



Comune di Postiglione

Provincia di Salerno

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GUDELINES FOR THE REGULATION OF THE PROJECTUAL INITIATIVE FOR THE RECOVERY AND ENHANCEMENT OF THE HISTORICAL CENTRE OF POSTIGLIONE CALLED *“THE ROOTS OF THE VILLAGE-HOUSES FOR 1 EURO”*

1. PURPOSE OF THE INITIATIVE

The Municipality of Postiglione has a medieval centre with concentric circles and a Castle of great value. With this initiative, the municipal administration intends to start the reorganization and the concrete enhancement of the existing real estate heritage, consisting of dilapidated buildings in the old town, which are in conditions of abandonment and degradation. The Municipality of Postiglione, precisely in the interest to carry out projects with such aims, by resolution of the City Council No. 45 of 27/12/2017, has joined the Association “Authentic Villages of Italy”, whose Statute has as its object the promotion of development and enhancement of characteristic Italian villages, including their rural areas, with particular reference to the architectural, urban, cultural, tourist, social and identity.

Moreover, as all the historical centres of small towns, also the one of Postiglione has suffered the phenomenon of depopulation and, as a consequence, the City Council Resolution No. 121 of 12.11.2018 issued guidelines to U.T.C. for the elaboration of guidelines to regulate the project called "The Roots of the Village – Houses for 1 euro" aimed at the recovery and enhancement of the historical centre of Postiglione. The projectual initiative, called **“THE ROOTS OF THE VILLAGE – HOUSES FOR 1 EURO”**, provides for the planning and management of interventions and actions for the recovery of the housing function and the revitalization of the Old Town, through the redevelopment of the urban fabric that favours the housing settlement of

families, tourist accommodation, shops and craft shops, aimed at the recovery of ancient crafts, products and traditions:

- a) Recovery and redevelopment of the buildings located in the Historic Centre of Postiglione heritage of considerable interest and architectural beauty that must be safeguarded in the knowledge that the "figurability of the places" goes beyond the private interest, being, in fact, public enjoyment; rationalization and speeding up the procedures of recovery, consolidation and rehabilitation, also complementary public interventions of urban regeneration on infrastructure, roads and public areas and spaces; elimination of the possible risks to public safety arising from the danger of collapse of some dilapidated houses, with consequent safety, all in an organic project of protection, of those buildings that are free or of little interest, which prove useful for the recovery of spaces to be used as public parks and gardens;
- b) Revitalisation in particular of the historical part of the village, restoring it to its historical function as a driving force for life, culture and activity, encouraging the settlement of new families, tourist accommodation and shops or craft shops, saving, through the involvement of private individuals, the costs of recovery, rehabilitation, restoration, urban regeneration and safety of the buildings concerned and at the same time reducing the overbuilding of the ground;
- c) Contributing to the socio-economic growth of the village, through the recovery of a historical, architectural and urban fabric of vital importance and allow, subsequently, the State, Regional and Municipal Treasury to achieve appreciable income, of respective rights, from the recovery of housing and the 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-residents; it should be noted that, within the activities related to the implementation of the project, the Municipality plays the role of main bearer of the public interests described above. Adequate forms of transparency and publicity will be observed for the procedures for the allocation of the properties, also in relation to the objective of evaluating competing proposals for the purchase of the properties according to the specific provisions of this announcement.

2. OBJECT OF THE INITIATIVE

The object of this initiative are all properties located in the historical centre of the Municipality of Postiglione, which have the following characteristics:

- Buildings of private property, neither inhabited nor inhabitable, in evident conditions of structural, static, sanitary degradation belonging to people who, without economic resources and/or not interested in investing on this resource, show the will to join the initiative of the Municipality

and get rid of it, even at a symbolic price, especially because of the fiscal burden that today weighs on these properties;

- Buildings of private property, not inhabited but inhabitable, which, although not in obvious conditions of structural, static, hygienic-sanitary degradation, but in need of redevelopment, belonging to people who, lacking economic resources and/or not interested in investing in this resource, show the willingness to join the initiative of the City and get rid of it, even at a symbolic price, especially because of the tax burden that weighs on these properties today;
- Buildings of public property, neither inhabited nor inhabitable, in obvious conditions of structural, static, hygienic-sanitary degradation, of which the Entity intends to dispose, even at a symbolic price, pursuing the objectives and purposes set out in point no. 1) of these Guidelines.

