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THE AREA OF CONCA D'ORO: DAMAGE VALUATION AND STRATEGIES OF CULTURAL HERITAGE DEVELOPMENT

II. LEVEL MASTER'S THESIS

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Dedicated to Francesca and Flavio

"With the hope that the future generations will appreciate our cultural heritage more than the past generations"

Salvatore Venturella

INTRODUCTION

This study is a result of a research of the Second Level International Master Course in *'Economics and Techniques for the Conservation of the Architectural and Environmental Heritage'*[1]. It is finalized to identify the environmental damages in the Conca d'Oro[2] by illegal buildings and inefficient urban planning of the territory. The objective of this research is:

1. *The identification of the area and its values;*
2. *The study of the area and its transformation, the urban management;*
3. *The study of a contingent scenery;*
4. *The valuation of the damage and possible strategies to use the Complex Value.*

In my adolescence I have lived in a place with two different environments: in the first there was the city of Palermo, Monreale and Altofonte, while in the second place there was the countryside of the Conca d'Oro. The cities were defined with their buildings while the countryside was very extensive; today, everything has changed. To my way of thinking, it is not a slogan '*countryside against city'*, but I think that men and women want countryside and city because they are essential in the lives of everybody. Today we have a besieged nature in the countryside and insufficient nature in the city. Therefore the city has grown, the countryside was besieged with houses and infrastructures, which have changed the identity of the landscape. This problem was studied in 1970 by Giuseppe Schiro[3], he wrote:

"….to study the past is not only a moment of research or gratification, but it is a moment of knowledge and reflection…..now, we can affirm that Arab and Norman civilization have left civil, religious and cultural values. This inheritance is our heritage as farms and handicraft, because they will always live with us…..Now, everything has changed because people are not interested in the public participation of the common property and political life…".

In these words, there are inconvenient truths; in the last local elections in Monreale[4], the participation of citizens was very low and this situation evidences the effective legitimacy of a government on the actions of territorial transformation without the consent of the local population. Another question is that private interest is put in front public interest; this is an appalling habit of this area[5], in fact the scenery of

the local countryside is made of illegal houses, environmental damages, etc. and the bad conviction to safeguard individual property and not to respect public property (roads, parks and beaches). The bureaucratic border line divides, while the landscape unifies the population. Where once in the orchards grew oranges and lemons, now there are houses, reinforced concrete and roads. Society has changed and if in that time, agricultural and handcraft were able to create income, now people leave countryside and cultivation to seek one's fortune and income with bricks. This study faces a social and cultural problem; this is the problem of the Conca d'Oro, a place with many values[6].

I want to begin this study with a story: *'U Carritteri'* by Vincenzo Cuttitta: '*One hundred and twenty (Briscola, a card game)! His face was illuminated with joy. He played every day under the sun of the countryside; one morning, when he was ready to go to the market, he looked at a child that was playing next to the moped. He asked him: are you Michael's nephew? Yes I am. Did you know that when your grandfather was a child, he accompanied Salvatore to Monreale, to sell fruit and vegetables. The road, from the Conca d'Oro to Monreale, filled Salvatore's heart because it was his destiny and his adventurous existence. Salvatore accompanied his father every day to sell fruit and vegetables but one day Mussolini and Fascism arrived, after there was poverty and the war. When the war ended, the business restarted even if agriculture and handicraft were slow to restart for the presence of unexploded bombs in the ground. After these events, Salvatore re-started to travel on the first asphalted roads to sell oranges and lemons cultivated in his orchard within the Conca d'Oro, where now grow only illegal houses and without fertilizer. Don Totò (Salvatore), told his story to the boy who listened to him dreaming the countryside, wars, peace, bombs and the world of many years ago. Don Totò, looked at the child in the eyes and with a determined blow to the accelerator to start up his old moped and departed for the market at the same speed of the old barrow'*.

This story represents the history of my land, of my grandfather and of everybody who lived in the Conca d'Oro with a precise identity and culture, in other words in harmony with nature.

Salvatore Venturella

PART I

THE CONCA D'ORO: SYSTEM OF VALUES AND THEIR RELATIONSHIP, SOCIAL AND ECONOMIC CONTEXT , THE AREA OF HIGHEST VALUE

1 THE COMPLEX SYSTEM OF THE CONCA D'ORO

1.1 Organization of the scenery and methodological analysis

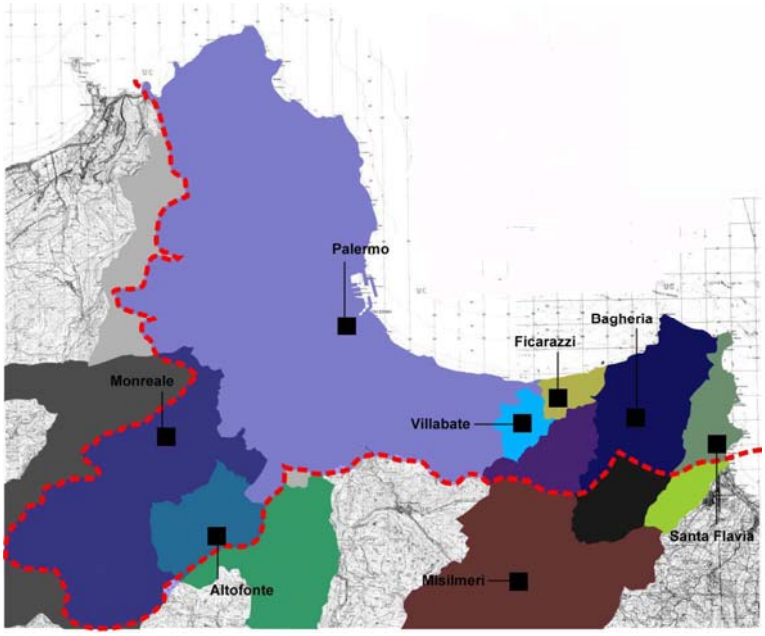
The Conca d'Oro is a territory wide long the North coast line of the Sicily; it cannot be identified through a border line, but with a landscape context inside the Province of Palermo. Here we find: mountains, hills, plains, rivers, vegetation, everything distributed on a surface of 25,184 hectares about; the Conca d'Oro confines to North with the Gulf of Palermo and its territory is subdivided in eight municipalities (*figure 1*): Altofonte, Bagheria, Ficarazzi, Misilmeri, Villabate, Santa Flavia, Monreale and Palermo; these two last administrations occupy a surface of 58,31% and 19,12%[7]. The Conca d'Oro can be considered as a complex context organized in: Natural System and Anthropical System[8]. These two systems, may be decomposed in: hydrological and geo-morphological factors, urban and territorial, social and economic, cultural, institutional and agricultural processes. All this[9] can be utilized to know the landscape and its transformation throughout time.

1.2 The landscape

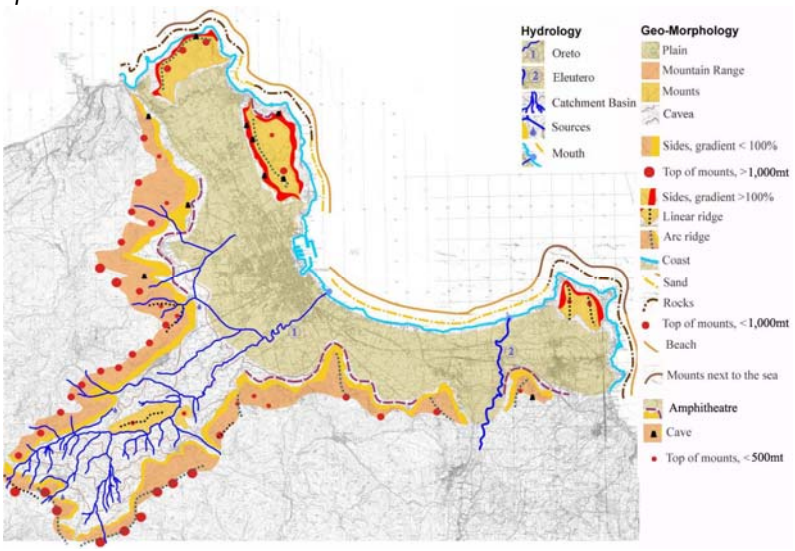
The landscape of the area (figure 2), is the result of iterations between geomorphologic, climatic and hydrological elements. All these factors compete to the evolution and transformation of the aforementioned context. The landscape is mostly coastal about 60% with plain (0-100 mt[10].), for 30% with a natural cove in the hinterland (100-700 mt.), while the remaining area is made of mountains (from South-East to North-West); these mountains are called Mounts of Palermo. They have variable heights from 200 to 1,200 mt. and they have the characteristic to isolate the area, above mentioned, from its hinterland. Only in three points it is possible to cross the mountains. The mountain pass is called '*portella*'[11]. The coast line is characterized with the presence of beaches and mountains; these are also isolated mountains as: Mount Pellegrino and Pizzo Sella, Cozzo San Pietro, Mount Catalfano, Cozzo Suvarelli and Cozzo Meccini. They have heights between 300 and 600 mt. In the

Conca d'Oro there are two rivers: the Oreto River in the Western valley, and the Eleutero River near the city of Bagheria. The Oreto river has its basin in the Conca d'Oro without crossing the mountains on the west and it is a river with torrential characteristics and rapid courses. Another characteristic of the river is its artificial canal through the city of Palermo until the sea and many illegal drain waters along the small canyons called '*valloni*'[12]. Into these valloni flows the rain water, during the rainy season, from the mountains streams.

01 *The administrative organization of the Conca d'Oro*



02 *The natural system of the Conca d'Oro*



1.3 The elements of the natural landscape

The landscape of the Conca d'Oro shows natural and anthropic components; they help to cause the environmental and cultural characteristics of the area. This landscape has been, for many a year, submitted to the human use and the result of this process today is the deforestation, hydro geological instability, landslides and floods. They are problems tied to the excessive urbanization of the area. Besides each tree eradicated has not been replaced, throughout the years. Only after the nineteenth century there has been new plantations, as in the area of '*San Martino delle Scale*', but every year, these areas suffer the actions of arsonists[13]. We can say that the Conca d'Oro has lost the original vegetation (*figure 3-4*), but it has preserved other species more resistant to the anthropical action. These plants characterize the uncultivated (*Myrtus communis*, *Rosmarinus officinalis*, *Erica arborea*, etc..) and the water courses (*Platanus orientalis*, *Alnus glutinosa*, *Ulmus canescens*, *Fraxinus oxycarpa*, *Tamarix Africana*) of the Conca d'Oro.

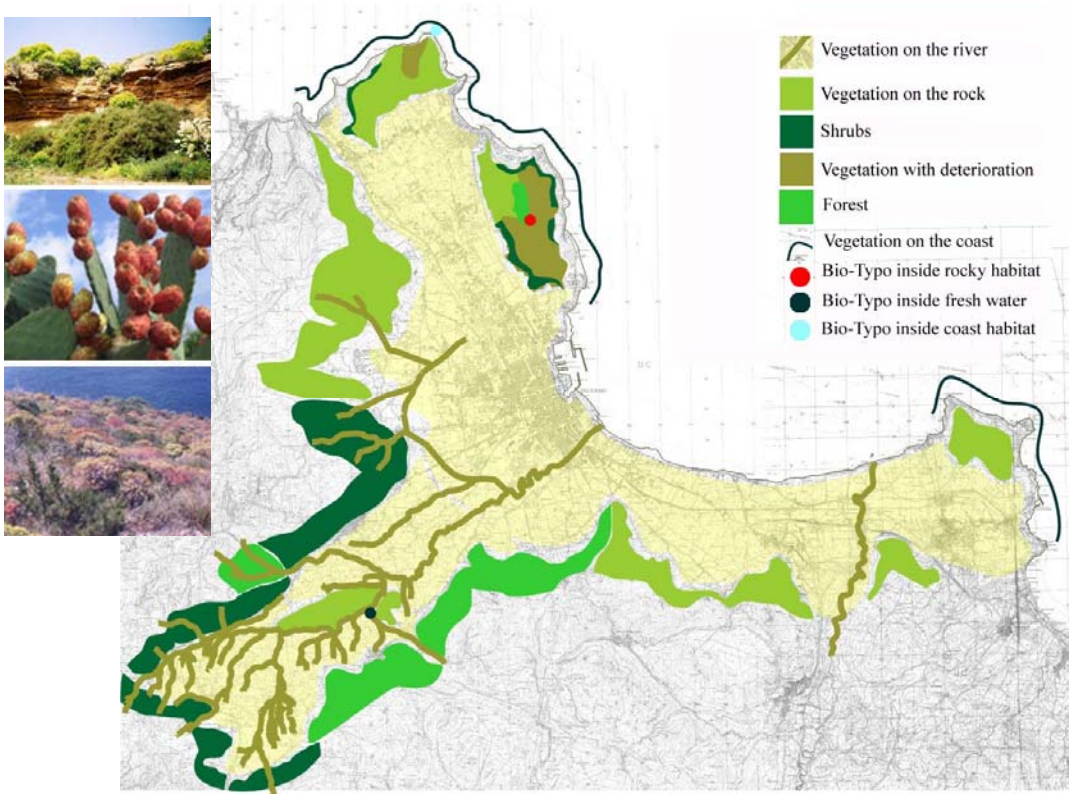
1.4 The Anthropic system

1.4.1 The urban centre and the territory of the Conca d'Oro

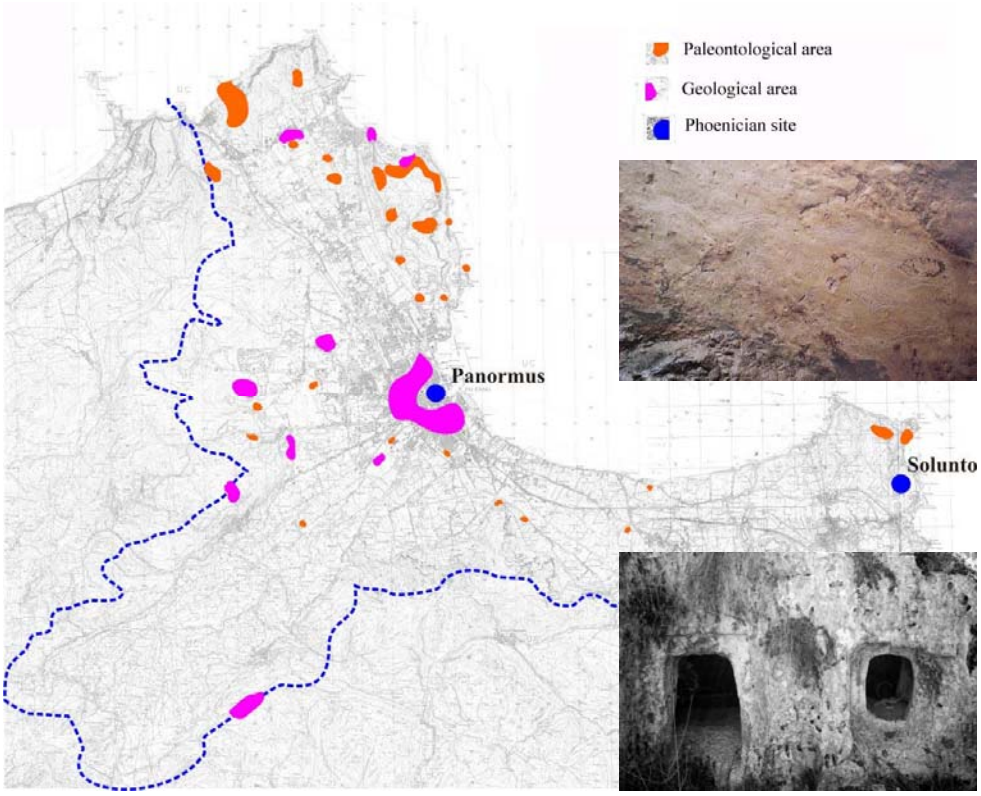
In the area, the most ancient testimonies of human settlement go back to the Paleolithic and Neolithic age. It is possible to find graffiti in some caves near Mount Pellegrino [14] or Necropolis with tombs [15] (*figure 5*). The area with the villages of Boccadifalco[16], Petrazzi, Uditore, Partanna Mondello, Valdesi, Monreale and the same Old Town of Palermo, shows these artistic treasures (*figure 6*). The '*Sicani'*[17] were the first organized community inside the area of study. They established themselves in the area of Valedesi under Mount Pellegrino and near the current city of Carini. After this population, in the area arrived: '*Siculi*, *Elimi'* and Phoenician[18]. Important elements of the process of localization of the first nucleus of '*Panormus'* (Palermo), they went in search of a favorable geographic position. This choice along the northern coast of the island, was favored by the commercial seafaring routes and its easy defense from enemy armies. These hypothesis were made by Antioco[19], in fact at the same time, during the Greek occupation along the coasts of southern oriental Sicily, Phoenician merchants abandoned colonies allocated around the island and fortified itself in the northwestern area in Panormus, Mozia and Solunto[20] (*figura 7*). For many centuries, Panormus was the strategic headquarters of the Carthaginians in the Tyrrhenian Sea and after the third century BC, of the Roman Empire. Under this population, the city of Panormus and the countryside were used while Solunto was abandoned. In fact, recent archaeological discoveries have shown the presence, in the Conca d'Oro, of several country villas. Thus making Panormus, the first metropolis in the area. Also in the Panormus

of Roman age there were new facts of inestimable value: Christianity and the catacombs situated along the valley of the Oreto river.

03-04 *Vegetation in the Conca d'Oro*



05- 06 *Graffiti inside the Cave of Addaura, example of tomb and Archaeological area dated 200 BC.*



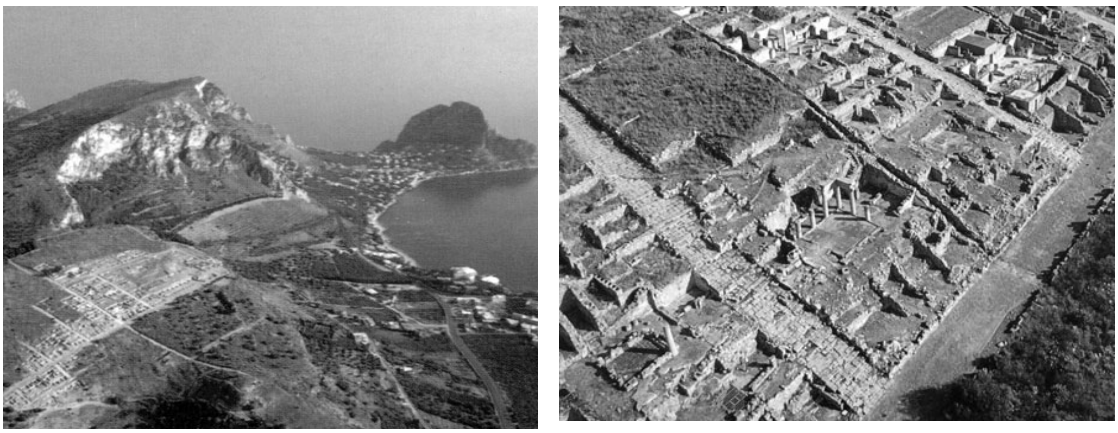
Unlike, during the Byzantine period[21], we don't have any news on the urban centre but we don't exclude the presence of country villas, farms and churches (*figura 8*). In the year 830 BC, we have the Muslim[22] conquest of the island.

Of this period we have information about the inhabited areas, but the sources that speak of several '*mahal*' inside the Conca d'Oro, many times weren't associated to any cartography that could put in evidence the position of these buildings in the area. In fact for one of them, its position is controversial, but its name is destined to be a legend: the *'hamlet Bulchar'*[23] and the birth of the Abbey of Santa Maria La Nuova at Monreale. In 1071 BC, after the Norman conquered of the island[24], the city of Palermo was transformed into a metropolis and in the same time the Conca d'Oro was transformed into luxurious gardens with the presence of strong buildings and farms.

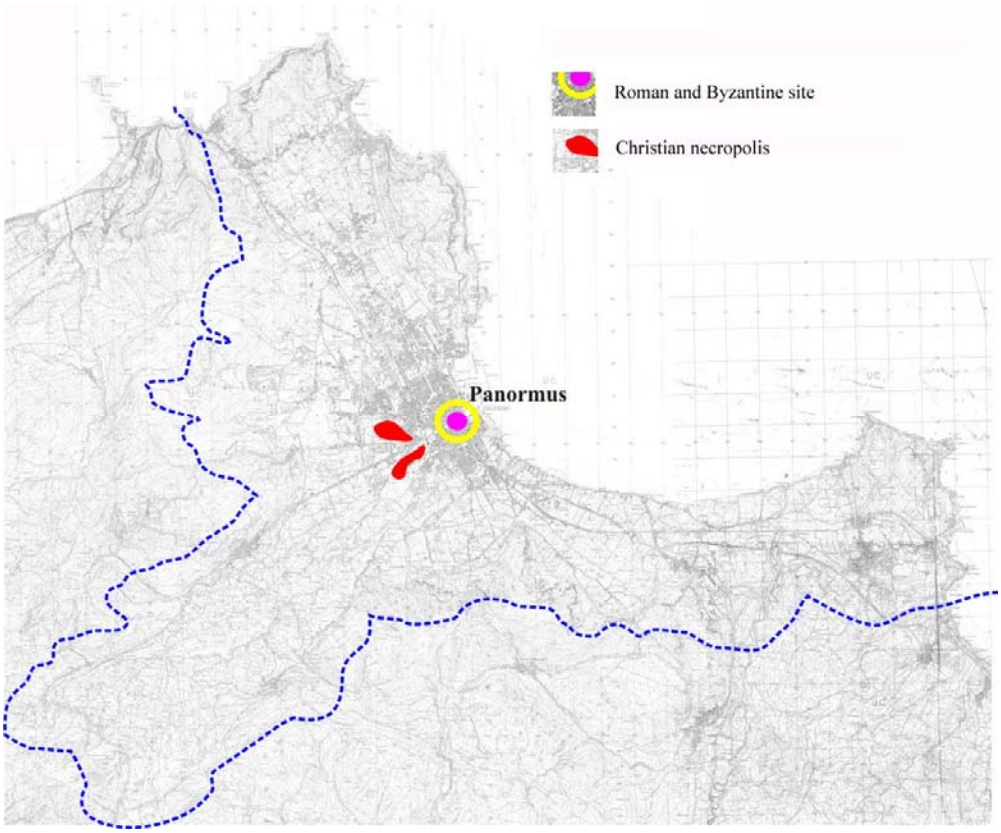
During this period of history, we have the birth of the villages as: Monreale and Altofonte along the middle valley of the Oreto River. This period was the most important of our history, in fact after the Norman kingdom, *'Angioini'* and *'Aragonesi"* didn't bring any innovations to the area but, they brought many taxes and exploitation of the local population. In the sixteenth century, the Conca d'Oro shows the construction of monasteries, convents and the implementation of the rural roads.

The *figure 9* puts in evidence the ancient roads and the areas of '*Mezzomonreale'*, '*Bagheria'* and '*Colli'*, with the new houses and the first villages surrounded the churches, country villas, convents and '*tonnare'*[25]. Villages such as: Arenella, Vergine Maria, Mondello, Aspra, Porticello, Sant'Elia, Solanto, Uditore, Baida, Santa Maria di Gesù, Tommaso Natale, San Lorenzo, Partanna, Pietratagliata, Resuttana, Villagrazia, Bagheria, Santa Flavia, Villabate and Ficarazzi, they represent new urban centres compared to the ancient towns (*figure 10*) such as: Monreale, Altofonte and Palermo.

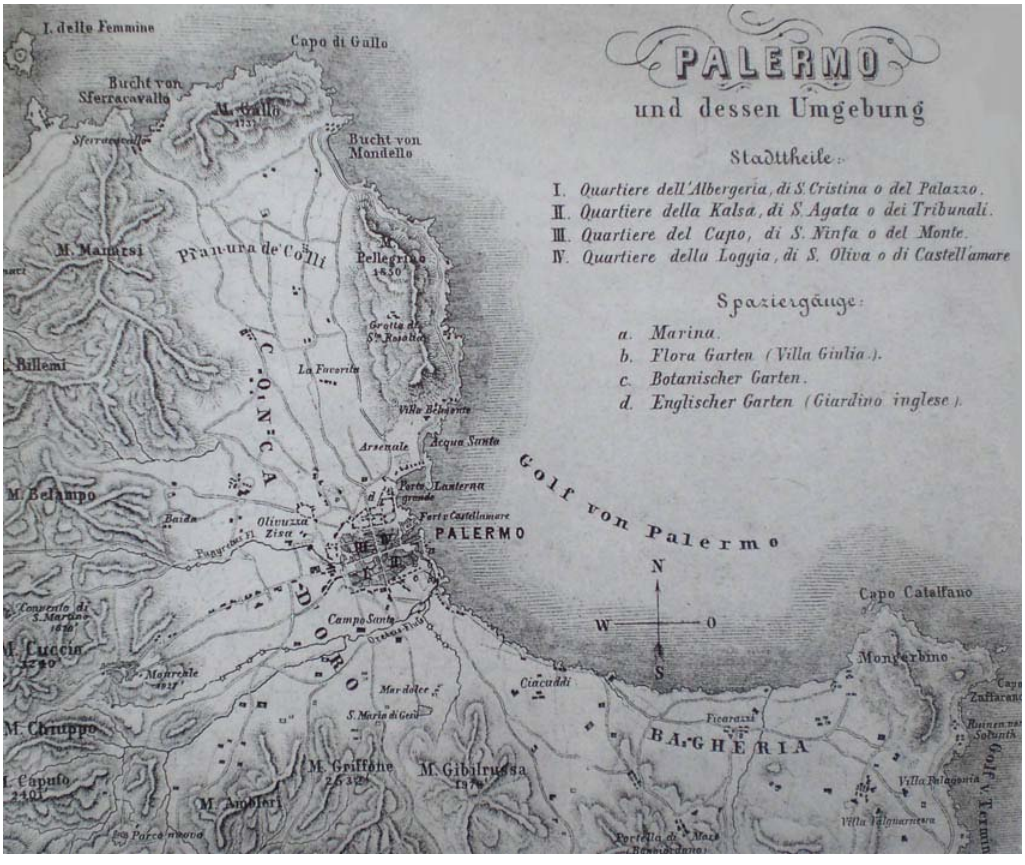
07 *The archaeological area in Solunto*

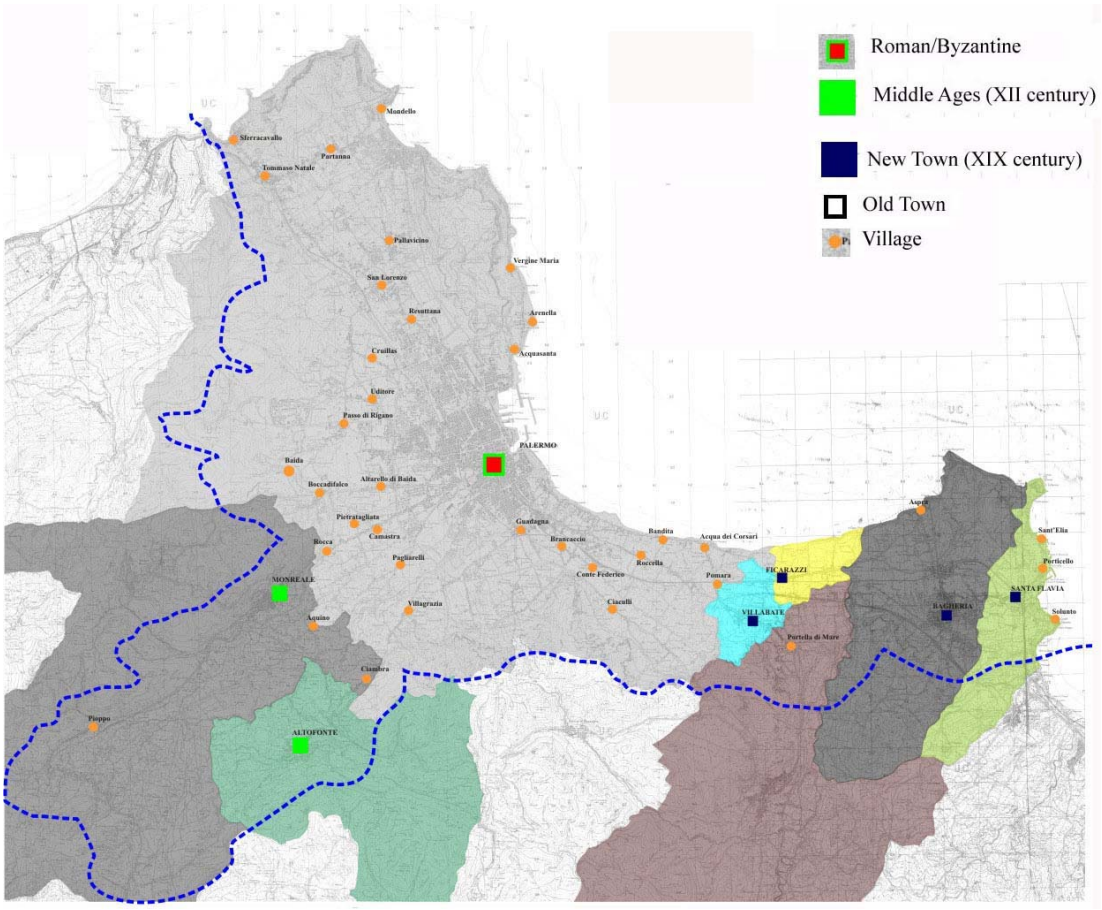


08 *The urban centre during the Roman and Byzantine period.*



09 - 10 *The territory in 1800*





1.4.2 Agricultural and Cultural aspects of the Conca d'Oro

1.4.2.1 The Arab-Norman period

The Conca d'Oro was luxuriant during this period because the Arab-Norman idea of landscape and agriculture was attached their cultural aspects. This situation lasted until the nineteenth century, when social, economical and political changes of the society, destroyed over 1,000 years of consolidated aspects in the Conca d'Oro. The Arab conquerors worked the soil with water and new agricultural techniques. They brought into the island new plantations such as citruses, sugar cane, carob trees, pistachio. They made the countryside a florid land with '*mu-askar*' and '*mahal*', that are groups of gardens and scattered farms along the territory. In this period, many poets[26] sing the myth of the Conca d'Oro and its agricultural revolution. This has been for Sicily the true revolution in agriculture thanks to the use of many Arabic inventions such as hydraulic machines and watermills, '*qanat*'[27] (*figura 11*), '*Saniya*, *Saqiya*, *Gabiya'*, they used to lift, to transport, to decant the water along the Conca d'Oro. Arab workers continued the work of their predecessors after the Norman conquest. They created very important parks in the Conca d'Oro with exotic plantations, reservoirs, natural reserves, artificial lakes. The countryside around Palermo was very well known in the Mediterranean area, it was compared to Eden, it was a wonderful place of delights.

Differently from the Arab conquerors[28], during the Norman period the properties of the lands belonged to the king. There were three principal Royal Parks during the Norman kingdom: the first was called '*Old Park'*, the second was called '*New Park'* and the third: '*Viridiarum Genoard'* (in Arabic "*gânnat-al-ardh"*, Eden). The first was a park of Islamic foundation and it was sited along the Mount Grifone, while the second park was sited along the village of Altarello until to Altofonte. Viridiarum Genoard was located in the area in front of the old town of Palermo; it was a beautiful park with many exotic animals *("omniumque bestiarum genere delectabiler refertum"*). These parks were meant to show the image of the Norman authority and their lifestyle. There is a miniature (*figure 12*) of the '*Liber ad honorem augusti, sive de rebus Siculis* by *Pietro da Eboli'* (1195), where Palermo and its district is represented.

11-12 *Qanat near to Mezzomonreale and Viridarium Genoard*

On the upper right side, the miniature shows a tower with gardens, palms, vines, trees, birds, wildlife and the words: "*Viridarium Genoard*"[29]. The historian Fazello visited, during a pleasure journey, the Conca d'Oro in the mid-sixteenth century. He was astonished by the beauty of this park and of the richness of vineyards, fruits and little buildings with domes, fish ponds, castles, palaces and country villas. Fazello was one of the many travelers that crossed Sicily to go to Africa and Spain. They underlined the magnificence of the Norman conquerors and their buildings. *'Favara, Ammiraglio Bridge, Church of San Giovanni Lebbrosi, Church of Santo Spirito, Cuba, Zisa Castle, Piccola Cuba, Cuba Soprana, Uscibene, San Benedetto Castle, Cathedral of Monreale, Church of Santa Ciriaca, Park Castle in Altofonte'* (*figure 13→25*), they are Arab-Norman buildings in the area of study, that show today the greatness of previous populations.

13 *Favara Castle (1)*

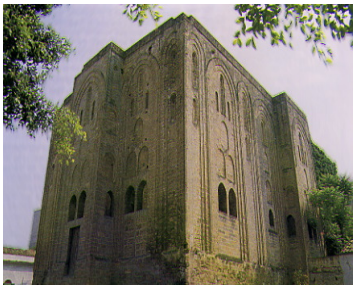
14 *Ammiraglio Bridge (2)*

15 *San Giovanni dei Lebbrosi (3)*

16 *Santo Spirito (4)*



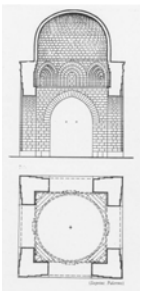
17 *Cuba (5)*

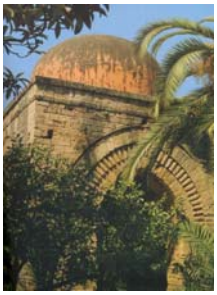




18 *Zisa castle (6)*

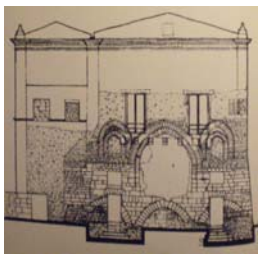
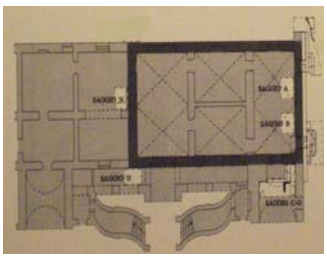
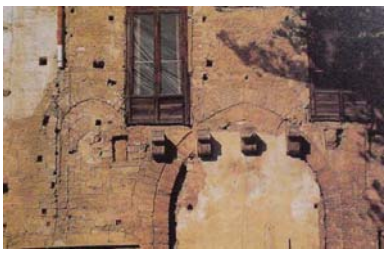


19 *Piccola Cuba (7)*

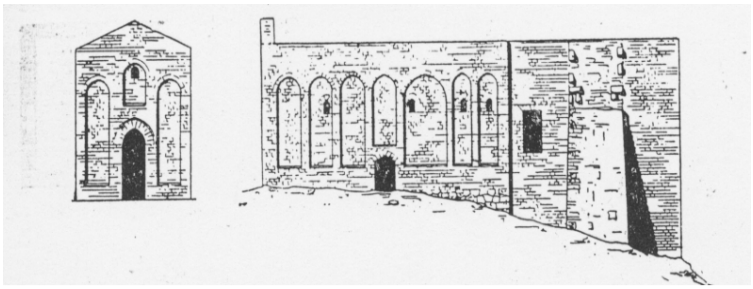





20 *Cuba Soprana (8)*

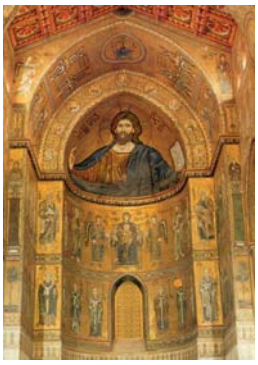




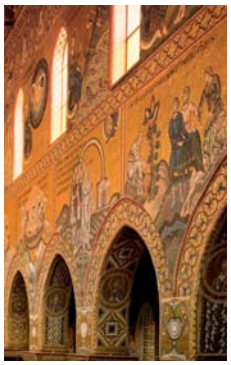
21 *Uscibene castle (9)*

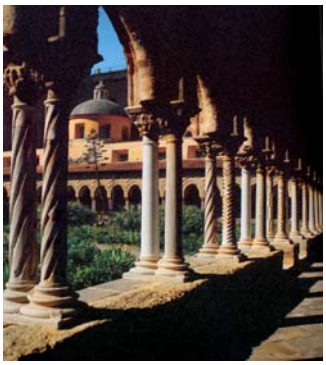


22 *San Benedetto Castle (10)*

23 *Cathedral of Monreale (11)*

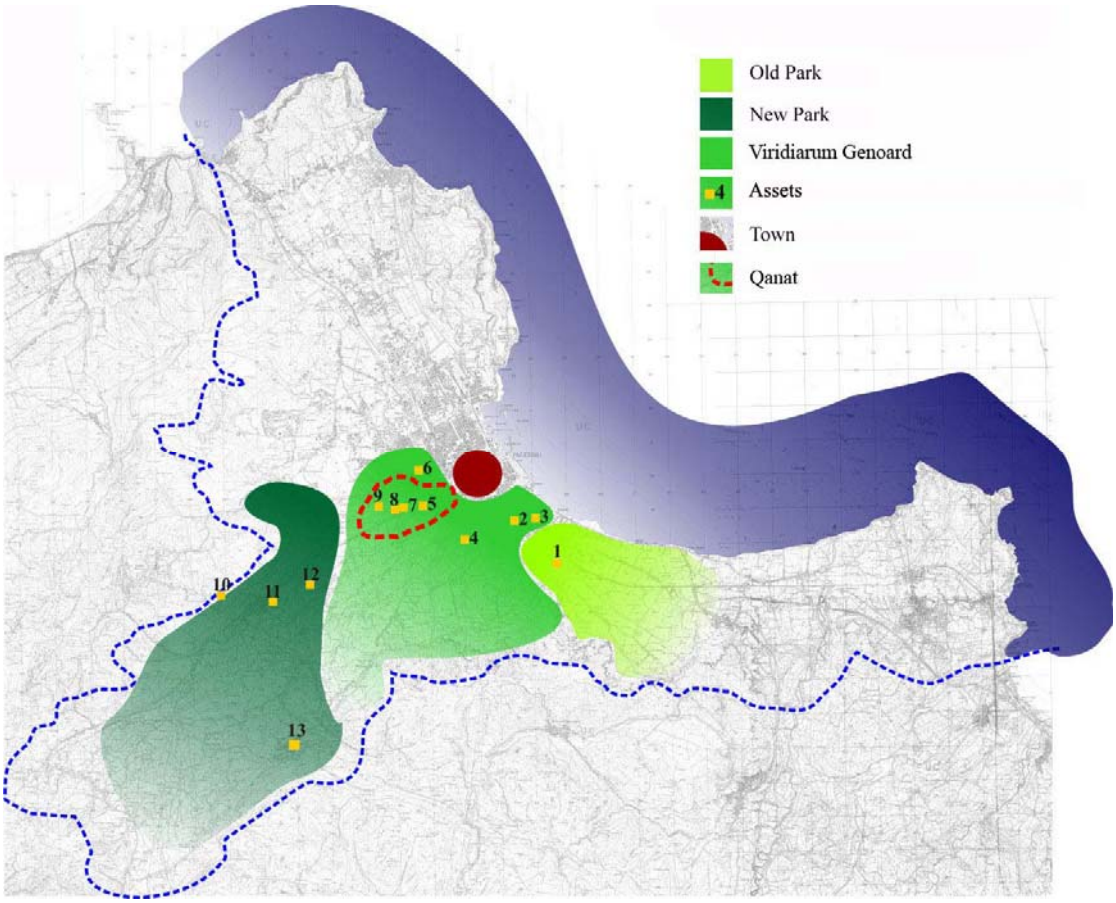






24 *Park Castle and on the right an internal view of Santa Ciriaca Church (12-13)*

25 *Parks and historical assets*

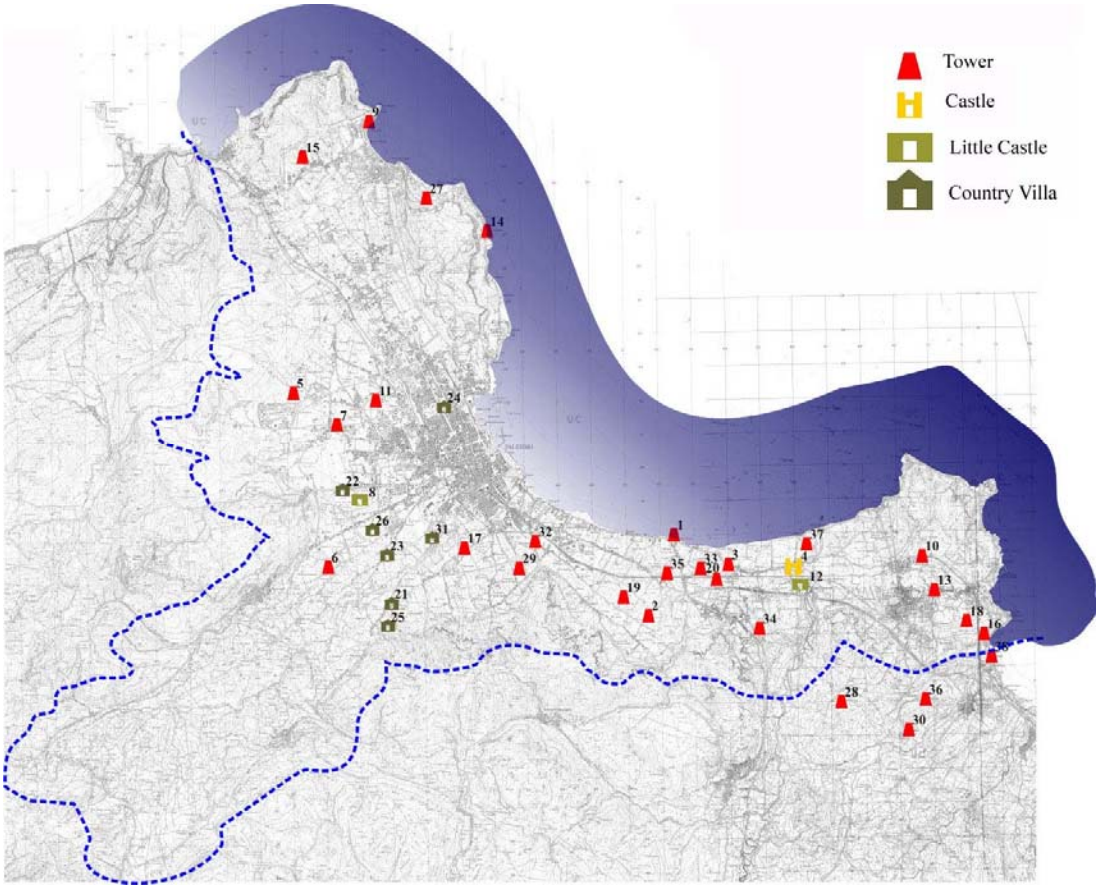


1.4.2.2 From the Swabia domination to the XVI century

During the Swabia domination, the Norman parks were utilized as nature reserves of Federico II of Swabia[30]. He loved hunting and of all the Norman customs; for this reason no change was made to the parks. During his reign the city of Palermo, following the idea of the Norman culture, became one of the capitals cities in the Mediterranean area. After the golden season[31] of Federico II, in the Conca d'Oro there was a period of economic crisis and decadence of the life quality. This situation was the result of the deplorable domination made by '*Aragonesi'* and '*Angioini'*.

They were more interested in their dynastic demands than in the economic recovery. The ancient properties of the king passed into private hands[32], because they were utilized such as instruments to guarantee fidelity to the crown. Throughout the sixteenth century, the countryside became object of private interests. In fact, the Conca d'Oro was divided into little properties mainly belonging to the local population. These properties have been listed (Annex L) and positioned in the map (*figure 26*).

26 *Assets in the sixteenth century*



1.4.2.3 The seventeenth century and the final planning of the Conca d'Oro

During the presence of the Holy Office Courts, the slow recovery of the countryside was possible thanks to the renovation of old towers and castles. These buildings were used for the protection of the agricultural funds from pirates and thieves. As a consequence many local nobles preferred to control the property personally during the harvest time, giving life to the phenomenon of summer resort in the countryside. Becoming the site of deputy Spanish kingdom was a very important breakthrough for the city of Palermo. For this reason, many people transferred their residence, private interests and privileges on properties and country to Sicily. The local nobilty invested in large landed estates (*figure 27*) and old country villas spending fortunes. For this reason, many of the properties passed into the hands of judges or government officials due to debt. This century will be remembered for the few houses built in the countryside. The majority were rehabilitated in the new stile in fashion. The reason of the exhaustive works to the villas came from the necessity to live in delightful places and of course the spirit of emulation between nobles and finally the need of a direct presence in the management of the property[33]. An example for everyone has been Prince '*Giuseppe Branciforti di Pietraperzia*'. While building his summer residence in the eastern area of the

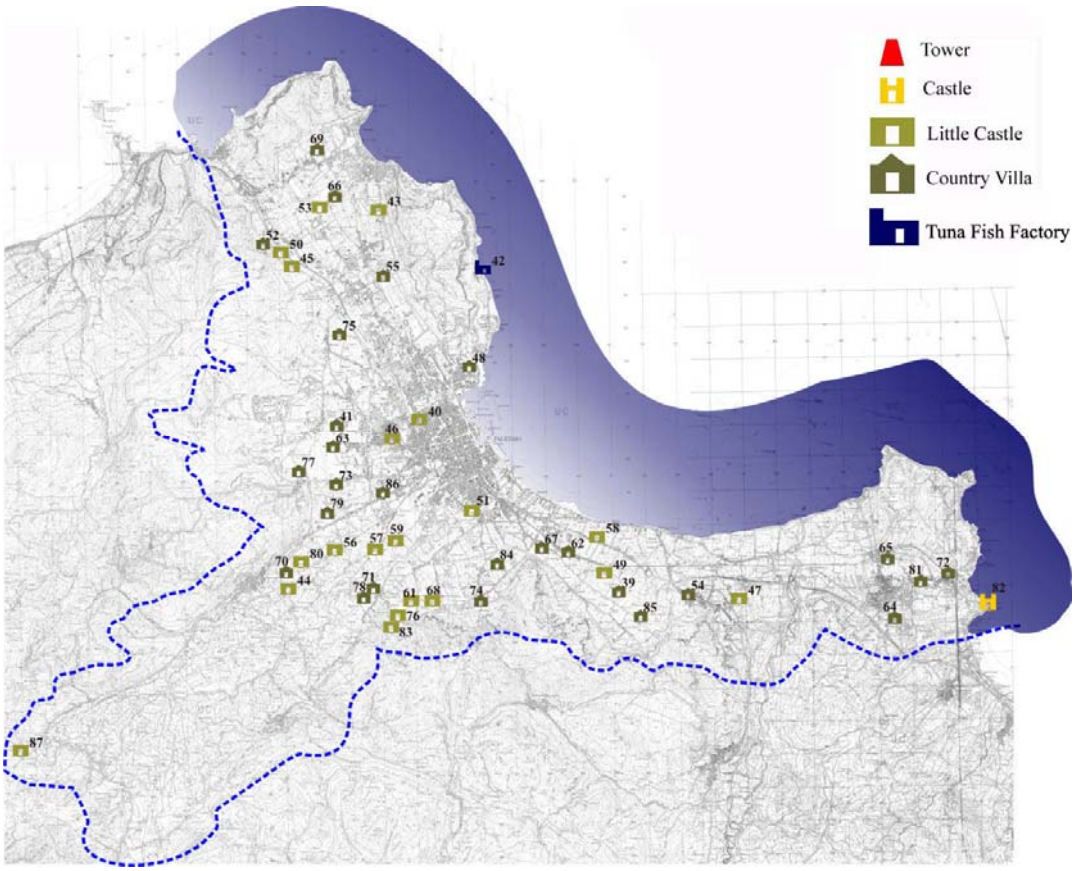
Conca d'Oro, he ended up building a whole new village, today called Bagheria. This necessity brought the foundation of villages and beautiful villas that have characterized every place in the Sicilian countryside. In the Conca d'Oro, there were only two places where the country villas (Annex L) have given a great artistical message: the area of MezzoMonreale and Piana dei Colli in the North-Eastern area (*figure 28→30*).

