

Education, Licensing and Access to Market

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Key words:

SUMMARY

In Italy the administration and the spread of cadastral data are managed by the Land Agency.

Within this management it is possible for the private citizen but above all, for the private professional man, to stipulate agreement for the consultation (through payment) and for the professional, and not commercial, use of data.

Within this agreement, the Consiglio Nazionale Geometri has constituted with the So.Ge.I (General Society Data Processing) an association called GeoWeb for the distribution and the use of cadastral information on behalf of the surveyors professional men, who are the biggest users of these information for professional purposes.

The report will be about regulations and prospects that are given by this method of data communication and distribution.

In order to better understand what the report is talking about, it is necessary to give a brief explanation about the Italian Cadastral System.

All the cadastral information are managed by the Land Agency, which is directed by the Ministry of Finances.

Most of the updating proceedings are realized by private professionals men, mostly by the surveyors who work in the field of the Cadastre.

The procedure for preparing a cadastral act is the following:

A private citizen, who wants to divide a part of his lot and wants to sell it, has to go to a surveyor who assumes this task only taking the citizen word or underwriting an act.

Then, the surveyor goes to the cadastral office and through the payment of one or more cadastral surveys, he verifies the condition of the map, the cadastral registrations and the registers of the taxable property.

Subsequently, the surveyor goes on the spot, he proceeds with the survey of the cadastral parcels of the plot and he predisposes the type of subdivision of the area in question using a data processing system placed at disposal free by the Land Agency (PreGeo).

Then, he hands over the printout and a floppy disk signed by the owners of the plot to the cadastral office, that has to approve them, update the map and the registers of taxable property.

The professional man picks up the approved printouts and gives them to the notary for the stipulation of the transaction act of the area which is on sale.

The notary, at that point, provides for the registration of the act to the Registry Office, for the transcription of the act to the Registry Mortgage and for the cadastral registration; all these operations are carried out with a data processing system always placed at disposal by the Land Agency (one model).

A same procedure is almost carried out for the registration of real estate.

When the construction is built, the owner gives to the professional the task of registration.

The professional goes to the Cadastral Office for having a copy of the existing map and of the existing registers of the taxable property; subsequently he goes on the spot and proceeds with the survey of the territory and of the building. Always using the PreGeo Procedure, he provides for the drawing up of the necessary document, the so called "*tipo mappale*" (type of map), and hands all over to the cadastral office that proceeds for the approval of it.

Then the professional picks up the approved document and goes again on the spot and proceeds with the detailed survey of the building. At the end, he predisposes the planimetries of the building and he provides for the classification of the real estate using a data processing system (DocFa) placed at disposal free by the Land Agency.

He brings to the Cadastral Office a copy, signed by himself and by the owners, and a floppy disk containing all the data. The cadastral office provides for the introduction in its archives of the data proposed by the professional.

It stands to reason that this system, currently mixed cause of the production of also computerized products, is slackened cause of the delivery and distribution of the data in a paper circulation, and cause of the necessity, felt by the surveyor, to go several time to the Land Agency, above all when the cadastral data do not coincide with the real situation.

This kind of difficulty will be soon surpassed thanks to the approval of the law 1234/2004: financial law for the 2005 that introduces the possibility to deliver all acts in a telematic way with the use of the digital signature.

The paragraph 375 provides that since the 1° of march 2005, the updating cadastral acts can be transmitted, with the one computerized model, using only the digital signature of the technician who presented them. At the same time, the taxes will be paid.

But, the professional man has to conserve in his office the paper copy of the document with the original signature.

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1. THE ITALIAN CADASTRAL OFFICE

In the Italian cadastral Office all kinds of professional men can operate: surveyors, engineers, architects, land surveyor, agronomists and forest surveyors.

The Consiglio Nazionale Geometri, that we represented, established on the 28/01/2001 a joint stock company called Geoweb, composed by the 60% by the Consiglio itself and by the 40% by the SoGei (General Society Data Processing) which currently belongs to the Ministry of Economy.

