



# COMUNE DI CANTIANO

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## GUIDELINES FOR THE REGULATION OF THE PROJECT FOR THE RECOVERY AND ENHANCEMENT OF THE HISTORICAL CENTER AND THE DISTRICTS AND ALL THE REAL ESTATE OF THE MUNICIPALITY OF CANTIANO - HOUSES FOR 1 EURO

### 1. PURPOSE OF THE INITIATIVE

The Municipality of Cantiano has a medieval historical center certified by the Orange Flag recognition, issued by the Italian Touring Club, with monuments bound by the Law n. 1089/1939 and n. 42/2004, Special Protection Areas (SPA), Zone A of the current Recovery Plan.

With this initiative the Administration intends to initiate the reorganization and enhancement of the existing real estate, consisting of dilapidated buildings in the historic centers of the capital and of the hamlets, which are in a state of neglect and degradation.

Moreover, like the most of the historical centers of the small territories, even Cantiano (historical center and districts), has suffered the phenomenon of depopulation and, consequently, the Municipal Administration intends to implement a series of interventions that aim the redevelopment and the recovery of the Historical Center of the town and its districts. The initiative, called "**CANTIANO - CASE A 1 EURO**", provides for the planning and management of interventions and actions for the recovery of the residential function and revitalization of the historical center and the districts, through the redevelopment of the urban-building fabric that promotes the settlement of families, tourist-accommodation activities and shops.

In conclusion, the aim of public interest that the Municipality intends to pursue with this initiative can be summarized as it follows:

**a)** Recovery and urban-building redevelopment of buildings located in the Municipality of Cantiano with particular reference to those located in the historical center and districts, that is an heritage of a considerable public interest and unique architectural beauty; streamlining and

speeding up the recovery, the consolidation and the rehabilitation procedures, including complementary public urban redevelopment work on structures, roads and areas; the elimination of the possible risks for public safety deriving from the danger of the collapse of some dilapidated dwellings, even by partial demolition, agreed with the organisations for the protection, of those properties not sold or of little interest, which prove that they are useful for the recovery of spaces to be allocated for a public green area well equipped;

**b)** Revitalization in particular of the historical part of the village, returning it to its historical function of propulsive center of life, culture and activity, promoting the settlement of new families, tourist-accommodation activities and of shops, economizing, through the involvement of private individuals, the costs of recovery, rehabilitation, restoration, urban redevelopment and securing of the buildings and at the same time reducing the overbuilding of the territory;

**c)** Contribute to the socio-economic growth of the village, through the recovery of a vitally important historical, architectural and urban structure and allow, subsequently, the State, the Regional and the Municipal Treasury to achieve appreciable revenues coming from the recovery housing and expansion of the tax base;

**d)** To contribute to the implementation of socio-cultural integration, to be achieved through the extension of the housing and tourist-accommodation offer, also to non-resident people. It is specified that, in the context of the activities connected to the realization of the project, the Municipality plays the role of main carrier of the public interests described above. Appropriate forms of transparency and publicity will be used in the procedures for the assignment of the properties, also in relation to the aim of evaluating competitors' proposals to purchase the properties according to the specific provisions of this announcement.

## **2. OBJECT OF THE INITIATIVE**

The object of this initiative is that are all properties located in the Municipality of Cantiano with particular reference to those located in the historical center and its districts, which have the following characteristics:

- Buildings of private property, not inhabited or habitable, in obvious conditions of structural, static, hygienic-sanitary degradation belonging to subjects who, lacking economic resources and/or not interested in investing in this resource, show the will to adhere to the initiative of the Municipality and discarding it, even at a symbolic price, because of the tax burden on these properties today;

- Buildings of private property, not inhabited but habitable, which, although not in obvious conditions of structural, static, hygienic-sanitary degradation, belong to subjects who, lacking economic resources and/ or not interested in investing in this resource, manifest the willingness to

adhere to the Municipality's initiative and discard it, even at a symbolic price, because of the tax burden on these properties today;

- Buildings of public ownership, not inhabited or habitable, in obvious conditions of structural, static, hygienic-sanitary degradation, of which the organization intends to discard it, even at a symbolic price, pursuing the aims and the purposes of point n. 1) of these Guidelines.

### **3. OWNERS OF THE PROPERTY AND HIS OBLIGATIONS**

The owners of buildings have got a fundamental role and a decisive importance in the realization of the project as they are those who, having ownership of the property, decide and agree to sell them even at a symbolic price, in order to contribute to the pursuit of the aims of public interest listed in these Guidelines. In particular, those who, with the presentation of the interest (**ATTACHMENT A**), start the procedure to make their property available to the Municipality, expressing the will to sell it voluntarily, even at a symbolic price, by adhering to and supporting the Municipality's initiative.

