



The Surveyor's Role on Urban Renewal in Small Italian City Centers (5069)

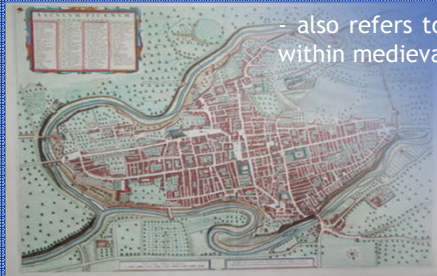
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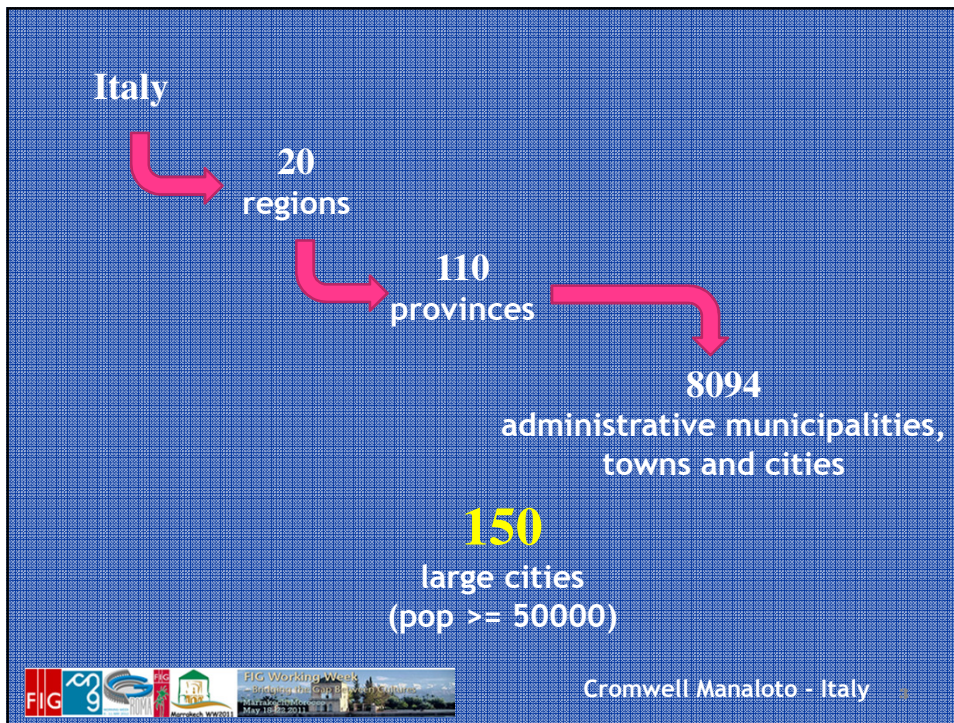
Centro Storico

- the oldest part of a town wherein several buildings were originally constructed (over a century ago) and throughout time, have acquired a certain degree of social, historical and cultural values

- also refers to any part of the town enclosed within medieval castles and/or fortresses




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Objectives of Recovery plans and Redevelopment

- To regain, recover or preserve the collective identity of the city as a landmark of history and urban culture;
- To improve the present housing conditions hence slowing down urban migration and depopulation;
- To improve viability within the city and between nearby towns;
- To identify and establish new zones suitable for communal needs (residential, commercial, productive);



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Urban Planning Tools (L. 1150/42; DM 1444/68):

- 1) National strategic plans
- 2) Interregional development plans
- 3) Regional and intermunicipal plans
- 4) Communal planning and implementation
 - a) provisional
 - b) executive



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Tax Breaks

- Finanziaria 2010 -

- Real estate proprietors may enjoy a reduced VAT (10% instead of 20%) applicable for the following interventions (as defined in the Unified Text of Constructions):

- a) Ordinary and extraordinary maintenance;
- b) Restorations and Conservation
- c) Reconstructions

- A 36% tax break can be requested by the proprietor/s that will be divided for the succeeding 10 years upon communicating the start of these interventions.



