

## 12 – CONSTRUCTION

The data presented in this chapter regarding building construction, comes from ISTAT sources; the Ministry for the Interior has supplied data regarding the procedure for allocating buildings for residential purposes; the research centre “Centro di Ricerche Economiche e Sociali di Mercato per l’Edilizia e il Territorio” has provided data-banks regarding all public works open to tenders in the Sicilian Provinces during the year.

On the basis of building licences issued by local town councils, ISTAT releases data every three months regarding the construction of new buildings (residential and non-), or for extension-work on existing buildings. The tables in this chapter show figures for all new dwellings and buildings constructed in the Sicilian Provinces in the year 2010 (the last year available).

The data shows that 3,296 new residential buildings were erected in Sicily in the course of the year, a total representing more than 71.6% of all new constructions (4,603). Analysis of extension-work on buildings intended to be used principally for residential purposes, shows that this is carried out mainly in the Provinces of Messina, Catania, and Palermo, which together accounted for 56.5% of the Regional total (322,000 m<sup>3</sup> , including leave-out). At the same time, 51.4% of the volume of extension-work carried out in the Provinces of Catania, Agrigento and Palermo was carried out on non-residential buildings.

Comparing 2010 with the previous year, there was a 3.4% increase in the number of newly-constructed residential buildings in 2010; on the other hand there was a 29.4% fall in extension-work on existing buildings. The situation with regard to non-residential buildings was similar, with a quantitative increase of 44 units (+3.5% over the previous year, 2009) and a reduction in extension-work in non-residential buildings (-72.5%, from 647,000 to 178,000 m<sup>3</sup> , including leave-out).

According to data for the last available year, 2010, there were 8,682 new dwellings in Sicily, representing a -3.3% fall over 2009; this was largely the result of fewer dwellings being built in new residential blocks (-3.2%). On the other hand, the number of newly constructed habitations built in non-residential buildings rose by +17% (from 253 to 269). Palermo turned out to be the Province with the highest number of dwellings (2,283 and 26.3% of the total for the whole of Sicily). The Province of Catania also registered impressive figures (1,769 representing 20.4% of the total), along with the Province of Messina (1,274 and 14.7% of the total). The overall number of rooms built increased in the same year, there in fact being a -5.2% fall in the number of living-areas and a +9.2% rise in the number of accessory rooms (e.g. bathroom, store-room etc.). A total of 62.3% of accessory rooms in Sicily were built in the Provinces of Catania, Messina and Palermo, with these Provinces accounting for about

59.6% of all rooms built in Sicily.

On analyzing the data published by the Ministry for the Interior, with regard to eviction procedures from residential buildings, it can be seen that between 2010 and 2011 the number of writs issued fell by -5.7% overall (from 3,888 to 3,665); 88.3% of these cases were due to non-payment of rent on the part of the tenant, whereas in only 11.3% of the cases was the writ issued because the lease-period had actually terminated. At the Provincial level the highest percentage of legal actions was concentrated in the Province of Palermo (37.7%), which, together with Catania, were the two Provinces in which non-payment of rent was the main cause for eviction orders being issued. Furthermore, in Enna and Ragusa, non-payment of rent constituted the sole reason for eviction orders being issued.

In 2011, with regard to residential dwellings there were 7,009 eviction orders officially presented to the Court administrator, a figure which represented a fall of -11.1% over the preceding year, 2010. There was also a rise in the number of actual evictions carried out (+5.3%) when compared to the previous year, with the Provinces of Catania and Palermo having the highest percentages, accounting for 74.5% of the Regional total.

From data regarding public works, taken from the research centre Centro di Ricerche Economiche e Sociali di Mercato per l'Edilizia e il Territorio (CRESME), it can be seen that in 2011 in Sicily the number of public works open to tenders rose by 2%. On the other hand, the funds available, 1,955 million Euros, represent a considerable fall of -40% over the previous year, 2009, when there had been an increase of +43.4%. In 2011 Palermo and Catania were the two Provinces with the greatest number of public works open to tender (23.2% and 15.9% of the total respectively), followed by the Province of Messina (15.8% of the total); the increase in the actual amount was substantial in the area of Palermo (from 672 to 1,008 million Euros); the latter figure accounted for 51.6% of the total amount for works open to tenders in the whole Region.

## *Glossary*

**Building:** roofed structure, skirted by roads or open spaces, or separated from other constructions by main walls (that rise uninterrupted from foundation to roof); it should have free access to the road and one or two autonomous staircases.

**Building licence:** onerous authorization to construct or convert buildings, issued by the Mayor on presentation of a project.

**Dwelling:** one or more rooms for dwelling purposes, with a separate entrance from the road, and a landing, courtyard, terrace, balcony or similar.

**Extension work** (to a building): further construction, horizontally or vertically, of rooms in an already existing building, with an increase in the volume of the building.

**New building:** building constructed from scratch, from foundations to roof; this includes those structures that have been completely re-built.

**Non-residential building:** building, or part of building, intended mainly or exclusively for uses other than residential.

**Public works** (category): types of work among which public works (road, airport) are classified.

**Residential building:** building or part of building, intended mainly or exclusively for residential use.

**Room** (for dwelling): covered area, enclosed on all sides by walls (in brick, wood, glass etc.), which do not necessarily have to reach the ceiling. Walls that include a considerable open space (arches or similar) are to be considered as dividing walls, except where one of the two divided rooms, because of its small size, is practically an integral part of the other.

**Volume of a building** (including leave-out: estimated volume of extended areas): total volume of the space included between the external walls, the lowest floor and the roofing measured from the outside.

**Work** (for public works): part of a technically distinct work-operation contributing to the construction of new public works, structural improvements or special repairs to an existing building or part of it.

## *Further reading*

### Publications

Italian Statistics Yearbook– 2012 – ISTAT

Eviction orders in Italy: Repossession procedures for buildings to be used for habitation – 2011 updated – Ministry for the Interior

### Internet

<http://www.istat.it/>

Building permission Statistics– 2010 – ISTAT

Italian Statistical Yearbook– 2012 – Chapter 15: “Construction”

<http://ssai.interno.it/index.html>

Eviction orders in Italy: Repossession procedures for buildings to be used for habitation – Updated 2009 – Ministry for the Interior

Repossession procedures for buildings to be used for habitation – Various years

-Ministry for the Interior