THE ITALIAN CADAstral SYSTEM MANAGING BODY

AGENZIA DEL TERRITORIO
IS A NON - PROFIT PUBLIC BODY CHARGED WITH THE MANAGEMENT OF
CADASTRE,
LAND REGISTRIES
AND
REAL ESTATE MARKET MONITORING SYSTEM
and APPRAISAL SERVICES FOR PUBLIC INSTITUTIONS
THE AGENCY, AUTONOMOUS FROM AN ORGANISATIONAL, ADMINISTRATIVE AND FINANCIAL
POINT OF VIEW, ACTS UNDER THE SUPERVISION OF THE
MINISTRY OF ECONOMY AND FINANCE

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RELATIONS WITH THE MEF

MINISTRY OF ECONOMY AND FINANCE

DEPARTMENT OF FINANCE
Policy, Coordination and Supervision

AGENZIA DEL TERRITORIO
AGENZIA DELLE ENTRATE
AGENZIA DEL DEMANIO
AGENZIA DELLE DOGANE

SOGEI
Technological Partner

MISSION

CADESTRE
Real Estate Rights and Mortgages Registration
Real Estate Market Monitoring System
Appraisal Services for Public Institutions
Fiscal Revenues
State Properties Management
Customs and Excises

THE AGENCY’S ORGANIZATION

1 General Directorate
Structured into 7 Central Directorates and 2 Divisions

15 Regional Directorates

103 Provincial Offices

about 9.000 employees

THIS ORGANIZATION GUARANTEES A WIDESPREAD PRESENCE ON THE WHOLE NATIONAL TERRITORY
REAL ESTATE INFORMATION SYSTEM

CADASTRE and CARTOGRAPHY
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 REGISTRIES (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 MONITORING
It collects and processes information from real estate market and continuously shows the real estate values trend.

CURRENT STRUCTURE AND CONTENTS OF THE ITALIAN CADAstral DATABASES

LAND CADASTRE descriptive DATABASE, containing descriptive and technical data of about 83.5 millions of rural parcels

GEO DATABASE, containing about 344,000 maps in vector format

BUILDINGS CADASTRE descriptive DATABASE, containing descriptive and technical data of about 60 millions of real estate urban units

PLANS DATABASE, containing graphic information (floors plan) related to each real estate urban unit

~ 60 MILLIONS INHABITANTS
~ 100,000 SQUARE KILOMETRES

~ 300,000 SQUARE KILOMETRES
THE ITALIAN CADASTRAL CARTOGRAPHY

The specific task assigned to cadastral cartography is to represent the real-property in compliance with the different real estate rights claimed on it.

The Italian cadastral cartography, wholly available in vector format, is managed through a single GIS application called WEGIS (Web Enable Gis) throughout the national territory.
THE CADASTRAL UPDATING SYSTEM

INVOLVED PLAYERS and RESPECTIVE ROLES

The updating processes are essentially delegated to real estate or land owners, through private licensed surveyors.

Owners

Private Licensed Surveyors

The cadastral updating documents have to be drawn up by a private licensed surveyor that bears a professional responsibility for them.

Charged of:

- Cadastral Information System management
- Cadastral technical instructions issuing
- Updating procedures implementation
- Services providing
- Control of the updating activities

In accordance with the Italian cadastral rules, the owner is obliged to declare to the cadastral managing Institution every change occurred in his properties.

The cadastral updating documents have to be drawn up by a private licensed surveyor that bears a professional responsibility for them.

Owners

Private Licensed Surveyors

THE CADASTRAL SW UPDATING PROCEDURES

Agenzia del Territorio has developed specific sw procedures for the drawing up and submission of the technical updating documents by the private licensed surveyors.

“DOCFA” sw procedure for real estate urban units updating (Urban Buildings Cadastre - descriptive data and plans)

“PREGEO” sw procedure for rural parcels updating (Land Cadastre - descriptive data and cartography)

These procedures, provided free of charge to the private licensed surveyors and directly downloadable from the web site of Agenzia del Territorio (www.agenziaterritorio.it), are valid (mandatory) for the whole national territory.
**DOCFA**

**updated sw procedure for Buildings Cadastre**

DOCFA procedure enables the filling in and the submission by the private licensed surveyors to the Agency of specific forms to achieve the notification and insertion in the urban cadastre of newly constructed buildings and of any other change brought about.

