The real estate information system managed by Agenzia delle Entrate

The Italian cadastral system as a support to land management

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Agenda

1 - Mission and organization of the Agency

2 - The cadastral system managed by the Agency

3 - Evolving developments – The land integrated system (SIT)
1 - Mission and organization of the Agency

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3 - Evolving developments – The land integrated system (SIT)

- What’s a Tax Agency
- Revenue Agency – From 1st December 2012
- Organization chart
What’s a Tax Agency

- **The Agency** is a **non-profit public body** acting under the supervision of the Ministry of Economy and Finance
- Set up by **Decree no. 300, 30th July 1999** (Reform of Government Organization)
- Operational since **1st January 2001**
- The Agency provides services related to tax administration and collection
- As part of the measures to reduce public spending, the Decree no. 95/2012 enabled the incorporation of “**Agenzia del Territorio**” into the **Revenue Agency**, as well as the integration of the Autonomous Administration of State Monopolies into the Customs Agency
- Following the incorporation, the Revenue Agency also provides cadastral, geo-cartographic and appraisal services, and manages the land registry and the real estate market observatory
Revenue Agency – From 1st Dec. 2012 (Decree no. 95/2012)

Department of Finance

Ministry of Economy and Finance

The Agreement with the MEF
- Three-year lasting, updated every year with reference to the budgetary provisions
- Defines the services to be carried out and the objectives to be achieved yearly

Tax Agencies Autonomy

MISSION

Organization

Management

Human Resources Management

Accounting and Finance

Recovery of tax evasion and avoidance

Services, assistance and information to taxpayers

Fiscal Revenues

Cadastre

Real Estate Rights and Mortgages Registration

Real Estate Market Monitoring System
This organisation guarantees a widespread presence on the whole national territory.
1 - Mission and organization of the Agency

2 - The cadastral system managed by the Agency
   - The land information system managed by the Agency
   - The Italian cadastral system
   - Contents of the cadastral system – the data bases
   - Italian cadastre updating services
   - View services
   - Correction of archives data
   - Services for public administrations

3 - Evolving developments – The land integrated system (SIT)
REAL ESTATE INFORMATION SYSTEM

CADASTRE AND CARTOGRAPHY

- CARTOGRAPHY
  - LAND CADASTRE
  - BUILDING CADASTRE

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 REGISTRATION
(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 OBSERVATORY

It collects and processes information from real estate market and continuously shows the real estate values trend.
The **CADASTRE** is the inventory of the real estate assets in the national territory.

**LAND CADASTRE**

- Inventory basic element: the cadastral parcel
- Cadastral valuations
- Owner’s rent
- Farmer’s rent

Continuous portion of land, located in a single municipality, owned by the same person, having the same quality or class, and the same assigned use

about 85.2 millions of cadastral parcels, 60 millions of which producing an income

**URBAN BUILDING CADASTRE**

- Inventory basic element: the urban real estate unit
- Cadastral valuation
- Cadastral income

Part of a building, a whole building or groups of buildings, or an urban area, suitable to have a functional and income autonomy

about 71.5 millions of buildings or parts of them, 62 millions of which having a rent
Contents of the cadastral system – the data bases

LAND CADASTRE

CENSUS ARCHIVE
includes technical and descriptive data related to the parcels

CARTOGRAPHIC ARCHIVE
includes about 300,000 maps in vector format
(344,000 cartographic files)

VECTOR

URBAN BUILDING CADASTRE

CENSUS ARCHIVE
includes technical and descriptive data related to the real estate units

PLANS ARCHIVE
includes graphic information (plans) related to each urban real estate unit

about 60 million inhabitants
about 300,000 square kilometres
The updating of cadastre is mainly committed to real estate owners, through private technical professionals and notaries, under control of Agenzia delle Entrate.
Cadastral updating services – IT applications

**LAND CADASTRE**

*Pregeo*

**URBAN BUILDING CADASTRE**

*Docfa*

*Voltura 1.0*

Drafting of documents for change of registered owner

**PREGEIO** and **DOCFA** documents can be submitted through the **online channel**, too

**SISTER**

During 2015 a provision will be issued to make the use of **online channel compulsory** for the technical professionals
Cadastral updating services: PREGEO

PREGEO is a software application for the updating of land cadastre

- The IT application PREGEO makes possible the cartographic and census updating of the Land Cadastre through the filling in and submission of divisions and forms to introduce in the map new constructions or enlargements.

- The application manages administrative, technical and geographic data.

- The new version of procedure Pregeo 10, tested during 2014, together with the professional orders, has made possible the automatic approval of all the updating documents. This procedure is going to become compulsory by 1° January 2015.

about **0.6 million** documents registered each **YEAR** related to about 2 million parcels.
Cadastral updating services: **DOCFA**

**DOCFA** is a software application for the updating of urban building cadastre.

- The IT application DOCFA makes possible to fill in and submit to the Offices of Agenzia delle Entrate the form “**Declaration of urban real estate property**”. This form is meant to submit to Cadastre declarations of new constructions and changes.