27 *Map of the Conca d'Oro in 1663, by Joan Blaeu*

28 *Villa Niscemi on the left and Villa De Gregorio on the right*

29 *Villa Filangeri on the left and Villa Pietratagliata on the right*

30 *Location of the assets listed dating back to the seventeenth century*



1.4.2.4 The Conca d'Oro in the eighteenth and nineteenth century

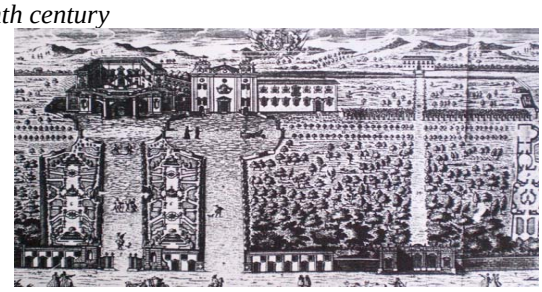
From the second half of the eighteenth century, it is hard to find in the suburb areas fascinating buildings. During the Bourbon period, the countryside was very florid, in fact there were very luxuriant plantations (*figure 31*) and beautiful gardens with sculptures and fountains[34]. The water became the main attraction for the design of gardens and parks[35]. This century is characterized with the presence of new political events, new ideologies and a low interest for agricultural activities. Houses lost their original appearance of summer residence and there was the repopulation of the city and of the little urban centres. They were converted by the aristocracy into political centres extremely intense at the end of the '700. One famous country villas of this period is the *'Chinese House'* inside Favorita Park[36].The latter and the Royal Nature Reserve in Boccadifalco represents two important events in the Conca d'Oro under the Bourbonic domination. The use of the countryside such as residence, encouraged the transformation of arid areas into rich plantations thanks to the use of the Arabic techniques for irrigation. This aspect continued also with the economic noble decline and the birth of the new bourgeois class. In this century there was a dreadful economic management of the properties, new Bourbon taxes, abolition of the '*primogeniture*'[37], excessive fragmentation of the ownership, the complete ruin of important families[38] and the birth of new landowners on the

island. This is the century of the inventions and new ideas which brought improvements in every human activity, including the pictorial representations and photography. During this period there are many representations of Palermo and the countryside in the Conca d'Oro (*figure 32 - 33*). The *'new nobles'* readapted the old buildings to the new Neoclassic Style mixed with an unforgettable Baroque. Considering the new style, of that century even if there were beautiful country villas (Annex L), there was a distinctive difference between these last and the numerous mills and little farms. These building were located in the valley between the Oreto River and Monreale. They were the product of simple architecture, working class and farm-worker's houses (*figure 34→39*) often in contrast with the new landowners.

1.4.2.5 The twentieth century

Between the late nineteenth and the early decades of the twentieth century, the Liberty style arrived in Europe. This event brought very important cultural initiatives in architecture, sculpture, etc. In which took part many entrepreneurs that became clients of architects[39] and engineers promoters of this particular form of house re-styling. In the wake of this cultural and professional climate, grew some of the most significant works concentrated mainly in Palermo and in villages such as Baida, Sferracavallo and Mondello-Valdesi. These villages grew after the drainage of the quagmire by the Italo-Belgian company '*Les Tramways de Palerme*[40]. Considering these assets belonging to a phenomenon very different from the phenomenon that characterized the country villas of the Conca d'Oro in past centuries, were not taken into consideration beyond the mere discussion a testimony of their presence in the area (very few in some areas), but certainly not characterizing the context under study.

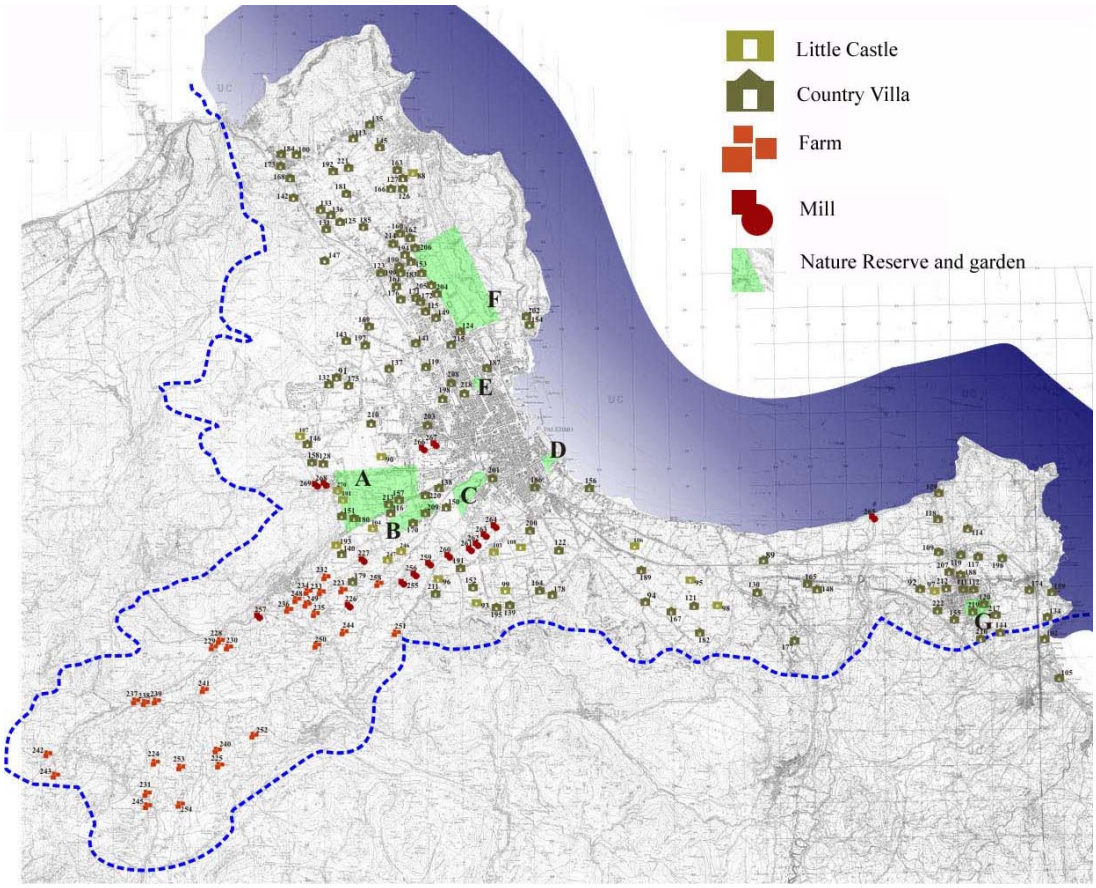
31 *The park of Villa Resuttano in the eighteenth century*



32 *View of Corso Calatafimi from Porta Nuova, by Francesco Zerilli -1837*

33 *Conca d'Oro in 1887*

34 *Location of the assets listed dating from the eighteenth to the nineteenth century*



35 *Villa Adriana on the left and Villa Spina on the right*


36 *Villa Natale on the left and Villa Ajroldi on the right*


37 *Villa Resuttano on the left and Villa Pantelleria on the right*


38 *Villa Lampedusa and Villa Borsellino*


39 *Villa Trabia on the left and Villa Rosato on the right*


1.4.3 Social and Economical aspects of the Conca d'Oro

1.4.3.1 Population and Society

To be able to offer analysis of the major demographic, social/economic and housing characteristics of the area, we referred to official statistic sources[41], that were useful to frame clearly the strengths and weaknesses that characterize the specific social formation present in the Conca d'Oro. Beginning with the aspects related to the residential population, we observe that (*figure 40-41*) the population of Palermo (659,433 residents in 2008), represent a strong presence in the area, followed by: Bagheria (55,682), Monreale (36,395), Villabate (21,942), Ficarazzi (10,938), Santa Flavia (10,520) and Altofonte (10,077). The analysis demonstrates that the population of Palermo has decreased compared to the past years, while the population of other municipalities is increasing. Examining the relationship between residents and territorial surface (Km^2) in 2008 of every municipalities, we can see a very high density (*figure 42*) in the small town as: Villabate (5,729 ab/km^2), Ficarazzi (3,646 ab/km^2), followed by Bagheria, Santa Flavia and Monreale.

The graph of Monreale shows a characteristic that is related to peculiarities of its territory, in fact the city is decentralized compared to the territory and about ¾ of the residents live in the valley with the river and its basin.Therefore, focusing this aspect, the density in Monreale appears to be greater in the territorial area; we have the same situation in Villabate and Ficarazzi, where the population's growth within the small territorial area has increase the value. Interesting data is the composition of residents referring to age (*figure 43*), that in the municipalities has a fixed ratio, which stands between 25% and 35% of the population, including under 18 and those over 65, while the active age group (consisting of university students and workers), in other words between 19 and 65, is between 65% and 75%. If we then calculate an index of old age as a ratio of the older population (over 65) and the youngest (under 14), results alarming figures from the index that show from the highest to the lowest: Palermo 101.6% Santa Flavia 93.6%, 83.9% Bagheria, Altofonte 83.7%, Monreale 81%, Ficarazzi 58.1%, Villabate 55.9%. Other data, are analysis on immigrants (*figure 44*) and number of tenants and owners in the area (*figure 45*).

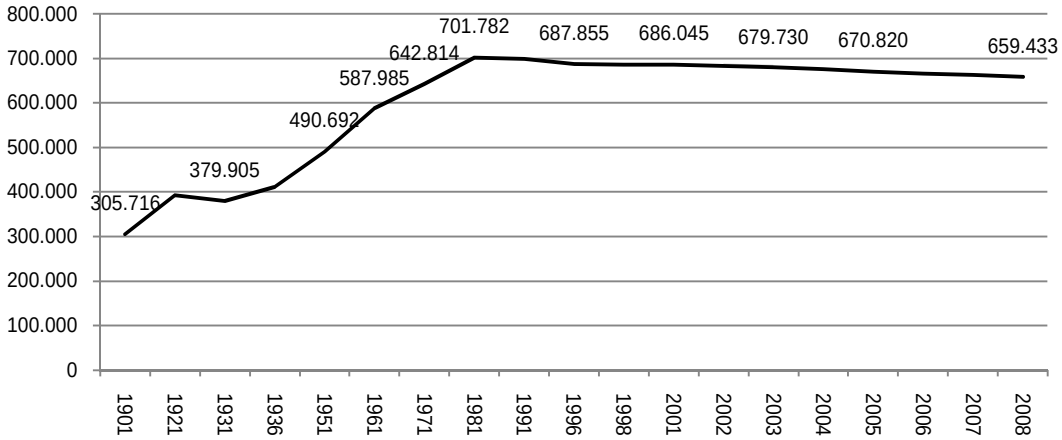
With reference to the afore mentioned data, we can underline some important arguments of which:

- *process of mutual influence of demographic basins depending on distance of separation;*
- *process of de-saturation and saturation of areas and their effects on the territory;*
- *traffic flows and its effect on the territory.*

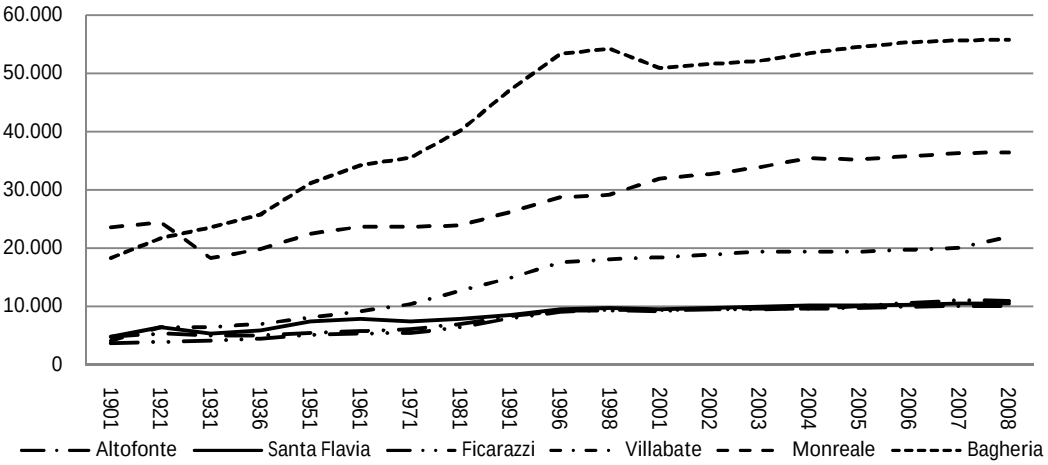
Regarding the first point is important to consider the influence between demographic basins when we confront the distance between the basins (*figure 46*). In

fact, looking at the figures, we can easily see that residents of Palermo, Monreale, Villabate and Ficarazzi, exert a reciprocal influence in function of the small distance between them, this influence is comparatively different between Palermo and Bagheria or Palermo and Santa Flavia. This aspect evidences a high influence between urban basins which produce a strong demographic presence in the area and this effect is visible through the urban development of the towns in the area. Other particular aspects produced with the attraction between urban basins is the process of saturation and de-saturation of the nearest areas; this process can be observed calculating the density of some areas, in fact every process of saturation is accompanied with the implementation of housing, while every process of de-saturation is accompanied with the abandon of urban areas and the growth of the offers for rent or for sale. This effect can be seen mostly along suburb areas and in the old towns, especially when they are distant from the business relations between towns or distant from main commercial routes. Differently we can see the effect in the big cities like Palermo where high acquisition cost or rent of houses, have made the real market transfer along the city limits. Considering that Ficarazzi, Villabate, Altofonte and Monreale which are situated in the first line, have seen an increase in the request of housing. These towns initially offered low-priced housing implementing their housing trends, like Monreale and Ficarazzi, and consequently the density (*figure 47*).

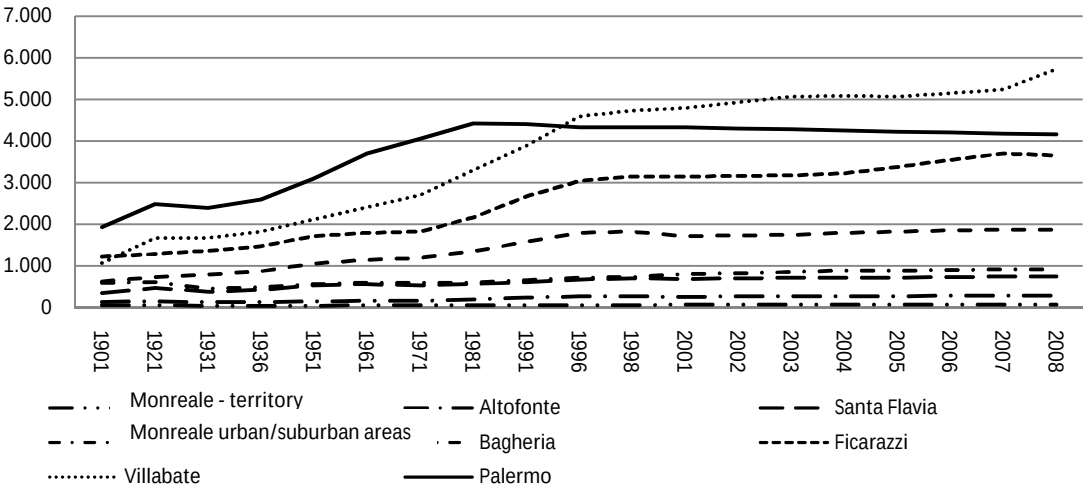
At a later date in these towns we have seen the increase of costs for rents and sales, likewise, there was the same situation in Palermo with the transfer of requests towards the suburbs and in particular to villages like Pioppo, Carini, Cinisi, etc. This above mentioned aspect becomes more interesting when we compare it to the economic problem, in fact the saturation of areas with new buildings produces a double effect: the first effect is the necessity of new infrastructures as roads, public lighting, sewer system, etc.. while the second effect is the impossibility to pay, in many cases, these public works and their maintenance through the years. This is the problem of small town councils with a high density or the problem of municipalities strongly indebted and without income. Other questions are the impossibility to create, industrial areas, craftsmanship areas and agricultural areas for excessive urbanization, but this is a minor problem, the major problem is the expansion of the urbanized perimeter up to the limit of the city and the uncontrolled growth of the traffic flows from/across/towards important business, working centres and residential areas in the Conca d'Oro (*figura 48*).



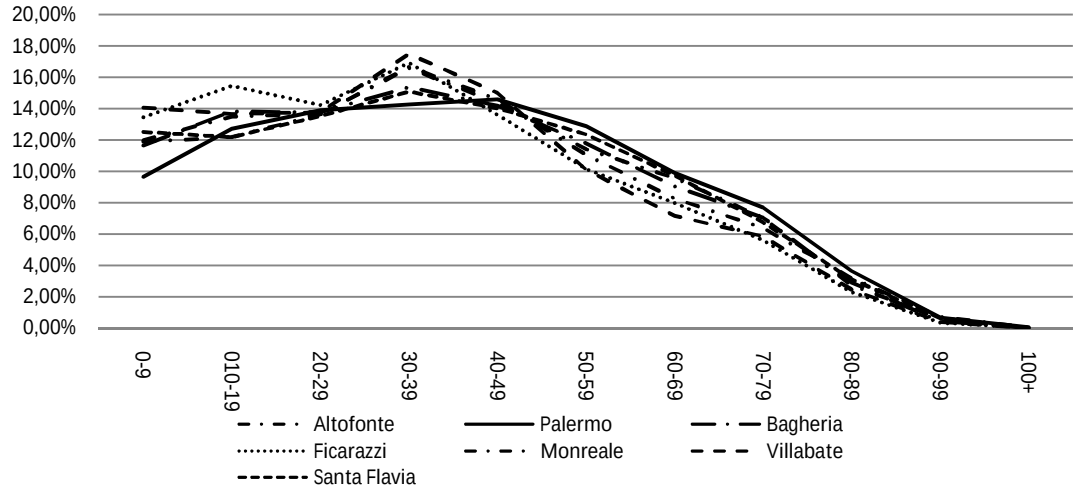
40 *Evolution of the population in Palermo from 1901 to 2008*



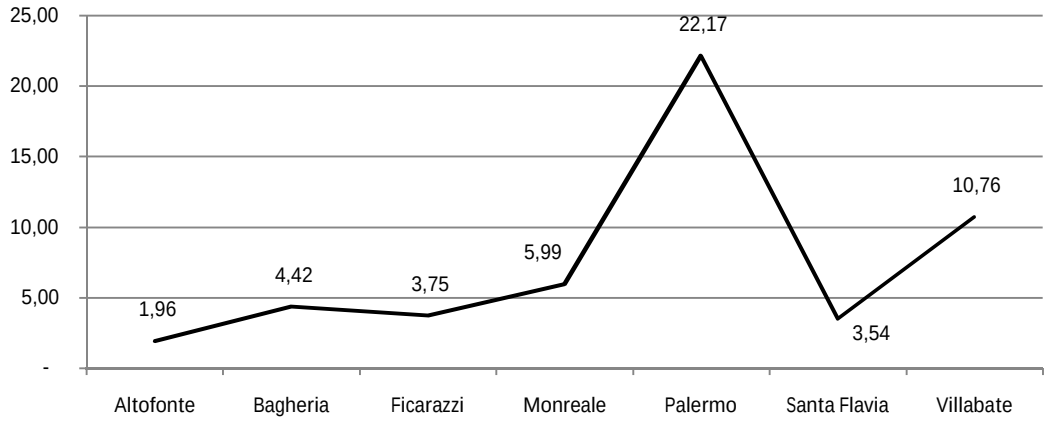
41 *Evolution of the population from 1901 to 2008*



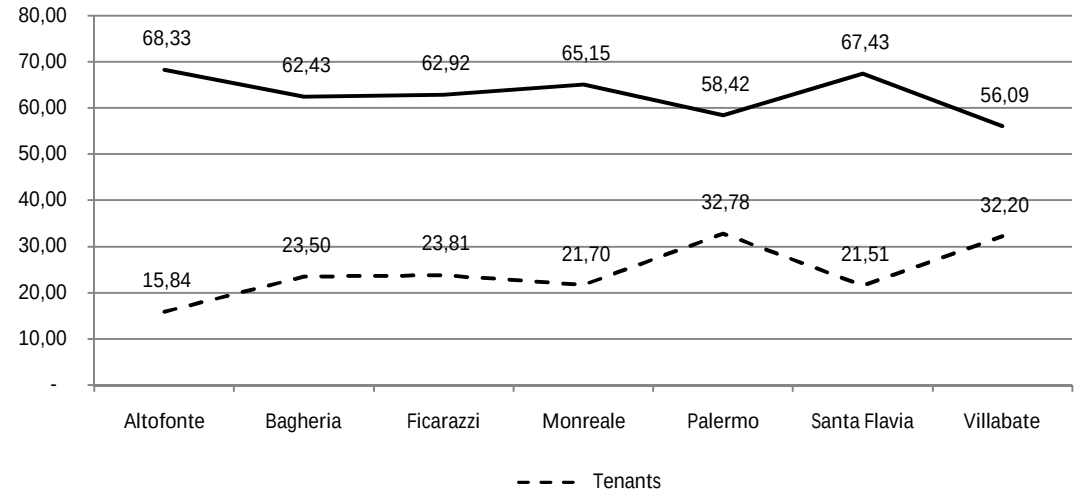
42 *Evolution of density from 1901 to 2008*



43 *Age of the residential population in 2008.*

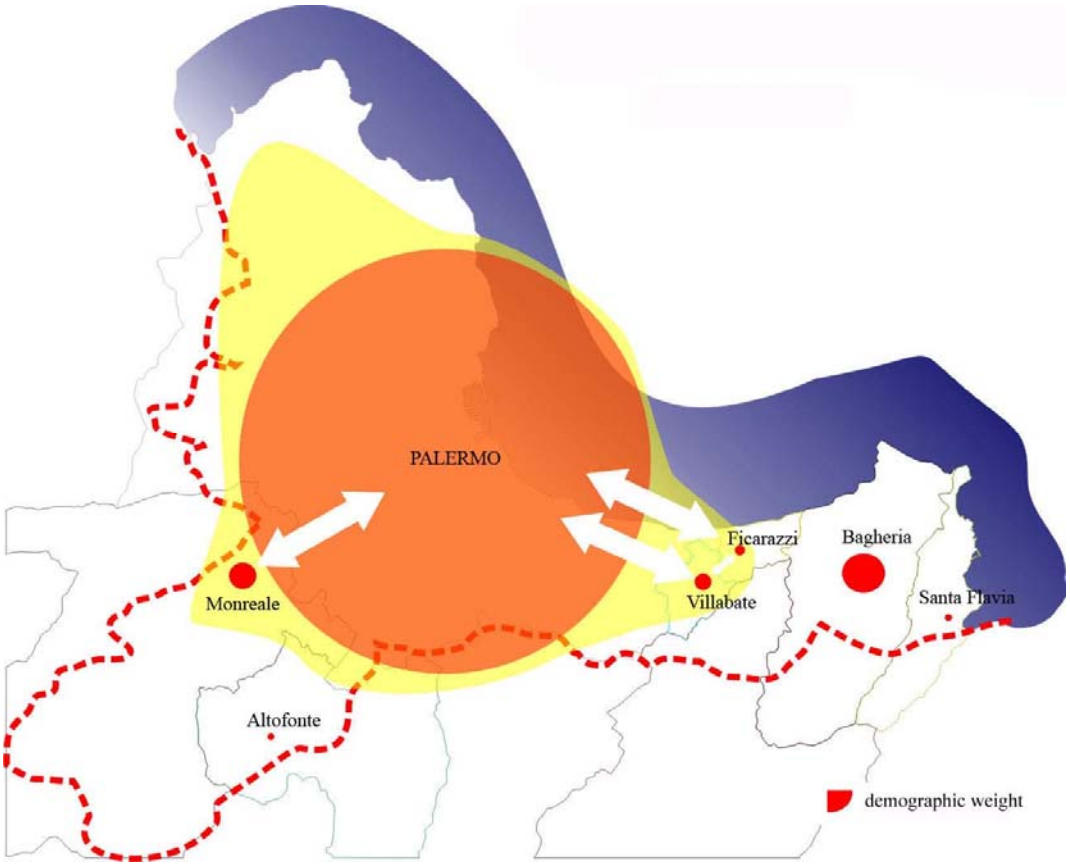


44 *Percentage of immigrants every 1,000 residents*

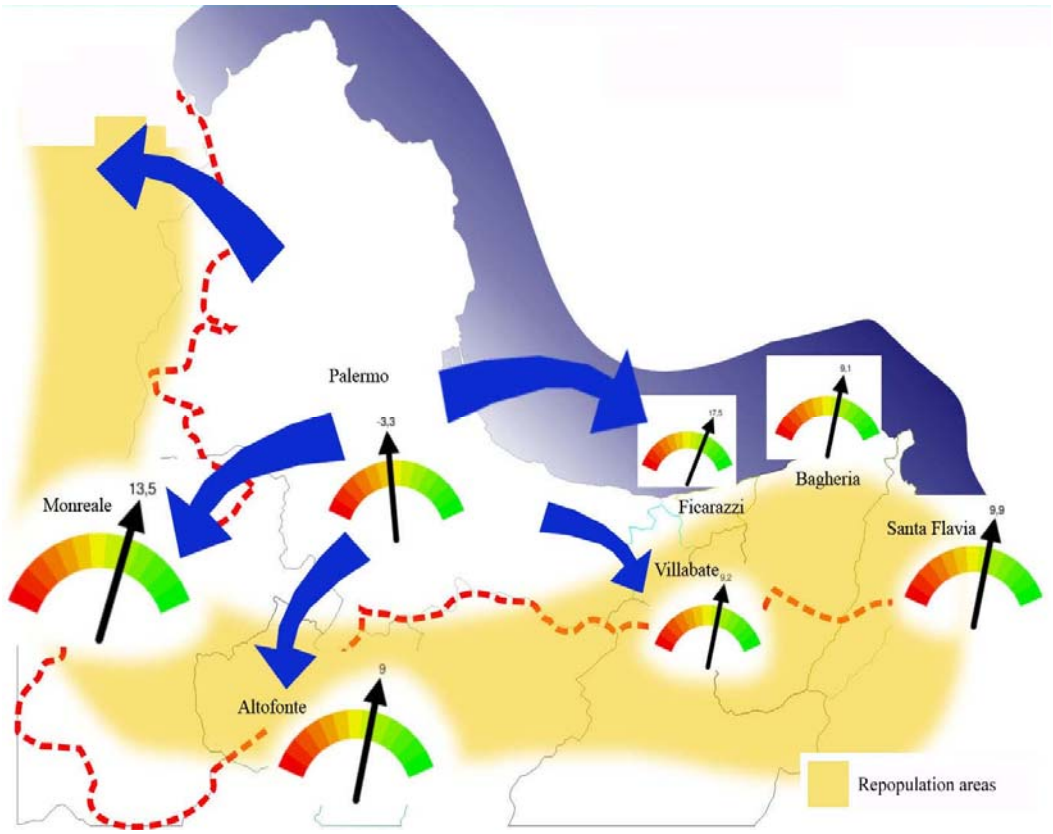


45 *Percentage of tenants and owners*

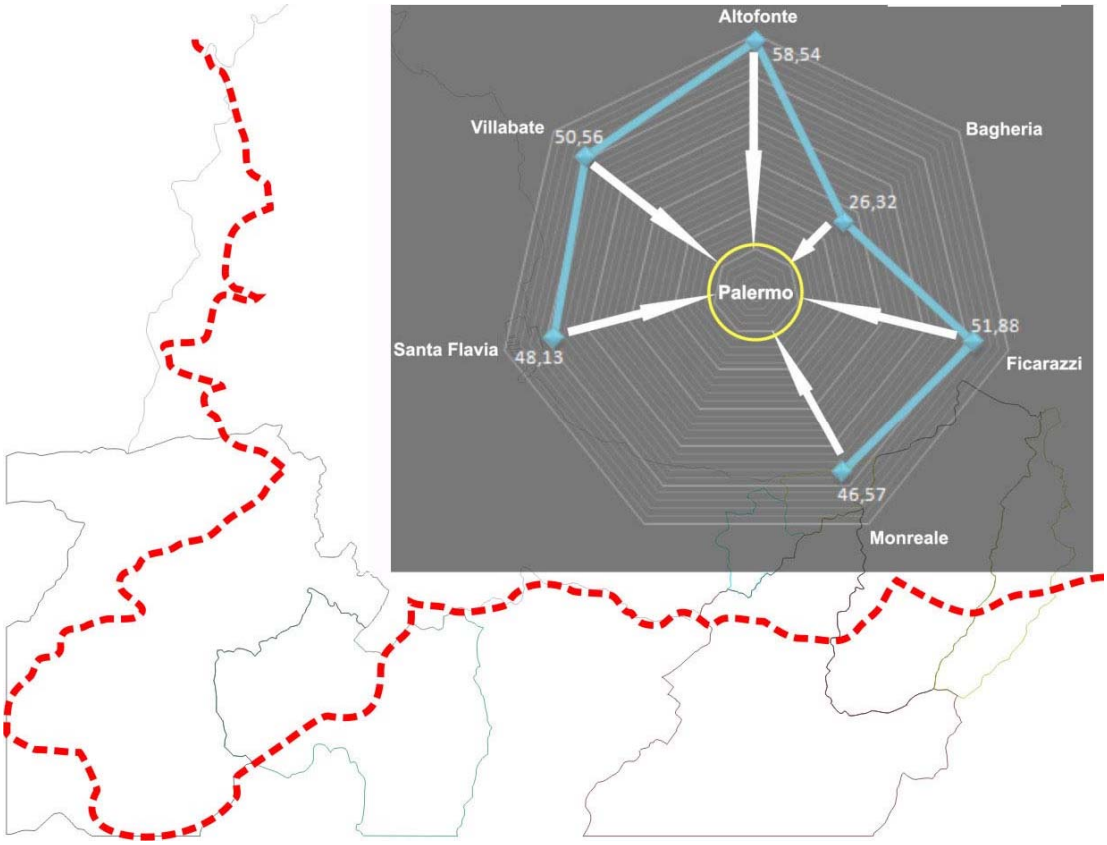
46 *Demographic graph of weights imposed in the study area and their relationship*



47 *Graph of the real market and increase of the real trends from 2001 to 2008*



48 *Percentage of daily traffic flow into and out of Palermo on the basis of the resident population*



1.4.3.2 Economy

The economic indicators describe a critical situation: there is a very high unemployment rate with a low activity rate and a high rate of illegal non European employment. Regarding the specific sectors (*figure 49*), Services have a high employed rate, followed by Building, Industry and Agriculture. In the area there isn't large local entrepreneurship but there is a low profit bearing investment as result of an economic alienation by the big industries. Today, there aren't any ideal alternatives for an economical increase because in the last fifty years, the major activity was to find funds for the public administration without investing in other sectors[42]. Agriculture was the hinge of local economies with a great inducement for other activities; today cultivated areas are an oasis and their abandon becomes an alternative when there isn't any possibility to transform them into building sites, so behavior repercussions on local economies and the quality of the countryside. Very interesting is the economic image of the area today, because it is based completely on services and public employers, in fact it is sufficient to observe the number of employees inside the Region or town councils to understand what kind of situation bad political management has created through the years. In a place where promises of jobs were sufficient condition to guarantee votes.

Probably the situation was possible for a brief period but inadaptable for long terms, in fact today this condition is responsible for the economic life of many people. In conclusion locally the new generation's major problem is the lack of an entrepreneurial support to benefit from.

1.4.3.3 Tourism

The tourism branch, of the Province of Palermo, is the most important sector and the accommodation facilities represent almost 24/26% of the volume of overnight stays in Sicily. Specified in the following data (*figure 50→52*) in the Conca d'Oro, the axis Monreale/Palermo in arrivals covers 54% of the total province from 1998 to 2008, where the value falls below the threshold of 40% when evaluated in terms of attendance. Regarding the attractiveness factors, Conca d'Oro has a vast pool of rural buildings, while in terms of cultural resources, strongly emerges the monuments of the Norman Era, like the Cathedral of Monreale, one of the most known and visited in Sicily. Regarding natural resources, food and wine, the area seems to be particularly suited, but the variety and value of the offers in terms of resources and local products do not seem to be associated with the effective economic possibility of the tourists.

Most of the Conca d'Oro's natural resources such as rivers, mountains and plains aren't used as habitual forms of active tourism because there aren't any paths and river courses easy to use . In fact, for sporting activities that make use of natural resources (hiking, horseback riding, mountain biking, canyoning, canoeing and rowing,), the area isn't organized for these types of activities. The life span of the wildlife reserves and parks isn't easy. In both cases there isn't enough money for their maintenance and after, the problem of the short proposal made by local tourist agencies which prefer to sponsor other tours typologies. For our parks, reserves and gardens remain only educational activities and several plays organized by municipality during the summer season. Other particular aspects concerns agricultural produce and food. In the context of study, in these last years the sector lives a vital impulse deriving from young entrepreneurial class of wines, restaurants and foods, promoting local products and especially their brands.

These realities are responding to the growing touristic demand but most of them (wineries, dairies, etc.) haven't the possibility to compete with other non-Sicilian entrepreneurial classes because there aren't suitable public infrastructures to help them. For this reason, they remain out of the touristic routes. The table below[43] underlines the degree of attraction of the cultural resources present in the area. Hospitality in the Conca d'Oro is highly amassed into the main urban centres. This is a normal situation when there aren't alternative proposals to the old towns or in general to the city, but it begins an unsuitable situation when the territory all together offers a lot of alternatives to the city. For example, speaking of the touristic situation between Monreale and Palermo, circumstances very interesting for their proximity, we are able to affirm that Monreale will not have a good tourism as long as the

Cathedral will be the only tourist call. This aspect has unfavorable repercussions on the local economy (hotelier, trader, etc.) because Monreale lives in this way an '*indirect tourism*' deriving from Palermo. The absence of good earnings and the entrepreneurial low quality in the area has prevented the development of an highly qualitative accommodations. Consequently, excluding the city of Palermo, the small urban centres haven't any important accommodations with typical architectures but few buildings made with materials and shapes completely unfamiliar to the local traditional house.

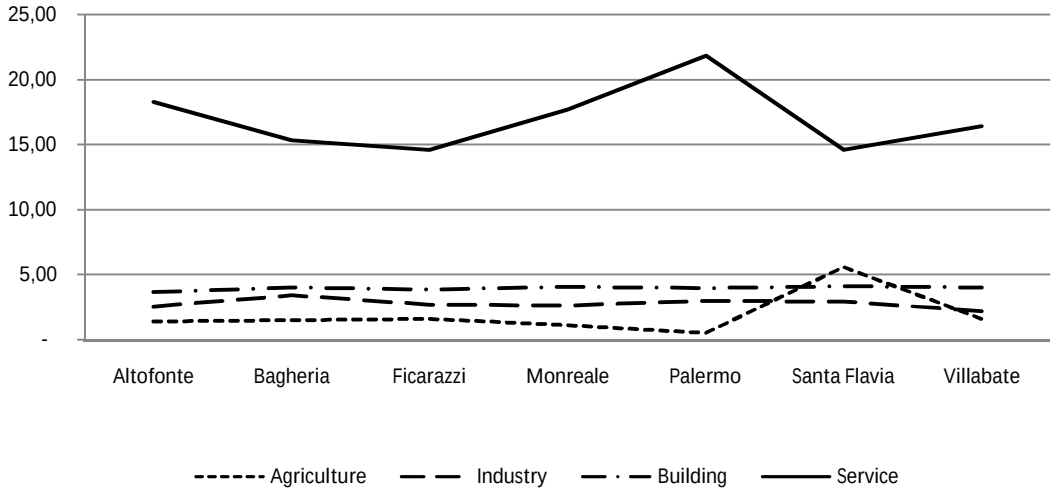
Differently in the old town of Palermo, in these last years, there has been the increase of B&B and small Hotels with architectures and services of quality as answers to the increasing demand of the cultural tourists. Tourism is certainly the first world economy with a growing trend and cultural tours joint with gastronomy. In Sicily since 2000, until today, the presence of tourists has exceeded the record of 13 million. The same situation is possible observe it in the Province of Palermo, where the tourist movement has grown and the highest concentration of arrivals has been recorded around the axis Palermo-Monreale and along the coastal reality in the areas like Mondello, Santa Flavia and Porticello. Just the Cathedral of Monreale produces 300 thousand yearly visits but not the Old Town centre or its territory. This is a paradox if we consider the high number of beautiful churches in the urban centre and the quality of the food (homemade bread, biscuits, sweets, etc.), wine and festivals especially during the summer. In fact tourists go away after the visit into the Cathedral, without considering other monuments. The problem is not the tourist but the bad management of the touristic flows in the Province of Palermo. The entire information that has been obtained from statistical data made by the main touristic offices in the Province of Palermo. Another situation was the study, during in the last two years of the tourist's behavior during their visit in the area with interview forms. The data allowed us to outline the touristic situation in the area and the most visited places with the finality to contribute in the next paragraphs to the study of the complex value. The same situation of Monreale was observed in Bagheria with the few ancient country villas fit for the touristic visits. Altofonte, Villabate and Misilmeri are practically out of the touristic tours as '*Piana dei Colli'*, in the northern area of Palermo, very rich of ancient country villas and at the same time of illegal houses.

1.4.4 Institutions

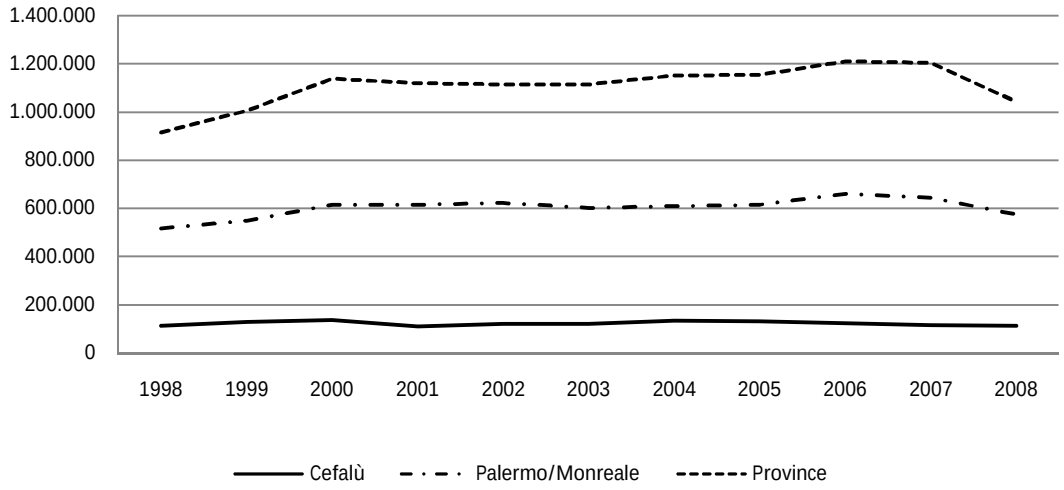
Relatively to the restricted areas in the Conca d'Oro, we have many planning restrictions on landscape and urban areas. We remember the Galasso's law[44], the Code on Cultural Heritage, planning restrictions deriving from Town Planning schemes and the Regional Law nr.15/91 on new instruments of planning landscape. The *figure 53* and the *table 02* show us a complete situation with reference to location of the restricted areas and square

metres of nature reserve with their classification. Observing the *figure 53*, we can see a greater quantity of these areas located in the South-eastern area and with particular way along the valley of the Oreto River, between Monreale and Altofonte up to Palermo. Other clearly marked areas are in the south of the Conca d'Oro along the *'Piana di Bagheria'* and in the northern area where there is Mondello, Mount Pellegrino's area,*'Capo Gallo'* and *'Sferracavallo'*. Considering the elevated surface of restrictions on the territory, we can certainly speak of a very fragile countryside with hydro geological problems, erosions and landslide zone sited in the eastern area. The scientific study and the knowledge of these problems has not brought any kind of alertness amongst the local populations. As a matter of fact, the authorities haven't made any awareness campaign so the planning restriction has become a hindrance to the building activities. Without entering into moral situations, the study has been made not only for the mapping of the areas under the influence of the restrictions but to calculate the surfaces of the restricted and built areas in the territory. The finality of this research, after two years, has been the knowledge of the validity and efficacy of the restrictions. These two factors will be utilized, in the next paragraphs for the study of the complex value. As I was saying, today for the excessive urbanization of the area and illegal houses, so as underlined in the maps, is possible to discuss the validity of the restrictions and in particular, the restrictions tied to the preservation of the landscape. Such as the Old Town centre of Monreale, also this situation can be considered a paradox. In fact, "*will the restriction be efficient for the territory when this territory has lost its identity? Why do we continue to maintain the restriction when the same area is already saturated with illegal buildings under the safeguard of the amnesties?"*

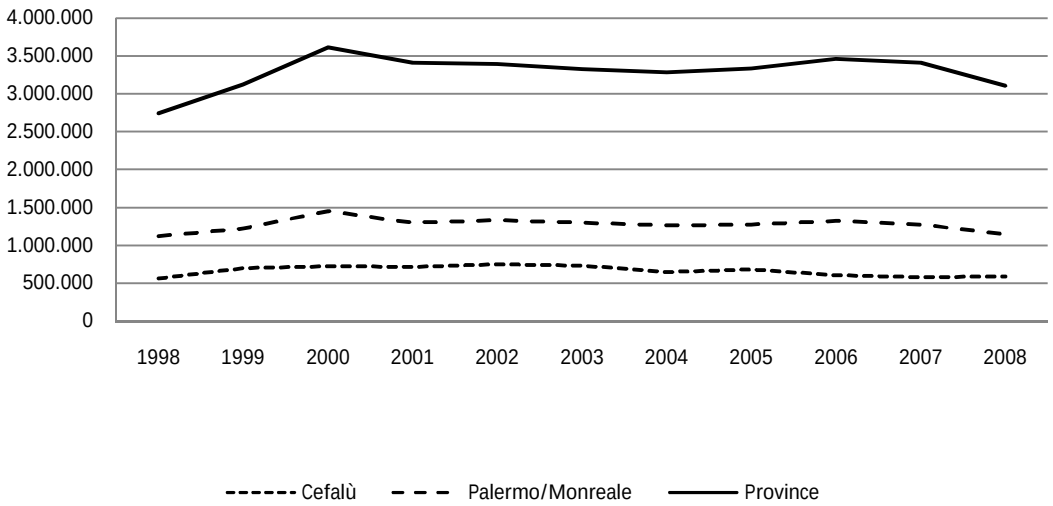
These are questions on which there haven't been given answers from the authorities. We use a restriction to protect a territory, to preserve its identity since the territory expresses some values on which people have given much importance. The time carries changes, the territory transformed itself, the anthropological action has been heavier on the countryside so the territory is not the same any more. Referring to the Conca d'Oro's western area between Monreale and Altofonte, as I was saying in this area we have the restrictions on the preservation of the landscape with reference to the old Law nr. 1497/39, today converted into the Code on Cultural Heritage. The study, with the analyses of the area, has underlined the incompatibility of the restriction with the current situation of this area. Without researching the causes of these '*bureaucratic ruins*', that will be argument of the following paragraphs. Today we live the contradiction of an area where the hydro geological risk is more underrated than the preservation of the non-existent (today) landscape. In both cases the causes are the illegal houses, but the hydro geological risk can make victims among the populations that live in the area, the landscape is just, only a victim of itself.