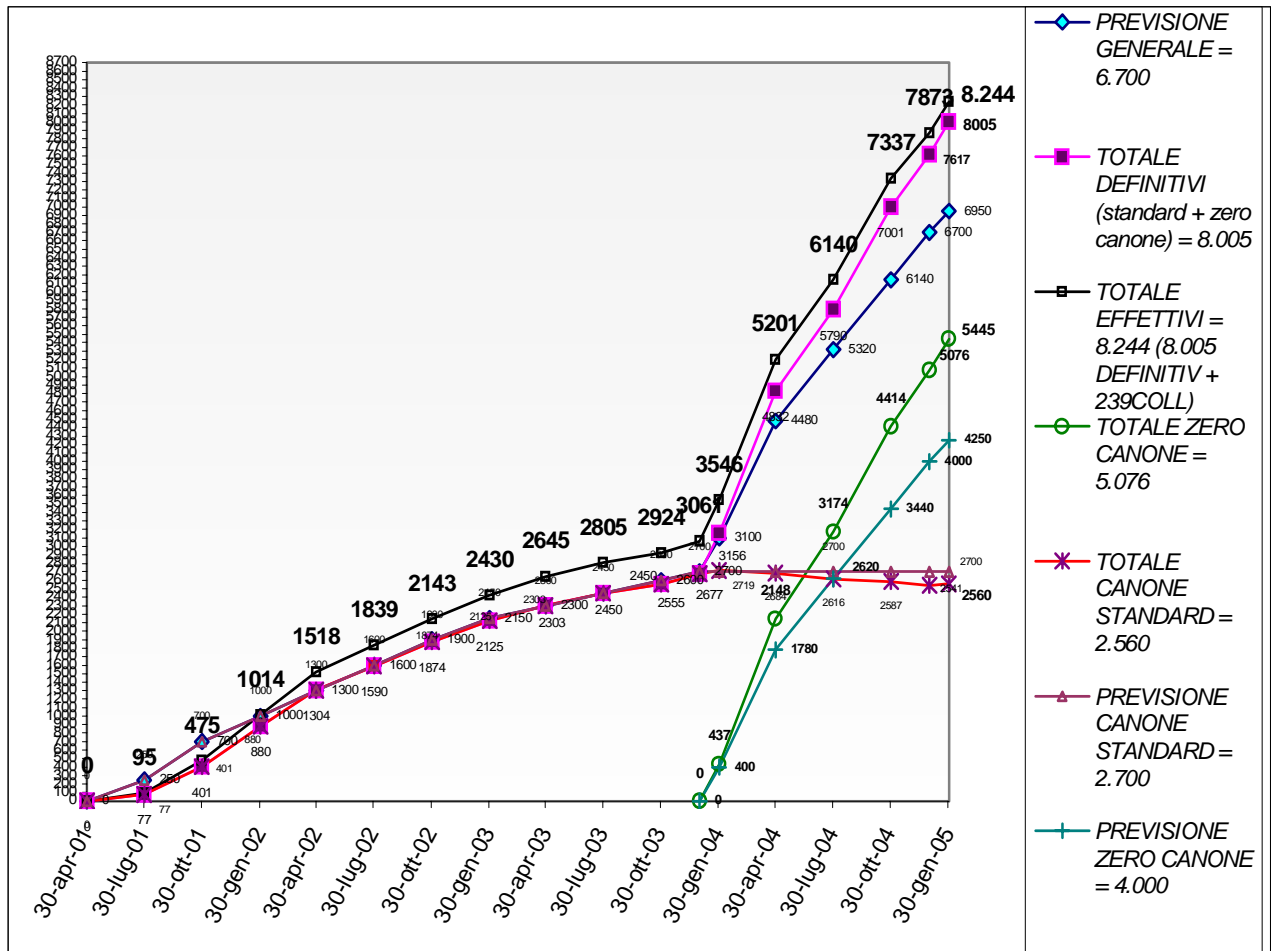
The most important goals of this company are the following services:

- The carrying out and the management of telematic information systems for the access to the cadastral office and to the archivist's office of data banks, in particular for the cartographic ones.
- The distribution of telematic procedures, with special reference to the ones that allow the access and the fulfillment of services in the cadastral and archivist's offices.
- The carrying out of initiatives, also promotional ones, in the field of telematic communication (modern system of payment included).
- The carrying out and the selling of fiscal and telematic products and of any other similar activity.

The society can fulfil this further activity:

- The organization of stages and training courses within the telematic sector.

From its establishment to now, the society has 8.000 members, and this number increases more and more.



From the diagram above it stands to reason that the number of the member is in constant increase.

These members carried out in the 2004 these following activities:

- 1.832.962 searches;
- 1.978.924 cadastral surveys;
- 313.379 mortgage surveys.

In the same period, the offices of the Land Agency effected the following activities*:

with the data processing system (Sister):

- 17.790.000 cadastral surveys;
- with direct access to the offices:
- 14.040,000

Updating acts:

- type of subdivisions: 150.000
- types of map: 295.000

- DOCFA documents: 1.050.000 (equal to 1.800.000 uiu)
- Demand of cadastral registrations
- - from the one model: 1.600.000
- - to the office: 860.000

* data taken from the “Direzione Centrale Cartografia Catasto e P.I..

All these data mentioned above demonstrate that Geoweb covers the 10% of the cadastral surveys.

Considering the data above, it stands to reason that, with the approval of the law 111/2004 (financial law), the Land Agency can receive, thanks to Geoweb, both the types of subdivision and the types of map.

Currently, Geoweb, in cooperation with the University “La Sapienza di Roma” is carrying out a project for the management and distribution of Data deriving from the direction of a network of fixed stations – GPS - , managed by the provincial colleges of surveyors and approved by the I.G.M (Military Geographic Institute).

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