The "Home Plan" proposed by the Italian Government: a new opportunity for real estate owners.

Introduction

Recently the Italian Government issued new rules for private residential construction: the so-called 'Home Plan'.

The Home Plan is aimed at favouring and stimulating the construction industry (a driving sector for the entire Italian economy). It also aims to meet the social need for housing, and encourage the settling and the formation of new families. Another objective is to improve the quality of housing, even exceeding the town planning limits set by the laws in force, which have often proved to be too restrictive for these purposes.
The “Home Plan” is also a provision that combats the economic crisis and fosters adapting the existing housing supply to the housing needs of the citizens. It also provides for improving the seismic stability of existing buildings.

Andrea Massaro - Italy

However, the acceleration and simplification introduced by the “Home Plan” are still obligated to respect the new anti-seismic legislation fully. This legislation came into force after the disastrous L’Aquila earthquake, in order to improve the static and architectural quality of buildings as well as to improve the energy-environmental sustainability of already-existing buildings.

Andrea Massaro - Italy
Basically, the “Home Plan” derogates from the forecasts of the municipal town planning and building instruments in force and therefore makes it possible to carry out conversion projects on buildings already standing, with the possibility of extending them within the following basic limits.

Building intervention

- 20% for single/multi household residential buildings with a volume that does not exceed 1000 cubic meters, the maximum overall extension for the entire building must not exceed 200 cubic meters total volume;

- 10% for non residential buildings, dedicated to handicraft activities, light industry and neighbourhood businesses with a surface area that does not exceed 1000 sq. meters, as long as the specific designated use is not changed for the following ten years at least.

Andrea Massaro - Italy
Buildings can also be replaced, with demolition and reconstruction of at least 75% of residential buildings, and with a 35% maximum extension in existing volume or surface area.

The height of buildings cannot exceed the maximum height of the adjacent buildings and the distances laid down by law must also be respected.
For buildings situated in historical centres, applications for building permits through the “Home Plan” must also be submitted to the Soprintendenza, which is the technical body within the Ministry for the protection of cultural, environmental, historic and landscape heritage.

Andrea Massaro - Italy

This body can also impose rules and additional building conditions to ensure the historic, architectural and environmental context in which the building is located, is respected.

Andrea Massaro - Italy
As for the time it takes to obtain the necessary permits, an enormous effort is being made in Italy to simplify authorization procedures and this includes electronic transmission of the necessary documents and plans.

The building start-up notification must also include: deed of legitimate certification, all the plans required by the building legislation in force and a self-certification of the designer concerning compliance with health and hygiene provisions.
The law also defines cases in which it is not possible to carry out extension and/or demolition and reconstruction work.

These are:

•) buildings that are in areas where there is a total construction ban or in natural and archaeological areas;

•) illegally constructed buildings given a demolition order;

•) private buildings situated in state-owned areas.

The professional role of the Surveyor is therefore extremely important, as it is the Surveyor who will be in charge of producing feasibility and opportunity studies, designs and plans and who will direct the work for the very many private individuals and bodies with projects of limited dimensions.
Conclusion

Therefore, with the “Home Plan” that to a large extent entails interventions on existing buildings with extensions and modifications of limited dimensions, Italian Surveyors are once again called upon to exercise their professional role as irreplaceable technical experts in the context of technical relations between individual housing owners and the Public Administration. During the study, the planning, the registering and land conservation stages. As a result this contributes to an appropriate land management that is in the interest of everyone.

CONTACTS:
STUDIO TECNICO
Gtom. Andrea MASSARO
Via C. Salisini n. 2 - 00147
ROME - ITALY
Tel. 0039 06 51435444
Mobile: 0039 338 2854577
E-mail: studiotecnico.massaro@libero.it
andrea.massaro@geopc.it

Thank you for your attention

Andrea Massaro - Italy