



FIG Working Week
- Bridging the Gap Between Cultures
Marrakech, Morocco
May 18-22 2011

**THE “BUILDING WORKS CULTURE” OF
THE MODERN SOCIETY, THROUGH THE
DAY-TO-DAY WORK OF THE ITALIAN
SURVEYOR (CONSTANT UPDATING OF
BUILDING REGISTER)**

By
Bruno Razza
Board Member of CNG and GL
Italy



Consiglio Nazionale
Geometri e Geometri Laureati

1

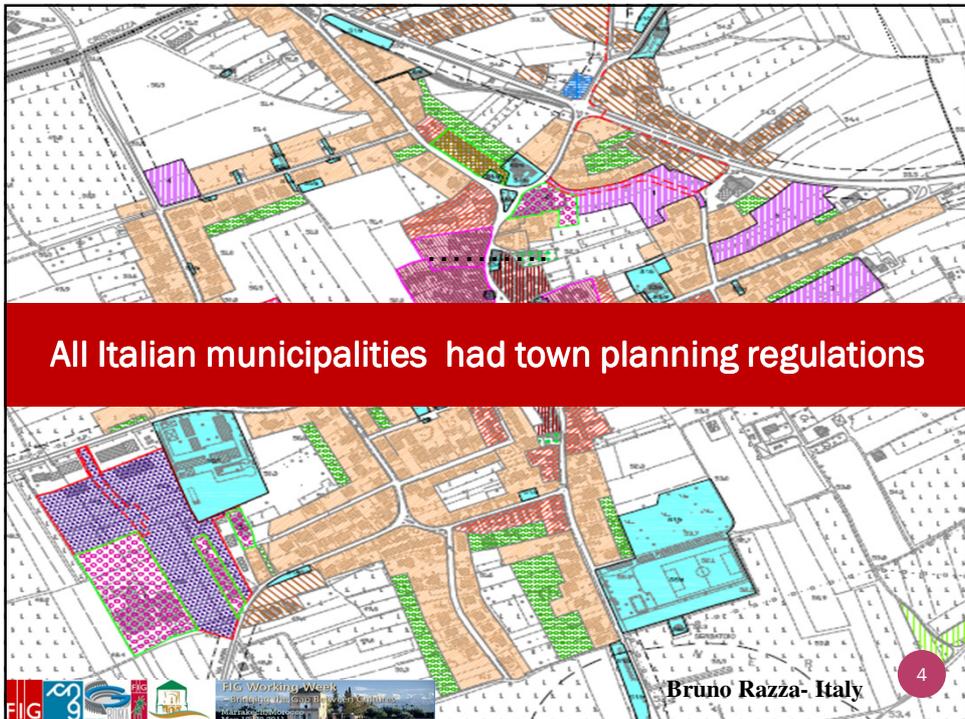
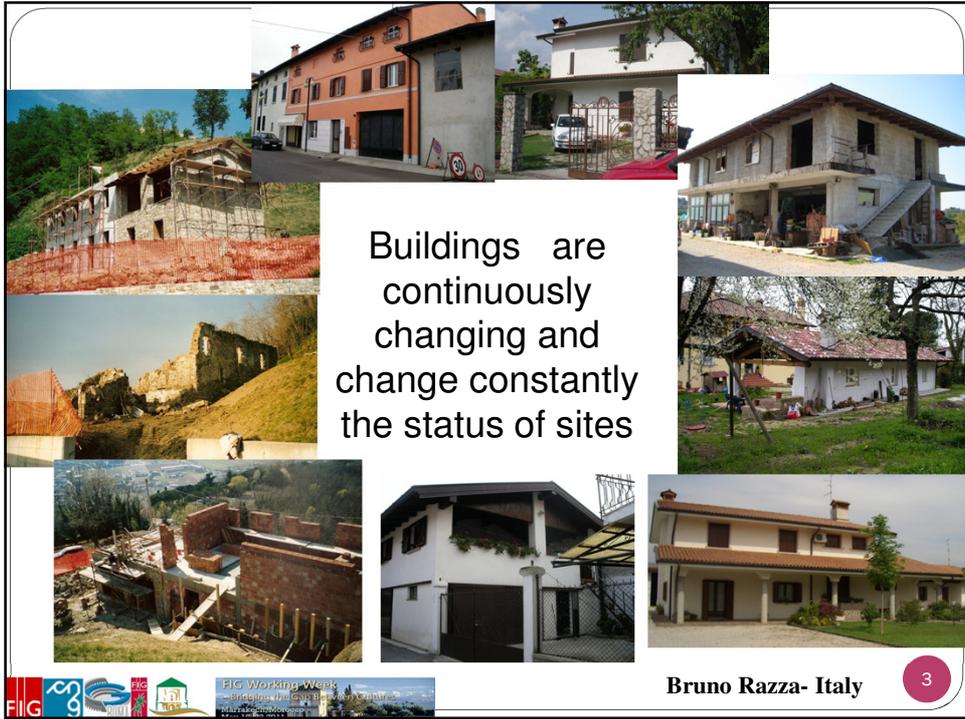
Yet another law (no. 122/2010) in Italy recently established further regulations which will enable, in the immediate future, a very large step towards a tangible achievement of the “building works culture”.

