



Consiglio Nazionale
Geometri e Geometri Laureati



*Presented at the FIG Working Week 2016,
May 2-6, 2016 in Christchurch, New Zealand*

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

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Cromwell MANALOTO, Luca DAL BUONO, Gianrico BALDINI.



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Recovery

from disaster

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Italy before 1861 unity

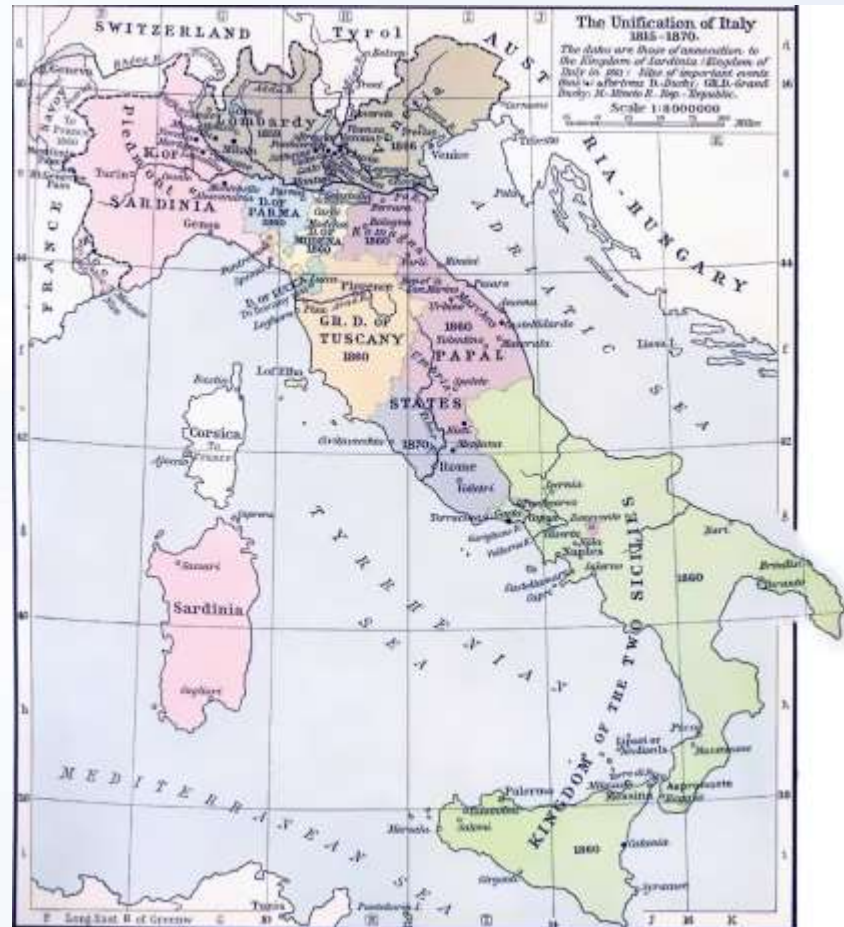




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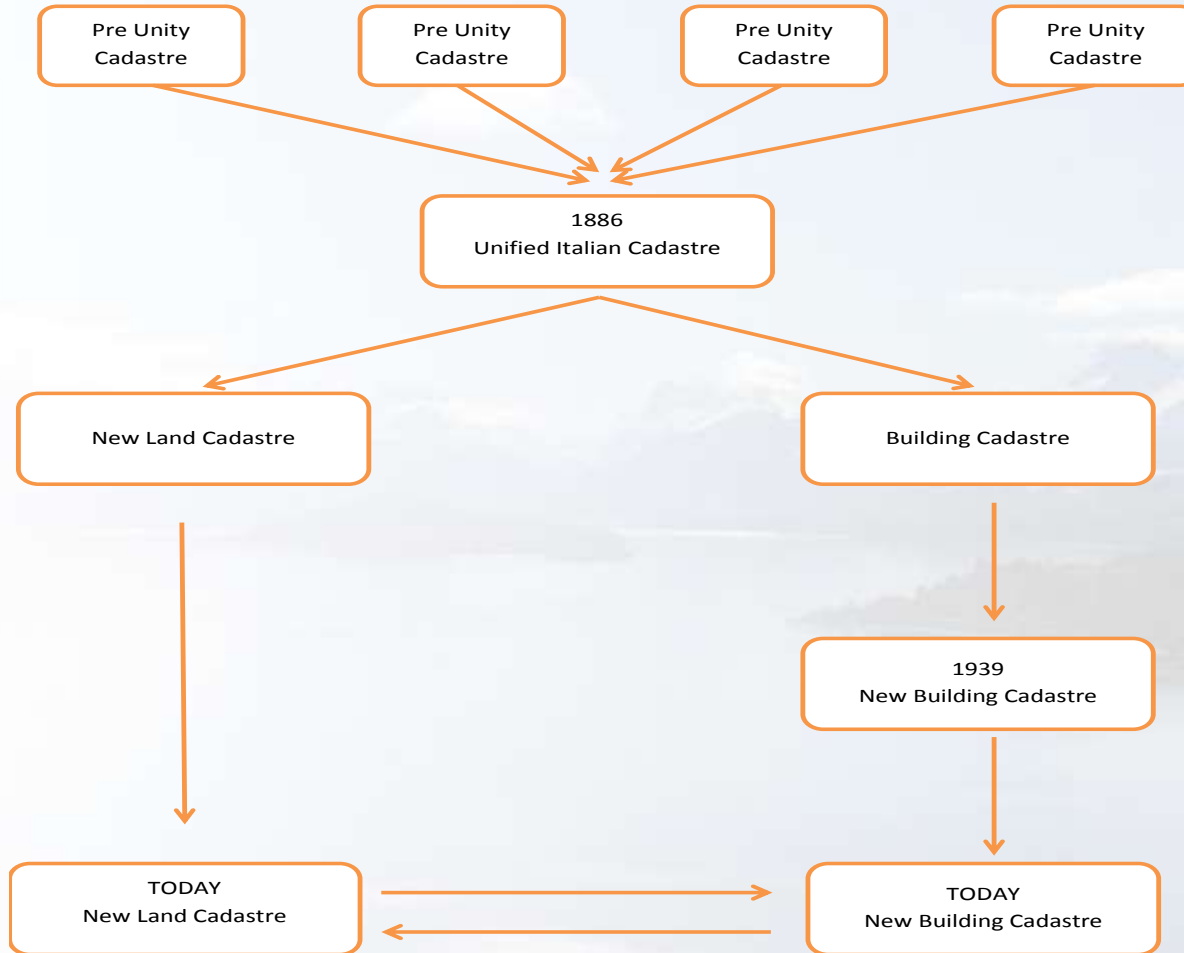




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Revenue Agency – From 1st Dec. 2012 (Decree no. 95/2012)