3. THE OWNERS OF THE PROPERTIES AND THEIR OBLIGATIONS

Property owners assume a fundamental role and a decisive importance in the realization of the project as they are the ones who, being the owners of the property rights on the properties, decide and undertake to lease them also at a symbolic price, in order to contribute to the pursuit of the aims of overriding public interest of these Guidelines. In particular, they are those who, by presenting the expression of interest (**ANNEX A**), initiate the procedure by making their property available to the Municipality, expressing their willingness to surrender it voluntarily, even at a symbolic price, by adhering to and supporting the initiative of the Municipality.

In particular, the owner of the property will have to submit a formal declaration with which:

- A)** Shows its willingness to adhere to the public initiative approved by the City Council with the resolution of the City Council No. _____ and having the objective of the recovery and redevelopment of urban and building and the revitalization of housing in the old town and surrounding areas; in any case, it is possible to withdraw from this will within the time limits set by Annex A;
- B)** Declares that he is the owner/company owner of the property located in the Municipality of Postiglione, which will have to locate and identify in the land registry;
- C)** Manifests the willingness to sell the property inasmuch as it intends to adhere to and support the public initiative of the Municipality to recover the property covered by these Guidelines and asks, at the same time, in relation to this act of donation, to be relieved by the future purchaser of the expenses incurred during the period of availability of the property to the Municipality (taxes and duties, local and state) as well as expenses, none excluded, in any case related to the regular transfer of ownership of the property (notaries, tax, will, succession, even late, any building amnesties);
- D)** Confirms the willingness to sell also at a symbolic price for a period of n. 3 years that are deemed necessary to the Municipality to possibly define and improve the implementation of the intervention;
- E)** He or She acknowledges that he or she is aware of the aims pursued by the Municipality of Postiglione with regard to the Guidelines approved by resolution of the Municipal Council

_____ and that he or she shares the scoring elements for the identification of the assignee, if more than one person is involved in the purchase of the property, as specified in point 4.6) below;

F) Declares to be aware of the fact that the Municipality of Postiglione, within the framework of the initiative, plays the role of main bearer of public interests and guarantor of compliance with the clauses provided for in the Guidelines for the protection of the interested parties involved.

4. THE MUNICIPALITY OF POSTIGLIONE AND ITS OBLIGATIONS

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

In this capacity, the Municipality makes the following commitments:

1. Publishes specific notices on its website, on social networks, on the media, in public and commercial premises and businesses and carries out any other possible form of advertising in order to raise awareness among private owners interested in participating in the initiative, attaching to the notice these Guidelines and the forms to be filled in for participation.
2. Provides advice, clarification, information and collaboration to interested parties on the participation of private individuals in this initiative.
3. Collects the expressions of interest presented by private individuals, prepares the building sheets, accompanied by any useful information and photographs on the state of the property.
4. Creates, in a dedicated section of the institutional site or with a separate site, the subsection called "The Roots of the Village – Houses for 1 euro" in which will be included the information sheets of the building subject of the initiative, including all useful information and contact for interested buyers.
5. Prepares and approves the deeds of assignment of the available properties on the basis of the requests received from the purchasers, following the publication of a Notice to the online Municipal Notice Board Register and approves any ranking for the assignment of the properties themselves, if it is deemed necessary in accordance with the provisions of these rules, and in particular when more than one purchaser is interested in the same property. The first ranking will be made after the 30th day after the publication on the online site of the notice of availability of the property to be sold. In case of lack of offers, each subsequent two-month period will be repeated.
6. Draws up the ranking according to the following elements and evaluation criteria:

TOTAL MAXIMUM SCORE ATTRIBUTABLE (technical score + economic score): 100 points

TECHNICAL: maximum score attributable 80 points

ECONOMIC: maximum score attributable 20 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	10
	within n. 1 year	7
	within n. 2 years	3
	within n. 3 years	0
b) Destination of the real estate	First house with a commitment to relocate.	10
	Receptive, commercial, artisan	10
	Second home	5
c) Use of local workers (design-execution)	YES	10
	NO	0
d) Redevelopment of small spaces, even public ones, in front of the buildings	YES	5
	NO	0
e) Use of sustainability criteria in the redevelopment intervention	YES	15
	NO	0
f) Pre-emption for the merger of one or more adjoining units (up to three)	YES	5
	NO	0
g) Best offer compared to the base bid of 1 euro	€ _____ (in numbers)	maximum 20
	(_____) (in letters)	

Regarding the economic criterion, the best bid will be evaluated on the amount based on the bid of €1 the most convenient bid will be assigned the maximum score set in 20 points, compared to the square meters of the accommodation unit, while the other competitors will be given the score by applying the following algorithm: $SCORE = 20 \times Y$

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

In case of equal score, the property is assigned according to the chronological order of acquisition of the expression of interest to the protocol of the Entity.

