



**Research of the "prove" and
conservation of the Real
Rights within the modern,
technological and telematic
Cadastre**

Bruno Razza – ITALIA Hong Kong 2007

1



The geometrical cadastral
data and their rights must be
both probatory and publicity

2



PROBATORY

They must guarantee the rights to all

PUBLICITY

They must be read by all

3



To give the guarantees within
modern cadastral, we can rely on
the ex Austrian Cadastre in use in
the old provinces of the
Austro – Hungarian empire

4



Exemple

- The land is surveyed and divided with a specific division plan
- The division plan is presented to the Land Register (Cadastre) for technical validation
- Then it is brought by the Notary for the preparation of deed of sale

5



**The act of Notary is passed, along
with the plan of division, to the
"Tavolare" office, where the judge
checks its contents and decrees its
legitimacy**

6



The decree from the Tavolare Judge, which corresponds to a true definitive sentence, is transmitted to the Land Register for definitive approval of the subdivision plan, for updating of the registry map, and of the administrative and census data for the new situation



If the databases are begin refined to near perfection, their high quality is becoming an insurmountable obstacle for citizens who must be able to “see” and readily recognise the “public” acts



With telematic transmission of acts updating property registers taking place directly from the Surveior’s Office to the Land Register, the data and graphics are necessarily standardised and compressed into IT formats, losing the graphic personalisation and legibility that technical documents prepared manually used to have



This possibility is not available to citizens who are not technicians and not experts



To avoid this problem, the Italian Surveyors propose that, in addition to the IT and telematic procedures, there should be a further figure surveyed, drawn in clear, with written measurements so that it is easily possible to determine the dimensions of the lands subdivided and references to stable reference points



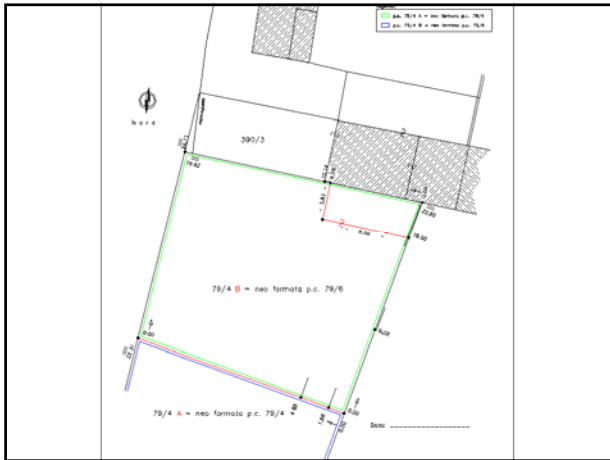
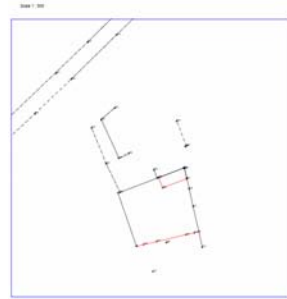
This new figure surveyed could have the graphics, measurements, indications and references necessary for being read very easily by anyone



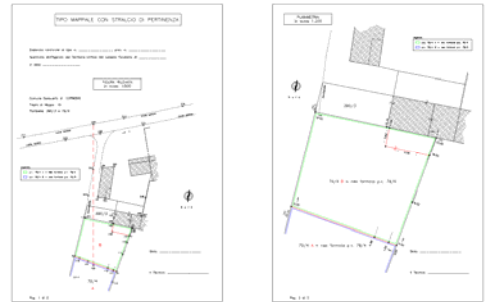
The surveyor would self-certify the correspondence of the technical content of this figure surveyed with that of the act of Land Register updating presented and approved



This is the figure that derives from the telematic procedure mentioned above



These are the figures that the surveyor presents for being read very easily by anyone



thank you for the polite attention

