

FIG
2018
ISTANBUL

Presented at the FIG Congress 2018
May 6-11, 2018 in Istanbul, Turkey

XXVI FIG CONGRESS

8-11 May 2018, İstanbul



BDI Project :

the Socioeconomic Impact of Valuation
Comparable Analysis in GIS

Cromwell Manaloto
Italy

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BANCA DEL DATO IMMOBILIARE

I GEOMETRI DI ASCOLI PICENO ANTICIPANO IL FUTURO



designed to respond and provide valuations and appraisals compliant to:

- International Valuation Standards
- Real Estate Valuation Code by Tecnoborsa,
- the ABI Guidelines
- UNI 11558
- UNI 11612

The Banco del Dato Immobiliare (BDI) is a database of potential real estate valuation comparables derived from previously contracted title transfers categorized by location (sectors), destination, and other usable parameters. The comparables were sourced out from the entire territory of Ascoli Piceno and other bordering municipalities

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The primary objectives are:

- a) to provide credit lending institutions greater transparency and reliability in valuation and appraisals;
- b) to create a strategic tool in support of real estate operators;
- c) redefine how real estate valuation are carried out with use of the scientific method base on the requisites presented in IVS;
- d) provide an easier consultation and analysis of the local real estate market



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On the 11th of December 2014, in Rome, a Memorandum of Understanding was signed between the President of the National Council of Notaries Public, Maurizio D'Errico, and the President of the National Council of Surveyors and Graduate Surveyors, Maurizio Savoncelli, to start a collaboration between the two categories, aimed at making the proceedings of land transactions in line with the highest safety standard for town planning and building profile.

The agreement provides disclosure of real estate transfers integrated with an optional technical report, drawn up by a surveyor. The said document should also demonstrate cadastral, structural and zoning due diligence

Roma
11 dicembre 2014
Protocollo
Notai-Geometri



Consiglio Nazionale
Geometri e Geometri Laureati



UNI
Linee Guida ABI



REV
Certificazione
ISO 17024



Avviata la collaborazione
tra le due categorie volta a
rendere gli atti dei
trasferimenti immobiliari in
linea con i più elevati
standard di sicurezza
anche sotto il profilo
urbanistico ed edilizio

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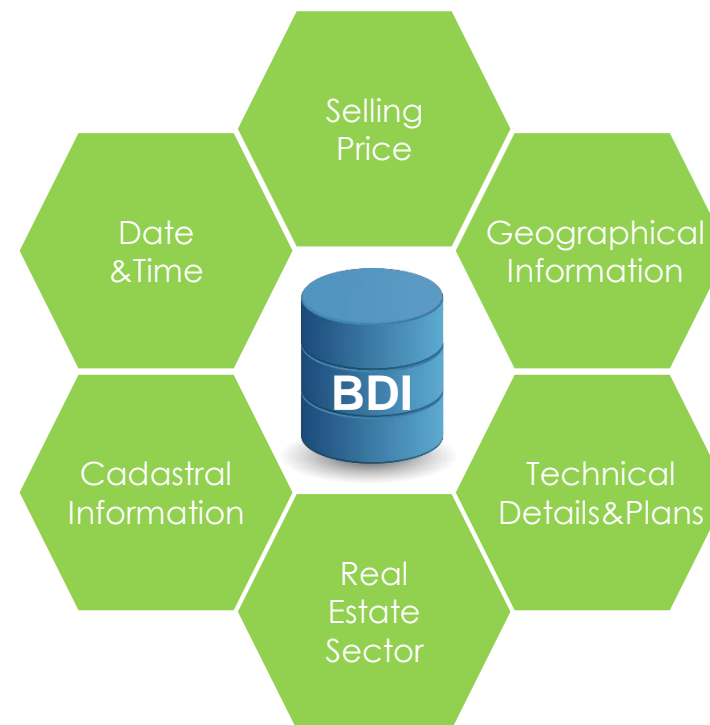
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Come nascono le Banche Dati Immobiliari