49 *Working sector in the area*



50 *Number of arrivals on annual base*



51 *Number of attendances on annual base*

52 *Main area of touristic attraction*

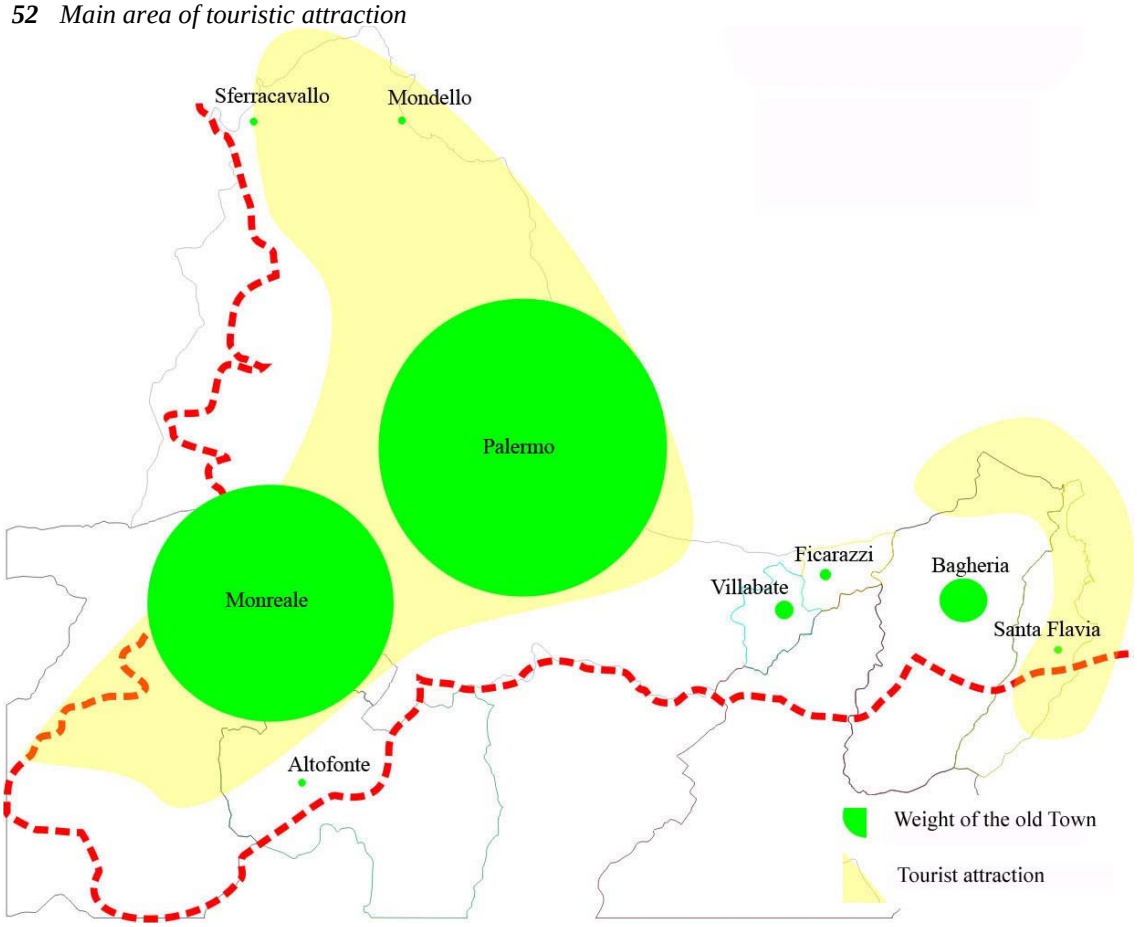


Table 01

Cultural and Nature attractions	Notoriety	Fruition
Nature Reserve	●	●
Archaeological areas	●	●
Cathedral of Monreale	●	●
Old town centre	●	●
Museum	●	●
Historical and Monumental building	●	●
Historical country building	●	●
Historic roads and paths	●	●
Tradition and folklore	●	●
Fete and festival	●	●

● high ● average ● low

53 *Restricted areas in the Conca d'Oro.*

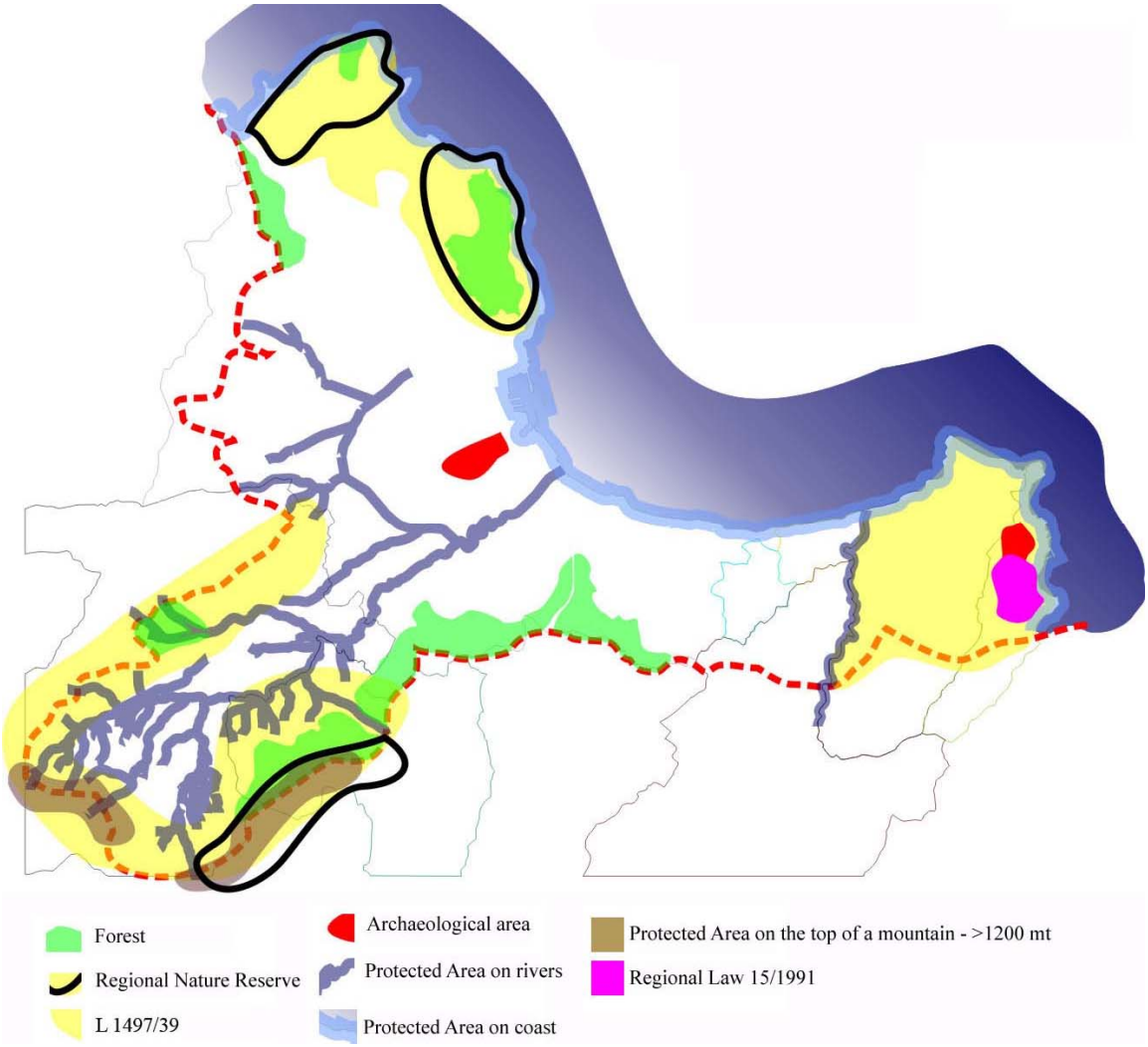


Table 02

Cod.	Typology	Reserve	Zone A ha	Zone B/B1 ha	Total	Char.	Local Autority	Municipality
PA1	R.N.O.	Molara Cave	23.33	16.87	40.2	CA	G.R.E.	Palermo
PA2	R.N.O.	Pizzuta	388.75	25.62	414.37	AB+CA	FF.DD.	Piana/ Monreale
PA11	R.N.O	Capo Gallo	484.37	101.46	585.83	ZC+AB	FF.DD.	Palermo
PA12	R.N.I.	Conza Cave	0	4.37	4.37	CA	C.A.I.	Palermo
PA13	R.N.O	Mont Pellegrino	783.13	233.75	1,016.88	AB+CA	Rangers	Palermo
		Total ha	**1,679.58**	**382.07**	**2,061.64**			

Typology	Characteristics:
R.N.O.	Directed Nature Reserve
R.N.I.	Integral Nature Reserve
AB	Parks
CA	Cavity
ZC	Coast areas

1.5 The area of greatest value

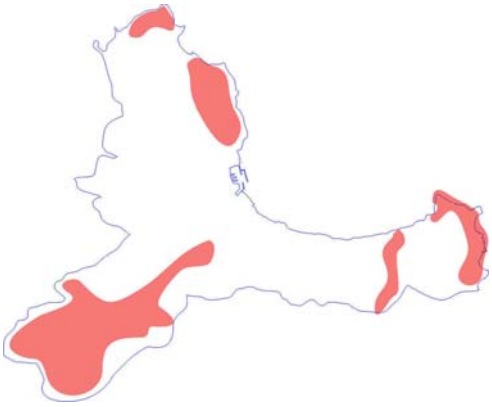
The analysis of the area has brought information and knowledge of many characteristics and values (cultural, artistic, environmental, etc.) such as expression of the territory. In each case there are expressions of great values, independent from properties or lawful possession. The mountains, the rivers and the landscape of the studied territory, represent an ecological, environmental and cultural capital for different categories of consumers. They may be direct consumers, indirect, potential or future. In the first case, people use directly the resource taking advantage of it, while in the second case, we speak of people that live near the area but not inside it. They have in any case a benefit. The third case represents people that live elsewhere and the last case is referred to the new generation. This is a category of people that will suffer the effect of the damage and the loss of the Conca d'Oro's resources. The analysis of the area has underlined many factors. The most important factor is referred to the intervention of people and of the municipalities that influence the values above mentioned bringing benefits or non-benefits like the quality or any possible damage. In any case, with quality or damage, there has been interventions on the territory and as consequence the transformation of the area and its use. Taking into consideration the landscape and the countryside of the Conca d'oro but at the same time the values expressed by the area, clearly we have also private and public properties in the area and every owners may bring illegal or legal modifications. In the hypothesis that we have degrading alterations, evidently this situation could be distributed anywhere, with a general disfigurement of the landscape, or whereas in a limited portion of countryside. In any case the negative situation will be reflected from the landscape/countryside to the social, cultural, economic, etc., values expressed of the area that we can certainly consider an asset for everybody. There is a conflict between private property and Heritage and this conflict is as strong as the society is strongly tied to the private property. This situation restricts the concept of Heritage and from its point of view the public places are less important than the private property. In fact, public gardens in the area are in a bad condition but private gardens show care and attention. This is the major problem of the people that live in the studied area. With this typology of values is not possible

to create a hierarchy, for example we can't say that the mountains near Monreale are more beautiful than Mount Pellegrino, but we can say that a Mount Pellegrino is higher than '*Cozzo Suvarelli'* in the western area of the Conca d'Oro. For this reason it's impossible to compare a recreational value with a faunal value because they have different identities. Concluding, we can identify them through the analysis of the places and reproduce them on the map overlapping them (*figure 54→62*). In this way we will have an area and a perimeter with more concentration of colors where every colour corresponds to one value. The area with more values will correspond to the area with more colour saturation. The maps below reported are the synthesis of the analysis made during the study of a definite category of factors. Using these superimposed images, we can observe the presence of more or less colour, that is respectively the area of higher or small coexistence of values (*figure 63*). If we have the area with higher coexistence of factors/values we have the area with higher vocation for the preservation of cultural, environmental, etc., heritage and every *'alteration'* made by people, represents a potential damage or a potential improvement. Each map has an exact meaning of value where it is impossible to give a price but it is possible to recognize a vocation and consequently a possible use of the area.

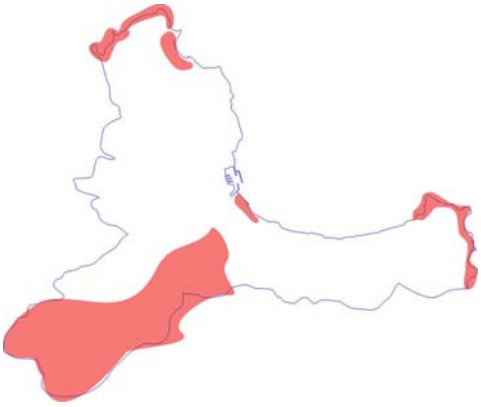
Other advantages of this work is that the information elaborated in this way may be explicit factors or values so that developers can know where it is possible to go and with precision where it is possible to find an area intrinsically fitting for their investments. Taking into consideration the map, we can observe that in the area of study have been identified four areas with higher coexistence of factors/values and these areas may be listed (*figure 64*):

- *Area A: inside this perimeter there are: Mount Pellegrino, Mount Gallo, Plain of Colli with the villages of Mondello, Sferracavallo, Tommaso Natale, Partanna and Pallavicino;*
- *Area B: Inside this perimeter there are: Oreto Valley with its mountains, the Oreto River with its basins, Monreale, Altofonte and Palermo's old town centre and its villages;*
- *Area C: Inside this perimeter there is Eleutero River;*
- *Area D: Inside this perimeter there is the Plain of Bagheria with its mountains, the city of Bagheria, Santa Flavia and their villages.*

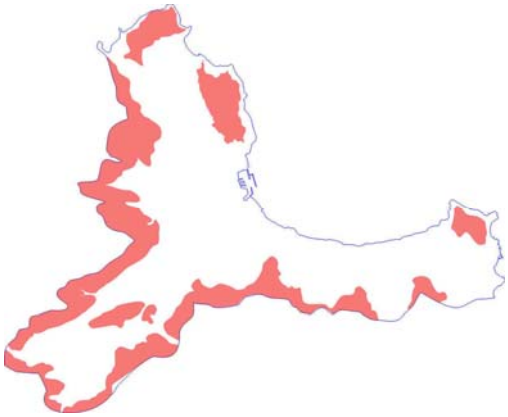
To continue the study and the investigation on the value of damage, it is necessary to make reference to one of these areas with higher presence of factors and values. In fact only in these areas it will be more probable to find a higher value of damage. In any case if we assume the value of damage as the most representative for the area departing from zones with the higher concentration of values. For this reasons the choice falls on the '*Area B'* where there is the Oreto River and its basin, the valley with Monreale, Altofonte and Palermo.



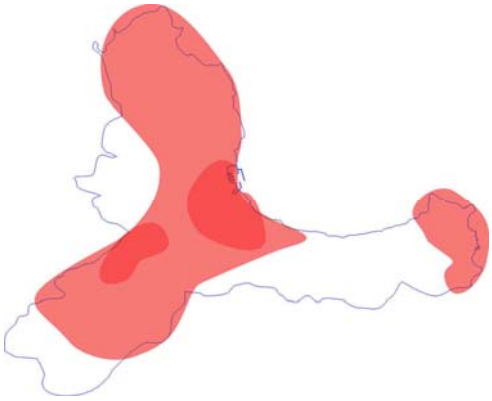
54 *Areas of wildlife values*



55 *Areas of recreational values*

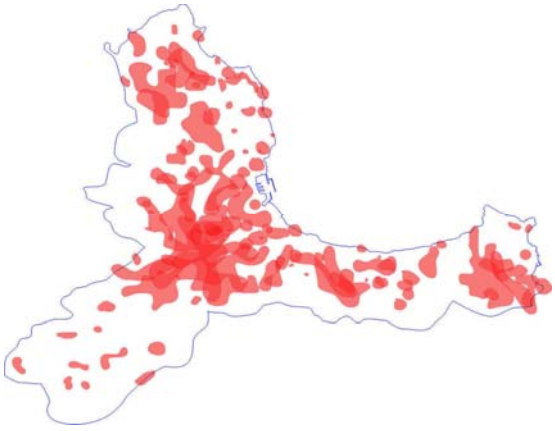


56 *Areas of forest values*

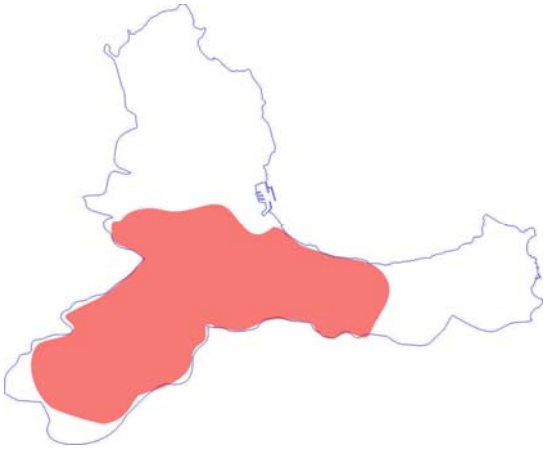


57 *Area of tourist attractions*

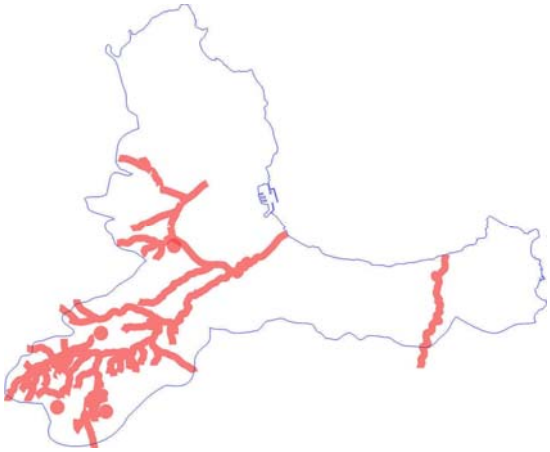
58 *Areas of institutional values*



59 *Area of cultural values*

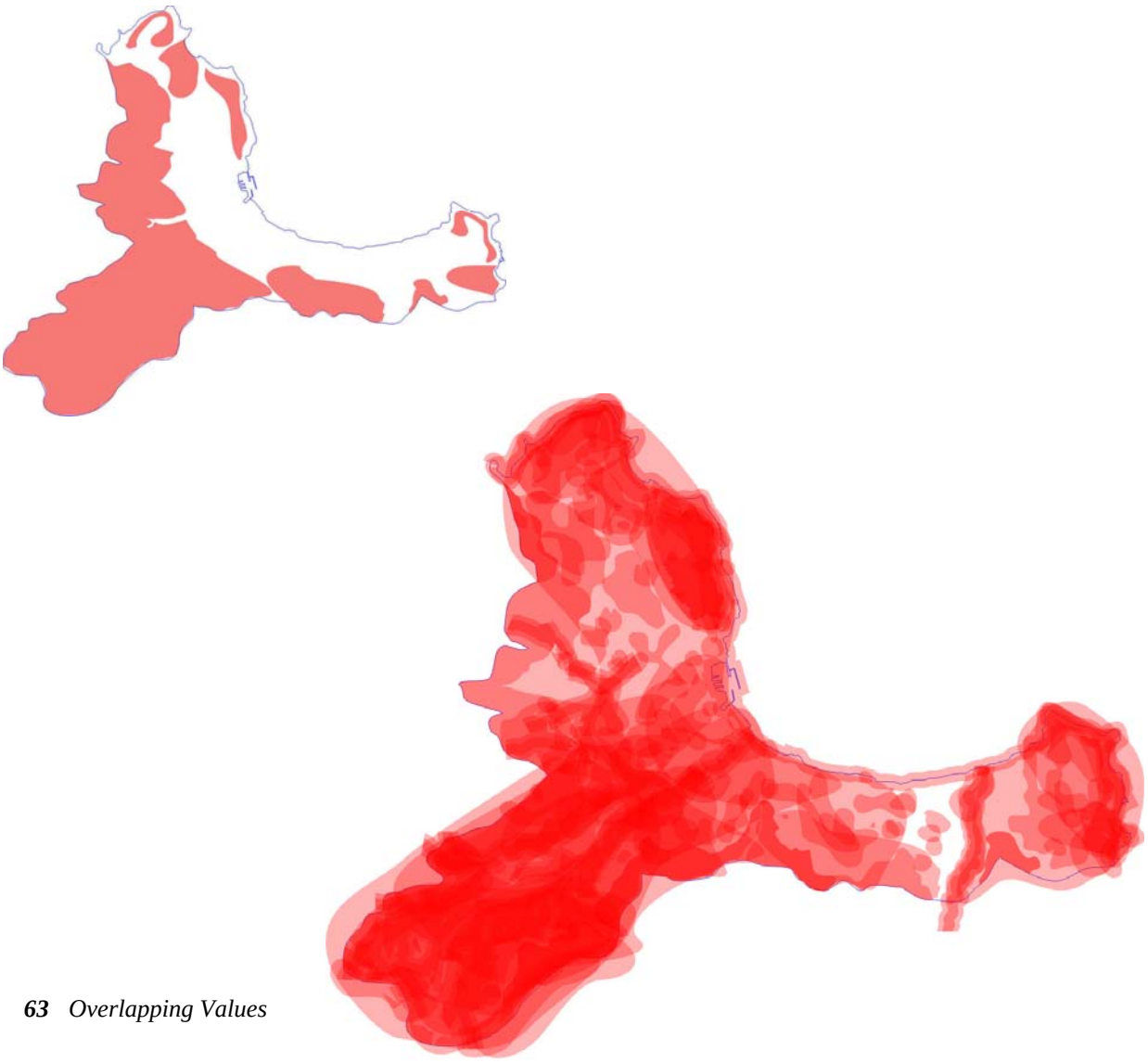


60 *Areas of historical values*



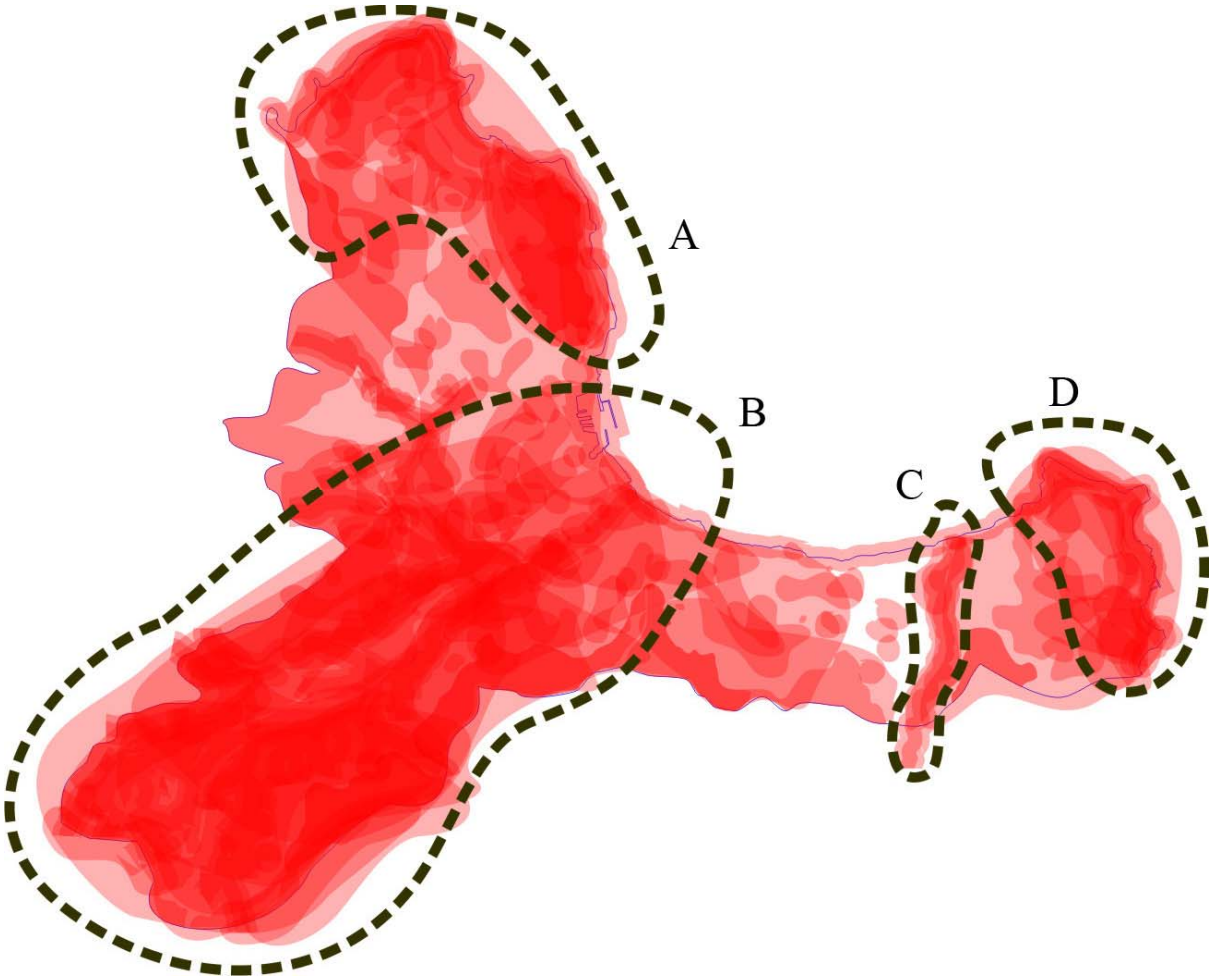
61 *Areas of hydrological interests*

62 *Panoramic values.*



63 *Overlapping Values*

64 *Areas with the Greatest Value*



NOTE

1 The course has been developed in the University of Nova Gorica, IUAV of Venice, University of Udine and University Federico II of Naples.

2 Conca d'Oro is the name of the area in the Province of Palermo.

3 Giuseppe Schirò (1927-2006) was one of the forerunners of the study in a modern story about the historical/cultural and territorial planning of Monreale. Among his major writings are mentioned '*The libraries of Monreale*' and '*I will defend this city.*' His writings are evidence of that identity culture now lost.

4 Official data arising from the election of the Mayor after the balloting are as follows: 30,858 inhabitants, 14,265 voters total; the new Mayor of Monreale was elected with 7,958 preferences.

5 The town of Monreale and its council from 1995 to now, has given the license to build 15 story housing developments from the master plan as a study to be adopted in the next 15 years. All floors of residential housing, private housing estates were approved as a variant of the old plan, using bulldozers in previously cultivated areas. In particular, last September the city council approved a three floor housing development in the *'Contrada Miccini'*, within the Oreto valley. There will rise 35 houses, plus other buildings in the surrounding *'Contrada Cannavera'* and *'Calcerano'*. Moreover in the *'Contrada Venero'* has been the permission to build 11 chalets near the popolar forest in the *'ContradaRenda'*, groups of buildings in the *'Contrada Santa Rosalia'* . by M. Lorello, *'il Boom Edilizio a Monreale'*, La Repubblica, September 20, 2008;

6 It can be Economic, Existence, Affective value. Luigi Fusco Girard and Peter Nijkamp, '*La valutazione per lo sviluppo sostenibile della città e del territorio'*, Milano 1999.

7 The municipal area of Palermo has a surface of 14,685.05 hectares, Monreale 4,815.54 - Bagheria 2,113.26 - Altofonte 1,325.04 - Misilmeri 827.91 - Santa Flavia 681.41 - Villabate 390.29 and Ficarazzi 345.06 hectares.

8 It is clear that the analysis of context can not ignore the elements that influence and are mostly two: the man for that part man and nature for the natural part.

9 We have utilized the planning of the landscape made by the Region of Sicily (1996).

10 The measurement is refered from the sea level.

11 '*Portella*' is the passage from a landscape to another. In the area, there are three main portelle: '*Portella Ginestra'* in the southern area, '*Portella Mannino'* in the western area, '*Portella Fico'* in the eastern area.

12 The '*Vallone Fiumelato Meccini'* with the sources of the '*Gabriele, Favara, Fontana Fredda* and *Acquafico',* are very important because they supply water to the Oreto river and the towns of Monreale, Palermo and Altofonte.

13 Arson is very dangerous for the area because it creates anxiety in the quiet life of the population. An important fire in the area has been register in 1998, in fact it received articles in the national newspapers.

14 We have linear recordings inside the Cave of *'San Ciro'* and *'Santa Rosalia'* and human and animal figures inside the Cave of *'Niscemi'* and *'Addaura'*.

15 They are oven shaped tombs and they were used for collective or individual burials. It is possible to find them in the Necropolis of Pantalica.

16 **'***Conigliera'*, Cava Mastro Santo, Torre Palmi, Luparello, Collina Sant'Isidoro, they are all places of archaeological testimonies.

17 They were a Mediterranean population of farmers deriving from the Iberian peninsula.

18 Siculi and Elimi were a barbarian populations, whereas the Phoenicians were a population of traders and skilled navigators. In Sicily, they founded important cities such as Palermo with its large port and the first walls of the city.

19 He was a Syracuse historian.

20 The city of Solunto represents the most famous archaeological site in the province of Palermo.

21 The Byzantine army conquered Palermo in 534 AD. In this phase the city enjoyed a period of relative prosperity with a population made of Christians and Pagans. During this period Pope Gregory the Great built Latin churches and Benedictine monasteries in the area like the Cathedral of Palermo on the preexistent Roman Church.

22 The new conquerors transformed the waste-land into an oasis of fertility, creating crops (citrus, mulberry, sugar cane, cotton, date palms and Indian figs) and new systems of irrigation and canalization of the water sources. Palermo became the capital of Sicily in 948, under the name of Balarmu. In this period of prosperity the population reached about 350,000 inhabitants with many mosques.

23 It is mentioned in the Royal Privilege of Guglielmo II (1176) for the foundation of the new Abbey at Monreale. '*Royal Privilege, 15 August 1176*', in M. Del Giudice, 1720.

24 Normans were a population of mercenaries and adventurers. Roberto il Guiscardo and the youngest Ruggiero conquered the island and after they governed it with tolerance. The cathedral and many other churches were restored to Christian worship. However, the Muslims maintained a prestigious role at the Norman court. With

Ruggiero II (1130 AC) the city's administrative and bureaucratic system was rebuilt and years later during the reign of Guglielmo II (Ruggiero's son), the area lived an era of splendor and culture.

25 Building utilized for the cleaning and the canning of tuna fish.

26 Ugo Falcando was an author of many chronicles of the twelfth century. His identity is unknown but he was possibly Norman. His chronicle, '*Liber De Sicilian kingdom*' covering especially the years (1154-1169) under the reign of King Guglielmo the Bad († 1166).

27 The qanat is a underground water system for the agricultural activities. Apart from the transport of water, the qanat were used as drain pipes.

28 This is a typical Muslim phenomenon, a creation of small ownerships regulated with military laws.

29 The tower was presumably the Norman Royal Palace in Palermo.

30 Federico II Hohenstaufen of Swabia, realized the first example of centralized state, where everything revolved around the sovereign. This situation very soon brought him problems with the Pope. In fact he was accused by the Roman Curia as the new anti-Christ.

31 During his reign, at the Court arrived many poets, philosophers and scientists from every part of Europe, transforming the Reign of Sicily into a great cultural and political centre.

32 Antonio Beccadelli, became owner of the Zisa Castle, Rinaldo Opezzinga of the Siccheria, Ruggero Paruta of the Scibene Castle, Raimondo Moncada of the Cuba and the Teutonic monks of the Favara Castle.

33 The birth of the mafia goes back to these oppressive periods of the population under the Spanish and Bourbons conquerors.

34 For this subject, please refer to a study of Eliana Mauro, '*From the poetic art of the Renaissance to the Enlightenment split gardens in Palermo*' Palermo 1990.

35 Giovanni Pirrone, '*Palermo detta Paradiso di Sicilia*', Palermo 1980

36 Favorita Park reached an area of 400 hectares, with long avenues, gardens, statues, pavilions, fountains and vineyards, forests and lakes for hunting and fishing, hiking and boating. The main entrance, consists of columns surmounted by lions.

37 The inheritance to the first male child increased, whilst the others were excluded. The primogeniture was governed by certain laws with marriage, the transmission of titles and Axis Capital were preserved only by the firstborn males. Heritage was indissoluble and trusts with the guarantee of its preservation. The recipient of trusts generally enjoyed the usufruct of property with the obligation to preserve them for restitution to his successors. For these prevailed the absolute prohibition of sale, mortgage, gift, sale, and any other form of distribution of the heritage, which, however, was compulsorily subjected to inventory.

38 Particularly interesting is the novel by Giuseppe Tomasi di Lampedusa, published posthumously in 1958, entitled '*Il Gattopardo*'.

39 In this period, says a new emerging class, which, coming from the reality of entrepreneurial, gave a new economic boost to the city of Palermo. Leading members of the bourgeoisie were, for example, Florio, very active entrepreneurs, owners of a merchant fleet, shipyard, a foundry and many other activities that range from wine to the production of ceramics.

40 The Belgian company, which was founded in August 1, 1909 before the notary Edward Dubost of Brussels, in the climate of the coastal strip and housing development to meet the many different purchasers, offered an opportunity for many Palermitan citizens to purchase plots of land to build villas.

41 Our source was the data analysis investigations socioeconomic ISTAT published in the Atlas of Sicily, first edition 2008, associated with the data available from the Population municipal services.

42 The economy of Sicily and the brink of collapse and record negative indices are very distant from the rest 's Italy.

43 Information by: Atlas on Cultural Heritage 1996, Landscape Planning 1999, National and International guide book 2000/2001.

44 National Law n. 431/1985 on landscape restrictions and protection areas on rivers, coasts, mountains, parks, etc.

PART II

The Degree of Transformation of the Area and its Urban Management

2 URBAN DEVELOPMENT OF THE AREA AND ITS URBAN POLITICS

2.1 Historical iconography of the nineteenth and twentieth century

To understand the urban development of the area it is necessary to use the historical iconography between eighteenth and nineteenth century and works of Francesco Lojacono[1], Andrea Sottile, photos of Dante Cappellani and Giuseppe Di Benedetto that were made during nineteenth and twentieth century. Thanks their passion we can reconstruct the changes and study how the areas were adapted to meet needs and roles of a society. Without entering in merit of the development of historical centres inside the area of study, essentially in the first half of the twentieth century: Palermo, Monreale and Altofonte were still concentrated inside the city walls, except for a few episodes of urban expansion in Palermo, in the North-western area, following the National Exhibition Hall (1891-92). Another expansion was in the South along the old rural roads. Iconography in the late nineteenth century, represents the city of Palermo with palaces and villas in the countryside with rural buildings; city and country represent different elements inside the area and its landscape, (*figure 65-70)*. This landscape is made with singular characteristics identifiable with the Oreto and its valley below Monreale, the Royal Reserve in Boccadifalco and country villas along roads and villages.

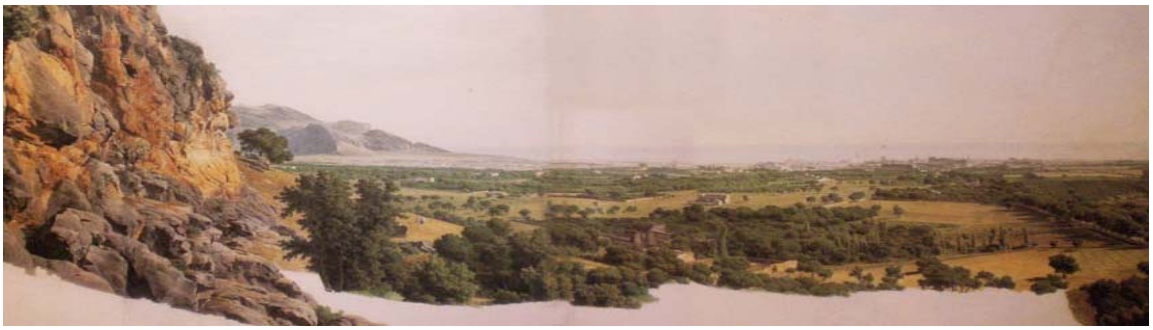
The landscape and the countryside, the sea and the urban areas represent the characteristics of the Conca d'Oro in those years, and this aspect will be preserved intact until the end of the first half of the twentieth century. This situation can be seen in black and white images made by photographers above mentioned. In the images below we can see landscapes, the countryside and towns but also the spirit of a place and its sacredness with the imposing presence of the Cathedral of Monreale above the countryside as historic point of reference for the present and future (*figure 71→77*).

These images have the task to narrate the Conca d'Oro of the past, the area before the Second World War; it is a parenthesis where landscape and country have not been completely eroded, because most military interventions were focused in the urban areas, particularly on Palermo, leaving the rest free, but blocking its production.

65 *View of the Conca d'Oro from Monreale – early nineteenth century*

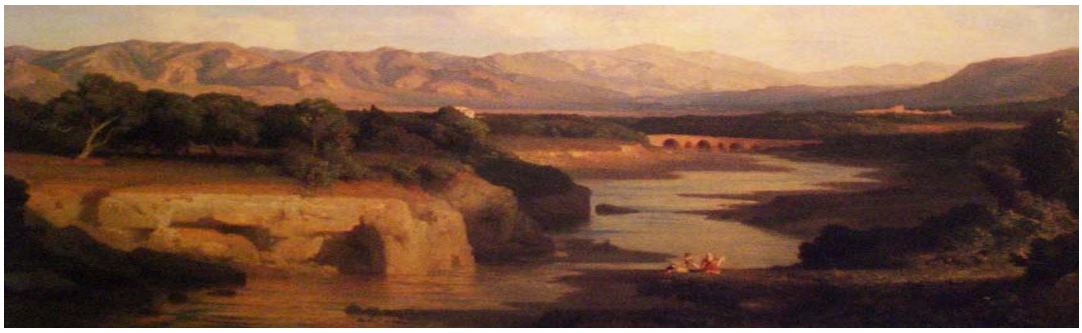
66 *View of the Conca d'Oro from South- early nineteenth century*

67 *View of Royal Reserve Bourbon in Boccadifalco – second half of the nineteenth century*

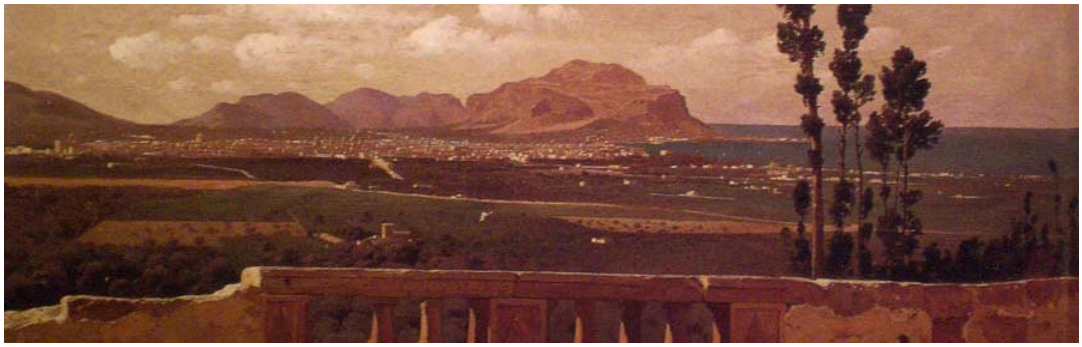


68 *View of Monreale and Altofonte (bottom left) – second half of the nineteenth century*

69 *Oreto River along the coastal plain of the Conca d'Oro– second half of the nineteenth century*



70 *Palermo and Conca d'Oro from South – end of the nineteenth century*



71 *Monreale and the Conca d'Oro – first half of the twentieth century*

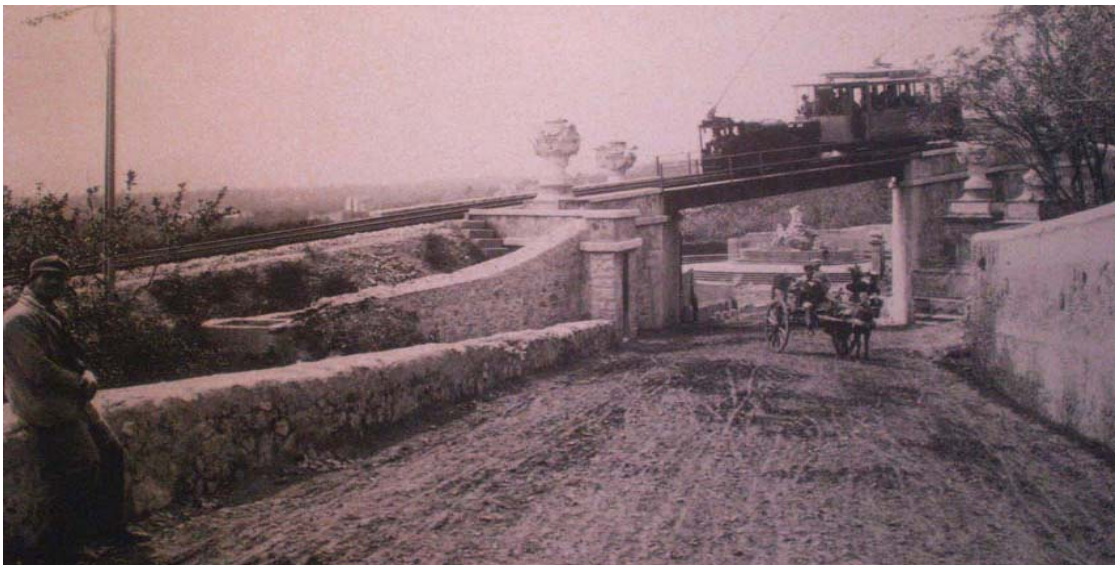
72 *Palermo and the Conca d'Oro – first half of the twentieth century*

73 *Monreale and the West area of the Oreto valley – first half of the twentieth century*

74*Monreale and its countryside – first half of the twentieth century*

75 *The funicular between Monreale and Palermo– first half of the twentieth century*

76-77 *The funicular and the boulevard near the Village of Rocca/Mezzomonreale – first half of the twentieth century*



Essentially the war here, didn't create much destruction but caused an economic crisis, because in this interval of time, people didn't have the possibility to cultivate soil, cereal crops, lemons, oranges, for the fear of bombs and because there wasn't any workforce. In any case the war evidenced the importance of agriculture and craftmanship were income for the population, an income based on basic principles as the respect between man and the environment.

2.2 The area today

When the war finished, in Italy was proclaimed the Republic and after, in Sicily the self government of the Region[2]. With the new government, arrived the first economic development that characterized society and people in the second half of the twentieth century. In Sicily, it brought development, innovation and the abandon of the countryside, due to the new economical development based on industry and housing. The political ideology was to change to improve the economic situation but without taking into consideration the geographical conditions of Sicily inside the new economical context. Differently from the industrial sector which didn't have support (but was localized in specific points, as Termini Imeresi, Catania, etc.), housing brought the birth of a radical process of territorial transformation; it is difficult to describe the grade of transformation and its results today, but we can see it through the pictures (*figure 78→91*) to be able to remember the previous situation. The analysis shows that the Area B has a surface equal to half of the Conca d'Oro's area (about 25,183.00 hectares against 12,180.00); this surface is organized: 51% Palermo, while Monreale and Altofonte, respectively take 39% and 10% (*figure 92*). Referring to the Area B, 27% is mountains, 7% rivers and torrents (Oreto River is the main river with its basin), while 66% is used for housing and little private gardens. Regarding the territorial organization, Palermo has the higher vocation for housing because it is located in the plain (*figure 93*), followed by Monreale and Altofonte. This vocation of the territory, the increase of the demography, the expansionistic politics for the housing of the regional government, Mafia, private interests, etc., the decline of the industrial system after few years from its birth, were elements which contributed to the development of housing in the area and its transformation compared to the original situation before the new government. From the analysis on IGM maps and regional

aerial mapping made in recent years[3], the city of Palermo along the urban development from 1946 (*figure 94*), has continuously incorporated into the city the suburban areas.

78 *The Conca d'Oro and its urbanization*

79 *Ex Royal Reserve in Boccadifalco today*

80 *Housing above the city of Monreale.*

81 *The Conca d'Oro between Monreale and Palermo*

82 *The Conca d'Oro between Monreale, Altofonte and Palermo today*

83 *The countryside near Pioppo*

84 *Housing in the West area of the Conca d'Oro*

85 *Housing between Palermo and Monreale*

86 *Housing near Monreale*

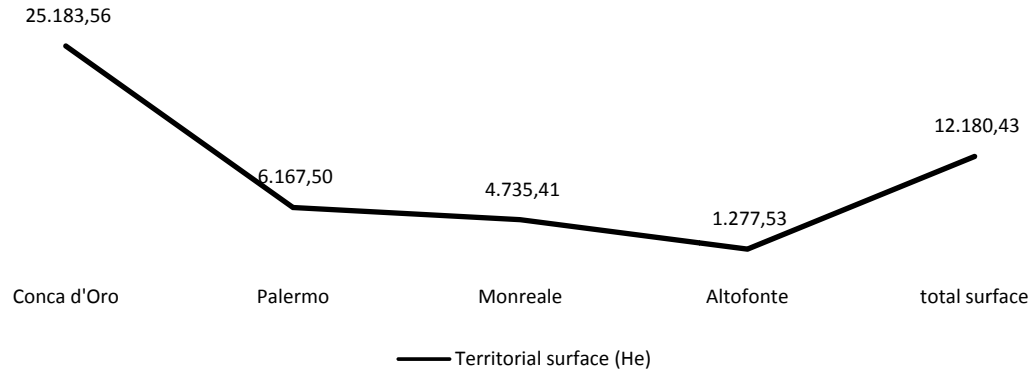
87 *Housing along the valley above Monreale*

88 *The village of Pioppo*

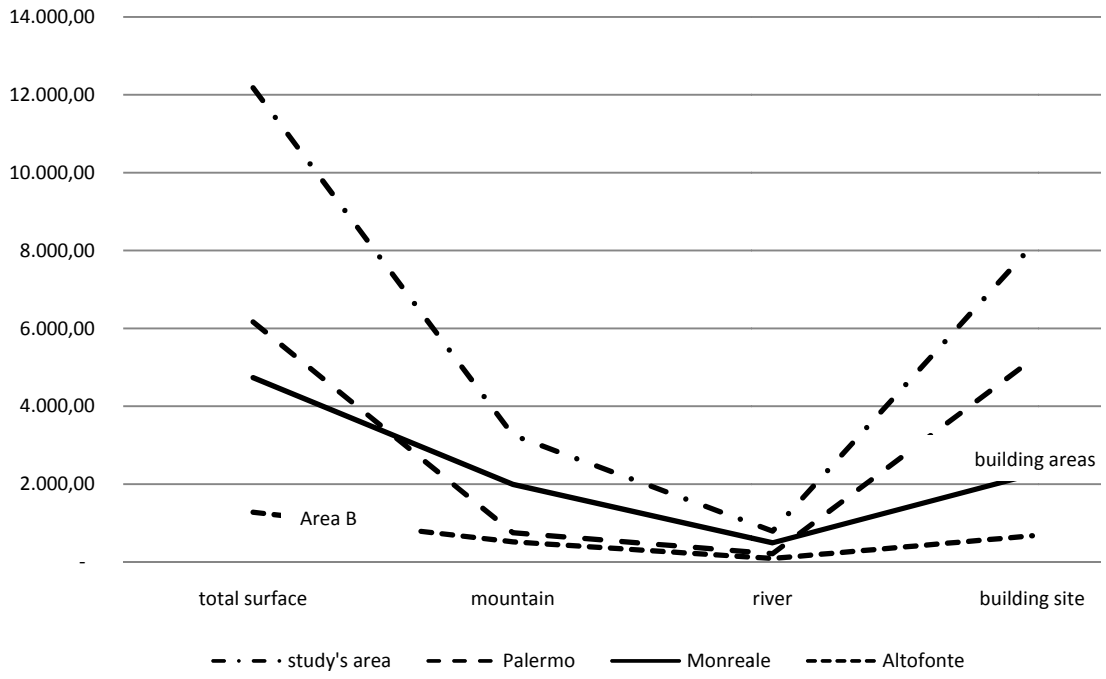
89 *Housing below the cathedral of Monreale*

90 *Housing below the old centre at Monreale*

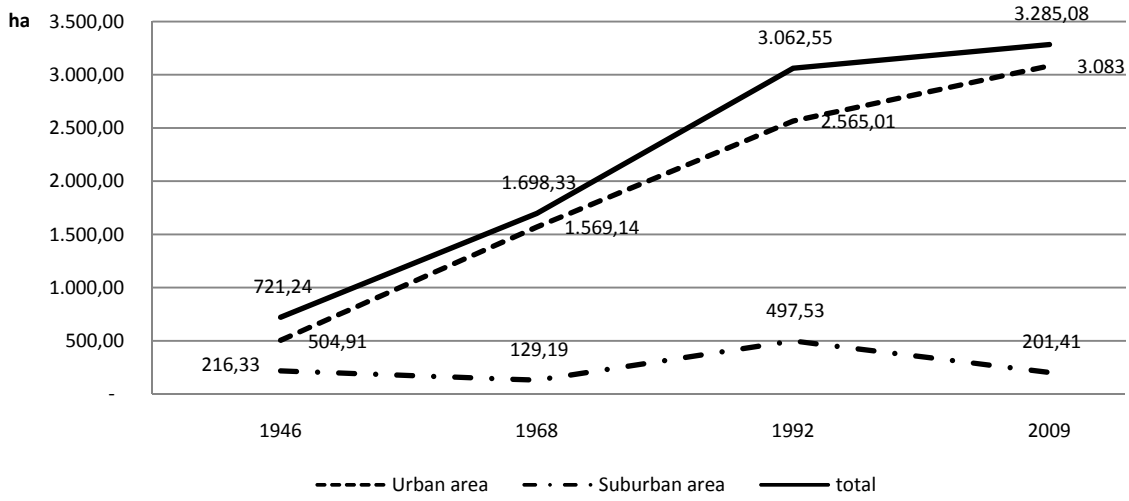
91 *Monreale and Palermo seen from Altofonte*



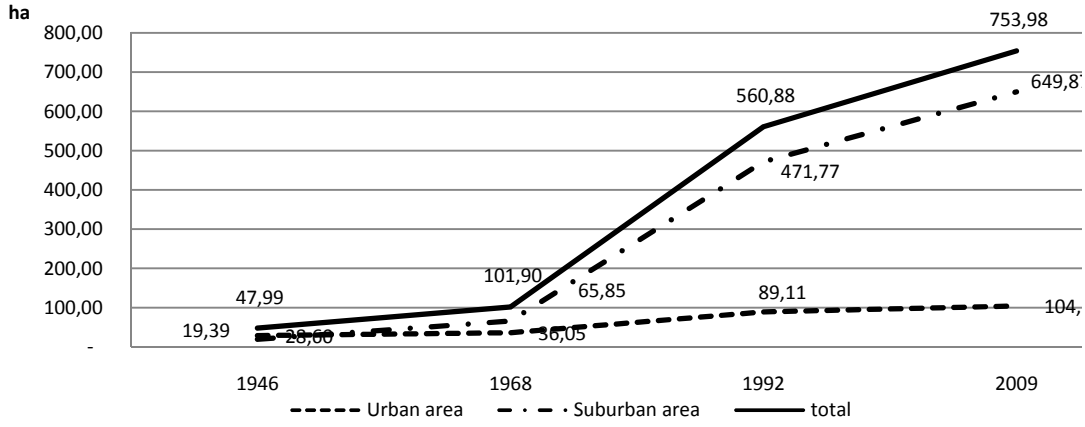
92 *Administrative organization of the area*



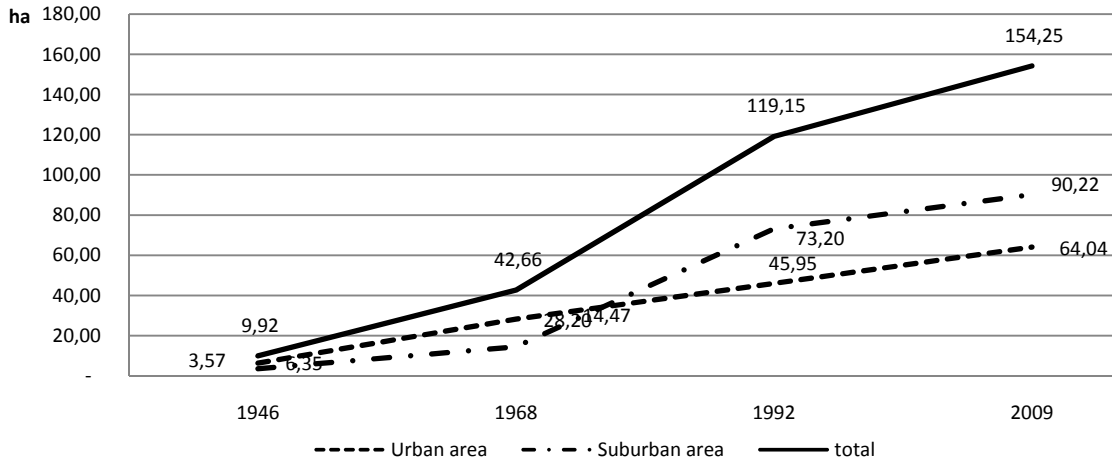
93 *Territorial organization of the area*



94 *Housing development in the area of Palermo*



95 *Housing development in the area of Monreale*



96 *Housing development in the area of Altofonte*

During this period, there was the process of transformation of business enterprises which first built houses as a public exigency[4] and later they built independently from the real necessity of housing in the area. So to build houses became a consumer product and like apples they were put on the market to be sold. In different way, at Monreale and Altofonte (*figure 95 -96*) the development of the urban centre remained fairly limited, compared to the suburban area where the housing started developing from 1968. Together with the working class neighbourhood were built summer houses in the countryside, for private customers so the income of builders was as high as the transformation of the Conca d'Oro. From this period, next to the Heritage we begin to find the *"do-it-yourself"* badly constructed houses, due to a regulation alteration on housing and the shortage of money.

