



**INNOVATION
HOUSE**

POWERED BY REGIONE LOMBARDIA AND
FONDAZIONE POLITECNICO DI MILANO

APPRAISAL AND EVALUATION

NEW CHALLENGES IN THE ITALIAN REAL-ESTATE MARKET



FEBRUARY 16TH, 2022

14:00–18:00 Dubai time (UAE time zone – GMT+4)

11:00–15:00 Italian time (CET time zone – GMT+1)



Intercontinental Dubai Marina
King Salman Bin Abdul Aziz Al Saud Street
Dubai, 393080, United Arab Emirates

SUMMARY

Despite the Covid-19 pandemic has strongly affected the global economic activity, in Italy the real estate market has experienced an increase of transactions. The health emergency, in fact, has positively impacted the market by encouraging the need of people to improve their housing conditions and looking for healthy cities.

A first result of this trend is highlighted, therefore, by the greater number of property purchases and sales, especially in the residential sector, with a consequent increase in selling prices. At the same time, a slower but still noticeable change is provided by the urban transformations which Italian cities are experiencing in order to meet the new needs raised by citizens, in particular, during the lockdown.

In this context it is strategic to predict future changes and to support investment decisions by robust evaluation methodologies, with the aim of guiding real estate developments and providing a measure of their impacts on market demand as well on the construction sector.

Given these premises the scope of the meeting is to present consistent and innovative research topics and operational skills in the domain of real-estate investments and evaluation by presenting the Property Valuation Lab (Politecnico di Milano) and to shed a light on the current real estate market and investment opportunities in Italy with a focus on the Lombardy Region and on the tax system.

Scientific Board

Mahmoud Al Burai, Antonio Campagnoli, Marta Dell'Ovo, Fabiana Forte, Alessandra Oppio, Paolo Rosato, Paolo Rosasco, Leopoldo Sdino, Francesca Torrieri

Organizing Board

Federica Cadamuro Morgante, Lidia Pinti, Marco Rossitti

In collaboration with



**LABORATORIO
DI ESTIMO**



Società Italiana di Estimo e Valutazione



Fondazione
Politecnico
di Milano



Regione
Lombardia



**POLITECNICO
MILANO 1863**

Chair: **Alessandra Oppio**, DASTU Politecnico di Milano

INSTITUTIONAL WELCOMING

- 14:00 **Mahmoud Al Burai**, Senior Advisor at Real Estate Regulatory Agency of Dubai
Massimo Bricocoli, Director DASTU, Politecnico di Milano (remote)
Stefano Capolongo, Director DABC, Politecnico di Milano (remote)
Alberto Guadagnini, Director DICA, Politecnico di Milano (remote)
Paolo Rosato, President SIEV (Italian Society of Appraisal and Evaluation) (remote)

LECTIO

- 14:40 *Complexities and Opportunities of Urban Regeneration in Italy*
Cino Zucchi, CZA Cino Zucchi Architetti
- 15:00 *The tax system for property investments in Italy*
Corrado Ferriani, Studio Legale BFP (remote)
- 15:20 *BIM platforms and cost estimation: EU DigiPLACE and the Lombardy public procurement price list*
Alberto Pavan, DABC Politecnico di Milano (BIM)

RESEARCH

- 15:40 *The skills and experiences of Politecnico di Milano in evaluation processes*
- *The Property Valuation Lab: Education, Research and Practice*
Alessandra Oppio, DASTU Politecnico di Milano
 - *Education. Specializing Master and Postgraduate Programmes*
Andrea Bassi, DICA Politecnico di Milano
 - *Research. Integrated evaluation approaches in the public and private domain*
Federica Cadamuro Morgante, **Marta Dell'Ovo**, **Marco Rossitti**, DASTU, Politecnico di Milano
 - *Practice. Advisory and consulting on the real estate market*
Francesca Torrieri, DII, Università degli Studi di Napoli Federico II

PRACTICE

- 16:40 Chair: **Fabiana Forte**, Università degli Studi della Campania "Luigi Vanvitelli"
Leopoldo Sdino, DABC Politecnico di Milano
- Round table
- **Antonio Campagnoli**, President FIABCI – International Real Estate Federation (remote)
 - **Regina De Albertis**, President Assimprenidil ANCE (remote)
 - **Giovanna Della Posta**, CEO of INVIMIT SGR S.p.A. (Italian Real Estate Investments)
 - **Francesco Giagulli**, Head Property Directorate Bank of Italy (Banca d'Italia) (remote)
 - **Gianni Guerrieri**, Directory OMI - Real Estate Market Observatory (Agenzia delle Entrate) (remote)
 - **Josè Nestola**, CEO & Founder of Copernicus Group (remote)
 - **Riccardo Pacini**, Head Economist, Agenzia del Demanio (remote)

17:45 OPEN DISCUSSION AND FINAL REMARKS

18:00 Networking cocktail