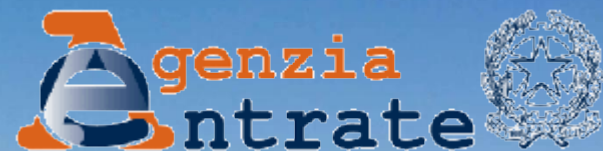




Consiglio Nazionale
Geometri e Geometri Laureati



THE CADASTRAL SYSTEM AS A SUPPORT TO LAND MANAGEMENT: THE ITALIAN CHALLENGE

Franco MAGGIO, Alessandro DALMASSO, Daniele BRANCATO,
Cromwell MANALOTO, Luca DAL BUONO, Gianrico BALDINI.



FIG Working Week 2016

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Recovery

from disaster

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Recovery

from disaster

Italy before 1861 unity





FIG Working Week 2016

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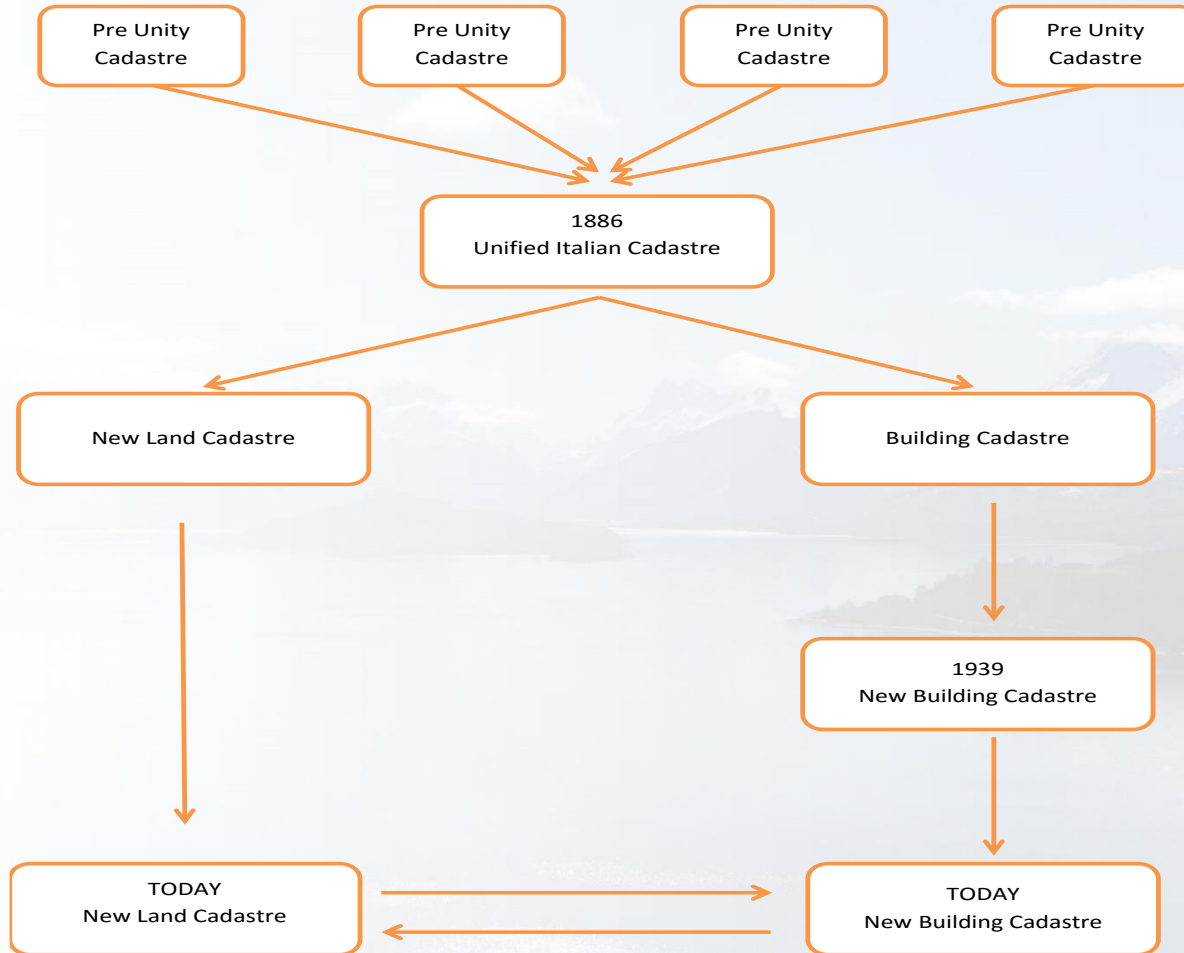