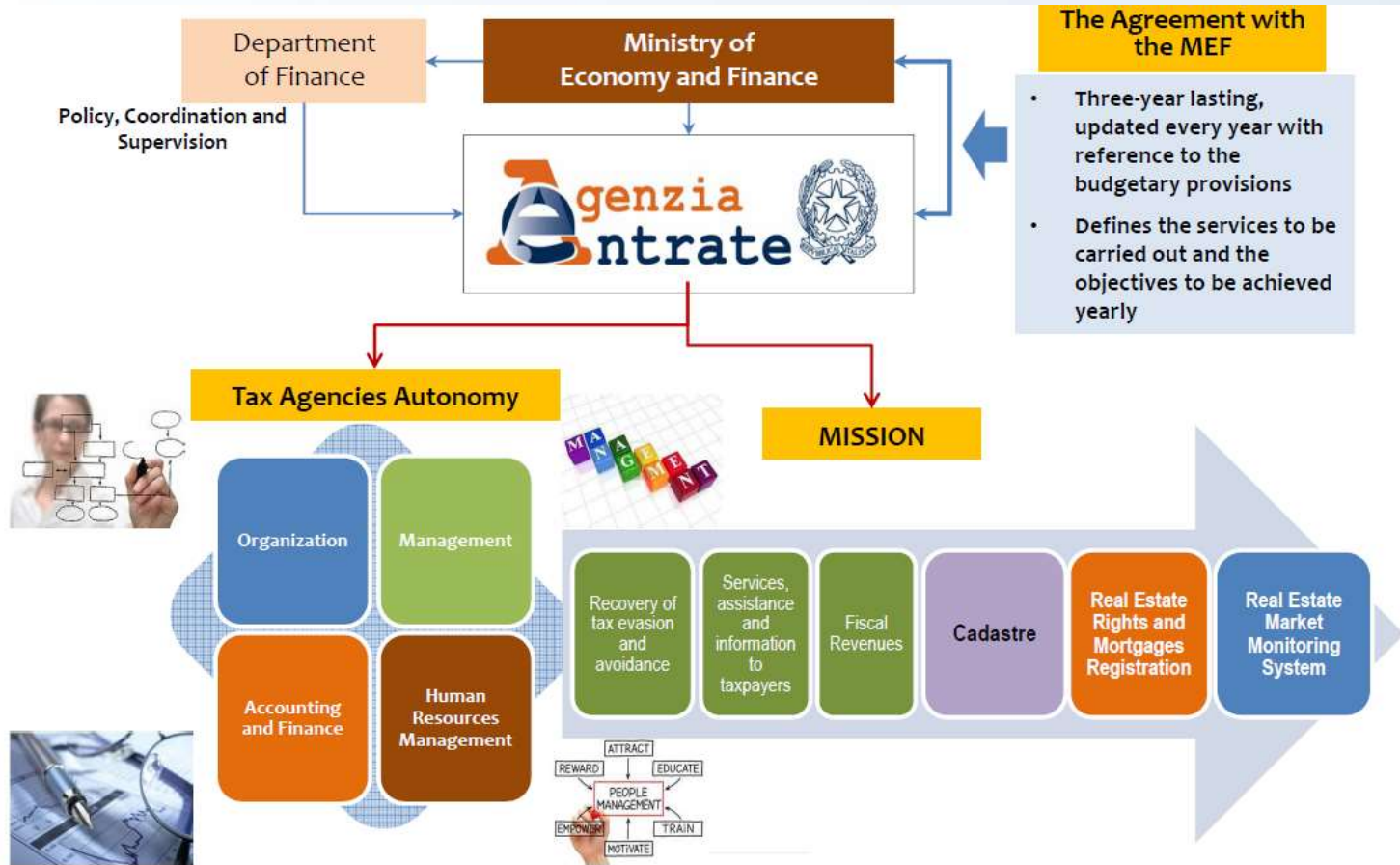




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REAL ESTATE INFORMATION SYSTEM

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.



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LAND CADASTRE

URBAN BUILDING CADASTRE

CENSUS ARCHIVE



includes **technical and descriptive data** related to the **parcels**

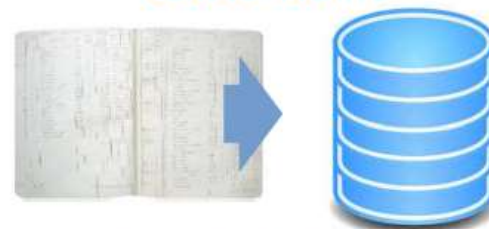
CARTOGRAPHIC ARCHIVE



includes about **300,000 maps** in vector format
(344,000 cartographic files)

about **60 million** inhabitants
about **300,000** square kilometres

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**



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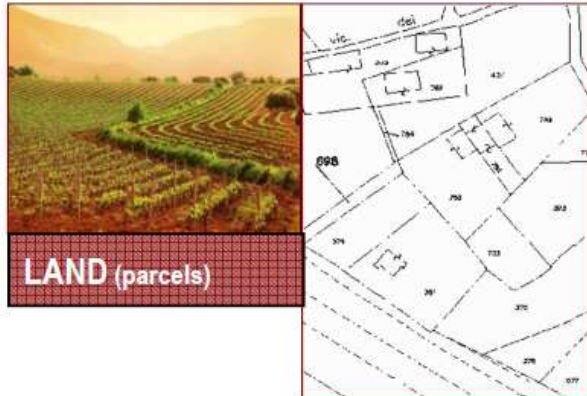
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The **CADASTRE** is the inventory of the **real estate assets** in the national territory

LAND CADASTRE



LAND (parcels)

Cadastral valuations

Inventory basic element:
the cadastral parcel

Owner's rent

Farmer's rent

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

about **85,4** millions of cadastral parcels,
60 millions of which producing an income

URBAN BUILDING CADASTRE



BUILDINGS (urban real estate units)