Fasi	Attività
Ricerca	
Archiviazione personale	
Condivisione con altri Valutatori e Banche / Borse dati	
Elaborazione e Analisi Statistica Mass Appraisal	



S T I M A T R I X software per stime basate sugli Standard Internazionali

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 Collegio dei Geometri e G.L. di ASCOLI PICENO

bdi@geometripiceni.it

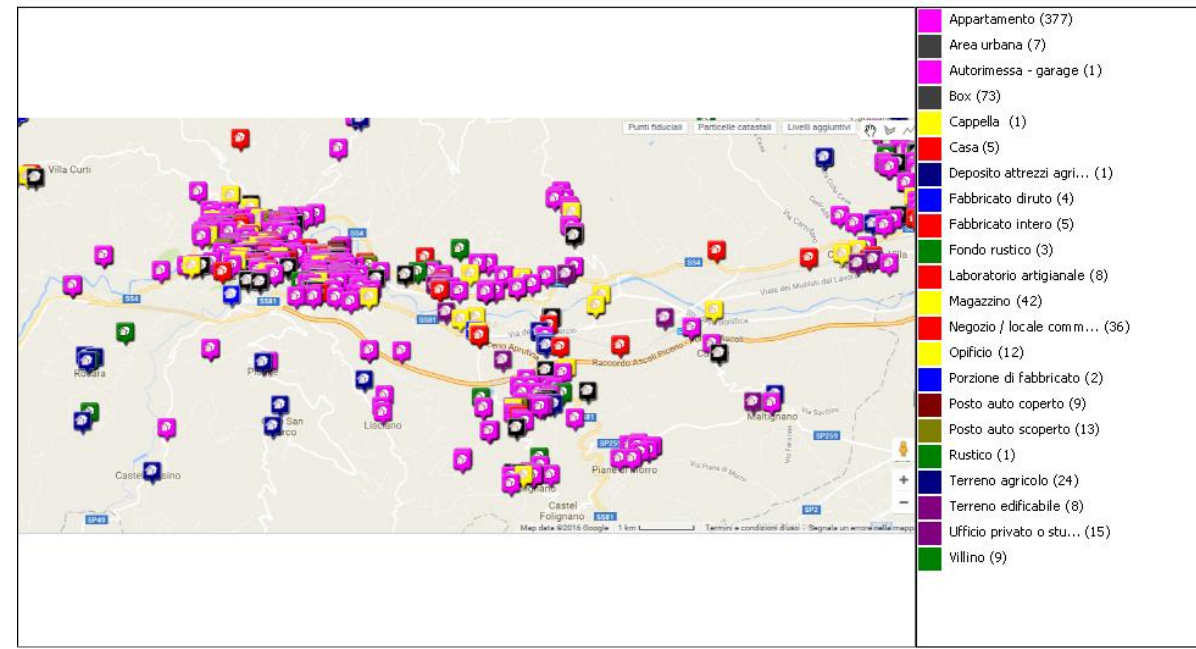
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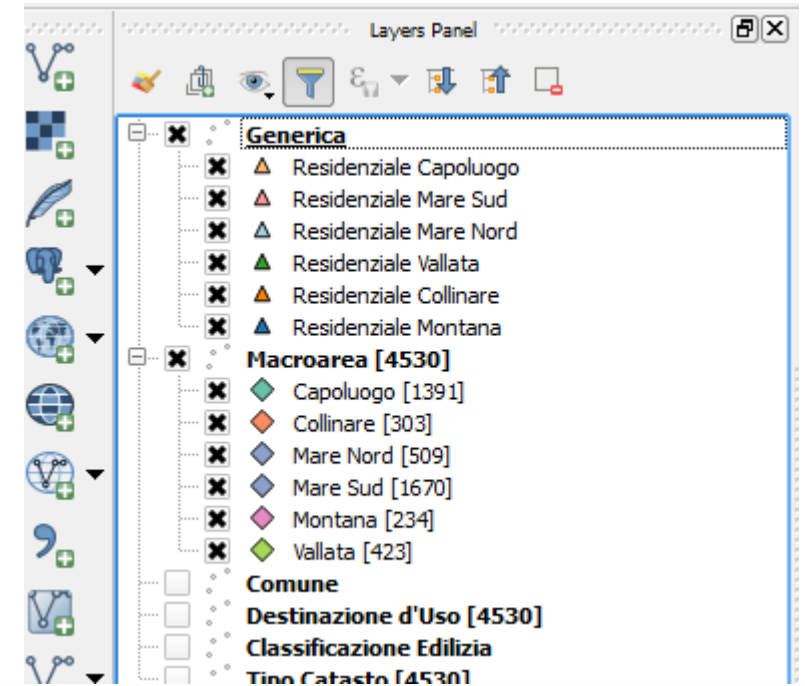
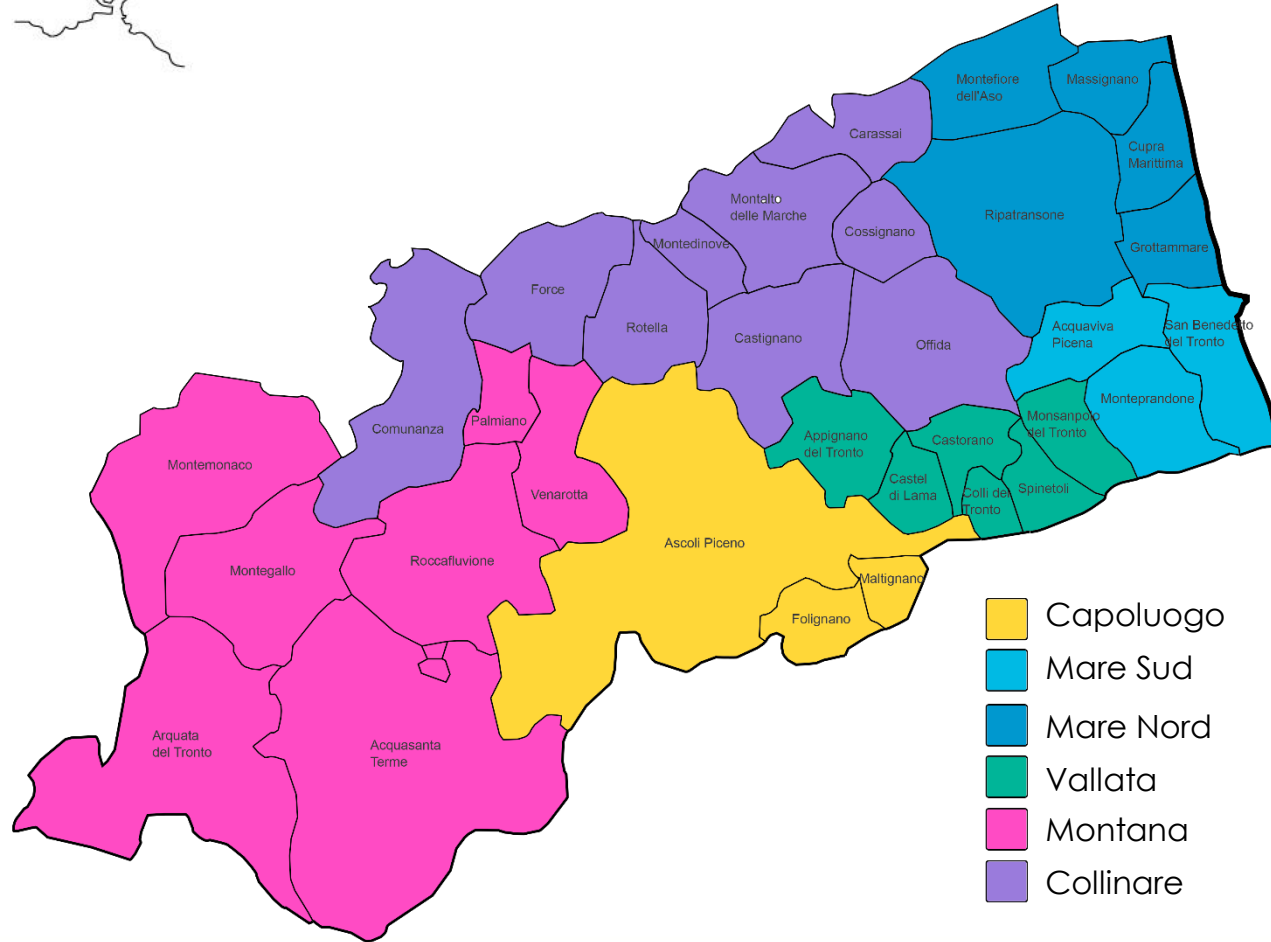
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From February 2015 to the present and within the Province of Ascoli Piceno 4530 data/comparables have been inserted in the database