In particular, the property owner must present a formal declaration with which:

**A)** Shows its willingness to adhere to the public initiative approved by the Municipality with the resolution of the City Council n° 9 of 29/03/2019 and with the aim of the recovery and urban-building redevelopment as well as the housing revitalization of the historical center and the surrounding areas;

**B)** Declares to be the owner / co-owner of the property located in the Municipality of Cantiano, which he will have to identify it in land registry;

**C)** Manifest the willingness to sell the property as the intention to adhere to and support the public initiative of the Municipality of real estate recovery, object of these Guidelines ,and asks, at the same time, in relation to this his act of generosity, to be relieved by the future purchaser of the expenses incurred in the period of availability of the asset to the Municipality (taxes and fees, local and state) as well as expenses, none excluded, however connected to the regular passage of ownership of the property (notaries, tax, transfer, succession, also late, possible building amnesties);

**D)** Confirms the willingness to sell even at a symbolic price for a period of no. 3 years that are considered necessary for the Municipality to eventually define and improve the implementation path of the interventions.

**E)** Acknowledgment of being aware of the purposes pursued by the Municipality of Cantiano regarding the Guidelines approved by the City Council Resolution No. 9 of 29/03/2019 and to approve the elements of attribution of scores to identify the assignee, if more than one person is involved in the purchase of the property, as specified in the following point n. 4.6);

**F)** We declare that the Municipality of Cantiano, as part of the initiative, plays the role of main bearer of public interests and guarantor of compliance according the clauses listed by the Guidelines to protect the parties involved.

#### **4. THE VILLAGE OF CANTIANO AND ITS OBLIGATIONS**

As part of the activities related to the implementation of the project, the Municipality plays the role of main carrier of the public interests first described in point n. 1) of these Guidelines.

In this quality, the village assumes the following commitments:

- 1.** Publishes specific notice on its website, on social networks, in public and commercial premises and establishments and realizes any other possible form of advertising for the purpose of raising awareness among private owners interested in participating in the initiative, attaching to the notice the present Lines Guide and forms to be filled out for participation purposes.
- 2.** Provides advice, clarifications, information and collaboration to interested parties regarding the participation in this initiative of private individuals.
- 3.** It collects the expressions of interest presented by private individuals, prepares documents concerning the buildings , accompanied by all the useful information and photographs.
- 4.** Creates, in a special dedicated section of the institutional site or within a separate site, the "Showcase of the houses for 1 euro" in which the documents of the building ,object of the initiative, will be inserted, including all information and useful contact for the interested buyers.
- 5.** It prepares and approves the acts of assignment of the properties available on the basis of the requests received from the buyers, following the publication of a Notice in the online Praetorian Register and approves the eventual rankings for the assignment of the buildings, in the particular case when more than one buyer is interested in the same propriety. The first ranking of assignment will be made after the 30th day from the publication on the online site of the notice of availability of the property to be sold. In case of lack of offers, every two months will be repeated.
- 6.** Draws up the ranking based on the following elements and evaluation criteria:

TOTAL MAXIMUM SCORE (technical score + economical score): 30 points

TECHNICAL: maximum score of 15 points

ECONOMICAL: maximum score of 15 points

TECHNICAL AND ECONOMIC OFFER		
CRITERIA		SCORING
a) Commitment for the conclusion of the work, from the issue of the permit	within n. 6 months	3
	within n. 1 year	2
	within n. 2 years	1
	within n. 3 years	0
b) Destination of the real estate	First house	5
	Receptive, commercial, artisan	3
	Second house	1
c) Use of local workers (design-execution)	YES	5
	NO	0
d) Real estate inspection (*)	YES	2
	NO	0
e) Improved offer compared to the starting price of € 1	€ _____ (in numbers)  € _____ (in letters)	maximum 15

Regarding the economic criterion, the tender offer will be assessed on the basis of an amount of € 1; to the most convenient offer, the maximum score set at 15 points will be assigned, while for the other competitors the score will be assigned by applying the following algorithm:

$$\text{SCORE} = 15 \times Y$$

where  $Y = \frac{\text{proposed offer}}{\text{cheaper offer}}$

In the case of an equivalent score, the property is assigned based on the chronological order of acquisition of the expression of interest for the organisation's protocol.