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Recovery

Revenue Agency – From 1st Dec. 2012 (Decree no. 95/2012) from disaster

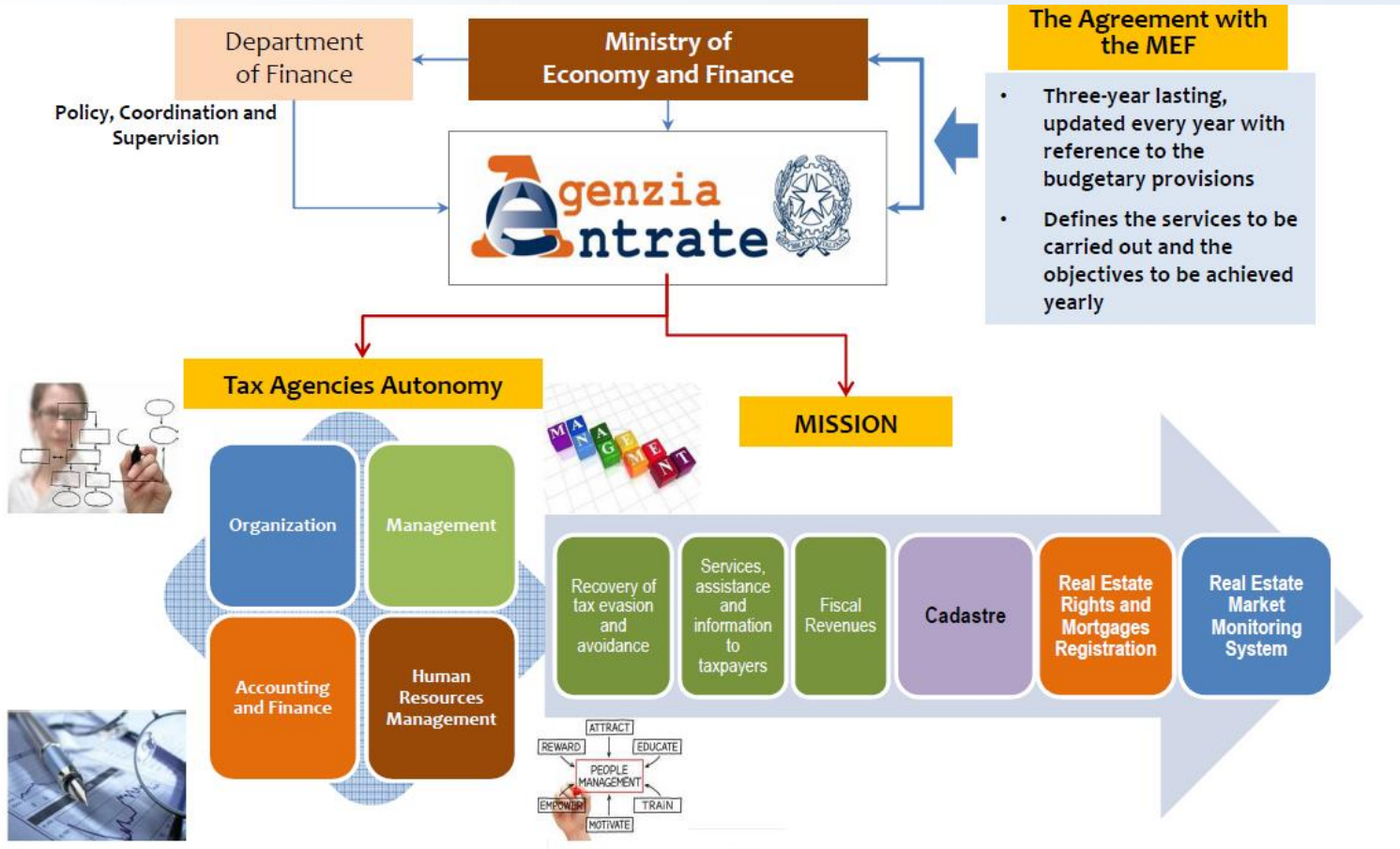




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REAL ESTATE INFORMATION SYSTEM

CADASTRE AND CARTOGRAPHY

CARTOGRAPHY

LAND CADASTRE

BUILDING CADASTRE



It shows the technical characteristics of the objects and the holders of real estate rights (not for legal evidence). It gives the values used for taxation purposes.

LAND REGISTRATION *(real estate rights and mortgages)*



By registering real estate deeds, it manages the information about the transfer of real estate rights and about the mortgages enrolment.

REAL ESTATE MARKET OBSERVATORY



It collects and processes information from real estate market and continuously shows the real estate values trend.