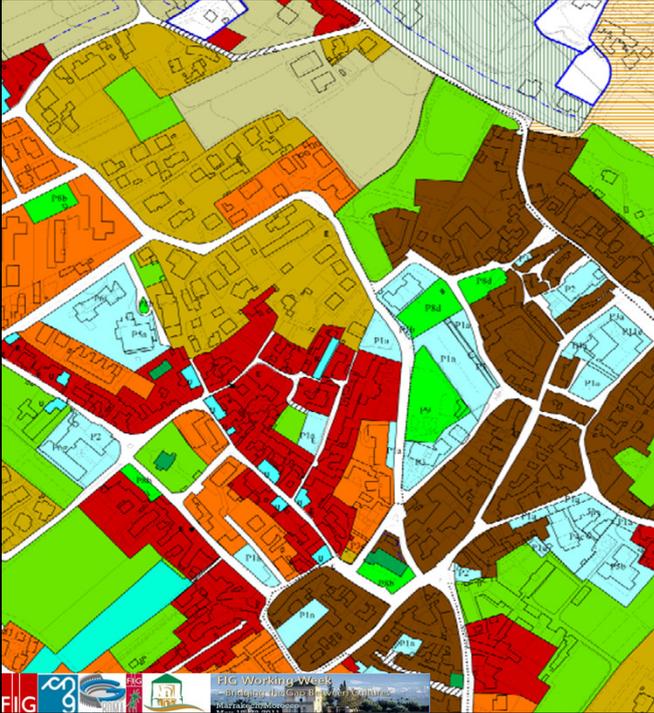
The law requires the registration within a short period of time of buildings which have been incorrectly registered and buildings which have never been entered in the property register.



Bruno Razza- Italy

2





Compliance with these standards allows for regulation of the building works phenomena in accordance with the needs of the citizens, but, above all, in compliance with the needs of the environment and the territory





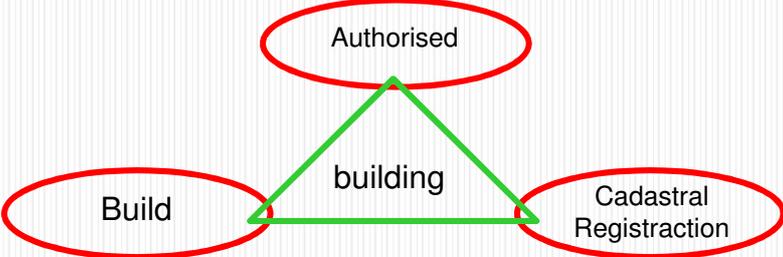



Bruno Razza- Italy 5

CORRECT PHILOSOPHY OF CIVILIZATION BUILDING

IN ORDER TO TIDY UP THE BUILDING AND CARTOGRAFIC SECTOR THE ITALIAN LAW PROVIDES SINCE 1985:

the guaranty of corrispondence:



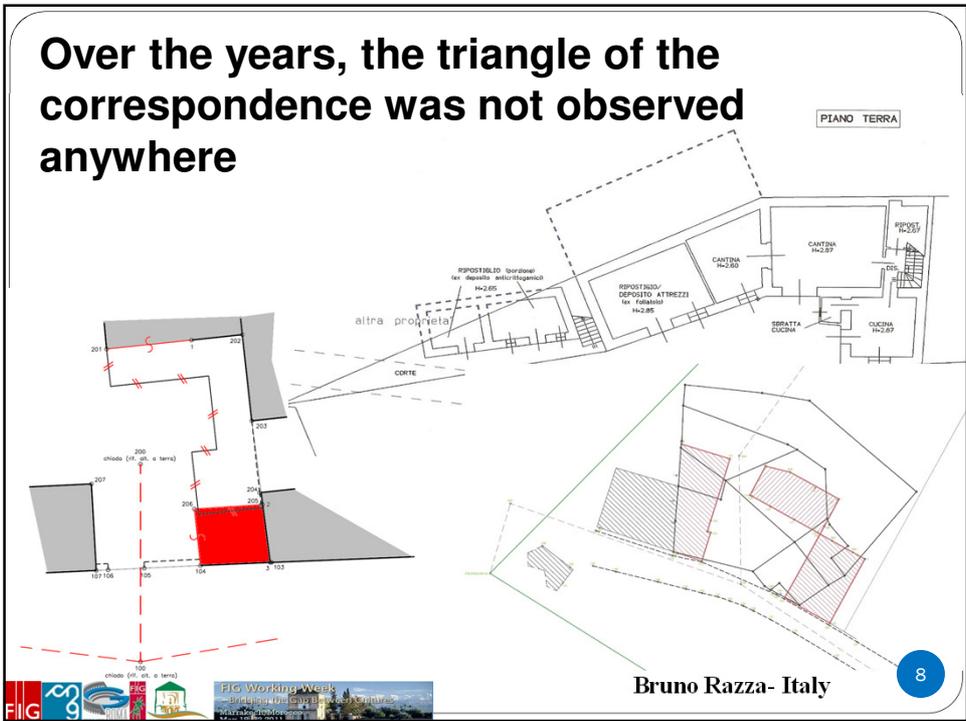


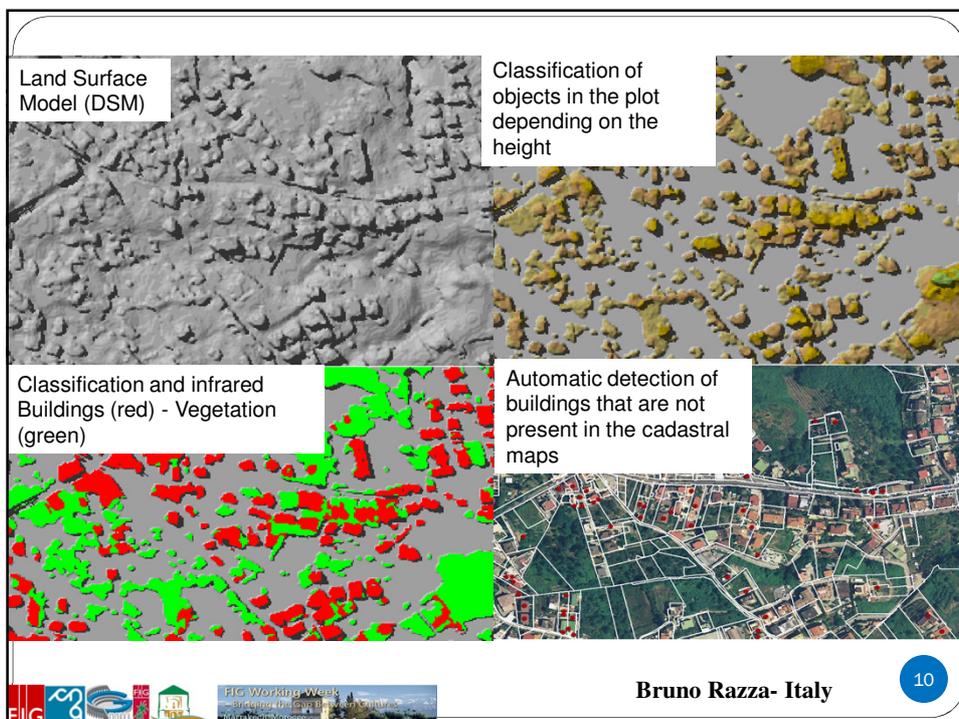
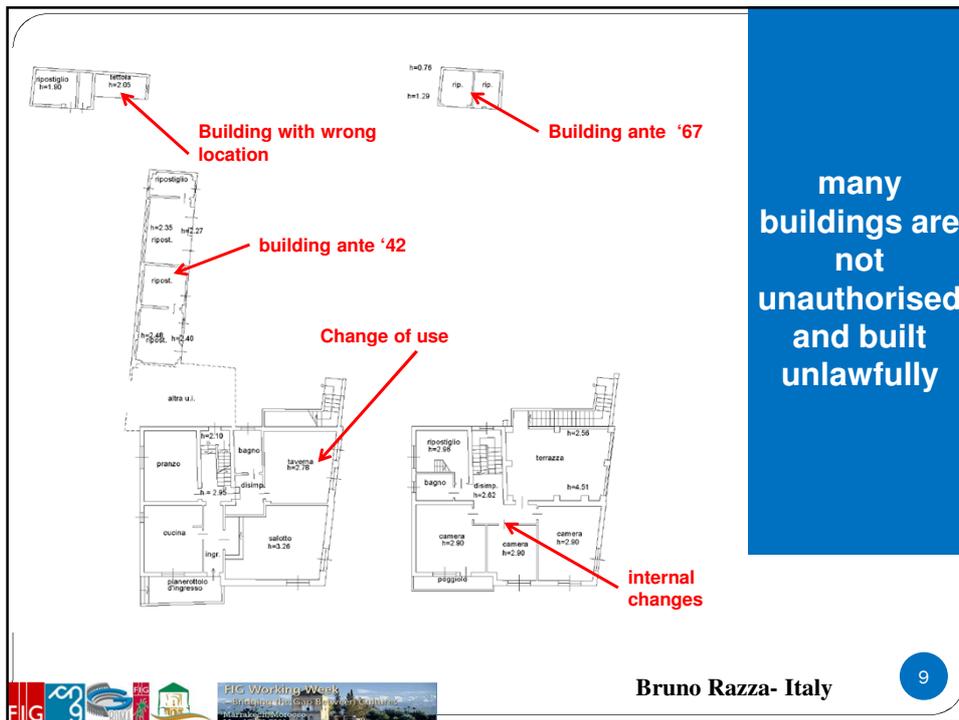





Bruno Razza- Italy 6

the entire building sector is engaged in establishing compliance with the law, avoiding proliferation of unlawful buildings, improving correct representation and cataloguing properties, and, lastly, determining fair taxation of the properties





By comparing a photogrammetric survey with existing mapping, the *Agenzia del Territorio* (the Italian Real Estate Registry Office), which holds the property register in Italy, has seen that there could be at least two million buildings which have never been registered