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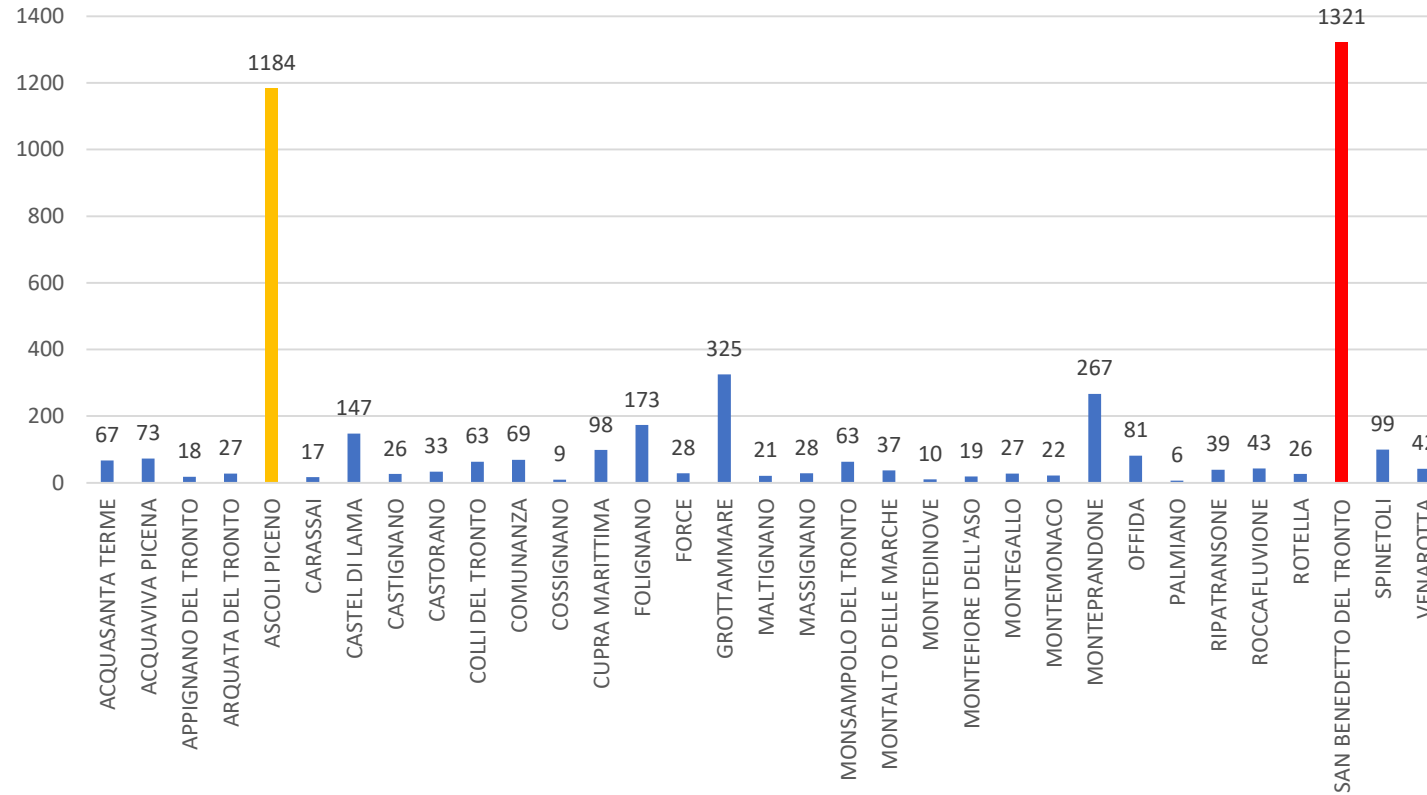