5. BUYERS OF REAL ESTATE AND THEIR OBLIGATIONS

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

The above mentioned subjects must be in the condition in which there is no preclusive element, according to the regulations in force, to legitimately contract with the Public Administration.

2. Buyers, with the submission of the application (ANNEX B), will have to submit a formal declaration in which, in addition to stating their personal details:

will show their willingness to adhere to the public initiative approved by the Municipality of Postiglione by resolution of the Municipal Council _____ and having the objective of urban recovery and redevelopment of buildings located in the Municipality of Postiglione with particular reference to those located in the old town;

A) Will declare that they meet the requirements to be able to contract legitimately with the public administration, in their capacity as:

- natural person; or
- legal person (in this case, with the declaration made by the Legal Representative, the same declares for itself and for any shareholders having the administration of the legal entity, the possession of the requirements to be able to legitimately contract with the public administration);

C) Will express their willingness to acquire the property, marked with code no. _____ of the "The Roots of the Village – Houses for 1 euro" and commit themselves and are obliged to bear the expenses, none excluded, in any case related to the regular transfer of ownership of the property (notaries, tax, inheritance, even late, any building amnesties) and to reimburse the seller the expenses incurred by the latter during the period of availability of the property to the municipality (taxes and duties, local and state).

D) will be obliged to complete the stipulation of the contract of sale with the private seller, as well as to set up the bank or insurance policy referred to in letter G) below, **within 2 (two) months** from the approval of the deeds of assignment, by the Municipality, except for duly justified extensions authorised by the Municipality, under penalty of forfeiture;

E) They will be obliged to prepare and deposit with the competent Office of the Municipality the project for the renovation, restoration, conservative restoration and/or restructuring and upgrading of the property acquired, strictly following the "recovery of the existing" without the use of compatible materials recovering the colors of the historic center, according to the instructions provided by the technical office of the municipality, all in accordance with the rules on the recovery and enhancement of historic centers, **within and no later than n. 6 (six) months** from the signing

of the contract of sale with the seller, unless extended duly justified and authorized by the Municipality;

F) They shall be obliged to start the works **within and no later than 12 (twelve) months** from the issue of the construction permit, or equivalent act according to the law, and to complete them **within and no later than 4 (four) years** from the date of conclusion of the contract, unless duly justified and authorised by the Municipality;

G) They will be obliged to take out a bank or insurance policy, within the term referred to in the above mentioned letter D) in favour of the Municipality of Postiglione in the amount of € 5.000,00 (five thousand/00), valid for n. 4 years and six months, and renewable upon request of the Municipality at the time of granting any extension, to guarantee the effective compliance with the obligations referred to in letters E) and F) above. This guarantee must expressly provide for the waiver of the benefit of the prior enforcement of the principal debtor, the waiver of the exception referred to in Article 1957, paragraph 2, of the Italian Civil Code, as well as the operation of the guarantee itself within fifteen days, upon simple written request of the Municipality.

In case of non-fulfilment by the purchaser or non-compliance with the commitments undertaken and declared, the Municipality will forfeit the deposit.

H) They will declare their knowledge of the fact that the Municipality of Postiglione, within the framework of the initiative, plays the role of main bearer of the public interests described in point n. 1) and of guarantor of compliance with the clauses provided for in these Guidelines to protect the interests involved.

I) It is required to inspect the building in question, it should be attached a certificate signed by the owner of the property to be purchased or a delegate of the Municipality of Postiglione.

5.1 FEES AND OTHER CHARGES

The buyer shall pay the value for the purchase to the seller and, in accordance with the provisions of paragraph 5 letter C) above, shall bear all costs necessary and related to the transfer of ownership.

The seller will assume all the obligations and charges regarding the resolution of all files relating to the transfer of ownership (by inheritance) and for the formation of a historical file of the building, to be submitted to the Municipality to accompany the planning of the redevelopment, complete with the inspections carried out at the Revenue Office of the Territory.

5.2 DOCUMENTS TO BE SUBMITTED

The expression of interest must be received by filling in the appropriate form (**ANNEX B**). The Municipality of Postiglione has the right to request clarifications or additions, with respect to the expression of interest in the purchase submitted, if this is deemed necessary for the correct evaluation of the proposals.

6. MODIFICATIONS

The Municipality reserves the right to make corrections or additions to these Guidelines if necessary to regulate new 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 plays only 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 with the provisions of these Guidelines to protect the interests involved.

The Municipal Technical Department Manager

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