



MUNICIPALITY OF CAMMARATA (AG)

REGULATION FOR THE REDEVELOPMENT AND REUSE OF BUILDINGS IN A STATE OF NEGLECT OF THE HISTORICAL CENTER THROUGH THE FREE TRANSFER TO THIRD PARTIES FOR TOURIST - HOUSING OR COMMERCIAL PURPOSES

ART. 1) OBJECTIVES OF THE ANNOUNCEMENT

The objective of the Municipality of Cammarata is to recover and enhance properties located in the historic center for which the owners have demonstrated and demonstrate their willingness to transfer for free to Agencies and / or Companies and individuals willing to invest in an overall project of recovery and enhancement of the historic center.

In particular, through this announcement, the Municipal Administration intends to acquire an expression of interest in the acquisition of the properties indicated in art. 2 aimed at the redevelopment of the historic center and the resulting creation of a widespread network with tourist-accommodation-commercial or housing purposes. Properly recovered and renovated properties could:

- Promote the repopulation of the historic center;
- Increase the presence of new residents;
- Promote the creation of new businesses;

ART. 2) PROPERTIES SUBJECT OF THE INTERVENTION

The properties covered by this regulation are all buildings for which the owners declare their authorization for free transfer.

ART. 3) PROPOSAL FOR FREE TRANSFER

Proposal for free transfer must be sent to the Municipality duly complemented by ownership details and cadastral identification. The proposal must be signed by all people entitled to ownership.

The proposal will be valid for two years.

ART. 4) REGISTER OF TRANSFER OF PROPERTIES TO THIRD PARTIES

The register of the sale of properties to third parties has been established.

The register of properties assignment to third parties will contain, for each property: the cadastral data, the surface, the planimetric layout with the location of the building and its concerning external photographic evaluation.

Properties which are subject of intervention will be advertised on the website of the Municipality of Cammarata.

ART 5) SELECTION PROCEDURE

Through a public notice, the Municipality shows its willingness to enter the properties on the register of transfer to third parties, inviting private owners to submit the proposal.

The Municipality reserves the right to select the proposals that will arrive after the notice publication in chronological order of acquisition to the general protocol of the Authority.

In case of more requests for the same property, the temporary assignment will take place on the basis of the following rankings:

1. Failure to own other properties in the municipal territory: 5 points;
2. Young couple or de facto couple living together for at least 12 months with children: 30 points;
3. Young couple or unmarried couple living together for at least 12 months without children: 29

points;

4. Young people up to 30 years: 25 points;

5. Girls mothers, father boys, divorced / widows / widows: 35 points;

6. Unification (neighboring property): 20 points;

7. Unification of annexes (garage or cellar within 100 meters): points 5;

8. Establishment of new productive/commercial activities in the renovated building: 27 points;

9. Young people up to 39 years who want to set up a productive/commercial activity in the renovated property: 28 points;

The Urban Planning Area Manager will examine the requests and in compliance with the above criteria and scores will formulate the ranking of the temporary assignees of the properties.

The selected ones must proceed with the restructuring and recovery of the property within the terms indicated in art. 8., otherwise the ownership will be forfeited.

ART. 6) PARTICIPANTS AND ACTUATORS

The implementing bodies for restructuring and recovery of buildings can be:

a) Individual agencies and/or companies whose corporate purpose is the management and construction of properties for tourist, housing, commercial and residential use;

b) Private Italian, EU and non-EU citizens.

ART. 7) IMPLEMENTING PARTIES REQUIREMENTS

The subjects referred to the previous point can participate to this notice for the old buildings free assignment if they have the requirements specified below:

a) Enterprises, companies and their consortia:

- to be registered with the C.C.I.A.A. for purposes related to the subject of this notice;
- to be in compliance with the current provisions on welfare and social security contributions (INPS, INAIL, etc.);
- not be subject to collective proceedings referred to in the R.D. March 16, 1942, n. 267 and subsequent amendments thereto;
- That, pursuant to the anti-mafia legislation in force, there should be no cause of prohibition, revocation or suspension provided for by art. 67 of Legislative Decree no. 159/2011 and subsequent amendments thereto;

b) Private parties:

- to be Italian, EU or non-EU citizens.
- That, pursuant to the anti-mafia legislation in force, there should be no cause of prohibition, revocation or suspension provided for by art. 67 of Legislative Decree no. 159/2011 and subsequent amendments thereto;

ART. 8) PRIVATE ACTUATORS' OBLIGATIONS

Private actuator parties have the duty to:

- sign a public deed of purchase of the property within two months from the enforceability of the approval of the assignment rankings;
- bear all the costs for the drafting of the deed of purchase (notary, bureaucratic registration, transfer etc.);
- to secure the building, in order to avoid damage to third parties, immediately after its acquisition; failing to do so, the Municipality will carry out the work by charging the expenses to the new owner;
- prepare the renovation and recovery project of the property by acquiring all the necessary opinions within one year from the date of purchase;
- to start working within two months from the date of issue of the necessary authorization;
- to complete the building interventions within three years from the withdrawal of the authorizations;
- to stipulate a surety policy in favor of the Municipality of Cammarata for an amount of €. 5,000.00 valid for three years to guarantee the actual completion of the works. In case of default by the transferee, the Municipality will have the right to confiscate the policy.

ART. 9) CONSIDERATION

The ownership acquisition of the properties will take place following a free transfer by the owner.

The buyer will bear all the expenses necessary for the ownership transfer.

ART. 10) DOCUMENTS TO BE SUBMITTED

All documentation deemed useful must be attached to the acquisition form and in particular:

⇒ explanatory report of the recovery proposal that the proponent intends to implement. In particular, the following must be indicated:

- the types of intervention;
- the characteristics of the subjects participating in the intervention proposal and related skills;

⇒ documentation proving the possession of the requisites necessary for the proposing subjects.

⇒ operator's declaration of commitment to sign the public deed of the property purchase, bearing all expenses for the ownership transfer.

⇒ declaration of the operator's commitment to stipulate in favor of the Municipality of Cammarata a surety policy for the amount of € 5,000.00, in order to guarantee the restructuring and recovery commitments undertaken.

The Municipality reserves the right to request clarifications and / or additions to the presented documentation if necessary to obtain a correct evaluation of the proposals.