



COMUNE DI CANTIANO

Provincia di Pesaro e Urbino

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NOTICE FOR PRIVATE PROPERTY ASSIGNMENT LOCATED IN CANTIANO, VIA MONTE CATRIA
No. 1 (COD. No. 106B636 “CASA CATRIA”) “CANTIANO - CASE A 1 EURO” PROJECT

THE DEPARTMENT MANAGER OF TERRITORY’S USE AND DEVELOPMENT

PROVIDED the Municipal Administration has set itself the objective of revitalizing and upgrading the historical Center of the Capital and its districts (hamlet) planning a series of measures aimed to favor the repopulation and the development of tourism;

PROVIDED the initiative called "CASE A 1 EURO" aims the urban regeneration of the entire area whose decorum is also compromised by the fact that now many abandoned houses have become receptacle of material that could compromise the healthiness of the environment;

NOTED THAT by the City Council Resolution No. 9 of No. 9 of 29th March 2019 have been approved:

- the “*Guidelines for the regulation of the project for the recovery and enhancement of the historical center and its districts and all the real estate of the Municipality of Cantiano - CASE A 1 EURO*”;
- the “*Expression of interest in the sale, even at a symbolic price, of owned properties located in the historical center and its districts and all the real estate of the Municipality of Cantiano*”;
- the “*Expression of interest in the purchase even at a symbolic price of owned properties located in the historical center and its districts and all the real estate of the Municipality of Cantiano*”;

GIVEN THAT the sale of the property is carried out in block (in Italian: “a corpo”), in the state of fact and law in which it is located, with all therelated dependencies, accessions, ancillary property and active and passive rights (in Italian: “servitù”) of any species, as self-certified by the owners;

GIVEN THAT the private buildings forming part of the "CASE A 1 EURO" project, are made available by the owners belonging to the initiative through the subscription of the above mentioned dedicate form;

HAVING REGARD to the No. 2 expressions of interest in the sale, according to Protocol dated 09-08-2021 to No. 5409 and No. 5411, through which the owners of the property located in CANTIANO (PU), via Monte Catria No. 1, and distinguished from the Land Registry to Sheet 38 Particle 259 Sub. 1-2-3 and Particle 230 Sub. 4 made the building available to the Municipal Administration for its alienation, in the framework of the “Cantiano - Case a 1 euro” project;

HAVING REGARD TO the notice scheme drawn up by the undersigned Department Manager, which provides for a procedure for the drafting of a ranking aimed at the alienation of the privately owned property, pursuant to point 4.5 of the “Guidelines for the regulation of the project for the recovery and enhancement of the historical center and its districts and all the real estate of the Municipality of Cantiano - CASE A 1 EURO”, approved by the City Council Resolution No. 9 of 29th March 2019;

HAVING REGARD TO the determination No. 239 of 26th August 2022 by which this notice has been approved;

NOTIFIES THAT:

the Municipal Administration of Cantiano (PU) decided to carry out a procedure for the drafting of a ranking for the alienation of the following privately owned property:

part building located in the center of Cantiano, in Via Monte Catria No. 1, and distincted by the Land Register on Sheet 38 Particle 259 Sub. 1-2-3 and Particle 230 Sub. 4 (identification "Casa a 1 euro" code: 106B636 "Casa Catria").

1. DESCRIPTION OF THE PROPERTY

The property subject to disposal is described in **sheet n. 106B636** attached to this tender notice e available on the Municipality official website and/or at the Municipal Technical Office (Piazza Luceoli n. 3 - Cantiano).

2. AUCTION STARTING PRICE

The auction starting price is **Euro 1,00** (one).

3. METHOD OF PARTICIPATION

For participation in the procedure, the interested parties must send to the Protocol Office of the Municipality of Cantiano, located in Piazza Luceoli n. 3 - 61044 Cantiano (PU), **within Monday 3rd October 2022** (thirtieth day from the publication on the online register), under penalty of exclusion, a closed envelope bearing the indication of the sender with the wording:

**Contains manifestation of interest in the purchase of the property CASE A 1 EURO
code 106B636 " Casa Catria"**

The aforesaid term is peremptory and therefore packages received after the said term will not be taken into consideration, even if sent by registered letter with return receipt within the expiry date.

