



ANNUAL MEETING
Commission 7

ITALIAN LAND SURVEYORS MAIN PROTAGONISTS IN THE LAND REGISTRY UPDATE

By

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Italy

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By law, every citizen is bound to keep up-to-date the cadastral position of his estate, with regard both to its dimension and profitability and to the legal aspects.

The situation of each estate is necessarily modified by inheritances, divisions, sales, building works, enlargements and demolitions

MOST RELEVANT TECHNICAL ACTIONS



**LAND
REGISTRY**

**BUILDING
REGISTRY**

LAND REGISTRY:

PREGEO procedure (Geometric pre- elaboration)

- updating old cadastral map
- intrusion of new lines in cadastral map
- identification new parcels
- correct and right representation of buildings:
enlargements, demolition and new construction

BUILDING REGISTRY:

DOCFA (Documents Buildings)

- updating old wrong and mistaken buildings counted in a census
- production building documents :
(planimetry, technical and structural features)
- valuation and estimation building cadastral profitability

Both Registries provide for specific procedures to update the ownership files and then, the real titles held on the estates by owners and holders

Cadastral procedures are today totally computerised and the transmission of the updating deeds is carried out by telematics



EXAMPLE :
introduction
buildings in
cadastral map
land registry

A : rustic and
rural building

B : residential and
commercial
building

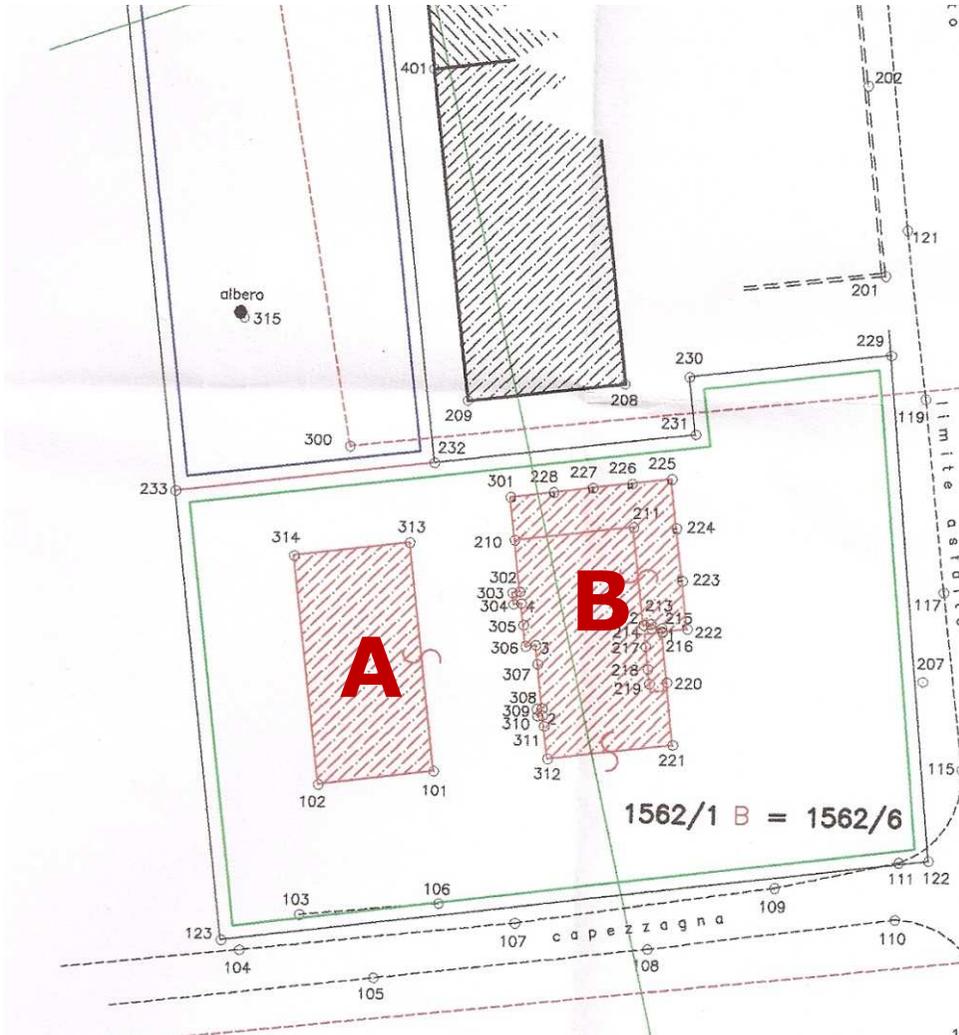
A



A

B



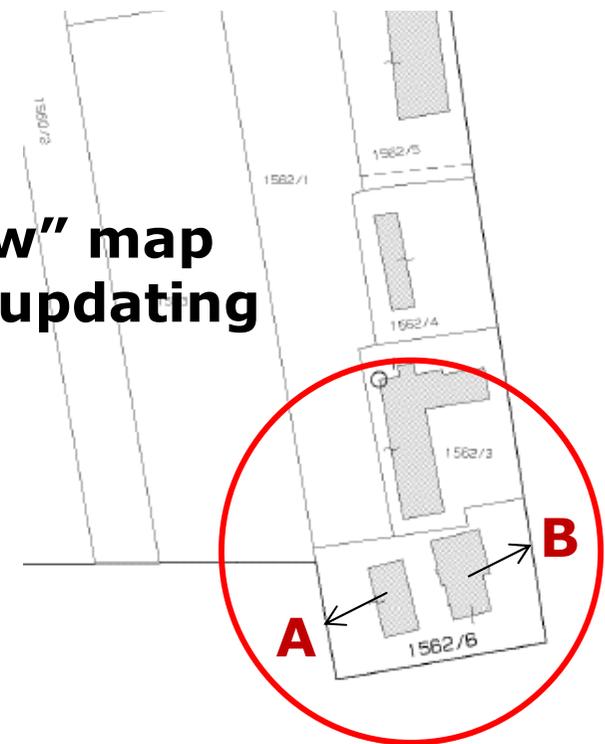


geometric elaboration
PREGEO procedure

"old" map
before
updating



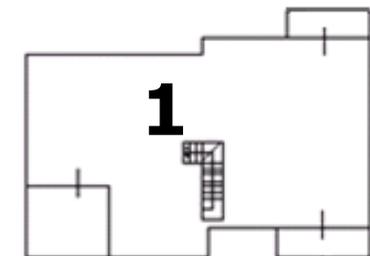
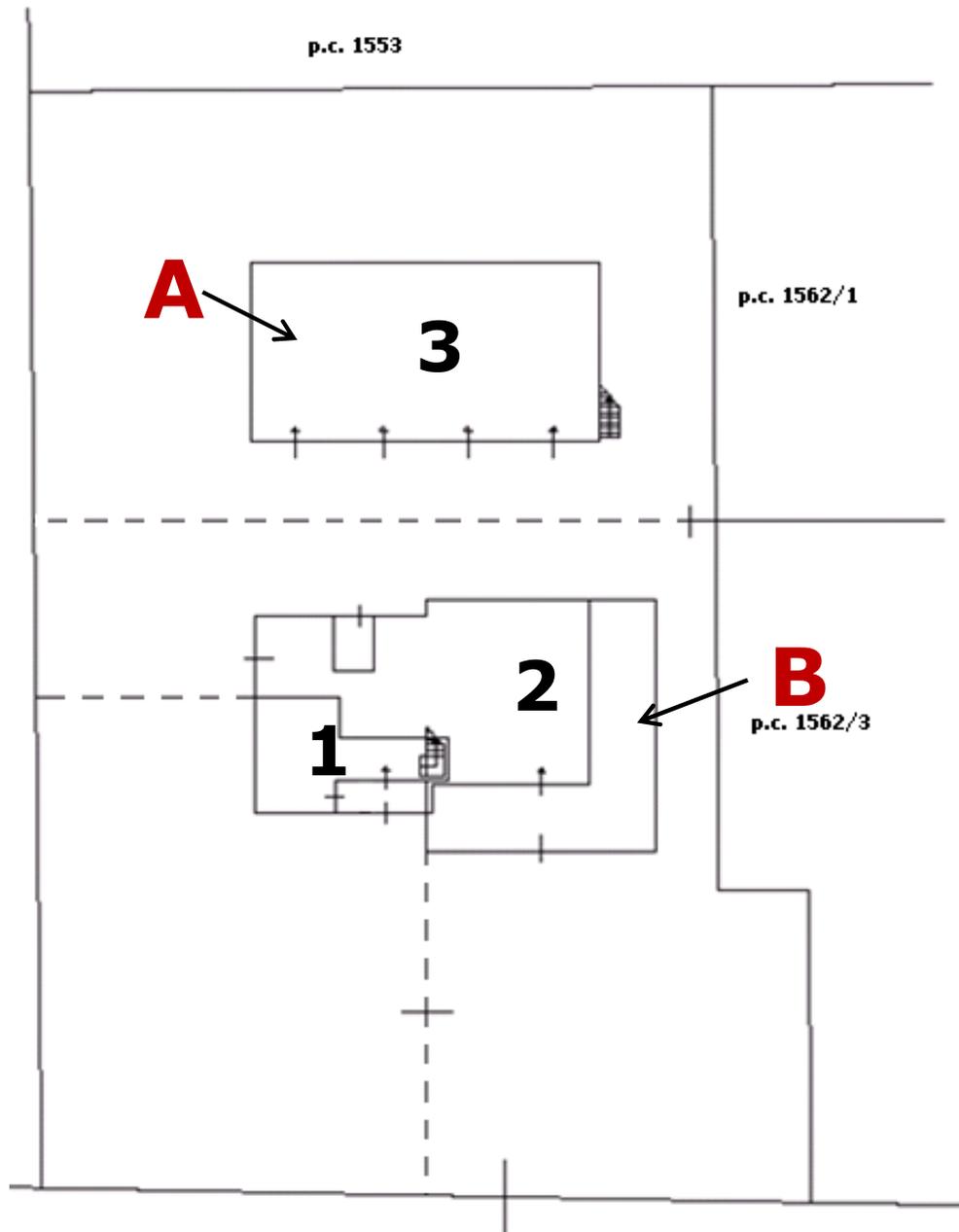
"new" map
after
updating



