

## **GUIDELINES**

### **FOR THE REGULATION OF THE PROJECT INITIATIVE FOR THE RECOVERY AND ENHANCEMENT OF UNINHABITED AND/OR DEGRADED REAL ESTATE ASSETS, HOUSES FOR 1 EURO IN MORRO D'ORO**

The territory of the Municipality of Morro D'Oro extends along the hilly strip that slopes down from the Gran Sasso - Monti della Laga National Park towards the Adriatic Coast. The main town is situated in close proximity to two important highway junctions, connecting to the A14 motorway and the 150 state road, linking to the A24 Teramo-Rome. Within the territory, there are areas of environmental significance, historical and archaeological landmarks, such as the Abbey of S. Maria di Propezzano with its cloister, the former Convent of S. Antonio, the Monumental Church of Saints Salvatore and Nicola, and the Tower of the Militia (Torre delle Milizie). Furthermore, the main town is located a short distance from the coastal towns of Roseto degli Abruzzi and Giulianova. The region also features agricultural production activities that transform products, offering the possibility of food and wine itineraries. The current urban planning instruments in the municipal area include the Executive Regulatory Plan with an attached Historical Center Recovery Plan, the Agricultural Sector Plan, and the Municipal Building Regulations.

#### **1. PURPOSE OF THE INITIATIVE**

With this initiative, the Administration intends to initiate the reorganization and enhancement of the existing real estate assets, particularly in light of the presence of dilapidated buildings, especially in the Historic Center, which are in a state of abandonment and decay.

Moreover, like many small inland villages, Morro D'Oro, since the 1980s, has experienced depopulation, and consequently, the Municipal Administration intends to implement a series of interventions aimed at the redevelopment and recovery of the medieval village. The project initiative, named "HOUSES FOR 1 EURO IN MORRO D'ORO," involves the planning and management of interventions and actions for the recovery of residential function and revitalization of the center. This is achieved through the redevelopment of the urban-building fabric that can en-

courage the settlement of families, the establishment of tourist-receptive activities, and the opening of shops or artisanal boutiques.

In conclusion, the primary public interest objectives that the Municipality intends to pursue with this initiative can be summarized as follows:

- Recovery and urban-building redevelopment of properties located in the Municipality of Morro D'Oro, with particular reference to those in the medieval village, a heritage of public interest and urban value.
- Rationalization and streamlining of recovery procedures, consolidation, and remediation, also with complementary public interventions for urban redevelopment on structures, streets, and areas.
- Elimination of possible risks to public safety arising from the danger of collapse of some dilapidated homes, including partial demolition, possibly agreed upon with conservation organizations, of those unsold or of little interest properties that prove useful for recovering spaces to be allocated to public green areas and/or parking spaces.
- Revitalization, especially of the historical part of the town, restoring it to its role as a driving center for life, culture, and activities, favoring the residential settlement of new families, tourist-receptive activities, shops or artisanal boutiques, as well as facilities for social services. This is achieved by economizing, through private involvement, the costs of recovery, remediation, restoration, urban redevelopment, and safety measures for the properties involved, while simultaneously reducing the cementation of the surrounding territory.
- Socioeconomic growth of the town through the recovery of a historically, architecturally, and urbanistically vital fabric, allowing the State, Regional, and Municipal treasuries to subsequently achieve appreciable revenue, respectively, from residential recovery and the expansion of the tax base.
- Sociocultural integration, to be achieved through the extension of housing and tourist-receptive offerings, even to non-resident individuals. It is specified that, within the activities related to the project's implementation, the Municipality plays the main role in representing the aforementioned public interests. Adequate forms of transparency and publicity will be observed for the property allocation procedures, also in relation to the goal of evaluating competing property purchase proposals according to the specific provisions of this notice.

## **2. SUBJECT OF THE INITIATIVE**

The subject of this initiative includes all properties located in the Municipality of Morro D'Oro, with particular reference to those situated in the historic center, possessing the following characteristics:

- Privately owned buildings, uninhabited and uninhabitable, in evident conditions of structural, static, and health-related degradation. These properties belong to individuals who, lacking economic resources and/or not interested in investing in this asset, express the desire to adhere to the Municipality's initiative and dispose of them, even at a symbolic price. This is primarily due to the fiscal burden currently affecting these properties.
- Privately owned buildings, uninhabited but habitable, which, while not in evident conditions of structural, static, or health-related degradation, belong to individuals lacking economic resources and/or not interested in investing in this asset. They express the intention to adhere to the Municipality's initiative and dispose of them, even at a symbolic price. This is primarily due to the fiscal burden currently affecting these properties.
- Publicly owned buildings, uninhabited and uninhabitable, in evident conditions of structural, static, and health-related degradation. The Municipality intends to dispose of these properties, even at a symbolic price, pursuing the objectives and purposes outlined in point no. 1) of these Guidelines.

## **3. PROPERTY OWNERS AND RELATED OBLIGATIONS**

Property owners play a fundamental and decisive role in the realization of the project, as they, being the holders of property rights, decide and commit to transfer their properties, even at a symbolic price. This is in order to contribute to the pursuit of the overriding public interest objectives outlined in these Guidelines. Specifically, property owners, by submitting the expression of interest, initiate the process by making their property available to the Municipality, expressing the voluntary intention to transfer it, even at a symbolic price, and endorsing and supporting the Municipality's initiative.