Inside the envelope must be contained the manifestation of interest in the purchase of the property in question, according to the scheme of "Attachment B", attached to this notice. The form must be completed in its entirety and accompanied by the attachments requested in the application form and which results to be the following:

- a) brief technical-explanatory report of the recovery proposal that the proposer intends to implement, indicating the type of intervention in relation to the priorities defined by the Municipal administration:
the intended use of the recovered building and the building work necessary;
- b) unauthenticated copy of the declarant's identity document;
- c) certification / report relating to the inspection of the building, if done.

The visit of the property is not mandatory and, if requested, it must be agreed with the Municipal Technical Office, with a prior appointment to be fixed in due time.

4. CRITERIA FOR FORMULATING THE RANKING

The ranking is formulated whit the method of technical-economic offers, such as indicated in the "Guidelines", based on the following scores:

TECHNICAL AND ECONOMIC OFFER		
CRITERIA		SCORING
a) Commitment for the conclusion of the work, from the issue of the permit	within n. 6 months	3
	within n. 1 year	2
	within n. 2 years	1
	within n. 3 years	0
b) Destination of the real estate	First house	5
	Receptive, commercial, artisan	3
	Second house	1
c) Use of local workers (design-execution)	YES	5
	NO	0
d) Real estate inspection	YES	2
	NO	0
e) Improved offer compared to the starting price of € 1	€ _____ (in numbers)	maximum 15 (*)
	€ _____ (in letters)	

(*) Regarding the economic criterion, the tender offer will be assessed on the basis of an amount of € 1; to the most convenient offer, the maximum score set at 15 points will be assigned, while for the other competitors the score will be assigned by applying the following algorithm:

$$\text{SCORE} = 15 \times Y \quad \text{where } Y = \frac{\text{proposed offer}}{\text{cheapest offer}}$$

In the case of an equivalent score, the property is assigned based on the chronological order of acquisition of the expression of interest to the Entity Protocol.

The property will be assigned to the applicant who made the best offer (highest score).

5. EVALUATION PROCEDURE

The procedure chosen for the evaluation is that provided with a secret offer based on the technical-economic criteria set out in the "Guidelines". A commission appointed for this purpose will proceed with the evaluation, whose work will be completed by 31th October 2022.

6. OBLIGATIONS OF THE AWARD

The first subject in the ranking must, no later than n. 2 (two) months from the approval of the deeds, finalize the signing of the sale contract with the seller and set up a surety policy banking or insurance in favor of the Cantiano's Municipality for an amount of € 4.000,00 (four thousand), valid for 4 years and 6 months (four years and six months), renewable upon request by the Municipality at the time of concessions of any extensions.

The identified subject also has the following obligations:

- prepare and file with the competent Municipality Office the project for the renovation, restoration, conservative restoration and/or restructuring and redevelopment of the acquired building, in compliance with the current regulations of the time and according to the chosen destination, no later than n. 6 (six) months from the signing of the sales contract with the seller, unless duly justified extensions and authorized by the Municipality;
- start the work no later than n. 12 (twelve) months from the issuance of the building permit, or equivalent act according to the law, and complete them by the deadline of n. 4 (four) years from the date of contract stipulation, unless extensions duly justified and authorized by the Municipality.

In the event of failure to sign the purchase contract within the assigned term, the Municipal Administration will proceed with the scrolling of the ranking and, in the absence, of a new publication.

In the event of non-fulfillment by the purchaser or non-compliance with the commitments assumed and declared, the Municipal Administration will provide for the deposit with a banking or insurance policy of guarantee.

All the costs for the stipulation, registration, transcription of the deed of sale and whatever else is necessary for the stipulation of the deed of sale, will be the sole responsibility of the buyer.

The buyer is also required to reimburse the seller for the expenses incurred during this period availability of the asset to the Municipality (taxes and fees, both local and state).

7. FURTHER INFORMATION

For the matters not covered in this notice, reference is made to the provisions of administrative measures issued in this regard by the Entity and the legal provisions in force on the subject.

This notice has been published in full, together with the technical sheets and the manifestation of interest in the purchase (Attachment B), to the online Praetorian Register of the Municipality and in the web site (www.comune.cantiano.pu.it) in the section "Servizi online" – "Amministrazione Trasparente" - "Bandi e gare", and in the section "Vivere Cantiano" - "CASE A 1 EURO".

Information for this notice can be obtained with the Municipal Technical Office in Cantiano (PU), Piazza Luceoli n. 3, during the following hours: Tuesday from 9.00 to 13.00 and Friday from 15.00 to 18.00; +39 0721 789925 or e-mail case1euro@comune.cantiano.pu.it.

