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3 RISPOSTE  
AL TUO FUTURO



ISTITUTO  
"NERVI"  
LENTINI

# CLIL PROJECT

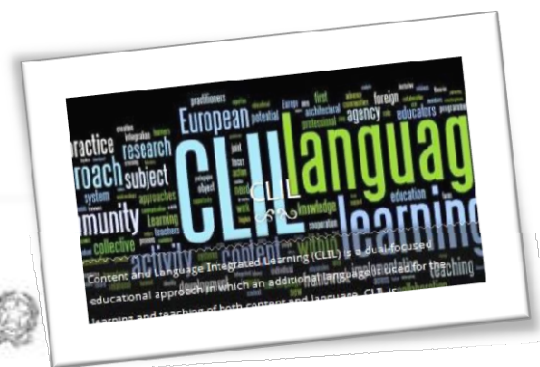
Content and Language Integrated Learning

## THE ITALIAN CADASTRE

*CONTENT MAPS*

Class: 5 CAT

DNL: Estimo - Topography



# The Italian Cadastre



- Summary:
  - The introductory part of the Italian Cadastre
  - The introductory part of the Land Cadastre
  - The parcel
  - The Land Cadastre conservation phase
  - The introductory part of the Buildings Cadastre
  - The Urban Units
  - The Group A
  - Docfa, Pregeo and Voltura software

# THE ITALIAN CADASTRE



- **Lesson one: The introductory part of the Italian Cadastre**
- The **Italian Cadastre** is the **registry of the real estates** in the country.
- The Italian Cadastre was established in eighteen eighty-six (1886), after the Italian Unity, with the **Messedaglia /land taxation Law**.
- The Cadastre has two purposes: fiscal and civil. Since December two thousand twelve (2012), the Cadastre is part of the **Italian Revenue Agency**.
- The Revenue Agency is a non-economic public body supervised by the Ministry of the Economy and Finance. The Cadastre is divided into two sections: the **Land Cadastre** (for rural areas) and the **Buildings Cadastre** (for urban areas). Dated eighteen six-one (1861).

# Keywords:



- **Italian Cadastre:** Catasto Italiano
- **registry:** registro, inventario
- **real estates:** beni immobili (terreni, fabbricati)
- **country:** nazione
- **was established:** è stato istituito
- **Messedaglia Law:** Legge Messedaglia
- **Land taxation Law:** Legge sulla perequazione fondiaria
- **New Geometric Cadastre:** Nuovo Catasto Geometrico
- **purposes:** scopi
- **Italian Revenue Agency:** Agenzia delle Entrate
- **public body:** ente pubblico
- **supervised:** sotto il controllo
- **Land Cadastre:** Catasto Terreni (N.C.T.)
- **Buildings Cadastre:** Catasto Frabbricati (C.E.U.)



was established in eighteen eighty-six with the Messedaglia Law



## The Italian Cadastre (1886)

is the registry of the real estates in the country



has two purposes: fiscal and civil

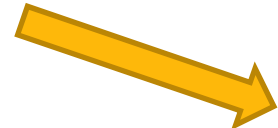
since december 2012, is part of the **Italian Revenue Agency**



is divided into two sections:



the **Land Cadastre**



the **Buildings Cadastre**



*Ciil Project: The introductory part of the Italian Cadastre*

## Lesson two: The introductory part of the Land Cadastre



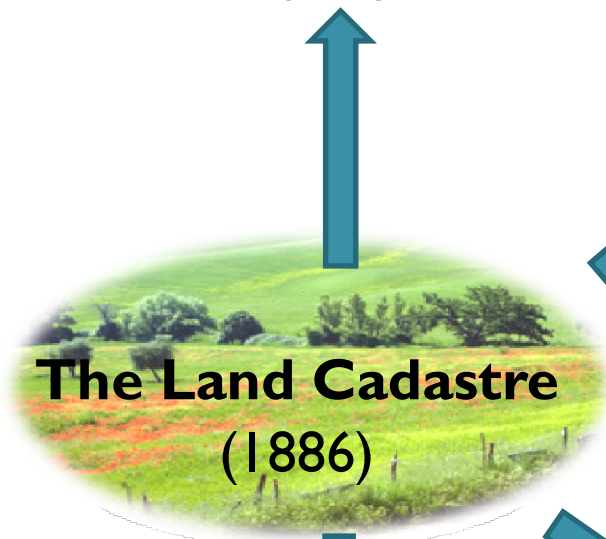
- The Land Cadastre was established in eighteen eighty-six (1886), with the Messedaglia Law. The Land Cadastre is: “*geometric, particle, no probative, for indirect estimate, for quality and class*”.
- The establishment of the Land Cadastre had the following steps: training, publication, activation and conservation.
- The training phase consisted of topographic and estimation operations. The topographic operations have produced the **cadastral map sheets**, divided into **rural parcels**. Divided into parcels.
- For no legal evidence.

