



AGENZIA DEL DEMANIO (THE ITALIAN PUBLIC PROPERTY AGENCY)

From Fiscal Agency to Public Economic Body	Agenzia del Demanio (the Italian Public Property Agency) is responsible for the management and redevelopment of the Italian State's portfolio of publicly owned property assets. Launched in 1999 as one of the four Fiscal Agencies created by the Ministry of the Economy, in 2003 the Agency's status was transformed into that of a Public Economic Body. The Agency employs 1.000 staff (with a male/female ratio of almost 50:50) across 20 sites throughout Italy.
Operations	By deploying innovative, entrepreneurial solutions, Agenzia del Demanio is engaged at once in the management, rationalisation and enhancement of the State's property portfolio, with a particular focus on local development. The portfolio is sub-divided into four categories: disposable assets; historical/artistic heritage; property assets for governmental use and public property funds. Agenzia del Demanio also deals with the management of assets confiscated from organised crime syndicates and is in charge of these assets from the time they are confiscated all the way through to their reassignment for social or institutional purposes.
Census	Agenzia del Demanio has recently concluded a systematic census of the property assets owned by the State. The census – which encompasses disposable assets, governmental properties and assets forming part of Italy's historical and artistic heritage – was carried out in order to improve the management of those assets and to increase the value they generate.
Valore Paese	In 2007, Agenzia del Demanio launched <i>Valore Paese</i> – a project geared towards the redevelopment of the State's public property assets that will make it possible to identify new uses for public buildings, thus providing opportunities for social and economic development. Through the so-called 'redevelopment long lease', introduced as part of the 2007 Budget Law, assets can be leased (for periods lasting up to 50 years) to local public bodies and private organisations. While the State will retain ownership of the properties, the lessees will redevelop and enhance them in order that they may generate revenue.
Former Ministry of Defence properties	The <i>Valore Paese</i> project will involve numerous assets that, in 2007-2008 (as set out in the 2007 Budget Law), will be transferred in four separate packages from the Ministry of Defence to Agenzia del Demanio. The assets in question are former military buildings and grounds that have a total value in excess of €4 billion. Redevelopment work has already begun on the assets that have already been transferred through the first two decrees.
Individual, high-prestige properties	The first property transferred under the <i>Valore Paese</i> project is Villa Tolomei, a country residence located near Florence and dating from the Renaissance. The first call for tenders has now been issued – at the end of the process, a 50-year lease will be granted to the most cost-effective regeneration, redevelopment and enhancement proposal.
Networked Assets	Another redevelopment project launched by Agenzia del Demanio concerns the so-called 'Networked Assets', which are those properties that are interlinked by infrastructural, natural or man-made networks. Many of these assets are situated in historically important locations and set against stunning backdrops. The portfolio of assets in the networked assets system extends right across the country and is composed of lighthouses, watchtowers, pumping stations, track houses, former air-raid shelters and bunkers, all of which have been decommissioned.
Demaniore.com	In 2006, Agenzia del Demanio created www.demaniore.com , the Italian public real-estate portal, which allows for the State's property portfolio to be exploited fully and also makes it possible to establish an ongoing dialogue involving the leading players in the real estate sector, both in Italy and internationally.

PRESS RELEASE

**STATE PROPERTY MANAGED BY THE
AGENZIA DEL DEMANIO
(Italian Public Property Agency)**

AN AGENZIA DEL DEMANIO CONFERENCE IN ROME PRESENTS THE FIRST
CENSUS OF STATE PROPERTY

**A four year Census for the purpose of identifying and managing the treasures of the
Italy state property stock**

**The first
Census of
Italian state
property**

Involving 1,600 human resources in the completion of 150,000 technical surveys, the generation of 70,000 plans, the creation and storage of 700,000 images and the collection of 400 data per property, the Agenzia del Demanio Census of Italian state property has been a hugely complex operation, the first of its size ever to be completed in Italy. The Agenzia del Demanio Census of state property will conclude with its presentation in Rome on 18 and 19 October 2007 during an international conference entitled *CONOSCERE PER RICONOSCERE* (KNOWING ONE'S ASSETS) which shall be attended by the President of the Republic of Italy. The convention will also see the participation of delegations from 23 European Union member states.

**Identification in
order to
manage**

Thirty thousand properties, of which twenty thousand are buildings and ten thousand are plots of land: the figures generated are unable to describe the vastness, the heterogeneity and the geographical variations within the set of properties assessed by the Agenzia del Demanio census. Yet thanks to the Census, the Agency now has a far better knowledge of the state property it has been appointed to manage and thus is able to ensure its correct administration, using the knowledge it has gained – a question of common sense – in order to ensure the correctness of its actions.

**Rationalization,
enhancement
and the
generation of
income**

The aim of the Census is to reorganize, increase and further improve the Agency's knowledge of Italian state property in such a way as to create a modern database to support the effective, rational management of the property stock. The information collected – which was processed in such a way as to make it easy to update and to avoid precocious "aging" – thus formed the fundamental substratum of a dynamic property stock management model oriented at enhancing the properties and, where possible, enabling them to generate income.

**The property of
all**

A stock of property such as the enormous, highly varied, far-flung and extremely valuable set of properties belonging to the Italian state cannot be treated merely as a budget item. Indeed, its very features make it a fundamental element of Italian national culture and identity which, as such, should be made available for wide appreciation by the public at large. The property of the Italian state – which ranges from such famous monuments as the Colosseum or the Reggia of Caserta to hidden treasures such as the 14th-century Villa Tolomei or other, lesser known, but no less precious treasures scattered throughout the rest of the country - is the property of all Italians, a fact which the Agenzia del Demanio Census has finally brought to the common knowledge.