This tender notice has been written and published officially in Italian.

8. ATTACHMENTS

The following sections are attached to this announcement:

1. the technical sheet of the property subject to disposal;
2. the expression of interest in the purchase of the property.



COMUNE DI CANTIANO
Provincia di Pesaro e Urbino

CASE A 1 EURO					Cod. 106B636		
E-mail case1euro@comune.cantiano.pu.it					“Casa Catria”		
Location	Via Monte Catria n. 1		Cantiano				
PRG Zone	Zone A	Historical interest		A1	Historical centre of the municipal capital		
Cadastral Identification	Sheet	Parcel	Sub.	Category	Class	Consistency	Rent
	38	259	1	C/1		13 sqm	Euro 123,54
			2	A/4		1,0 rooms	Euro 29,95
			3	A/4		3,5 rooms	Euro 88,57
			4	A/4		6,5 rooms	Euro 194,70
Calastra Area	250	sqm					
Number of floors	3 (ground-roof)						
Maps							
Source: Google Maps							
Layout							
Source: CAD restirution of the union plans “catastali”							
Photographic survey							
Description	Part of building located in via Monte Catria n. 1, near the central square if the historic center, developed on 3 levels for a total gross area of about 270 square meters. The ground floor intended for ancillary rooms and consist of 4 rooms for a total of about 100 square meters; the first floor intended for habitation and consist of 5 rooms for a total of about 70 square meters; the second floor is also intended for habitation and consists of 7 rooms for a total of about 100 square meters. The property is completed by a small garden of about 25 square meters						
Current status	It requires extraordinary maintenance intervention, including interventions on load-bearing structures (especially the roof). The are some slight differences from the Cadastre (in Italian “Catasto”), made before 1967, there is therefore a need for a cadastral change (in Italian “variazione catastale”).						



COMUNE DI CANTIANO
Provincia di Pesaro e Urbino

CASE A 1 EURO

Cod. 106B636
"Casa Catria"

Indoor photographic
survey

GROUND FLOOR



Entrance hall whit stairs



Tavern hallway



"Bottega"



Tavern



Bathroom tavern



Garden



Woodshed



Woodshed hallway



Garden

FIRST FLOOR



Stairs



Room 2



Room 2 (kitchen)



Room 3 (kitchen)



Room 4



Room 5

SECOND FLOOR



Stairs



Room 2 (kitchen)



Room 3



Room 4



Room 6



Room 7



COMUNE DI CANTIANO

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sito: www.comune.cantiano.pu.it



MANIFESTATION OF INTEREST IN THE PURCHASE AT A SYMBOLIC PRICE OF BUILDINGS AND OF ALL THE REAL ESTATE LOCATED IN THE HISTORIC CENTER AND DISTRICTS OF THE MUNICIPALITY OF CANTIANO

(Declaration in substitution of an act of notoriety according to article 47 of Presidential Decree no. 445/2000 and smi)

ATTACHED FILE B

AL COMUNE DI CANTIANO

The undersigned			
born in		on	
Fiscal Code			
residency		postal code	
address		n.	
contacts	tel.	mail	

According to the note published by the Municipal Administration of Cantiano (PU) concerning the "CANTIANO - CASE A 1 EURO" initiative, by which the Municipality intends to pursue the objective of urban-building recovery and redevelopment as well as the housing revitalization in the historical center and the district of Cantiano (PU);

Considering that this public initiative is fully supported by the writer, it appears worthy and for these reasons, it is the intention of the undersigned to actively sustain it, showing the interest in the purchase of a property to be used for the purposes listed by the Guidelines approved by resolution of the City Council n° 9 of 29/03/2019;

Aware of the penal sanctions, in the case of untruthful statements and the creation or use of false documents, referred to the art. 76 of the D.P.R. 445 of December 28, 2000;

DECLARES

A) to express its will to join the public initiative called "**CANTIANO - CASE A 1 EURO**" approved by the Municipality of Cantiano (PU) with resolution of the City Council n° 9 of 29/03/2019 and with the aim of urban-building recovery and redevelopment as well as housing revitalization in particular, in the historic center and the districts of Cantiano (PU)

B) to be in possession of the qualifications required to be able to contract legitimately with the public administration, as (indicate the item of interest)

PHYSICAL PERSON;

Legal Representative of the following LEGAL SUBJECT named:

_____ with Registered Office located in _____

in Via/Piazza (address) _____

C.F./P.IVA _____.