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LAND CADASTRE

CENSUS ARCHIVE



includes **technical and descriptive data** related to the **parcels**

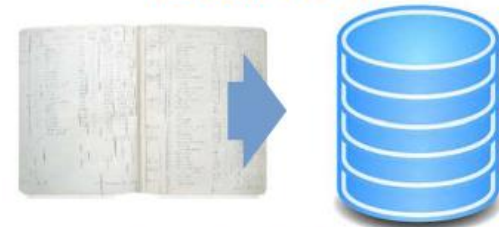
CARTOGRAPHIC ARCHIVE



includes about **300,000 maps** in vector format
(344,000 cartographic files)

URBAN BUILDING CADASTRE

CENSUS ARCHIVE



includes **technical and descriptive data** related to the **real estate units**

PLANS ARCHIVE



includes graphic information (**plans**) related to **each urban real estate unit**

about **60 million** inhabitants
about **300,000** square kilometres



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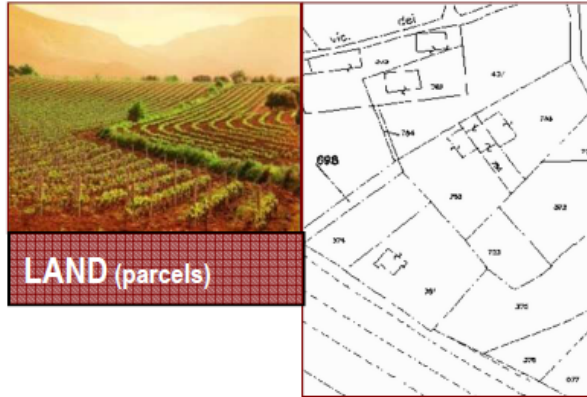
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The **CADASTRE** is the inventory of the **real estate assets** in the national territory

LAND CADASTRE



LAND (parcels)

Cadastral valuations

Inventory basic element:
the cadastral parcel

Owner's rent

Farmer's rent

Continuous portion of land, located in a single municipality, owned by the same person, having the same quality or class, and the same assigned use

about **85,4** millions of cadastral parcels, 60 millions of which producing an income

URBAN BUILDING CADASTRE



BUILDINGS (urban real estate units)

Cadastral valuation

Cadastral income

Inventory basic element:
the urban real estate unit

Part of a building, a whole building or groups of buildings, or an urban area, suitable to have a functional and income autonomy

about **72,4** millions of buildings or parts of them, 62 millions of which having a rent



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Involved players and related roles



The updating of cadastre is mainly committed to real estate owners, through private technical professionals and notaries, under control of Agenzia delle Entrate

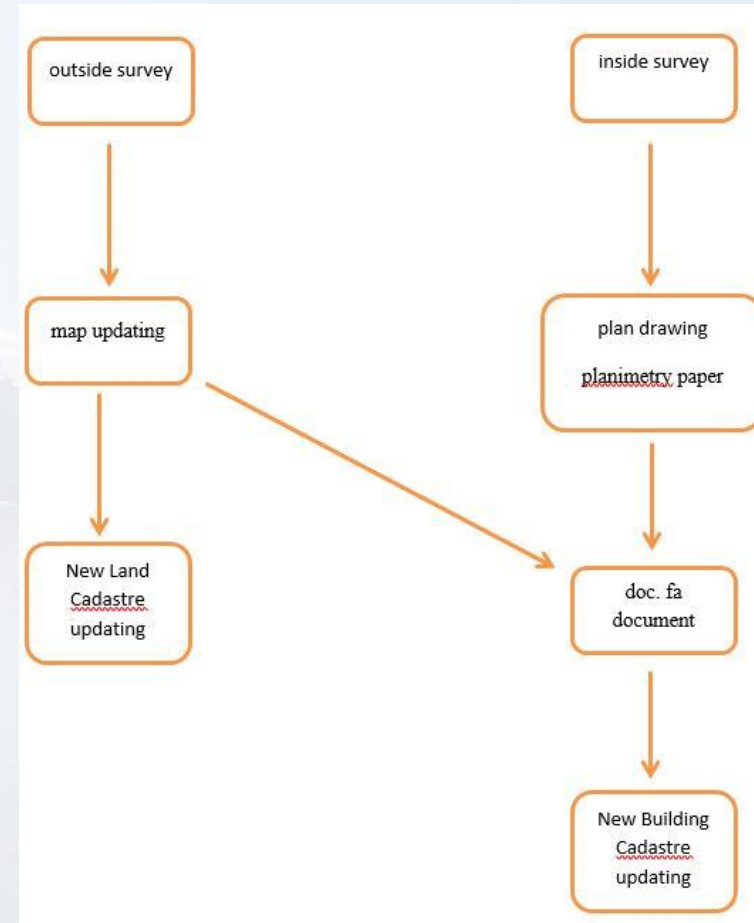




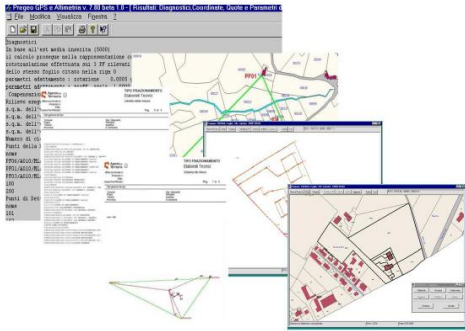
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PREGEO is a software application for the updating of land cadastre