The sw application combines administrative, technical and graphical information.

About 1.6 millions of updating documents processed in the last year

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**PREGEO**

**updated sw procedure for Land Cadastre**

PREGEO procedure enables the updating of cadastral maps and rural parcels data through the drawing up and submitting by the private licensed surveyors to the Agency of specific forms to achieve parcel break-downs or insert new or varied building shapes.

The sw application combines administrative, technical and geographical information.

About 0.7 millions of updating documents processed in the last year
“PREGEO” PROCEDURE
from standardisation to automatic approval

Evolution of the PREGEO updating procedure

1988
- PREGEO
  - Cadastral Rule n.2/88
  - Simplification and standardisation of cadastral surveying work and of the updating procedure

1999
- PREGEO 8
  - Cadastral cartography digital management
  - WEGIS

2003
- PREGEO 9
  - On line submission of the updating document
  - SISTER

2007
- PREGEO 10
  - Automatic document check and registration without AdT technical officer intervention
  - GPS technology in cadastral surveying
  - WEGIS

TREND OF THE CADASTRAL DBs QUALITY INDEX

The general index, as measure of cadastral DBs completeness and consistency, is the result of several detailed indicators related to 5 typologies of data: cadastral identification number, owner data, valuation data, address and graphic data.
THE AdT CADASTRAL VIRTUAL OFFICE

MAIN OBJECTIVES

- to make access to information easier
- to simplify the submission of the updating documents

access point by web portal
http://sister.agenziaterritorio.it/

SERVICES FOR THE ON LINE SEARCHES AND DOWNLOAD OF INFORMATION

SERVICES FOR THE ON LINE SUBMISSION OF THE UPDATING DOCUMENTS

PRIVATE SURVEYOR'S own office

ON LINE CADASTRAL DATA SEARCHING AND DOWNLOADING

COVENANT signature
charges payment for starting service and yearly fee payment for each enabled password

http://sister.agenziaterritorio.it/

PRODUCTS AVAILABLE

MAP SHEET ABSTRACTS
- SIMPLE COPY (free of charge)
- FULL COPY for the updating activity (on payment)

DATA QUERY REPORTS
- CURRENT AND HISTORICAL DATA
  - Owner personal data
  - Type of right and share
  - Identification code
  - Address
  - Typology
  - Level of productivity
  - Size
  - Cadastral revenue

PRIVATE SURVEYOR'S own office

PLANS *

* Only for users authorized to the on line submission of updating documents

SERVICE AVAILABLE SINCE THE 20th of OCTOBER 2010
ON LINE SUBMISSION OF TECHNICAL UPDATING DOCUMENTS

- **PREGEO**: SW Procedure for rural parcels updating (Land Cadastre - census data and cartography)
- **DOCFA**: SW Procedure for real estate urban units updating (Building Cadastre - census data and real estate plans)

**Check on digital signature validity and document completeness**

**Fees calculation and payment from deposit**

**Private Surveyor’s own office**

- Check on digital signature validity and document completeness
- Fees calculation and payment from deposit

**Request for service enabling**

- Deposit in an AdT account and related credit limit opening

**Submit to Competent AdT Local Office**

- Updating results
- Updating results
- Updating results

**http://sister.agenziaterritorio.it/**

**TREND OF THE WEB SERVICES**

**ON LINE CADASTRAL DATA SEARCHING AND DOWNLOADING**

- **2011**: 82.9%
- **2010**: 78.2%
- **2009**: 76.4%
- **2008**: 72.3%
- **2007**: 70.4%
- **2006**: 67.7%
- **2005**: 64.8%
- **2004**: 67.8%
- **2003**: 66.4%

- **ON LINE CHANNEL**

**TOTAL NUMBER**

**ON LINE SEARCHING AND DOWNLOADING IN 2011**

- **more than 2.600.000**

**ON LINE SUBMISSION OF UPDATING DOCUMENTS**

- **% submitted by on line channel (SISTER)**

**PREGEO**

- Updating Documents (Land Cadastre)

**DOCFA**

- Updating Documents (Buildings Cadastre)

**ON LINE SUBMISSION OF TECHNICAL UPDATING DOCUMENTS**

- (% on line of total registered documents)

