



Locate25 | 
THE NATIONAL GEOSPATIAL CONFERENCE



Collaboration, Innovation and Resilience: Championing a Digital Generation

THE TRANSPARENCY OF REAL ESTATE MARKET IN ITALY



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TRANSPARENCY

The BIG and Actual theme in many sectors and always present in public debates.
the state of business relationships in which participants in investment decisions are able to get
enough information from each other so that they can make informed decisions and comply
with obligations and commitments

WE NEED TRANSPARENCY

For a COMPLETE and
EFFICIENT MARKET

For a STIMULATE
COMPETITION

TO REDUCE UNCERTAIN

BUILD TRUST

TRANSPARENCY

Different studies in real estate, show a correlation between transparency and investments. More transparency means more investments and more stability in case of problems.

Transparency in real estate, guarantee a health market, efficiency and reliable; that means also, all the information must be accessible to everyone, comprehensive for all the involved parts, buyers, sellers, credit investors, regulators.

It has different aspects as: access to accurate information (cadaster, legal, building status) – Evaluation process clear and standardized – regulation and monitoring – technology and digitalization – information about risk and environmental impact.



STANDARDS

TRANSPARENCY - CONSISTENCY – AVOIDING CONFLICTS OF INTEREST

TECHINICAL EXPERTISE – PRACTICAL ABILITY – EXPERIENCE – INSIGHT

the IVS are for undertaking valuation assignments using generally recognized concepts and principles that promote transparency and consistency in valuation practice.

Objective factors

refer to measurable, verifiable criteria that are based on established principles, methodologies, and data sources. Objective standards help ensure consistency, transparency, and repeatability in valuations.

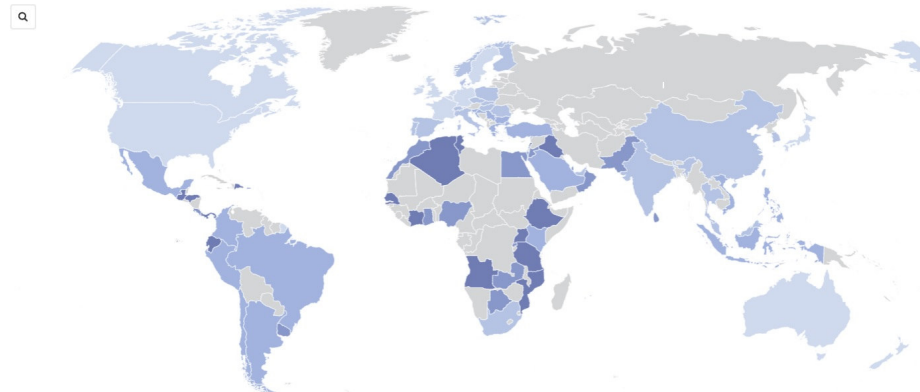
Subjective factors

elements that rely on individual judgment, experience, and interpretation. They could be influenced by personal opinions, market perceptions and circumstances, which are harder to quantify.

GRETI

Global Real Estate Transparency Index

Highly Transparent Transparent Semi-Transparent Low Transparency Opaque



The index scores markets on a scale of 1 to 5. Depending on their overall performance, markets are assigned to one of five transparency tiers: Highly Transparent, Transparent, Semi-Transparent, Low Transparent, Opaque.

Rank	Country/Territory	Region		Overall Score	Investment Performance	Market Fundamentals	Listed Vehicles	Regulatory & Legal	Transaction Processes	Sustainability
1	United Kingdom	EUR		1.24	1.02	1.72	1.00	1.03	1.00	2.09
2	France	EUR		1.26	1.26	1.66	1.34	1.12	1.00	1.27
3	United States	AM		1.34	1.09	1.41	1.00	1.37	1.45	2.00
4	Australia	AP		1.37	1.13	1.64	1.00	1.41	1.13	2.14
5	Canada	AM		1.49	1.54	1.64	1.17	1.26	1.20	2.41
6	Netherlands	EUR		1.49	1.55	1.72	1.23	1.27	1.03	2.41
7	New Zealand	AP		1.59	1.85	1.78	1.00	1.43	1.00	2.50
8	Ireland	EUR		1.72	2.43	1.77	1.05	1.23	1.00	2.73
9	Sweden	EUR		1.77	1.89	2.71	1.30	1.20	1.20	2.55
10	Germany	EUR		1.79	1.96	1.99	1.45	1.50	1.30	2.82
11	Japan	AP		1.83	1.59	2.57	2.00	1.47	1.80	1.91
12	Belgium	EUR		1.84	2.08	2.14	1.14	1.79	1.10	2.64
13	Singapore	AP		1.92	2.27	1.87	1.71	1.66	1.47	2.64
14	Finland	EUR		1.97	2.32	2.14	1.35	1.71	1.37	2.91
15	Hong Kong SAR	AP		1.97	1.97	1.67	2.47	1.57	1.53	3.55
16	Denmark	EUR		2.04	3.23	2.03	1.90	1.31	1.00	2.50
17	Switzerland	EUR		2.05	1.92	2.99	1.60	1.74	1.50	2.86
18	Spain	EUR		2.06	2.40	2.38	1.74	1.80	1.17	3.00
19	Italy	EUR		2.12	2.13	2.23	2.23	2.18	1.33	2.82
20	Poland	EUR		2.13	2.99	2.06	2.20	1.39	1.40	2.82

Where we are in ITALY

Italy is a country with an important tradition in real estate, transparency is influenced of some critical factors as bureaucracy, variability of information, and laws. –

SOMETIMES REAL ESTATE HAS IMPORTANT ISTORICAL TRADITION AND IS NOT EASY TO HAVE INFORMATION.



