



**FIG Working Week**  
 – Bridging the Gap Between Cultures  
 Marrakech, Morocco  
 May 18-22 2011

*Commission 10*  
*Construction Economics, Urban Planning and Sustainable Development*

*The “Home Plan” proposed by the Italian Government :  
 a new opportunity for real estate owners.*

**FIG** Consiglio Nazionale Geometri e Geometri Laureati

**Andrea Massaro - Italy**



## Introduction

*Recently the Italian Government issued new rules for private residential construction: the so-called ‘Home Plan’.*

*The Home Plan is aimed at favouring and stimulating the construction industry (a driving sector for the entire Italian economy). It also aims to meet the social need for housing, and encourage the settling and the formation of new families. Another objective is to improve the quality of housing, even exceeding the town planning limits set by the laws in force, which have often proved to be too restrictive for these purposes.*

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The "Home Plan" is also a provision that combats the economic crisis and fosters adapting the existing housing supply to the housing needs of the citizens. It also provides for improving the seismic stability of existing buildings.



**Combats the economic crisis**



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## New anti-seismic legislation

However, the acceleration and simplification introduced by the "Home Plan" are still obligated to respect the new anti-seismic legislation fully. This legislation came into force after the disastrous l'Aquila earthquake, in order to improve the static and architectural quality of buildings as well as to improve the energy-environmental sustainability of already-existing buildings.

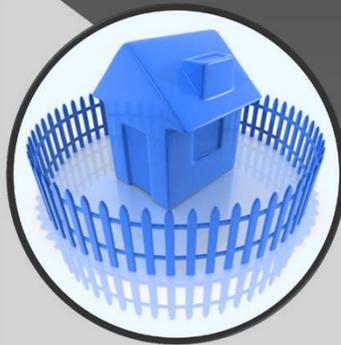


Construction detail



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*Basically, the "Home Plan" derogates from the forecasts of the municipal town planning and building instruments in force and therefore makes it possible to carry out conversion projects on buildings already standing, with the possibility of extending them within the following basic limits.*



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## Building intervention

•) 20% for single/multi household residential buildings with a volume that does not exceed 1000 cubic meters, the maximum overall extension for the entire building must not exceed 200 cubic meters total volume;

•) 10% for non residential buildings, dedicated to handicraft activities, light industry and neighbourhood businesses with a surface area that does not exceed 1000 sq. meters, as long as the specific designated use is not changed for the following ten years at least.

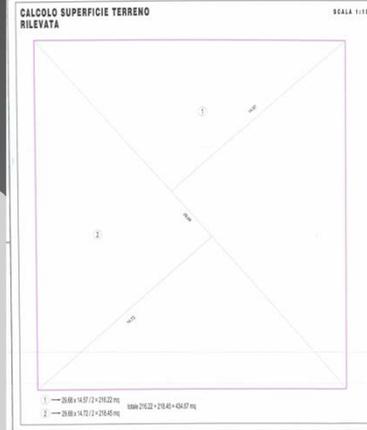
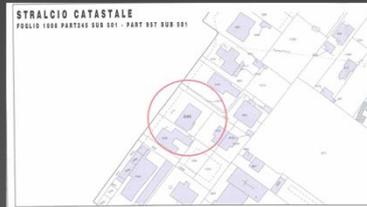


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*Buildings can also be replaced, with demolition and reconstruction of at least 75% of residential buildings, and with a 35% maximum extension in existing volume or surface area.*

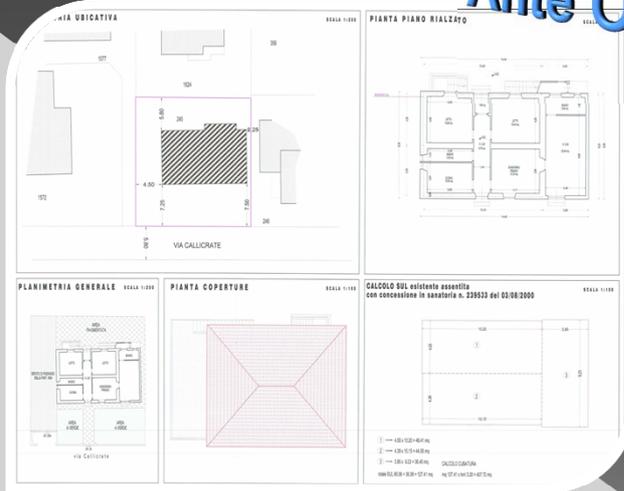


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## Ante Operam



*The height of buildings cannot exceed the maximum height of the adjacent buildings and the distances laid down by law must also be respected.*



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# Post Operam

**PIANTA PIANO RALIZATO**

**PIANTA PIANO PRIMO**

**PIANTA LOCALI TECNICI**

**PIANTA SUPERIORE**

**PIANTA SEMINTERATO**

**CALEDA SUPERIORE LOCALI TECNICI**

SPESSORE DEI TAVOLI E SUPERFICIE DI ARREDO	
MT. 1000/1000	MT. 2000/1000
MT. 1500/1500	MT. 2500/1500
MT. 2000/2000	MT. 3000/2000
MT. 2500/2500	MT. 3500/2500
MT. 3000/3000	MT. 4000/3000
MT. 3500/3500	MT. 4500/3500
MT. 4000/4000	MT. 5000/4000
MT. 4500/4500	MT. 5500/4500
MT. 5000/5000	MT. 6000/5000
MT. 5500/5500	MT. 6500/5500
MT. 6000/6000	MT. 7000/6000
MT. 6500/6500	MT. 7500/6500
MT. 7000/7000	MT. 8000/7000
MT. 7500/7500	MT. 8500/7500
MT. 8000/8000	MT. 9000/8000
MT. 8500/8500	MT. 9500/8500
MT. 9000/9000	MT. 10000/9000

*For buildings situated in historical centres, applications for building permits through the "Home Plan" must also be submitted to the Soprintendenza, which is the technical body within the Ministry for the protection of cultural, environmental, historic and landscape heritage.*

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# Post Operam

**PROSPETTO RETRO**

**PROSPETTO DE**

**PROSPETTO FRONTALE**

**PROSPETTO DE**

**SEZIONE A-A**

**SEZIONE B-B**

*This body can also impose rules and additional building conditions to ensure the historic, architectural and environmental context in which the building is located, is respected.*

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## Beginning of works declaration

*As for the time it takes to obtain the necessary permits, an enormous effort is being made in Italy to simplify authorization procedures and this includes electronic transmission of the necessary documents and plans.*



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## Beginning of works declaration

*The building start-up notification must also include: deed of legitimate certification, all the plans required by the building legislation in force and a self-certification of the designer concerning compliance with health and hygiene provisions.*



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**The law also defines cases in which it is not possible to carry out extension and/or demolition and reconstruction work.**

*These are:*

- ) *buildings that are in areas where there is a total construction ban or in natural and archaeological areas;*
- ) *illegally constructed buildings given a demolition order;*
- ) *private buildings situated in state-owned areas.*



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*The professional role of the Surveyor is therefore extremely important, as it is the Surveyor who will be in charge of producing feasibility and opportunity studies, designs and plans and who will direct the work for the very many private individuals and bodies with projects of limited dimensions.*



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## Conclusion

*Therefore, with the "Home Plan" that to a large extent entails interventions on existing buildings with extensions and modifications of limited dimensions, Italian Surveyors are once again called upon to exercise their professional role as irreplaceable technical experts in the context of technical relations between individual housing owners and the Public Administration, during the study, the planning, the registering and land conservation stages. As a result this contributes to an appropriate land management that is in the interest of everyone.*



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## Thank you for your attention

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