# Keywords:



- **geometric:** geometrico
- **particle:** particellare
- **no probative:** non probatorio
- **for indirect estimate:** ad estimo indiretto
- **the establishment:** l'istituzione
- **the following steps:** le seguenti fasi
- **training:** formazione
- **consisted of:** è consistita in
- **cadastral map sheets:** fogli di mappa catastali
- **rural parcels:** particelle

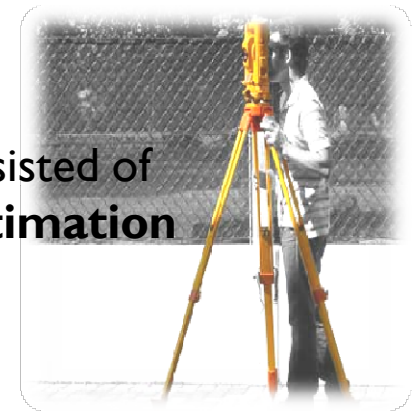
is geometric, particle, no probative, for indirect estimate, for quality and class



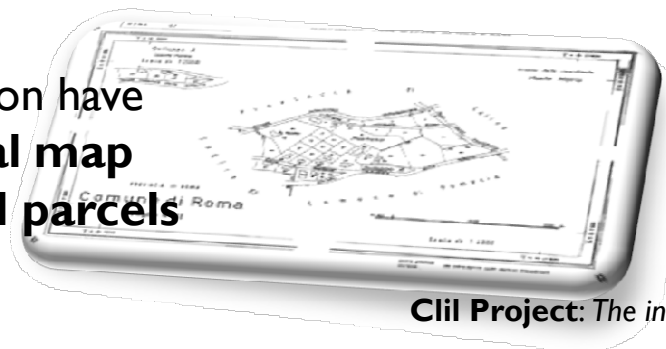
the establishment had the following steps:

- training
- publication
- activation
- conservation

the training phase consisted of **topographic and estimation operations**



the topographic operation have produced the **cadastral map sheets**, divided into **rural parcels**





# Lesson three: The parcel



- The **parcel** is: “a continuous area of land located in the same municipality, belonging to the same owner and the same quality and class”.
- Of each parcel we know:
  - the identification number (the cadastral identification code);
  - the area (or size) in hectares and square meters;
  - the **cadastral quality** (the type of crop);
  - the **class** (the level of productivity);
  - the **agricultural and rental income**;
  - the owner data;
  - the kind of right and its share.
- These data are reported in the **title search**. One hectare is ten thousand square meters.
- The qualities of the land (as regards the type of crop) are thirty: some of them are vineyard, olive grove, orchard, citrus grove, etc....
- For each quality we have five classes (or levels of productivity).

# Keywords:

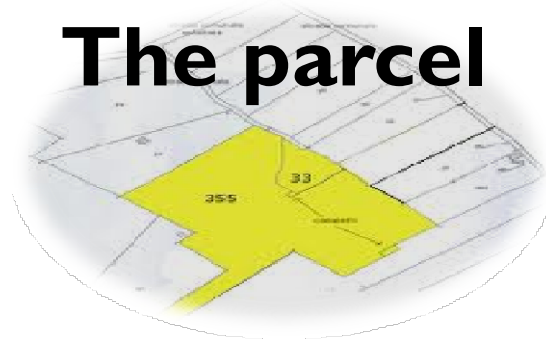


- **located:** situata
- **in the same municipality:** nello stesso Comune
- **belonging:** appartenente
- **to the same owner:** allo stesso proprietario
- **same quality and class:** stessa qualità e classe
- **hectares:** ettari (1 ettaro = 10.000 mq)
- **square meters:** metri quadrati
- **cadastral quality:** qualità catastale
- **crop:** raccolto
- **agricultural income:** reddito agrario
- **rental income:** reddito dominicale
- **the owner data:** i dati del proprietario
- **the kind of right:** il tipo di diritto
- **and its share:** e la sua quota
- **the title search:** la visura catastale

