



**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**

14:00-17:00 Dubai time (UAE time zone - GMT+4)

11:00-14:00 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**

Fondazione Politecnico di Milano, Piazza Leonardo da Vinci, 32 - 20133 Milano, Italy  
e-mail: dubai2020@fondazione.polimi.it

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)  
**Attilio Frangi**, Deputy Director DICA, Politecnico di Milano (remote)  
**Paolo Rosato**, President SIEV (Italian Society of Appraisal and Evaluation) (remote)

#### LECTIO

- 14:30 *Complexities and Opportunities of Urban Regeneration in Italy*  
**Cino Zucchi**, CZA Cino Zucchi Architetti
- 14:50 *BIM platforms and cost estimation: EU DigiPLACE and the Lombardy public procurement price list*  
**Alberto Pavan**, DABC Politecnico di Milano (BIM)

#### RESEARCH

- 15:10 *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

- 15:40 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 Assimpredil ANCE (remote)
- **Giovanna Della Posta**, CEO of INVIMIT SGR S.p.A. (Italian Real Estate Investments) (remote)
- **Corrado Ferriani**, Studio Legale BFP (remote)
- **Giuseppe Puligheddu**, Property Directorate - Head of Property Management and contract Division 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, State Property Agency (Agenzia del Demanio) (remote)

- 16:45 **OPEN DISCUSSION AND FINAL REMARKS**

- 17:00 **Networking cocktail**