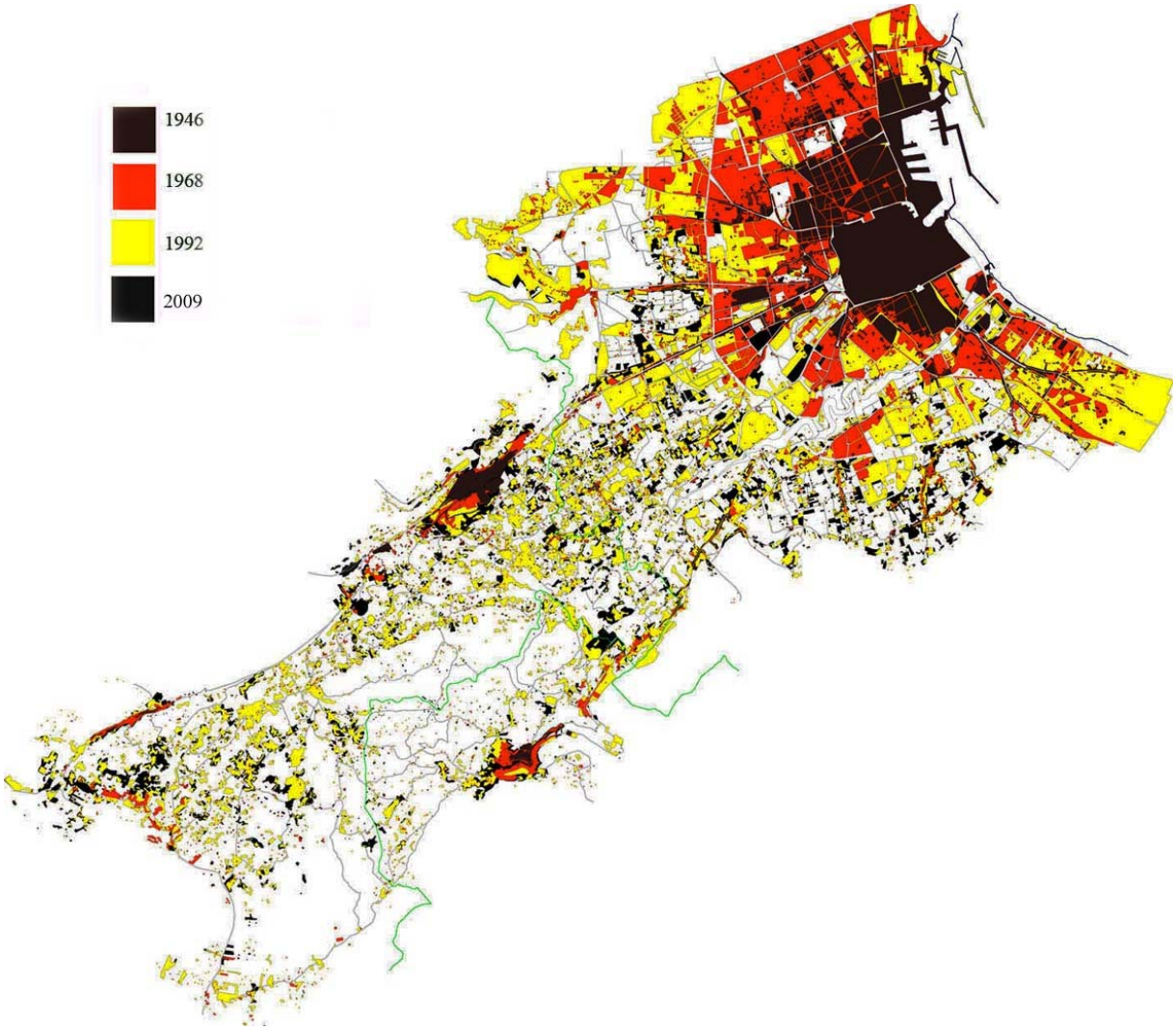
This created the loss of culture, that very same culture that gave the world the Sicilian Baroque. In the pictures (*figure 97-98*) we can see, starting from 1946 to 2009, the urban development of the area, the same area that once was destined to agricultural use and craftsmanship with an international value and with a definite landscape identity. This image evidences the results of this process from 1946 and we can see that until 1968 the development is mainly concentrated in an urban and township level. from then till today, in addition to urban areas residual, we proceed to the erosion of rural areas with a predominant seasonal housing especially in the area between the town of Monreale and Altofonte.

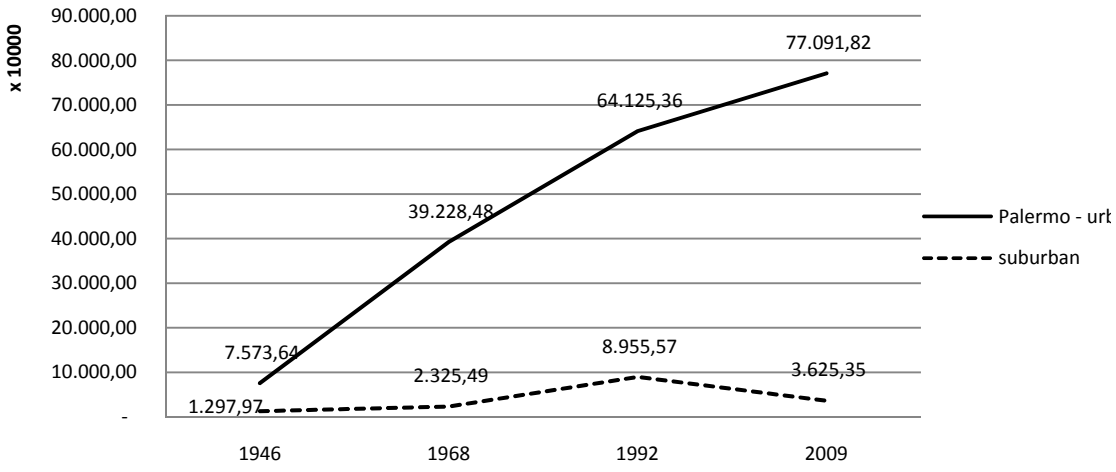
Contextually to the development of the housing, there is also the increase of volumes in the urban and suburban area in fact taking into consideration the data calculated through the cartographic and photographic analysis, we note that in the suburban area of Monreale, the constructions have an average volume of about 60 times that present in 1946, followed by Altofonte and Palermo (*figure 99-100*). In the light of this data, we must ask ourselves what were the reasons that led, in the period of 62 years, the transformation of the environment of study and especially how this uncontrolled-controlled urban expansion has interacted with the cultural and environmental assets in the territory.

To answer these questions, we must start from the analysis of the legislation and the planning instruments made by the various governments in the aforementioned period.

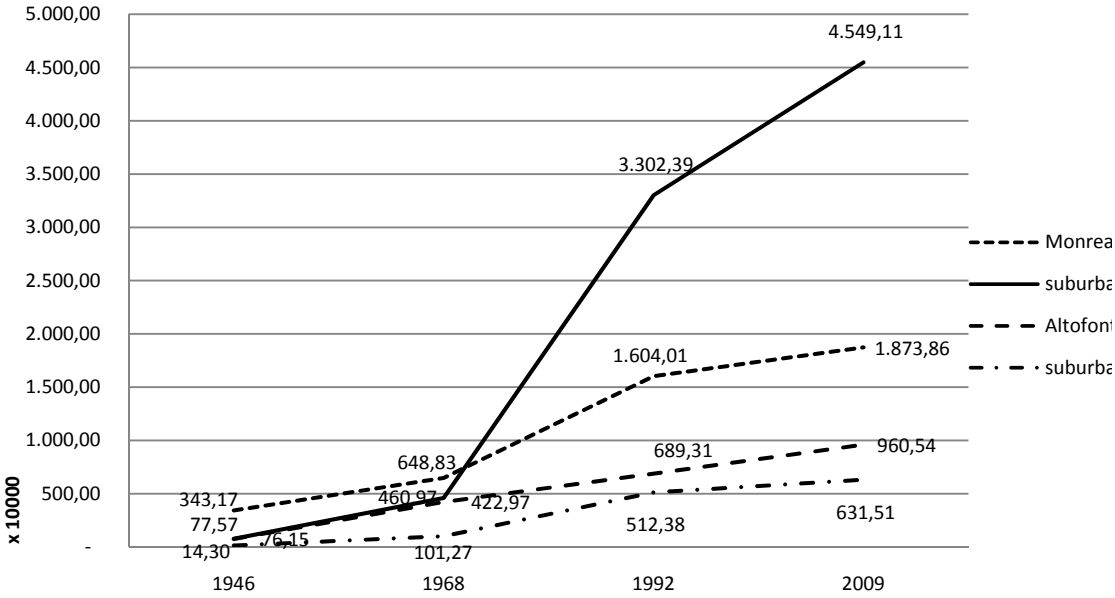
97 *Urban development: 1946, 1968, 1992, 2009*

98 *Overlapping of different period of saturation*





99 *Average density per cubic metre in the area of Palermo from 1946 to today*



100 *Average density per cubic metre in the area of Monreale and Altofonte from 1946 to today*

2.3 The evolution of the housing

The actual configuration of the residential typology, is the result of small transformations that have submitted the buildings in accordance with the economic conditions of the owners; in fact the large residences such as palaces, castles and important country villas, receive only maintenance works or the remake of the front piece to be adapted to the current stylistic fashions. The houses that have suffered many transformations are the rural houses that is the residence of the agricultural workers, a typology with a low quality but, with a high anthropological value. The countryside around Monreale and Altofonte differently from the countryside near Palermo with the noble country villas, it demonstrates an important concentration of these residences made with one room, without atoilet and walls of stones and straw.

They were the symbol of the rural architecture in the Conca d'Oro; the same situation was in villages and small towns like Monreale and Altofonte where the houses were built with the same characteristics. These old houses were located near to the main roads and country roads giving a uniformed skyline of the villages and of the countryside. A significant expression was given by the town of Monreale in the first half of the twentieth century, where the building of the Cathedral emerged above the countryside, becoming the symbol and at the same time the point of spiritual reference for everybody. The improvement of the economic conditions between 1960 and 1970 and the introduction of town planning laws, since 1942 and those relating to the

protection of heritage, since 1939 before the Second World War, produces a decisive change of the housing and its characteristics. We can notice a change of the technological systems, typologies and materials, while in the countryside there is the abandon of fields and rural houses, farms and old straw stacks. Speaking of the new housing inserted in the old town, if the old houses made the image of cities and landscapes, the introduction of the reinforced concrete has provoked a decisive change destroying that historical image, in fact the new volumes and finishing products interupt the uniformity determining the birth of outskirts and modern cities. The old town has been massacred with block of flats (*figure 101*) and the same thing has been done in villages around the city, for example Pioppo, Acquino, Giacalone, Villaciambra, etc., in the name of "business". Housing is a business, it is sources of profit at whatever level, from the private citizen through the construction and the selling of new buildings or the restoration of old buildings, to the public sector with the building concession. For a long time there was the legend of the *"greengrocer"* that closed his shop and went to work as a bricklayer. In fact, the request of unskilled workers was very high because there was the necessity to built in a short time. This situation was possible thanks to the standardization of the building sector that allowed to build houses continually.

The birth around 1960 of the summer houses and of the blocks of flats in the countryside, was soon accompanied with the issue of many authorizations to build. In this way, the municipality cashed taxes so it could pay the current expenses (salaries, supply contracts, etc.). The incapacity of the public administration to make cash with other methods, has generated in thirty years of activity a dependence from the building sector. Another very important matter is the sponsorships of the electoral campaigns for the politicians by the local contractors and the recycling of dirty money through investments in this sector. Observing the *figure 102,* we can see that the countryside around the Oreto Valley has been occupied with new flats destroying the ancient typologies of rural houses. This situation has generated in these last years the cancellation in the area of the ancient borders between countryside and city because there was the progression of the "*urban fronts"* into agricultural areas. In fact Giacalone, Poggio San Francesco and Pioppo were areas where once there were the pasture lands but today we have only illegal and legal summer houses thus unifying the urban space of the old towns with the suburban areas.

101 *The city of Monreale and the countryside today*

102 *The city of Monreale and the countryside today*

2.4 Management of the town planning from 1946 to today.

2.4.1 The first generation of plans

Considering the cause of this degeneration of the urban and suburban space, it is necessary to speak of the urban planning and of the political investments made in the area since 1946. Against the damages made by the Second War World, the new political administration remedied with a Reconstruction Plan (1947) and with the partial reconstruction of the old districts (1952). This action brought about the birth around the city of Palermo of five new urban areas outside from the Old Town centre. This event started the first property speculation without a programmed vision by the municipality of the territorial urban situation. At the same time the town of Altofonte was without a town planning scheme while Monreale after many floods (1927–1931), had made many announcements of a competition to draw the first town planning scheme of the city, but these competitions were always without a winner. For this reason and in the name of the urgency because there was a critical situation, the municipality began many works of demolition in the Old Town due to new exigencies tied to the road network. Its difficult to understand how the road network could solve the hydrological problem, '*but this is another story that continues yet today'*.

The countryside around the old town of Monreale, remained untouched. It was immovable and tied to the ancient peasant traditions. The first town planning scheme was made by the municipality of Palermo in 1963, after seven years of *"hard"* bureaucratic procedures (*figure 103-104*). This planning scheme, without the support of any old registered planning, included in it every urban events already completed (working class neighbourhood, illegal summer houses, etc.) without making a distinction between new residential areas and the ancient urban situation. In fact the new areas where it was possible to build, were provided with high density levels besides it was promoted by the municipality the gradual replacement of the old buildings which didn't integrated with the original urban area.

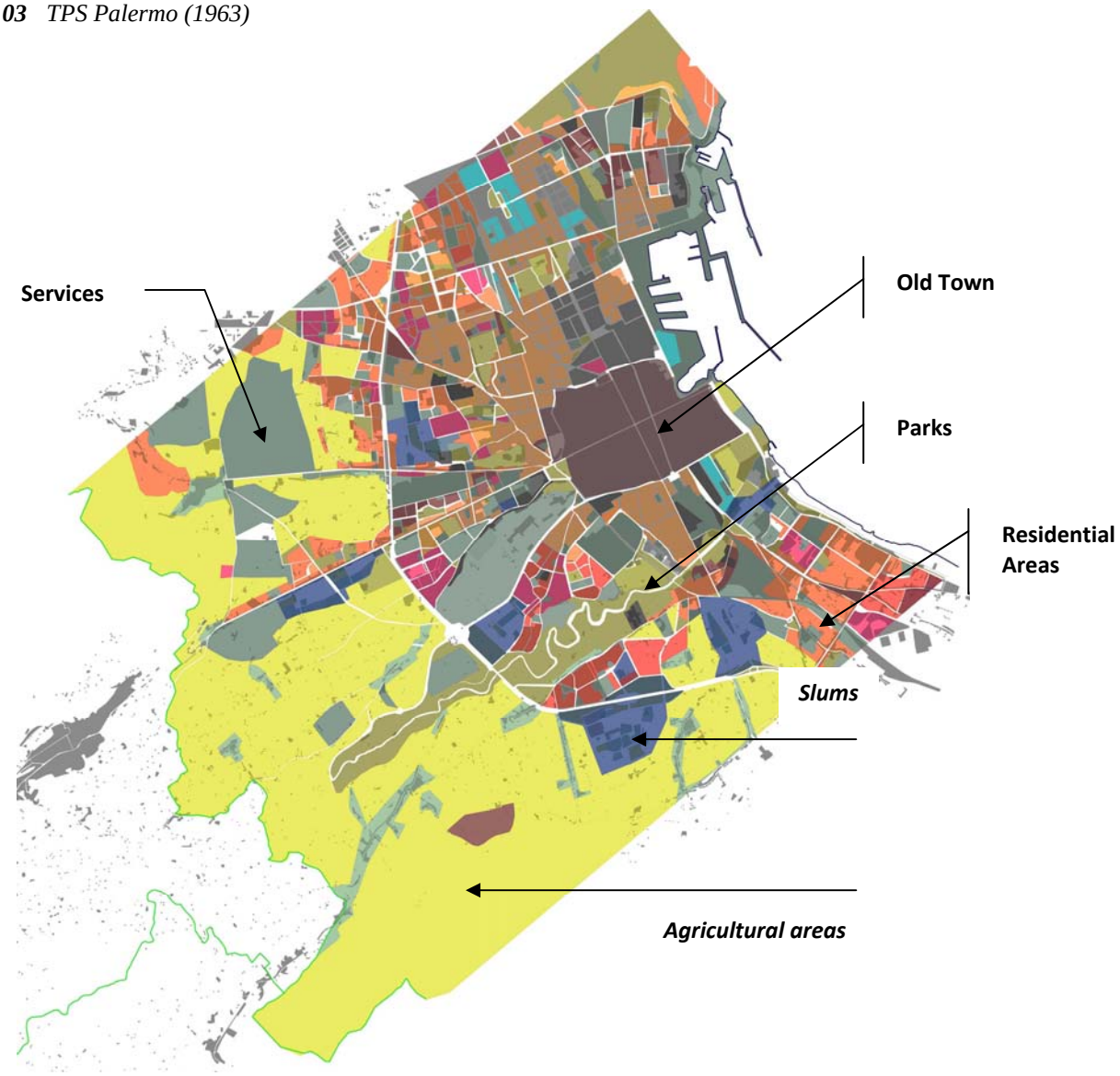
Quite soon with all the new buildings with larger volumes and minor quality architectural works, changed the original aspect of the old city. The reinforced concrete erodes the suburbs and the old buildings deleting many testimonies of the eighteenth century, including the gardens of Villa Tasca and many other villas. Villa Tasca's parks were divided into two parts by Viale Regione Siciliana, the new road that, crosses the city from North to South, suppressed Norman architectures and

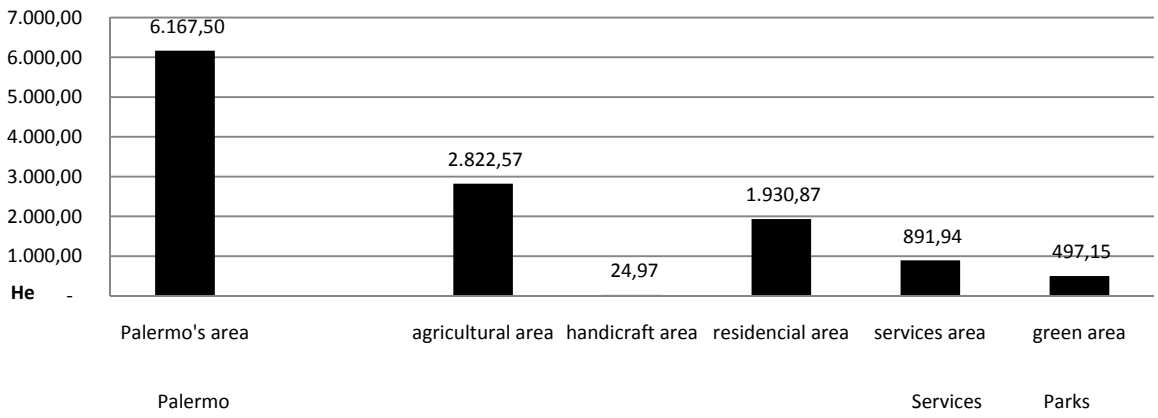
historical places of the countryside. In fact, one of the separated parks of Villa Tasca was utilized to build a working class neighbourhood. At the same time that the speculation prevailed on the countryside, the old districts of the Old Town Centre remained in the same post war situation without a detailed planning for their rehabilitation. After two years from the Town Planning Scheme of Palermo, the municipality of Monreale made a first urban planning where it gave to the territory a residential, touristic and agricultural imprint to encourage the local economy. This planning wasn't successful but its idea of urban development marked the beginning of the decadence for Monreale's countryside. A second Town Planning Scheme (1980) was made for the municipality of Monreale, by Giovanni Astengo[5], after a long and hard bureaucratic procedure from the failled first pianifications in 1965.

This planning is still used by the Town council, as well as the presence of the zoning and the working class neighbourhood. Its major characteristic was to transform the agricultural areas around the Oreto River and near the city (*figure 105-106*) in "*VL* area" where it was possible to build summer houses and touristic accommodation. This choice was made in accordance with the Italian Ministerial Decree nr 1444/68[6] thus changing the identity of about 46% of the territory. Where the promised touristic amenities weren't built, many people built their second and third house. Despite the presence of the already existing old illegal buildings in this area, it became possible to build new buildings with different indexes[7] (from 0.40 to 0.10 cubic metre on square meter) while the residual areas were indicated for agricultural uses and nature areas. In the agricultural areas it was possible to use some parameters of the Regional Law 78/76[8] to build farms while in the nature areas it was possible to build necessary public structures. Referring to the landslide zone[9], these areas occupy about 12% of the territory and they are subjects to erosions because we have a very low consistency of the earth and the presence of the canyons such as Oreto River's affluents. In these areas, where you weren't allowed to build, but in accordance with the town planning technique regulations, other than agricultural use, if you did solid works of consolidation, it was possible to build within these areas. Differently, in the restricted areas (parks and rivers), it wasn't possible to build. Altofonte made its first town planning (*figure 107-108*) simultaneously to the Monreale's town planning scheme. Without going into detail, this planning, differently from Monreale's planning, safeguarded more ancient agricultural areas that were about 43% of the territory but, at

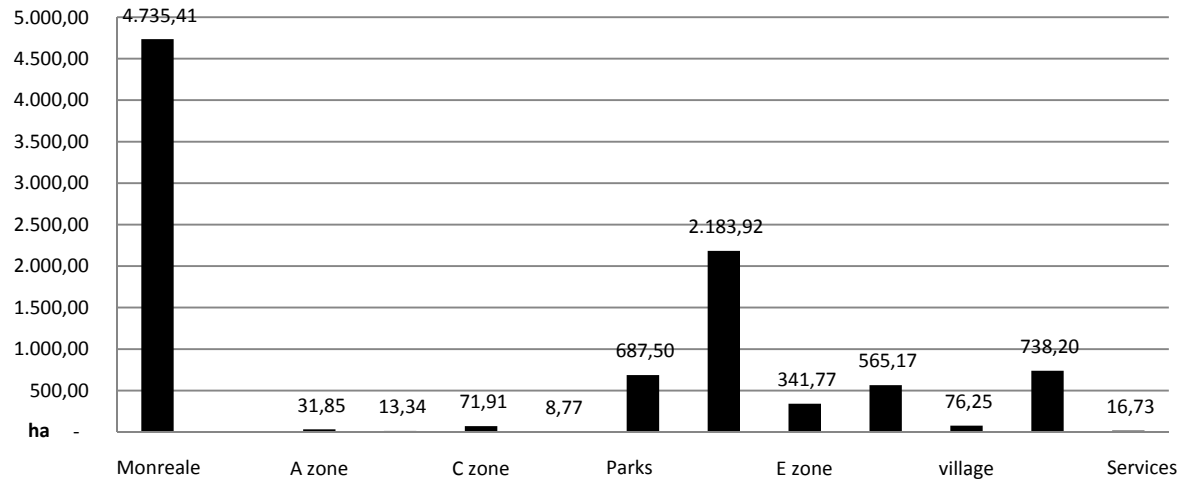
the same time, the planning showed the new tendency to build buildings nearby the old town centre without considering the restoration of the old buildings.

103 *TPS Palermo (1963)*



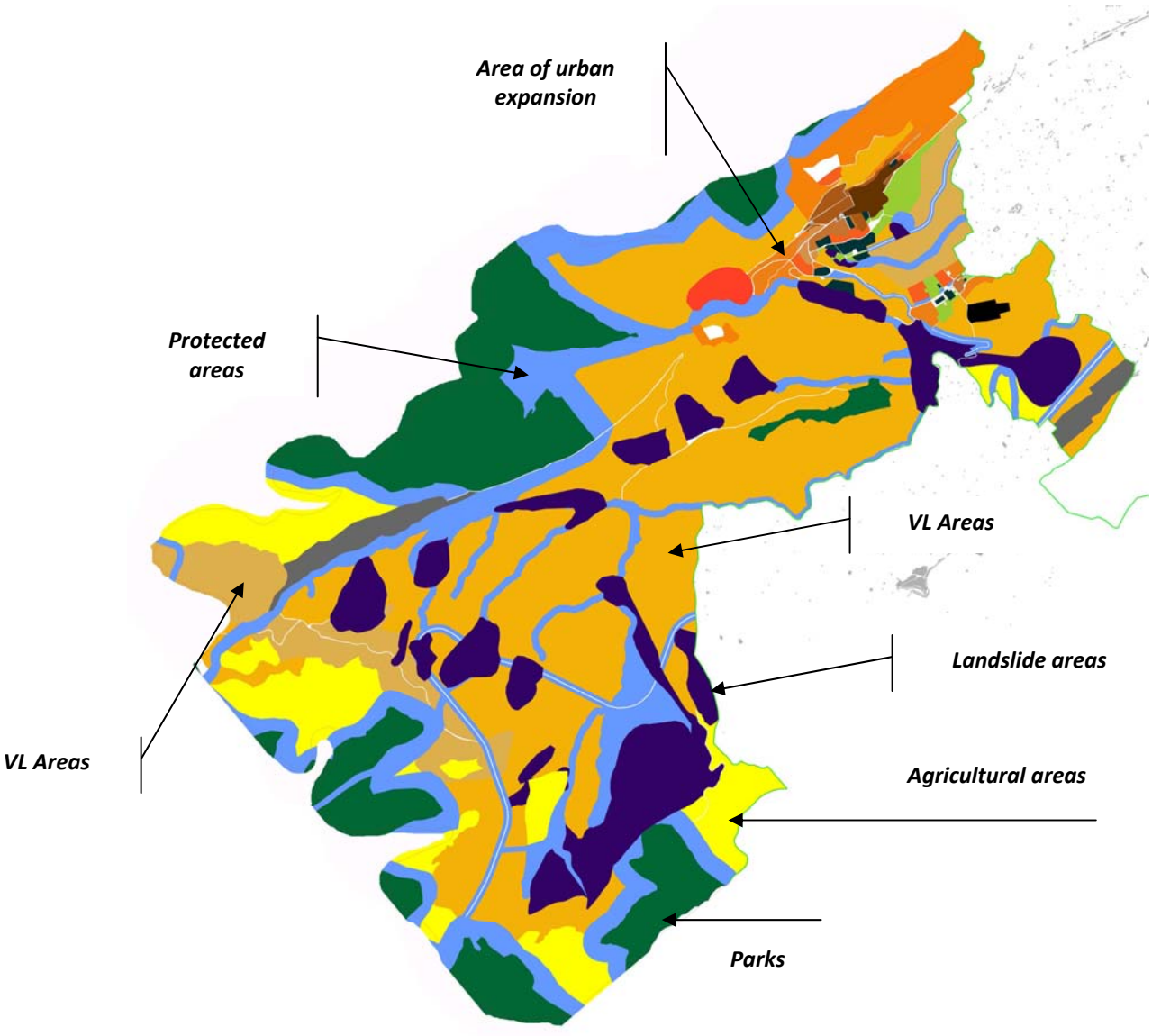


104 *Urban use of the area in the TPS of Palermo (1963)*

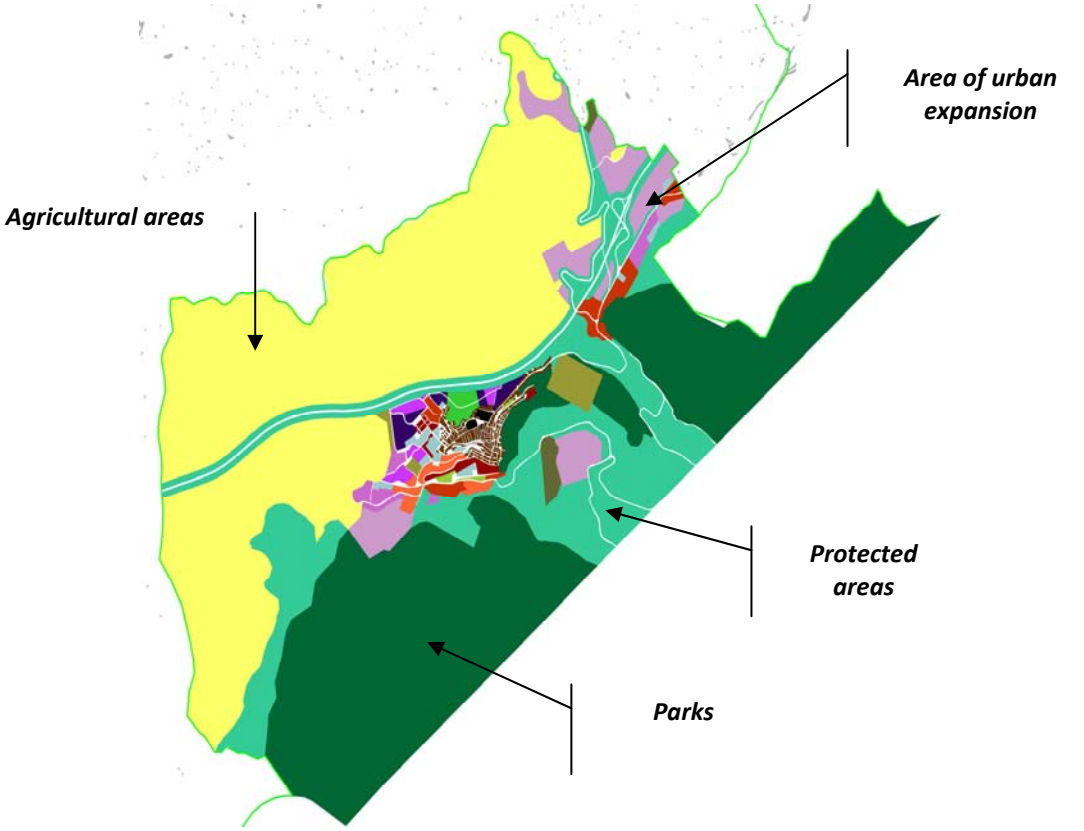


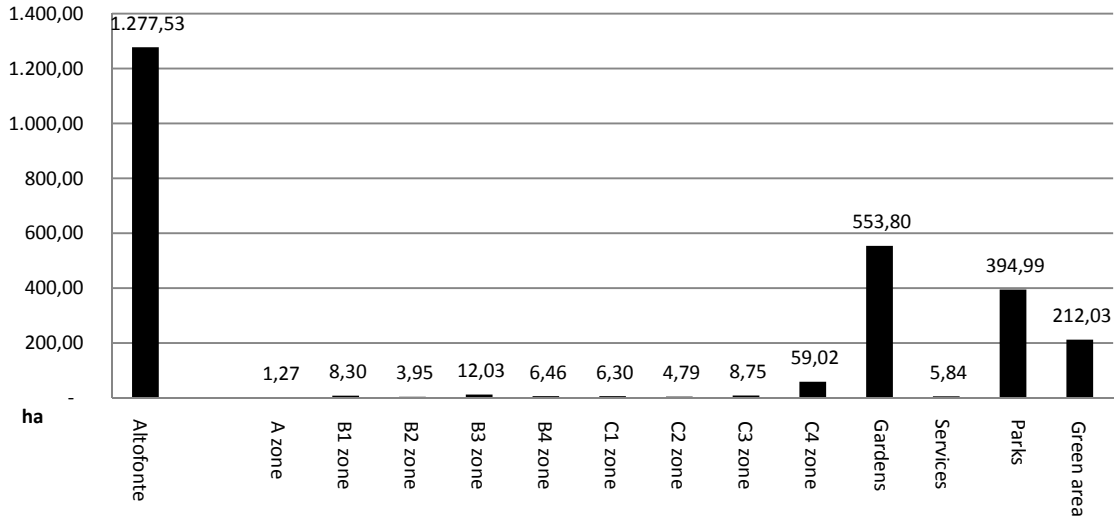
105 *Urban use of the area in the TPS of Monreale (1980)*

106 *TPS of Monreale (1980)*



107 – 108 *Urban Use and TPS of Altofonte (1980)*





2.4.2 The second generation of plans

In 1994 the city of Palermo approved the new town planning scheme after four years of study and analysis of the local urban situations. The declared objective of this planning (*figure 109→114*), after the generated chaos of the old planning, was to restore order and normality after many years without rules, *'urbis'* and *'civitas'*. A first signal was in 1990 with the executive planning[10] for the Palermo's Old Town centre and with the flow of this '*cultural change'* the municipality thought that the time had arrived to work in the outskirts to stop the expansion of the speculation and the construction of illegal buildings, promoting community services. Even if this planning was called: *'Variant to the Town Planning Scheme of 1962'*, it was a new planning with a double function: the first was to put order into the metropolitan area of Palermo and the second was the planning of the districts inside the city.

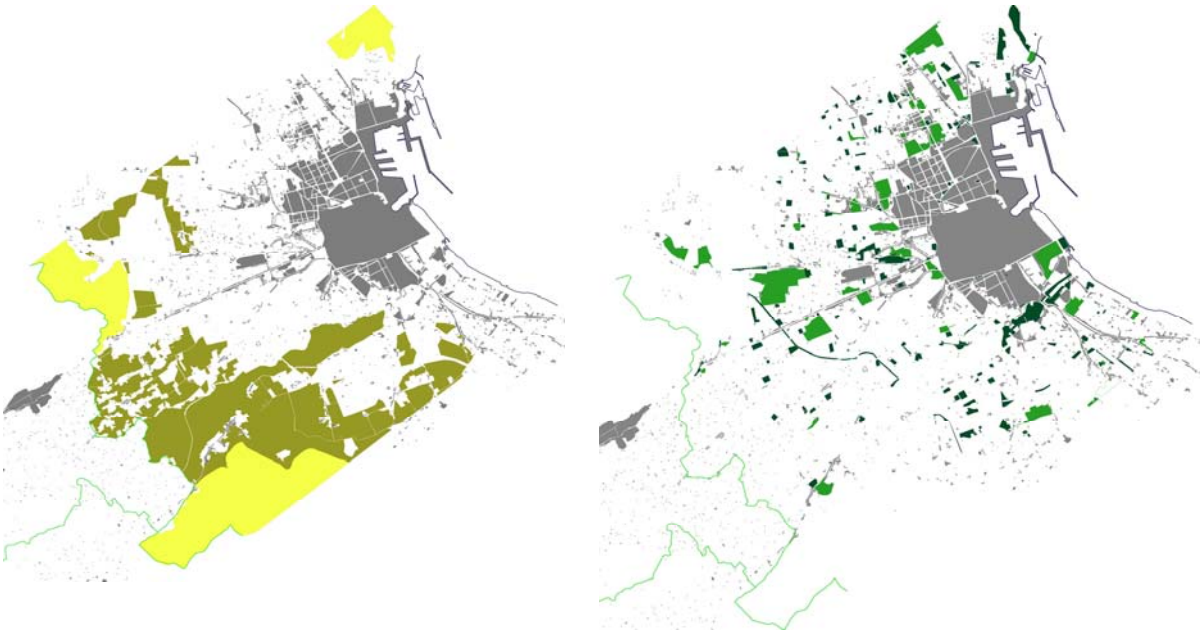
The territory of Palermo in 1990 was different from 1960. The countryside was now deleted as were the old borders; the highway cuts into two sectors the city and the building expansion has generated large suburbs without nature, without services but, with big block of flats and new residential typologies. So, the attempt was to build the new urban structure beginning from the historical roads, from agricultural areas (above 32% of the surface of study) to recover private and public gardens to extend the ancient parks in the territory. The major problem was that the agricultural areas had houses not for agricultural uses, in fact inside these areas there were summer houses and no farms, because before this planning scheme, there was the first amnesty on the illegal buildings. In fact, people continued to build in illegal ways, because for many contractors bricks were an income and for this reason they supported illegal construction so eluding the restrictions of the town planning. Among other things, this situation brought many owners of IACP (working-class houses) concessions, to be owners of many illegal houses like summer resorts located in the countryside and this is against the law.

The relationship between Palermo and its hinterland is only a relationship between city and housing; these are a second city inside the first. In spite of all that, the same town planning promoted: '*C*' areas where it was possible to build residences and services, '*D*' areas with the industries and business areas, restricted areas, parking, schools and urban parks. Differently from the first planning, here was made the identification of the historic houses and finally, the delimitation of the ancient parks

and buildings subjects to demolition, because there was the idea of the rehabilitation of the areas and their maintenance for agricultural and landscapes uses. As afore mentioned, the identification on the map of the historical buildings was an important event, because therefore possible to list them and thus make a direct effort towards intervention tied to the requalification and their protection. Specifically prohibited were: the continuity of any mining activity, the alteration of natural drainage of rain water and natural water courses, new discharges and to eliminate trees. In 2004, new decrees made by public offices delegated to control structures, infrastructures and hydrogeological areas, have brought a new design to the town planning scheme (*figure 115-116*). This planning, differently to the *'Variant'*, includes the identification on the map of areas subject to recovery while, referring to the historical houses, the municipality continued to make a verification of the existence of historical architecture and their consequent classification into a public list.

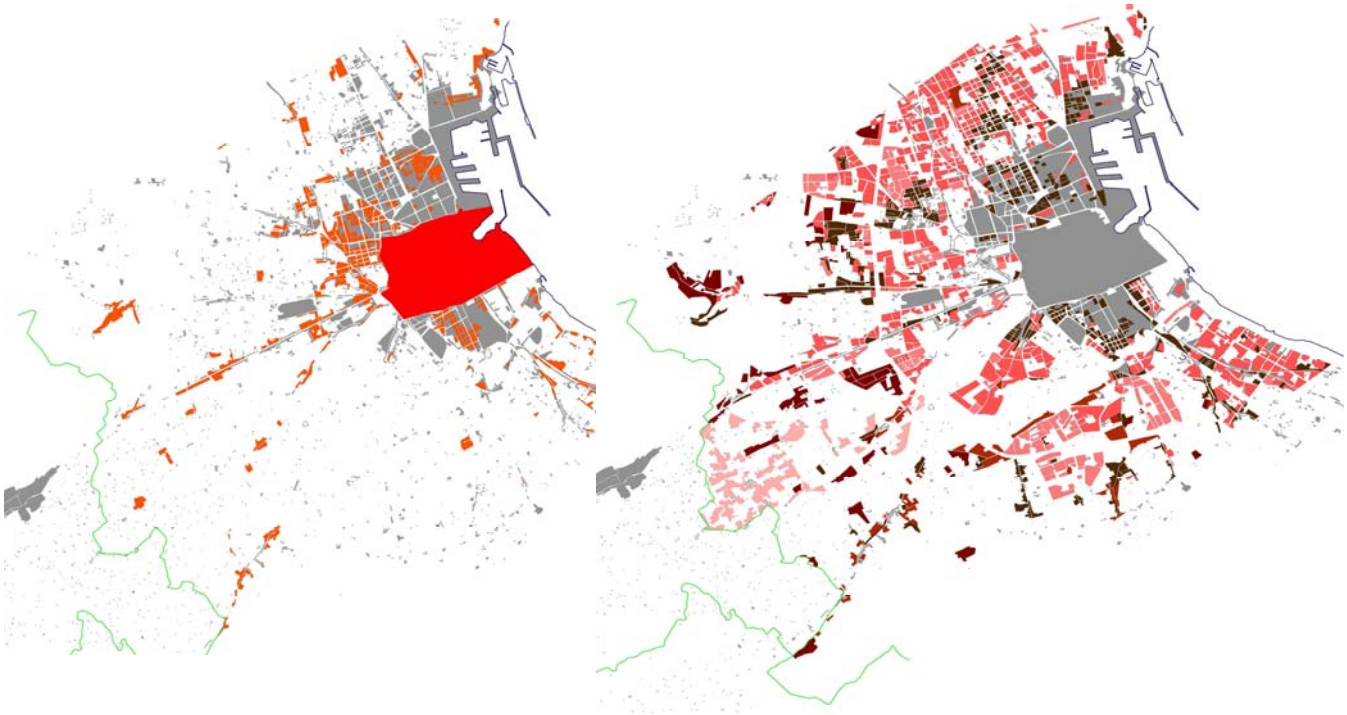
In the agricultural areas all the buildings subject to demolition were deleted in this new planning scheme, for example the buildings situated in the area of *'Pizzo Sella'*. In the nature areas inside the city the regulation sites the duty to mantain the existent agricultural activities not subject to expropriation. Reading closely the new planning scheme, the feeling of the objective to maintain the building saturation situation of the area, is very strong because every good intention to establish an order and a normal situation in the area has been deleted. In fact observing the area today, after about eight years from the Variant, nothing has changed including the foreseen demolition of illegal buildings to restore the original situation. The new *'Variant 2004'* put into practice only an efficient and exact control on the historical houses and on the perimeter of old areas inside and near the old town centre, classifying them with '*A1*' and '*A2*' areas. The old centre has become area subject to Executive Particularized Plan. Another difference from the first Variant is the diversification of the area *B0* to '*B0A*' and '*B0B*', the old area *B4* to *'B4A'* and '*B4B'*. In 2005, the municipality of Altofonte made its second Town planning scheme (*figure 117-118*), that didn't add any new thematics compared to the first planning but only classic planning restrictions on the territory. Also here we have the classic delimitation of the territory with an old town centre, residential areas, urban development, agricultural areas, etc.. A positive note was the classification and delimitation of the parks in the countriside as: Moarda Park, Biviere Park and Rebuttone Park. They are very

important parks with a high ecological value in fact, these areas are sites of European Community Interest, in accordance with the '*ITA020026 – Nature net 2000 – Dir. 92/43/CEE –Habitat'*.

