Cadastre, Land Registration System and
Real Estate Market Observatory

Equal access to data and digital divide

Sofia, April 23rd -24th 2009

1. **The cadastral information in Italy in figures and the role of** *Agenzia del Territorio*

   2. **The meanings of Accessibility**

      3. **Accessibility to IT procedures in the Italian Legislation**

         4. **Real cases: 1) New Cadastral**

            Services in Italy and

            2) Helping developing Countries

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| The Agency provides information | INTEGRATED DATA BASE | The Agency registers the changes |

TO PROVIDE INFORMATION:
- sure,
- available,
- updated,
- for reasonable price

THE MISSION

TO RULE THE UPDATING (AND CORRECTION) PROCESSES WITH A VIEW TO:
- easiness and effectiveness
- information quality control
- partnership with professionals
- equity of real estate taxation
- real estate rights certainty

INFORMATION:
- multi placed (several access points: Agency, municipalities, other institutions, …)
- multi channel (internet, post, counter)
- customized

THE VISION

- on line submission of updating documents
- simplified correction channels (contact centre)
- one to one assistance for complex problems

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                    │  REAL ESTATE INFORMATION SYSTEM      │
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CADASTRE and CARTOGRAPHY	REAL ESTATE REGISTERS	REAL ESTATE MARKET OBSERVATORY

LAND (rural areas)	BUILDINGS (urban areas)	TRANSCRIPTION - INSCRIPTION SYSTEM	LAND BOOK SYSTEM	

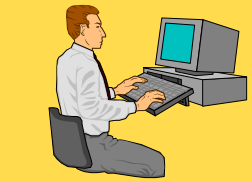| Shows the technical characteristics of the objects and the holders of real estate rights (not for legal evidence). Gives the values used for taxation purposes.	By registering real estate deeds, manages the information about the transfer of real estate rights and about the creation of mortgages.	Collects and processes information from real estate market and shows continuously the real estate value trend.

1. On line submission of Cadastral technical documents

PREGEO: SW Procedure for rural parcels updating (Land Cadastre - census data and cartography)

drawing up & digital signing
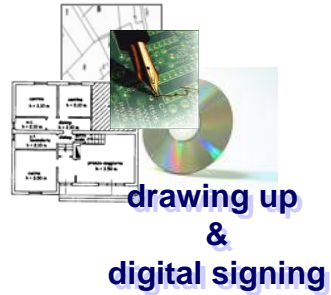
DOCFA: SW Procedure for real estate urban units updating (Building Cadastre - census data and real estate plans)

Updating results

Updating results

Document check

Sistema Inter Scambio Territorio

http://sister.agenziaterritorio.it/

Professional *(Surveyor)*

Competent AdT Local Office

submission

submission

Request for service enabling Deposit in an AdT account and related credit limit opening

Check on digital signature validity and document completeness
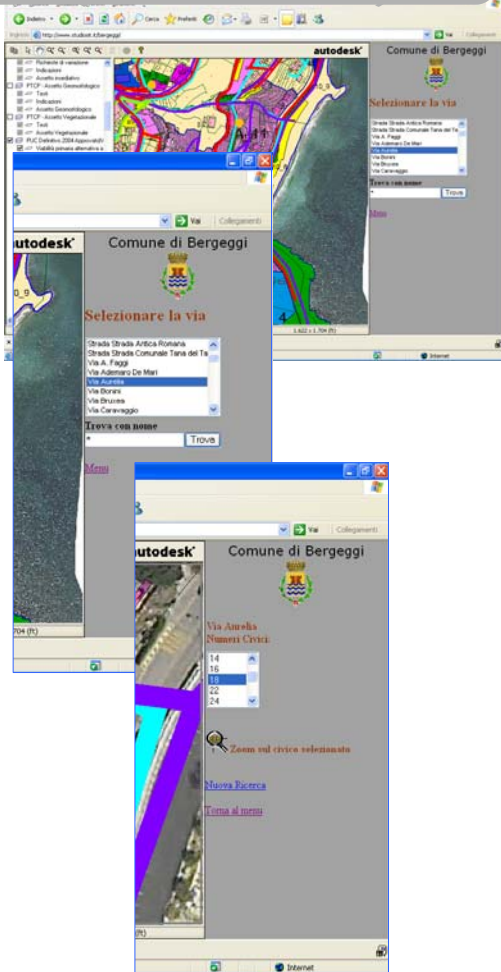
Fees calculation and payment from deposit
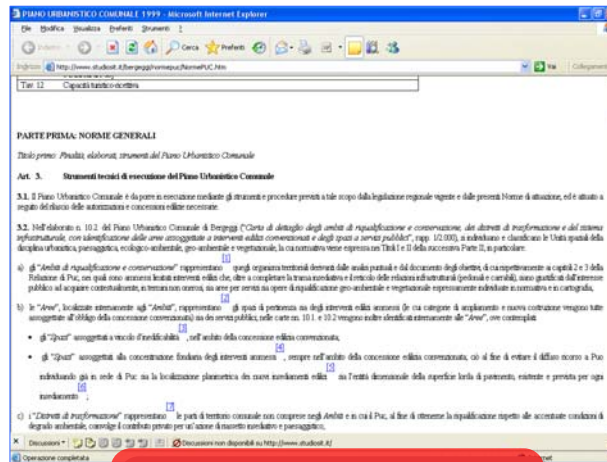
Updating of the cadastral DBs