CENSUS OF THE BUILD IN THE BUILDING REGISTRY

LAND FLOOR

FIRST FLOOR

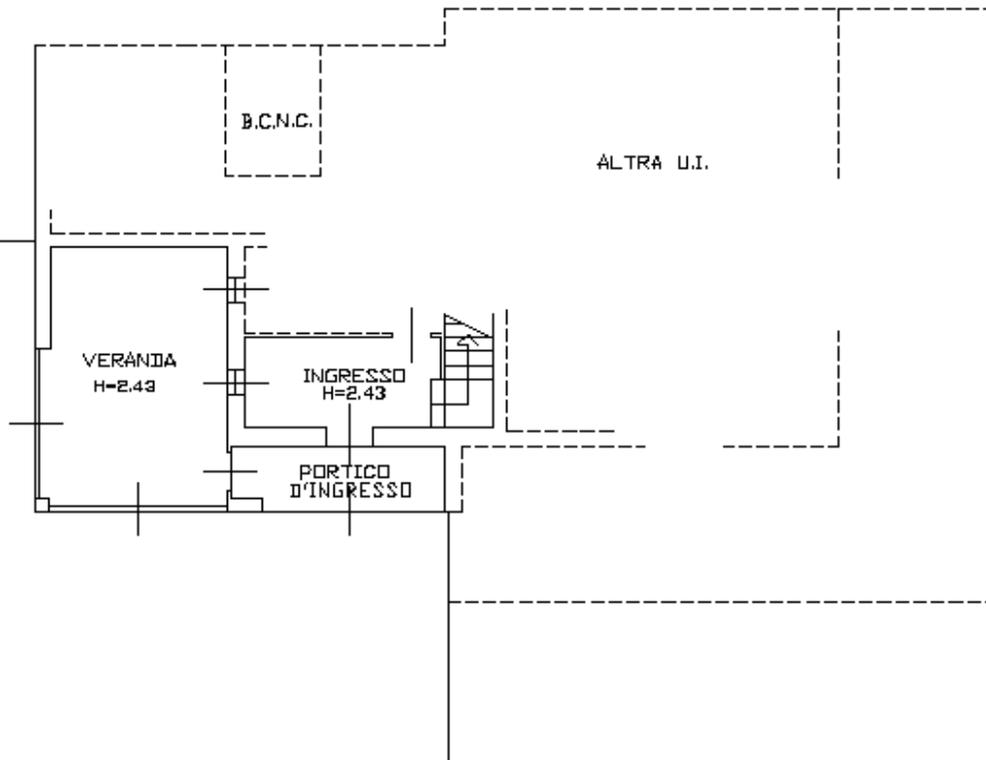


A : 3 :
rustic and
rural
building

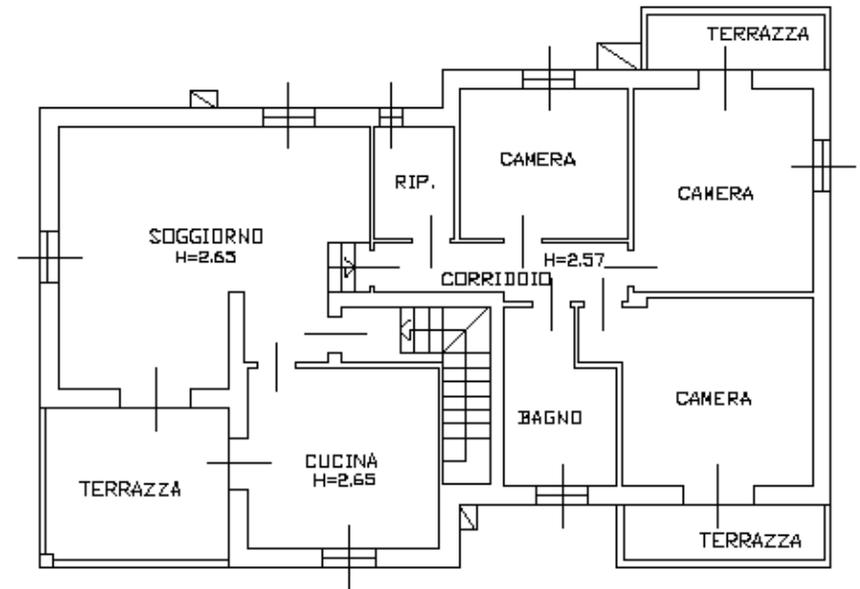
B : 1 and 2 :
residential and
commercial
building

1: RESIDENTIAL PART OF BUILDING (HOUSE)