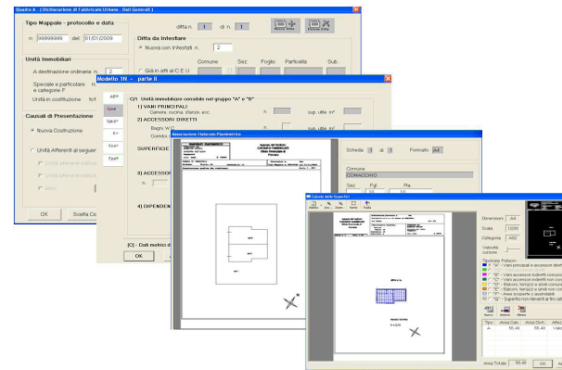
- The IT application PREGEO makes possible the cartographic and census updating of the **Land Cadastre** through the filling in and submission of **divisions** and forms to introduce in the map **new constructions or enlargements**
- The application manages **administrative, technical and geographic data**
- The new version of procedure **Pregeo 10**, tested during **2014**, together with the professional orders, has made possible the automatic approval of all the updating documents. This procedure is going to become compulsory by **1st January 2015**



0,3

about **0.3 million** documents registered each **YEAR** related to about 2 million parcels

DOCFA is a software application for the updating of urban building cadastre



- The IT application DOCFA makes possible to fill in and submit to the Offices of Agenzia delle Entrate the form "**Declaration of urban real estate property**". This form is meant to submit to Cadastre declarations of **new constructions and changes**.
- The application manages **administrative, technical and graphic data**
- Through **DOCFA** procedure the updating document is immediately registered in the data base. Thus, **no more backlog!**

about **1.3 million** documents registered each **YEAR** related to more than 2 million urban real estate units



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ACCESS THROUGH THE AGENCY WEB SITE

www.agenziaentrate.gov.it



OVER THE WHOLE NATIONAL TERRITORY

Selezione Ufficio provinciale

Ufficio provinciale di: ROMA

Applica

- RAGUSA
- RAVENNA
- REGGIO CALABRIA
- REGGIO EMILIA
- RIETI
- RIMINI
- ROMA**
- ROVIGO
- SALERNO
- SASSARI
- SAVONA
- SIENA
- SIRACUSA

ONLY THROUGH CADASTRAL IDENTIFIER

Ufficio provinciale di: ROMA

Visura per cittadino

Catasto: Fabbricati Comune: ROMA scegli la sezione Sezione:

Sezione urbana: Foglio: Particella: Subalterno:

Ricerca Pulisci Indietro

Ufficio provinciale di: ROMA

Dati della ricerca

Catasto: **Fabbricati**
 Comune: **ROMA** Codice: **H501**
 Foglio: **28** Particella: **27** Subalterno: **38**

SEARCH RESULT simplified document for fiscal duties

Elenco Immobili

| Foglio | Particella | Sub | Indirizzo | Zona cens | Categoria | Classe | Consistenza | Rendita |
|--------|------------|-----|------------------------------------|-----------|-----------|--------|-------------|----------------------------|
| 28 | 27 | 38 | ROMA VIA LENZI, 28 Piano 5 int. 10 | 6 | A/3 | 2 | 4 vani | Euro:568,10 L.1.100.000 |



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ACCESS THROUGH «FISCO ON LINE» SERVICE

<http://telematici.agenziaentrate.gov.it>



SEARCH BY FISCAL CODE

Servizi Catastali

Ricerca Immobili per codice fiscale

Sceita provincia

Provincia:

Tipo soggetto

Soggetto:

SERVICE ENABLING through registration and issuing of PINCODE and PASSWORD

SEARCH RESULT

Riepilogo

Data: 21/11/2007 12:57:59
 Provincia: ROMA
 Persona fisica
 Ult.Aggiornamento: 20/11/2007
 Comune: ROMA
 Codice Fiscale: TRGNIN69E19E634G
 Catesto: Fabbricati

| Titolarità | Sezione | Foglio o Tipo | Particella o Numero | Sub. o Anno | Indirizzo | Zona | Cat. | CL | Consist. | Rendita |
|-------------------|---------|---------------|---------------------|-------------|---|------|------|----|----------|----------------------------|
| Proprietà per 1/2 | | 28 | 27 | 39 | VIA LENZI nr. 32 sc.O piano 2 int.3 | 6 | A/3 | 2 | 4 vani | Euro:568,10 L.1.100.000 |
| Proprietà per 1/2 | | 28 | 27 | 55 | VIA LENZI nr. SC lotto B piano S1 int.128 | 6 | C/2 | 7 | 5 mq | Euro:14,72 L.28.500 |