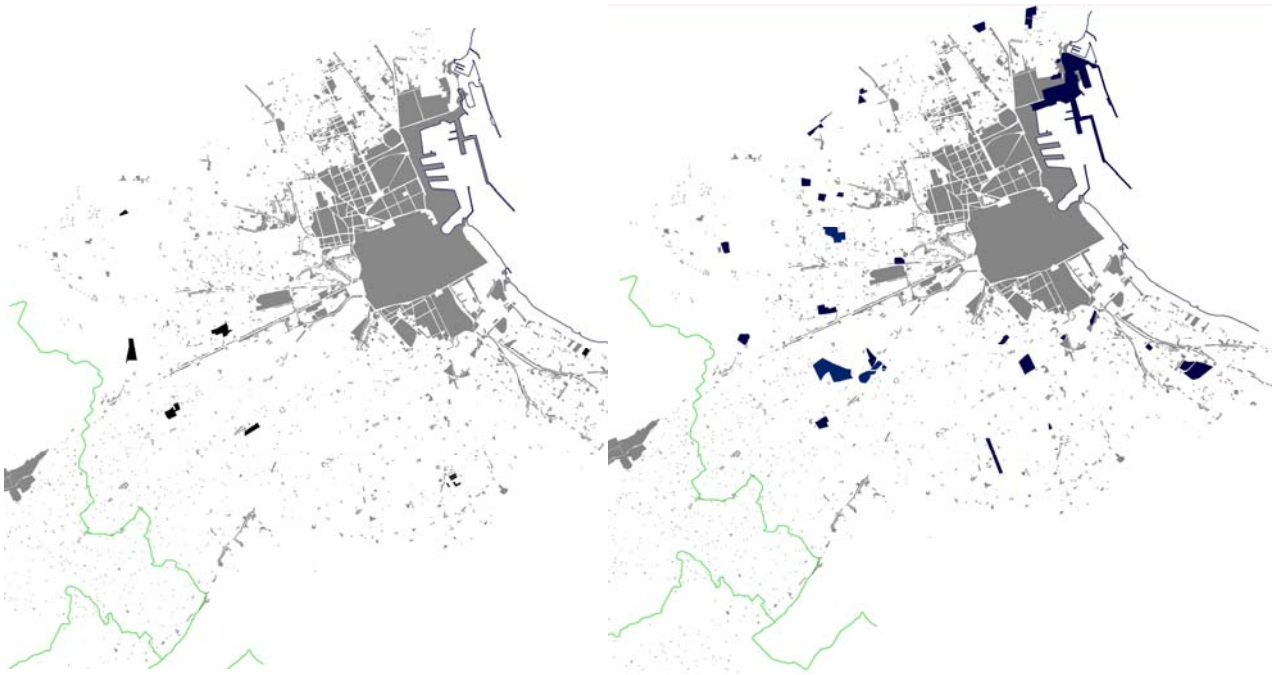


109 *TPS Palermo (1994). The agricultural areas on the left and gardens on the right*

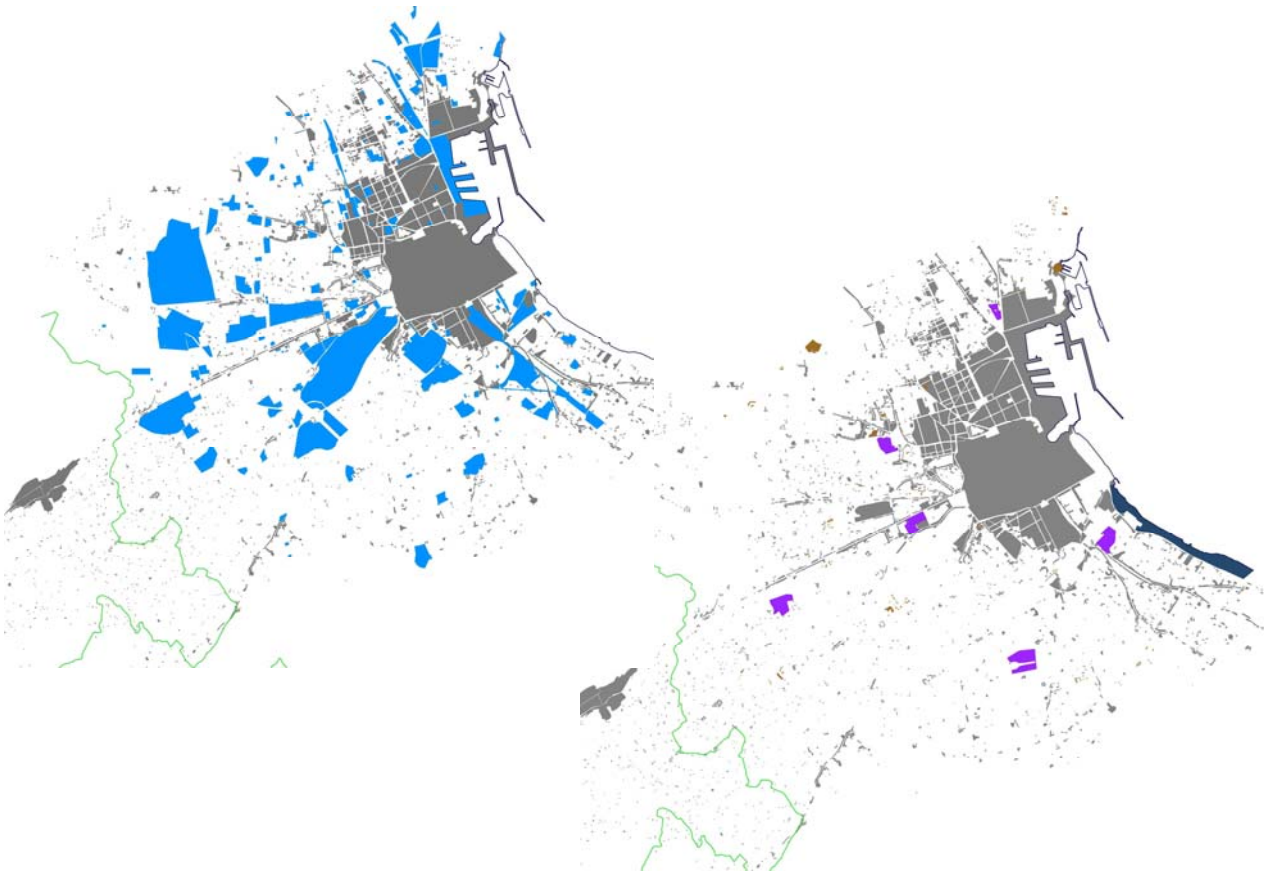
110 *TPS Palermo (1994). Residential areas with the old town centre on the left and the new residential areas on the right.*



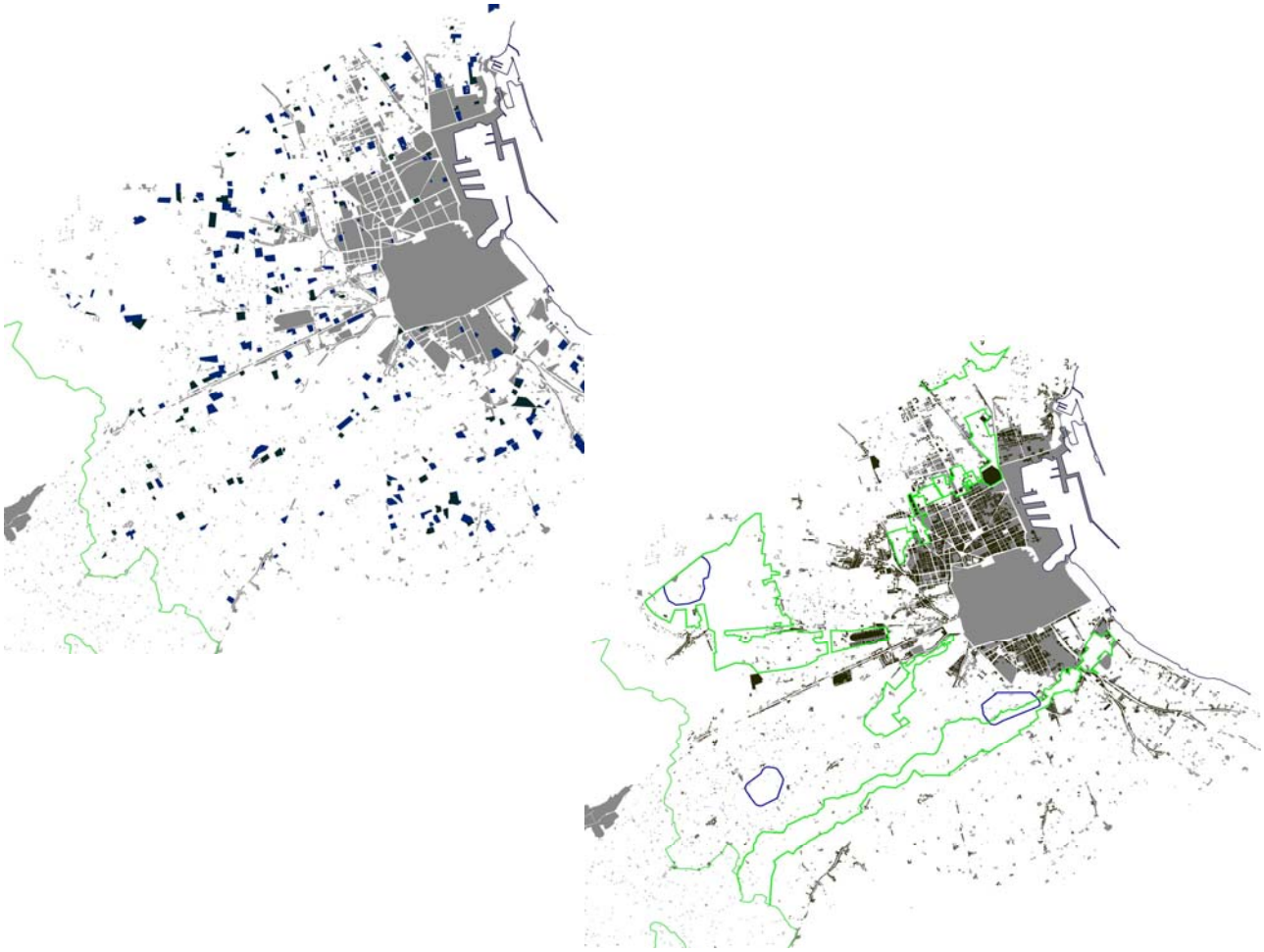
111 *TPS Palermo (1994). C zones on the left and D zones on the right*

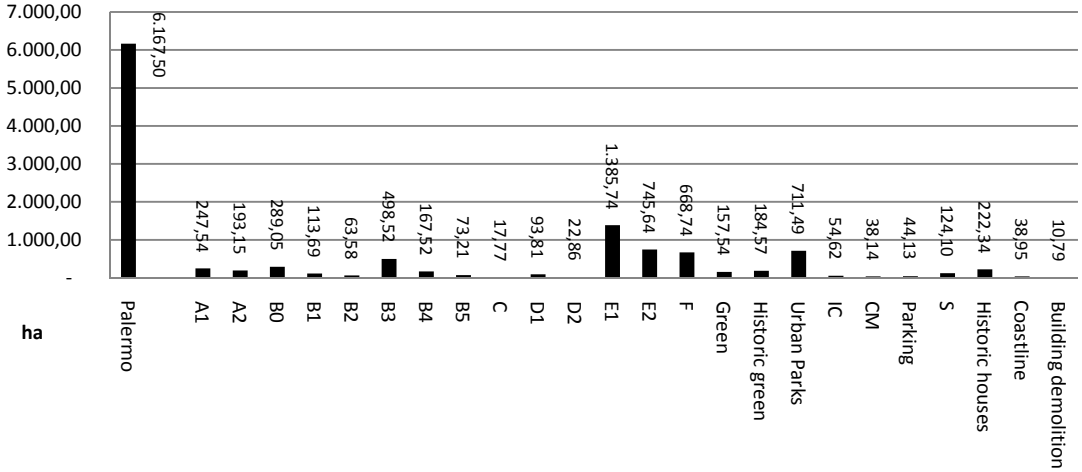


112 *TPS Palermo (1994). Public areas on the left and protected areas on the right.*

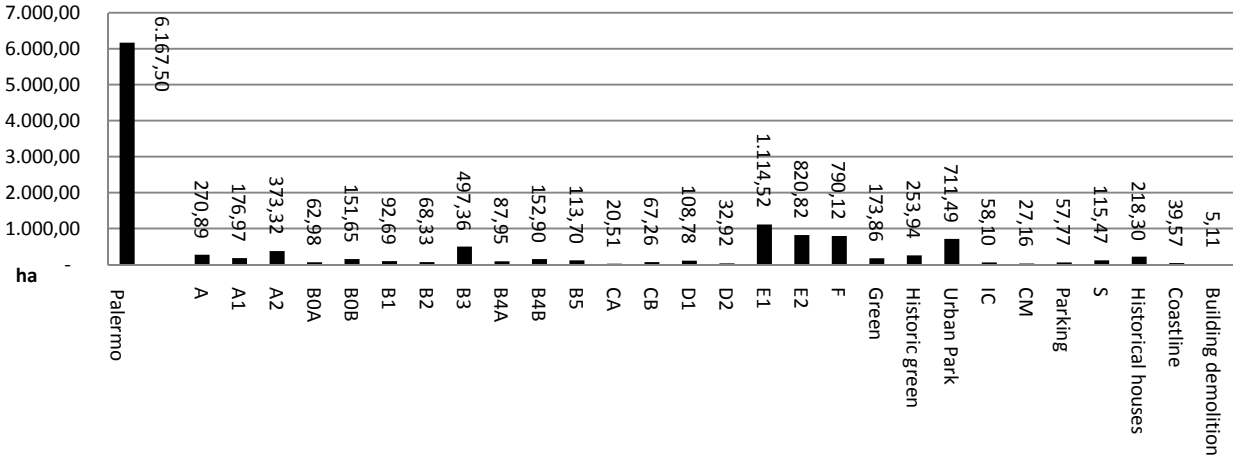


113 *TPS Palermo (1994). Areas with public activity on the left and historical houses, urban parks and cemetery on the right.*



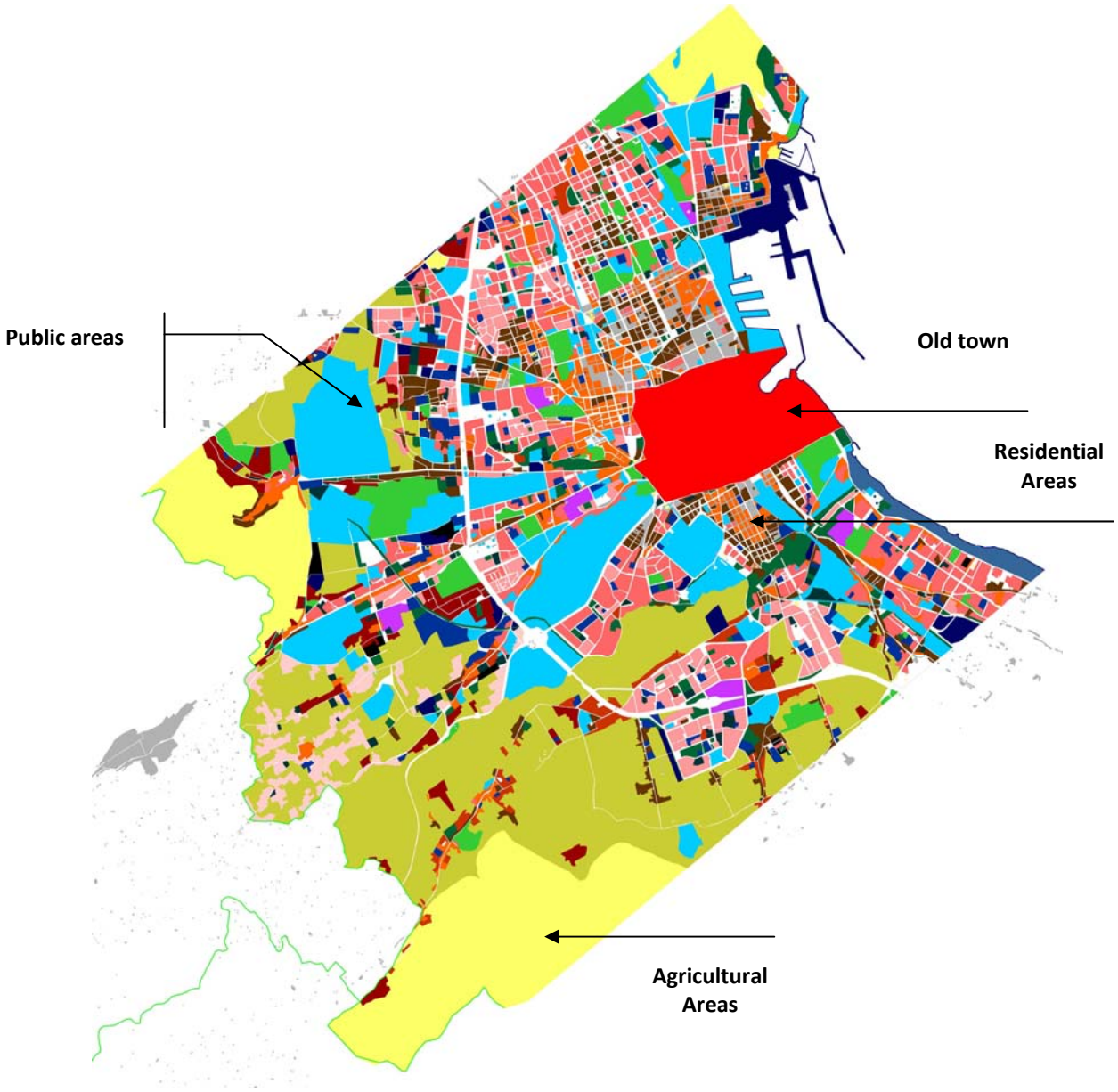


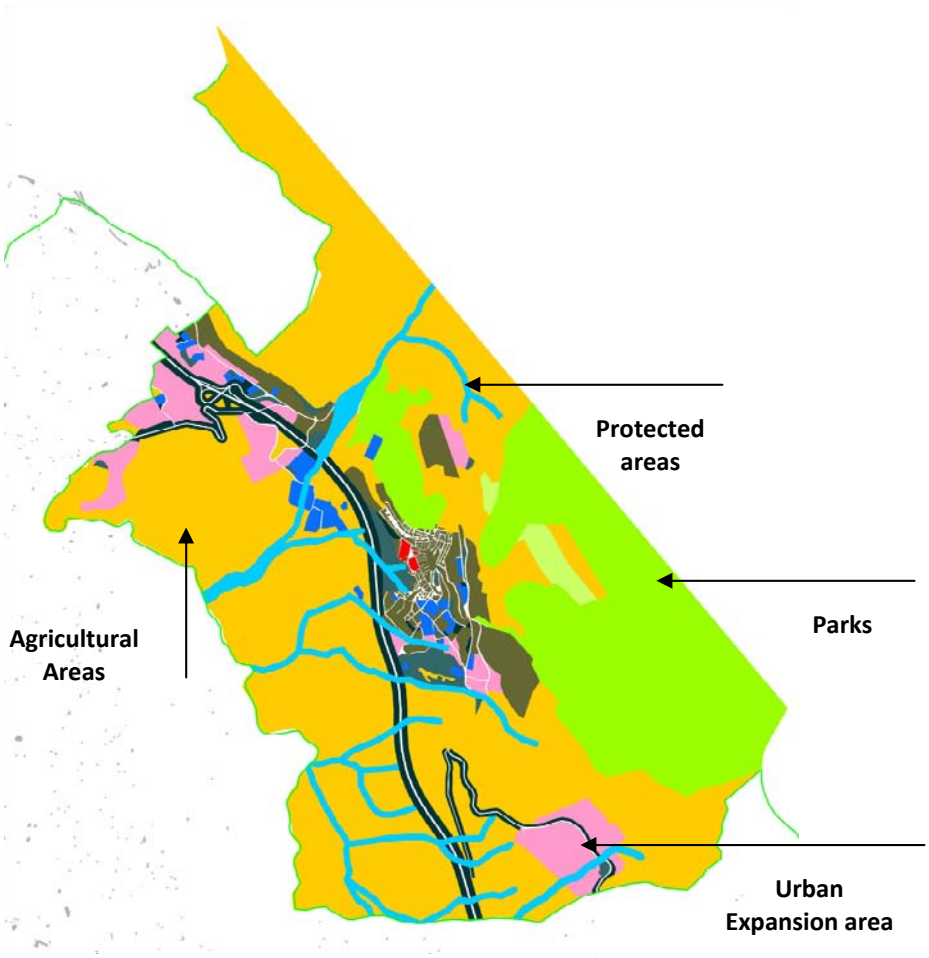
114 *Urban Use of Palermo with this TPS (1994)*

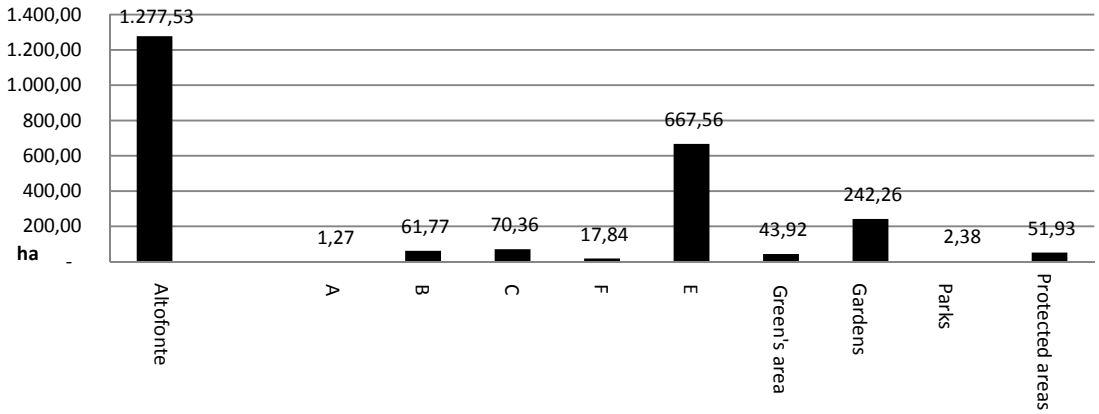


115 *Urban Use of Palermo with the second Variant (2004)*

116 *TPS of Palermo (second Variant 2004)*







117-118 *TPS and Urban Use of the area. (Altofonte, second TPS 2005)*

2.5 Analysis of the planning in the area

Considering the urban instruments launched with the various municipalities, we will study why the area today shows a high level of saturation in spite of the

positive intentions of the plans and the different administrations. The reasons are to be found inside the plans following these aspects: timing used for the preparation of the plans, management of agricultural areas and the zoning along the border line, planning restrictions and illegal buildings.

2.5.1 Timing

From the end of the Second World War to the first Town Planning Scheme (TPS) of Palermo, many years have passed, about sixteen years, while thirty-four years have passed from the first TPS of Monreale and Altofonte (*figure 119*). If we can conceive the city of Palermo with the old centre and port destroyed from air raids, the same is not possible for Monreale and Altofonte, where the building activity, without effective local urban instruments and with the presence of national laws for the protection of monuments and landscape (Law 1439/39 and Law 1089/39), acquired a high development on the base of the old building code and some personal or political favours. Until 1980, with the first TPS of Palermo, that was limited to give only urban assignments on areas without restrictions, we can affirm that the building activity was illegal, in most cases. In 1985, after the first TPS of Monreale, with the national Law number 47/85, there was the first amnesty for violation of local building regulations, and after eight years, there was the second amnesty with the national Law number 724/93. In 1994, the municipality of Palermo made the second TPS, designed as variant on the first TPS, he was called *"Lima-Ciancimino plan"*[11].

The second TPS has brought new thematics on planning and the territorial management with new regulations based on the Ministerial Decree number 1444/68. In Palermo in 2002 after eight years from the second plan, there was a new TPS planned by Pierluigi Cervellati; the amount of time was excessive but in the Sicilian context this is normal. This planning, has an interesting objective, the preservation and requalification of the existing urban situation, but these intentions are made with a very vague building code, without executive prescriptions and a detailed geological study. With this situation there is, also, an entangled political situation in the municipality for the management of plannings, underestimating the regional Law[12] and its relative procedures. Meanwhile, the local council of Palermo made many public works without a TPS like the requalification of districts inside the city and many Sustainable Development Plans for the Urban Requalification of the Territory

(*PRUSST*). It is an initiative promoted by Italian Ministry of the Public Works and it had the objective to realize many interventions for the extension and requalification of the infrastructures, recovery and requalification of the environment, requalification of the urban districts and slums, requalification of the productive sector.

Unlike Palermo, where these PRUSST didn't have anything to do with sustainability, in fact they were plans for the construction of Hotels, private parking and hospitals, shopping centres, roads, public parking and in most cases works without observing a general working program. In 2002 there was a regional decree that obliged the municipality of Palermo to make the second "Variant", on the first Variant, with heavy compulsory restrictions on historical assets, individualising areas subject to recovery. Also the correction of the regional decree inherent to Pizzo Sella (the symbol of the illegal buildings in Palermo) confirming the demolition of the illegal buildings and applying the sentence issued by the Court of Cassation; this sentence had condemned the owners of the illegal buildings to restore the old situation and to pay the damages.

Actually this sentence has not been applied and the illegal buildings continue to stay there. Meanwhile, the Central Government made the third amnesty with the national Law 326/2003, after two years the municipality of Altofonte approved the second TPS twenty-five years after the first. Actually after thirty years, the municipality of Monreale still doesn't have a new TPS and it uses the old planning scheme.

2.5.2 Agricultural areas and zoning in the city limit areas

The agricultural areas have been a business for municipalities and builders, while they have not been business for normal people. Those that thought of agriculture as a sector without improvement possibilities[13], and hoped that their property would change in the new TPS from agricultural land to constructable land. This act changes the value of the property, in fact the price that one person is called to pay for a building land is higher respect to agricultural land.

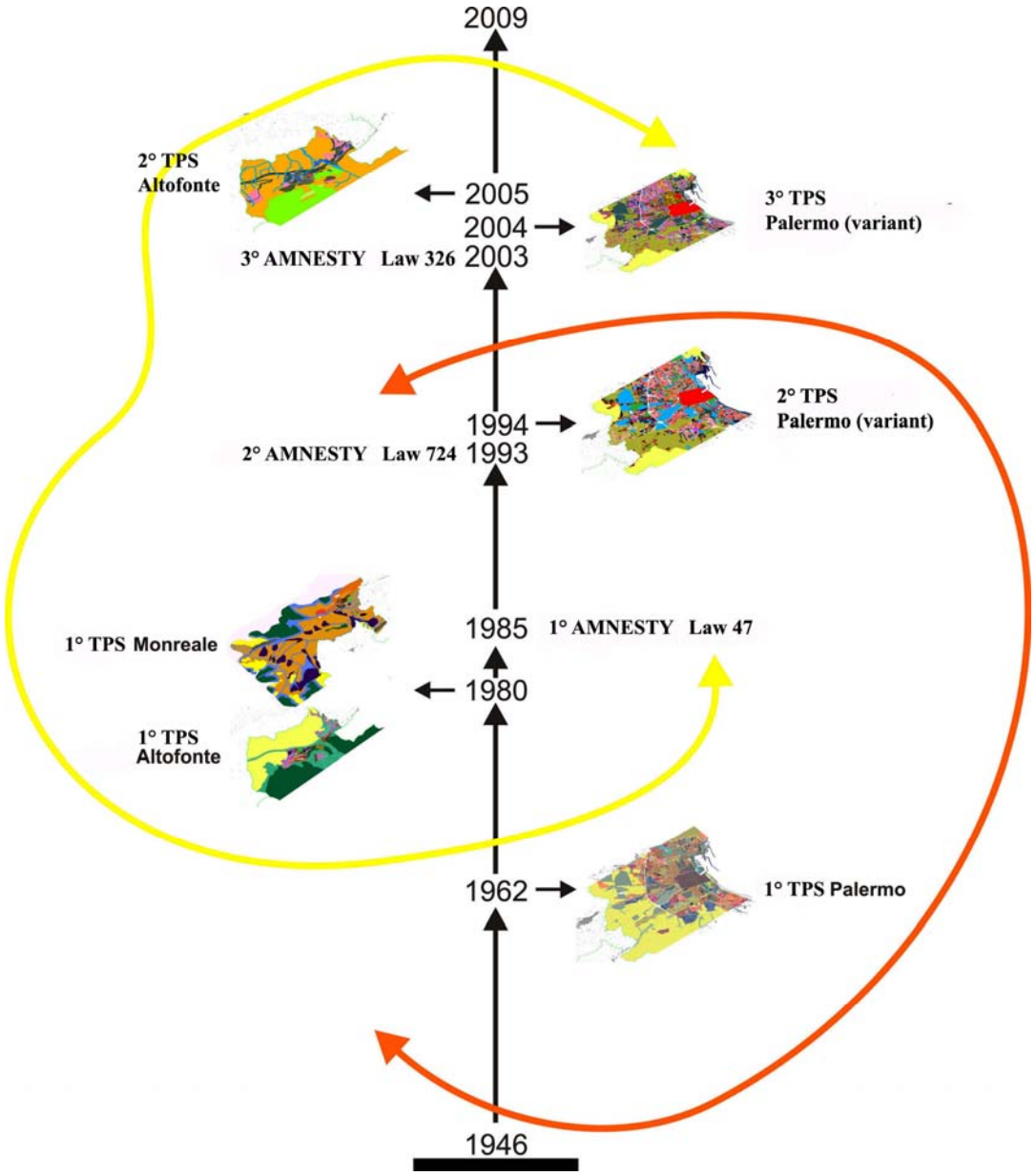
How is possible to give to the territory an economic value? The answer is very simple, it is necessary to transform the agricultural areas into building sites[14] with urban instruments like variants or new TPS; this situation will be justified with the necessity of new housing for the population or in case of private businesses the

situation becomes more interesting. In fact, a builder that has purchased a low price agricultural area, he asks the town hall to change the license of the property and if they accept the proposal, the builder builds houses and pays taxes to the municipality. In other words, the builder purchases a planning permission while the municipality sells a variant to the TPS. This methodology to make business, consents the agricultural areas to transform their value, because they becames areas with a permission to build, with a higher economic value. This situation becomes more interesting when the local politician is the owner of many agricultural areas or when the electoral vote becomes an exchange of goods among speculators. Studing the TPS of Monreale, the public documents on the Variants made by the town council and the actual urban area, has emerged a shocking situation of the area. In fact in these last 20 years, the municipality has made many variants to the TPS losing about 93% of agricultural areas (*figure 120-121*). This trend is possible to observe in Palermo (about 64%) and in the territory of Altofonte (about 25%).

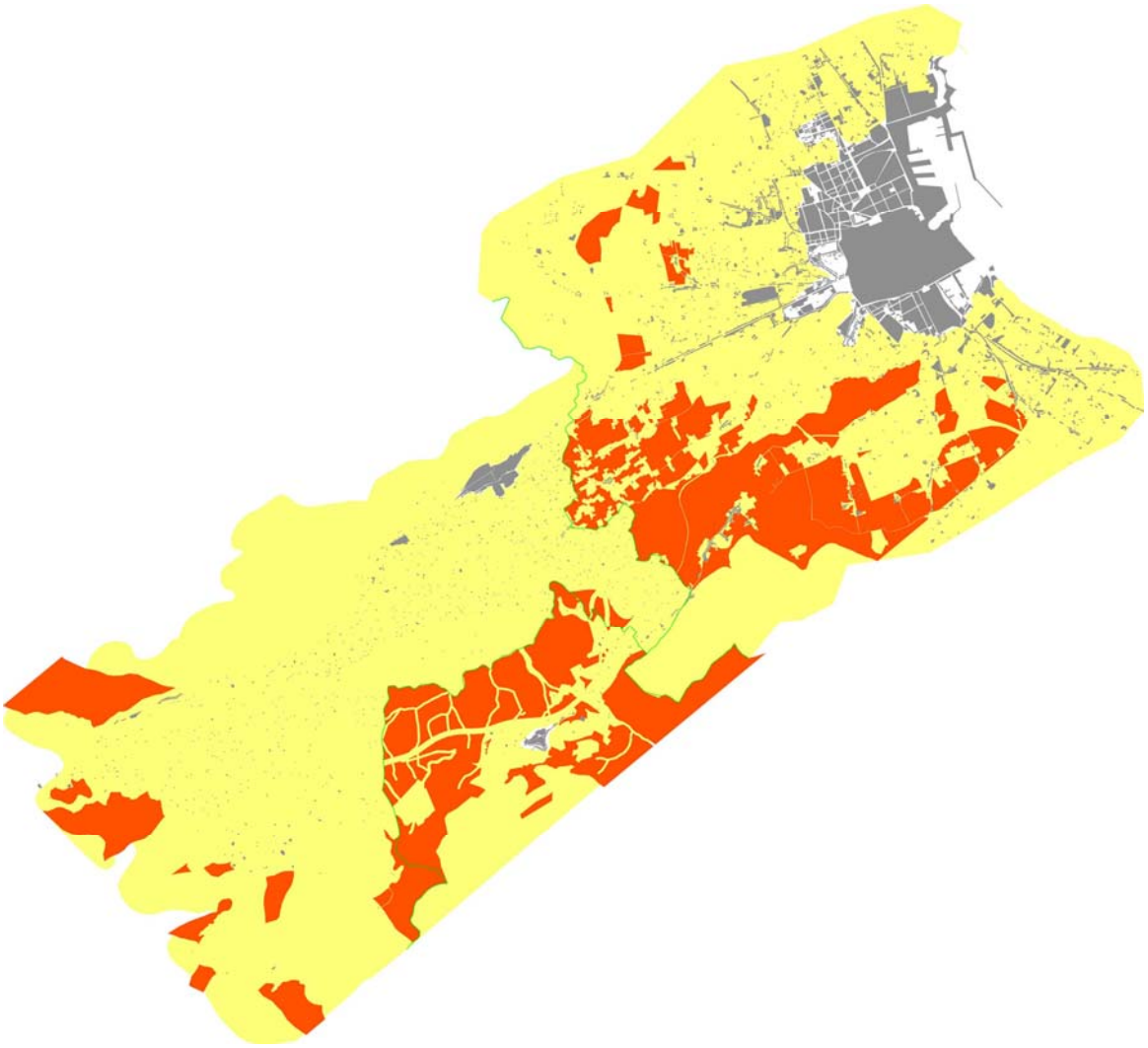
The high value of Monreale is tied to the conversion of the landslide zones into building lots; there are many examples in the territory of this transformation from landslide zone to residential area. Another interesting situation is the incongruity among TPSs on the border line where there are different licenses of the use of the ground. These circumstances are possible to observe in the northern border between Monreale and Palermo or in the southern area between Monreale and Altofonte. In both cases we find properties with the *"peaceful coexistence"* between VL area and agricultural area even if they have different parameters, regulation codes and licenses (*figure 122*). This situation hasn't created many problems because, the population have built illegal buildings anyway destroying the territory but increasing the value of their properties. However this illegal value was legalized with the amnesties made by the Central Government in fact, this is the same situation of the mentioned builder, many people pay taxes on the amnesty and government sells them the legality of the illegal properties. This trend to build illegally depends not only from a characteristic tied to the person but it has been observed speaking with many people that, this trend is also tied to the excessive restriction of TPSs. For example, if we want to build in the VL areas, one is obliged to forfeit 30% of the property to the municipality of Monreale following the local building code. Finally when you build the house you must pay the property taxes. So, it is clear why many people build illegally. Analyzing the built

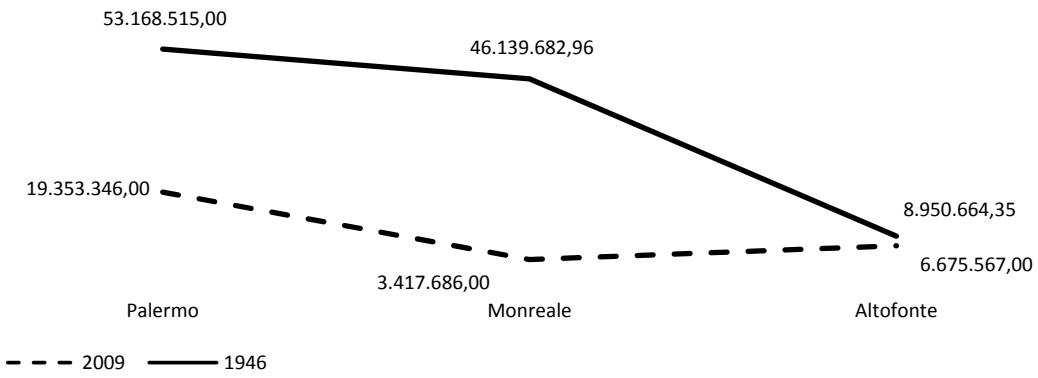
agricultural areas[15] and the VL areas of the territory of study, we have observed that the built volumes in the area in comparison with the possible legal volume of the actual TPSs, is more than: 42 times in the Palermo's agricultural areas, 9 times in the Altofonte's agricultural areas, twice as much in the Monreale's agricultural areas and 31 times in the Monreale's VL areas[16]. The *tables 03 and 04* bring the numerical results of this analysis.

119 *Temporal scheme of TPS and amnesty for infringement of local building regulations*

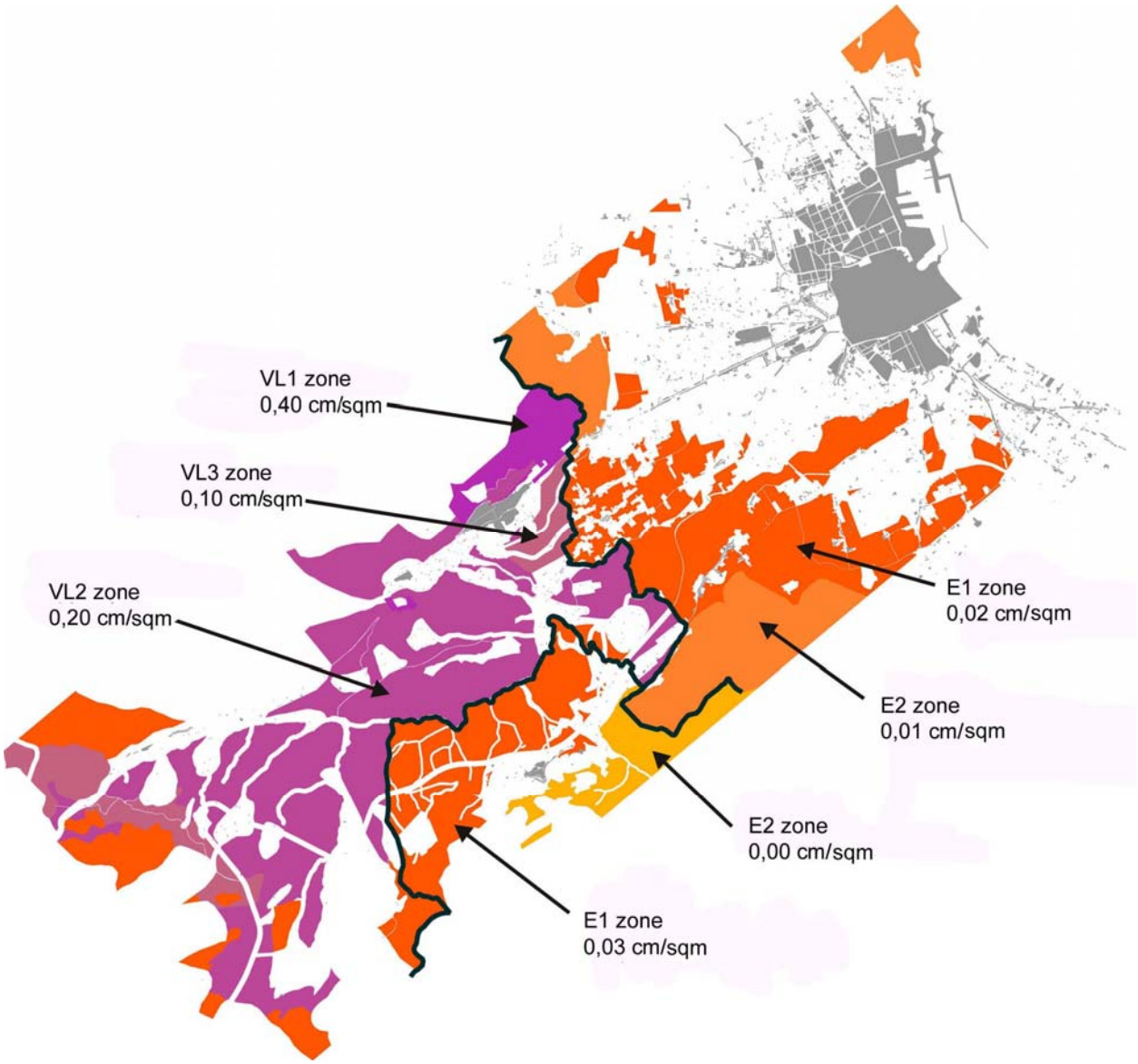


120-121 *Actual agricultural areas (red) compared to the old situation in 1946 (yellow)*





122 *Urban destinations along the border line between municipalities*



CI	*Construction index*
TV	*Theoretical Volumes*
RV min	*Minimum real volumes (h3)*
RV max	*Maximun real volumes (h7)*
RV med	*Average real volumes*

** it has been calculated subtracting 30% of the surface to give to the municipality*

Town p.scheme	*Zone*	*qm*	*TV (cm/qm)*	*CI (cm)*	*RV min (cm)*	*RV max (cm)*	*RV med (cm)*
Palermo	E1	11.145.178,00	0,02	222.903,56	5.585.106,00	13.031.914,00	**9.308.510,00**
Altofonte	E1	4.767.717,00	0,03	143.031,51	774.390,00	1.806.910,00	**1.290.650,00**
Monreale	E	3.417.686,00	0,06	205.061,16	278.607,00	650.083,00	**464.345,00**
Monreale	VL1*	1.707.241,00	0,4	204.869,00	915.741,00	2.136.729,00	**1.526.235,00**
	VL2*	17.159.450,96	0,2	1.029.567,00	10.255.824,00	23.930.256,00	**17.093.040,00**
	VL3*	2.972.510,00	0,1	89.175,00	2.617.734,00	6.108.046,00	**4.362.890,00**
		total		1.894.607,23	20.427.402,00	47.663.938,00	**34.045.670,00**

Table 03

Town p.scheme	*Zone*	*qm*	*TV (cm/qm)*	*CI (cm)*	*RV med (cm)*	*Volume (cm)*
Palermo	E1	11.145.178,00	0,02	222.903,56	**9.308.510,00**	**9.085.606,44**
Altofonte	E1	4.767.717,00	0,03	143.031,51	**1.290.650,00**	**1.147.618,49**
Monreale	E	3.417.686,00	0,06	205.061,16	**464.345,00**	**259.283,84**
Monreale	VL1*	1.707.241,00	0,4	204.869,00	**1.526.235,00**	**1.321.366,00**
	VL2*	17.159.450,96	0,2	1.029.567,00	**17.093.040,00**	**16.063.473,00**
	VL3*	2.972.510,00	0,1	89.175,00	**4.362.890,00**	**4.273.715,00**
		total		1.894.607,23	34.045.670,00	32**.151.062,77**

Table 04

Referring to the economic value of the areas, if we consider that with 100% of the income of a hypothetical building operation, only 10% returns to the community, because with 40% the builder pays the cost of the operation and 50% is profit. This 50% is a high profit for the builder and it is impossible to find it in other sectors of investment. Thanks to the agricultural areas is possible to achieve this 50% and in the case in which the builder doesn't sell all the houses, he will look for other grounds and he will repeat the same process to delete his debts with the bank.

2.5.3 Cultural Heritage and illegal buildings

It is my opinion that where there are illegal buildings on areas with planning or landscape restrictions, the municipality has failed to protect the area. The safeguard of the Environment and Territory has been made without a natural preservation of its characteristics but with a *"flow"* of regulations without any relation of continuity. Since 1939, we have had two laws for the protection of monuments and landscapes that prohibited urban transformations; today these laws have been united with other restrictions in the Code of Cultural Heritage[17]. This Code together with the planning restriction has attempted to limit the damage of a compromised landscape situation. In this paragraph we will speak of the National Law for the amnesty of the illegal houses and their effects on the Cultural Heritage in the area of study. Illegal houses are a phenomena that are scattered around the national territory, including the protected areas. To testify this aspect there are three amnesty laws passed by Parliament in the period of only eighteen years[18]. In Sicily there was a proliferation of these laws with particular characteristics, for example with the Regional Law nr. 4/2003[19], the art. 20 paragraph 5, offers the possibility of regularizing the closure of the verandas, terraces or balconies. With the Article 13 of the Law nr .47/85[20], we have allowed a sort of amnesty for *"formal"* violations. Observing the data from the end of the third amnesty[21] (*table 05*) and comparing it with the provincial data, we see as in this last amnesty the three municipalities together accounted almost half of requests of amnesty on the total of the Province. The most important data is of the municipality of Monreale, where if we distribute the total request on the number of the families present in 2003 (about 8400), shows that all families for more than once they have filed for amnesty (approximately 1.27 times) which means that almost all properties in the territory have effected development abuses. Therefore, all these possibilities evidence the minor effort of the Italian law made in repressing the illegal buildings. Even if today the above mentioned Code has put severe penalties, remains the administrative complexity on the territorial management when there is cultural heritage. All these aspects have triggered an illegal behavior of the citizens whom no longer go to the public administration to obtain licences when they can obtain the same thing without paying taxes. Of

the three amnesties, according CRESME's data, the mere announcement of the first amnesty would lead to an emergency at national level, in only two years, from 1983 to 1984, of 230,000 illegal artifacts, while those made between 1982 and throughout 1997 would be 970,000. Berlusconi's first government in the footsteps of Craxi's government, reopens the terms of the mentioned Law 47/85, extending them to the abuses occurring up to 31/12/1993. With the Law 724/94, were nevertheless introduced some limitations: that the works have not led to an increase of more than 30% of the original volume, and in any case not exceeding 750 cm. The same limit applies to the new construction volume, '*for individual application for planning permission for amnesty*' (which also allows you to condone illegal subdivisions). Remains stationary for zones placed under the obligation to obtain prior permission of the authority (which, remember, the landscape is usually the common bond, even in the first instance!). Since 31/12/1993 (last date for completion of the artifacts) there has been 220,000 abuses, including new constructions and expansion of existing ones. Again the poor and predominantly formal ability to review by the Community will permit admission to the waiver of buildings which, by their volume or their environmental impact, could not be healed, you can also suspect that many buildings have in fact been made after the closure of the period. By Berlusconi's second government, there has been made a third Law, the nr. 326/2003. This Law leaves unchanged the limit of 750 cubic meters for each request and fot the expansion of existing buildings, it confirms the limit of 30% of the existing volume. The taxable municipal jurisdiction to decide the issue of the demolition of illegal works passed from the Mayor to the Prefect. Remains intact the obligation not to sell for 5 years following the amnesty on the illegal construction arisen in public areas. Referring to the amnesties taxes, in the latter amnesty which ranged from 60,00 to 150,00 euros a square meter [22] apart from the regularization of the payments of the property taxes: *'ICI'* and *'TARSU'*[23]. In the first amnesty the cost varied from 0,50 euros to 15,00 euros depending from the year in which the abuse was committed and of the typology of abuse. With the Law 724/94, the amount was calculated on the cubic metres ranging from a minimum of 400,00 euros to a maximum of 3.500,00 euros for development up to 750 cm. with possible reduction of up to 50%, depending on where the minimum income limit was 7.500,00 euros. The law on the amnesty was made by the Central Government to cover the financial deficit of the budget without considering the long term effects on the territory, legalizing unlicensed construction. If we consider the afore mentioned it seems totally ridiculous to speak of a mapping of illegal construction in the territory of the Conca d'Oro and particularly along the Oreto Valley as illegal construction has become ubiquitous, it has been legalized. That's why today it is impossible to speak of unwarranted mapping construction, for the simple fact that it is not over and that we should map the entire area. The only thing we can do is highlight the data of the *Table 06*[24]. If to 18.532.794,77 cubic

metres calculated in the *table 04*, we add the data derived from the no building area (*figure 123*) we obtain the superior quantity of the average volume for urban areas as for the absolute no construction areas, we totalize an average of 36.773.494,77 cubic metres. This value is double the present volume inside the zoning area, that means that more or less every citizen of Monreale, Palermo and Altofonte, has 19 square metres per person of illegal surface.

2.6 From Monreale to 'Hollywood'

Now, after the analysis aforementioned, is necessary to look at the subject not in a scientific way to be able to underline some information contained in many public documents on town planning schemes. To understand the dynamics that have brought us to today's situation, which is very difficult, because we don't have the possibility to travel back in time, but we have trace information from documents and after express deductions on the argument. One question is the design of the first town planning scheme in Monreale (1962-1965) where it is very interesting to have read and understood the importance of villages in the territory (Fiumelato, Acquino, Santa Rosalia, Barone, etc.,) and their use as service centres for the population that lived in the countryside. The central government had struggled with many laws against the disgregation of properties and the maintenance of the agricultural identity of the countryside. Apart from this matter the report speaks of the population and local agriculture which was considered an income for many families. It also speaks of the touristic valorization of the area through the construction of summer resorts and that Mount Caputo would be the best place for this use[25].

On the agricultural sector, the report demonstrated how the Conca d'Oro had a notable importance for the agricultural owners[26], even if they found many difficulties entering into the national-international markets due to the absence of modern infrastructures which could renew the agricultural sector. Other information which concerned the industrial activity in Palermo and the offered possibility of wealth, for the city of Monreale, thanks to tourism and summer resort. Analizing the report, we deduce how the municipality of Monreale, *'in the attempt to resolve economic problems'* (but was that really the reason!?), they decided to use the agricultural areas as residential areas for tourists and citizens, so that those people could be a source of income for the local economies and the city. It is very important, reading the report, of the debate made by some town councilers on the planning scheme about not having transformed the countryside of Monreale into an excellent residential area. The

strategy was not to individualize resources to valorize and to modernize the agricultural heritage (constituted by two-thousand family businesses), but to transform Monreale into a *"new Hollywood"* for tourists and citizens of Palermo. These ideas were taken and inserted into the new planning scheme (1980) made by Giovanni Astengo, but the story is well known and many illegal activities spread throughout the area and many properties were sold and the two-thousand family businesses disappeared. With the birth of legal or illegal summer resorts, Monreale didn't receive any economical advantage, because Palermo was and still is the most important business centre of the area.

To be honest, I think that some things arrived in Monreale, like the increase of costs for the realization and maintenance of the infrastructures, traffic, the dream of many citizens of a craftsmanship area, which had been promised many times in the electoral campaign but never realized, the increase of the unemployment among the young, illegal buildings, tourism that doesn't grow, the urban decay of the old town, few economic resources and the historical skyline completely transformed. The list could be longer, but the question is: supposing that the public administration would have invested on the agriculture, trying new strategies to reorganize it, to make it more competitive on the world market and creating the craftsmen areas, concluding: "*could today's scenery be better than what it is*?" We will never know, but one thing is sure, we would have less unemployed[27].