**http://sister.agenziaterritorio.it/**
REAL ESTATE TAXATION IN ITALY

MAIN REAL ESTATE TAXES:

- Related to real estate rights transfer
  - VALUE ADDED TAX
  - REGISTRATION TAX
  - REAL ESTATE RIGHTS REGISTRATION AND CADASTRAL TAX

- Related to ownership
  - MUNICIPAL PROPERTY TAX
  - PERSONAL INCOME TAX
  - WASTE DISPOSAL TAX

DATA SOURCE: Ministry of Economy and Finance – Department of Finance – 2008

More than the 90% of the total real estate tax yield

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CADASTRAL VALUATION AND REAL ESTATE TAXATION

The economic component of the Italian cadastral information is based on the (mass) valuation of the presumptive income of every real estate, the so called "cadastral income".

Valuated considering the real estate permitted use, location, size and other technical characteristics, the cadastral income is directly used for the calculation of the taxable base of several real estate taxes, among which the main significant are:

- The municipal property tax,
- The deed registration tax related to real estate rights transfer

(1) Cadastral income is used on demand of the purchaser, only for transfer of houses and related accessories when the purchaser does not act as professional or trader.

Legend:
- A: residential use
- A10: offices
- B: public uses
- C: commercial use
- D: special use – revenue-bearing activities (for instance: factories, hotels, theatres, etc.)
- E: specific use (for instance: stations, airports, churches, etc.)
THE MUNICIPAL PROPERTY TAX
(as provided by the recent legislative decree n. 201/2011)

MUNICIPAL PROPERTY TAX

\[ \text{CADASTRAL INCOME}^{(*)} \times \text{FACTOR}^{(**)} \times \text{TAX RATE}^{(***)} \]

also known as the “CADASTRAL VALUE”

\(^{(1)}\) Cadastral income increased of 5%

\(^{(2)}\) The factor value depends on the real estate cadastral typology
(examples: 160 for residential units, 55 for shops, 60 for industries, …)

\(^{(3)}\) The ordinary tax rate fixed by the State is equal to 0.76%, reduced to 0.4% for the main residence. These tax rates can be modified by the Municipalities.

Tax deductions are provided for the main residence.

THE DEED REGISTRATION TAX
(as provided by the law n. 266/2005 for transfer of houses and related accessories when the purchaser does not act as professional or trader)

DEED REGISTRATION TAX

\[ \text{CADASTRAL INCOME}^{(*)} \times \text{FACTOR}^{(**)} \times \text{TAX RATE}^{(***)} \]

also known as the “CADASTRAL VALUE”

\(^{(1)}\) Cadastral income increased of 5%

\(^{(2)}\) The factor value depends on the real estate cadastral typology and, in case of residential units, on the fact that the transfer concerns the main residence or other houses
(examples: 110 for the main residence, 120 for other houses, …)

\(^{(3)}\) The tax rate is 3% for the main residence and related accessories and 7% for other houses.
MASSIVE EXTRACTION OF BUILDINGS “UNKNOWN TO THE CADASTRE” THROUGH THE PHOTO-INTERPRETATION OF HIGH RESOLUTION AERIAL IMAGES

From the aerial images...

... to the identification of the hidden buildings centroids on vector cadastral maps

THE HIDDEN BUILDINGS PROJECT:
the main AdT action to reduce tax evasion

GEO-REFERRED INFORMATION (parcel by parcel and aggregated)

THE HIDDEN BUILDINGS PROJECT:
Tools implemented for the parcel by parcel check

3D IMAGES (when available)
THE HIDDEN BUILDINGS PROJECT:
Results of the check activity and registration of unknown buildings
(updating 31st of December 2011)

Identified cases 2,228,143

Cases having check activity completed 1,859,479

of which:
- with buildings that require registration in cadastre 893,675
- with buildings (or other objects) not interesting for cadastre 856,846
- external survey not useful 108,958
  (additional check activity together with the Municipalities required)

Cases still to be checked 368,664

Land parcels on which buildings that require registration in Cadastre exist 893,675

Results of the registration activity

New real estate urban units registered in Cadastre 1,081,698

Estimated annual tax yield
related to the new buildings registered in Cadastre

Municipal Property Tax 356,000,000 euros
Personal Income Tax 110,000,000 euros
MANY THANKS FOR YOUR KIND ATTENTION