ITALIAN LAND SURVEYORS
MAIN PROTAGONISTS
IN THE LAND REGISTRY UPDATE

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By law, every citizen is bound to keep up-to-date the cadastral position of his estate, with regard both to its dimension and profitability and to the legal aspects.

The situation of each estate is necessarily modified by inheritances, divisions, sales, building works, enlargements and demolitions.
MOST RELEVANT TECHNICAL ACTIONS

LAND REGISTRY

BUILDING REGISTRY
LAND REGISTRY:
PREGEO procedure (Geometric pre- elaboration)

• updating old cadastral map
• instruction of new lines in cadastral map
• identification new parcelles
• correct and right representation of buildings: enlargements, demolition and new construction
BUILDING REGISTRY: DOCFA (Documents Buildings)

- updating old wrong and mistaken buildings counted in a census
- production building documents: (planimetry, technical and structural features)
- valuation and estimation building cadastral profitability
Both Registries provide for specific procedures to update the ownership files and then, the real titles held on the estates by owners and holders.
Cadastral procedures are today totally computerised and the transmission of the updating deeds is carried out by telematics
EXAMPLE: introduction buildings in cadastral map land registry

A: rustic and rural building

B: residential and commercial building
geometric elaboration
PREGEO procedure

“old” map before updating

“new” map after updating
CENSUS OF THE BUILD IN THE BUILDING REGISTRY

LAND FLOOR

FIRClST FLOOR

A : 3 :
rustic and rural building

B : 1 and 2 :
residential and commercial building
1: RESIDENTIAL PART OF BUILDING (HOUSE)
LAND FLOOR

PLANIMETRY

2 : COMMERCIAL PART OF BUILDING
3 : RUSTIC AND RURAL BUILDING

LAND FLOOR

FIRST FLOOR

PLANIMETRY
Therefore, the presence of the Surveyor is always essential. He has to go in the field, make proper surveys and be able to represent, both graphically and technically, what is necessary.
The Surveyor, carries out several technical processes, concerning the update of the Land Registry:

- Plans to parcel out plots of land and building
- Parcelled out plans and re-bordering,
- Census of the buildings and their classification.
- Transfer deeds and modifications in the registration of the possessory titles on the estates.
- Valuation of the real estates used as something different from the residential purpose.
IN ORDER TO TIDY UP THE BUILDING AND CARTOGRAFIC SECTOR
THE ITALIAN LAW PROVIDES SINCE 1985:

the guaranty of correspondence:

building

authorised
cadastral registration

build
the guaranty of correspondence:

the major tasks for the Surveyors who in Italy attend to the land and building cadastre
EXAMPLE OF DISSIMILARITY BETWEEN THE OLD CADASTRAL MAP AND THE PLACE AS IT REALLY IS:
SEARCH OF CORRESPONDENCE

A. stall, barn and lumber-room
B. penthouse and tools shelter
C. house and hovel

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: wrong and mistaken lines of old cadastral map
: right lines of real estate
Graphics of real measurement and elaboration with PREGEO procedure
SITUATION OF CADAstral MAP

BEFORE

AFTER
THANK YOU FOR YOUR ATTENTION

by Bruno Razza