INTEGRATED WITH DATA CONCERNING OWNERSHIP



Through «Fisco on line» service, general public can search and view free of charge information related to their own properties, by means of:

- ✓ CADASTRAL DESCRIPTIVE DOCUMENT (titled as subject or as object)
- ✓ MAP with land parcels
- ✓ Building PLAN
- ✓ LAND REGISTRIES DESCRIPTIVE DOCUMENT



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Recovery

from disaster

ACCESS THROUGH «SISTER» PORTAL

<http://sister.agenziaentrate.gov.it/>

SISTER

Signing of an **AGREEMENT** to join the service
(200 Euros una tantum + 30 Euros / year for each enabled password)



User



Over the whole national territory
Different search keys

- Owners
- cadastral identifiers
- Addresses

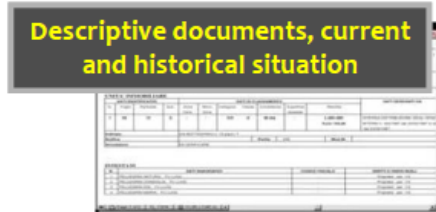
PLANS *



*Only for subjects enabled to the online submission of cadastral updating documents



MAP ABSTRACTS



Descriptive documents, current and historical situation



new

As from 2014 it is possible to buy - through the «Sister» channel - the **descriptive documents** in a format **suitable to be processed** and the **map sheets**. This will be especially helpful for public bodies and private professionals, which will have their operational range increased



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A review and evolution process of the information system, in collaboration with Sogei, is in progress. The overall goal is the creation of an integrated real estate registry by the separation of the updating process related to information concerning subjects, from the one related to information concerning objects, as well as at creating two centralized and integrated information databases: the Register of the Owners and Holders and the Real Estate Registry.

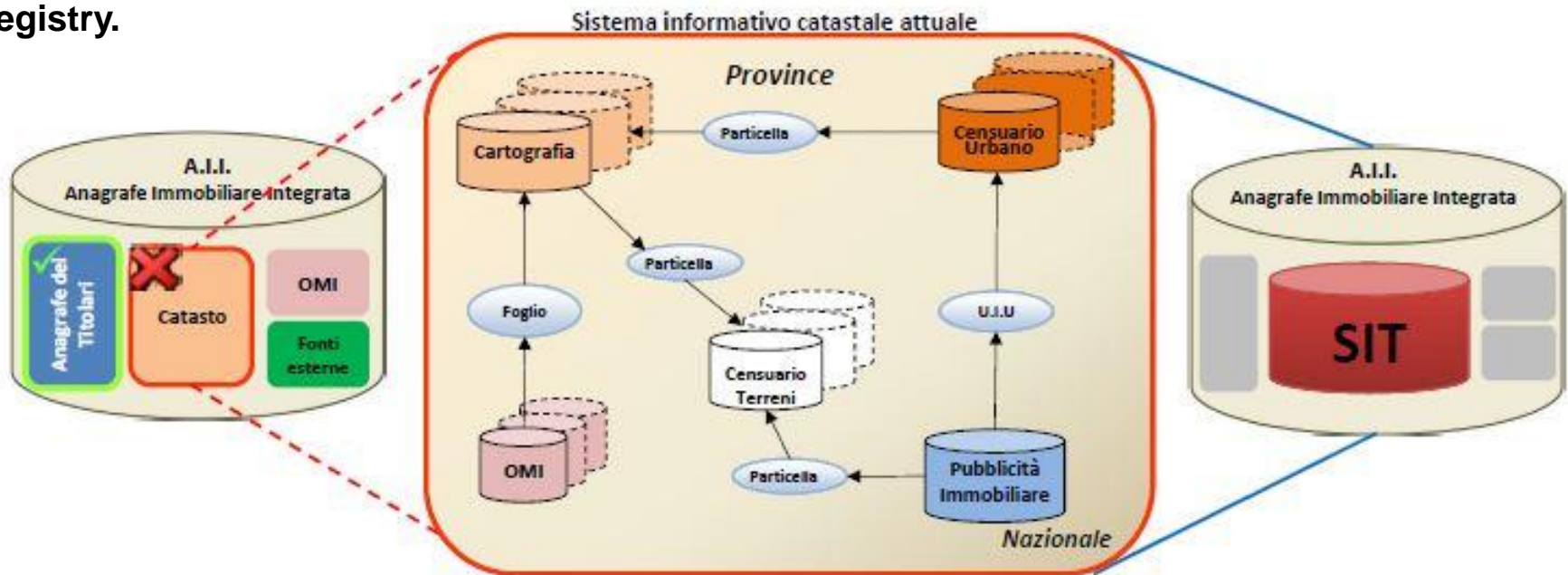




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Recovery

from disaster

The SIT is the evolution of the current cadastral system, characterized by the separation of its main components (maps, planimetric, land and urban value base for revenues,) and distributed in 101 provincial offices, towards a new information system, geo-referenced, integrating the buildings identifying information, technical, census and income base, as well as their commercial value

