

# **BDI Project: the Socioeconomic Impact of Valuation Comparable Analysis in GIS**

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**Key words:** GIM; Valuation; Young surveyor

## **SUMMARY**

The Banca del Dato Immobiliare (BDI – Real Estate Comparable Database) is a project spearheaded by the College of Surveyors and Graduate Surveyors of the Province of Ascoli Piceno developed in 2014. The pilot project was created to provide a strategic tool to all entities operating in the real estate sector, for example: as a market analysis and asset management tool for enterprises; for Jurisdictional authorities, the project would offer greater guaranty and transparency on judicial sales and division while reducing divergence between the real estate value and price; for real estate valuers and appraisers, it serves as an essential instrument compliant with the International Valuation Standards, Real Estate Valuation Code by Tecnoborsa, the ABI Guidelines, the UNI 11558 and UNI 11612.

The BDI project was developed with the valuable and active cooperation of the Order of Notaries Public of the Province of Ascoli Piceno, with its members communicating a summary datasheet from every deed of sale executed starting from the 1st of February 2014.

The elaborated data, which are potentially new “comparable,” are then inserted in the digital database. The BDI can therefore provide precise geo-referenced and filtered data, optimized by “feature” or characteristic of interest in order to favor faster and informed decision making procedure thus, saving time and money.

This paper aims to illustrate the project, from the data acquisition technique used, the archiving process and the planned GIS database using the comparables previously gathered and stored. Moreover, this paper will also look into the project’s socio-economic impact with relation to the seismic events in Central Italy where most of the data were located.

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