The Census

One of the fundamental missions of the Agenzia del Demanio is the systematic collection of data regarding the state property for which it is responsible. Indeed, this remit was even included in the legislative decree with which the Agency was established in 1999. Thus, in 2003, after a careful preparatory study, the Agency finally commenced the collection of data on “available state property stocks”, “state property available for government use” and “historic and artistic properties of the state” located throughout the nation. The field work relative to this data collection exercise was outsourced to a number of highly qualified external companies.

Goodbye paperwork, hello single database

Coordinated by an Agenzia del Demanio Production Room, a special office established to further relations with regional Agency branches (and other players with access to “historic memories” of local property stocks), the results of over four years’ data collection operations have been brought together in a huge centralized database. This computerized container – which may be accessed by anyone requiring information on state property – has revolutionized the Italian state property scenario, replacing all paper documentation with an Electronic Real Estate File (Nuovo Fascicolo Immobiliare Elettronico).

Segmentation and the identification of 2,500 high potential properties

The implementation of a computerized state property management system has also allowed the creation of sets of similar properties with a view to rationalizing their management. Thus the Italian state property stock has been segmented – on the basis of the technical-physical features of the properties, the context in which they are located and any relative strategic choices – in such a way as to identify a set of properties with a high potential for enhancement. These 2,500 buildings are located in 153 cities with 80% being concentrated in just eight regions: Lombardy, Tuscany, Lazio, Piedmont, Veneto, Emilia Romagna, Campania and Sicily.

A European state property management policy

The forthcoming international convention in Rome will open a new innovative and dynamic chapter in the story of the management of state property. Having defined the property stock and honed the relative management methods, thanks also to such new operating tools as the 50-year property lease concession and the unitary redevelopment programme (both provided by the 2007 Budget Law), it is now necessary to look abroad. Indeed, it is hoped that, with the participation of 23 foreign delegations from European organizations similar to the Agenzia del Demanio in the *CONOSCERE PER RICONOSCERE* conference, it will be possible to set up a professional, institutional network within which to jointly define a European model for the management of state property.

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00187 Roma

THE CENSUS OF PUBLIC PROPERTY CONDUCTED BY AGENZIA DEL DEMANIO

A MAJOR OPERATION LASTING FOUR YEARS.
THE AIM: TO ACQUIRE MORE INFORMATION ABOUT STATE-OWNED
PROPERTY IN ORDER TO ENSURE ITS BETTER USE

More information for better management	More information for better management. More information for better use. More information for better administration. This sums up the philosophy underlying the first Census of State-owned property. A complex and fundamental operation conducted over the past four years by the Agenzia del Demanio with the use of extensive resources and skills.
The property, a valuable resource	There has been considerable debate in recent years on the need for the Italian Government to be fully aware of its huge assets in terms of real estate, shares or quotas. The Census, undertaken in relation to the jurisdiction of the Agenzia del Demanio, is a response to this need. Moreover, it provides an operational tool for a specific and innovative attitude towards State-owned property, no longer viewing them as a liability item, but as a resource with a high development potential, a capacity to create value and thus have a significant impact on the national economy as a whole.
Achieving higher yields and higher values	The Census is the tool designed to do all of this. The aim is to ensure accurate, detailed and easily updated information about publicly owned property coming under the management of the Agenzia del Demanio, in order to improve this management and to achieve both higher yields and higher values.
The figures	<ul style="list-style-type: none">- 30,000 real estate properties surveyed by the Agenzia del Demanio- 20,000 (67%) are buildings, 10,000 (33%) are land- 95 million cubic metres of buildings surveyed- 150 million square metres of land surveyed

The Single Database (Bdu)

The enormous amount of technical, physical and administrative data collected on each property is entered into the Single Database (Banca dati unica - Bdu), the computer tool providing the Agency with the information required for rational and profitable management of assets with a wide range of features.

Assets belonging to everyone

Finally, there is a minor but still important aspect. Publicly owned property by definition belongs to everybody, and contributes to the definition of Italy's culture and identity. This is yet another reason why public opinion should have information about these assets. The Survey has enabled us to reveal hundreds of hidden treasures like the Renaissance Villa Tolomei in Florence as well as other less well-known but just as valuable jewels.

CENSUS FIGURES

A FOUR YEAR CENSUS INVOLVING THE COLLECTION OF 400 DATA PER PROPERTY, 150,000 TECHNICAL SURVEYS, 70,000 PLANS AND 700,000 IMAGES

A complex undertaking

The Census of state property managed by the Agenzia del Demanio (Italian Public Property Agency) has been a complex and demanding undertaking as a result not only of the size of the Italian state property stock but also of the intricacy of the various operations completed. Proof of this complexity lies in the figures generated by the various activities undertaken:

The figures

- **4** years needed for its completion;
- **1,600** human resources involved;
- **400** data collected per each property assessed;
- **30,000** properties managed by the Agenzia del Demanio of which **20,000** buildings (67%) and **10,000** plots of land (33%);
- **95 million m³** of **buildings** assessed;
- **150 million m²** of **land** assessed;
- Approximately **15,000 state properties available for use** of which **13,000** are used for **government purposes** and **2,000** are part of the Italian **historic-artistic heritage**;
- **150,000** technical surveys completed with the generation of **70,000** plans;
- **700,000** images created and stored;
- **2,500** properties of high enhancement potential identified in 153 cities (47% in the north, 40% in the centre and 13% in the south of Italy);
- **8** regions in which **80%** of the 2,500 properties of high enhancement potential are located (Lombardy, Piedmont, Veneto, Lazio, Tuscany, Emilia Romagna, Campania and Sicily).