This web service is currently in its testing phase and at the moment, only the web surf and consultation procedures have been realized, while updating functions are going to be implemented soon.

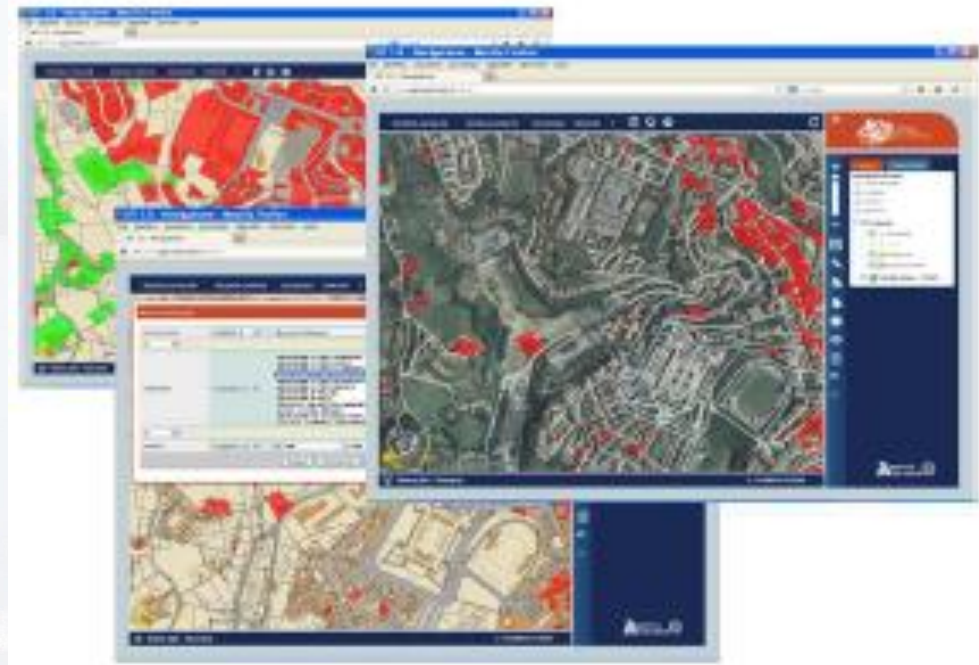




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Recovery

from disaster

The SIT makes it possible to surf and search on a geographical basis, all the land information managed by the Agency (cartographic, cadastral, graphic and alphanumeric)