## 5. BUYERS OF THE BUILDINGS AND THEIR OBLIGATIONS

1. Buyers are the individuals, natural or legal persons, who express their interest in the purchase and in the implementation of restructuring and recovery interventions made available by the private owners referred to in the previous point n. 3) of these Guidelines.

The subjects must be in the condition in which they do not exist against them, any preclusive element, according to current legislation, to contract legitimately with the Public Administration.

2. The buyers, with the presentation of the application (**ATTACHMENT B**), must present a formal declaration, in addition of explaining their personal details:

**A)** will show their willingness to adhere to the public initiative approved by the Municipality of Cantiano with resolution of the City Council No. 9 of 29/03/2019 and with the aim of the recovery and the urban-building redevelopment of the buildings located in the Municipality of Cantiano with particular reference to those located in the historical center and its districts.

**B)** declare to be in possession of the requirements to be able to contract legitimately with the public administration, as:

- natural person;

or

- legal person: with the declaration, made by the Legal Representative, declaring for himself and for any shareholders having the administration of the legal entity, the possession of the elements required to be able to contract legitimately with the public administration;

**C)** shows the will to acquire the property, marked with the code n. \_\_\_\_\_ of the "**1 euro houses**" and to bear the expenses, none excluded, however connected to the regular passage of ownership of the property (notarial, tax, transfer, succession, even late, possible building amnesties) and to repay to the seller the costs incurred by this during the period of availability of the asset to the Municipality (local and state taxes and fees).

**D)** they will be required to finalize the signing of the contract of sale with the private seller, as well as to set up the surety policy banking or insurance referred to in the following letter G), **within no. 2 (two) months** from the approval of the assignment act, by the Municipality, unless extensions authorized by the Municipality, under the penalty of forfeiture;

**E)** the project for the renovation, restoration, restoration and / or renovation of the acquired building will be required to prepare and deposit at the competent Office of the Municipality, in compliance with the regulations in force at the time and according to the chosen destination, **within and no more than n. 6 (six) months** from the signing of the sales contract with the seller, unless extensions justified and authorized by the Municipality;

**F)** they will be obliged to start the works no later than n. 12 (twelve) months from the issue of the building permit, or equivalent act according to the law, and to complete them by and **no later than the deadline of n. 4 (four) years** from the date of stipulation of the contract, unless extensions justified and authorized by the Municipality;

**G)** they will be obliged to stipulate a special surety policy banking or insurance, within the term referred to in the letter D) in favor of the Municipality of Cantiano with the amount of **€ 4,000.00, valid for n. 4 (four) years and six months**, and renewable at the request of the Municipality at the time of granting of any extensions, to guarantee the effective compliance within the obligations referred to in the previous letters E) and F). This guarantee must expressly provide the waiver of the benefit of the prior enforcement of the principal debtor, the waiver of the exception according

to Article 1957, paragraph 2, of the Civil Code, as well as the operation of the guarantee within fifteen days, upon simple written request of the Municipality.

In the event of non-fulfillment by the purchaser or non-compliance with the commitments assumed and declared, the Municipality will proceed to forfeit the deposit.

**H)** declares to acknowledge of the fact that the Municipality of Cantiano, as part of the initiative, plays the role of main bearer of the public interests described in point n. 1) and guarantor of compliance according to the clauses listed by these Guidelines to protect the interests involved.

## **5.1 FEES AND VARIOUS CHARGES**

The buyer will pay the value of the purchase to the seller and, in accordance with the provisions of the previous point 5 lett. C), will bear all the necessary expenses connected with the transfer of the property.

The seller assumes the obligations and charges regarding the resolution of all the procedures concerning the transfer of ownership (for hereditary succession) and for the formation of an historical file of the building, to be presented to the Municipality in support of the planning acts of the redevelopment intervention, complete with the checks carried out by the Revenue Agency- of the Territory.

## **5.2 DOCUMENTS TO BE PRESENTED**

The expression of interest must be received by filling in the specific forms (**ATTACHMENT B**).

The Municipality of Cantiano has the right to request clarifications or additions, respecting the expression of interest in the purchase presented, when it seems necessary for the purpose of the correct evaluation of the proposals.

## **6. MODIFICATIONS**

The Municipality reserves the right to make corrections or additions to these Guidelines, if this is necessary to regulate new aspects or critical issues related to the implementation of the initiative.

## **7. ANY DISPUTES**

As part of the activities related to the implementation of the project, the Municipality only plays the role of bearer of the public interests involved in the initiative, as better described in the previous point n. 1) and for this purpose, it will be entitled to ensure compliance within the clauses listed in these Guidelines to protect the interests involved.