METHODS AND PROCESSES

FROM THE COLLECTION OF DATA IN THE FIELD TO THE ELECTRONIC REAL ESTATE FILE

One of the Agenzia del Demanio's fundamental missions The legislative decree with which the Agenzia del Demanio was founded in 1999 provided that the fundamental mission of the Agency should include the “development of a computerized information system regarding all state property and heritage”. This mission was thus included in the plan for a general Census of the Italian state property stock for the purpose of ensuring its modern and remunerative management.

Testing In 2001 the Agenzia del Demanio commenced testing to define the best methods of increasing its knowledge of the Italian property stock, i.e. the best way of understanding which of the enormous amount of data available were the most useful, with a view to qualifying property for inclusion in a set (database) of comparable data and thus enabling various types of exploitation. The testing initiative also considered the fact that the data collected would eventually be included in a centralized database and would, thus, need to be presented in a homogeneous format.

Planning and implementation of the Census Having identified the objectives and contents of the Census of state property managed by the Agenzia del Demanio, it was possible to proceed with its planning. As far as completion of field work relative to data collection was concerned, the Agency considered it correct to outsource the undertaking to qualified external resources via a European call for tenders, which concluded in November 2003. Following the awarding of the outsourcing contracts to 5 temporary business combines, the first census activities commenced in December 2003.

The Production Room In order to regulate the complex organization of the Census, a central organization was set up to coordinate, stimulate and monitor the Census activities and to control and guarantee the homogeneity of the data collected. The local figures of reference with which this organization, known as the Production Room, interacted were the regional branches of the Agenzia del Demanio, whose remit was to provide technical support and “historic memories” vis-à-vis local properties, as well as the external companies responsible for surveying the properties and organizing the data according to established models. Over the four years taken to complete the Census, 1,600 human resources were involved: 50 resources in the Production Room,

working in close contact with a further 150 employees in regional branches of the Agenzia del Demanio and other authorities and over 1,400 data collectors operating throughout the national territory with a view to collecting and classifying data.

Type of data collected

The data collected during the Census mainly regarded:

- the technical-physical features of state properties;
- the location of state properties;
- the size and layout of state properties (ground surface area, gross and useful surface area, volume, type of property, number of storeys);
- plans and photographic documentation.

These data were further studied, where appropriate, in the light of the importance and size of the properties concerned and their potential for enhancement.

Electronic real estate file

Finally, the data collected were input into a single database in such a way as to form the basis of an electronic real estate file (Nuovo Fascicolo Immobiliare Elettronico), a new generation tool which enables the replacement of all paper documents (see *attachment*)

THE SEGMENTATION OF STATE PROPERTY

THE IDENTIFICATION OF SETS OF SIMILAR PROPERTIES IN ORDER TO IMPROVE THEIR MANAGEMENT

A three-stage analysis has identified a set of 2,500 properties with a high potential for enhancement located throughout Italy, but mainly in the north and centre

Why segment the state property stock?

The purpose of segmentation is to create sets of similar properties in such a way as to rationalize their management. However, only now that suitable data have been collected thanks to the Agenzia del Demanio Census, has it been possible to commence the segmentation of state property stocks.

The properties of the Italian state are extremely heterogeneous from both a technical-physical point of view and as far as the legislative, economic and geographic contexts in which they lie are concerned. The aim of the segmentation activity, and the consequent formation of sets of properties with similar features, is to provide a detailed overview of the entire state property stock and thus to simplify and rationalize its management.

The data considered

The model of reference upon which the segmentation of the state property has been based takes account of three main elements:

- The intrinsic features of the property (i.e. surface area, main use, type and location of city of reference, socio-economic indicators);
- Location and context (urban use or position);
- Constraints and opportunities (assessment of political-strategic enhancement possibilities).

The analysis process

The analysis process was divided into three stages during which the similarities between homogeneous properties (and especially their individual management systems) were refined in the light of further information provided by analysis and as the result of strategic assessment. This enabled the identification of “sets” of properties with similar characteristics as far as the implementation of administrative measures was concerned which could thus be included in real and proper operating plans.

The results: 2,500 high potential properties

Thanks to the segmentation process the Agency has been able to select approximately 2,500 buildings with a high potential for enhancement. These properties are located in 153 cities: 71 in the north (47%), 66 in the centre (40%) and 16 in the south of Italy (13%). Of these 2,500 properties, 80% are located in the eight regions of Lombardia, Toscana, Lazio (the three regions with the highest concentrations of such properties), Piemonte, Veneto, Emilia Romagna, Campania and Sicilia, while the remaining 20% are located in the other 12 regions.

FINDING OUT ABOUT PUBLIC PROPERTY ON THE WEB

A PLAQUE ON ALL THE STATE-OWNED BUILDINGS WITH HISTORICAL
INFORMATION AND A CODE FOR MORE DATA ON THE INTERNET

The project by the Agenzia del Demanio to promote the identification of State-owned property

A “plaque” on State-owned property

One of the achievements of the Census of State-owned property is undoubtedly the contribution to the technical and administrative profile of some of the resources forming part of our country's history, identity and landscape. Obviously, all the information collected cannot be used only for technical or management purposes. The information must be made available to everyone, especially young people, since by definition publicly owned property belongs to everyone.

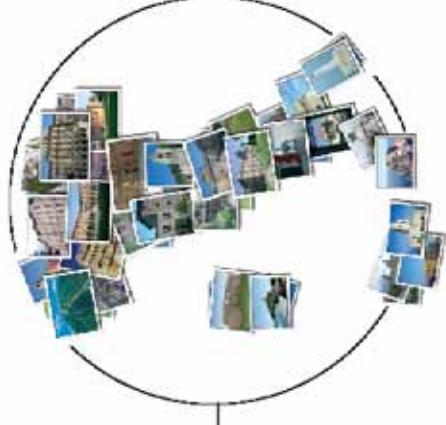
This is why the Agenzia del Demanio, as a contribution to the celebrations for the 150 years of Italian Unification, has promoted a programme of measures to enhance recognition. From now up to 2011, plaques will be installed on the most important properties showing the identification data, their particular aspects and various data for historical dating.