Where we are in ITALY

Important role to promote transparency, in some cases became credible only when became from third parties and is impartial.

The new line guide of ABI reinforce the need to operate across and just maintain the general indication in European and International level.

In the last years, transparency has made important progress thanks to legal and technological initiatives,

LE LINEE GUIDA SONO STATE ELABORATE DA

ABI Associazione Bancaria Italiana

ASVIB Associazione delle Società di Valutazioni Immobiliari



COLLEGIO NAZIONALE
DEI PERITI AGRARI E DEI PERITI AGRARI LAUREATI

CNA PPC CONSIGLIO NAZIONALE DEGLI ARCHITETTI, PIANIFICATORI, PAESAGGISTI E CONSERVATORI

CONSIGLIO DELL'ORDINE NAZIONALE DEI DOTTORI AGRONOMI E DEI DOTTORI FORESTALI
Ministero della Giustizia

CONSIGLIO NAZIONALE DEGLI INGEGNERI

Consiglio Nazionale Geometri e Geometri Laureati

CNPI CONSIGLIO NAZIONALE DEI PERITI INDUSTRIALI E DEI PERITI INDUSTRIALI LAUREATI

Tecnoborsa

Where we are in ITALY

Cadaster and Real Estate Register

Proprierty value

Alignment to international standards;

Methodological updates:

Energy certification:

Market Transactions; Open data and digitalization:

Laws and regulaitions:

Sustainability and environmental impact



Building File

Maybe one important step to improve transparency in the real estate market, should be the building file, a document where all the information about a property are indicated in a schematic manner; used also to guarantee management, maintenance and safety of the property or building during the time.

Today is not an obligation for all the properties but in some cases it can be required by laws

It is a “recorded book” where are contained technical information, law and administrative information.

SCHEDA IDENTIFICATIVA
(In questa sezione sono inseriti i dati identificativi generali)

Nella seconda parte vengono descritti i dati tecnici che tali informazioni

Nella scheda 3.1 devono essere riportati i dati di manutenzione, ci si riferisce alla documentazione da considerarsi come i riferimenti principali per la manutenzione, si raccomanda di attenersi

3.1 Registro degli interventi di manutenzione

Elemento mantenuto	Intervento
es.: Unità di trattamento aria	es.: Contr...
es.: Unità di trattamento aria	Es.: interv...

NB: Il documento contiene alcune sezioni di raccolta dati che sono già contenute nelle parti precedenti di questo documento. Si è deciso di lasciare tali duplicazioni ritenendo che la valutazione dello stato di fatto potrebbe essere una azione effettuata in un percorso di lavoro differente dagli obiettivi che ci si è posti per la redazione delle precedenti parti del fascicolo di fabbricato.

4.a.1- IDENTIFICAZIONE DEL FABBRICATO
(In questa sezione sono inseriti i dati identificativi relativi al fabbricato nel suo complesso)

4.a.1.1 Ubicazione

Regione _____
Comune di _____
via _____
coordinate GPS _____
zona sismica _____
zona climatica _____

4.a.1.2 Anno di costruzione/ristrutturazione
(Inserire l'anno di costruzione/integrale ristrutturazione dell'edificio)

Classificazione storico – tipologica del fabbricato
☐ di epoca non precisabile ☐ prima del 1942 ☐ 1942 – 1967
☐ 1967 – 1977 ☐ 1977 – 2001 ☐ dopo del 2001

4.a.1.3 Vincoli

☐ Sì ☐ Da accertare ☐ No

In caso di risposta affermativa, elencarli _____

4.a.1.4 Superfettezioni

☐ Sì ☐ No ☐ Non determinabili ☐ Non riconoscibili

Descrizione _____

4.a.1.5 Sopraelevazioni

☐ Sì ☐ No ☐ Non determinabili ☐ Non riconoscibili

Descrizione _____

4.a.1.6 Modifiche di rilevanza statica

☐ Sì ☐ No



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Geospatial
Council of Australia

Brisbane, Australia 6–10 April

The most relevant SDGs related to the presentation and theme of this session

1st relevant
SDG



2nd relevant
SDG



3rd relevant
SDG



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INSTRUCTION

STEP 1: SELECT HERE THE THREE MOST RELEVANT SDGs

STEP 2: COPY THE SDG INTO PREVIOUS SLIDE



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