This magazine’s issue goes back to many of the topics/aims on which it is founded. Soil, ground and space are the keys that accompany the reader. The “Italian territory” indeed is the core of all proposed articles, of which characterizations, problems and potentialities are caught. The authors examine various problems, providing an interesting mix of reasoning and operational proposals. They face themes such as soils’ value and use, urban revenue and expropriation and the territory intended as both a material and immaterial cultural resource.

P. Rosato opens the series of studies with an articulated essay, well placed in a balance amongst classical themes of urban revenue and estimation of urban soils’ value. He asserts the need of involving economic entities in the processes of urban transformation; economic entities self-interests are, indeed, the actual discriminating factor between the success and failure of requalification operations. Contrary to past decades, conveniences of privates in transformation processes have to face local finance problems and the absence of investments of public resources to support expected sustainable urban regeneration processes. This is an issue that shall be faced in the future by the magazine itself. Without forgetting this perspective, Rosato goes beyond an already assimilated literature and puts emphasis on the soil’s value. The reasoning intercepts a low transparent market segment, however dynamic, that often suffers from a frail, if not absent, information circulation. The classic revenue theme is recovered, with both theoretical and methodological profile, aiming at recovering tools to be used again, for they are still up-to-date as rebalance and redistribution resources for added values generated by territorial transformations. Urban planning is the right venue where they lay operational proposals, which start from the classic evaluation and reoccur through a study on concrete cases: aiming at detecting the trend of value of building areas in some Italian provincial capitals, the study tries to isolate the factors that exert the main influence on the same values over time. A reality, where plan choices are ever more steered by the tax revenue component and where development plans are the offspring of complex equilibriums between public and private partners, is implied, rather than space design rooted in urban technical rules and in public finance support. Rather than focusing on the location variable as a defining factor in calculating real estate values, the essay derives the building soils’ value from the value of the buildings, though applying relations and entities that change over time. The study, however carried out on a timeline that avoids (by anticipating them) the effects of crisis, confirms the correlation between building areas’ value and buildings’ value and how, during periods of real estate market’s expansion, the buildings’ value increment is “captured” by the soils’ revenue, directing on the latter the (potential) convenience for business operators. Again, amongst economic and market considerations, the essay notices how, during periods of demand’s expansion, the increase of the observable value in cities’ central areas is substantially superior compared with peripheral areas’ one. Ultimately, this passage offers the classic consideration about the connection between revenue and area position, in terms of absolute revenue
when using the area scarcity criteria in specific parts of the city, or differential revenue when considering urban expansion dynamics.

G. De Mare and B. Manganelli advance again an observation focused on the soil's use that considers the appraisal of the compensation for the expropriation of soils subjected to civic uses. The work reconstructs and debates the regulations of the expropriation institution, with particular emphasis on the case of properties burdened by emphyteusis that became legally a building area. The system of indemnities and rights, involved in these situations, opens to complex issues from a juridical standpoint, also because they are tied to an infrequent and temporally distant case record. The topic focus, proposed through a case study, is on the knowledge phases of the object: encumbrance’s origin, nature of the soil subjected to expropriation, economical condition of the leaseholder, legal nature of the emphyteusis and rights. The importance of a clear preliminary survey on the proprietary structure of the fund through a historical contextualization phase, rooted in the emphyteusis institute, now emerges. The interest for the study stays in the fact that it tries to throw light on those cases in which the property status is not immediately clear (the community of the municipality or the verified emphyteuta?) and in which new intended uses or plan ordinances may have relevant effects on the value itself. This brings back up the issue of the formation of the urban revenue, which in this case can oscillate and affect the expropriation compensation according to the nature of the property (public/private).

The work of A.T. Spanò and G. Sammartano widen the horizon of the article, which continues on to the next two essays, where the soil theme is not developed basing on its monetary value but on its conservation and valorization. In this essay soils value issues give space to very delicate issues about the soil considered in its historic, architectural and environmental stratifications, which reach exceptional levels in our country, as to make it a real resource, an economic one too, to save and protect. The essay shows how methodological proposals founded on ground breaking techniques in the field of data gathering and digital management may support territory management. Fast and adaptable tools are investigated as tools for supporting the knowledge management and the protection of cultural heritage. The “Italian territory”, with its historical, architectural and landscape heritage, is considered by taking into account its fragility, vulnerability and for its exposure to risks which are not fully controlled by current policies of preventive protection. An emblematic and recent case-study is very useful to experiment and explain this methodology.

The territory, understood as a material and immaterial good, is considered by taking into account its spatial and temporal connections: cartography, on different scales, is considered as the key tool to correlate objects – including goods with high landscape values or architecture landscape and architectural values – and the orographic, hydrographic, anthropic structures of the territory itself. Starting from this assumption, the research grown in the disciple of Geomatics, whose potential and versatility are evident and widespread, develops focusing on prevention and risk emergency. In the wide field of tools and approaches resulting from this lively research a specific and sensitive segment is investigated, such as geographic information and related acquisition methods: remote sensing, satellite topography, mobile mapping systems, are analyzed keeping the background of the newest cartographic products – from numerical cartography to orthophotos – and the tools/approaches for sharing and spreading data, which highlight key points such as the construction of infrastructures of geographical data and first of all, the standardization of spatial information. The explanation of operational experience, about the case of the Cinque Terre, is put in the context of innovations in the field of spatial information and IT.