Cadastral valuation

Cadastral income

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

about **72,4** millions of buildings or parts of them,
62 millions of which having a rent



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Involved players and related roles



The updating of cadastre is mainly committed to real estate owners, through private technical professionals and notaries, under control of Agenzia delle Entrate

from disaster

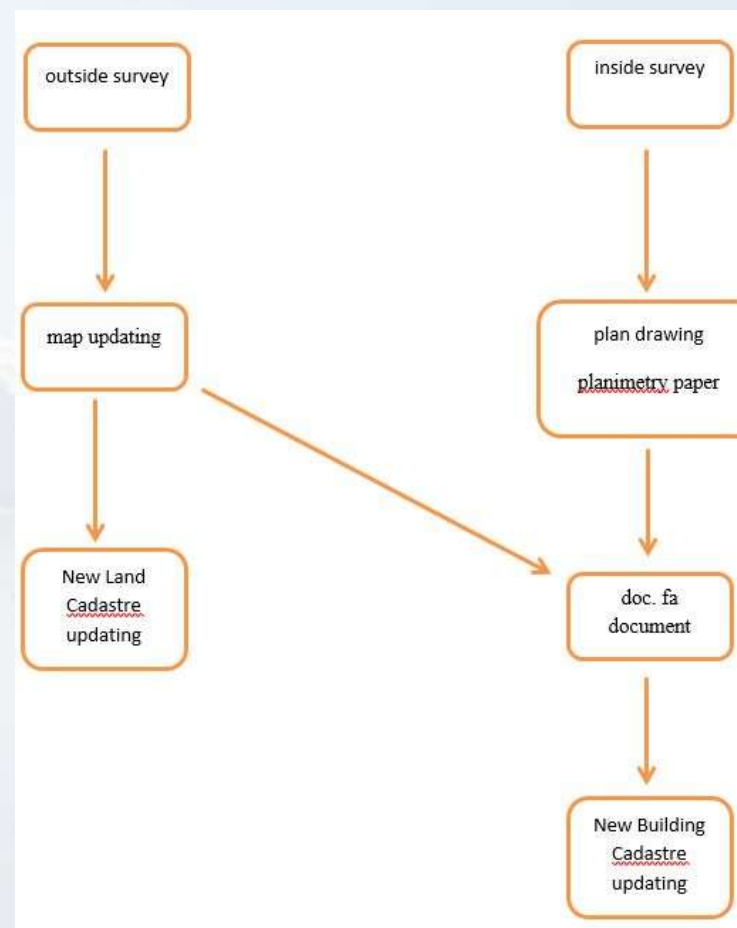




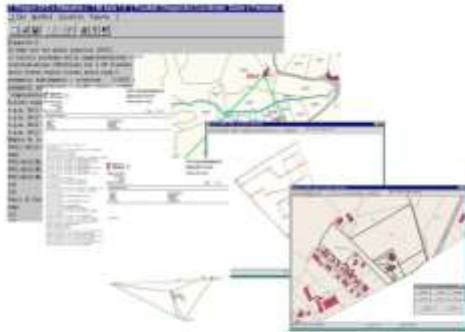
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PREGEO is a software application for the updating of land cadastre



- 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 10**, 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 **1st January 2015**



0,3

about **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 data base. Thus, **no more backlog!**

about **1.3 million** documents registered each **YEAR** related to more than 2 million urban real estate units



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ACCESS THROUGH THE AGENCY WEB SITE

www.agenziaentrate.gov.it



OVER THE WHOLE NATIONAL TERRITORY

Selezione Ufficio provinciale

Ufficio provinciale di: ROMA

Applica

- RAGUSA
- RAVENNA
- REGGIO CALABRIA
- REGGIO EMILIA
- RIETI
- RIMINI
- ROMA**
- ROVIGO
- SALERNO
- SASSARI
- SAVONA
- SIENA
- SIRACUSA

ONLY THROUGH CADASTRAL IDENTIFIER

Ufficio provinciale di: ROMA

Visura per cittadino

Catasto: Fabbricati Comune: ROMA scegli la sezione Sezione:

Sezione urbana: Foglio: Particella: Subalterno:

Ricerca Pulisci Indietro

Ufficio provinciale di: ROMA

Dati della ricerca

Catasto: **Fabbricati**
 Comune: **ROMA** Codice: **H501**
 Foglio: **28** Particella: **27** Subalterno: **38**

SEARCH RESULT simplified document for fiscal duties

Elenco Immobili

Foglio	Particella	Sub	Indirizzo	Zona cens	Categoria	Classe	Consistenza	Rendita
28	27	38	ROMA VIA LENZI, 28 Piano 5 int. 10	6	A/3	2	4 vani	Euro:568,10 L.1.100.000



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ACCESS THROUGH «FISCO ON LINE» SERVICE

<http://telematici.agenziaentrate.gov.it>



SEARCH BY FISCAL CODE

Servizi Catastali

Ricerca Immobili per codice fiscale

Scelta provincia

Provincia:

Tipo soggetto

Soggetto:

SERVICE ENABLING
through registration and issuing of
PINCODE and PASSWORD

SEARCH RESULT

Riepilogo

Data: 21/11/2007 12:57:59
 Provincia: ROMA
 Persona fisica
 Ult.Aggiornamento: 20/11/2007
 Comune: ROMA
 Codice Fiscale: TRGNIN69E19E634G
 Catasto: Fabbricati

Titolarità	Sezione	Foglio o Tipo	Particella o Numero	Sub. o Anno	Indirizzo	Zona	Cat.	CL	Consist.	Rendita
Proprietà per 1/2		28	27	39	VIA LENZI nr. 32 sc.O piano 2 int.3	6	A/3	2	4 vani	Euro:568,10 L.1.100.000
Proprietà per 1/2		28	27	55	VIA LENZI nr. 5C lotto 8 piano S1 int.128	6	C/2	7	5 mq	Euro:14,72 L.28.500

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/>

SISTER

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



User

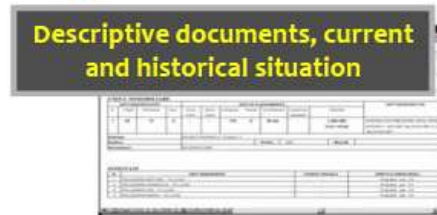


Over the whole national territory
Different search keys

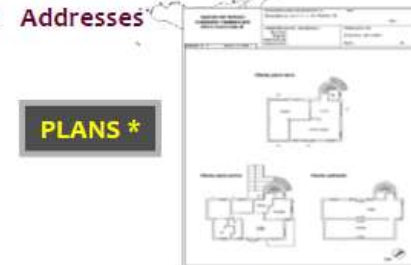
- Owners
- cadastral identifiers
- Addresses*



MAP ABSTRACTS



Descriptive documents, current and historical situation



PLANS *

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



new

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



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Area Privata

Benvenuti al SERVIZIO CLIENTI, il tuo ufficio virtuale è stato il 05/04/2016 17:03. Totale clienti connessi: 585

Benvenuto

Non sono presenti clienti

AREA PRIVATA DEI GEOMETRI E GEOMETRI LAUREATI

Trasforma il tuo ufficio con il nuovo servizio personalizzato.

24 ORE
FORMAZIONE
GEO-SIT
Geo-Cons
SUAP
GEO-CHECK by Carcano
GEO-CTU
GEO-FATTURE
GEO-CAP
OPEN

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Visure catastali

- Persona fisica
- Persona giuridica
- Immobile
- Indirizzo
- Partita
- Elenco immobili
- Nota
- Mappe
- Export Mappe
- Punti fiduciari
- Elaborato Planimetrico
- Riepilogo Visure
- Cambia Ufficio
- Fissa a Ispezioni
- Richieste
- Assistenza

Ti trovi in: Home del Settore - Visure - Ricerca persona fisica

Utente: DUFILS75H27G674C
Convenzione: CONSIGLIO NAZIONALE GEOMETRI E GEOMETRI LAUREATI (CONSULTAZIONI - PROFILO B)
Codice di Richiesta: C005D4032015

UFFICIO PROVINCIALE DI: TORINO TERRITORIO

Ricerca persona fisica

Catasto: Termini e Fabbricati
Comune: TUTTA LA PROVINCIA

Cognome: Nome:
Data di nascita: / / Sesso:
Provincia di nascita: Visualizza i comuni
Comune di nascita:

Cerca solo i soggetti con dati anagrafici uguali (Ristretta)
 Cerca i soggetti "simili" (Ampliata)
 Cerca i soggetti "simili" (Ampliata limitata) con lunghezza del nome e cognome uguale

Codice Fiscale:

Tipo richiesta

Attualità
 Storica

Richiedente

Richiesta effettuata per conto di:

Motivazione

Motivo:

Ricerca Pulsò



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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.