Bruno Razza- Italy

11



statistical data on the activity of identifying the unknown land of the buildings				
	territory identified by the photo identification in 2007	territory identified by the photo identification in 2008	territory identified by the photo identification in 2009	territory identified by the photo identification in 2007 2008 2009
Provinces (***) same worked part	67 (*)	25 (*)	29 (*)	101
Municipalities	4,250	945	1,990	7,185
territorial area (kmq)	173,200	38,600	64,000	275,600
number of particles containing that area not known to the Cadastre	1,260,835	244,508	571,250	approximately 2.400.000

Bruno Razza- Italy

12



OPERATING PHASES:

First phase:
Inspection, expected income
immediately taxation

Second phase :
Building registration, building
accurate insertion in public
database

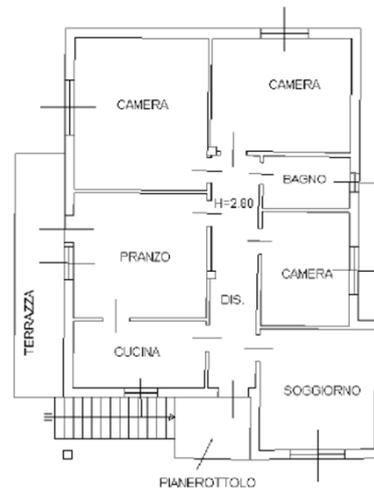


Bruno Razza- Italy

13



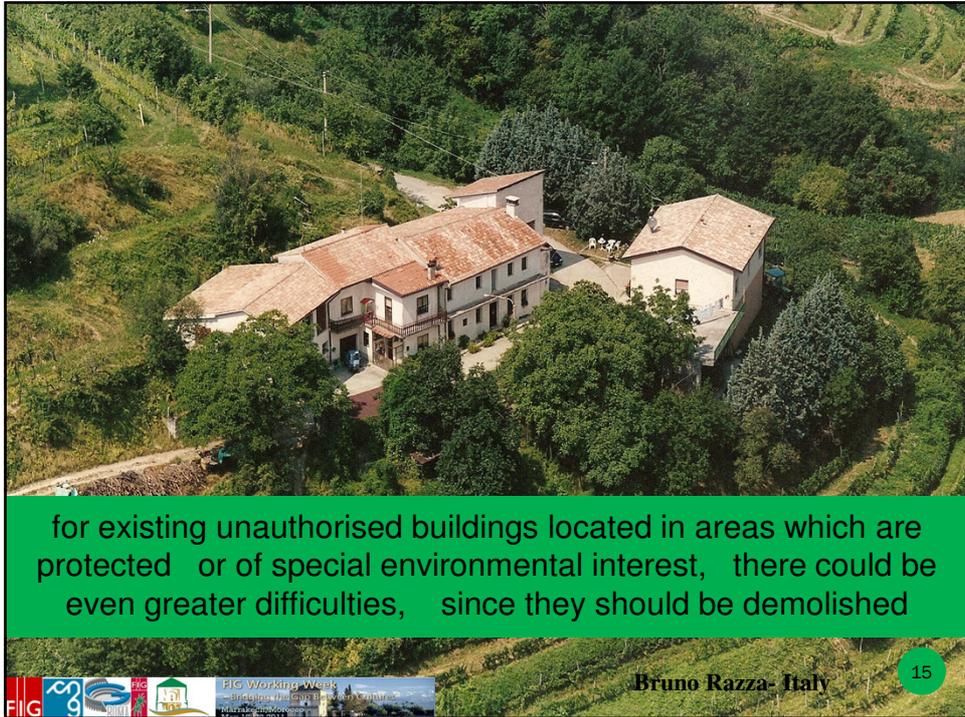
**for existing buildings
which are not authorised
by the Municipality, there
will be further
difficulties, which consist
in the need to apply
specific amnesties (where
allowed for by the law),
for which there are also
significant economic
penalties**