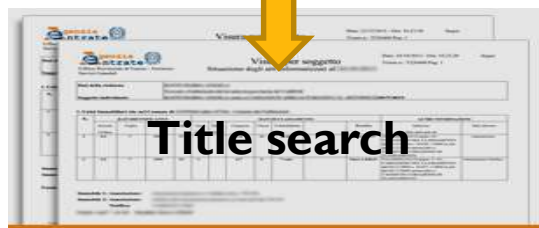
is a “continuous area of land located in the same municipality, belonging to the same owner and the same quality and class”



## The parcel



these data are reported in the:



Of each **parcel** we know:

- the identification number
- the area (or size)
- the cadastral quality (the type of crop)
- the class (the level of productivity)
- the agricultural income
- the rental income
- the owner data
- the kind of right and its share

# Lesson four: The Land Cadastre conservation phase



The conservation phase consists in updating the cadastral documents due to:

- **cadastral transfer;**
- **cadastral splitting** (the graphic representation of the splitting is called “**splitting type**”);
- **building on site** (the paper chart with the inclusion map of a building is called “**cadastral map type**”).

The cadastral transfer is performed by the “**Voltura**” software. The cadastral splitting and the building on site, are performed by the “**Pregeo**” software.

# Keywords:




- **updating:** aggiornamento
- **due to:** dovuto a
- **cadastral transfer :** voltura catastale
- **cadastral splitting:** frazionamento
- **splitting type:** tipo di frazionamento
- **building on site:** edificazione su un sito
- **paper chart:** elaborato grafico
- **inclusion map:** inserimento in mappa
- **cadastral map type:** tipo mappale
- **is performed by:** è realizzata con
- **Voltura software:** programma Voltura
- **Pregeo software:** programma Pregeo

# The conservation phase

consists in updating the cadastral documents  
due to:

**cadastral transfer**



performed by the **Voltura**  
software

**cadastral splitting**

the graphic representation of the splitting is called  
"splitting type"

these operations are performed  
by the **Pregeo** software

**building on site**

the paper chart with the inclusion map of a  
building is called "cadastral map type"

# Lesson five: The introductory part of the Buildings Cadastre



- The Buildings Cadastre was established in nineteen thirty-nine (1939). The structure of the Buildings Cadastre focuses on the **real estate urban unit**.
- The urban unit is: "*a portion of a building, or a building, or a set of buildings, which has functional autonomy and income.*"
- Each real estate urban unit is identified by:
  - the name of the municipality;
  - the number of the cadastral map sheet;
  - the **urban parcel** and the **subaltern**.

# Keywords:



- **focuses** : si focalizza
- **real estate urban unit**: unità immobiliare urbana
- **a set of buildings** : un insieme di fabbricati
- **functional autonomy**: autonomia funzionale
- **and income**: e di reddito
- **municipality**: comune
- **urban parcel**: particella urbana
- **subaltern**: subalterno





was established in nineteen thirty-nine

## The Buildings Cadastre (1939)

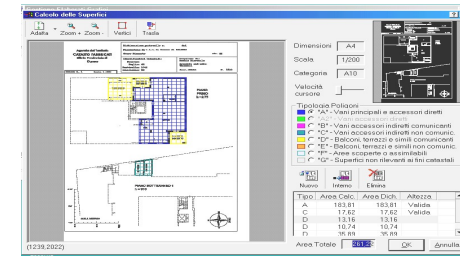


the structure of the Buildings Cadastre focuses on the **real estate urban unit**

the **real estate urban unit** is  
*“a portion of a building, or a building, or a set of buildings, which has functional autonomy and income”*

Each real estate urban unit is identified by:

- the name of the municipality
- the number of the cadastral map sheet
- the **urban parcel** and the **subaltern**



# Lesson six: The Urban Units

For fiscal reasons the urban units are divided into six groups:

- **group A:** units for residential use (dwellings or similar);
- **group B:** units for public use (public offices, boarding schools, hospitals, prisons, etc);
- **group C:** units for commercial use (shops, warehouses, etc);
- **group D:** units for special use (factories, hotels, theaters, cinemas, banks, etc);
- **group E:** units for particular use (stations, municipal or provincial toll-bridges, etc);
- **group F:** urban entities (building under construction, terraced roof, etc).