A code to find them on the internet

But this is not all. The plaques, which will all be standardised, will also show a building code providing access via the web (also by mobile phone) to a larger, more detailed descriptive page. This code will likewise enable surfers opening the “DemanioRe” website to identify series of properties by type and by historical, architectural and natural characteristics, to create individual paths to acquire knowledge.

A project to prevent us from forgetting these resources

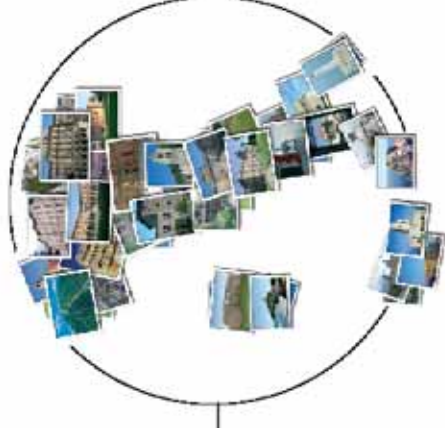
This is a wide-ranging project that will involve the entire country. The aim is simple: to help create a closer relationship between the public and publicly-owned property, since the latter, due to the lack of information, is often improperly used, while its architectural, town-planning and environmental aspects are virtually “forgotten”.



CENSUS OF THE ASSETS IN THE ITALIAN STATE'S PUBLIC PROPERTY PORTFOLIO MANAGED BY THE AGENZIA DEL DEMANIO (THE ITALIAN PUBLIC PROPERTY AGENCY)

Rome, 18 October, 2007





A SNAPSHOT OF THE SCALE OF THE CENSUS...

- **30,000** State-owned assets
- **20,000** buildings and **10,000** plots of land
- **95** million cubic metres of buildings audited
- **150** million square metres of land audited
- **2,500** State-owned buildings with high levels of potential for redevelopment and enhancement

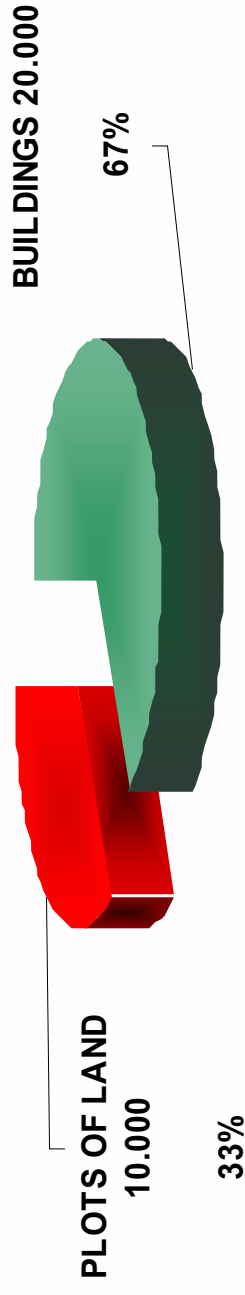
- **4** years of work invested in the census
- **1,600** people contributed to the census
- **400** pieces of information gathered for each audited asset
- **150,000** notes taken
- **700,000** images recorded and filed





The census of the State's publicly owned property assets encompassed a total of **30,000** assets, including **20,000** buildings (67%) and **10,000** plots of land (33%).

STATE ASSETS UNDER MANAGEMENT





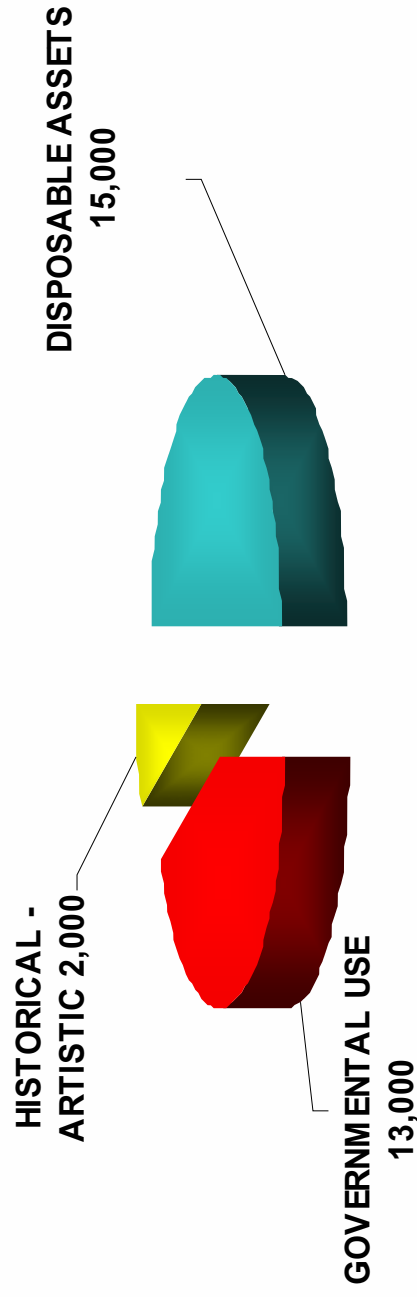
Out of the **30,000** State-owned assets:

15,000 are classed as **DISPOSABLE ASSETS**

13,000 are classed as being for **GOVERNMENTAL USE**

2,000 are classed as being part of the **HISTORICAL/ARTISTIC HERITAGE**

COMPOSITION OF THE STATE-OWNED PROPERTY ASSETS MANAGED BY AGENZIA DEL DEMANIO

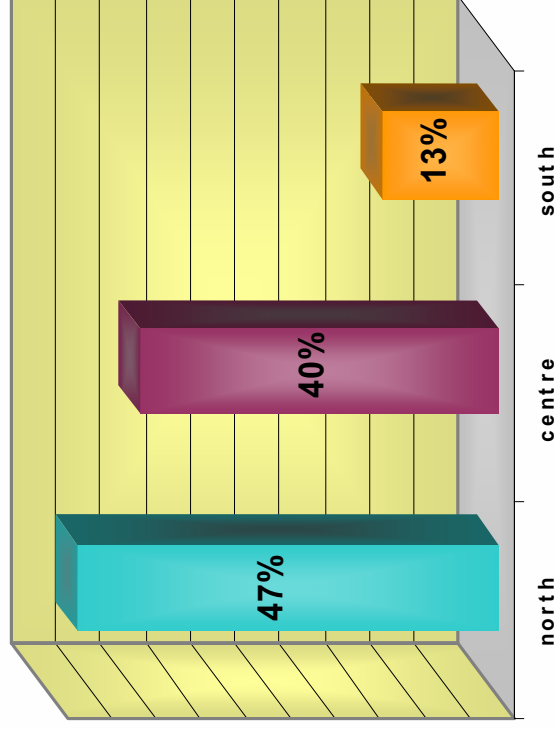




SEGMENTATION OF THE PROPERTY PORTFOLIO:

out of the **20,000** State-owned buildings managed Agenzia del Demanio,
2,500 are classed as having
HIGH POTENTIAL FOR REDEVELOPMENT AND ENHANCEMENT

Territorial distribution of properties with high potential
 for redevelopment across the 153 municipalities



2,500 of these buildings are ready for immediate redevelopment.

These properties are located across **153** Italian municipalities.

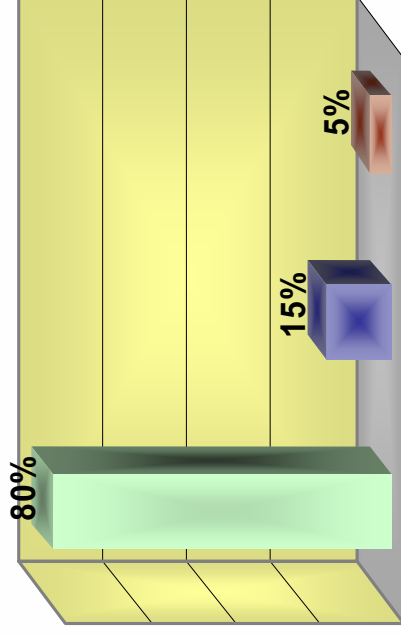
47% are in Northern Italy, **40%** are in Central Italy and **13%** are in Southern Italy.





SEGMENTATION OF THE PROPERTY PORTFOLIO: 2,500 BUILDINGS FOR REDEVELOPMENT

Regional concentration of the buildings with high potential for redevelopment.



1. Lombardia
2. Piemonte
3. Veneto
4. Lazio
5. Toscana
6. Emilia R.
7. Campania
8. Sicilia

1. Trentino A.A.
2. Liguria
3. Friuli V.G.
4. Marche

1. Sardegna
2. Puglia
3. Umbria
4. Valle d'Aosta
5. Abruzzo
6. Basilicata
7. Calabria
8. Molise

Out of the 2,500 properties with high potential for redevelopment.

80% are located in 8 Italian regions:

Lombardia, Piemonte, Veneto, Lazio, Toscana, Emilia Romagna, Campania e Sicilia.

The remaining **20%** are situated in the other regions.





7. Colombo -
 La parte Sud di circa mq. 78.500 in consegna all'Au-
 torità Militare.
 Recuperato a Titolo d'insediamento Sai. F. El. Colombo F. 536.865
 per la occupazione dall'11-11-1949 al 31-12-1953
 Ha come perfezionamento contratto d'affitto
 2/2/73 l'acquisto senza titolo del S.p. Serio e F.lli Colombo
 quest'ultima corrisponde ai calcoli nella misura di
 cui al precedente ed è stato redatto esposto con riserva
 sull'esito del terreno concerno. A carico del S.p. Serio è
 in corso lo sfratto da parte dell'autorità militari.
 ATTO REP. F. U. COLOMBO N° 1538 DEL 17/11/77 AL 2/1/72 23/12/73
 In via ...
 ATTO REP. N° 784 del 9-1-70 del 14-1-70 al 31-12-73. f. 91000.

ANNOTAZIONI

Nella parte consegnata all'Autorità Militare esistevano
 ampi fabbricati già destinati a deposito di carriaggi, sel-
 leria, magazzini di biada, e foraggi andati distrutti per
 cause di guerra. Attualmente esiste un deposito carburanti
 con villetta abitazione 4 locali - Corpo di Guardia 2 loca-
 li - Capannone deposito fuochi - Cabina sollevamento - N° 2
 pensiline in cemento armato - Il complesso deposito carbu-
 ranti è chiuso da muro di cinta con fronte sul Viale Forla-
 nini. In detto complesso risulta incorporato il mappale 585
 di proprietà "Azienda Portuale di Milano" -
 Al mappale 111 è stato topperso ed unito al mappale 651
 con nota di variazione N° 11 del 20-8-1940

Roma - La Tipografia Ord. 201 - 1941-50 - c. 15,000

7. ANNOTAZIONI: Si farà cenno in queste di tutte le cause che modificano il diritto di proprietà con la datazione degli atti relativi.
 Per gli immobili concerni in affitto sarà indicata inoltre la media degli affitti annuali correnti per immobili privati similiti.
 b) Per i beni concerni in enfiteusi saranno indicati: il nome dell'enfiteuta, gli estremi del titolo di concessione, la durata, il canone;
 c) Per i beni concerni in uso perpetuo saranno indicati: il nome del concessionario, gli estremi del titolo di concessione, quelli del verbale di con-
 cessione, la modalità di concessione;
 d) Per i beni concerni in temporaneo saranno indicati: il nome del concessionario, gli estremi del titolo di concessione, la durata, il canone,
 la modalità di concessione;
 e) Per i beni concerni in affitto saranno indicati: il nome dell'affittuario, la durata dell'affitto, gli estremi del contratto, compresa la scadenza e il
 canone.