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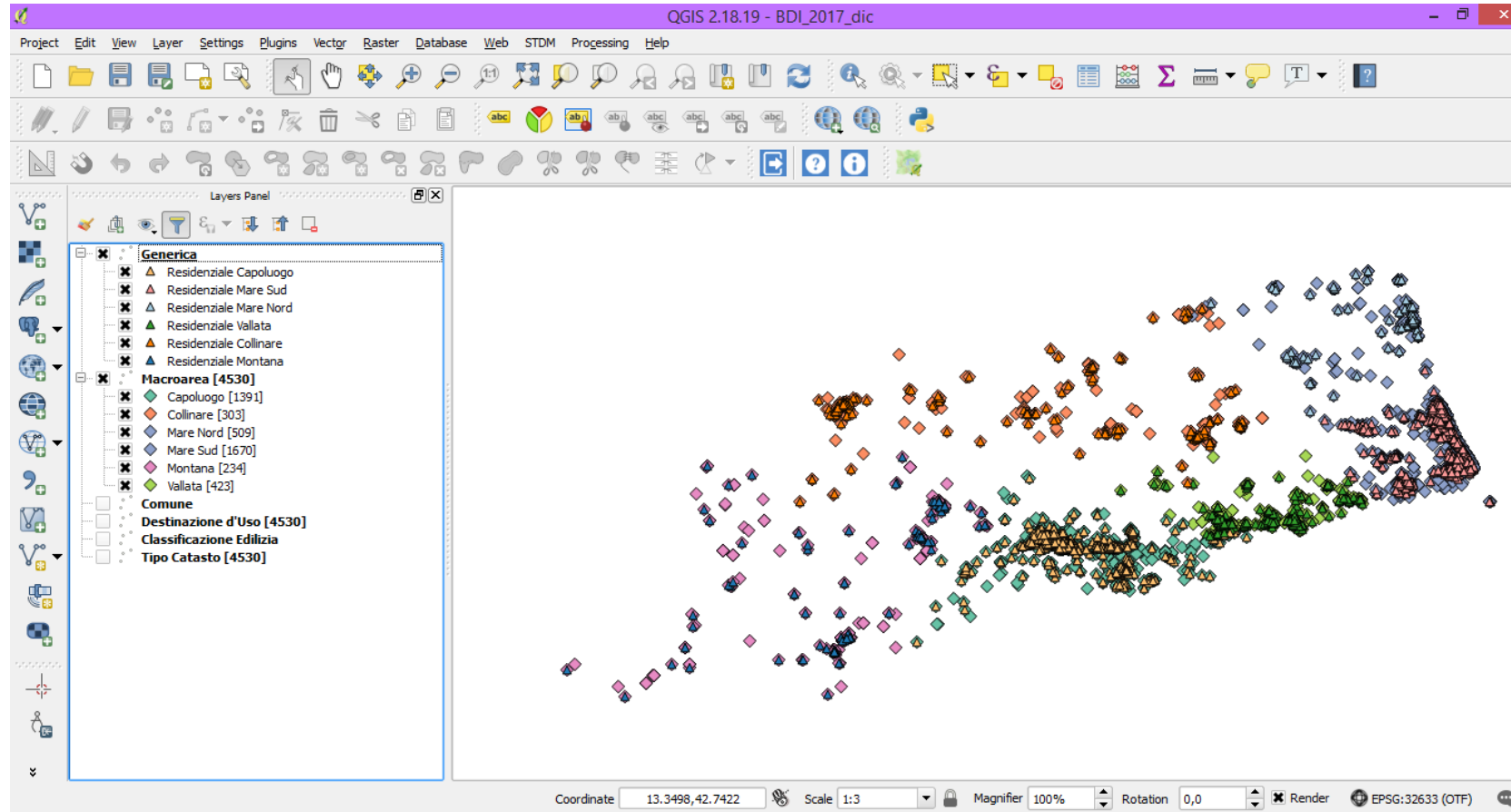