With this declaration, compiled by the Legal Representative, the same declares that, the eventual shareholders having the administration of the juridical subject, are in possession of the requisites for being able to contract legitimately with the public administration;

C) to express the will to acquire the property, marked with the code n. _____ of the "**CASE A 1 EURO**"

and that, adhering to the request of the private owner, I undertake and oblige myself to support and / or refund the expenses incurred in the period of the availability of the asset to the Municipality (taxes and fees, local and state), as well as the expenses, none excluded, in any case connected to the regular passage of ownership of the property (notaries, tax, transfer, succession, even late, any building amnesties, etc.)

D) to undertake the finalize of the signing of the purchase and sale agreement with the private seller, as well as set up the guarantee policy as per letter G) below, **within no. 2 (two) months** from the approval of the assignment deeds, by the Municipality, unless the extensions duly justified and authorized by the Municipality, under penalty of forfeiture;

E) to undertake the preparation and the deposit in the Office of the Municipality of the project for the restructuring, restoration, restoration and/or renovation and redevelopment of the property acquired, according to the existing regulations at the time and according to the chosen destination, **within and no more than n. 6 (six) months** from the signing of the sales contract with the seller, unless the extensions duly justified and authorized by the Municipality;

F) to undertake the start the works **no later than n. 12 (twelve) months** from the issue of the building permit, or equivalent act according to the law, and the conclusion by and **no later than the deadline of n. 4 (four) years** from the date of stipulation of the contract, unless the extensions duly justified and authorized by the Municipality;

G) to undertake the stipulation of a specific surety policy, within the terms referred in the letter D) in favor of the Municipality of Cantiano in the amount of **€ 4.000,00 valid for n. 4 (four) years and six months**, and renewable at the request of the Municipality at the time of granting of any extensions, to guarantee the effective compliance with the obligations referred in the previous letters E) and F). This guarantee must expressly provide for the waiver of the benefit of the prior enforcement of the principal debtor, the waiver of the exception pursuant to Article 1957, paragraph 2, of the Civil Code, as well as the operation of the guarantee within fifteen days, upon simple written request of the Municipality.

In the event of non-fulfillment by the purchaser or non-compliance with the commitments assumed and declared, the Municipality will proceed to forfeit the deposit.

H) to be aware of the fact that the Municipality of Cantiano, as part of the initiative, plays the role of principal bearer of the public interests described in point n. 1) and guarantor of compliance of the clauses provided by the Guidelines to protect the interests involved.

I) to be also informed, according to and for the purposes of the D.Lgs. n. 196/2003, that the personal data collected will be processed, even with IT tools, exclusively in the context of the procedure for which this declaration is made;

L) that in order to allow the Municipality of Cantiano to draw up a special ranking for the assignment of the building, based on the provisions of point n. 4) of the Guidelines, the following offer will be produced indicating its manifestation of intention and commitment in this regard (for criteria **a)**, **b)**, **c)**, **d)** sign with a cross the column "OFFERING", according to the criterion **e)** and indicate the improvement of the offer both in numbers and letters):

TECHNICAL AND ECONOMIC OFFER			
CRITERION		OFFERING	BY MUNICIPAL OFFICE
a) Commitment for the conclusion of the work, from the issue of the permit	within n. 6 months		
	within n. 1 year		
	within n. 2 years		
	within n. 3 years		
b) Destination of the real estate	First house		
	Receptive, commercial, artisan		
	Second house		
c) Use of local workers (design-execution)	YES		
	NO		
d) Real estate inspection (*)	YES		
	NO		

e) Improved offer compared to the starting price of € 1	€ _____ (in numbers)	
	€ _____ (in letters)	

(*) Regarding the attribution of the score related to "Real estate inspection" it is specified that a specific certification must be attached to the present request, signed by the owner of the property to be purchased or by a delegate of the Municipality of Cantiano.

The Declarant

_____, _____
(place, date)

Please attach:

a) A brief technical-explanatory report of the recovery proposal that the proposer intends to implement, indicating the type of intervention in relation to the priorities defined by the municipal administration, namely: the intended use of the recovered building and the building intervention necessary for the definition of the work;

b) unauthenticated copy of the declarant's identity document (**mandatory**);

c) any certification/report relating to the inspection of the building.