In particular, the property owner must submit a formal declaration in which they:

- Express their willingness to join the public initiative approved by the Municipality, aimed at the recovery and urban-building redevelopment as well as the residential revitalization of the historic center.

- Declare themselves as the owner/co-owner of the property located in the Municipality of Morro D'Oro, which must be identified and identified in the land registry.
- Express the intention to transfer the property as they intend to adhere to and support the Municipality's public initiative for the real estate recovery outlined in these Guidelines. They also request, at the same time, in relation to this act of generosity, to be exempted by the future buyer from the expenses incurred during the availability period of the property (local and state taxes and fees), as well as any expenses, without exception, related to the regular transfer of ownership of the property (notarial, fiscal, change of ownership, succession, including late, any building regularization).
- Confirm their availability for the transfer, even at a symbolic price, for a period of 3 years deemed necessary to potentially define and finalize the realization path of the intervention.
- Acknowledge the purposes pursued by the Municipality of Morro D'Oro regarding the Guidelines approved by the Municipal Council resolution and any subsequent rectifications.
- Declare awareness that the Municipality of Morro D'Oro, within the initiative, acts as the main representative of public interests and guarantor of compliance with the clauses provided by the Guidelines to protect the involved parties.

In the context of activities related to the project's implementation, the Municipality plays the main role in representing the aforementioned public interests as described in point no. 1 of these Guidelines. In this capacity, the Municipality undertakes the following commitments:

- Publish a specific notice on its website, on social networks, in public and commercial premises, and carry out any other possible form of advertising to sensitize private property owners interested in participating in the initiative. Attach these Guidelines and the forms to be completed for participation to the notice.
- Provide advice, clarifications, information, and collaboration to interested parties regarding private participation in this initiative.
- Collect expressions of interest submitted by private individuals, prepare building profiles, accompanied by all relevant information and photographs of the property's condition.
- Create, in a dedicated section of the institutional website or on a separate site, the "1 Euro Houses Showcase" where profiles of the properties involved in the initiative will be displayed. This includes all relevant information and contact details for interested buyers.
- Publish the list of expressions of interest for acquisition. In case of a lack of offers, the properties will remain in the "1 Euro Houses Showcase."

## 5. PROPERTY BUYERS AND THEIR RELATED OBLIGATIONS

Buyers are individuals or legal entities who express their interest in purchasing and implementing the restructuring and recovery interventions of the properties made available by private property owners as outlined in the previous point no. 3) of these Guidelines. The aforementioned entities must not have any preclusive elements against them, according to the current legislation, to legally contract with the Public Administration.

Buyers, upon submitting the application (APPENDIX C), must provide a formal declaration in which, in addition to specifying their personal details:

- Express their willingness to join the public initiative approved by the Municipality of Morro D'Oro, aiming at the recovery and urban-building redevelopment of properties located in the Municipality of Morro D'Oro, with particular reference to those situated in the historic center.
- Declare that they meet the requirements for legally contracting as either: Individuals; or Legal entities (in this case, with the declaration made by the Legal Representative, they declare for themselves and for any partners administering the legal entity, possession of the requirements for legally contracting).
- Express the intention to acquire the property, identified with the number in the "1 Euro Houses Showcase." They commit to covering all expenses, without exception, connected to the regular transfer of ownership of the property (notarial, fiscal, change of ownership, succession, including late, any building regularization). They also undertake to reimburse the seller for the expenses incurred during the availability period of the property to the Municipality (local and state taxes and fees).
- Be obliged to finalize the signing of the sales contract with the private seller within 2 (two) months from the expression of interest in acquisition, unless duly motivated and authorized extensions are granted by the Municipality, under penalty of forfeiture.
- Be obliged to prepare and submit to the competent Municipal Office the project for the restructuring, restoration, conservative remediation, and/or restructuring and redevelopment of the acquired property. This should be in compliance with the current regulations at the time and according to the chosen destination, within no more than 6 (six) months from the signing of the sales contract with the seller, unless duly motivated and authorized extensions are granted by the Municipality.
- Be obliged to commence the work within no more than 12 (twelve) months from the is-

suance of the building permit or equivalent act under the law, and to complete it within no more than 4 (four) years from the date of signing the contract unless duly motivated and authorized extensions are granted by the Municipality.

- Declare awareness that the Municipality of Morro D'Oro, within the initiative, acts as the main representative of the public interests described in point no. 1) and as a guarantor of compliance with the clauses provided by these Guidelines to protect the involved interests.

## **7. DOCUMENTS TO BE SUBMITTED**

Expressions of interest must be submitted by completing the appropriate forms (APPENDIX C). The Municipality of Morro D'Oro reserves the right to request clarifications or additional information regarding the submitted expression of interest in acquisition if deemed necessary for the correct evaluation of the proposals.

## **8. AMENDMENTS**

The Municipality reserves the right to make corrections or additions to these Guidelines if deemed necessary to regulate new aspects or critical issues related to the implementation of the initiative.

## **9. DISPUTES**

In the context of activities related to the project's implementation, the Municipality solely acts as the representative of public interests involved in the initiative, as described in the previous point no. 1). To this end, the Municipality is entitled to ensure compliance with the clauses provided by these Guidelines to protect the involved interests.