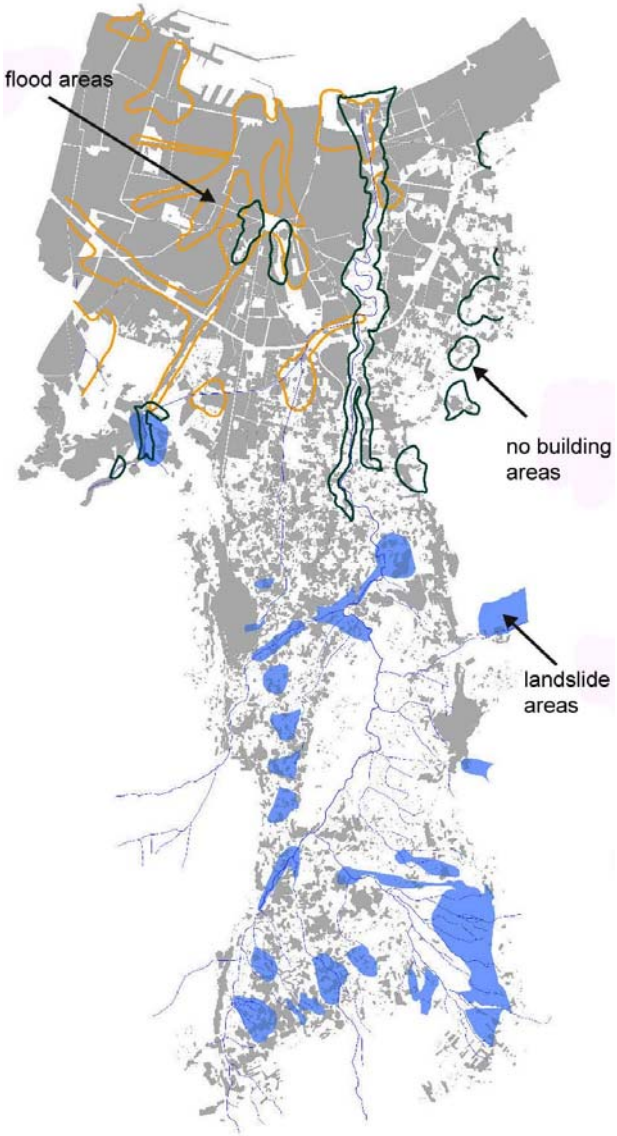
Table 05

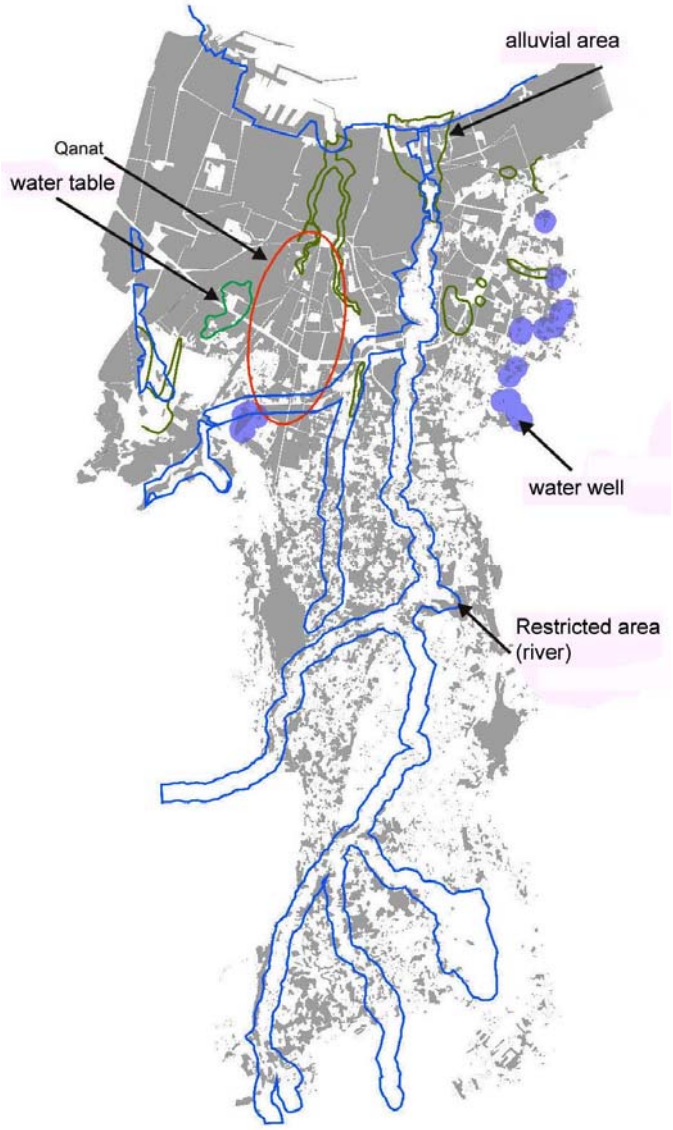
Municipality	**Law n. 37/85** nr. requests	**Law n. 724/94** nr. requests	**Law n. 326/03** nr. requests
Altofonte	1.407	406	191
Palermo	37.539	14.044	10.102
Monreale	6.724	2.800	1.298
total	**45.670**	**17.250**	**11.591**
Province	120.935	45.225	25.198
Influence (about)	**38%**	**38%**	**46%**

Table 06

Municipality	**Restrictions**	***Cemented surface (sqm)***	***Volume (cm)***
Monreale	Landslide areas	*948.558,00*	*4.652.870,00*
	Protected areas	*1.103.287,00*	*5.416.465,00*
		56.125,00	*280.525,00*
Altofonte	Protected areas along the roads		
	SIC areas	*177.702,00*	*878.410,00*
	Protected areas along the rivers	*88.572,00*	*432.870,00*
	Hydrogeological restriction	*382.358,00*	*1.921.780,00*
	Oreto River	*58.585,00*	*272.825,00*
	Landslide area	*34.810,00*	*174.050,00*
		2.997.396,00	*14.896.970,00*
Palermo	Flood areas		
	No building areas	*3.056.791,00*	*15.273.945,00*
	Landslide risk	*413.178,00*	*2.065.890,00*
	Hydrical risk	*8.283.607,00*	*41.327.045,00*
	Protected areas along the rivers	*2.124.029,00*	*4.620.145,00*
	Protected area along theWater well	*408.538,00*	*2.032.810,00*
	Hydrogeological restriction	*456.282,00*	*2.161.350,00*
	“Qanat”	*4.194.656,00*	*17.862.348,00*
	Airport restriction	*1.117.618,00*	*5.499.180,00*
		4.908.277,00	*24.431.475,00*
Area of study	L. 431/85 - Area for the River protection		
	L. 1497/39 – landscape restriction	*4.213.185,00*	*21.054.825,00*

123 *Protected areas*





NOTE

[1] Francesco Lojacono (Palermo, 1838 - Palermo, February 28, 1915) was an Italian painter, the most important Sicilian landscape painter of the nineteenth century.

[2] The Autonomy is the particular form of government of the region that was granted to Sicily in 1946, governed by a special statute (Article 116 of the Italian Constitution), which has endowed it with a wide political, legislative, administrative and financial autonomy.

[3] All data presented in this study represents the results of synthesis, derived from ISTAT sources or analysis carried out directly by writing on cartography and the PRG of the common interior area of study. To be able to gather immediately the amount in respect of the relations involved, it is preferable to use the graph instead of the figure.

[4] We must remember that the war was finished, but the old town was destroyed, so there was the necessity of new housing. It is important to establish in this study that the new buildings were not in the centre where the buildings were left in decay because the new housing was in the new suburbs.

[5] Giovanni Astengo (1919-1990) was an italian architect tied to the Italian Socialist Party. Even if He was a great italian architect, there are many criticisms of the Town Planning Scheme of Monreale because it is very far from the real exigence of the territory.

[6] On building standards, urbanization and zoning of the areas inside a territory.

[7] These data are a synthesis of the study made on the territory, building code and town planning technique regulations of Monreale.

[8] This law was the main point of reference for the protection of the heritage and productive interventions on the agricultural areas, where was given the possibility to build farms and modern infrastructures for the agricultural yields.

[9] They are the restricted areas of the Town Planning Scheme.

[10] The executive planning of the old town centre has been adopted with resolution n. 341 – 02/16/1990.

[11] Salvatore Lima was an italian politician affiliated to the Mafia and killed by the Mafia in February 1992, while Vito Ciancimino was mayor of Palermo in 1960, he was affiliated to the Mafia and he was the first politician condemned for Mafia; he died in 2002 and has been the author of the Palermo's sack.

[12] Here, is important to remember that in Sicily the TPS must be preceded by a geologic study and other specialized study on the territory.

[13] It has been in fashion from 1960, when the building became income.

[14] This situation was found in the first TPS of Monreale where the plan foresaw for VL1, VL2 and VL3 areas, respectively, a density of 1.5, 1 and 2 cm/sqm, while in the agricultural area 0.50 cm/sqm. These densities are very high referring to the actual situation in Monreale where the agricultural areas have a density equal to 0.03 cm/sqm.

[15] The analysis has been made on the aerial photographs and with analysis on the site, starting from March 2009.

[16] This analysis has been made calculating the area of the houses and multiplying it for a conventional height equal to 4 mt. It is important to consider that in the area the height of many house built in the countryside is more than 7 metres. The result of this analysis like volumes, has been compared with the expressed parameters of the TPS of Monreale, Palermo and Altofonte. In this way it has been possible to see how many volumes there are more than the legals volumes in accordance to the TPS.

[17] In implementing Article 9 of the Constitution, the Republic protects and enhances the cultural heritage in line with the responsibilities set out in Article 117 of the Constitution and in accordance with the provisions of the Code.

[18] This refers to n.47/85 Law, the Law and Law No. n.724/94 326/2003. The first was converted by the Sicilian Region in Regional Law n.37/85 and therefore made the changes introduced by the Sicilian Parliament.

[19] The law was created with the intention of recovering economic resources with the legalization of illegally built porches and more with the art. 17, streamline the amnesty of the abuses, which at the date of the Law is not yet covered by the measure (or authorization granted amnesty), through the drafting of a report under oath, signed by a qualified engineer.

[20] Article 13 of Law 47/85, which was repealed and restated in Article 36 and 37 of DPR nr.380/2001 affects the achievement of granting amnesty for all the illegal works, that met with planning regulations at the time of the original request. The concession is subject to payment to obliterate the infraction.

[21] The data was kindly supplied by the Regional Land and Environment.

[22] It depends from the typology of illegal action on the property.

[23] Italian taxes on houses and rubbish.

[24] The data were calculated with the help of photographic aerial surveys and investigations conducted within the area of study.

25 The area is restricted with the ex Law 1497/39 on the landscape's protection, now it is inserted in the Code on Cultural Heritage.

26 Precisely the family business were 2,000 inside the area near to Monreale and other 5,000 in the remaining territory.

27 Many Chinese economists, to limit the phenomenon of social deprivation and unemployment that has occurred in China after the economic boom, started to discuss the return to agriculture as the main source and alternative of the services sector, to marginalize the problems that are currently hitting China. In the investigation REPORT - RAI 3: *'How will it end?'* 2009.

PART III

Hypothesis of Damage and Contingent Scenery

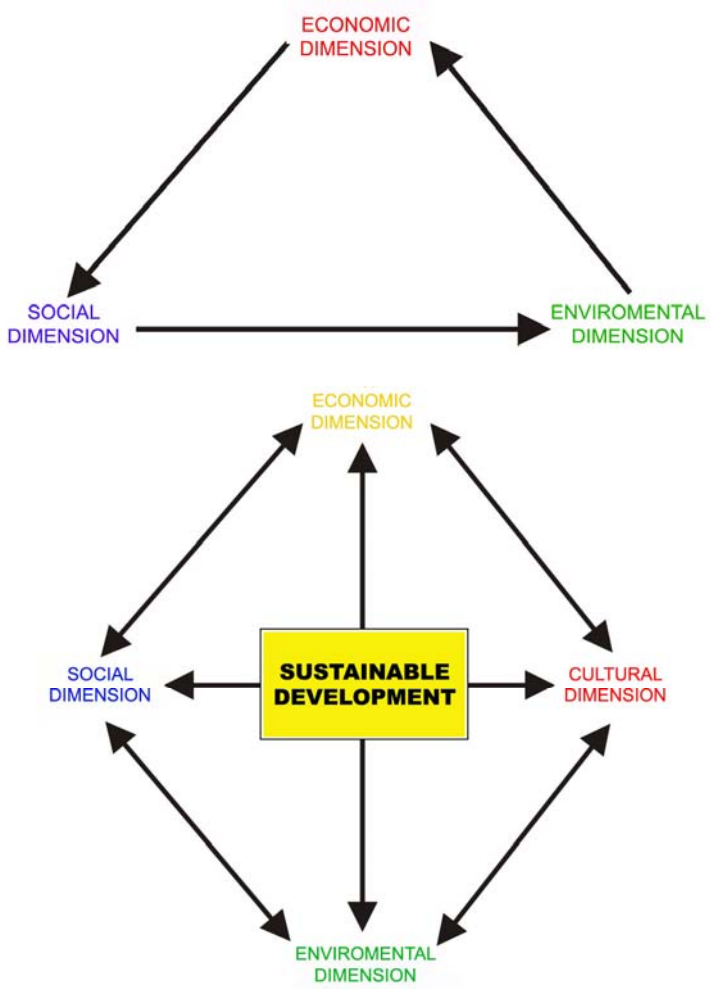
3 HYPOTHESIS OF THE DAMAGE AND ITS EFFECTS ON THE DIMENSIONS OF THE SUSTAINABLE DEVELOPMENT

3.1 The concept of damage and Sustainable Development

We can presume that the damage is a consequence of an action or an event which causes a reduction of the characteristic of an asset (economic, cultural value, etc..). The reduction of these characteristics is reported to tangible and immaterial assets. The birth of the environmental debate was in 1960 and it had the objective to study the relationship between economy and environment. Another question was the necessity to preserve the quality of the nature and the study of new typologies of development. The Stockholm Conference [1], was the first global issue on the environment and after the meeting, was adopted the *'Declaration'*. With this document, the enviroment became a protagonist of the development to protect as a resource. In fact in the Stockholm Declaration we find the concepts of *'Sustainability'* and *'Sustainable Development*[2]*'*:*" to guarantee the needs to the actual generations without compromising the possibility of the future generations"*. This concept of development proposes a vision of the world where the final objective is to reach a better lifequality, prosperity, a superior environmental quality and equal accessibility to the resources. Another milestone of the sustainable development is the UN's Declaration to the Rio de Janeiro Conference in 1992, in which were enacted the: *'27 principles on environment and development'*, *'Forest Principles'*, and *'Agenda 21*[3]*'*.

The sustainable development, after this conference, assumes the characteristic of an integrated idea with the three dimensions of the sunstainable development: '*Environment, Economy* and *Society'*. Scientists realize that every political intervention must answer to the integrated vision of the problem defining economic, social and environmental impacts. They represent the three dimensions of the sustainable development, even if I like to speak of a fourth dimension adding '*culture'*. Culture represents a group of meanings and traditional values of a population, it has an identity and contributes to the sunstainable development and to the maintenance of the value in a comunity. These values have uniqueness, they determine with other cultures the concept of pluralism. The first diagram (*figure 124*) shows the combinations

among the three dimensions to achieve an objective while in the second diagram, we show that the achievement of the objective is possible with a process of integration and iteration among the dimensions of the sustainable development. I mention iteration and integration because in the sustainable development the concept to maximize and to minimize the objectives of one respect the other dimension can not exist, the objective of the sustainable development, should be obtained with the 'dynamic equilibrium' among the dimensions. For example, the increase of the technologies inside a industry, can not cause the expulsion of human capital and environmental pollution. The increase of technologies must improve the quality of the environment and the work of the human capital. We must replace the concept of quantity with quality, because only in this way we will find a dynamic equilibrium among the dimensions.



124 *From three dimensions to the four dimensions of the sustainable development.*

3.2 Dimension of the Sustainable Development

The concept of sustainability begins with the identification of the incompatibility between economic and ecological processes. Practically, human activities can compromise the processes of the environmental system, therefore the critical issue is to maintain compatibility among processes. With the process of compatibility remains a priority the preservation of life on Earth, to pass them to the future generations. Consequently, the economic processes even if they must produce wealth, it is necessary the compatibility with the environment processes without compromising the resources of the community. The necessary condition is that capital mustn't be subjected to process of degradation to the point to increase only economic resources, because the risk is the destabilization of the social and cultural dimensions of the community. Social dimension is the mirror of a community, which has the objective of equality amongst people and the respect of the Constitution.

It must reduce the gap among the social classes and to have as an objective the respect of the rules, to develop social cohesion, to strengthen the desire to belong to the comunity without being overun by the economic process. The cultural dimension is the great force of the sustainable development, because it can be an *'instrument of equilibrium'* among processes. In fact, it is founded on principles of identity and tradition of a community, it must promote vitality and values. A founded culture on individual values generates a lifestyle which collides with the concept of sustainability.

If we want to speak of sustainability is necessary to move from the urban dimension to the landscape dimension. In the situation of environmental dimension, cities cannot live without countryside because it supports the ecological and biological processes (agricolture, free time, energy, protection). At the same time the economic sustainability represents the self-sustainable economic processes that lives without receiving means of support from the outside but from its *'internal organs'*. It has the capacity to compete on the market making innovations for its maintenance and evolution. Social sustainability represents coexistence. Today cities are places where is easy to lose the sense of belonging due to the new typologies of buildings (rural houses, residential areas and working class-neighbourhoods). This system makes the difference amoung people transforming also the sense of unity like in Old Town Centres, Villages and Suburbs. A city can have a sustainable development when it is

able to self-organize its components such as people. It is important that everyone has a behavior no longer tied to personal necessities but for the comunity. Culture is the vital energy. It includes not only the knowledge of the community but also its vision of things and its values.

In other words, the cultural sustainability regulates the relationship among the three clusters: *men-environment, men-economy* and *men-society* thus playing a key role in the qualification of the human capital.

3.3 Sustainable Development: Europe and Italy

The Maastricht Treaty includes sustainable development among the EU's objectives and a series of community events or sanctioned roles and characters. The conclusions of the European Council in Cardiff in 1998 was presented the strategy to integrate environmental protection into Community policies: in the Introductory Document of the Vienna European Council, in the same year, and the conclusions of the Helsinki European Council in 1999, was The need to implement this strategy. Based on experience gained from the fifth European Environmental Action Plan *'Towards Sustainability'*, parallel to the Rio Conference and the launch of Agenda 21, were defined the guidelines on environmental protection and sustainable development. In 2000 the European Council summit held in Lisbon and Nice, laid the foundation for a comprehensive socio-economic strategy and with the Stockholm European Council in 2001, emphasized the 'absolute equality between the dimension of sustainable development (Environment, Economy, Society, Culture). However, with the Gothenburg European Council, which in 2001, began the European Strategy for Sustainable Development, under which the economic, social, environmental and cultural needs of all policies must be part of the decisional process[4].

The VI Environmental Action Plan European 2002/2010[5], defines the Community's environmental policy until 2010, linking it to 4 priority areas for action (climate change, nature and biodiversity, environment, health, quality of life, sustainable use of resources) and supporting the promotion of Local Agenda 21, action on the transport system, the adoption of urban environment indicators. One of the emerging elements after Johannesburg, was a wider comprehension of the urban dimension which took an even greater prominence in the part of the EU sustainability strategy and the objectives set at the summits of Lisbon, Gothenburg and Barcelona.

Johannesburg established the necessity to pass from Agenda 21 to the Action

Plan, to be precise the identification of problems, methods and strategies for effective implementation of operations on the ground not only in terms of environment itself, but in more complex terms of consultation, participation and sharing. It is clear that the testing of Agenda 21 is a real opportunity to launch programs and urban renewal and redevelopment planning. The path of Agenda 21 has already been activated by many European and Italian cities, works which involved comunity actions.

In particular, in Italy we have observed a strong interest of the local governments and a notable increase of the use of Agenda 21. This is the main instrument through which are created sustainable patterns of development, taking the Italian experience level to that of other European nations. Referring to the sustainability the Italian commitment has since substantiated, since 2000, in a series of initiatives and contributions by the Ministry for the Environment and Territory, APAT, ARPA, APPA[6], Central Government, local coordinators of Agenda 21 and the participation of various stakeholders. Environmental Action Strategy for Sustainable Development in Italy, prepared by the Ministry for the Environment, Land and approved by resolution CIPE[7] 2/8/02, N57 ° VI is inspired by the aforementioned action plan, and on those objectives full employment, social cohesion, environmental protection enshrined in the European Councils of Lisbon and Gothenburg. Environmental action is structured here in four broad thematic areas: climate change and ozone layer protection, protection and sustainable exploitation of Nature and Biodiversity, quality of the environment and of the urban environments and territory, Sustainable Management of the Natural Resources. Each area is associated with a thematic table of indicators, chosen according to the requirements of current legislation and include the seven indicators of the Barcelona Council, the ECI (European Common Indicators) and the list of eleven European environmental indicators in 2000. In the Environmental Action Strategy for Sustainable Development (Environmental Action Strategy - SVS 15:07:02 / rev 38 attached to the CIPE decision of 2 August 2002, Official Gazette No. 255 of 30 October 2002), MATT (Ministry's Environment and Land Protection) identifies as a tool to make more systematic, efficient and effective implementation of the EIA (Environmental Impact Assessment), the establishment of environmental observation, aimed at checking compliance with rulings of environmental friendliness and the monitoring of environmental issues during construction of the works of particular relevance. MATT

the EIA also acknowledges that the individual works are not sufficient to ensure the overall sustainability but that they must be integrated upstream into plans and programs through the Strategic Environmental Assessment (SEA) as required by Directive 2001/42/EC who have already taken the necessary criteria for environmental sustainability[8]. The theme of environmental damage is to be counted among the tools used to promote sustainable development. In this sense, it indicates the instrument on civil liability for environmental damage[9], which establishes the principle of 'polluter pays' principle has, among other things, the goal of preventing environmental damage by making conscious professionals engaged in practice and behaviours that pose a risk to the environment, as to the requirements of compensation for environmental damage that may be caused[10].

3.4 Dimensions of the Sustainable Development in the area of study

Chapter 28 of Agenda 21[11], *'Initiatives of local governments to support Agenda 21',* recognizes a role for local communities in implementing sustainable development policies, given that over 45% of world population lives in contexts areas. Local Agenda 21 is a voluntary association, the scientific world, organized groups, business associations, citizens and public administrations which operate locally, they may decide to plan together the sustainable future of their territory. Each district, town and area has unique environmental features, social, historical, cultural and economic relations. Besides each area has specific problems and opportunities that the process of Local Agenda 21 must understand and consider to be able to initiate the potential land development and the people who live it. A major novelty of Agenda 21 is the assignment of a value which allows the population to participate in decisions on activities in their areas. Civil societies and business associations are stakeholders because they are affected or produce effects and consequences of what happens in their territory.

Local Agenda 21 becomes therefore, a way to participate in building and designing their own future and that of the future generations. Today in Italy there are numerous administrative locations[12] that have signed the Aalborg Card promoting Local Agenda 21 processes in its territory. Within the study area only the City of Palermo[13] has participated, while the town of Monreale and Altofonte have not yet joined. Taking the example of the City of Palermo, Agenda 21 was developed through the identification and involvement of stakeholders[14], the activation of thematic

forums, the development of a Report on the State of the Environment and the final processing of a Local Action Plan. The most important part, which has the highest degree of involvement is the forum which was nothing more than a public meeting convened to discuss matters of common interest: social, cultural, political and environmental. The forum, therefore, is the core of Local Agenda 21 process; it addresses the problems of land, chooses priorities for actions, proposed projects and often effectuated them. The Forum[15] can be a single or divided by the working groups, each of which discusses various issues and is coordinated by a moderator. Equally important is the investigation phase of the land: that is in the collection and systematization of the physical, social and economic basic data. Once verified and validated the information will be sorted and positioned in the Report on State of Environment (RSA)[16], which generally also includes monitoring and subsequent updates. Finally, the general objectives, sorted by priority of action and the actions needed to achieve them, are listed in the Local Action Plan (LAP). The latter also defines who is responsible for their implementation, who identifies the financial resources and the necessary instruments. Although the Action Plan is subject to continuous updates as the planned projects are implemented it become evident new actions to implement. The City of Palermo in line with their commitment to the principles of the Aalborg Charter and the more recent international documents on sustainable development and Agenda 21 as a project developer, has committed to:

- *To promote, organize and manage the activities of the process of Agenda 21, through the appropriate Operating Unit Agenda 21, providing the necessary logistical and organizational support and ensuring access to data;*
- *To develop a wider management approach of the territory which includes the population;*
- *Spreading an intersectoral approach in new projects and activities by the institution and to raise the awareness of the common culture of sustainability;*
- *Coordinate and support at local Agenda 21 initiatives to spread the area of sustainable development policies;*
- *Try to find a unified vision with local and global initiatives, national and international network of local governments committed to promoting ways of developing social, environmental and economical sustainability.*

Until today Local Agenda 21 for the city of Palermo has registered the following activities:

- *activation in the Department of Environment and Housing of the City of Palermo - Local Operative Group Agenda 21. This is a technical and organizational body which among other things informs the citizens on the works effectuated by the Local Agenda 21;*
- *The Department of Environment and Housing Organized 5 Conferences on the Local Agenda 21 developments which included the preparation, administration services to participants in conferences and processing of results of questionnaires informative and motivational to know the willingness of local actors to participate in the process, to understand their interests and their needs for involvement in the Forum;*
- *Establishment of the Technical Secretariat and the Promotion Committee of the Forum of Agenda 21;*
- *Activation of the Permanent Forum of Local Agenda 21 in Palermo;*
- *Preparing the first Report on the State of the local Environment;*
- *Activation Topic Forums on: mobility, parks and urban gardens, environmental education.*

We can say that something is starting to move, even if it is still too early to see concrete results and draw the appropriate conclusion. If the Municipality of Palermo has commendably taken this path, we can not say the same for the other two local authorities who continue to persevere in a non-sustainable development policy, rewarding the intensive use of land for building and not leveraging other areas possibly more compatible with the context. Speaking of compatibility, it is obvious the possible comparison between what was done and promoted in terms of development from 1946 to today as we stated in terms of economic, environmental, social and cultural development.

3.5 Supposition of the damage

If we speak of economic sustainability, we can certainly say that nothing was ever done to promote and stimulate the local economy and its nature that is strictly linked to the craftsmanship and agriculture. Indeed vanting industrialization in the

1960s the countryside was abandoned with the result that today the industry didn't grow as it should have. In fact, the actual industries in the area are not very competitive on national and international markets. If you compare them to the industries in the North of Italy which are much more dynamic and capable of absorbing economic crisis. The industry of the south and particularly that of Palermo, is characterized by a very narrow sector, which has had repercussions in terms of jobs and where there were European funding to create new industries, the submitted projects were solid like *'soap bubbles'* because although the ideas seemed solid they weren't realistic within the territory where they would have been erected: the complete lack of services and infrastructures and the real desire to create this employment possibility thus only taking the European funds. This industrial paradox is not sustainable in the pure sense, without the infrastructures the local industries manage to fend off bankruptcy with public funding. The crisis is not only economic, but also due to the fact that creating liberal initiatives are highly hindered, it lacks the small enterprises that are capable of self-sustainability and to create family businesses, it also lacks agricultural initiatives and the craftsmanship two phenomena that create resources that automatically turn into profit. The construction industry for years was the only one capable of generating resources and economy, but the problem is that its existence is tied to land exploitation. If savage urbanization every year consumes 100,000 hectares of agricultural land, soon there will not be land to exploit. When we understand the value of the agricultural areas it will be too late just like the valuable ancient historical buildings which aren't being restored.

Sooner or later, administrators will have to realize that exploiting common assets, for temporary immediate gains will in the long run be much more damaging, because this is not sustainable economically for the communities. There was the Minister Fiorentino Sullo[17], that in 1963 had experienced the phenomenon on agricultural land, so that he had made a proposal for a Law against the speculation which proposed to not be able to change the destination of the agricultural land. He asked that these changes could be only decided by the central government and not by the local authorities. His political Party, the Christian Democrats which not only stopped him from actuating his proposal, they destroyed him politically. This was the first and last serious attempt to deal with the problems of financial speculation and chaotic urban development that plagued the country since the 1960s to today. The fact

is that today we can do anything through planning agreements and to pretend to fight an unregulated system has created a gigantic bureaucracy that is *'spitting blood'* at those who want to enlarge a window or redecorate a house, this is also a damage. The created ineconomic and unenvironmental sustainability is affecting the social and cultural sustainability. My generation is the child of social housing in suburban neighborhoods, diversity and compartmentalization, is the child of the logic which prevale private property and not collective, the recommendation to be able to find a job or even worse, lack of choice to stay here and create a business enterprise or to emigrate. This last damage is the greatest, because all the things that could be restored, you can not substitute or repare the loss of the cultural and social identity, the awareness of belonging to a place has a value that is economic, cultural, moral and sentimental.

4 SCENERY PROJECT IN PROCESS OF CONTINGENT VALUATION

4.1 The strategy used for the choice of the contingent scenery.

In recent decades, the renewed interest in the cultural sector has gradually accompanied the recognition of the capacity of cultural heritage to play a purely economic role. Thus, increasing the material and cultural initiatives which were called to be a *'resource'*, to become, in other words, a factor of economic and social development of the area where they are located. Arts and culture cease to be only mere attributes of history and beauty of a country to become rather elements of a cultural heritage that, in the context of additional economic resources, is to perform a set number of functions in a new perspective of a *'virtual economy'*[18]. This view is a prerequisite of the design phase of this research which focuses on finding the value of damage caused to properties as in the case of the studied area.

It is on the basis of this perspective that began the need to verify the actual degree of interest of the population towards an improvement in the habitat in which the population lives daily and use of goods and services offered. More over in the same survey was given to tourists in transit a form to fill in, which studied the degree of appreciation of the visit in light of cultural aspirations and unfulfilled expectations tied to the idea that each of them had made of the area before their visit.

The survey proposal, is reserved for the tourist who has visited the area and who saw in Monreale last goal, or transit, after visiting Palermo and crossed Corso Calatafimi, because Monreale and its Cathedral, inside planning of tour operators or

for "DIY" stands for in most cases, the final goal. Generally, anyone arriving at Monreale has already visited the area, cultural heritage in the area and the urban situation. These people complete the image of the area, when visiting the Belvedere of Monreale, they will enjoy the panoramic view across the valley. There are two objectives: the first is that while you have the option of obtaining a token opinion of appreciation of residents concerning the current situation compared to the previous situation in which they had lived or which has been past to the new generations. Therefore we will be able to identify the degree of attractiveness of the area for tourist by highlighting any weaknesses or strengths of the touristic offer. This study could be helpful for the local authorities to intervene to improve the touristic offert. The second objective, the most important for further research, concerns the choice of the contingent scenary to propose as an alternative to the current one.

4.2 The first survey, structure of the questionnaires and the sample of interviewees

The first survey, was executed in June because the period between June and September is very favorable for the touristic flow and for residents. Considering the difficulty of the action, I thought to involve in the survey eleven real estate agencies[19]; to be precise, the agencies involved, are distributed as follows: three agencies covering the area around Monreale, one agency inside Altofonte, seven agencies distributed in the area of Palermo. The structure of the questionnaires (*Attached A for Tourist and B for residents/non-residents*) was organized in four section with, altogether, fifty questions with open/ended answers.

In the questionnaire for tourists I have promoted questions which gathered information about: holiday, economic characteristic, places and monuments, motivation and expectation of the visit, preference, hobby, customs and their personal characteristics. In the questionnaire for residents/non-residents I have promoted questions to gather information about: characteristic of their property, residence, service/infrastructures present in the area, motivation and knowledge of the goods in the area, qualitative judgment on the current situation of the area respect to the old situation, impression on the compatibility of the urban development with the cultural heritage inside the area, their idea of a possible scenery, preference, hobby and personal characteristics. The questionnaires are provided with an introduction describing the presentation of the questionnaire and its purpose; all sections provide

information, but the second and third sections are most important for the choice of the contingent scenery, because the sample with their answers gave me a judgment of qualitative value and economic value with the approach of IBG[20] (*Interactive Bidding Game*) on a Want To Pay[21]. This WTP is asked with reference to the current situation of the scenery to improve it and with reference to a possible second scenery different from the first. In the questionnaire was applied the technique of the *'echo-question'*, with the formulation of the same question in different ways to have a degree of coherence on the answers.

When the interviews finished, the sample of interviewed tourists were 650 forms, with 644[22] valid, while the sample of residents-non residents were 3960 forms, with 3942[23] valid.

4.2.1 The analysis of the sample, Tourists and Residents/non-Residents

We will examine the main characteristics of the interviewees on the basis of which we have estimated the first WTP (this is necessary for the valuation of the final WTP) on services and quality of the visited assets, furthermore the service and the quality of the area considering the urban development and the illegal buildings. The examination of the data, is made through the use of five indicators: social-economic, general personal choices, objectives, preferences and judgment. In most cases, the correspondence of the answers to the echo-question were changeable within a range of 97% to 99%.

4.2.1.1 The sample of Tourists

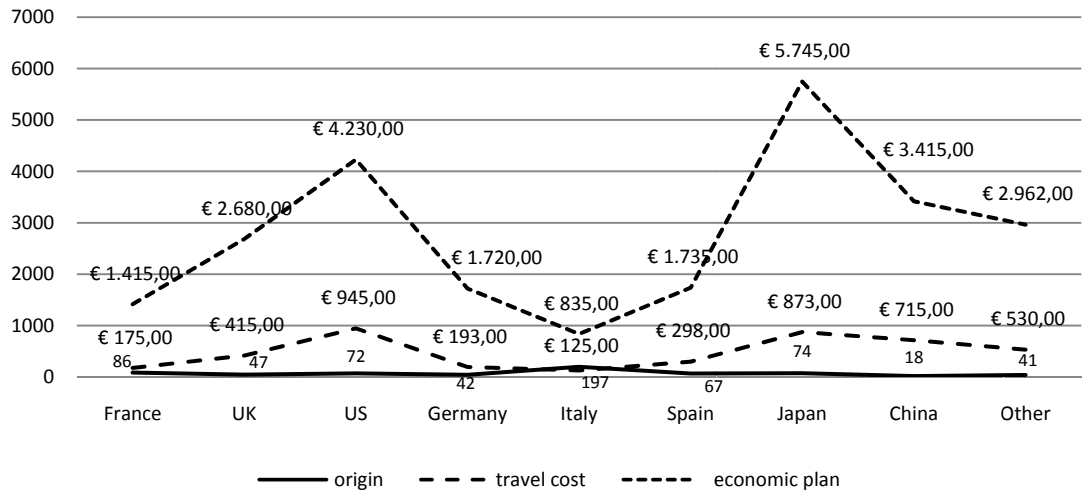
The analysis of the social-economic characteristics, has emphasized that 40% of the interviewees had an age between 20/30 years, while 39% between 31/50 years. They were in equal percentage between males and females prevalently of Italian nationality (*figure 125*). The cultural level of the interviewees resulted predominantly with a degree while 67% were self-employed professionals. 33% had a public employment, 43% of interviewees had an income between €15/30.000 while 20% up to €15.000, only a small sample had a superior income. From the data we can observe that the interviewees were primarily young and culturally gifted, with the characteristic of personal choice towards cultural holidays (about 73%), also 49% were not tied to environmental politics but approximately 54% prefered information about cultural and touristic themes. For 91% of the interviewees it was the first time

that they had visited the Conca d'Oro. 61% were part of a tour organized by a Tour Operator from about six to seven days; the declared travel costs, were tied to their place of origin as the economic plan that they had foreseen before of the visit. Refering to the tourists that have organized the tour without consulting a Tour Operator, 7% of these declared to use a rented car for their movements inside the area while, 31% declared to use public transports. About 43% of interviewees prefers to stay in Hotel in the area, 43% B&B and Residence. At the date of the interviews everyone had already visited: Palermo and Monreale 100%, 88% Bagheria, 38% Altofonte. Only 25% of interviewees will go to other cities while, 2% would like to increase the days of vacation to see other places. 53% of them declared that the expense to stay in the area was lower than the foreseen cost in the economic plan of the holiday, while for 43% of interviewees this cost reached the limit than had been programmed. Only 4% says that it was over the prefixed expense while 58% of interviewees declared that at the end of the holiday they would have overspent by 20%.

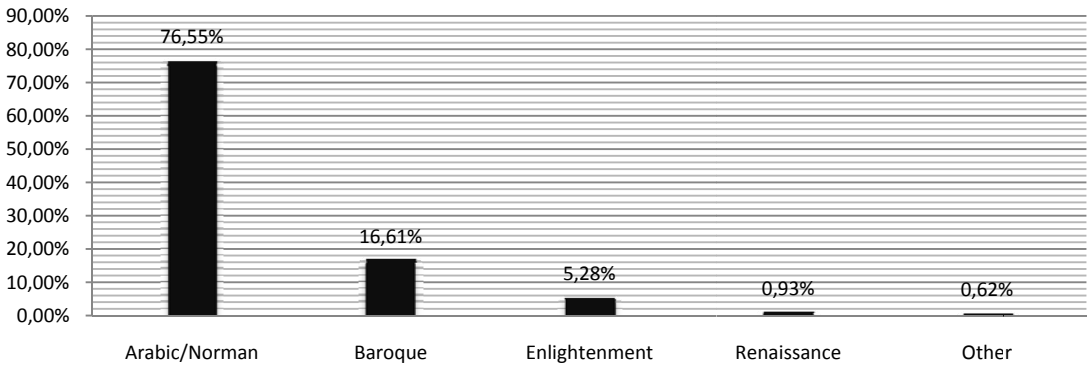
The characteristics of preference are an instrument that allow us to understand the choice made by the tourists, on questions concerning the assets and the places of the area. 76% of them declared to have already heard of the Conca d'Oro due to the Mafia phenomenon before coming to Sicily. Relatively the expressed preferences of the tourists on the visit of the area, about 100% declared to prefer visiting: churches, old centres, palaces, gardens, parks, 18th century villas, museums, squares and markets. From the answers given by the tourists, we can see that the tourists were dynamic people who prefer to walk in the area, besides they are fascinated by churches and old town centres (*figure 126*). The most rapresentative historical period for the tourists is the Arab-Norman age, and after: Baroque, Enlightenment and Renaissance. Referring to the preferences made on the assets (*figure 127*) we have these choices: Zisa Castle 44%, Cathedral of Monreale 37% and Mount Pellegrino. Citrus orchards and the Cathedral of Monreale continue to be the preferred assets by the tourists at the moment in which I asked them a judgment of preference on the assets that characterize the area of the Conca d'Oro (*figure 128*). To the request of their assent, *'yes or no'*, would they pay? (WTP) €18,00 to visit each monument in the area, only 3% of the tourists accepted the proposal, while 97% refused proposing an inferior WTP which went from €3,00 (42%) to €17,00 (0,3%). When asking if they thought that it was honest to pay a tax to visit the assets of the area, 34% of interviewees gave a positive

answer because for them to pay a tax is tied to the idea that the money would be utilized to maintain the asset. Differently 27% of interviewees answers positively without motivating their choice while 4% of tourists answers negatively. Hypothesing private management of the cultural heritage[24] of the studied area, only 4% of tourists were favorable while 80% believe that cultural heritage must be public property. The characteristic of judgment expresses the degree of acceptance by the tourists on our assets utilizing economic and quality indicators. To the requests of which touristic requirements were more important in their choice of the area: cultural heritage, old town centres, etc.., of the alternatives the most voted was to insert the assets into a thematic touristic path that involve all the urban area with such assets[25]. Another answer with hight results was the historical fidelity of the assets and of the area where it is situated (*figure 129*). These judgments evidence how tourists give a lot of attention to the historical fidelity and integrity of the assets and of the area which often are compromised by the urban transformations and by the illegal activities on the buildings. Asking the tourists if they had found these requisites in the area and in the assets, 67% of interviewees answers *'no'* and 26% of tourists said *'yes, partially'*. We asked, if we put into practice the historical fidelity around the assets and area, would they then pay €18,00 to visit each assets in the area? In the answers given to me by the tourists we can see a higher offer of payment. In fact 22% would pay €12,00 while 20% €13,00 and 19% would pay €18,00 (*figure 130*). Making a calculation of the weighed average on the proposed WTP referring to the actual situation of the area and assets, the calculated value is €5,58. Very different, was the answer with the improvement of the requirements in accordance to the requests of the tourists which reaches €15,57. This value will be point of reference to calculate the WTP in the final phase of the questionnaire. To guarantee the veracity of the payments that have been proposed by the tourists, we can use the judgments of the interviewees on the offered services inside and outside the area (*figure 131*) which substain the assets and tourists. It is possible to note, that the judgment was heavily negative in particular when it referred to public transport and traffic. Moreover when we spoke about touristic services we received a very negative answer. Asking them if our assets are inserted into a cultural and touristic paths, remembering their past experiences made elsewhere (other European or non-European visited cities), 80% of interviewees answered "no" because compared to Palermo where there is a very heavy urban situation with much

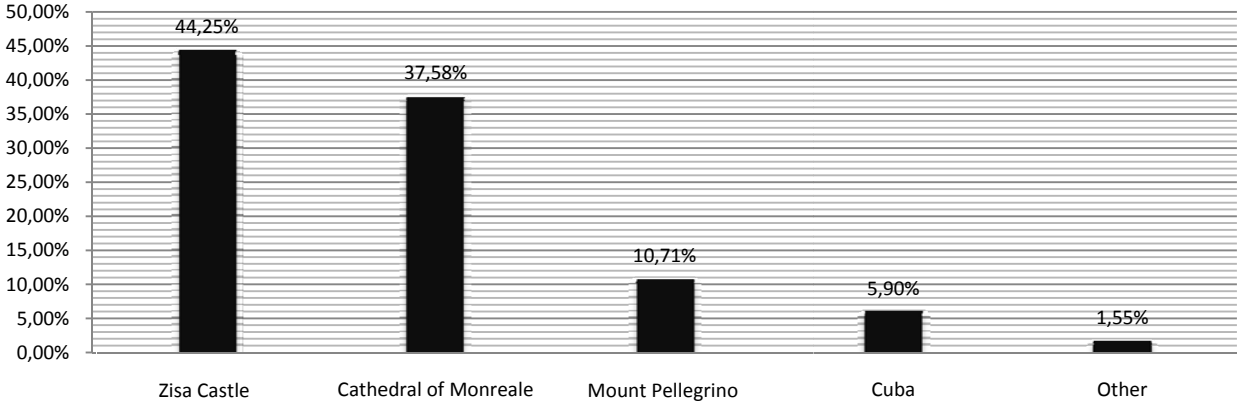
traffic in particularly in the Palermo-Monreale axis. Another disappoiment was that 30% of the people thought that too many old town houses were in a dreadful state. About 73% of interviewees thought that the actual situation involved a damage and the assets didn't correspond (maintenance/preservation/historicalfidelity) to the idea that they had made before coming to the Conca d'Oro. The motivations of these answers can be sought, 24% on the difference between what was publicized and what they found in the area, 26% of them thought that in the Conca d'Oro there wasn't any respect of the environment, followed by the many buildings that compromise the originality of the historical area and finally the lack of some primary services. Other motivations were the incompatibility or low compatibility between urban development and cultural heritage in the area, respectively 56% and 27%. Due to the very bad quality of the visit, 58% of the interviewes declared that they would not return to the area.



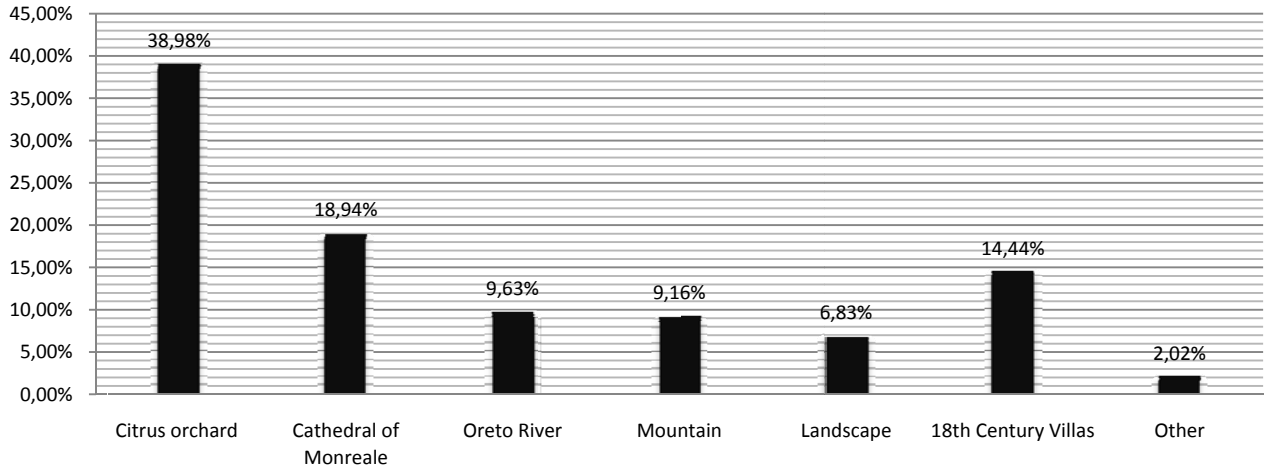
125 *Distribution of the nationality, expenses and planning of the travel costs*



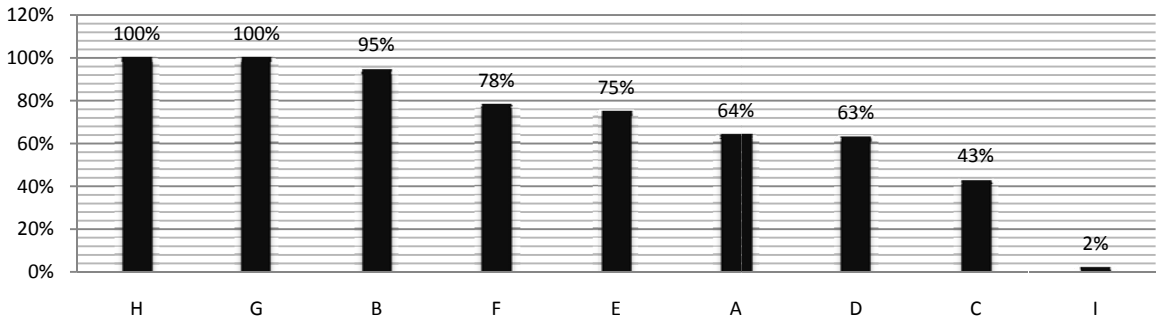
126 *Preference on historical periods more representative for the community*



127 *Preference of more interesting assets for the image of the local community*

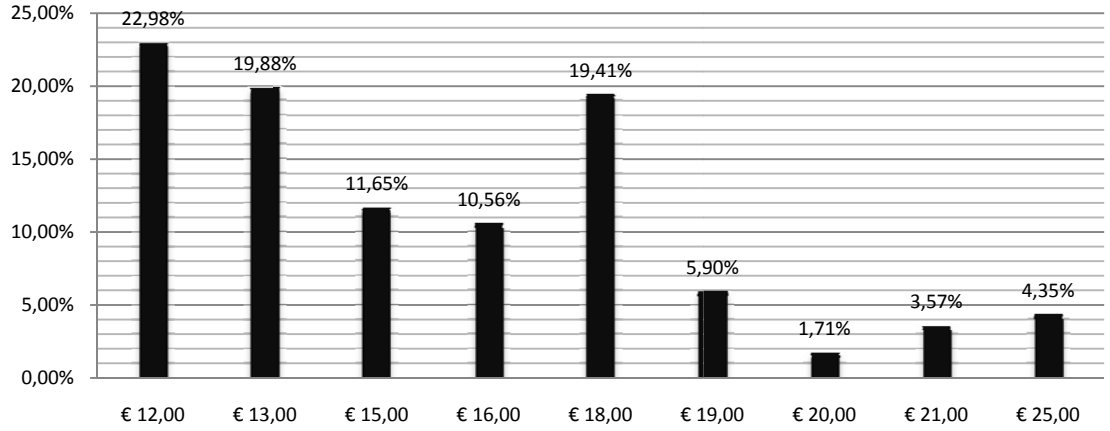


128 *Preference on assets that characterize the area of study*

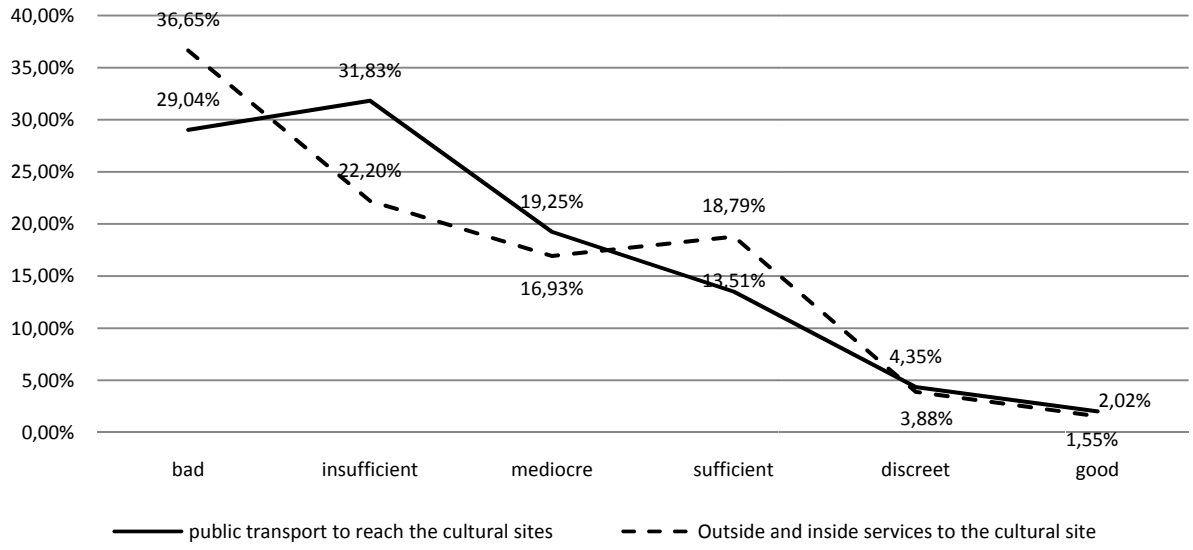


129 *Important requisites for a cultural heritage*

A - It is comfortable to reach with a private car
B - It is comfortable to reach with public transport
C – More opening hours
D - Brochure and other
E - Coffee, restaurant, book shop
F - Museum and cultural services
G - Originality and historic fidelity
H - Cultural path
I - Other



130 *WTP with requirements*



131 *The judgment on quality of services in the area*

4.2.1.2 The interviewed Residents/non-Residents

The analysis of the social-economic characteristics, had emphasized that 43% of the interviewees had an age between 51 and 73 years, while 36% between 31 and 50 years; they were divided into an equal percentage of males and females. They had predominantly a primary and secondary school education, while 38% had a degree; 41% was self-employed professionals, while 35% had a public employment. 32% of interviewees had an income between €15/30,000 while 20% up to €15,000, only a small quantity had a higher income. From data we can observe that the interviewees were not young or culturally gifted on music, sport, gardening and politics; neither were they tied to environmental politics but they preferred information on cultural

themes, about 60%. Largely, they were residents of the area from 1960/70; 93% lived within the family unit, 72% owned flats, while 54% lived in rented houses; 77% of interviewees use the car for their movements in the area because 42% worked far from home. When I ask them if the area where they live is supplied with services such as schools, libraries, etc.., 55% answered that there are not services inside the area, 30% answered that there are only schools, 5% only sporting areas. Another question was if the area was supplied with primary services such as sewer systems, street lighting, roads, etc.., 74% of interviewees answered that these services were not efficient, while 6% of interviewees were indifferent. The characteristic of preference evidenced aspects tied to the knowledge of the area, monuments, etc.. About 73% said to know the Conca d'Oro and its assets such as the Oreto River, old local markets and the old centre of the city, squares, parks and gardens, 18th century villas which were their primary preferences. The last position was held by museums and nature areas.