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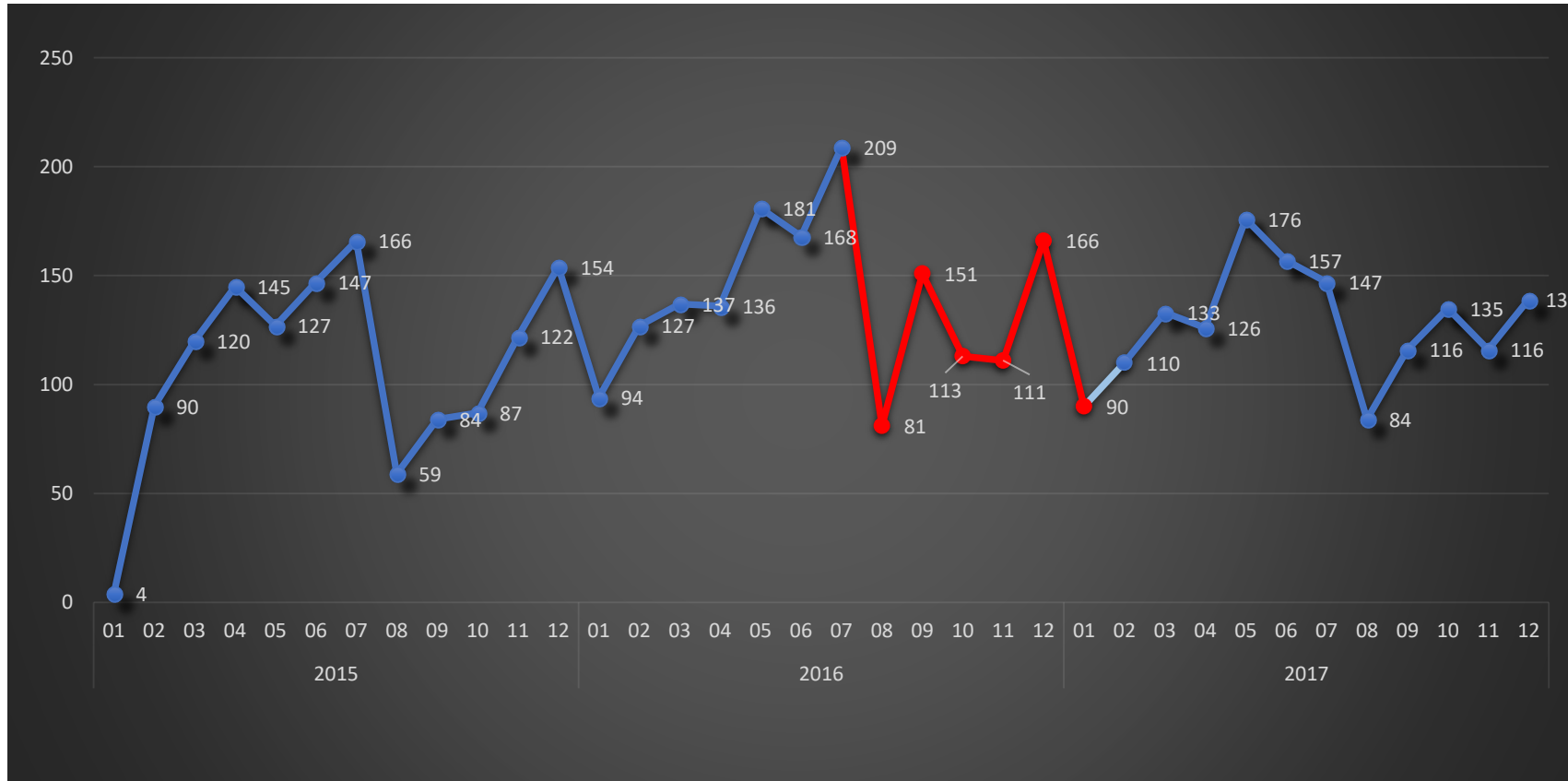