The size of the urban unit is measured by:

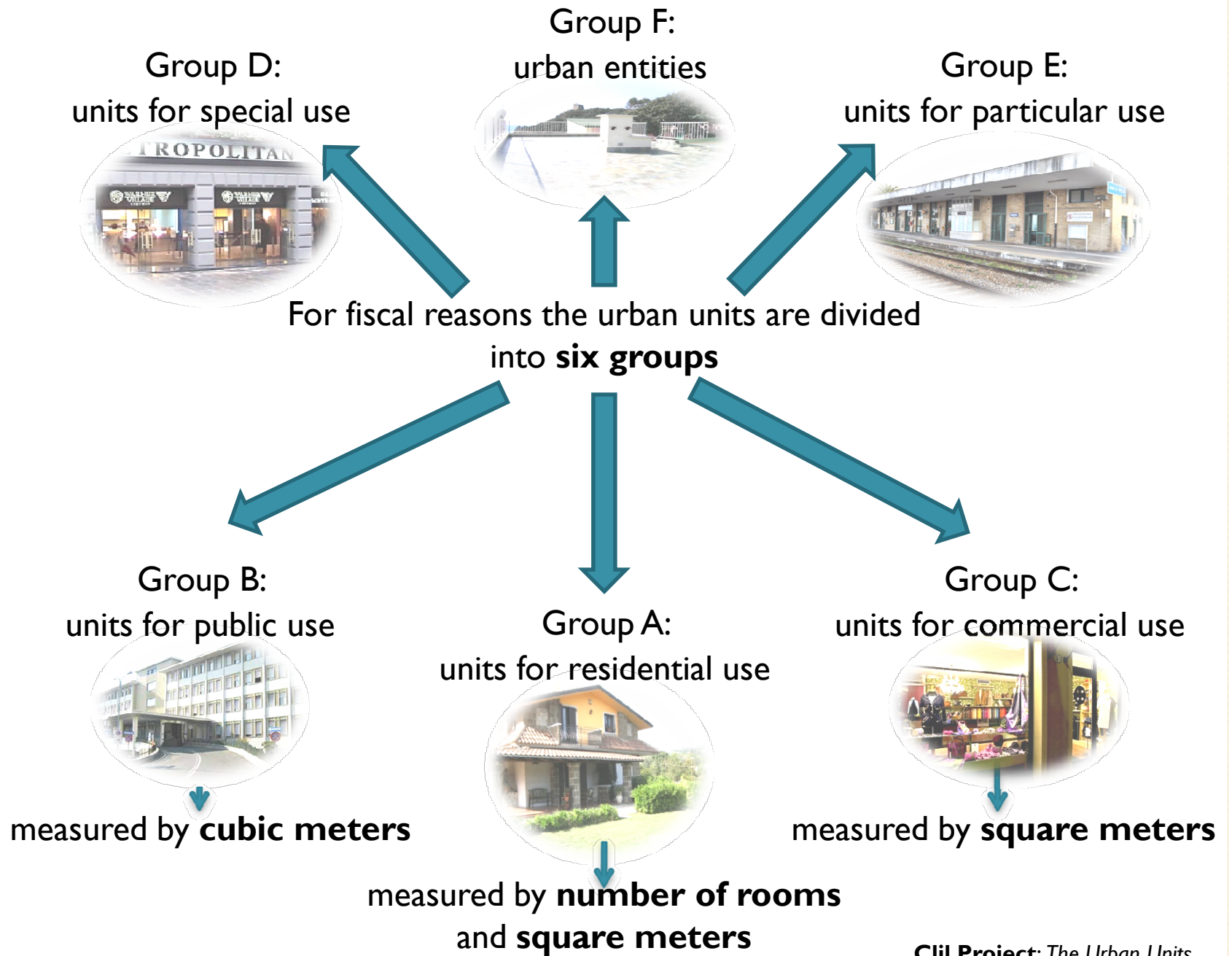
- group A: number of rooms and square meters;
- group B: cubic meters;
- group C: square meters.



