


FIG WORKING WEEK 2012
May 6–10 2012
Rome, Italy

“The policy and management of buildings in the inventory and taxation among: the economic crisis, people's expectations and the social need for certainty of rights”

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The current economic crisis, imposes a serious action to reduce costs in all administrations

It provides for a period of great reforms, and administrative policies



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Certainly, these reforms, will bring substantial changes to the current system of spatial planning, land management, and inventory to its representation.

Are necessary knowledge and skills to design and plan the required changes to the society, in a shared and sustainable way.



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And everyone knows that the building sector, is a major driving force for the start of a significant growth of the economy, and it is driving the whole system work and production.

The building, grows the economy and helps to improve the quality of life of citizens.

Today unfortunately this great reality in Italy, is in crisis.



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It is necessary to streamline the building laws, in respect of the citizens, landscape, nature, history, culture, and artistic heritage of the whole Italian territory





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The situation of the buildings in Italy, cadastral archives:
60 million housing units surveyed
(houses, shops, offices, garages, laboratories and others)




The 74% of Italian families own the house they live in.
 The greatest number of owners,
 has over 51 years and has 13 million properties.
 Only 1 million owners are between 20 and 30 years

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

the guaranty of corrispondence:

authorised
build
building
cadastral registration

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*The present government, in the need of
remediation the public balance,
established in 2012, a hefty estate tax,
which affects all owners of buildings,
homes, manufacturing buildings,
buildings of all kinds, and lands*

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The new fee is called “IMU”:

Fee charged to all owners of property calculated with respect to cadastral value property, generally equal to 0.76% on all properties, with 0.4% on the main house

There will also be concessions and deductions for dependent children and families for productive activities

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The number of mortgages granted to private citizens in major Italian cities last year, has dropped an average of 20% and 22% in smaller cities




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The desire to sell, the market will certainly lead to a significant drop in values of the buildings, because of the disproportionate increase of supply, in a time when there is no demand. So with many buildings for sale with few buyers available to buy, prices are set to fall

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The average price of a home in medium to small cities and towns, is hovering at around 180,000 / € 200,000, with an average value per square meter amounted to € 1,600 / 1,700 per sqm., With an average area per head of population, equal to 60 sq.m.

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**For young people it is still difficult
 to buy or build their home
 and form new families**



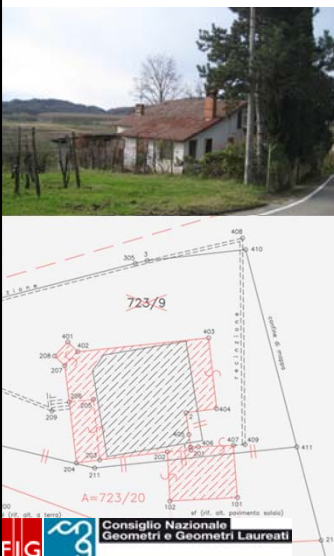

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***New Italian reform of the
 cadastre of buildings:***

**Revision of values / Calculation of
 cadastral income, not based on
 conventional value, but in terms
 of the actual surface and true
 value / Control of the real
 situation built / Inventing of
 properties not surveyed or not
 well surveyed**








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Updating cadastral work, is the first and most basic, technical assistance for planning, which must be based on correct information, that the Surveyor can and must provide to the administration, to citizens and to society in general

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Thanks so much for your kind attention



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