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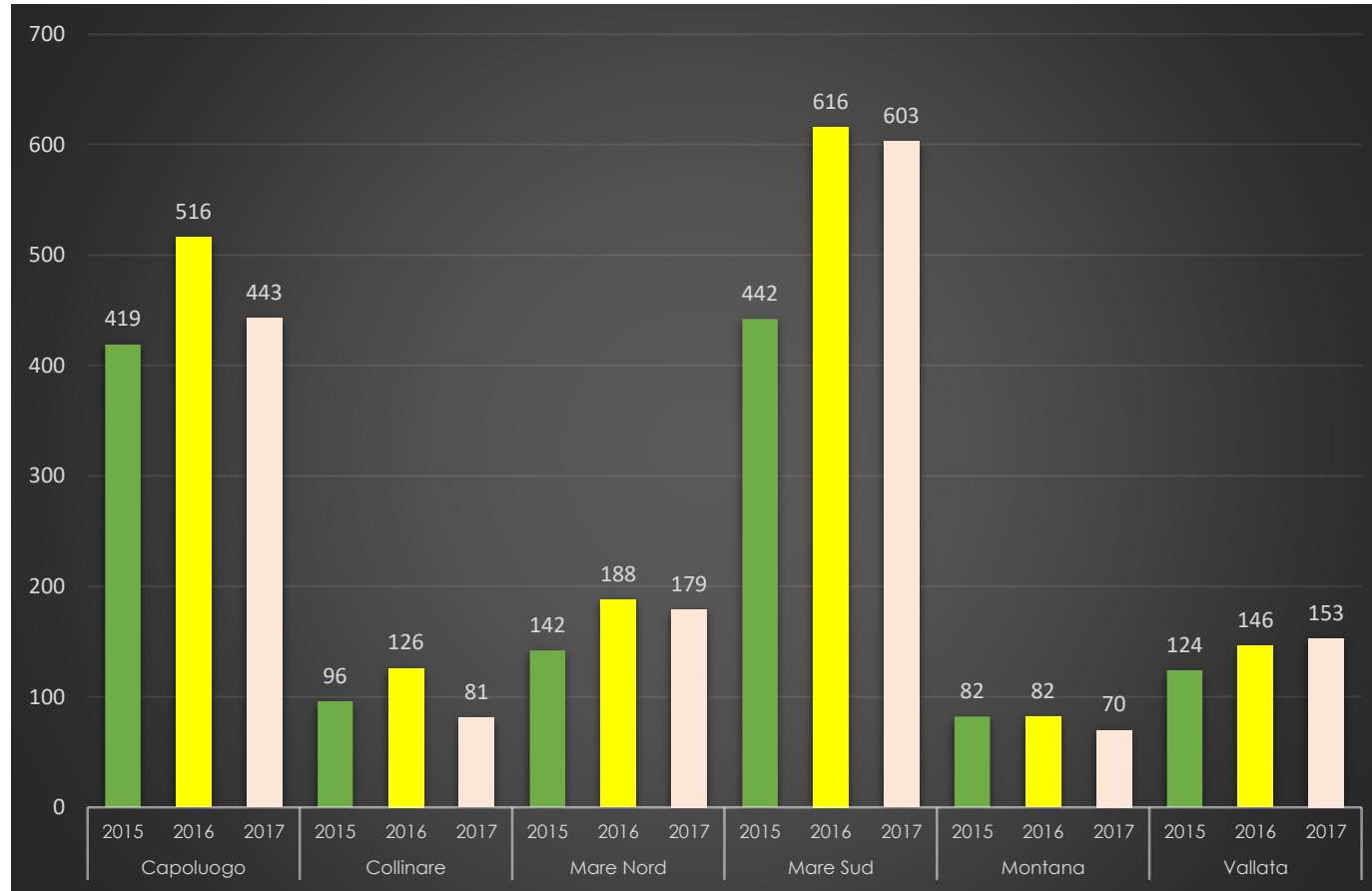