Territory, space, values and time stay in the background of the next work proposed by L. Colombo and B. Marana, entitled “Terrestrial detection of urban environment through scan technology: a test on the industry-city of Dalmine”. By focusing again on urban environment, the Authors propose the
use of tools for scan detection in order to strengthen the knowledge of urban building heritage. In order to provide a support to conservation and valorization policies for the building heritage of cities, the essay proposes new methodologies and tools which enable to widen knowledge in all its aspects, pertaining building, solidity, geographical localization, urban structure, to understand material, historical and artistic features. As happened before, new instruments, such as laser technology for terrestrial measurement integrated with positioning and photographic sensor tools are presented for a fast and spatial scale representation of the single building or of the whole urban settlement. Again, the goal is to grow knowledge – in this case geometrical one – connected to vector or raster cartographic bases and supported by significant methods which are very innovative with regard to proposed technology. The territory of Dalmine, in the province of Bergamo, suit the experiment on cases of landscape protection, preservation and valorization of urban historical settlements, included in a real program of city interventions.

Techniques for terrestrial detection, laser scan and advanced picture processing, are tested in order to protect historical features of residential heritage and to identify building interventions which were not performed in accordance with the requirements provided by the preservation. Starting from this goal, innovative techniques and methodologies for Italy are applied to a detailed project, which alives to phases (static and moving ones) of data acquisition, processing and virtual reconstruction and production of significant graphic products. What is interesting in this study is that the methodological proposal was designed by taking into account the possibilities of use by Public Administration, as a support for planning preservation policies through calibration of maintenance intervention, on the geometrical-thematic grounds of what exists, with requirements which are regulated differently from goods.

C. Pereira, V. Florentino and F. Rocha pass from concrete space to virtual one, with the essay “Access the city through new forms of sociability. Some examples of use of social networks in Brazil”. They propose a reflection – with operational and technical considerations through real study-cases – about the new forms of social connection. It is now well-known that the spreading of digital social networks allowed the creation of non-material forms of public space, where new forms of culture develop, also collaborative and massive ones, strictly connected to the city and its situations. Processes during technological and cultural changes are going to create more and more sociability models which will affect perception and use of spaces, influencing the planning and government of cities. The influences created by the Internet, with reference to the changes in the ways people and social groups relate to each other, are investigated by the Authors and explained through some examples in Brazil, an environment where the participation of citizen is institutionalized as a participated design in a constitutional principle. Starting from a detailed and useful analysis of literature investigating relations between the Internet and new forms of sociability, the Authors use some Brazilian examples to reconsider cities as social networks. The Project Porto Alegre is one of these examples, where a digital cartographic app on a platform – where positive and negative events (causes) are geo-reported – allows citizens to guide public administration to solve problems (they reported) or to interact and share information, staying connected to events and collective activities in several urban spaces.

Despite digital social networks allow the citizens to interact in cities’ decisional processes and territory government, they are still tied to the economic system and the interaction with public institutions. M.F. Norese and V. Torta confirm the main role played by the availability of a shared knowledge basis and bring the reflection to the economic-financial field, with the essay “A system to support decision, in order to ease new financing actions in the public sector”. The Authors start from an in-depth analysis about financing modalities in some real experiences of the Piedmont Region, aiming both at strengthening the culture of evaluation in Public Administration to all levels of government and at increasing the efficacy of actions and public financing processes. For this purpose, they describe a
case which required a specific methodology for restructuring the acquired knowledge and a support system for decision and design multiple criteria order. This case allows understanding modalities of projects selection following changes in the regulation of Public Administration, starting from the 1990's, more and more affected by the requirement imposed to public expenditure at a national/community level and by the needs of a higher attention on how to use funds and contain expenses of Public Administrations.

The proposed consideration shows the complex decisional context occurring in the system of competences, which were acquired and developed by regional administration in the field of evaluation and selection of projects of financing actions. The decision supporting system is designed for a potential spreading to regional Directions and, in similar cases, the first prototype mentioned in the essay might be implemented to other processes and financing actions, in accordance with the principles of interoperability, information sharing and contact between administrations. Therefore, it would be needed to build Territory Information Systems and information patrimonies collected in databases, to be used for preventive or ex-post evaluation.

