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

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
Buildings are continuously changing and change constantly the status of sites.

All Italian municipalities had town planning regulations.
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.

CORRECT PHILOSOPHY OF CIVILIZATION BUILDING

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

the guaranty of correspondence:

- Authorised
- Build
- Cadastral Registration

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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.

Over the years, the triangle of the correspondence was not observed anywhere.
Bruno Razza - Italy

many buildings are not unauthorised and built unlawfully

Building with wrong location
Building ante '67
Building ante '42
Change of use
internal changes

Land Surface Model (DSM)
Classification of objects in the plot depending on the height
Classification and infrared Buildings (red) - Vegetation (green)
Automatic detection of buildings that are not present in the cadastral maps

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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.
OPERATING PHASES:

First phase:
Inspection, expected income immediately taxation

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

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
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.

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

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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.

The declaration of conformity may be replaced by a special declaration by the professional Surveyor who certifies the requested compliance.
civilization construction makes clear the real estate publicity, while respecting the rights and obligations of each individual owner of buildings. with the Surveyors always being active protagonists.

Thanks so much for your attention

By Bruno Razza Italy