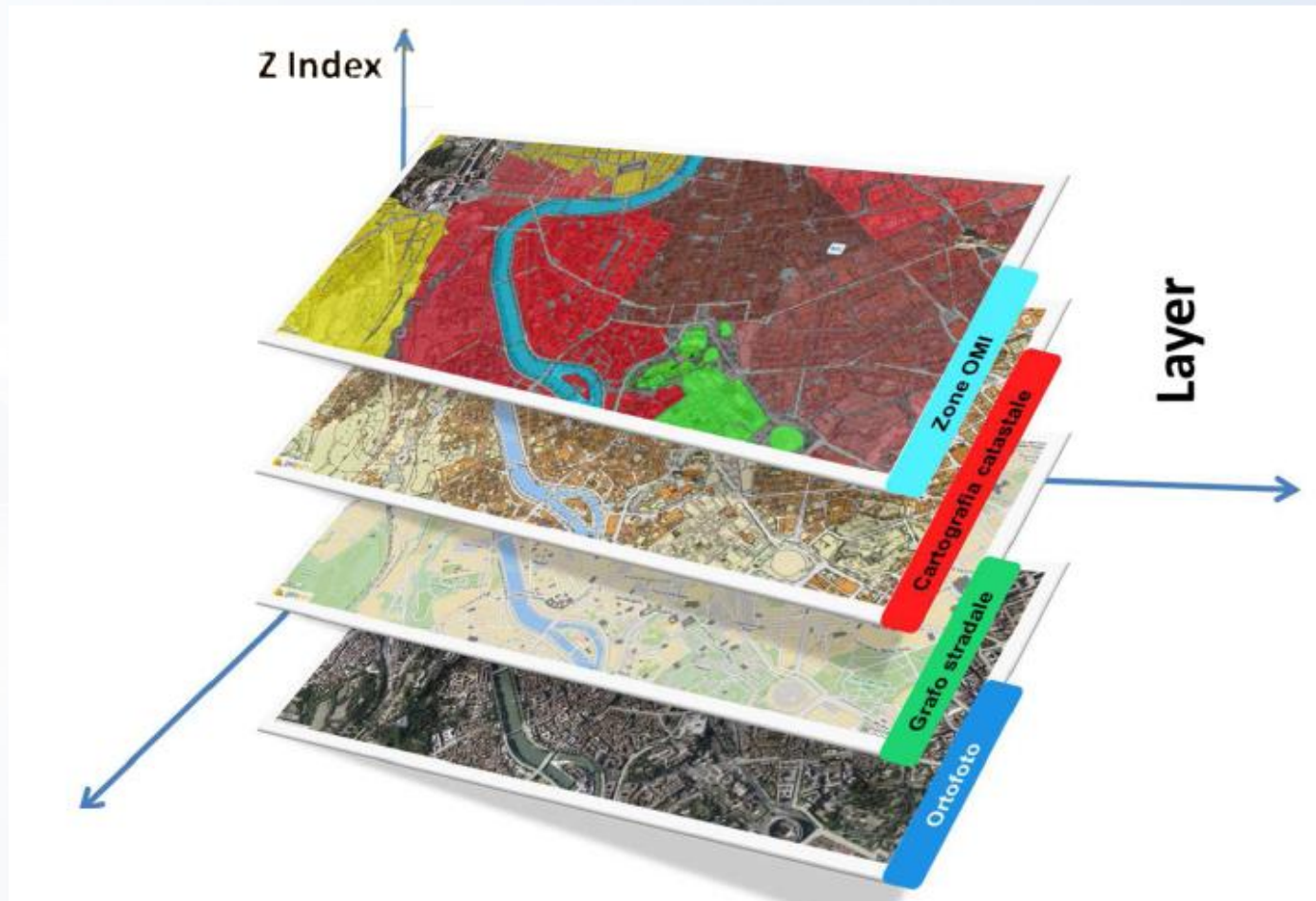


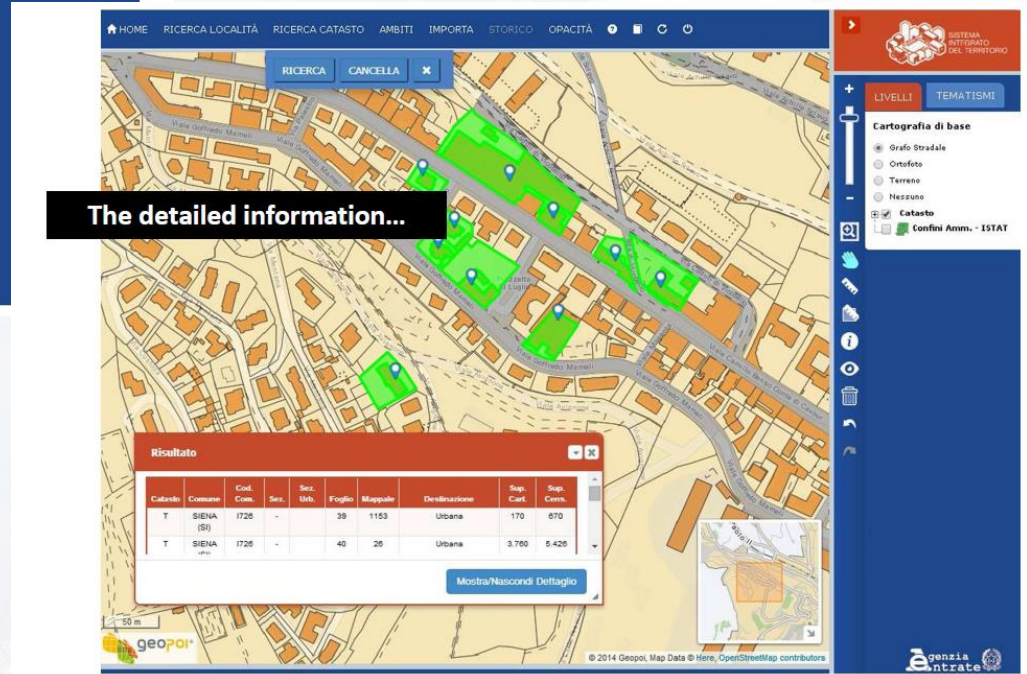
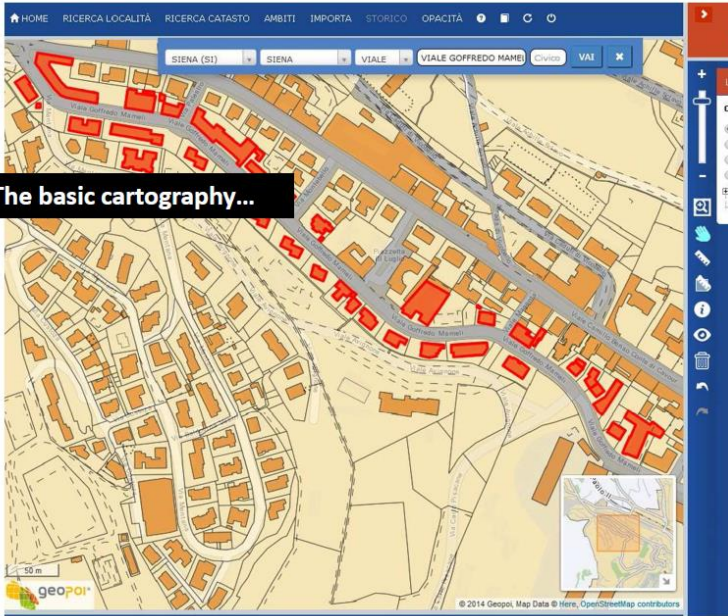