LAND FLOOR



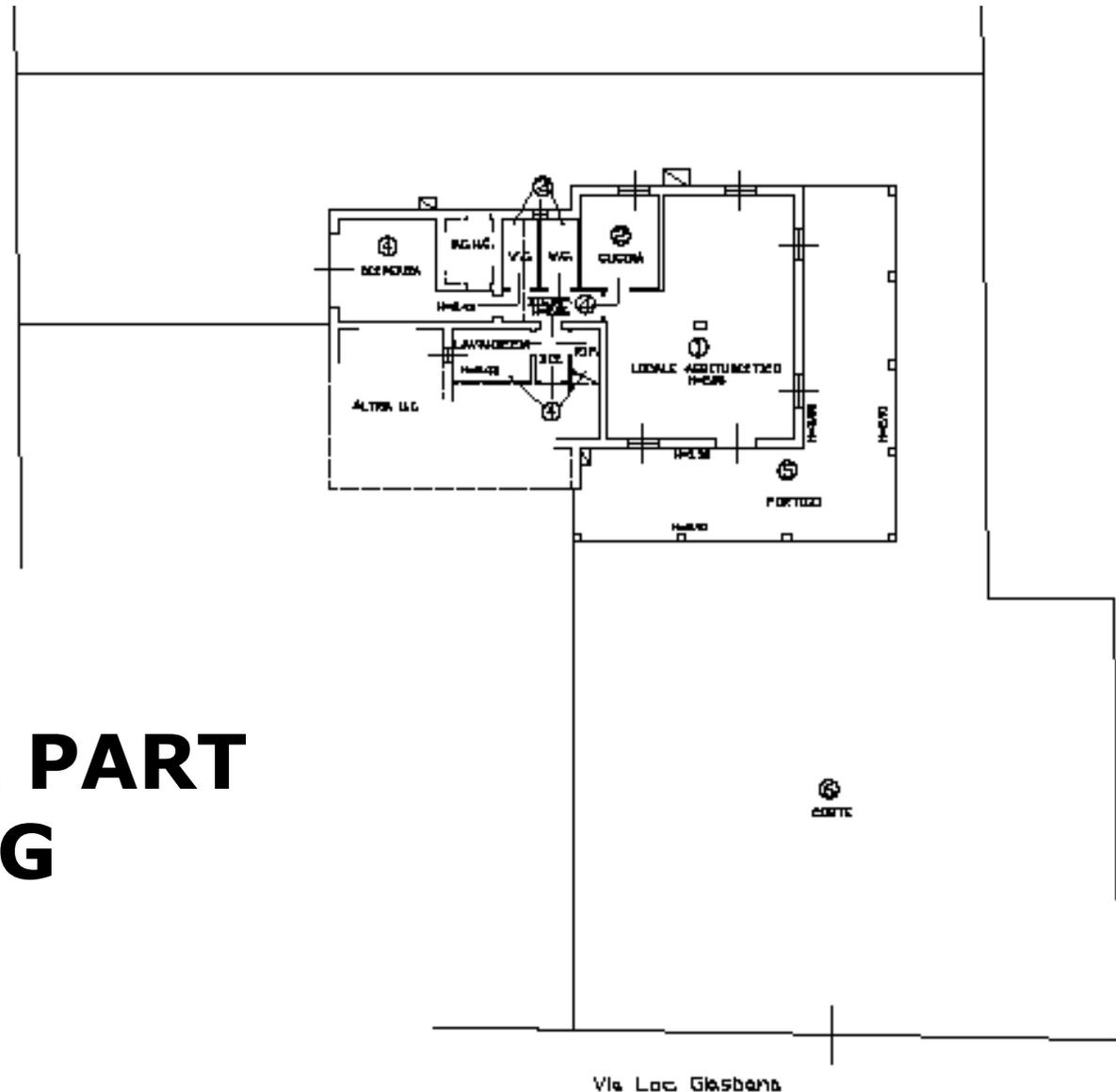
FIRST FLOOR



PLANIMETRY

LAND FLOOR

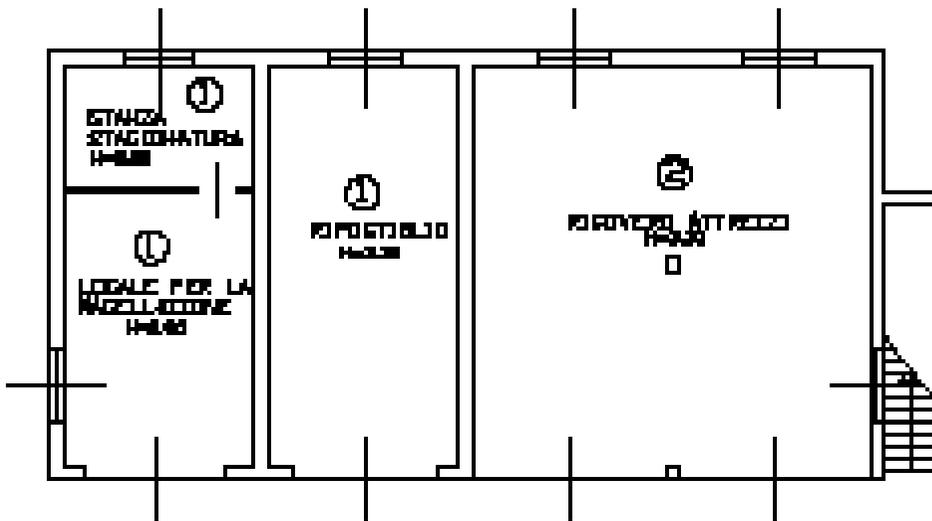
PLANIMETRY



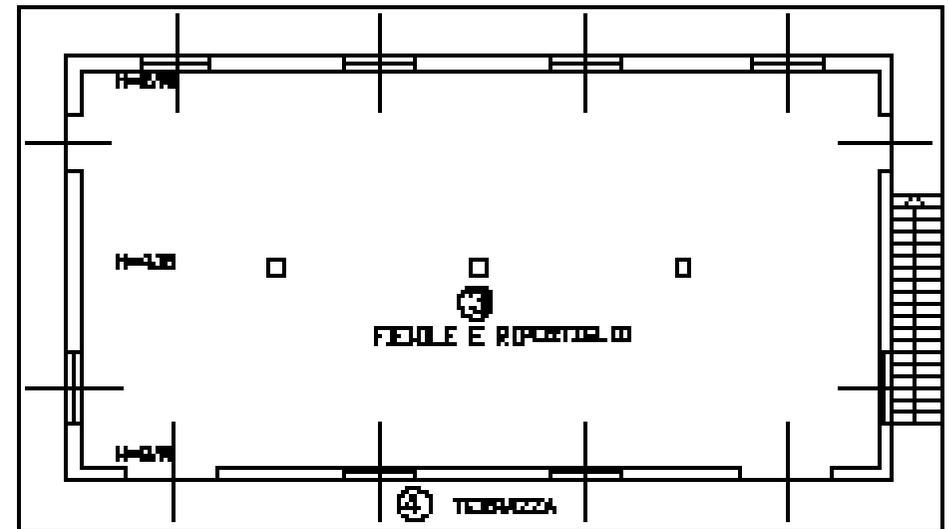
2 : COMMERCIAL PART OF BUILDING

3 : RUSTIC AND RURAL BUILDING

LAND FLOOR