Bruno Razza- Italy

14





for existing unauthorised buildings located in areas which are protected or of special environmental interest, there could be even greater difficulties, since they should be demolished



Bruno Razza- Italy

15



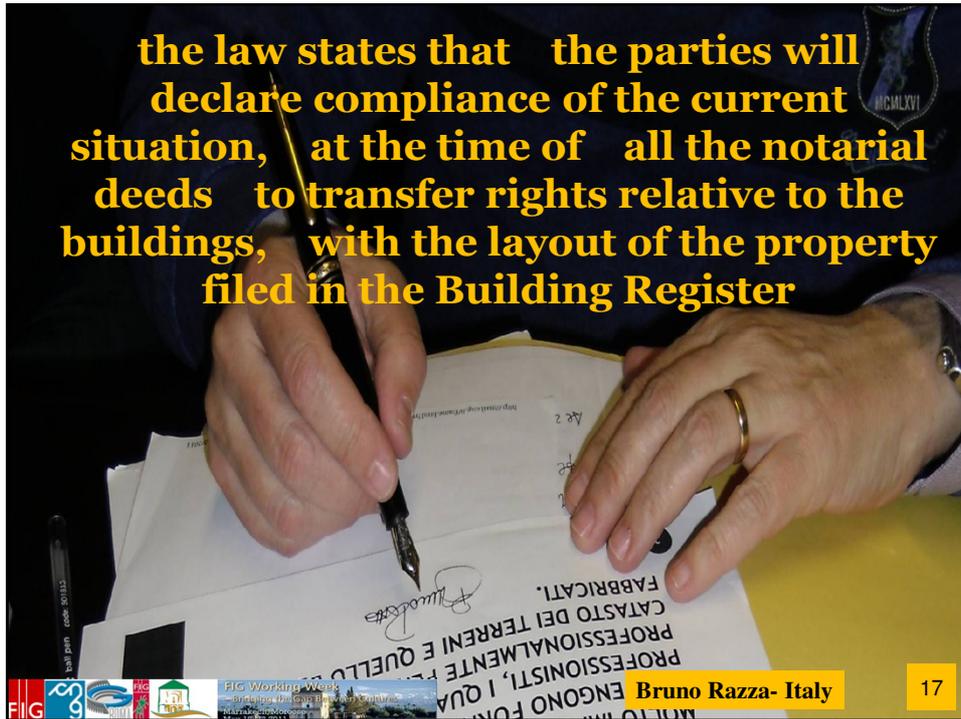
the technical expertise of the Surveyor becomes very important, as he/she knows the places, the people and the local building situations



Bruno Razza- Italy

16

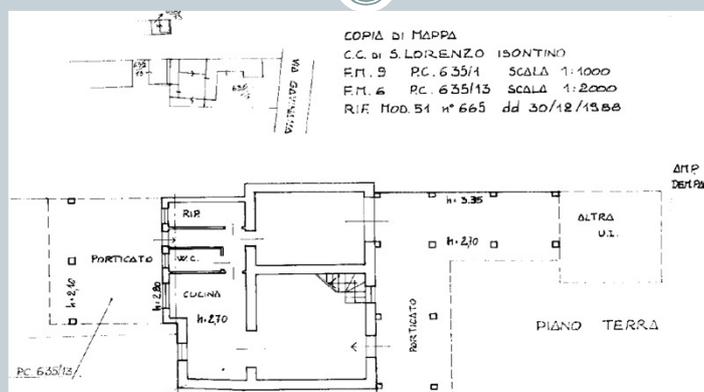
the law states that the parties will declare compliance of the current situation, at the time of all the notarial deeds to transfer rights relative to the buildings, with the layout of the property filed in the Building Register



Bruno Razza- Italy

17

the declaration of conformity may be replaced by a special declaration by the professional Surveyor who certifies the requested compliance



Bruno Razza- Italy

18