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Easy access to some kinds of information (i.e. addresses)

ACCESSIBILITY HAS A LOT OF MEANINGS

Administrative Certificates

ACCESSIBILITY TO INFORMATION TRHOUGH INTERNET
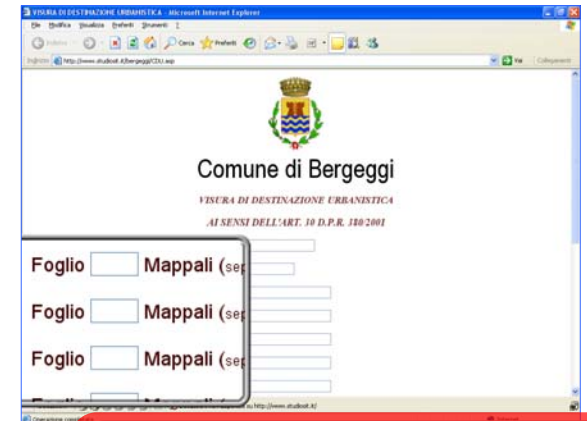
CADASTRAL IDENTIFIERS ARE ESSENTIAL ELEMENTS

Easy and shared access to rules

AVOID WORSE ACCESS CONDITIONS
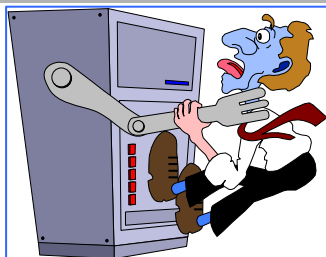
ADOPTION OF HARDWARE AND USER FRIENDLY SOLUTIONS

LAW N. 4/2004

ACCESSIBILITY

is the capacity of IT systems of providing services and information without any kind of discrimination, also regarding persons who need specific assisting technologies or particular IT configuration

EASY ACCESS TO CONTENTS OF IT APPLICATION

RESPECT OF INTERNATIONAL STANDARDS:
- **ISO 9241**
- **World Wide Web Consortium (W3C)**

- **Easy in use**
- **Efficiency**
- **Same results using different browsers**
- **Effectiveness in use and user friendly**
- **Ensure access, avoiding not justified uneasiness**

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D.P.R. n. 75/2005

ACCESS OF HANDICAPPED PERSONS TO IT RESOURCES

Ministerial Decree 8/7/2005

GUIDELINES ABOUT TECHNICAL REQUIREMENTS AND ACCESS CRITERIA

The Public Body asks for to CNIPA(*) the check-up of its IT Applications

ANALISIS OF THE IT APPLICATIONS

**ANNEX A
Internet Sites
(Technical requirements)**

**ANNEX B
Subjective Check-up through a simulation**

**ANNEX C
Desktop Personal Computers and Laptops**

**ANNEX D
IT Products
(Technical requirements)**

Correct use of computer languages, especially X-HTML

Quality Level

"*" "**" "***"