# Keywords:



- **urban units** : unità urbane
- **residential use**: uso residenziale
- **dwelling**s : abitazioni
- **boarding schools**: convitti
- **commercial use**: uso commerciale
- **warehouses**: magazzini
- **special use**: uso speciale
- **factories**: aziende (opifici)
- **toll-bridges**: ponti a pedaggio
- **urban entities**: entità urbane
- **buildings under construction**: fabbricati in corso di costruzione
- **terraced roof**: lastrico solare
- **the size** : la grandezza (taglia)
- **number of rooms**: numero di vani (stanze)



# Lesson seven: The Group A

Group A (**dwelling**s) includes the following cadastral categories:

- A/1: high quality dwellings;
- A/2: civil dwellings;
- A/3: economic dwellings;
- A/4: common dwellings;
- A/5: low quality dwellings;
- A/6: rural dwellings;
- A/7: detached house;
- A/8: villas;
- A/9: castles and historical- artistic buildings;
- A/10: offices and private studios;
- A/11: houses and dwellings typical of the area (trulli, mountain refuges, etc..).

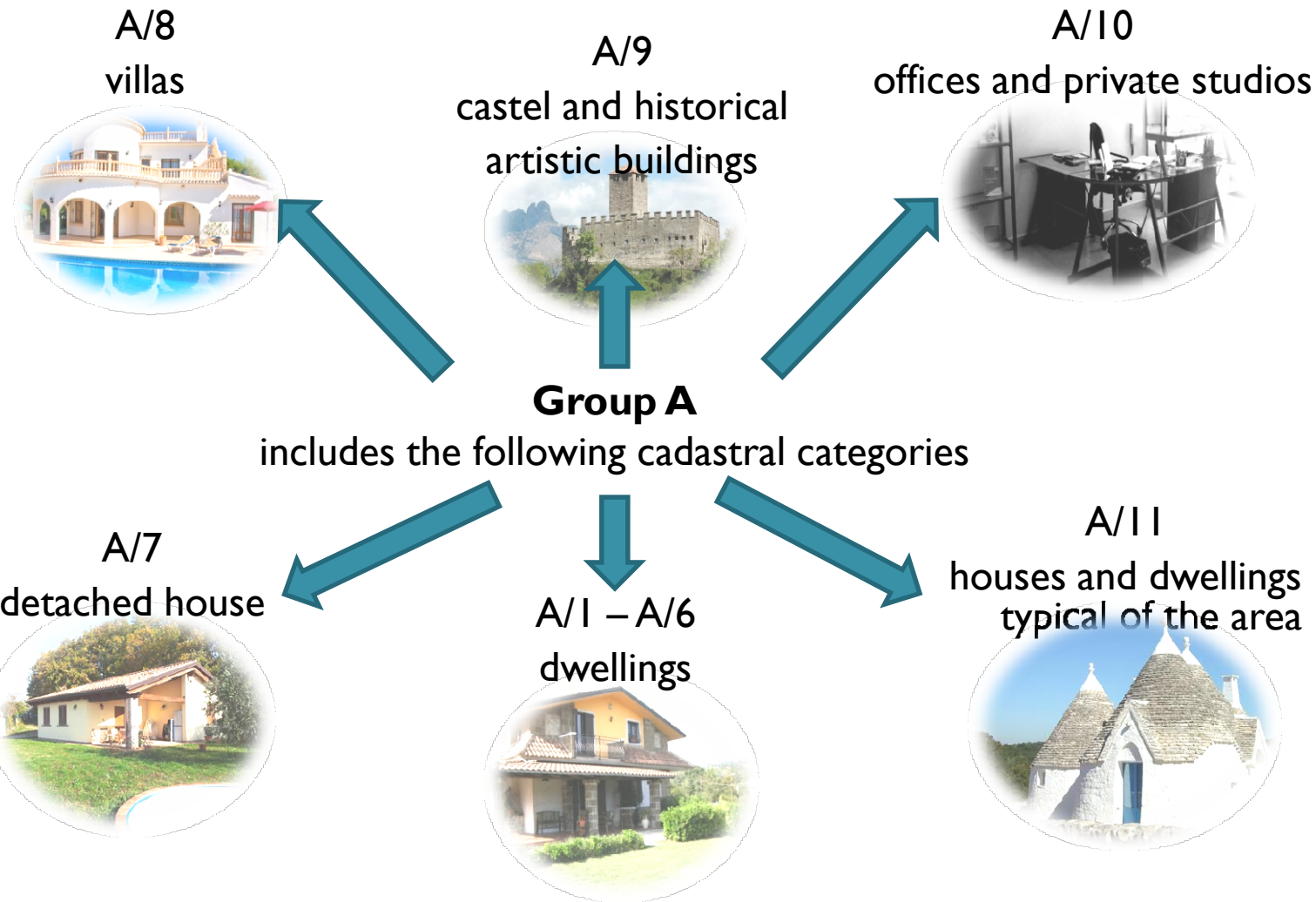
The **cadastral income** of each urban unit is calculated for fiscal purposes. The **cadastral registration of a new building** is performed by the **DOCFA** software. This category has been suppressed.