We ask them which historical period they thought best represented the area: the answer was Arabic/Norman age (*figure 132*), followed by Baroque, Renaissance and Enlightenment Eras. The most interesting assets were considered (*figure 133*): Quattro Canti (21%), Zisa (19%), Mount Pellegrino. Citrus orchard and the river continue to be preferred when I asked them a judgment of preference on the assets that characterize the area (*figure 134*). It is important to see the bond people have with the historical image of the city and with the main elements which characterise the countryside around the old city. This image is intensily felt in the older residents but is rare to find in the new generation mainly because they didn't live in the previous environment.

To the request if they would pay €18,00 to visit each monument, only 2% accepted the proposal while 98% refused and offered a lower WTP. To the request if is correct to pay an entrance tax to visit historical assets, 59% of the people interviewed answered that only tourists should pay the ticket, while only 22% were willing to pay if the money would be use for the maintenance of the monument. 12% answered to increase services, only 3% answered *'no'*. I asked if they thought that tourists should pay more money than residents to enter monuments. 62% answered positively while 29% answered *'no'*. The characteristic of judgment expressed the degree of acceptance of our assets with economic indicators and quality indicators; to the request: what requirements are important for their residences, the most voted was the presence of shopping centres, nature areas and public transport (*figure 135*). This

judgment demonstrate how services are very important for people. When I asked them if requirements considered necessary had been found at the time of purchase, 44% said *'no'* and only 20% affirms to have found services. On the quality of the services 34% expressesed a positive judgment while only 23% a negative judgment. When talking about the existing services in the area, judgments were: 44% scarce, 33% bad, only 11% said that they were sufficient (*figure 136*). During the interview I found it necessary to deepen the level of information concerning the quality of the services and necessary requirements considering the urban transformation of the area. To the question if the area has changed, 84% said *'yes'*, 15% said that there had been a partial change, only 1% said *'no'*. When I asked about the quality of these changes, 69% said the change was worse because there are no longer the rural areas that once were. Other motivations were: traffic, pollution, excessive construction. To the question, how the change had influenced the assets, 100% answered that the damage in the area was evident.

At this point of the interview was necessary to understand which route we should undertake for the choice of the contingent scenery. For this reason, I inserted in the questionnaire some questions tied to renovation of the old environmental conditions of the area. In fact I proposed to turn back the clocks to the post Second World War Era, using the knowledge of the citizens who lived in the area at that time and the imagination of those that hadn't. This was a risk because a good percentage of citizens that live in the area are the illegal constructors who in the last 30 years have made these areas their residences. To the question, if we restored the original conditions of these assets even if it meant demolition interventions but that this operations could be positive for tourism and the lifequality inside the area. Many people answered positively and only a small quantity were not favorable (*figure 137*).

When called to express a judgment of compatibility between assets-area and urban development, 68% said that there wasn't compatibility, 25% said there was a minor compatibility. To the question of restoring the original conditions of the Conca d'Oro including the demolition of illegal and legal buildings to restore gardens and the old agricultural areas of the Conca d'Oro, thus improving everybody's lifequality, many interviewees answered positively and only a small quantity were not favorable. To the request, to pay a monthly tax of €50,00 to demolish and restore the area, building new housing elsewhere, 70% were partially favorable, 27% answered

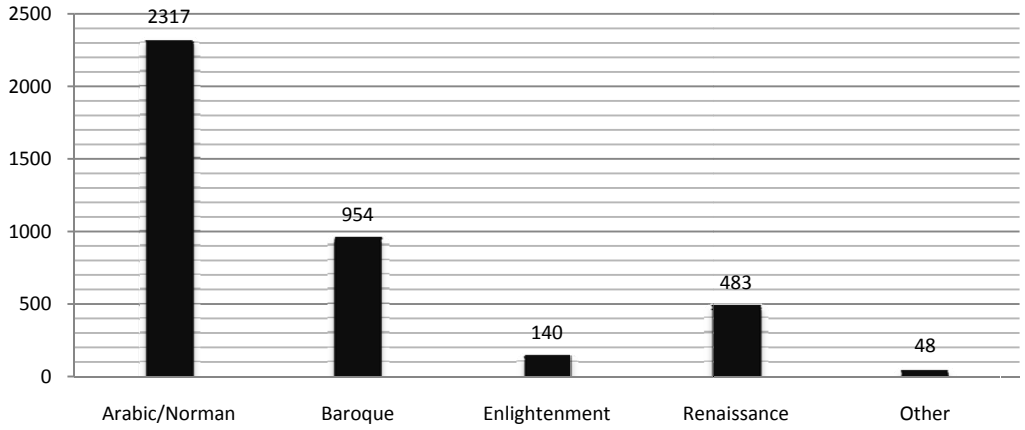
positively to the action. To the request of a maximum WTP to be able to realize the aforementioned, we obtained these results (*figure 138*). With the intervention of the public administration, to improve requirements on the base of the choices made by the interviewees, the last WTP, calculated as weighed average, had the economical value of €51,08. This value will be point of reference to calculate the final WTP. To guarantee of fidelity of the values there is the judgment on: urban management of the territory (*figure 139*), amnesty on illegal buildings (*figure 140*) and management of the amnesty made by municipalities (*figure 141*).

4.3 The Contingent Scenery

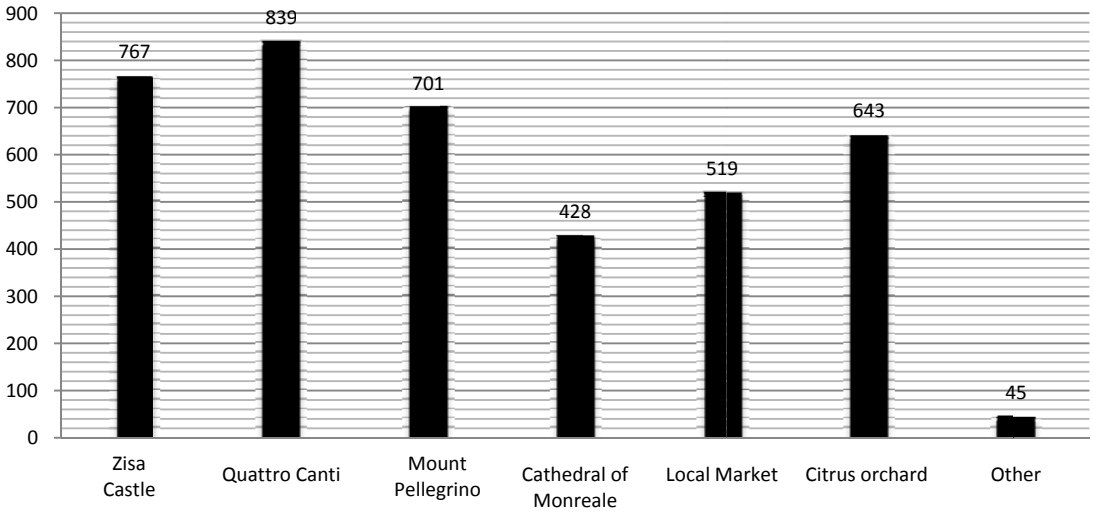
Regarding the answers gived by interviewees emerged that the urban development of the area, has caused many problems to cultural heritage in the area, and the same answers evidenced how illegal buildings together with inefficient management of the territory have made people more intolerant towards the city and urban places. This condition is the main reason that citizens leave the city and the outskirts, to go to the countryside and more tranquil places. Without an efficient management plan of the territory, the countryside has been the prey of every building constructor who are responsible of transforming and destroying the countryside around the city and small villages.

The judgments expressed when asked to compare the situation of the area before the urban development and the situation of the places after such development, they had no-doubts. Therefore it was very interesting that the request of comparison between the past and present areas and the request of the WTP were made without the auxiliary of photographs of the old area and contingent scenery.

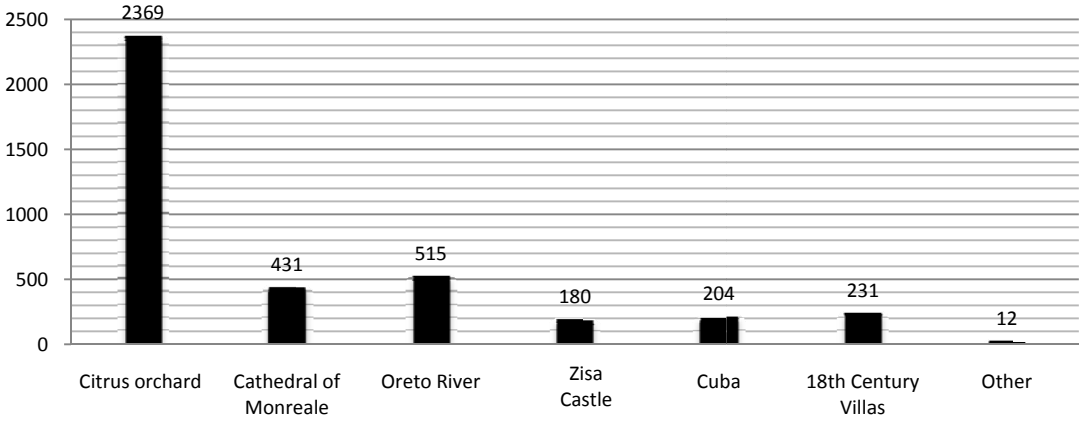
The reasons that the line used to calculate the damage should came from the judgments of the people who had lived in the area or at least had visited it and not using a hypothetical plan that would have misled the interviewees. For this reason we used old black and white photos of the area as contingent scenery, that showed the area before of the urban development in 1960 (*Attached D*). Regarding these images, it was interesting to see the amazement of the tourists and to listen to stories of the residents on their life before the war and after the war, to listen the radical change of customs, places and lifestyles.



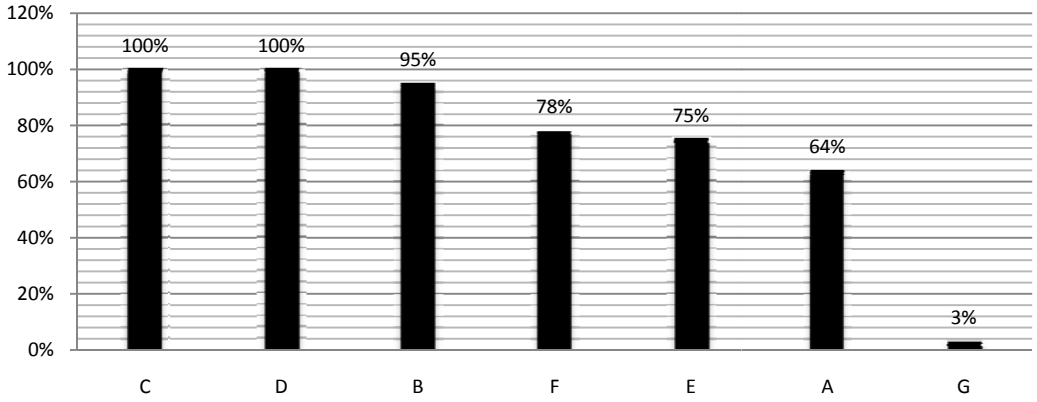
132 *The most representative preference of historical period for the community*



133 *Preference on interesting assets for the image of the local community*

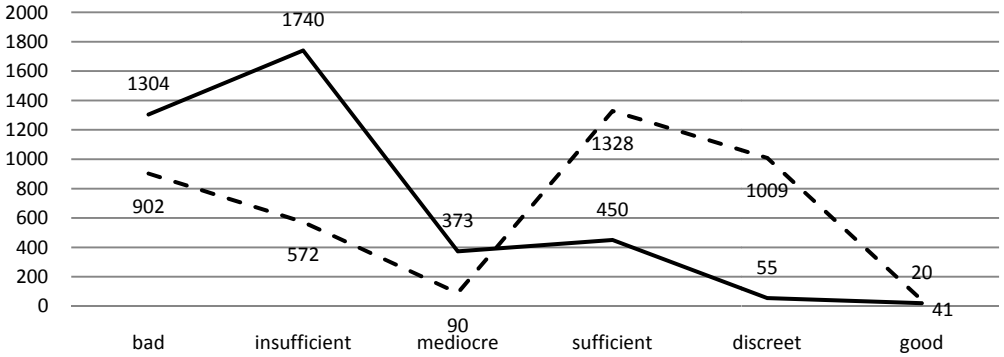


134 *Preference on assets that characterize the area of study*

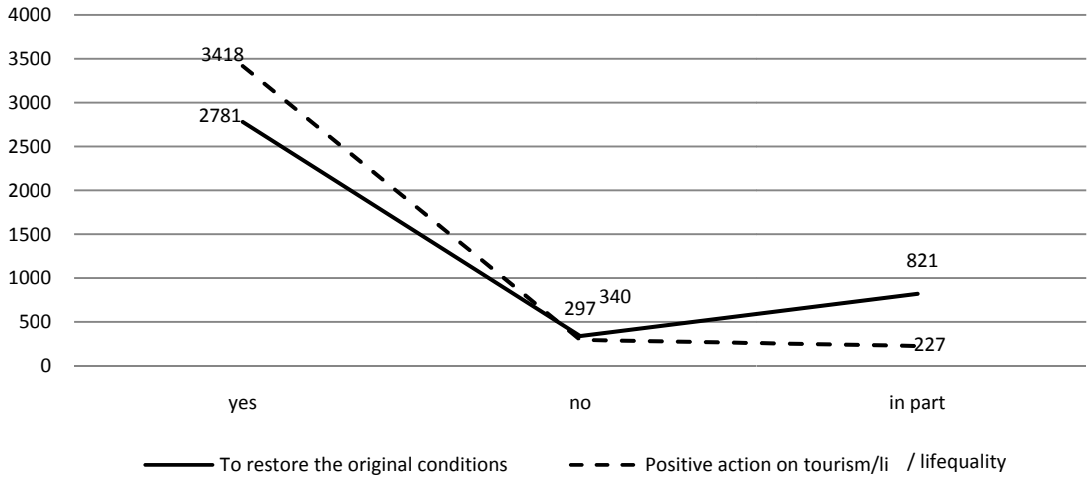


135 *Important requirements for the residence and their priority*

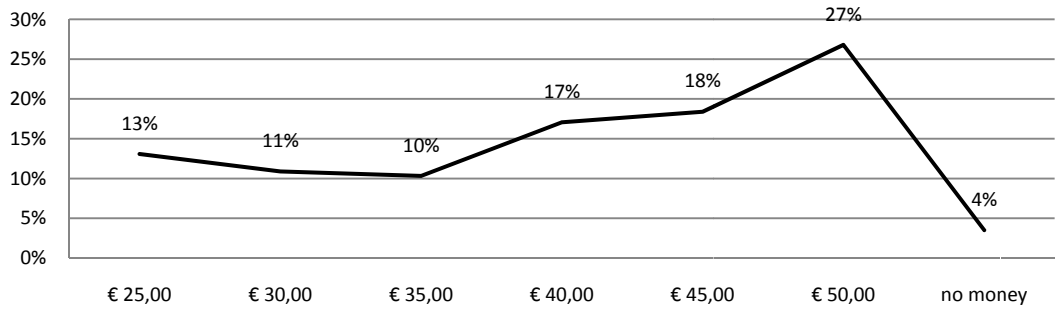
A - It is comfortable to reach with private car
B - It is comfortable to reach with public transport
C - Near to shopping centre
D - Near to green areas
E - Near to sport centre and free time centre
F - Near to cultural places
G - Other



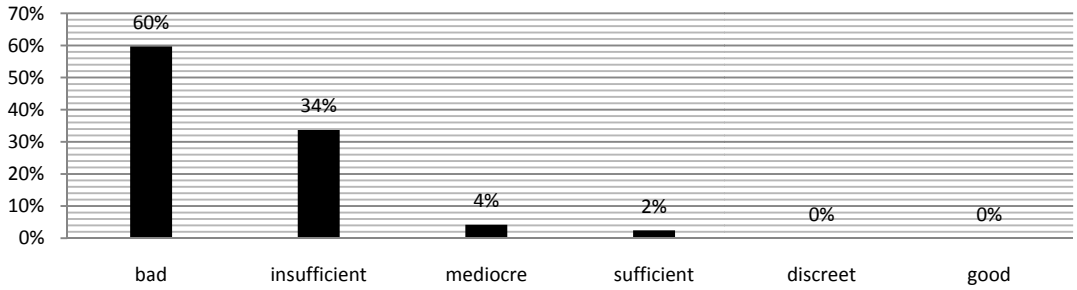
136 *Quality of services*



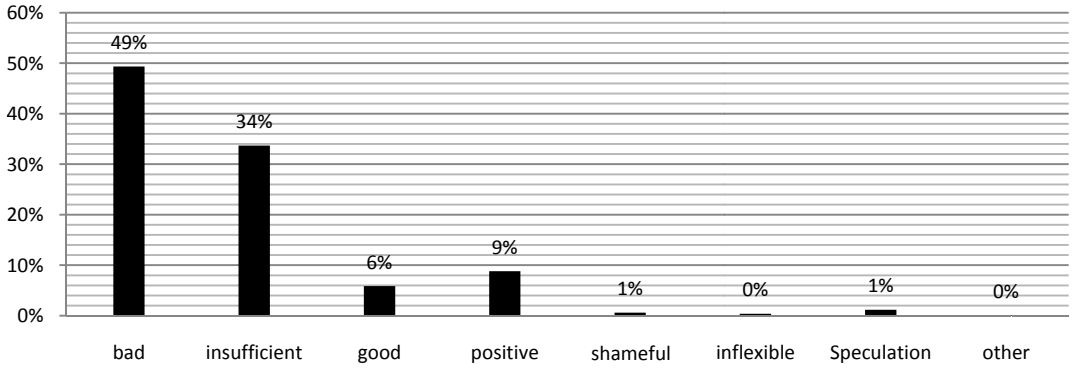
137 *The study of assets restoration actions*



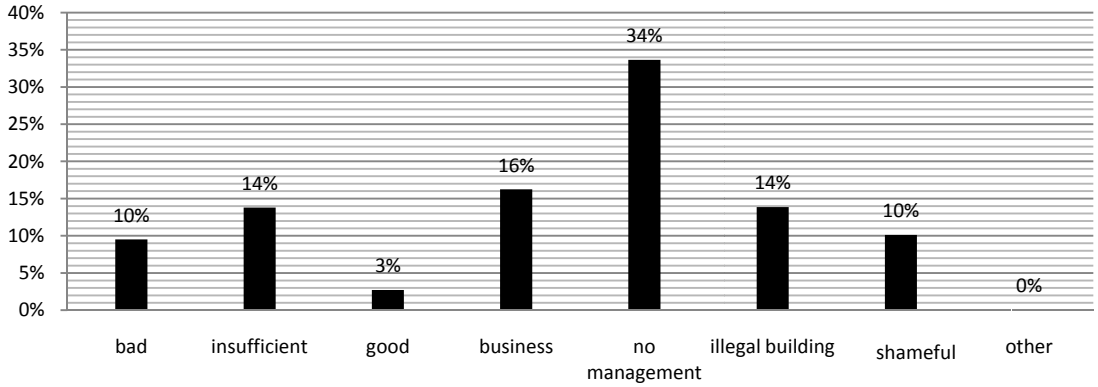
138 *WTP on the first phase of IBG*



139 *Judgments on the urban management*



140 *Judgments on the Amnesty of the illegal buildings*



141 *Judgment on the management of the Amnesty made by municipalities*

NOTE

1 *'The Earth is a capital to protect, considering the critical report between growth and eco system and the irreversible process constituted by the exploitation of the non renewable resources':* this is the theme met in 1972 in the Stockholm Conference.

2 This concept is contained in the report: *'Our Common Future. By the World Commission on Environment and Development'*, Bruntland Commission, 1987.

3 This is the action program recommended by the Rio de Janeiro Conference to reverse the negative impact of the anthropic activity on the environment. Agenda 21defines the activity to undertake, subjects to involve and instruments to use with reference to the three dimensions of the sustainable development (Environment, Economy, Society).

4 These principles are confirmed and reintegrated in the European Council summit in Barcelona in 2002, where it was asserted the importance of the VI ° European Environmental Action Plan in the environment, as an essential tool for sustainable development in view of Johannesburg.

5 The theme was: *'Environment 2010: Our Future, Our Choice'* and was held in 2001.

6 They are national government departments.

7 *'CIPE'* is the Interministerial Committee for Economic Planning.

8 The European Commission has identified the key role played by companies in implementing the objectives of sustainability, developing voluntary tools aimed at reducing the impact of production processes and to stimulate market choices in favor of environmentally friendly products. These instruments known as environmental management systems of business enterprises, among which are fundamental EMAS and ISO 14001. Other instruments that are placed within the strategic framework of the Integrated Product Policy (IPP) and therefore focus on improving the environmental performance of products and services are the new labels (eco-label products introduced at Community level), the Environmental Statement Product (EPD) and the Green Public Procurement (purchase of environmentally preferable products).

9 It was introduced at a national level (Art. 18 L. 349/86) and EU (Article 174 of the Treaty establishing the EC-Rome, 1957, White Paper on environmental liability - Brussels, 2000, Proposal for a Directive the prevention and remedying of environmental damage - Brussels, 2002)

10 Paragraph 1 of Article 18 L. 349/86 provides that *'Any intentional or negligent fact in violation of any laws or measures taken under laws that affect the environment, to it causing damage, alteration, deterioration or destruction in whole or in part, requires the Author of the event of the damages against the State.'* The action is aimed at economic recovery or restoration of environmental damage originating in the environmental resource damage.

11 In chapter 28, states *'Each local government should communicate with citizens, local organizations and private enterprises and adopt its own Local Agenda 21. Through consultation and consensus building, local governments should learn and acquire from the local community and industry, the information needed to formulate the best strategies.'*

12 In general, however, and especially in Italy, the process is promoted and managed by the public sector (the City, the Province or other entities that come together) and has some special characteristics and constant elements in common.

13 A strong impulse came from the Ministry of Environment and Land Protection in 2000 issued the first call for co-financing for projects of Local Agenda 21, in which 110 projects were supported. The success of the first proclamation promoted by the Ministry to issue a second in 2002 under which were eligible for financing 116 projects, including the plan prepared by the city of Palermo. Municipalities that adhered to Agenda 21 within the Province of Palermo are: Alimena, Bisacquino, Castelbuono, Castronovo di Sicilia, Cefalù, Gangi, Geraci Siculus, Gratteri, Mezzojuso, Palermo, Pollina, Roccapalumba, Villabate.

14 There are 153 stakeholders participating in the initiative Local Agenda 21 regarding the City of Palermo and are divided into occupational and environmental associations, consumer associations, universities, traders and entrepreneurs, cultural associations and unions, private clients, professional societies, sports clubs etc.

15 The general objectives of the Forum are oriented towards: identifying general principles for the sustainable development of the Municipality of Palermo; identifying environmental problems, trends and evolution of the sustainability in the town; to make directional activity, support and monitoring of the analysis processes, design and implementation of the Local Agenda 21; Plan and implement initiatives for broad consultation and publicizing the aims and achievements, sharing of documents to be included in the plan of action. All this is included in the Statute approved by the City of Palermo for Agenda 21. The first Forum to launch Agenda 21 was held in October 2005 with a meeting open to all citizens and especially to stakeholders already involved with the Conference Service. The first meeting was followed by several meetings between the Secretariat and Technical Committee to define the demands raised by citizens during the first forum while respecting the topics which focused the attention on the individual requests.

16 The working group for drafting the Operational Unit A21 RSA is the local municipal Assessorato Territory Environment and Applied Research Center for Sustainable Development (CRAS srl) and is available at the City of Palermo.

17 Fiorentino Sullo (1921-2000) is a tragic figure and emblematic of the Italian history. He was the Minister of Transport in the government Tambroni in 1960.

18 Sirchia, G., '*Economic evaluation of Cultural Heritage*', Carocci Editore, Rome, 2000.

19 The real estate agencies are privately owned agencies and the others are in franchising.

20 With IBG the interviewer begin with the sample a game/negotiation, beginning from a fixed amount of money, that determines, to the end, the biggest availability to pay.

21 The finality of the WTP inside the valuation's phase is double: the first aspect is the valuation of the choice and the acceptance of the scenery through an economic indicator, the second aspect is tied to the comparison of the economic indicator with the qualitative indicator, that's the sample give us a WTP depending on quality's services that the tourist - resident/non- resident receives. Besides, the insertion of a WTP inside this section allows to understand and to guide the request of the WTP in the pre-test and final test.

22 25 questionnaires were administered daily for a total of 26 days in the month of June, the site chosen was the square at Monreale, where it joins the tourists after visiting the Cathedral and the urban landscape by looking out of the Conca d'Oro Belvedere or point of observation area which offers panoramic views of the cathedral. All the tourists, as planned, had already visited Palermo and the surrounding area. There was the possibility of administering questionnaires to several days, since the flow of tourists during this period went far beyond the 20 admissions a day, but the organizational structure and the large number of applications necessary to outline at this stage address line did not permit this. Six questionnaires were incomplete.

23 The 11 real estate agencies involved have provided an average of 17.9 valid observations daily for 20 days in total in June, reflecting the fact that the days per week increased influx of customers is from Monday to Friday. I should point out that there has used tele-marketing activities that agencies perform the same cable for investigation and acquisitions, to avoid going to jeopardize their daily operations, even if available, the questionnaire was administered to customers entered in the agency and completed by them in a completely voluntary assisted by information from coordinating agency, learned for the occasion

24 The question: *'Can you express a judgment on the private management of a cultural heritage?'* came from the idea to perceive the preference of the interviewed if the nature of a public assets could coincide with a public or private management.

25 This point will be the subject of the final section of this study.

PART IV

The Appraisal of the Damage and the Possible Strategies to Use the Complex Value

5 THE APPRAISAL OF THE DAMAGE

5.1 The second section of the study

The first section of the study, has seen the individualization of the contingent scenery and those elements that could give us some judgments expressed by the people examined. The residents/non-residents were asked about the *'urban sprawl'*, the tourists to give their opinion of the cultural heritage in the area, services and compatibility between cultural heritage and urban sprawl. Summarily the information that we had acquired from the answers in the first section of the study, demonstrated the incompatibility between cultural heritage and urban sprawl, infact they expressed the desire to return to the old situations to reduce and eliminate today's existing problems. There was also the wish to increase the quality of the life compatibly with the environmental characteristics of the area. In both cases, beyond the personal opinions, they expressed a potential WTP, tied to direct and indirect use of value for the cultural heritage and area.

The objective of the second section was the investigation on the value of legacy and existence of assets, in other words their independent use of value, that would express a benefit for the future generations, through a WTP to preserve these assets through time[1]. For the damage, it will be interesting to calculate the independent value, starting from the actual urban situation and comparing it with the contingent scenery that reflected the previusly situation of the area before the urban sprawl. Regarding the effectiveness of the objective, with the second study, residents/non-residents and tourists were asked to pay for the existency and legacy value of the cultural heritage and the area for the future generations.

This choice was made to be able to calculate if tourists were available to pay the preservation of these historical assets so that the future generations would also be able to appreciate them. This could mean that the safeguard of this area could acquire global interest. This objective created the necessity to pass from two questionnaires for the first study to an unique questionnaire for everybody.

5.2 The second study, structure of the questionnaire and the sample of interviewees

The second study was developed in July 2008, through the distribution of the questionnaire using the same network of Estate Agencies and the same technique of interviews for residents/non-residents and tourists. The questionnaire (*Attached C*), was organized into four sections with thirty-nine open-ended questions. The first section had the finality to individualize social and economical characteristics and the interest on environmental problems and maintenance of the cultural heritage; the second section had the finality to verify the data previously received of the value of use and the availability of a new WTP calculated on derived values from the first study.

The WTP above mentioned was supported with the use of photos (*Attached D*); these photos represent the contingent scenery and the actual situation. The third and fourth sections are more interesting, because the interviewees had been invited to express a WTP, respectively, on the value of existence and on the value of legacy. In the questionnaire, there are not questions on preferences, hobby or any other personal characteristics of the interviewees, because they were submitted in the first study. This allowed us to reduce the number of questions and to administer the final questionnaire.

This shows an introduction with the description of the questionnaire and its finality and a final part with the appreciation of their participation. Interviewees had written an economic value with the approach of the IBG^2. When the interviews were finished, the quantity of tourists totalized seven hundred and twenty interviews with seven hundred and seventeen regular cards[3] while the residents/non-residents was totalized four thousand two hundred and fifteen interviews with four thousand one hundred and ninety eight regular cards[4].

5.2.1 The analysis of the interviewees

Now, in this study we will examine the principal characteristics of tourists and residents/non-residents; from this data, will be calculated a final WTP for the value of use and a WTP for the value of legacy and existence. In particular, the analysis will be executed through a pooling of indicators thus organized: social/economical indicators, tendency, objective, preference, judgment. In correspondence with the answers, the analysis of the echo-question gave a high level of coherence between the answers with a value from 90% to 95%.

5.2.1.1 The interviewed Tourists

As far as the social and economical characteristics are concerned, also in this second study, the analysis of data, had underlined that 43% of tourists were from 16 to 30 years, 28% between 31/45 years. We found an equal percentage between males and females. In this second study I didn't ask any private information. The tourists were predominantly degreed while 42% were civil servants and the remaining were employed or had their own businesses. About 53% of interviewees declared to have an annual income between €16/30,000. 12% up to €15,000 while the remaining 35 % had a higher income.

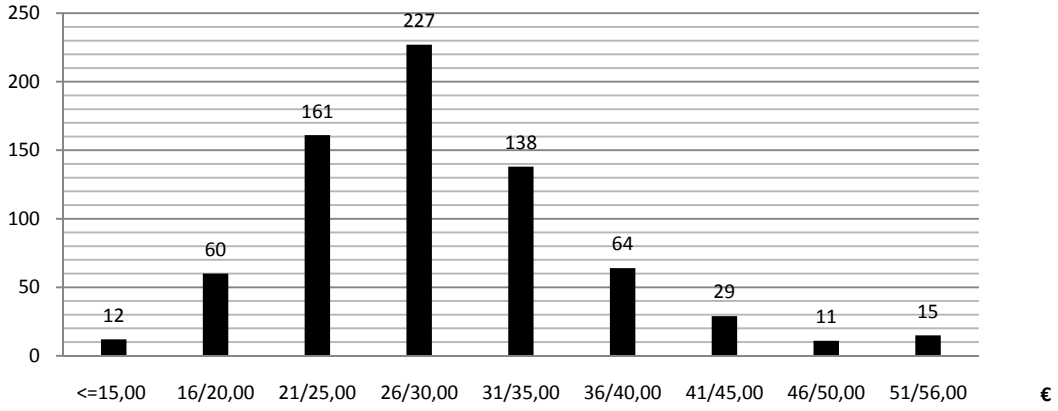
From the analysis we can notice that the interviewees were very young and middle-classed with high qualifications, potentially environmentalists and informed on cultural/touristical themes. They considered wise the policy applied to protection the cultural and enviromental heritage, because the environment is very important for the global population. 65% of tourists knew of the Conca d'Oro but only 4% of them hade a complete knowledge of the area. About the characteristics of preference, tourists confirmed the first study, in fact 84% of them validated that the most representative art of the area is the Arabic/Norman art. Monuments such as Zisa Castle, Cathedral of Monreale, etc., together with the physiographical and hydrographical characteristics of the area (Oreto, Mount Pellegrino, etc.), citrus orchards and Quattro Canti[5], were considered the most important architectural and environmental heritage that characterized the image of the area and of the community in the world.

For 40% these assets identify the place, for 36% they are the symbol of the old civilization full of significance and history. Also they considered negative the urban sprawl and the illegal buildings in the area, because they are incompatible with the place and its cultural heritage (73%); other tourists spoke negatively of the services and infrastructures and of the inexistent tourist paths, thus confirming the judgment of the first study (62%). During this study the choice of tourists was aided with photos that represented the contingent scenery relative to the area in the first half of the twentieth century. The tourists were called to support a hypothetical restoration of the original conditions of the compromised heritage in the area including the demolition of illegal buildings. 62% were favorable, 14% were uncertain while 24% were contrary. After showing the tourists the photos we formulated the same questions. 76% were

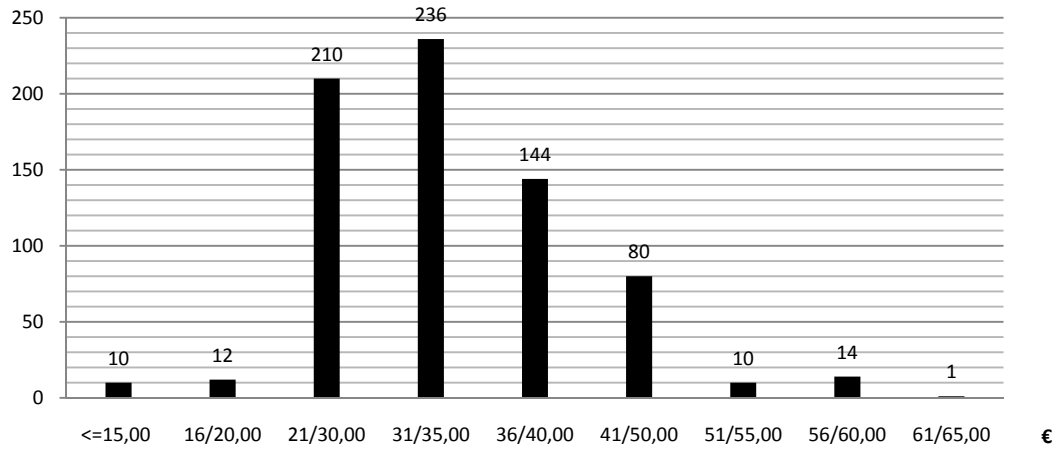
favorable, 13% were contrary and 11% were undecided. To the request of a WTP of € 51,00[6] to realize the initiative above mentioned and to guarantee elsewhere new earthquake-proof/energy saving houses, etc., 75% of interviewees were not favorable, only 17% were favorable. We deduce that 44% offered to pay about €25,00 other tourists €15,00 (27%). Regarding cultural heritage, when I asked them a WTP of €15,00[7] to pay tickets to visit monuments, 71% answered with a WTP of €20,00 other tourists €15,00 (18%). Relaunching the offer on the area, equipping it with any necessary improvement the characteristics of the area like services, infrastructures, etc.., the maximum WTP varied between €26,00 and €30,00 (*figure 142*). The values above mentioned underline how tourists are more interested in monuments than the area, in fact 27% of interviewees justifies this WTP because these problems and this actual situation of the area, it is not their problem, even if 30% of tourists affirms that in any case monuments and cultural heritage have a global value. The WTP on monuments, with services, etc., varies between €31,00 and €35,00, due to the hypothetical quality of bidding (42%) in the contingent scenery (*figure 143*). Quality like originality of heritage. About this very important theme is for example the preservation of monuments, environment, etc., much requested by tourists when they visit an area, but it is very difficult to apply because it is linked to the degree of transformation of an area and to the actions of illegal/legal activities around it (new constructions, housing, etc.) that compromis the originality and the quality of the area and its assets. There is a time and a way to delete the illegality and to restor places and monuments, but they are very protracted and in the meantime tourists and residents/non-residents have transformed monuments and areas.

Tourists have an awareness of these thematics, in fact when I ask them to express a judgment on the benefit that the area could give today to humanity and other species (flora/fauna), 92% of interviewees said *'no benefit'*, while the judgment on benefits that the area of the contingent scenery could have offered in the past, 86% answered positively. The judgment on the preservation and protection policy of the area and cultural heritage to guarantee their existence, we received opinions of insufficiency (35%) and of inexistence (29%). When I asked them to give a WTP for the protection and maintenance of the integrity (identity) of the old area, 35% answered with a WTP of €500,00 other tourists €400,00 (30%). When I asked them a higher WTP, the answers showed a positive increase on the old WTP with values from

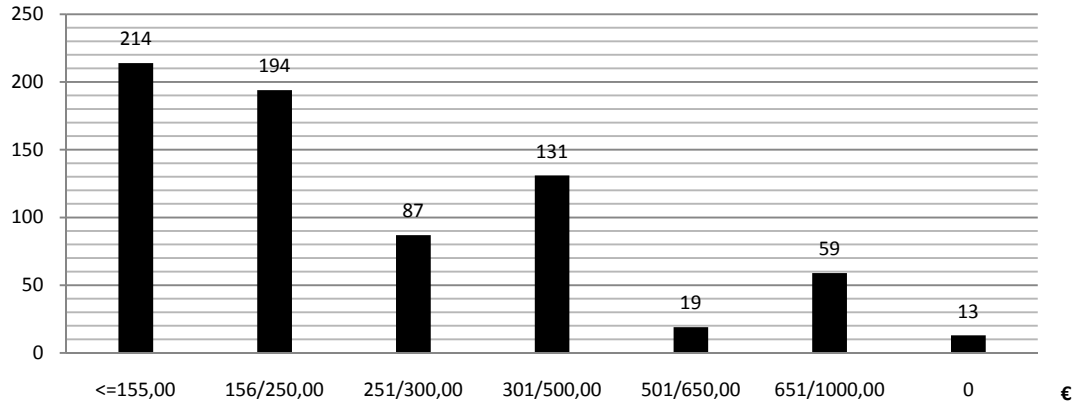
€ 650,00 to € 1.000,00 (*figure 144*). In the moment that I asked them if the monuments and the area, in today's situation, could be proposed as an inheritance for future generations, the judgments were negative for 88% of interviewees. The same judgment called to be expressed on the contingent scenery was different, in fact 91% answered positively. For 98% of the tourists is not correct to pollute, to dirty and to abbandon the countryside, in fact 99% of them prefered the contingent scenery to the current situation as an inheritance for the future generations. The WTP for the value of legacy brings us to an average value of € 2,714.78, but when I asked them to think on the possible improvements of the current situation for the future generations, on average we received a value of €3,000.00 (*figure 145*).



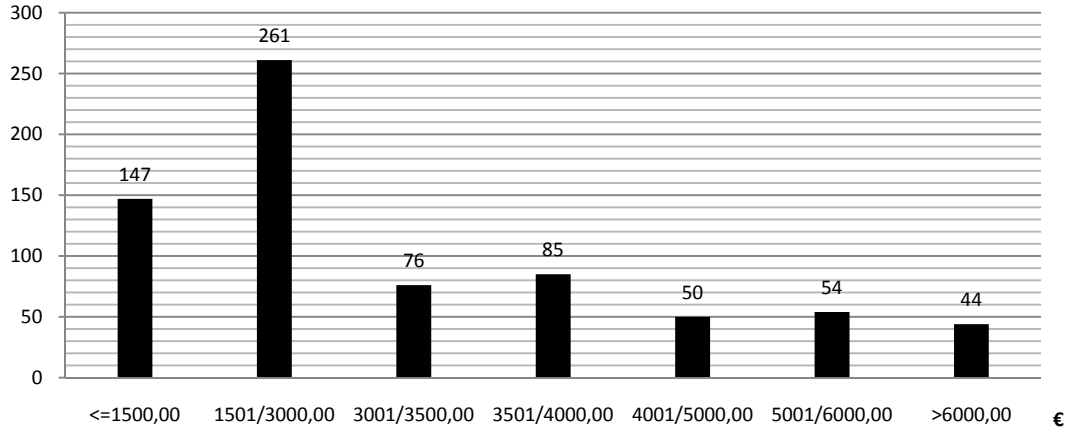
142 *WTP for the value of use of the area*



143 *WTP on value of use of the cultural heritage*



144 *WTP for the value of existence*



145 *WTP for the value of legacy*

5.2.1.2 The Residents/non-Residents interviewees

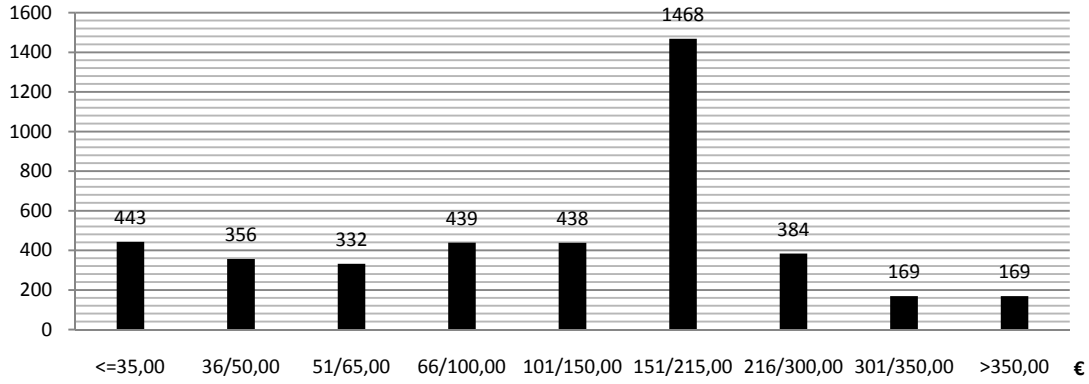
Concerning the social and economical characteristics, 56% of interviewees lives in the area, while 44% lives out of the area. 52% are between 31 and 45 years, 26% between 46 and 60 years; they were in equal percentage between males and females. 56% of interviewees had a secondary school education, while 39% had a degree; 50% were civil servants, while the remaining were private employees or contractors. About 40% of interviewees declared to have an annual income between €16,000 and €30,000, 33% up to €15,000, the others had a higher income. From the analysis we can observe, that they were very young with a high qualification, potentially environmentalists (47%), with a low profile on cultural/touristical informations, about 49%. They consider interesting the environmental, monument protection policy. Largely, they already knew of the Conca d'Oro[8]. Referring to the characteristics of preference, they confirmed the declarations made during the first

investigation; in fact 99% confirmed that the Arab/Norman art was very representative for the area, while monuments such as Zisa Castle, Cathedral of Monreale, etc., together with physiographical and hydrographical characteristics (Oreto, Mount Pellegrino, etc.), citrus orchards and Quattro Canti, they are the most important and interesting assets that characterize the cultural and touristical image of the area and of the local community in the world. To understand the reasons of these choices, 89% thought that these heritages represent the history of the community and only 8% thought that these assets identified the area.

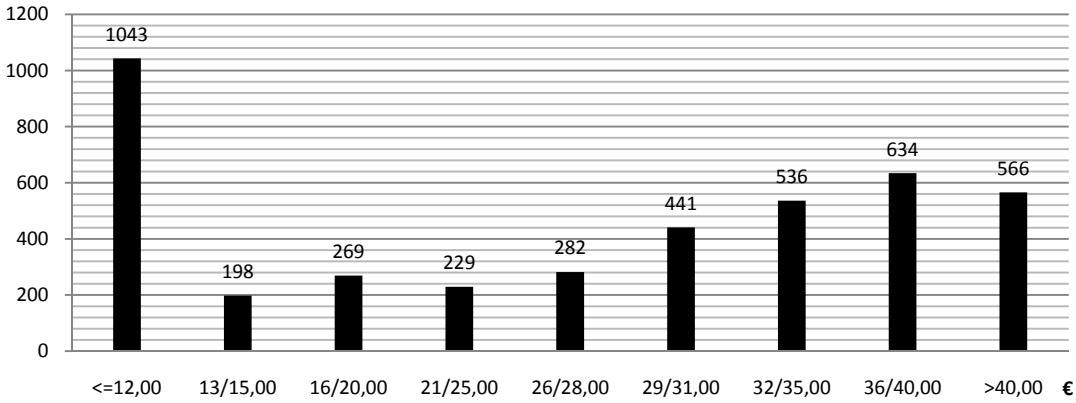
Paradoxically, unlike the tourists, the residents/non-residents think more about the history of the place than the identity, in fact, before the Second World War, the concept of community was strongly connected with the identity of the place where they had lived; today this heritage has been lost and the historical aspect has emerged over the previous choice. They also judged negatively the urban sprawl and the illegal buildings, because of its incompatibility with monuments and the area (about 93%), while other people judged negatively citizens and tourists services and infrastructures. To the request of supporting a hypothetical restoration of the original condition of the assets which would include demolition, 83% answered positively (after that they had seen photos); formulating the same question but this time including the area, the favorable opinions became 99%.