For further information please contact:
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A G E N Z I A D E L D E M A N I O

**NUOVO FASCICOLO IMMOBILIARE
ELETTRONICO**



CODICE BENE

Codice
RMB0037

**SCHEDA
TECNICA**

AGENZIA DEL DEMANIO

PROPRIETA' Stato italiano
 PERCENTUALE DI POSSESSO 100%
 DENOMINAZIONE DEL BENE Ministero della Pubblica Istruzione
 DESCRIZIONE SINTETICA Edificio storico sede del Ministero della Pubblica Istruzione

CATEGORIA PATRIMONIALE 23A5 TITOLO DI PROVENIENZA Atto DATA 04/12/1913
 (beni proprietà dello Stato)



Tipologia: Bene Edificato

Elenco entità

C	F	U			
		UI	UC	UA	Am
1	1	1	2	-	-

Destinazione d'uso attuale

	Uso specifico prevalente	Uso specifico secondario
Categoria	Terziario Direz.	-

Localizzazione

Comune Roma
 C.A.P. 00153
 Provincia RM
 Località geografica -
 Toponimo Viale
 Denominazione stradale Trastevere
 Numero civico 76A
 Progressiva chilometrica -

Localizzazione del Bene su base cartografica o foto aerea



Ubicazione

Centrale Semicentrale
 Periferica Extraurbana

Coordinate geografiche

coordinata X 2310068,86
 coordinata Y 4640143,82
 q.l.m. 15

Riferimenti catastali

Tipo catasto	Comune	Foglio	Particella	Subalterno	Categoria/qualità catastale
NCEU	Roma	505	308	-	B4

Stralcio planimetrico



Superficie (mq)	Coperta	Scoperta	Totale	S.l.p.
	11.540	5.430	16.970	56.476

Periodo di realizzazione Anno Successivo al 1900 Frazione di secolo/Secolo Periodo

DATA CREAZIONE FASCICOLO 18/10/2007

DATA ULTIMA MODIFICA FASCICOLO 18/10/2007



CODICE BENE

Codice
RMB0037

**SCHEDA
AMMINISTRATIVO
GESTIONALE**

AGENZIA DEL DEMANIO

Codice SEC
(Beni dello Stato)

BA AA AA BA AA

Numero Registro RPS

Elenco Utilizzatori														
Bene Edificato	Elenco entità costituenti il Bene				Dati Catastali delle singole Unità						Dati Locativi			
	Complesso	Fabbricato	Unità	Tipologia dell'Unità	Tipo catasto	Comune	Foglio	Particella	Subalterno	Categoria/qualità catastale	Libero	Occupato	Soggetto Utilizzatore	Natura dell'Occupazione
RMB0037	0100	01	06	01	NCEU	Roma	505	308	-	B4		X	Min. Pubbl. Istr.	Uso governativo
			01	U.C.	NCEU	Roma	505	308	-	B4		X	Privati	Concessione
			02	U.C.	NCEU	Roma	505	308	-	B4		X	Privati	Concessione
			07	U.C.	NCEU	Roma	505	308	-	B4		X	Privati	Concessione

Totale 4

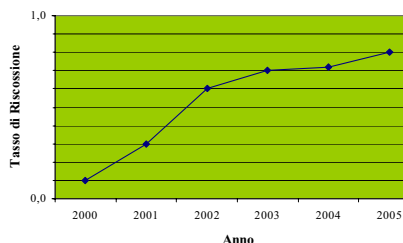
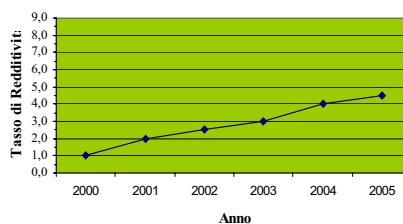
Riferimenti catastali confinanti					
Tipo catasto	Comune	Foglio	Particella	Subalterno	Altri elementi di confine
NCEU	Roma	-	-	-	-
NCEU	Roma	-	-	-	
NCEU	Roma	-	-	-	
NCEU	Roma	-	-	-	

Dati gestionali

Valore complessivo bene	Data di riferimento	Valore unitario	Canone annuo complessivo	Canone medio unitario
	gg/mm/aa			

Tasso di Redditività	=	$\frac{\text{Valore compless.}}{\text{Canone annuo compless.}}$	=	
Tasso di Utilizzazione	=	$\frac{\text{Sup. lorda utilizzata}}{\text{Sup. lorda complessiva}}$	=	
Tasso di Regolarità	=	$\frac{\text{n. unità occupate con contratto regolare}}{\text{n. unità occupate}}$	=	
Coefficiente di Affollamento (per usi governativi)	=	$\frac{\text{Superficie concessa}}{\text{n. addetti}}$	=	
Tasso di Riscossione	=	$\frac{\text{Emesso}}{\text{Riscosso}}$	=	
Tasso di Automazione	=	$\frac{\text{Emissione massiva}}{\text{Totale emissione}}$	=	