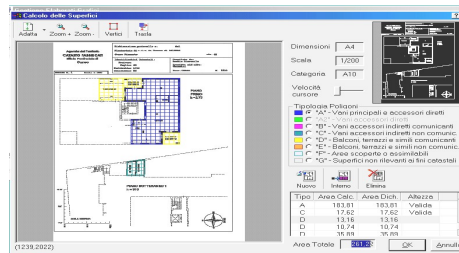
# Keywords:



- **detached houses** : villini (abitazioni isolate)
- **historical-artistic buildings**:edifici storico-artistici
- **typical of the area** : tipiche dei luoghi
- **for fiscal purposes**: per scopi fiscali
- **cadastral income** : rendita catastale
- **cadastral registration**: accatastamento



The **cadastral registration** of a new building is performed by the **Docfa** software



The **cadastral income** of each urban unit is calculated for fiscal purposes

# Lesson eight: Docfa, Pregeo and Voltura software



Docfa, Pregeo and Voltura software are produced by SOGEI Society for the Ministry of the Economy and Finance. These software are used for the updating of cadastral documents.

The Pregeo software is used to perform:

- the **cadastral map type** for inclusion in the map of a building;
- the **splitting type**, due to splitting of a parcel.

The Docfa software is used to perform:

- the **cadastral registrations** of a new building;
- the **cadastral variations**, due to extension, renovation, splitting of a urban unit.

The Voltura software is used for:

- the **cadastral transfer**, after succession or trade of a property.



# Keywords:



- **to perform** : per effettuare
- **cadastral variations**: variazioni catastali
- **extension** : ampliamento
- **renovation**: ristrutturazione
- **succession** : successione
- **trade of property**: compravendita di un immobile



are produced by **SOGEI** Society  
for the Ministry of Economy  
and Finance

are used for the updating  
of cadastral documents

**Pregeo, Docfa and Voltura**  
software

**Pregeo** software  
is used to perform



- the **cadastral map type**  
(for the inclusion in the map of a building)
- the **splitting type**  
(due to splitting of a parcel)



**Voltura** software  
is used for



the **cadastral transfer**  
(after succession or trade of a  
property)

**Docfa** software  
is used to perform



- the **cadastral registration**  
of a new building;
- the **cadastral variations**  
(due to extension, renovation, splitting of  
urban unit)





Messedaglia Law  
Cadastral transfer  
Agricultural Income  
Rental Income  
Rural parcel  
Urban parcel  
Italian Revenue Agency  
Cadastral map type  
Subaltern  
Land Cadastre  
**Italian Cadastre**  
Cadastral registration of a new building  
Buildings Cadastre  
Cadastral Income  
Building on site  
Title search  
Detached house  
Real estate urban unit  
Cadastral splitting  
Splitting type  
Dwelling

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