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from disaster



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Recovery

from disaster

Integrated representation of data maintained in all the cadastral archives

| Catasto | Comune | Cod. Com. | Sec. | Ret. Urb. | Foglio | Mappe | Destinazione |
|---------|------------|-----------|------|-----------|--------|-------|---------------------------------|
| T | SIENA (SI) | 0726 | - | - | 132 | 51 | Urbana |
| F | SIENA (SI) | 0726 | - | - | 132 | 51 | Residenziale generico promiscua |

Mostra/Nascondi Dettaglio

Siena (SI) - Toscana WGS84 ETR2000 - Long: 11.320012 Lat: 43.318486

| PARTICELLE | FABBRICATI | URU | Mostra/Nascondi Info | | | | | | | | | |
|--------------|------------|-----|----------------------|-----|----|----|---|-----|---|----------|---------|--|
| 9 SIENA(SI) | 0726 | - | - | 132 | 51 | 16 | 1 | 002 | 6 | 33 mq | 4298 | VIA DEL PIAN D' OVILE n. 74, piano:T |
| 10 SIENA(SI) | 0726 | - | - | 132 | 51 | 7 | 1 | A04 | 4 | 6,5 vani | 4939 | VIA DI VALLERAZZI n. 77, piano:T-1 |
| 11 SIENA(SI) | 0726 | - | - | 132 | 51 | 9 | 1 | A02 | 3 | 7 vani | €1.237 | VIA DEL PIAN D' OVILE n. 72, piano:1 |
| 12 SIENA(SI) | 0726 | - | - | 132 | 51 | 15 | 1 | A02 | 3 | 5 vani | 4955 | VIA DEL PIAN D' OVILE, piano:S1-T-1 |
| 13 SIENA(SI) | 0726 | - | - | 132 | 51 | 19 | 1 | D07 | - | - | €17.169 | VIA DEL PIAN D' OVILE n. 80, piano:T |
| 14 SIENA(SI) | 0726 | - | - | 132 | 51 | 25 | 1 | A04 | 4 | 2,5 vani | 4922 | VIA DEL PIAN D' OVILE n. 104, piano:S1-T |

Data surfing with overlapping of territorial images



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The main functional features of the SIT can be described as follow:

- **Presence of a unique cadastral database:**
 - **Unique identification of properties (parcels or buildings)**
 - **Data quality and integration management**
 - **Management of the information regarding the subjects and objects**
- **Management of the building registry as an autonomous entity,**
 - **U.I. ground and territory positioning**
 - **Unified management of the construction process**
 - **Building positioning and management in support of the reform**
 - **Adoption of a unique reference system the WGS84 - ETRF2000**
 - **Possibility to look for and surf the data throughout the national territory**
 - **cadastral cartography organized in persistent topology model**



The SIT will support the Agency central and satellite offices in their usual and special activities:

- **control of the territory**
- **technical verification activities**
- **assessment of cadastral incomes**
- **data quality improvement**
- **territorial government and real estate revenues activities**
- **Switching to a cadaster based on “per square meter unit” instead of the current concept of “room”**
- **Other professionals and experts can also use the SIT.**



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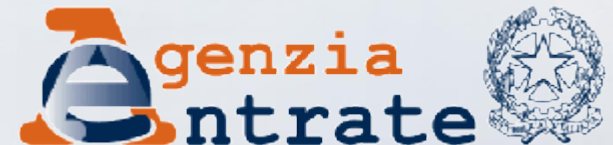
Recovery

from disaster

THANK YOU



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