

Buildings and constructions

Current definitions

Added value

The aggregate that shows the growth of the economic system in terms of new goods and services made available to the community for final use. It is the result of the difference between the production value of goods and services created by individual productive branches and the value of the intermediate goods and services consumed by them (raw and auxiliary materials used and services provided by other productive units). It corresponds to the sum of revenue from productive factors and depreciation. It may be calculated at basic prices, production prices or factor costs.

Building

It is a construction generally originated from a unique conception and implementation; it is characterised by its own independent structure; including areas used for residential purposes (living quarters) and/or goods and service production activities (offices, laboratories, etc.); it is delimited by external or dividing walls and by roofs ; it has at least an external access.

Building extension

Additional construction work extending a dwelling and/or rooms within an existing building horizontally or vertically, thereby increasing the volume of the building itself.

Building permit

Authorisation granted to a principal at this demand to start work on a building project.

Building reclamation

The construction operations leading to the removal of polluting materials in a building. Once the pollutants have been removed, the environment is defined as “reclaimed”.

Category of Public works

The type of work category under which public works are classified (roads, airports, etc.).

Commenced work (public works)

Work for which the assigning procedure of the job has been completed, even if the work itself has not yet begun.

Commencement notice (Dia)

Simplified procedure for construction works that do not result in an increase in a building's volume or area and do not affect the building's stability.

Conventional dwelling

A dwelling is a room or suite of rooms and its accessories in a permanent building or structurally separated part thereof designed for permanent human habitation which by the way it has been built, rebuilt, converted, is intended for private habitation. It should have a separate access to a street (direct or via a garden or grounds) or to common spaces within the building (staircase, passage, gallery).

Dwelling

Accommodation formed of one or more spaces (rooms and accessory spaces) constructed in line with requirements making it suitable for the stable dwelling of one or more people, even if part of it is set up for office use (professional place of business, etc.). Dwellings must have at least one independent point of access from outside (road, courtyard, etc.) or from common areas (landings, corridors, terraces, etc.), i.e. a

point of access that does not involve passing through another dwelling. It must also be separated from other dwellings by walls, and form part of a building.

Dwelling crowding

The average number of occupants per room in a dwelling.

Occupied conventional dwellings (Population and housing census)

Conventional dwellings occupied by persons who have their usual residence there, even if they are absent at the time of the Census.

Extraordinary maintenance

Structural improvements (extension, enlargement) and/or reparations to an existing public work or part of it.

Free use

The right to use another person's property and relative income, with the obligation not to alter its substance and economic purpose.

Habitability certificate

Document regarding a property to be used for residential purposes, issued by the municipality in the area where the property itself is located, declaring the safety, hygiene, health, energy saving features of the building and the systems installed in it. In the past a distinction was made between habitability certificate, referring to residential property units, and usability certificates for property units destined for other uses. This distinction has been abandoned in practice over time, even in normal regulatory use.

Other housing unit

Housing unit that do not come within the category of conventional dwelling (because it is mobile, semi-permanent or improvised), occupied by one or more persons as the usual or temporarily residence at the time of the Census (that is, caravan, tent, camper, shack, hut, cave, garage, cellar, barn etc.). This category also covers housing units at diplomatic or consular seat, i.e. housing units abroad.

Perpetual lease

The right to use a property belonging to another person, with the obligation to improve it and to pay a rental fee to the owner.

Premises for habitation use

Covered space, closed on each side by walls (in brick, wood or glass), whether or not they reach the ceiling. A wall interrupted by a considerable sized opening (arch or similar) is considered as a division between two rooms, unless one of these, given its small size, is an integral part of the other.

Production value

These accounts mainly hold income from the company's core activities.

Public work (or utility)

Building or construction destined for use as fixed capital in the production of goods or services by Public Administration authorities or private law entities, such as *Enel S.p.A.* or State Railway.

Residential building

Building designed, constructed and used (even following a change in use or even only for a set period) only or mainly for residential purposes.

Room (Population and housing census)

A space inside a dwelling that receives air and direct light from the outside, large enough to hold a bed and to leave enough space for the movement of a person. Thus, bedrooms and living rooms count as rooms if they correspond to the definition above. Kitchens, kitchenettes, utility rooms and bathrooms do not count as rooms even though they can have their features. Rooms without windows should not generally be counted, unless they are functionally used for domestic purposes - which might include bedrooms.

Room for habitation use

A covered construction cell closed by brick walls, of a size in line with hygiene and construction regulations.

Social housing (or council houses)

Buildings constructed by the State for less well-off citizens.

Start-of-work certified report (Scia)

Authorisation introduced in Italy by law 30 July 2010 n . 122 , entered into force on 31 July 2010. In most cases it replaced the Dia (commencement notice).

Suitability for building

The suitability of a given parcel of land for building, depending on the building permission granted by municipal authorities according to local town planning and construction regulations.

Sub-rental

Renting a leased property to a third party (land, apartment, building, etc.).

Tenant farmers

Agricultural workers that are paid with part of the product.

Type of work (public works)

The features of a single work that allow it to be identified either as a new public work or as extraordinary maintenance.

Unoccupied conventional dwellings (Population and housing census)

Unoccupied conventional dwellings include both dwellings occupied by non-residents and vacant dwellings.

Usability certificate

A license permitting the use of all or part of a building. The usability certificate ascertains that the building matches the plans approved and complies with hygiene regulations. Similar to habitability certificates, it applies to non-residential use.

Useful floor area

The floor area of a dwelling measured net of walls, columns, partitions, splays, doorways and windows, internal stairways, verandas or balconies.

Work done (public works)

The value of a portion of work carried out in the time interval between two stages of the work. The production is estimated according to the amount agreed and the forecast duration of the works.