Italia, en las áreas de la arquitectura, el urbanismo, la ingeniería y el diseño en Venezuela, con el prof. Francisco Pérez.

WORKSHOP

[17/06/2024 – 21/06/2024]

UP+IT Design Workshop "Upcycling Architecture in Italy"

The workshop is part of the activities scheduled by the PRIN – PNRR 2022 research project "Upcycling Architecture in Italy. Forging and Promoting a Renewed Building Culture," funded by the European Union NextGenerationEU.

The objective of the workshop is to identify and investigate operational strategies that consider disassembly and demolition as inherent processes within design, aiming for a more rational organization and utilization of available resources, and to envision future scenarios of upcycling with these strategies.

The working group has been formed by selecting graduates and doctoral students in architecture or engineering from the four universities involved in the PRIN. The team will focus on identifying best practices related to disassembly and upcycling, prevalent in Italy and Europe, and understanding the regulations and guidelines related to these topics.

For this research activity (research by design), a school complex designed in 1965 by architect Pietro Barucci in collaboration with the construction company Tecnosider S.p.a. has been chosen as a case study. This building, the I.T.I.S. "Alessandro Volta" in Tivoli, is of particular interest due to its construction technology and the use of prefabricated components.

Link: <https://www.upcyclingarchitecture.it/items/up-it-design-workshop-june-17th-21st-2024>

CERTIFICAZIONI

[05/06/2013]

European informatics passport - 7 moduli user

Eipass certificate

[03/07/2020]

Introductory level in project management

Effettuata da IPMA Italy (International Project Management Association)

[10/07/2021]

Corso di formazione interdisciplinare

Le scienze della sostenibilità: la transizione culturale, ecologica e digitale presso l'Università degli studi di Roma "Sapienza"

[11/01/2024]

Abilitazione all'esercizio della professione di Ingegnere, sezione A

Iscrizione nella sezione "A" dell'Albo, al settore CIVILE E AMBIENTALE con il n. 5502.

VOLONTARIATO

[01/09/2016 – Attuale]

Associazione Nazionale Carabinieri Frattaminore (NA)

[01/09/2016 – Attuale]

Archeoclub d'Italia Succivo (CE)

Associazione nazionale per la tutela e la valorizzazione del patrimonio storico - artistico e ambientale.

COMPETENZE LINGUISTICHE

Lingua madre: italiano

Altre lingue:

English

ASCOLTO B2 LETTURA B2 SCRITTURA B2

PRODUZIONE ORALE B2 INTERAZIONE ORALE B2

Livelli: A1 e A2: Livello elementare B1 e B2: Livello intermedio C1 e C2: Livello avanzato

Le mie competenze digitali

Padronanza del Pacchetto Office (Word Excel PowerPoint ecc) | Gestione autonoma della posta e-mail | Padronanza software rendering (Lumion, Vray, Twinmotion) | Utilizzo del browser | Ottima padronanza di software CAD (AutoCAD 2D, AutoCAD Map) | Utilizzo del Software QGIS | Padronanza software BIM (Revit, Sketchup, Civil3D) | Padronanza suite Adobe (Illustrator, Photoshop, Indesign e Premiere Pro) | Software ACCA (Primus, Certus, Edificius, Termus)

Autorizzo il trattamento dei miei dati personali presenti nel CV ai sensi dell'art. 13 d. lgs. 30 giugno 2003 n. 196 - "Codice in materia di protezione dei dati personali" e dell'art. 13 GDPR 679/16 - "Regolamento europeo sulla protezione dei dati personali".



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