Referred to Section 508 of the Rehabilitation Act

(*) C.N.I.PA. = Centro Nazionale per l'Informatica nella Pubblica Amministrazione – National Center for Computerisation in the Public Administration

Eng. Luigi CARAGLIO

- ➢ **Recommendation of the World Wide Web Consortium (W3C), especially Web Accessibility Initiative project (WAI);**
- ➢ **Standards of paragraph 1194.22, Section 508 of the "Rehabilitation Act" (U.S.A.);**
- ➢ **Standard and technical requirements of International Organization for Standardization (ISO);**
- ➢ **Circ. AIPA del 6/9/2001;**
- ➢ **President of the Ministers' Council Directive 30/5/2002, regarding Internet domains.**

Ministerial Decree 8/7/2005

GUIDELINES ABOUT TECHNICAL REQUIREMENTS AND ACCESS CRITERIA

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Ministerial Decree 8/7/2005

GUIDELINES ABOUT TECHNICAL REQUIREMENTS AND ACCESS CRITERIA

ANNEX A 22 technical requirements for Internet Sites	ANNEX B Subjective Check-up through a simulation	ANNEX C Desktop Personal Computers and Laptops	ANNEX D Technical requirements for IT products

i.e. n. 3: Provide textual alternative for each no textual object

CHECK-UP CRITERIA

➢Perception
➢Comprehension
➢Operability
➢Coherence
➢Safety
➢Security
➢Transparency
➢Helping on line
➢Error prevention
➢Acceptableness
➢Flexibility

7 technical requirements

11 requirements

i.e. n.3: Keys and push-buttons must be tactile perceptible, regardless they are activated

i.e. n. 11: The product documentation must be available also in IT accessible format

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Posteitaliane

SERVICE IN FIGURES

- ➤ The service provides cadastral certificates (only in the same province)
- ➤ The application is submit to the Postal Office
- ➤ In case of problems (i.e. not clear situation, etc.), certificates are subsequently sent to the applicants by e-mail or postal service
- ➤ The service is usually provided in three minutes
- ➤ It is possible to apply for certificates, providing cadastral identifiers of real estates or personal data of owners
- ➤ Maximum 3 certificates for any application

WORK-FLOW

1. The applicant applies for the certificate at the postal desk
2. The officer digits the data of the paper form into the IT application
3. The enquiry is transmitted to the IT Database
4. The applicant pays the service according to the tariffs
5. The officer issues the certificates, receipt and an operational code

SITUATION IN FIGURES

FRONT-OFFICE OF LOCAL OFFICES
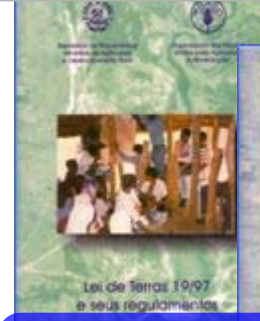
ONE STATE, SEVERAL LANGUAGES AND POPULATIONS

WIDE TERRITORIES AND LACKS IN INFRASTRUCTURES

ILLITERACY AND NO ACCETTABLE LIFE CONDITIONS

ADOPTED SOLUTIONS

MORE INFRASTRUCTURES FOR COMMUNICATION

- ➢ **APPROPRIATE IT CADASTRAL APPLICATION**
- ➢ **DECENTRALISATION OF DATA ACCESS**
- ➢ **ACCESSIBILITY TO DATA TRHOUGH INTERNET**
- ➢ **DATA SECURITY MANTAINING**
- ➢ **DB UPDATING TRHOUGH INTERNET**

USED APPROACH

"Where it is possible, that is, where it is functioning a PC of an appropriate public body, linked to the government network or to internet, it should be given the possibility of issuing administrative certificates or documents, obtained by the
LAND INFORMATION MANAGEMENT SISTEM".

Thank you
for your kind attention

Luigi Caraglio
(Luigi.Caraglio@agenziaterritorio.it)

On behalf of the Central Directorate for the Technical Development and the International Relations of Agenzia del Territorio (dc_stsri@agenziaterritorio.it)

Web site: www.agenziaterritorio.it