Rilevazione delle performance immobiliari



DATA CREAZIONE FASCICOLO

18/10/2007

DATA ULTIMA MODIFICA FASCICOLO

18/10/2007



AGENZIA DEL DEMANIO

CODICE BENE

Codice
RMB0037

**SCHEDA
STORICO
ARTISTICA**

Natura del Bene

(D.M. 6 febbraio 2004)

- | | | | |
|-------------------------|-------------------------------------|------------------|--------------------------|
| fabbricato | <input checked="" type="checkbox"/> | manufatto | <input type="checkbox"/> |
| unità immobiliare | <input type="checkbox"/> | giardino o parco | <input type="checkbox"/> |
| elemento architettonico | <input type="checkbox"/> | terreno | <input type="checkbox"/> |



Breve descrizione storica

Il Palazzo è l'edificio romano che da sempre ospita gli uffici del Ministero della Pubblica Istruzione. I primi progetti dell'edificio risalgono al 1912, e furono eseguiti dall'architetto Cesare Bazzani. Il complesso venne completato solo nel 1925. La biblioteca del Ministero è stata istituita nel 1859 e, fra alterne vicende, portata dove è attualmente nel 1926 durante il ministero Fedele. Nel 1929 si contavano già 30.000 volumi, fra cui una rara edizione del 1625 delle *Storie* di Tito Livio.

Breve descrizione morfologica e tipologica

La facciata principale, posta su Viale Trastevere, ha due avancorpi laterali leggermente sporgenti dal corpo centrale. Al centro di questo c'è la scalea, con due rampe carrozzabili. La parte denominata "Stanze del Ministro" è stata decorata da Paolo Paschetto, nell'Anticamera del Ministro sono presenti 6 lunette raffiguranti allegorie della Letteratura, della Saggiezza, della Scienza, della Storia, del Genio e dell'Arte. Il salone dei Ministri è stato decorato da Antonio Calcagnadoro. Al centro del soffitto è raffigurato il Trionfo dell'Istruzione, mentre ai lati è rappresentata la vittoria del regno d'Italia nella Prima guerra mondiale. Un grande fregio, raffigurante l'evoluzione dell'Istruzione dall'Età Antica ad oggi, domina sulla sommità delle pareti. La stanza prende nome dai 12 ritratti dei ministri dal 1859 al 1922.

Precedenti schedature effettuate

- | | |
|-----------------------|-------------------------|
| Tipo di schedatura | Scheda patrimoniale |
| Soggetto esecutore | Ministero delle Finanze |
| Anno della schedatura | 1913 |

Precedenti valutazioni di interesse culturale

- | | | |
|----------------------|---|-------------------------------------|
| Nessuna valutazione | | <input checked="" type="checkbox"/> |
| Valutazione positiva | art. 3 DPR 283/2000
art. 1 L. 410/2001 | <input type="checkbox"/> |
| Valutazione negativa | art. 3 DPR 283/2000
art. 1 L. 410/2001 | <input type="checkbox"/> |

Presenza di elementi decorativi di pregio interni o esterni

- | | | | | | |
|-----------------|-------------------------------------|------------|--------------------------|----------------------|-------------------------------------|
| nessun elemento | <input type="checkbox"/> | graffito | <input type="checkbox"/> | tabernacolo | <input type="checkbox"/> |
| affresco | <input checked="" type="checkbox"/> | lapide | <input type="checkbox"/> | elementi ornamentali | <input checked="" type="checkbox"/> |
| stemma | <input type="checkbox"/> | iscrizione | <input type="checkbox"/> | altro | <input checked="" type="checkbox"/> |

DATA CREAZIONE FASCICOLO 18/10/2007

DATA ULTIMA MODIFICA FASCICOLO 18/10/2007



CODICE BENE

Codice RMB0037

SCHEDA COMPLESSO

AGENZIA DEL DEMANIO

CODICE IDENTIFICATIVO COMPLESSO: RMB0050

DESCRIZIONE SINTETICA Edificio storico sede del Ministero della Pubblica Istruzione



Localizzazione

Comune Roma
C.A.P. 00153
Provincia RM
Località geografica -
Toponimo Viale
Denominazione stradale Trastevere
Numero civico 76A
Progressiva chilometrica -

Tipologia di area obiettivo:

Area Obiettivo 1 [] Area "aree depresse" []
Area Obiettivo 2 [] Nessuna area obiettivo [x]
Area in "phasing out" []

Accessi

Table with 4 columns: N., Indicazione, Principale, Tipologia. Rows include Viale Trastevere, Via E. Morosini, Viale Glorioso, Via Dandolo.

Vincoli tecnico ambientali

Table with 3 columns: Vincolo, Descrizione, Note. All cells are empty.

Table for Piano Urbanistico with PRG and CDU buttons, and Strumento vigente/ Destinazione urbanistica fields.

i.f. t. [] i.f. f. []

Coordinate geografiche

coordinata X 2310068,86
coordinata Y 4640143,82
q.l.m. 15

Tipologia recinzione Metallica [] Muraria [] Mista [] Assente [x]

Table for Superficie with columns Coperta, Scoperta, Totale, S.l.p. and values 11.540, 5.430, 16.970, 56.476.

Componenti impiantistiche

Table with 4 columns: N., Tipologia, Note / caratteristiche specifiche. Lists various equipment like Allarme, Videosorveglianza, Citofonico, etc.

Scarichi

Table with 3 columns: N., Tipologia di scarico, Note / caratteristiche specifiche. Lists Civili acque bianche and nere.

Allacci

Table with 3 columns: N., Tipologia, Note / caratteristiche specifiche. Lists Acqua, Elettricità, Gas, Telefono/Fibre ottiche.

