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

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Italy before 1861 unity
Revenue Agency – From 1st Dec. 2012 (Decree no. 95/2012)

The Agreement with the MEF

- Three-year lasting, updated every year with reference to the budgetary provisions
- Defines the services to be carried out and the objectives to be achieved yearly
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.
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
The **CADASTRE** is the inventory of the **real estate assets** in the national territory.

**LAND CADASTRE**

- Inventory basic element: the cadastral parcel
- 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
- Cadastral valuations: Owner’s rent, Farmer’s rent

About 85.4 million cadastral parcels, 60 million of which producing an income

**URBAN BUILDING CADASTRE**

- 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
- Cadastral valuation: Cadastral income

About 72.4 million buildings or parts of them, 62 million of which having a rent
The updating of cadastre is mainly committed to real estate owners, through private technical professionals and notaries, under control of Agenzia delle Entrate.
**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, 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 1 January 2015.

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 database. Thus, no more backlog.

About 1.3 million documents registered each YEAR related to more than 2 million urban real estate units.
ACCESS THROUGH THE AGENCY WEB SITE

www.agenziaentrate.gov.it

OVER THE WHOLE NATIONAL TERRITORY

ONLY THROUGH CADASTRAL IDENTIFIER

SEARCH RESULT
simplified document for fiscal duties
ACCESS THROUGH «FISCO ON LINE» SERVICE

http://telematici.agenziaentrate.gov.it

SEARCH BY FISCAL CODE

SERVICE ENABLING through registration and issuing of PINCODE and PASSWORD

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
ACCESS THROUGH «SISTER» PORTAL

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

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

Over the whole national territory
Different search keys
- Owners
- Cadastral identifiers
- Addresses

MAP ABSTRACTS

Descriptive documents, current and historical situation

PLANS

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

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.
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.
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.
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 alphanumerical).
The basic cartography...

The detailed information...
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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