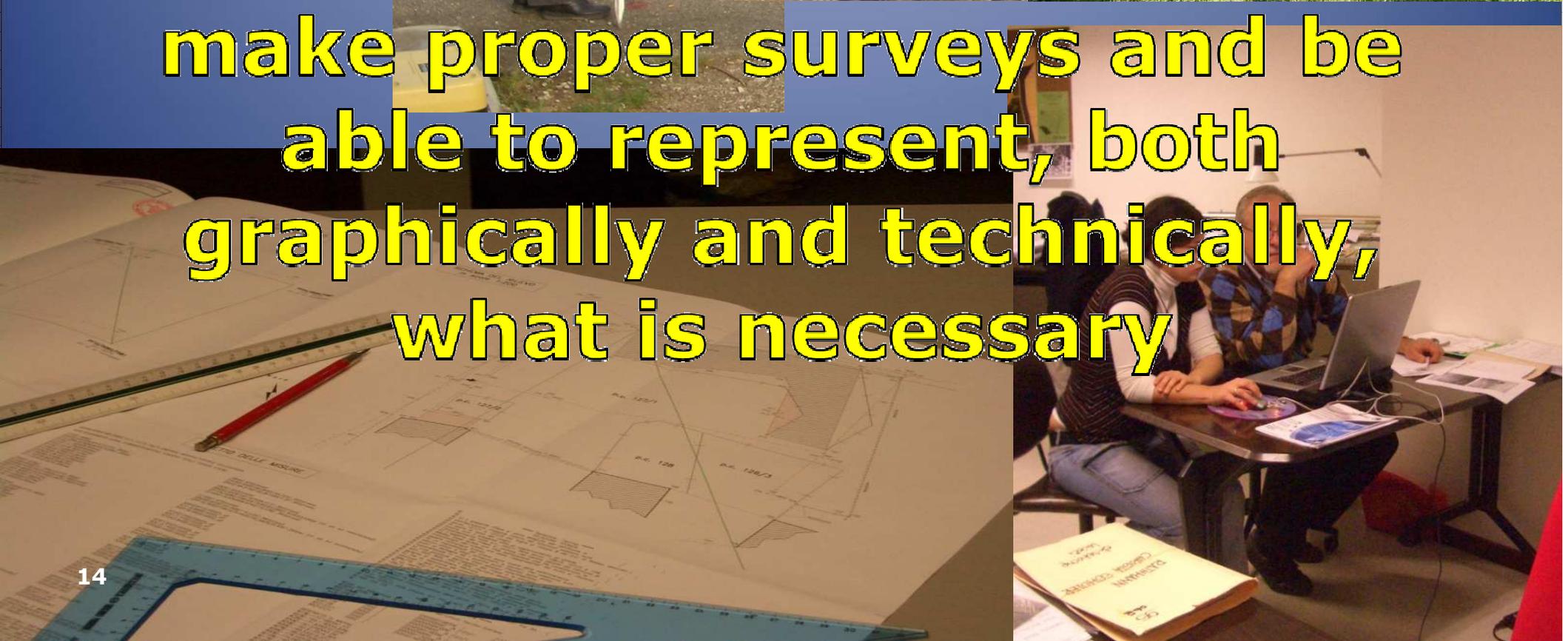


FIRST FLOOR



PLANIMETRY

Therefore, the presence of the Surveyor is always essential. He has to go in the field, make proper surveys and be able to represent, both graphically and technically, what is necessary

