

# What the Future Holds for the Banca del Dato Immobiliare? – Insights and Reflections

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**Key words:** GSDI; Property taxes; Real estate development; Spatial planning; AVM; Data Management

## **SUMMARY**

Eight years have passed since the introduction of the Banca del Dato Immobiliare (BDI), a project promoted by the College of Surveyors and Graduated Surveyors of the Province of Ascoli Piceno, which has proved to be an essential tool in professional real estate valuation.

The project was created with the objective of providing a strategic tool to all professionals such as Real estate brokers, Asset Managers, market analyses, the juridical foreclosures, market value transparency; Real Estate Appraisers who are called to operate in compliance with the International Valuation Standards and the Tecnoborsa Real Estate Valuation Code, the ABI Guidelines, the UNI 11558 Standard and the UNI 11612 Standard.

The BDI project is developed with the precious and important collaboration of the Order of Notaries of the Province of Ascoli Piceno which, through its members, communicates the summary data deriving from the stipulation of each sale starting from 1 February 2014. At the end in 2021, the milestone of the first 14,000 comparable data was celebrated.

The data, properly processed and corrected, are then introduced into the database. The BDI therefore provides subjects who request it the possibility of obtaining updated, georeferenced and filtered data, optimized for the purpose for the characteristics of interest in order to make their choices with greater knowledge and speed and saving time and money.

This paper will illustrate not only the various steps taken to achieve the interest that this project is getting, but also to analyze, in light of the various socio-economic factors and the effect of the CoVid Sars 2 pandemic, the natural market evolution in a society that is drastically transforming into a more digital world.

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FIG Congress 2022  
Volunteering for the future - Geospatial excellence for a better living  
Warsaw, Poland, 11–15 September 2022