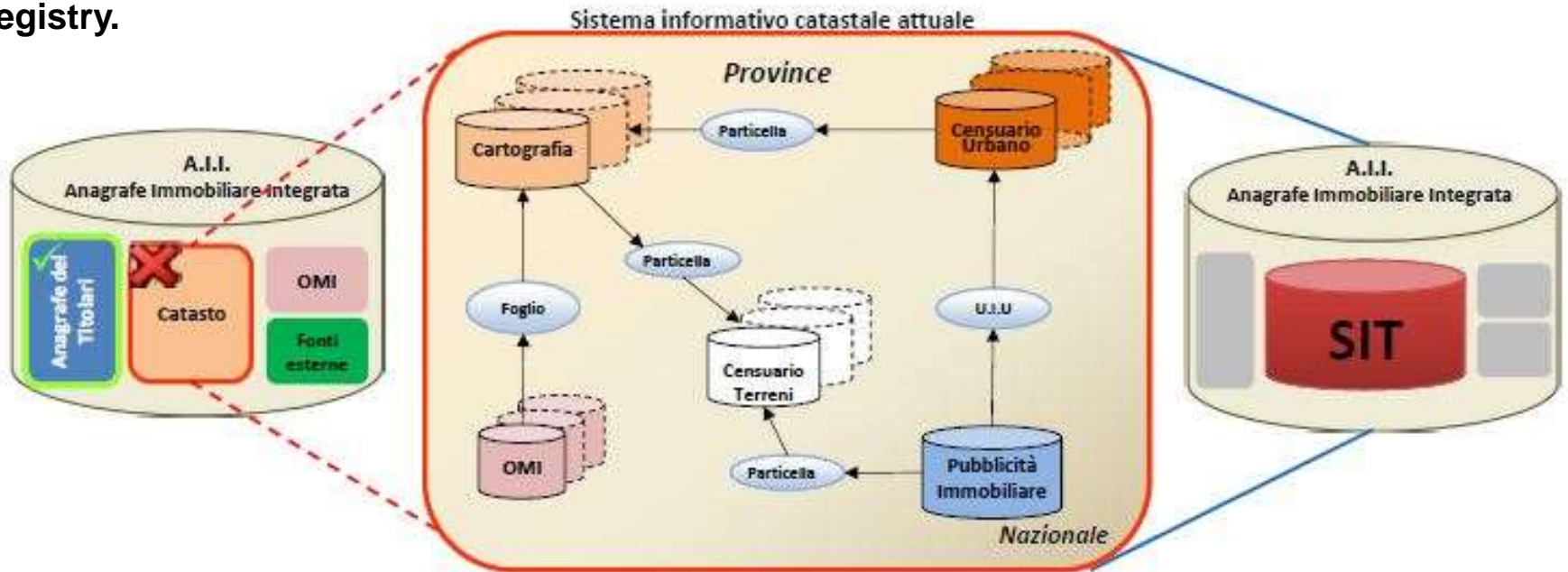




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Recovery

from disaster

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.





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from disaster

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 alphanumeric)

