

# STUDIO TECNICO

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### **EXAMPLE FOUR – Property Survey Extract**

#### **EXAMINATION OF TOWN PLANNING PERMISSIONS:**

The inspection at the Town Planning office was carried out on \*\*\*\*\* and the following permissions were found and examined.

.....description of the 24 permits obtained .....

#### **CLARIFICATIONS**

Comparing the current factual state of the property with the Planning Permissions and attached plans, the following differences have been found:

No Permits pertaining to the original construction of the Villa and Detached House were found at the municipal offices of \*\*\*\*\*. This fact could mean that the buildings were built before 1942 (the year Law no.1150 of 17 August 1942 came into force, making the application for planning permissions for the construction and/or the modification of buildings obligatory).

**As you clearly understand, this point can only be confirmed by means of a written declaration by the selling party.**

#### **VILLA:**

##### **Basement Floor:**

- Construction of a raised floor not in compliance (not represented) with the drawings attached to Permit no.1255/276 and subsequent Permit (*Variante*) no.492/51;
- Opening of the door connecting the two bedrooms next to the lift;  
Change of position of the internal kitchen door;
- The boiler room has not been built in accordance with the specifications of Permit no.492/51;
- The access area which leads to the underground garage of the villa has not been built in accordance with the drawings attached to Permit no.4136/801;
- The stairs leading from the above mentioned access area to the semi covered swimming pool have been built differently;
- The bathroom next to the laundry room has been built (after the Amnesty no.2402 of 24/04/89) without any planning permission;
- The entry stairs to the kitchen from the outside are not represented in the drawings attached to Permit no.1255/276 and the subsequent Permit (*Variante*) no.492/51;
- The air chamber around the building is not in compliance with the drawings attached to Permit no.1255/276 and the subsequent Permit (*Variante*) no.492/51;

Ground Floor:

- Construction of a small dividing wall in the master bedroom;
- The removal of the dividing wall between the bathroom and the access area adjacent to the lift;

First Floor:

- The rooms on the first floor have not been built in accordance with Permit no.11476;
- The windows in the raised roof are larger than allowed;
- Different heights in the rooms;
- The external terrace has not been built in compliance with Permit no.11476;
- The space where the lift motor is kept is not in compliance with Permit no.492/51;

**DETACHED HOUSE:**

- The building is divided into two apartments; this division is not in conformity with any planning permission and should therefore be considered unauthorised. In the drawings attached to the Application for Building Amnesty no.8447 of 30/09/1986, the building is represented as one property unit and the existing two kitchens are not represented.

- In the file of Permit no.11476, there is a photograph of the property presumably taken in 1967; this photograph shows that in the apartment on the first floor, the side French window and the French window facing the sea with the terrace did not exist. Given that no planning permission to carry out these modifications has been found, they should be considered unauthorised.

**SEMI-COVERED SWIMMING POOL:**

- This swimming pool was built in a size and shape not in conformity with Permit no.4136/801;
- The covered areas around and over the swimming pool are not in conformity with the drawings attached to Permit no.4136/801 for the following: open plan layout instead of small rooms, different surface area, different external openings and height of the ceiling (2.35 m instead of 2.40 m);
- There is no planning permission for the technical room housing the swimming pool pump and filter;
- The basement room where the Jacuzzi is situated has not been authorized by any planning permission.

**BASEMENT GARAGE:**

- The size of the garage is not in conformity with Permit no.4136/801;
- The internal height is 2.50 m and not 2.60 m as represented in Permit no.4136/801;

- The windows of the garage are not represented in the drawings attached to Permit no.4136/801.
- Construction of an unauthorised small storeroom.

**EXTERNAL SWIMMING POOL:**

- The measurements of this swimming pool are not in conformity with Permit no.4330, actual measurements 5.06 x 13.64 m instead of 5.00 x 14.00 m.
- The swimming pool has been built nearer to the retaining wall than was authorised in the same Permit.
- The external stairs next to the swimming pool have not been built in conformity with Permit no.2189;
- The following has been built without any planning permission:
  - the underground technical room housing the swimming pool pump and filter has not been authorised by any planning permission;
  - the retaining wall surrounding the swimming pool on the north-east side;
  - bathroom.

**DETACHED CONSERVATORY ON THE SEAFRONT:**

The measurements of this building are approximately the same as what is authorized by Permit no.1261/66, but is not in conformity for the following:

- unauthorised small porch over the south-east entrance;
- different construction of the wall on the south-east side of the building;
- unauthorised round window on the north-west side;
- different construction of the exposed weight-bearing structure on the roof;
- unauthorised roof windows;

The bathroom and access area adjacent to the Detached Conservatory have not been built in conformity with Permit no.8357 for the following:

- larger surface area than authorized;
- lower height than authorized;
- the bathroom window is in a different position than authorized;
- the access area has been converted into a small kitchen (fitted with a cooker and a sink) without any official authorisation.

**GARDEN AND ANNEXES:**

- The two main entrances (no. 14 of \*\*\*\*\*) to the property have not been built in conformity with Permit no.4136/801;
- The external staircases have not been built in conformity with Permit no.4136/801;
- The pavement of the access area and the garage ramp has been built in stone and not in the building material authorised in Permit no.4136/801;

- No planning permission has been found for the construction of the terrace on the seafront adjacent to the external swimming pool; the terrace is not represented in the drawings attached to Permit no.4330 and this means that the terrace is unauthorised.
- Permit no.2189 authorized a metal and wooden structure going from the external swimming pool to one of the entrances on \*\*\*\*\*, this structure has not been built;
- No planning permission has been found for the construction of the Detached Conservatory adjacent to the Detached Garage and in absence of a written declaration by the vendor that the construction was built before 1942, it has to be considered unauthorised.

CERTIFICATE OF HABITABILITY/FITNESS FOR USE ("CERTIFICATO DI AGIBILITA'/ABITABILITA'")

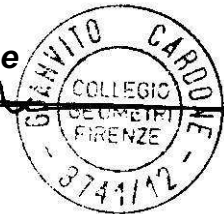
- EXSITENT
- NON EXSITENT

**CLARIFICATIONS**

- Considering the factual and legal state of the property, no comment can be made in regard to the lack of this Certificate, because it is a document which confirms the property's conformity to the Cadastral registration, to the Town Planning Permissions and the conformity of its Systems to the current laws and regulations. The request for this Certificate has to be made at the competent Public Office.

SURVEYOR

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