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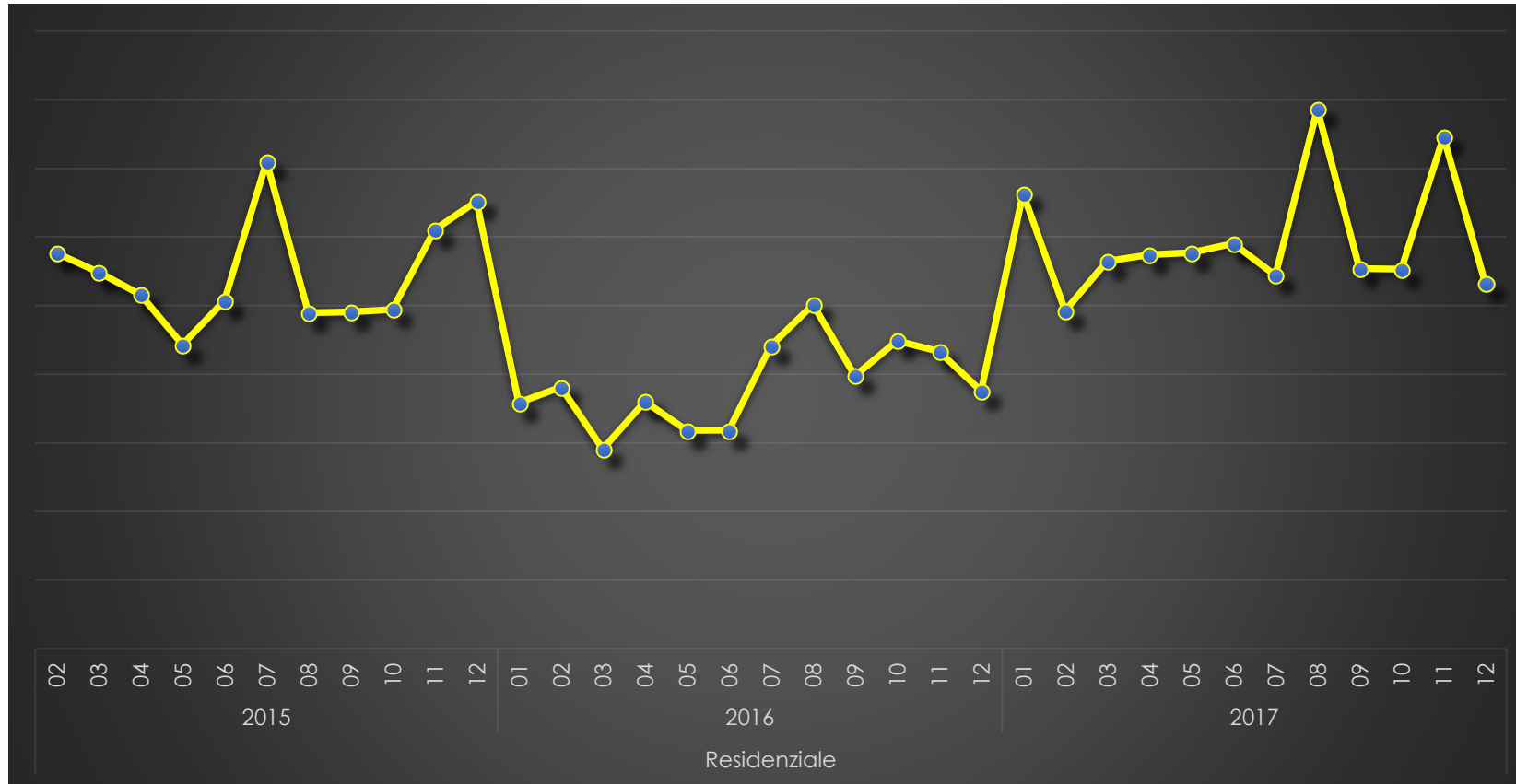


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Thank you for your attention!



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Collegio Provinciale
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