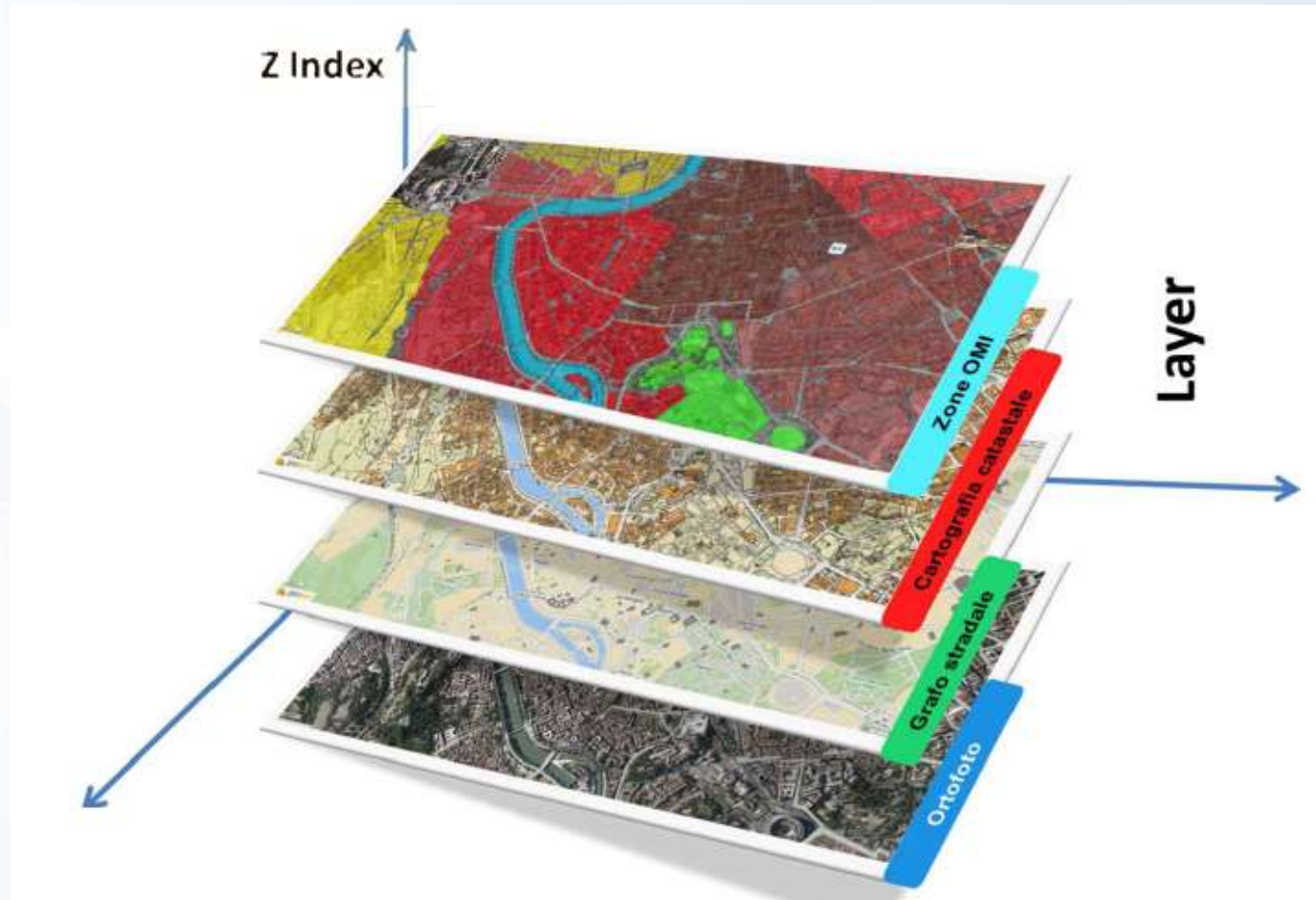


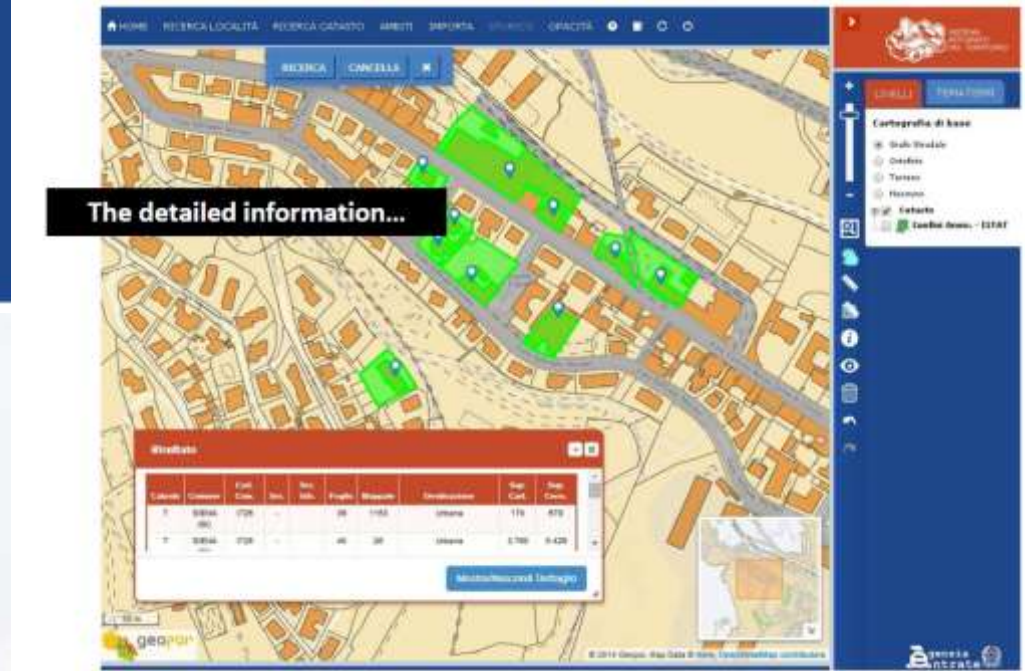
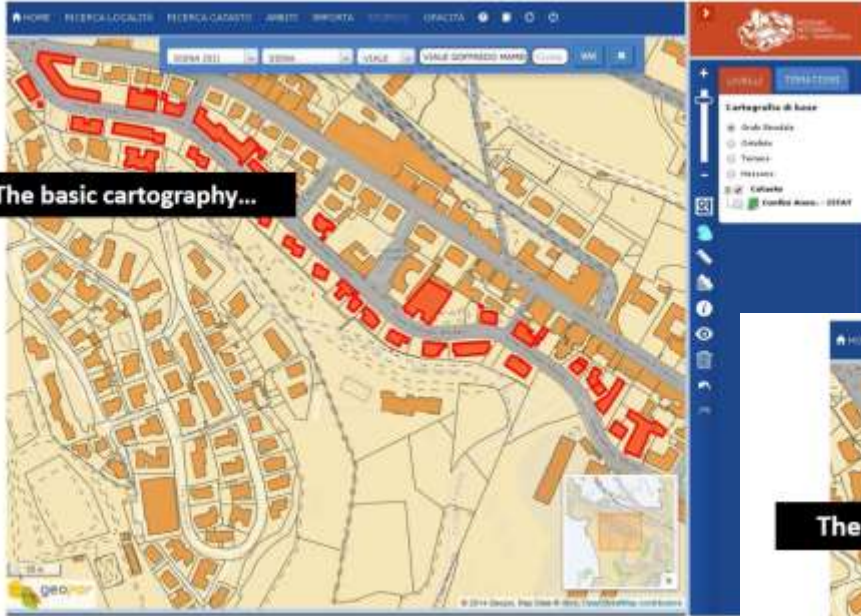


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from disaster

Integrated representation of data maintained in all the cadastral archives

Parcel	Surface	Sub Area	Sub Use	Sub Type	Sub Area	Sub Type	Sub Area	Sub Type
1	1000.00	0.00			100.00	0.00		
2	1000.00	0.00			100.00	0.00		

ID	NUMERO	AREA	PERIMETRO	VALORE	STABILIMENTO	STABILIMENTO	STABILIMENTO	STABILIMENTO	STABILIMENTO
1	000001	1000	100	01	00	0	000	0	0000
2	000002	1000	100	01	01	1	000	0	0000
3	000003	1000	100	01	02	2	000	0	0000
4	000004	1000	100	01	03	3	000	0	0000
5	000005	1000	100	01	04	4	000	0	0000
6	000006	1000	100	01	05	5	000	0	0000
7	000007	1000	100	01	06	6	000	0	0000
8	000008	1000	100	01	07	7	000	0	0000
9	000009	1000	100	01	08	8	000	0	0000
10	000010	1000	100	01	09	9	000	0	0000

Data surfing with overlapping of territorial images



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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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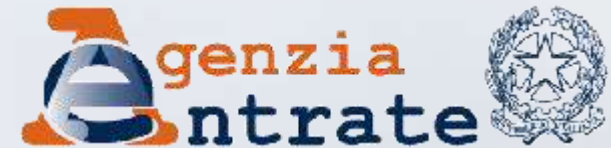
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