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Tax Breaks

- Finanziaria 2010 -

- The same tax break can be raised up to 55% of the total amount of project expenses IF the projects consists of energy requalification and redevelopment of existing buildings. This kind of fiscal help, however can be requested until 31 December 2011.



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The “Ambito Capoluogo” Project

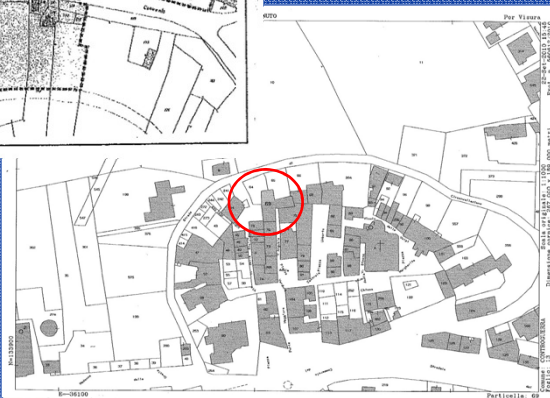
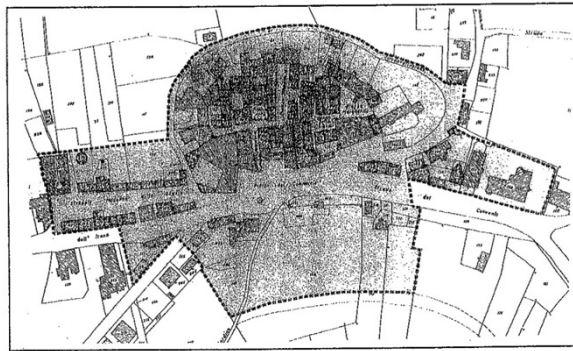
Municipality of Controguerra

«...The project aims to give citizens and local residents the opportunity to obtain fiscal contributions to restore their properties constructed within the selected area as prescribed by the Town's Administration Office. Project Proposals should include structural maintenance, restoration and sanitary improvement, as well as façades and roof renovations...»



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Perimetro urbano Centro Storico "Ambito Capoluogo"



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Preliminary Operations:

- Client and Property Identification (family history check up, deed of transfer, land registry and cadastral visits etc)...;
- Survey pre-planning;
- Technical Survey;
- Data Analysis and Comparison;
- Urban plans verification;



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Preliminary Operations results:

- Object of the Project: a three-story building built circa 1770, with exclusive courtyard and auxilliary sheds,
- Urgent property transfer,
- Notable roof deterioration and vertical gaps, possible falloff of roof tiles and bricks, bulging of walls.
- No horizontal structures (slabs) or stairwells.
- Technological upgrade.



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Project Proposal:

- Fence installation and perimeter scaffolding;
- Removal of existing roof parts and other unstable structures;
- Perimetral excavation and foundation reinforcement;
- Internal steel structure scaffolding;
- Floor slabs and roof reconstruction.

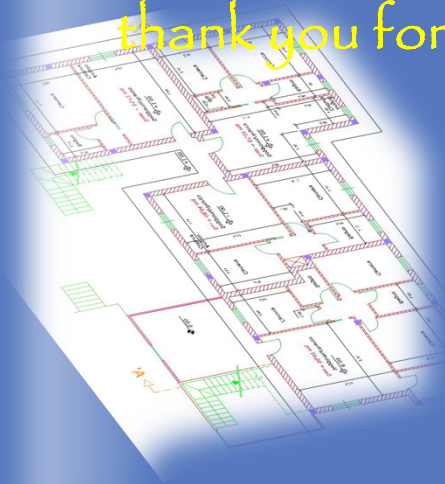
COMPUTO METRICO

«...The project proposal was integrated with a detailed cost estimate and a property valuation, aside from the project basic dossier...»



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thank you for your attention



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