DATA CREAZIONE FASCICOLO 18/10/2007

DATA ULTIMA MODIFICA FASCICOLO 18/10/2007

NUOVO FASCICOLO IMMOBILIARE ELETTRONICO



CODICE BENE: RMB0037

CODICE IDENTIFICATIVO FABBRICATO: RMB0050001

DESCRIZIONE SINTETICA Edificio storico sede del Ministero della Pubblica Istruzione

NUOVO FASCICOLO IMMOBILIARE ELETTRONICO



Localizzazione

Comune: Roma
 C.A.P.: 00153
 Provincia: RM
 Località geografica: -
 Toponimo: Viale
 Denominazione stradale: Trastevere
 Numero civico: 76A
 Progressiva chilometrica: -

Piani e/terra	Destinazione d'uso prevalente
7	Terziario - direzionale

Superficie (mq)	<i>Coperta</i>	<i>Scoperta</i>	<i>Totale</i>	<i>S.l.p.</i>
	11.540	5.430	16.970	56.476

Variazione di configurazione	
<i>Tipologia</i>	<i>Note</i>
Nessuna	-

Accessi			
<i>N.</i>	<i>Indicazione</i>	<i>Principale</i>	<i>Tipologia</i>
1	Viale Trastevere, 76A	si	Misto
2	Via E. Morosini, 2	no	Misto
3	Viale Glorioso, snc	no	Misto
4	Via Dandolo, 3	no	Pedonale

Componenti impiantistiche		
<i>N.</i>	<i>Tipologia</i>	<i>Note</i>
1	Allarme	-
1	Videosorveglianza	-
1	Citofonico	-
1	TV satellitare	-
1	TV terrestre	-
1	Trasmissione dati	-
1	Rilevazione incendi	-
1	Messa a terra	-
1	Protezione scariche atm.	-
240	Telefonico	-
1	Illuminazione interna	-
1	Elettrico	-
1	Condizionamento	-
1	Riscaldamento	-
6	Sollevamento	-

Morfologia		
<i>Epoca costruzione</i>	<i>Tipologia edilizia</i>	<i>Tip. strutturale prev.</i>
Successiva al 1900	A corte chiusa	Muratura portante

Allacci		
<i>N.</i>	<i>Tipologia</i>	<i>Note/caratteristiche specifiche</i>
7	Acqua	-
1	Elettricità	-
2	Gas	-
240	Telefono/Fibre ottiche	-

Scarichi		
<i>N.</i>	<i>Tipologia di scarico</i>	<i>Note / caratteristiche specifiche</i>
1	Civili acque bianche	Fogna
1	Civili acque nere	Fogna

Stato conservativo			
<i>Pericolo</i>	<i>Livello stato conservativo</i>	<i>Tipologia</i>	<i>Note</i>
-	-	-	-

Elementi verticali		
<i>N.</i>	<i>Tipologia</i>	<i>Note</i>
4	Corpo scala	-
5	Ascensore	-
1	Montacarichi	-

Elemento architettonico		
<i>N.</i>	<i>Tipologia elementi presenti</i>	<i>Note</i>
1	Affreschi	-
26	Capitelli	
7	Rivestimenti con materiali di pregio/decorativi	
4	Scalinate	
2	Porticati	
5	Chiostri	
15	Soffitti a Cassettoni e decorativi	

Vincoli tecnico ambientali		
<i>Vincolo</i>	<i>Descrizione</i>	<i>Note</i>
-	-	-

DATA CREAZIONE FASCICOLO 18/10/2007

DATA ULTIMA MODIFICA FASCICOLO 18/10/2007



CODICE BENE: RMB0037
 CATEGORIA PATRIMONIALE: -

CODICE IDENTIFICATIVO UNITA': RMB0050001001
 DESTINAZIONE D'USO: Terziario - Direzionale



Localizzazione

Comune: Roma
 C.A.P.: 00153
 Provincia: RM
 Località geografica: -
 Toponimo: Viale
 Denominazione stradale: Trastevere
 Numero civico: 76A
 Progressiva chilometrica: -

Unità accessorie

N.	Tipologia	Note
0	-	-

Accessi

N.	Indicazione	Principale	Tipologia
1	Viale Trastevere, 76A	si	Misto
2	Via E. Morosini, 2	no	Misto
3	Viale Glorioso, snc	no	Misto
4	Via Dandolo, 3	no	Pedonale

Riferimenti catastali

Tipo catasto NCEU
 Comune catastale Roma
 Partita 40203
 Foglio 505
 Particella/e 308
 Subalterno
 Categoria/qualità catastale B4

Superficie (mq) -

Disponibilità

Dati inerenti il valore

Valore	Data	Valore unitario
-	-	-

Materiali nocivi

Presenza	Tipologia
Nessuna	-

Utenze

N.	Tipologia	Note
-	-	-

Stato locativo

Natura occupazione	Durata	Decorrenza	Scadenza	Utilizzatore
Uso governativo	-	-	-	Ministero Istruzione Università e Ricerca Scientifica
Importo canone/indennità	Canone/indennità unitario	Tasso di redditività	Tasso di riscossione	Tasso di automazione
-	-	-	-	-

Variazione di configurazione

Tipologia	Note
Nessuna	-

Elemento architettonico

N.	Tipologia elementi presenti	Note
-	-	-

Stato conservativo

Pericolo	Livello stato conservativo	Tipologia	Note	Lavori in corso	Tipologia
-	-	-	-	-	-

Componenti impiantistiche

N.	Tipologia	Conformità	Note	Valori di mercato	Valori locativi
-	-	-	-	Min. -	Min. -
-	-	-	-	Max -	Max -

Allacci

N.	Tipologia	Note	Valore Unità
-	-	-	-

DATA CREAZIONE FASCICOLO

DATA ULTIMA MODIFICA FASCICOLO