The essay “Equity of cadastral evaluation and simplified methods”, by G. Guerrieri, M. Festa and E. Ghiraldo, completes the collection of works in this issue of the Magazine. It drives the attention on the very up-to-date and nationally relevant theme of real estate taxation, which has often been faced by Territorio Italia. In particular, R. Curto and E. Fregonara (volume 2 of 2013) with “Equity, cadastre and government of territory. A methodological proposal supporting Public Administration” published the research project born in the university, about an innovative “new generation” cadastre, which shall be gradually realized, in subsequent “phases”, in order to meet the urgent need for a higher equity, bringing cadastral values closer to market ones for real estates. The research, designed by the Politecnico of Turin, applying for a ministry call for proposals, identified the first steps – to be short-term realized. Amongst them, there is the possibility of introducing the cadastral square meter to replace the room (according to other experiments performed by the Politecnico in specific projects such as “Classification and taxation” in 2002-2003 and “Classification and taxation: operational proposals” in 2004-2005) and use municipal Micro-areas introduced by the Presidential Decree of 23 March 1998, no. 138 and the connected Ministry of Finance Regulation (market values for Micro-areas are monitored), in order to solve false results due to income Areas.

In volume 1 of 2014 of the Territorio Italia Magazine, R. Curto, E. Fregonara and P. Semeraro, in the essay “How to make cadastral income more equal waiting for evaluation review” showed, starting from 2013 project, that it is possible to correct cadastral values and bring them close to market ones, acting on both the cadastral room and the location variable, with a very simple algorithm, which was build basing on market values of Micro-areas related to the average market value of the City of Turin. The experiment included the case of a local institution, as the city of Turin, which aimed at correcting the macroscopic distortions detected by the differences existing in 40 Micro-areas of the city between the cadastral values assumed as tax basis and market values of residential units. These differences between cadastral values and market values have different entities and opposite positive and negative signs and they are a demonstration of how, through real estate taxation, a real re-distribution process of the income occurs between owners belonging to different Micro-areas.

In their essay, Guerrieri, Festa and Ghiraldo, Authors with different competences in the Italian Revenue Agency, propose their own methodology. They compare it to Curto's one, confirming – besides methodological stresses which shall be discussed in other issues – the thesis assumed in volume 1 of 2014, about the possibility to start the desired project of gradual and progressive correction of cadastral values, considered as possible. The methodology proposed by Guerrieri et al. assumes a different point of view compared to Curto's one, taking into account the institutional goals of the Italian Revenue Agency. The reasoning is indeed rooted to the current structure of the Cadastre, organ-
ized in categories and based on the principle of ordinary nature, well represented by the modalities used by the Italian Revenue Agency to gather and publish data through the OMI (Real Estate Market Observatory).

In brief, the methodology identifies re-alignment coefficients ($C_M$) of cadastral values to market values, based on the relation existing between the average cadastral value and the market value of each Micro-area, instead of comparing them to the average value of the city of Turin, evidently aiming at comparing Micro-areas belonging to different municipalities. Thus, it corrects tax basis represented by cadastral values, introducing the square meter and keeping into account the classification of single residential units included in the cadastral revenue. Moreover, in order to calculate the Micro-area realignment coefficients, it does not assume purchase prices detected by OMI but offers values used in the experiment and provided by Curto. A useful improvement might occur by comparing both the methodologies on both the databases (OMI and OICT), also because the Italian Revenue Agency detect actual purchase prices on the whole national territory. Only in this way empirical results of the two experiments may be compared, since the experiments were conducted with different detection modalities. The approach of Curto et al. – distributive-like – results in coefficients changing basing on a moderate range, which varies from 0.5 to 2.3, since they are calculated basing on the relation between Micro-areas' average prices and the average price of houses in the city. The coefficients identified by Guerrieri et al., since they were determined by the relations existing in each Micro-area, are all positive and vary between 1.7 and 5, with significant increases even in micro-areas which are more marginal from a market point of view, resulting in an undifferentiated increase of real estate taxation.

Besides the experiment of Guerrieri et al., the critical issue of high temporal variability of estate values shall be deeply analyzed, since the problem resulted in the experiment by the Politecnico carried out over two years. Corrective coefficients of cadastral values might be refined, by using historical series of estate values and number of purchases, in order to deal with temporal contractions which occur significantly in crisis years, in ways which are different for each city and for each Micro-areas in the same city, stressing as a result the iniquity. The doubt about the future drives the attention on the necessity of a dynamical Cadastre on the time level, which may catch situational and structural changes of the real estate market.

Besides the specificity of the two approaches, the re-distributional one with differentiated coefficients with positive and negative signs still shows how in the current taxation system a real re-distributional process of the income occurs, which needs fast intervention. Moreover, the inequality identified in Turin is probably occurring in amplified situations on the national territory, highly characterized by differences on the geographical, social, economic level, on building stratifications and related real estate markets. Relying on OMI's databases, identifying actual prices and the number of transactions on the whole national territory, the possibility to spread the distributional approach to the national level might be verified. It might be performed, by implementing correction coefficients aiming at making real estate taxation more equal between owners from different cities and local ones, already experimented to equal taxation between owners of the same city. Regardless experimented methodologies, it is still to be verified how the restriction of the invariance of tax revenue, both at a national and/or local level, may give shortly credit to real estate taxation, a point which shall not be underestimated or expressed, since it is socially and politically important.

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