- The application manages administrative, technical and graphic data.

- Through **DOCFA** procedure the updating document is immediately registered in the data base. Thus, no more backlog!

about **1.3 million** documents registered each **YEAR**
related to more than 2 million urban real estate units
PROVINCIAL OFFICES – TERRITORIO (103)

DECENTRALIZED COUNTERS at the local authorities (about 400)
ACCESS THROUGH THE AGENCY WEB SITE

www.agenziaentrate.gov.it

OVER THE WHOLE NATIONAL TERRITORY

ONLY THROUGH CADAstral IDENTIFIER

SEARCH RESULT
simplified document for fiscal duties
ACCESS THROUGH «FISCO ON LINE» SERVICE

http://telematici.agenziaentrate.gov.it

SEARCH BY FISCAL CODE

SERVICE ENABLING
through registration and issuing of PINCODE and PASSWORD

INTEGRATED WITH DATA CONCERNING OWNERSHIP

Through «Fisco on line» service, general public can search and view free of charge information related to their own properties, by means of:

✓ CADASTRAL DESCRIPTIVE DOCUMENT (titled as subject or as object)
✓ MAP with land parcels
✓ Building PLAN
✓ LAND REGISTRIES DESCRIPTIVE DOCUMENT
View services – the online channel

ACCESS THROUGH «SISTER» PORTAL

http://sister.agenziaentrate.gov.it/

Signing of an AGREEMENT to join the service
(200 Euros una tantum + 30 Euros / year for each enabled password)

MAP ABSTRACTS

Descriptive documents, current and historical situation

PLANS *

(b)es from 2014 it is possible to buy - through the «Sister» channel - the descriptive documents in a format suitable to be processed and the map sheets. This will be especially helpful for public bodies and private professionals, which will have their operational range increased.
Correction of archives data

CONTACT CENTER

The service makes possible to point out, directly through internet, inconsistencies in cadastral data, asking for their correction (The applicant can be the owner of the real estate or a person interested in or delegated for correction)

PROCESSED CASES

✓ Error about the registered owner
✓ Error concerning the real estate data
✓ Registration of previous non-computerized documents
✓ Inconsistency related to a non-declared building
✓ Inconsistency related to a former rural building
UPDATING AND VIEW SERVICES – use of online channel

SEARCHED DOCUMENTS

ONLINE SUBMISSION OF UPDATING DOCUMENTS
(% online documents out of the total registered documents)

“DOCFA”
Updating of building cadastre

“PREGE”
Updating of land cadastre

86.5%
75.6%
73.0%
Services for public administrations

CADAstral Information System

HTML via internet

Interchange system

Web service via SPC

Municipalities

Data interchange on demand

Structural mediation

Automatic data interchange

Other Public Administrations
1 - Mission and organization of the Agency

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- The land integrated system - SIT
- The SIT features
- The SIT cartographic representations
The land integrated system - SIT

- A review and evolution process of the information system is in progress, in collaboration with Sogei. The overall goal is the separation of the updating process related to information concerning subjects from the one related to information concerning objects, as well as at creating two centralized and integrated information databases: the Register of the owners and the holders and the Register of the real estates.

- The new cadastral system (SIT) for the management of real estate information is a modern GIS, realized in Web architecture, evolution of the current cadastral and cartographic system.
The SIT features

- The SIT makes possible to surf and search on a geographic basis all the land information managed by the Agency: cartographic, cadastral, graphic and alphanumeric. It makes possible the analysis of information throughout the territory, using the spatial relations and overlapping information layers (cadastral cartography, census data, plans, data collected by the real estate market observatory, ortophotos and street graphs) and the spatial integration with territorial objects coming from external data sources (town plan zones, topographic DB streets, earthquake maps or any other thematic information representation).

- The new system will support the Agency central and local offices in their usual and special activities, and specifically:
  - technical verification activities: collection of information on real estates, through positioning them over cartography and comparing the results with their real condition; optimum planning of surveys and all the activities on the field.
  - assessment of cadastral incomes: comparison - through DOCFA procedure - between the proposed incomes and the medium value of the real estate units existing in the geographic surroundings.
  - data quality improvement: possibility to restore territorial information, through a comparison with other cadastral and cartographic elements or other information layers, using the spatial relations (addresses, connections between land and buildings, etc.).
The SIT features

• To compare territorial data with the current situation of real estates, the SIT services make use of **high definition aerial photos**, even historical ones. This enables the Agency staff to verify the modification of territory over time.

• The survey activities on the field will be supported by the SIT services intended for **mobile devices**, too.

• The **applications** needed to implement the Reform of the building cadastre evaluation system provided by Law 11 March 2014, n. 23 will be realized on the SIT.
The SIT cartographic representations

The basic cartography...
The SIT cartographic representations

The detailed information...
The SIT cartographic representations

Integrated representation of data maintained in all the cadastral archives
The SIT cartographic representations

Data surfing with overlapping of territorial images
The SIT cartographic representations

The distribution of real estate units classified as «Offices and private professionals studios»
The Italian cadastral system as a support to land management

Thank you

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