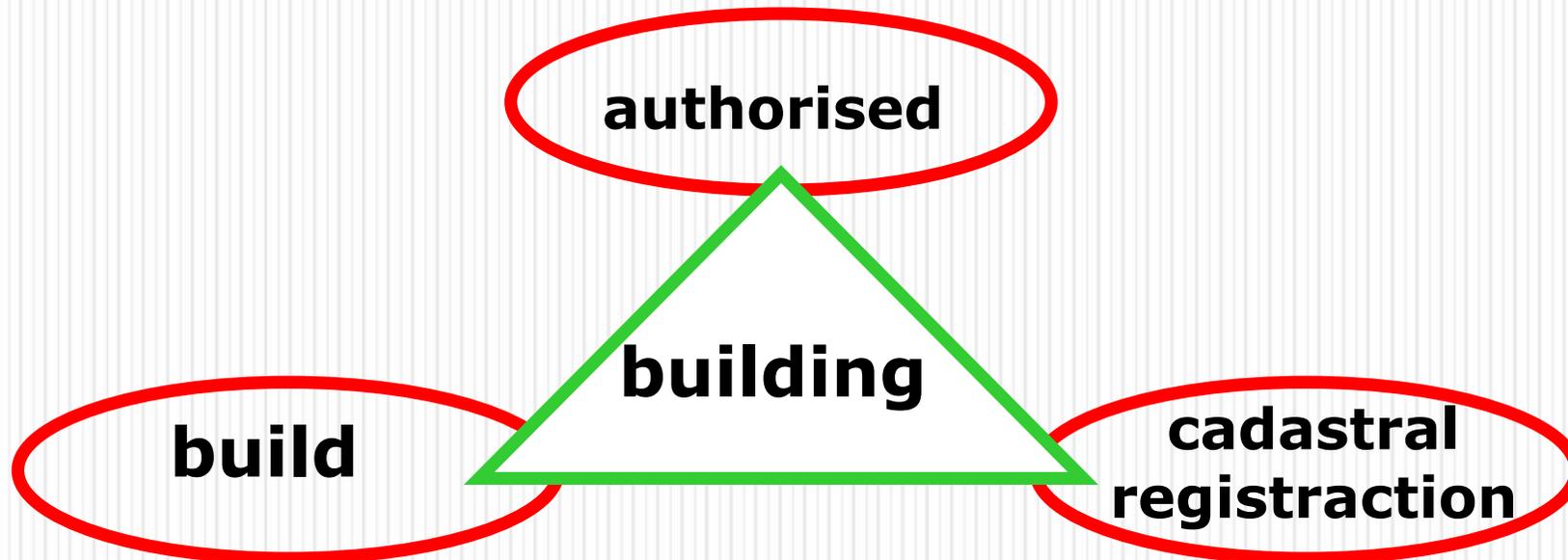


The Surveyor, carries out several technical processes, concerning the update of the Land Registry:

- Plans to parcel out plots of land and building
- Parcelled out plans and re-bordering,
- Census of the buildings and their classification.
- Transfer deeds and modifications in the registration of the possessory titles on the estates.
- Valuation of the real estates used as something different from
the residential purpose.

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

the guaranty of corrispondence:

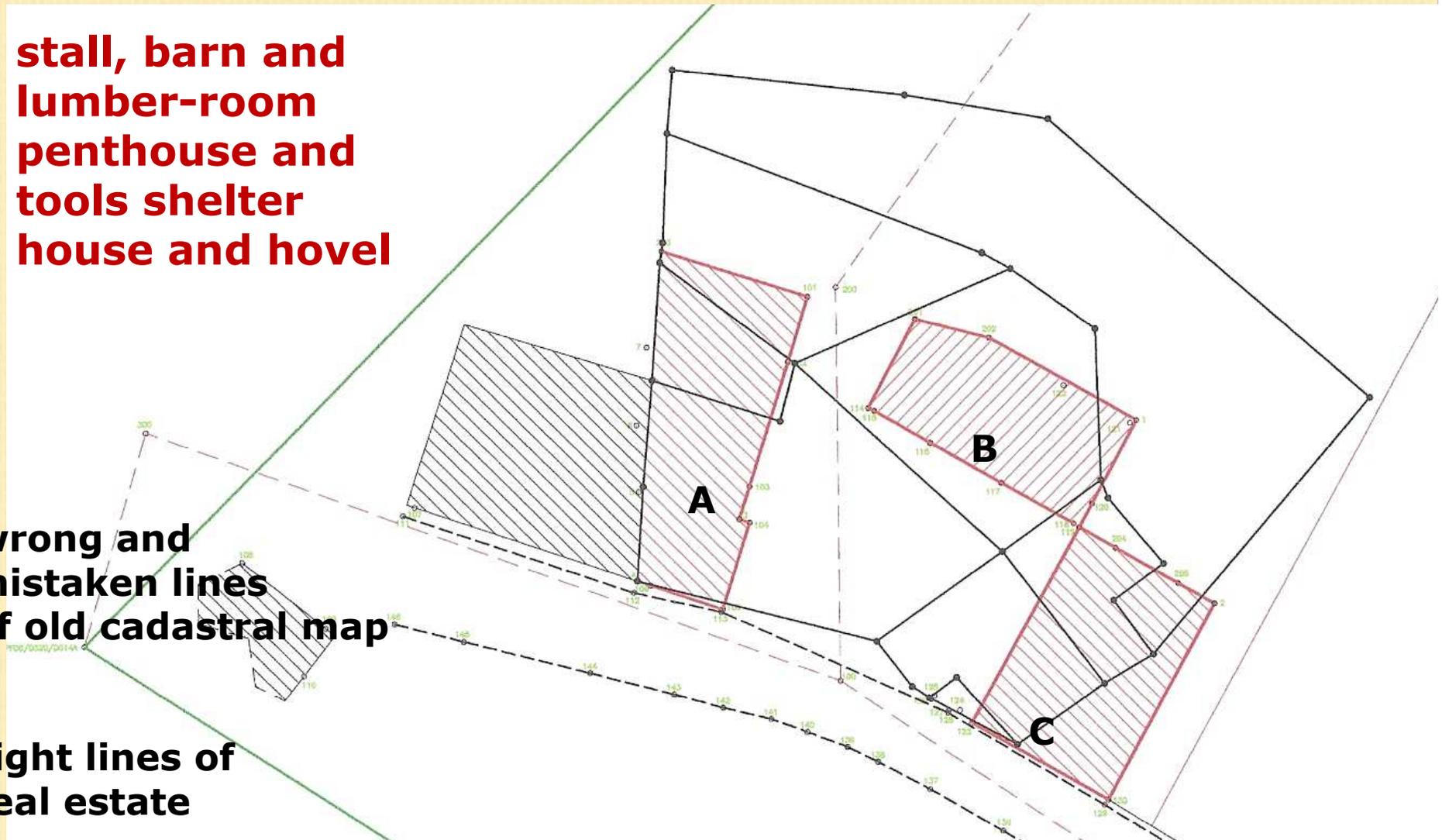


the guaranty of corrispondence:

**the maior tasks for the Surveyors
who in Italy attend to the land and
building cadastre**

EXAMPLE OF DISSIMILARITY BETWEEN THE OLD CADASTRAL MAP AND THE PLACE AS IT REALLY IS: SEARCH OF CORRESPONDENCE

- A. stall, barn and
lumber-room**
- B. penthouse and
tools shelter**
- C. house and hovel**



— : wrong and
mistaken lines
of old cadastral map

— : right lines of
real estate



A

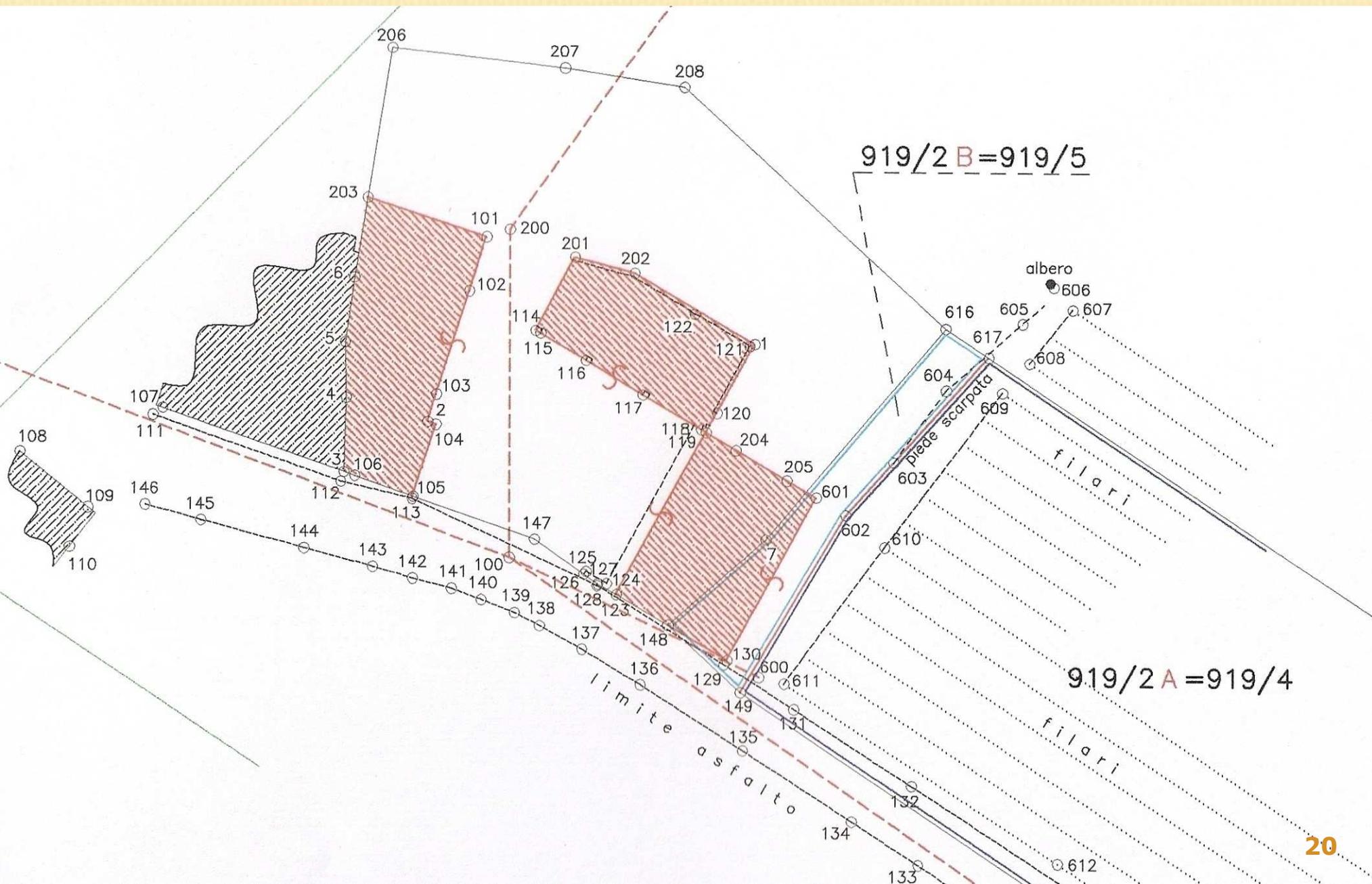


B

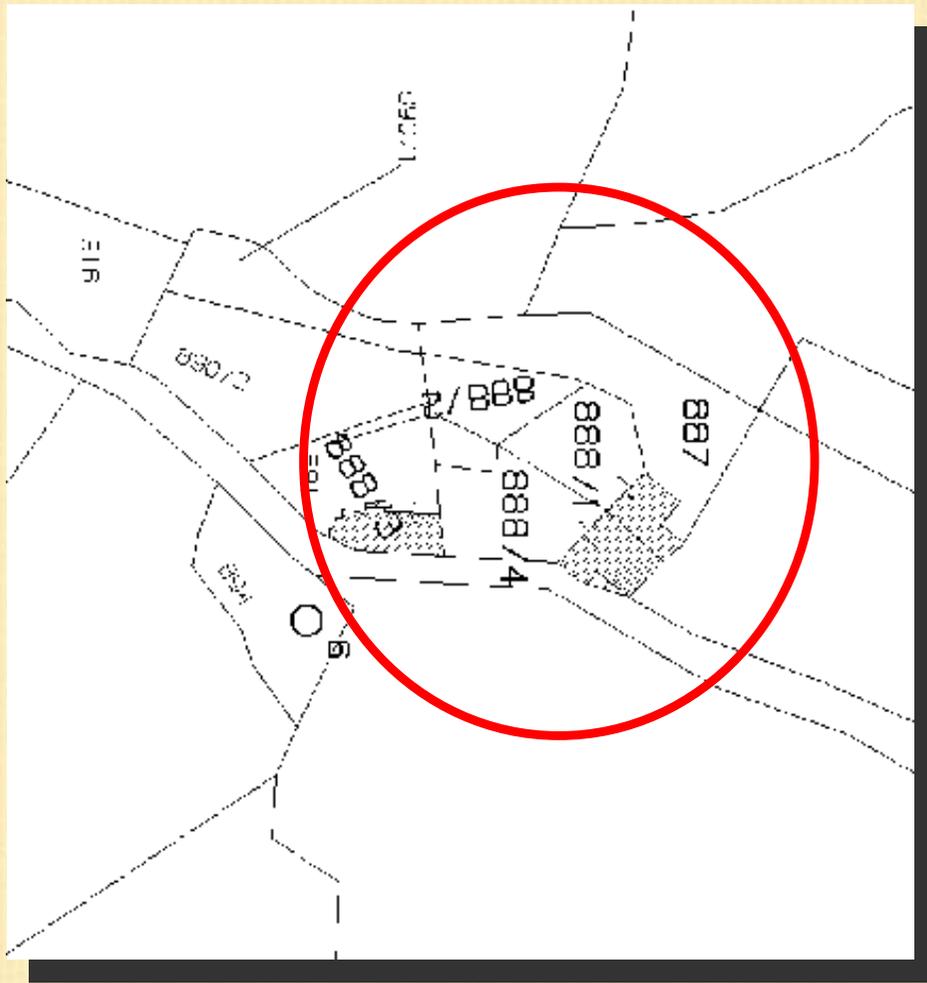


C

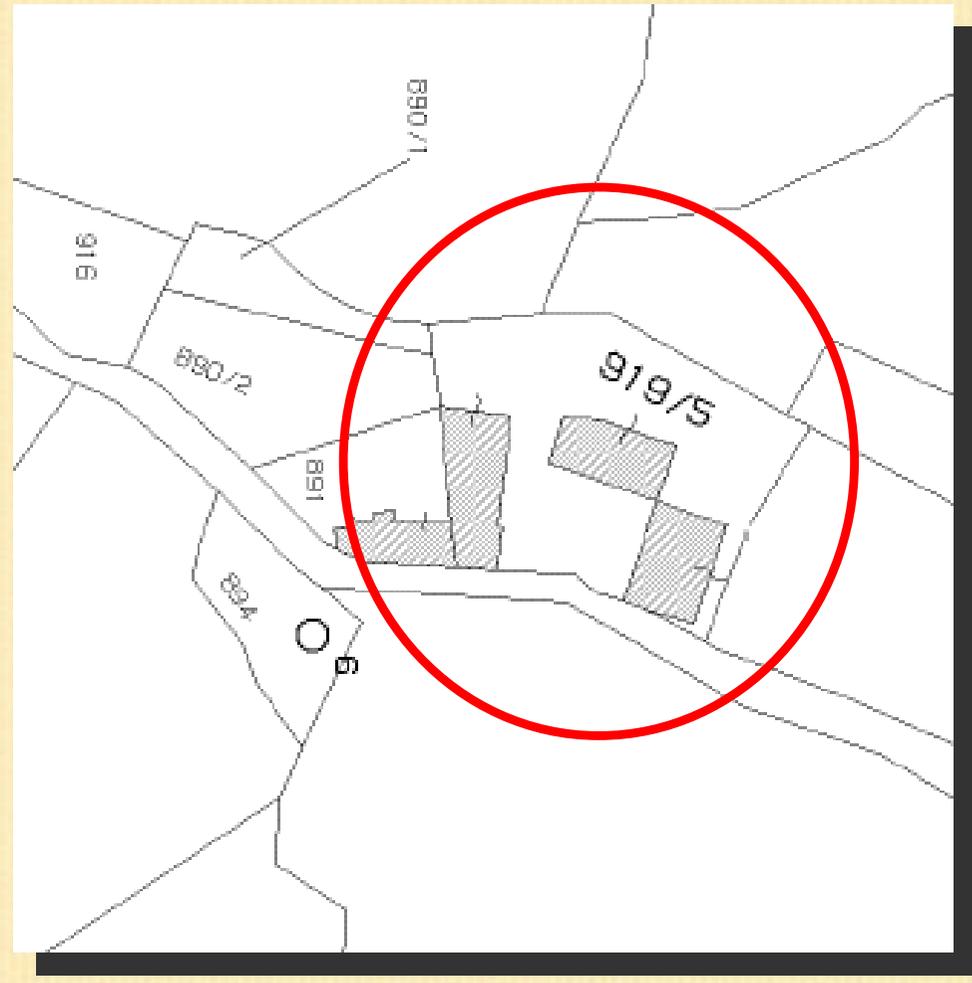
Graphics of real measurement and elaboration with PREGEO procedure



SITUATION OF CADASTRAL MAP



BEFORE



AFTER



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**THANK YOU FOR YOUR
ATTENTION**

by Bruno Razza