To the request of a WTP of €51,00 to realize the initiatives on the cultural heritage and to guarantee new earthquake-proof/energy saving houses, built elsewhere, differently from the tourists 91% of interviewees were favorable. They offered different WTPs, only 5% were not favorable to this initiative. Passing from the area to monuments, when I asked them a WTP of €15,00 to pay tickets to visit monuments, etc., 57% answered negatively and offered a different WTP: €12,00 (42%), €13,00 (32%) and from €15,00 to €23,00 the remaining percentage. Relaunching the offer on the area, including anything that could improve the characteristics of services, infrastructures, etc.., the highest WTP had values between €150,00 and €215,00 (*figure 146*). The same situation but applied to monuments, brought the value to €40,00 (*figure 147*). When I asked them to express a judgment on the benefit that area could give today to everyboby, 99% said *'none'*, while the judgment of the benefit that the area of the contingent scenery could have offered in the past, 100% answered positively. A judgment on the effectiveness of the

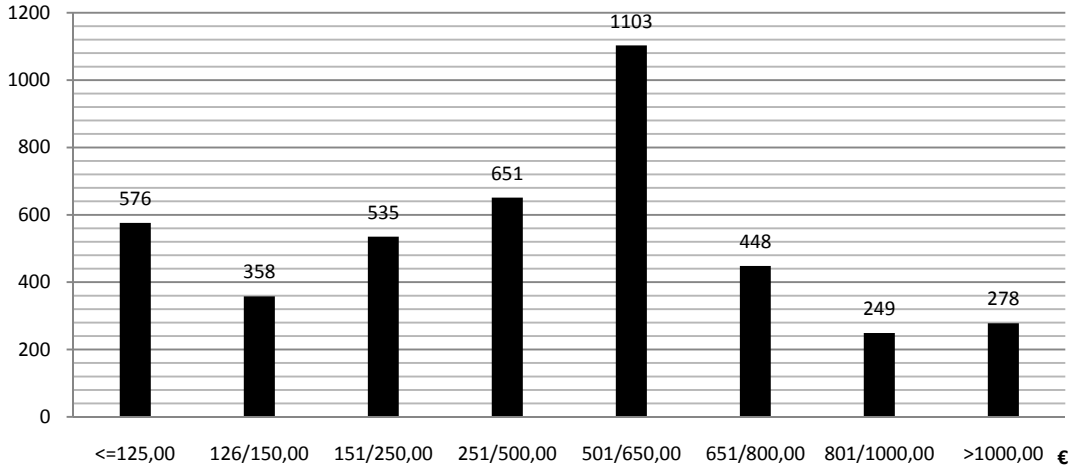
preservation and protection policy effectuated to guarantee the existence of the heritage and area, the majority answered that such a policy was inexistent (about 89%). When I asked them a WTP for the protection and maintenance of the integrity (identity) of the old area, everybody answered positively to the proposal and I received higher results when I asked them to pay a higher price (much more than their economical possibilities) (*figure 148*). On the issue if these monuments and area, in the actual condition, could be proposed as an inheritance for the future generations, the judgment demonstrated a scarce probability (100%), but when the same question was made on the contingent scenery, we received a different situation, in fact everybody answered positively. The obtained offers on the value of legacy were major, in fact on average we received a value of €2,502.86. When I asked them to think of any possible improvement of the current situation for the future generations, the value rose from €3,000.00 to €4,000.00 (*figure 149*), they justified this amount as necessary if the future generations would be able to live in a better situation.



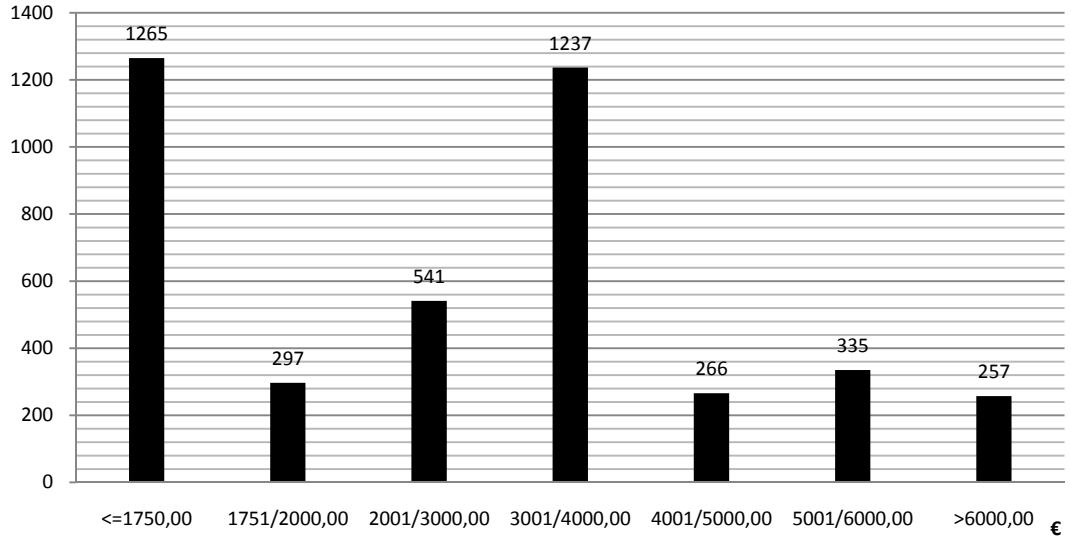
146 *WTP on the value of use for the area*



147 *WTP on the value of use for monuments*



148 *WTP for the value of existence*



149 *WTP for the value of legacy*

5.3 Econometric Analysis[9]

The approach[10] to interpret the quality of data is the function of valuation that links the WTP of a sample with their important characteristics. The first is called dependent variable that will be regressed on the second variable, independent variable. The first executed operation on the sample was the elimination of incomplete cards. This operation reduced the number of cards, respectively from 4,198 and 717 (residents/non-residents and tourists) to 3,759 and 696. It was necessary, in the second phase, to understand which independent variables would have offered a strong

correlation with the WTP. For this reason we executed the analysis of correlation between variables. These can be identified with these names: *'WTP'* that is the availability to pay of each interviewee, *'Age'*, *'Income'* and the *'knowledge of the area'* (*K.area*).

The results of the analysis of correlation, have evidenced a strong correlation between the WTP and the Income (*table 7-8*). It was interesting to observe from sample to sample, the different degree of correlation between variables; in fact, examining the sample of tourists, their income is correlated strongly with the WTP and after with age and then with the knowledge of the area.

The situation is different for the sample of residents/non-residents, where the income has always a strong correlation with the WTP but, after, we have the knowledge of the area and finally the age. This aspect underlines as the WTP for the sample residents/non-residents is conditioned of the knowledge of the area, because they live in the area while the knowledge of the area, in the case of tourists, is limited to the holiday. Identifying the main actors of the statistical model, that is the variable of knowledge of the area and the age, they assume, in the analysis, the role of variable *'dummy'* and their value is established with *'one'* for an high level of age and knowledge of the area, *'zero'* for a low level.

After the first application used for the research of the correlation between variables, I used the linear regression analysis for 4 sample models using the above mentioned softwere, obtaining the parameters and the correct predictions for every WTP on values of use, existence, etc.

The results below illustrated (*table 9-10*), are a synthesis of the complete analysis put inside the *Attached E and F*. The obtained parameters, were not all significant, in fact the correct predictions of the model are within an interval of 70.10% and 81.50%. This data shows an efficient answer of the used model, it also expressed an excellent forecasting power.

Deriving from the analysis the average value of the WTP (*table 11*), in relationship to the local population and from the sample of touristis, we would obtain an estimate of the potential damage on the area of study, referring to the value of use and value of non use.

		WTP	Income	K. area	Age
WTP	***Pearson Correlation***	1	**,837****	,109**	,466**
	Sig. (2-tailed)		,000	,004	,000
	N	696	696	696	696
Income	***Pearson Correlation***	**,837****	1	,142**	,550**
	Sig. (2-tailed)	,000		,000	,000
	N	696	696	696	696
Knowledge area	***Pearson Correlation***	,109**	,142**	1	,143**
	Sig. (2-tailed)	,004	,000		,000
	N	696	696	696	696
Age	***Pearson Correlation***	,466**	,550**	,143**	1
	Sig. (2-tailed)	,000	,000	,000	
	N	696	696	696	696

Table 7 *The sample of tourists. Correlation between variables.*

		WTP	Income	K. area	Age
WTP	**Pearson Correlation**	1	**,901****	,479**	,220**
	Sig. (2-tailed)		,000	,000	,000
	N	3759	3759	3759	3759
Income	**Pearson Correlation**	**,901****	1	,492**	,230**
	Sig. (2-tailed)	,000		,000	,000
	N	3759	3759	3759	3759

Knowledge area	**Pearson Correlation**	,479**	,492**	1	-,007
	Sig. (2-tailed)	,000	,000		,680
	N	3759	3759	3759	3759
Age	**Pearson Correlation**	,220**	,230**	-,007	1
	Sig. (2-tailed)	,000	,000	,680	
	N	3759	3759	3759	3759

Table 8 *The sample of residents/non-residents. Correlation between variables.*

TOURISTS				
	WTP1	**WTP2**	**WTP3**	**WTP4**
Variable	**Coefficient** ***Standard Error***	**Coefficient** ***Standard Error***	**Coefficient** ***Standard Error***	**Coefficient** ***Standard Error***
Constant	12,70 *0,677*	17,676 *0,637*	-264,737 *12,597*	-691,372 *132,135*
Income	0,001 *0,000*	0,001 *0,000*	0,020 *0,000*	0,132 *0,003*
Knowledge area	-0,004 *0,008*	-0,003 *0,008*	-0,816 *0,148*	-3,011 *1,556*
Age	0,006 *0,015*	0,000 *0,014*	-0,626 *0,274*	-3,434 *2,870*
Correct Prediction	**70,10%**	**72,70%**	**89,10%**	**76,00%**

In the table, we have inserted the estimates obtained from four regressions on variables, where the dependent variable was respectively:

WTP1: value of use for the area
WTP2: value of use for cultural heritage
WTP3: value of existence on cultural heritage and area
WTP4: value of legacy on cultural heritage and area

Table 9 *Analysis on the data of the sample of tourists.*

RESIDENTS/NON-RESIDENTS				
	WTP1	**WTP2**	**WTP3**	**WTP4**
Variable	**Coefficient** ***Standard error***	**Coefficient** ***Standard error***	**Coefficient** ***Standard error***	**Coefficient** ***Standard error***
Constant	-109,925 *5,258*	-21,966 *1,177*	-413,203 *18,968*	-2011,615 *121,232*
Income	0,009 *0,000*	0,002 *0,000*	0,029 *0,000*	0,170 *0,002*
Knowledge area	-0,342 *0,056*	-0,089 *0,013*	1,394 *0,202*	3,621 *1,290*
Age	0,185 *0,070*	0,030 *0,016*	0,704 *0,252*	5,067 *1,609*
Correct Predition	**81,50%**	**76,00%**	**79,90%**	**76,00%**

In the table, we have inserted the estimates obtained from four regressions on variables, where the dependent variable is respectively:

WTP1: value of use for the area
WTP2: value of use for cultural heritage
WTP3: value of existence on cultural heritage and area
WTP4: value of legacy on cultural heritage and area

Table 10 *Analysis on the data of the sample residents/non residents.*

Tourists				
Cards	**WTP1**	**WTP2**	**WTP3**	**WTP4**
696	€29.91	€34.86	€277.31	€3,008.98

Residents/no Residents				
Cards	**WTP1**	**WTP2**	**WTP3**	**WTP4**
3759	€147.50	€28.49	€488.41	€2,863.55

In the table, we have inserted the estimates that we have obtained from four regressions on the variables, where the dependent variable is respectively:

WTP1: value of use for the area
WTP2: value of use for cultural heritage
WTP3: value of existence on cultural heritage and area
WTP4: value of legacy on cultural heritage and area

Table 11 *The average WTP*

5.4 The third phase of the study and the intrinsic value

The first and second study, developed between June and July 2009, had the objective of determining the value of use/non-use. The study evidenced the importance that the assets and the area have had for the image of the community in the world. We want to remember, that these assets have an exact architectural identity and an exact environmental identity and they are situated inside the area of study as: Zisa Castle, Cathedral of Monreale, Cuba, Ciaculli, Oreto, Old Park, etc. (*figure 150*).

These assets have been recognized during the first period with the finality to research values and identities mentioned in the study.

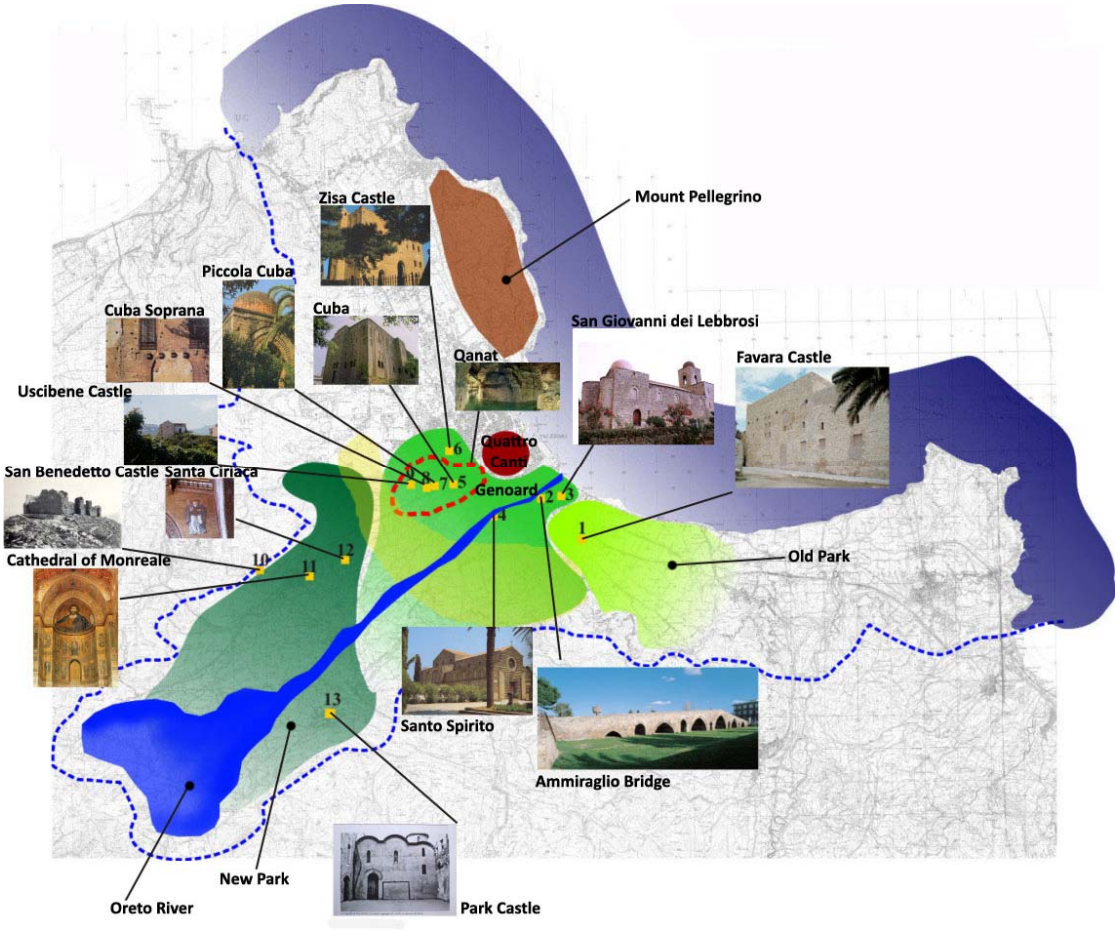
Apart from these values[11], we can recognize a particular value linked to something independent from every instrumental use, as the absolute non-substibility of the assets, their authenticity, the historical meaning, the exceptionality and the symbol that these assets express. These adjectives express an intrinsic value of the Heritage, because of its unicity.

Cultural heritage interacts within the area it rises, they have the double characteristic of an environmental or anthropical nature, always they are a source of cultural identity as the Cathedral of Monreale[12]. The process of interaction, that began in the moment in which the anthropical situations and the environmental situations enter into contact, how this situation can be the bearer of benefit, the same situation can bring damages to the intrinsic values. Everything depends on the interaction between the two situations aforementioned throughout the Eras.

The problem, however, is more complicated when we discover that the anthropical action is against the environmental action and the anthropical action is against itself. The life of people is always conditioned by environment and nature, and rarely it is opposite, except when it is a reaction to the actions of the population[13]. These actions can be identified with illegal buildings, transformation of places and modification of heritages or their habitat, in fact, it is not true for example that natural disasters as an entity, damage globally because everything has a different value and a different unicity.

Even if they have the same historical style each monument has its own uniqueness. The possible transformation of the heritage damages its attributes such as unicity, historical significance, beauty, artistic value, etc., or intangible characteristics[14], because they are not reproducible. So the damage is doubled, in fact the anthropical action is on the heritage and contextually on the intrinsic value. Consequently the repercussions will be doubled.

The purpose of this third study is not to proceed with a quantitative valuation but with a qualitative valuation[15], determining the level of the damage to the intrinsic value of the assets, in other words to the non-monetary characteristics of the heritage that identify the artistical and cultural wealth of a community.



5.4.1 Multicriterion analysis, the sample, criterions and alternatives of the evaluation matrix

Regarding the characteristics of the intrinsic value where we assign weights and preferences, for its evaluation is necessary to use a sample of specialists in specific areas of research. In fact, for the study there was the necessity to use specific opinions on different sectors as: art, architecture, etc.. In this case we have used the collaboration of eleven experts in these sectors: art, architecture, history, geology, ecology, urban planning, cultural heritage, natural science, economy, sociology, cultural anthropology[16]. The first meeting, was necessary:

- *To focus the area of study and the processes of anthropical action against the environmental action, afterwards environmental action against anthropical action;*
- *To study the effects of the damage caused by the actions;*
- *The structuring of the criterions and the alternatives and their association with the analysis methods.*

The second meeting, was effectuated between the co-ordinator and the experts. The utility of this meeting was:

- *To show the effects of the matrix and its structuring on the choices made in the first meeting;*
- *To attribute the value of judgment with ordinal numbers from two to five, with two equal to the minimum value and five to the maximum value17.*

The structure of the first matrix (*effects*), responds to two levels of temporal action: the first level is the long term action[18] while the second level is the short term action[19]. In practice, the two matrixes (*effects*) have same actions and same criterions even if their objective is different, in fact, in the first matrix we have global aspects that are represented with the area of study, while in the second matrix we have specific aspects as monuments, nature, gardens, etc.. After this situation we have calibrated possible interventions and actions with a time factor. In the short term there would be the possibility to realize immediatly interventions each interacting with single monuments, while in the long term there would be the possibility to realize interventions on the area and on its degree of transformation, which will be a consequence of the actions made in the short term. In both cases the used actions are necessary to comprehend due to the interventions, the level of damage on the area; in the specific case, they can be:

LONG TERM

LT1 *– level of damage by action of restoration in the area to the situation of contingent scenery;*

LT2 *– level of damage by action of conservation of the area to the current situation without new buildings but with actions for the protection, maintenance and restoration of areas with historical values. New buildings without any action of maintenance will deteriorate so the areas will be used as the contingent scenery;*

LT3 *– level of damage by action of conservation of the area to the current situation without new buildings, putting the area in safety from natural disasters;*

LT4 – *level of damage by action of development without actions for the conservation of the area to the actual situation but authorizing new buildings and eventually urban development;*

SHORT TERM

BT1 *– level of damage by action of restoration on assets and their habitat to the situation of contingent scenery;*

BT2 *– level of damage by action of conservation on assets to the actual situation through their maintenance. Their protection without actions of new constructions inside the habitat of the assets and the deterioration of the housing without maintenance, in order to take back the assets to their original situation or if this wasn't documentable to the situation of contingent scenery;*

BT3 – *level of damage by action of conservation on assets to the actual situation avoiding negative phenomena on the assets and their habitat but with the instruments for the protection and safeguard of the habitat and the assets;*

BT4 – *level of damage by action of non- conservation with interventions of preservation of the assets in the actual condition and the possibility of transformation of its habitat with development of housing, changes, etc..;*

CRITERIONS

C01 Tourist – *capacity of attraction of assets and area both tied with processes of valorization and touristical fruition;*

C02 Artistic *– degree of quality of assets and area in function of the existence in monuments and areas of elements with artistical and architectural merit;*

C03 Simbolic – *degree of importance of assets and area as memory of the local civilization;*

C04 Unicity – *degree of rarity of assets and area and their degree of contribution to the cognitive, scientific, activities of research;*

C05 Representativity *– degree of representation of the areas and assets with reference to environmental and anthropical contents that they hold;*

C06 Visuality *- power of evocation of assets and area to arouse emphasis, wonder, etc.;*

C07 Integration *– degree of cohabitation and penetration between anthropical and environmental aspects;*

C08 Identity *– degree of recognition of values that assets and area give.*

The matrix of valuation takes this shape:

Long Term

criterions / actions	C01	C02	C03	C04	C05	C06	C07	C08
LT1								
LT2								
LT3								
LT4								

Short Term

criterions / actions	C01	C02	C03	C04	C05	C06	C07	C08
BT1								
BT2								
BT3								
BT4								

The damage to the intrinsic value, will be expressed through values put into criterions in function of the interventions expressed with the actions (*Attached G*); at the same time the multicriterion analysis will give the degree of desirability of the action.

5.4.2 Results

This method opens different ways to work on planning regarding decisional choices; very importat is the possibility to study causes and effects and the possible degree of transformation on areas subjects to the action of plans. This process is very distant in the current used activities as town planning schemes, economic planning, etc. where, during the activity were taken into consideration only parameters tied to processes of urban standardization as volume, surface, etc.. Cities are the product of these parameters and this is the reason why the modern city in my opinion, is cold and very distant from people and from the context in which the same city is placed. This

difference is visible, also, when we compared new cities to old centres, the dimensions and the relationship between men and buildings change. Regarding the evaluation I obtained, after having positioned into the two matrixes the general values expressed of the sample (*table 12*), through the use of a software analysis[20], I tried to supply a contribution to the decisional process of selection by creating a list of preference amoung the previously arranged actions. Synthetically, the multicriterion analysis was organized making a *'vector objectives'* and successively finding a technique to join information to the choices made. During the aggregation of the data, the objectives were attributed with different *'weights'* on the basis of the different importance of the plans subjected to valuation. Through the use of this method to support the choices of the sustainability of territorial development, we can create a classification between projects using many variables. Multicriterion analysis is founded on mathematical models that allow to elaborate at the same time quantitative and qualitative data, in fact following the method of valuation based on the analysis of regime by Nijkamp, the software used the following instruments: a matrix of valuation $A \times C$ where $A\ \{a1,\ldots,aA\}$ are actions and $C\ \{c1,\ldots,cJ\}$ criterions; a vector of ordinal weight (w) that expresses the assigned priority at single criterions $w = \{w\ 1, \ldots, w\ J\}$; a determined number of vectors with cardinal weights $\omega = (\omega\ 1 > \omega\ 2 > \ldots > \omega\ J)$ with $\Sigma\ \omega\ j = 1$. Relatively to the above mentioned information, to define the order of priority of the actions it was necessary to attribute a weight for each criterion of valuation. For every combination of weights were corresponded a different arrangement of actions. The matrix below shows (*tables 13-14*), the results of operations made in the beginning (*Attached H and I*), there are the arrangements of actions in function of the different attributions of weights (w_i) to the eight criterions of valuation considered; the weight is expressed with ordinal numbers.Reading the matrix, we see that the action LT1 and BT1 were preferred compared to the other actions so, they have a higher intrinsic value. This list of priorities didn't change when we changed the attributions and when we put $w1=w2=w3=w4=w5=w6=w7=w8$, in the hypothesis that the different used criterions have the same weight for the general valuation of each action in the short and long term.

The action LT1 and BT1 show a very small damage but a high intrinsic value. LT4 and BT4 have a higher damage and consequently no intrinsic value. The actual situation of the area, can be identified with the **action LT3 and BT3.**

MATRIX

Long Term								
actions/criterions	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	4,64	4,73	4,64	4,64	4,73	4,82	4,64	4,64
LT2	4,09	4,27	4,27	4,27	4,18	4,09	4,09	4,09
LT3	3,18	3,27	3,09	3,00	3,27	3,18	2,82	3,18
LT4	2,18	2,18	2,27	2,18	2,18	2,55	2,55	2,55

Short Term								
actions/criterions	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4,64	4,55	4,73	4,73	4,73	4,64	4,55	4,55
BT2	3,91	4,27	4,09	3,82	4,00	4,09	3,73	3,91
BT3	3,36	3,36	3,00	2,73	2,91	3,27	2,91	3,00
BT4	2,45	2,73	2,45	2,27	2,18	2,55	2,36	2,55

Table 12 *Matrix with final values*

	Long Term			Ordinal weights					Arrangement of the actions			
	w1	**w2**	**w3**	**w4**	**w5**	**w6**	**w7**	**w8**	**LT1**	**LT2**	**LT3**	**LT4**
attribution 01	1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00	**36,000**	**27,462**	**10,807**	**0,000**
attribution 02	8,00	1,00	2,00	3,00	4,00	5,00	6,00	7,00	**36,000**	**27,443**	**11,407**	**0,000**
attribution 03	7,00	8,00	1,00	2,00	3,00	4,00	5,00	6,00	**36,000**	**27,773**	**12,177**	**0,000**
attribution 04	6,00	7,00	8,00	1,00	2,00	3,00	4,00	5,00	**36,000**	**28,301**	**12,288**	**0,000**
attribution 05	5,00	6,00	7,00	8,00	1,00	2,00	3,00	4,00	**36,000**	**28,875**	**12,295**	**0,000**
attribution 06	4,00	5,00	6,00	7,00	8,00	1,00	2,00	3,00	**36,000**	**28,920**	**13,065**	**0,000**
attribution 07	3,00	4,00	5,00	6,00	7,00	8,00	1,00	2,00	**36,000**	**28,118**	**12,646**	**0,000**
attribution 08	2,00	3,00	4,00	5,00	6,00	7,00	8,00	1,00	**36,000**	**27,790**	**11,031**	**0,000**
								Averange	**36,000**	**28,085**	**11,965**	**0,000**
								Priority	**1**	**2**	**3**	**4**

Table 13 - 14 *Arrangement of actions in the long and short term*

	Short Term			Ordinal weights					Arrangement of the actions			
	w1	**w2**	**w3**	**w4**	**w5**	**w6**	**w7**	**w8**	**BT1**	**BT2**	**BT3**	**BT4**
attribution 01	1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00	**36,000**	**24,881**	**9,661**	**0,000**
attribution 02	8,00	1,00	2,00	3,00	4,00	5,00	6,00	7,00	**36,000**	**24,588**	**10,692**	**0,000**
attribution 03	7,00	8,00	1,00	2,00	3,00	4,00	5,00	6,00	**36,000**	**25,761**	**11,189**	**0,000**
attribution 04	6,00	7,00	8,00	1,00	2,00	3,00	4,00	5,00	**36,000**	**25,895**	**10,806**	**0,000**
attribution 05	5,00	6,00	7,00	8,00	1,00	2,00	3,00	4,00	**36,000**	**25,305**	**9,985**	**0,000**
attribution 06	4,00	5,00	6,00	7,00	8,00	1,00	2,00	3,00	**36,000**	**25,393**	**9,968**	**0,000**
attribution 07	3,00	4,00	5,00	6,00	7,00	8,00	1,00	2,00	**36,000**	**25,679**	**10,448**	**0,000**
attribution 08	2,00	3,00	4,00	5,00	6,00	7,00	8,00	1,00	**36,000**	**25,053**	**10,146**	**0,000**
								Averange	**36,000**	**25,319**	**10,362**	**0,000**
								Priority	**1**	**2**	**3**	**4**

6 THE COMPLEX SOCIAL VALUE OF THE AREA AND ITS USE

6.1 The complex social value of the area

The total economic value (TEV), found with the analysis of contingency and the intrinsic value of the area (IV) found with the multicriterion analysis, together represent the principal components of the Complex Social Value (CSV), in other words:

$$CSV = (TEV, IV)$$

where TEV is:

Tourists				
cases	WTP1	WTP2	WTP3	WTP4
696	29.91 €	34.86 €	277.31 €	3,008.98 €

Native				
cases	WTP1	WTP2	WTP3	WTP4
3759	147.50 €	28.49 €	488.41 €	2,863.55 €

and IV is:

	Arrangement of the actions			
	LT1	LT2	LT3	LT4
Average	36,000	28,085	11,965	0,000
Priority	1	2	3	4

	Arrangement of the actions			
	BT1	BT2	BT3	BT4
Average	36,000	25,319	10,362	0,000
Priority	1	2	3	4

The situation of CSV in the area is expressed with the positive value of TEV > 0, limit where there is not damage on values of use and non-use, and with the negative value of IV < 36, limit over which there is not damage on the intrinsic value of the area. These factors emphasize, analytically, the state of health of the area under the profile of its assets where their value is not possible to establish using conventional estimate processes. At this point it is necessary that every policy of intervention must be oriented to modify the state of health of the territory and to carry the values above mentioned to zero (TEV) and thirty-six (IV).

6.2 A possible use of the Complex Social Value (CSV)

Regarding the economical damage, in this study it could be interesting to give a theoretical contribution on the possible use of CSV. This value is the result of two typologies of analysis: the contingent valuation and the multicriterion analysis. They introduce different finalities and objectives. The idea, that could be studied for a possible research doctorate, consists in using the CSV as a study case for the classification and identification of limits of damage in a territorial context. This value could be used in the public management to identify and to classify the damage and the level of sustainability of a territory, in way to guarantee a level of sustainable development quality to possible investments.

Capitals invested in a territory that pursues politics of sustainable development, represent a positive return of image for entrepreneurs and the municipality to attract investments and to improve the local economy, they must activate actions to improve the limit of CSV. The classification could be translated into symbols to use as labels for the identification of the sustainability of a territory and this classification could be managed with commissions inside UNESCO or other GOs. Currently, the used classifications founded on this logic, concern the sector of consumer goods. For example: Pan-European Game Information (PEGI)[21], ISO 9000 and partly ISO 14001, etc.. While PEGI is obligatory for the marketing of a video game in the European sphere, ISO is not obligatory.

Every classification helps us to choose, in this way the classification of the sustainable quality inside a territory, it could help entrepreneurs to choose where to invest their capitals. This idea, could be applied inside a territory with problems and necessity, it is based on the presupposition that the method to acquire a good level of

CSV must be based on the participation of the population. For this reason, the analysis can be identified as descriptor of quality, because this factor must be created with the participation of everybody.

CONCLUSION

From the rich series of analysis, *"what conclusions can we extract? What is the balance? What is the perspective?"* This study demonstrates a clear vision of events and stories of this territory starting from the Second World War until 2009, including town planning schemes, amnesties and illegal housing. Now it is important to ask us why we have a degeneration of this phenomenon and who is responsible. Surely, the moment in which the municipality has decided to undertake the accumulate of resources through taxes on building licences, contextually they have 'abdicated' other ways to make money and paradoxically this choice has been reflected on the use of lands, because they have created a system that to derive resources eroding the territory.

For other reasons we can speak of *'How and When'* it was possible to build and the answer to the question is very simple. In fact we had been able to build in a non-speculative way, perhaps destining for this purpose, areas without values and specially, when there was the necessity. This idea to make urban development is very distant from the real necessity of people and it is very distant also from aggregative models as the old villages in the countryside that represent our identity and our customs. It is my opinion to consider useless the actual process of planning between municipalities, while assumes notable importance to plan considering the natural landscape.

The border line between municipalities indicates property but this is imaginary (on a map), while landscapes show mountains, valleys, rivers and other in a tangible way. The overlapping of two aspects, town planning scheme and landscape, we can see the first made with analytical parameters, while the second is made by iterations between natural and environmental resources very distant from the town planning scheme. The problematic of this century, apart from pollution, is not to have overcome this concept and to tie tightly economical interests and territorial management during processes of urban development. Today, this process has brought the birth of the metropolis in Palermo and if one day we will be remembered as the civilization of illegal buildings, then, this will have been our culture. The senseless choices have had

their repercussion on economy and society, because they have diminished possibilities to create economies in this area, for this reasons we remember the principles that municipalities have used on the agricultural areas. The culture of the administration class is an expression of the culture of a population, then, it is normal to find this idea where there aren't any culture or values. The problem is of an educational nature, in fact, it is necessary to get back to the old values and this assignement is a prospect of the new generations.

"*What can I say?*" It is my opinion the necessity of a determined territorial management tied to the sustainability and to the use of new instruments of urban planning as the idea of the classification of the damage through levels of identification. In this study, we have used instruments and analysis that have given a concrete demonstration of their functional ability, now the problem is to change the path of our destiny through the participation of everyone in the public decisional processes. For this reasons young people today have an added value for the change of tomorrow; today young people are victims of this system, because it has diminished their possibility to live a good and healthy economy based on solid values and cultural identity. I think that every resource is a property of everyone, such as: water, rivers, air, landscape, etc., and it is not correct that these resources become a profit for someone and damage for all.

NOTE

1 Luigi Fusco Girard, in the work cited.

2 In the work cited.

3 I issued about twenty-seven questionnaires per day for twenty-six days in July 2008. The tourists had alredy visited the city of Palermo and the area. Three questionnaires were incomplete.

4 The eleven estate agencies involved in the study, issued nineteen questionnaires per day for twenty days in July 2008. Only seventeen questionnaires were incomplete.

5 '*Quattro Canti'* is the Center of the Old Town of Palermo. It is characterized by a perfectly orthogonal crossroad that represent the main axis in which is divide the old city. The walls of the crossroad are adorned with statues and fountains.

6 The aim was to involve tourists to contribute also for the area, that in the first study, it has been reserve only to native inhabitants. The proposed value of the WTP, was calculated from the answers of the first study.

7 The price of the ticket was calculated from the results of the first study.

8 Many tourists answered to the questions saying that the information of the area was linked to the tourist brochures, Tour Operators and television. For the local peoples the knowledge of the area expanded to the outskirts.

9 Relatively to the analysis and its theoretical aspects, in this study, for situation of time and convenience, it has not been discussed but I have put in evidence only the results calculated. For this reason, I invited you to see, in case you want more informations, the publications put inside the bibliography.

10 For the analysis has been used the software SPSS STATISTIC ver.17®. used very much in statistic and between the application, it offers the possibility to make Linear Regression Analysis.

11 Luigi Fusco Girard, in the work cited.

12 The Cathedral of Monreale, embodies the cultural identity of two opposite civilizations, the Arabic and the Norman civilization. From that point of view, the two cultures have given to the monument a multicultural identity.

13 It could be the situations of alluvial areas or disasters in the area of a hydrogeological risk, as the last disaster in the Province of Messina in 2009.

14 Peter Nijkamp, in the work cited.

15 The instrument is the multicriterion analysis.

16 The study was executed between July and August 2008, by 11 experts. I was the co-ordinator.

17 For the evaluation we used consequential data from the first study made in the area and specialist studies made by experts.

18 It is dedicated to the area for the global intrinsic value.

19 It is dedicated to monuments and assets and their individual intrinsic value.

20 The name of this software is Electre II ®.

21 The classification system PEGI (Pan-European Game Information), helps the european parents to take informed decisions on the purchase of videogame. It has been launched in the spring of the 2003 and it has replaced the classifications on the age. PEGI is a unique system used into 30 European states.

PART V

Attached

A	Questionnaire – Phase I Tourists
B	Questionnaire – Phase I Residents/Non-Residents
C	Questionnaire – Phase II
D	Photos
E	Econometric Analysis - Tourists
F	Econometric Analysis – Residents/Non-Residents
G	Multicriterion Analysis – Judgments LT and ST
H	Multicriterion Analysis – Long Term
I	Multicriterion Analysis – Short Term
L	List of the Assets

ATTACHED A

QUESTIONNAIRE

PHASE I - TOURISTS

SECTION ONE

Is it the first time you visited the Conca d'Oro?
❑Yes
❑ No

What country are you from?

With whom did you have your vacation?
❑Yourself
❑Friends
❑ Family

If with your family, how many family members?
❑ 2 ❑ 3
❑ 4 ❑ 5
❑ 6 ❑ More than 6

Can you express how much you spent on your visit to Palermo and the Conca d'Oro?

What was/ what is the duration of your stay in and about Palermo?
❑ 1 day ❑ 2
❑ 3 ❑ 4
❑ 5 ❑ 6
❑ 7 ❑ 8
❑ More than 8 days

Is this vacation tour organized by Tour Operator or organized alone?
❑ Organized Tour ❑ Organized alone

For transportation means, how are you organized?
❑ Auto (private or rental) ❑ Public Transportation ❑ Tour Operator Organization

Where are you accommodating/will accommodate?
❑ Hotel ❑ Residence
❑ B&B ❑ Rental Home
❑ Community ❑ Vacation Farms

In which town are you situated for your accommodation?
❑ Palermo ❑ Monreale
❑ Altofonte ❑ Bagheria
❑ Villabate ❑ Other

Can you state what is/was your overall economic planning for your visit to the Conca d'Oro?

Which main areas of the Conca d'Oro did you visit?
❑ Palermo ❑ Monreale
❑ Altofonte ❑ Bagheria
❑ Villabate ❑ Other

Which main areas do you still want to visit of the Conca d'Oro?
❑ Palermo ❑ Monreale
❑ Altofonte ❑ Bagheria
❑ Villabate ❑ Other

After the visit of the Conca d'Oro, will you visit other locations in Sicily?
❑Yes
❑ No
❑ Do not know

Do you think about increasing the number of days of your stay?
❑Yes
❑ No
❑ Do not know

If you will increase the number of days to your stay, what are your motivations?

Can you state if the amount you have spent up to today falls within the budget provided for the visit of the Conca d'Oro?
❑Re-entry
❑Limited
❑ No re-entry

If there are no re-entries, can you express, in percentage, approximately how much you have spent more up to today's date?
❑+5% ❑ +10%
❑ +20% ❑ +30%
❑ +40% ❑+50%
❑ more than 50%

If there are no re-entries, can you express, in percentage, approximately how much you think of spending in order to view more than originally scheduled?
❑+5% ❑ +10%
❑ +20% ❑ +30%
❑ +40% ❑+50%
❑ more than 50%

SECTION TWO

Have you ever heard of the Conca d'Oro before undertaking the visit?
❑Yes
❑ No
❑ Partially

Which monuments or places did you visit more than others?
❑ (A) Square ❑ (B) Markets ❑ (C) Old Town Streets

❑ (D) Seasides ❑(E)Churches ❑ (F) Buildings
❑ (G) Villas ❑ (H) Rivers ❑ (I) Beaches
❑ (L)Museums ❑(M) Theatres ❑ (N) Gardens
❑ (O) Agricultural areas/Mounts ❑ (P) Belvedere ❑ (Q) Convents

Regarding the answer above, can you express in order of preference?

❑ (A) ❑ (B) ❑ (C) ❑ (D) ❑ (E) ❑ (F)
❑ (G) ❑ (H) ❑ (I) ❑ (L) ❑ (M) ❑ (N)
❑ (O) ❑ (P) ❑ (Q)

Which historical period is considered more representative for the surrounding area from a cultural perspective? (express a single preference)

Among the architectural/environmental visited, in your opinion, which do you consider the most advantageous for the image of the local community? (express a single preference)

Among the architectural/environmental visitors, in your opinion, what seems characterizing for the surrounding area? (express a single preference)

To visit the property referred to in sentence 23, 24, and 25, would you be willing to pay a ticket of €18,00?
❑Yes ❑ No

Which is exactly the maximum amount that you are willing to pay to visit those assets?

Is it considered proper to pay a sum of money to visit a cultural area ?

Can you express succinctly an opinion on the privatized management of a cultural area?

SECTION THREE

Which of the following requirements would be considered more important to be induced to visit assets and area indicated? (express a single preference)
❑ (A) Easy to reach by private means
❑ (B) Easy to reach by public transport
❑ (C) Extended open hours (evenings, holidays, etc.)
❑ (D) Presence of artwork free entry and not
❑ (E) Endowment café/restaurant/bookshop inside or nearby the sites to visit
❑ (F) Allocation of cultural services such as small museums and themed video stores
❑ (G) Historical loyalty
❑ (H) Inclusion in cultural tourism circuit (transportation, ticket purchasing, etc)
❑ (I) Other

Were the requirements that you indicated found within the areas visited ?
❑Yes
❑ No
❑ Partially

If the Manager of Heritage could really offer you what you stated in question 30, how much are you willing to pay compared to what has been previously stated in question 27?

Judge the value of the services offered by the Public Administration to reach the places visited.
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Judge the value of the services offered generally internally/externally to the places visited.
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

According to your past experience is there a cultural tourism circuit for the assets in the area?
❑ Yes
❑ No
❑ Partially

If you answered “yes” to the previous question, judge the rating?
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Having visited the area, what struck you in a particular way?

According to your opinion, what implied you to answer questions 23, 24, and 25?
❑ Damage ❑ Benefit
❑Nothing ❑ Other

The idea that was made of the places in the area of study, corresponded to what you imaged before you made the visit?
❑ Yes
❑ No
❑ Partially

Express the reasons succinctly.

Judge the compatibility between places visited and the urban development within the town that has suffered by visits.
❑ Incompatible ❑ Low ❑ Medium ❑ High ❑ Do not know

Judge the overall degree in tourist experience who lived or still lives here.
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Planning to return to visit this area
❑ Yes
❑ No
❑ Do not know

SECTION FOUR

Are you considered an environmentalist?
❑ Yes
❑ No
❑ Partially

Do you have any hobbies?

Do you usually follow television programs or cultural information dissemination?
❑ Yes
❑ No
❑ Partially

Age	Sex	Qualification	Profession

Which of the following bands belongs to its annual net family income (Hint: You can apply for monthly income and multiply by 12 or 13 depending on the profession)?
❑From 0 to 15,000 € ❑From 15,000 to 30,000 €
❑From 31,000 to 60,000 € ❑Over 60,000 € ❑No Answer

ANSWERS

PHASE I - TOURISTS

SECTION ONE

1	YES	No							
	587	*57*							
2	France	UK	US	Germany	Italy	Spain	Japan	China	Other
	86	*47*	*72*	*42*	*197*	*67*	*74*	*18*	*41*
3	Yourself	Frineds	Family						
	23	*258*	*363*						
4	2	3	4	5	6	More than 6			
	64	*105*	*68*	*98*	*20*	*8*			
5	Middle values								
	€ 175,00	*€ 415,00*	*€ 945,00*	*€ 193,00*	*€ 125,00*	*€ 298,00*	*€ 873,00*	*€ 715,00*	*€ 530,00*
6	1 day	2	3	4	5	6	7	8	More than 8
	10	*15*	*25*	*38*	*69*	*181*	*246*	*45*	*15*
7	Tour Operator	Organized alone							
	395	*249*							
8	Auto P/R	Pub. Trans.	Tour Operator						
	46	*203*	*395*						
9	Hotel	Residence	B&B	Rental Home	Community	Vacation Farms			
	277	*91*	*239*	*8*	*26*	*3*			
10	Palermo	Monreale	Altofonte	Bagheria	Villabate	Other			
	435	*72*	*6*	*52*	*65*	*14*			
11	Middle value								
	€ 1.415,00	*€ 2.680,00*	*€ 4.230,00*	*€ 1.720,00*	*€ 835,00*	*€ 1.735,00*	*€ 5.745,00*	*€ 3.415,00*	*€ 2.962,00*
12	Palermo	Monreale	Altofonte	Bagheria	Villabate	Other			
	644	*644*	*248*	*572*	*83*	*28*			
13	Palermo	Monreale	Altofonte	Bagheria	Villabate	Other			
	0	*0*	*28*	*65*	*3*	*122*			
14	Yes	No	Do not know						
	161	*478*	*5*						
15	Yes	No	Do not know						
	12	*621*	*11*						
16	Sea	Food	Curiosity						
	7	*4*	*1*						

17	Reenter	Limit	Not reenter						
	347	*271*	*26*						
18	5%	10%	20%	30%	40%	50%	More than 50%		
	3	*16*	*5*	*2*	*0*	*0*	*0*		
19	5%	10%	20%	30%	40%	50%	More than 50%		
	12	*63*	*183*	*41*	*15*	*0*	*0*		

SECTION TWO

20	Yes	No	partially						
	490	*5*	*149*						
21	Churches	Museums	Old town	Palaces	Villas	Markets	Belvedere	Gardens	Squares
	644	*319*	*644*	*644*	*485*	*570*	*644*	*415*	*361*
22	preference								
	100%	*53%*	*100%*	*100%*	*93%*	*64%*	*78%*	*81%*	*44%*
23	Arabic/Norm	Baroque	Enlight.	Renaissance	Other				
	493	*107*	*34*	*6*	*4*				
24	Zisa	Cathedral of Monreale	Mount Pellegrino	Cuba	Other				
	285	*242*	*69*	*38*	*10*				
25	Citrus fruit	Cathedral of Monreale	Oreto River	Mountains	Landscape	Histo. villas	Other		
	251	*122*	*62*	*59*	*44*	*93*	*13*		
26	Yes	No							
	19	*625*							
27	€ 3,00	€ 5,00	€ 6,00	€ 8,00	€ 10,00	€ 11,00	€ 15,00	€ 17,00	€ 18,00
	273	*130*	*87*	*73*	*40*	*15*	*5*	*2*	*19*
28	maintenance	Yes	Services	Salaries	Wrong				
	223	*175*	*148*	*70*	*28*				
29	Indecency	everyone	Nothing	I don't Know					
	349	*169*	*30*	*96*					

SECTION THREE

30	H	G	B	F	E	A	D	C	I
	100%	*100%*	*95%*	*78%*	*75%*	*64%*	*63%*	*43%*	*2%*
31	Yes	No	partially						
	38	*435*	*171*						
32	€ 12,00	€ 13,00	€ 15,00	€ 16,00	€ 18,00	€ 19,00	€ 20,00	€ 21,00	€ 25,00
	148	*128*	*75*	*68*	*125*	*38*	*11*	*23*	*28*

33	bad	scarce	mediocre	sufficient	fair	good			
	187	*205*	*124*	*87*	*28*	*13*			
34	bad	scarce	mediocre	sufficient	fair	good			
	236	*143*	*109*	*121*	*25*	*10*			
35	Yes	No	partially						
	17	*529*	*98*						
36	bad	scarce	mediocre	sufficient	fair	good			
	1	*10*	*5*	*2*	*0*	*0*			
37	houses	different	traffic	Cathedral of Monreale	cooking	Bad old town	fire	No sea	other
	97	*195*	*45*	*153*	*96*	*25*	*17*	*12*	*4*
38	damage	Benefit	Nothing	Other					
	475	*132*	*37*	*0*					
39	Yes	No	partially						
	87	*438*	*119*						
40	different	houses	No-respect	legality	price	No services	Other		
	158	*135*	*172*	*53*	*68*	*52*	*6*		
41	Incom.	low	middle	full	I don't know				
	364	*174*	*53*	*12*	*41*				
42	bad	scarce	mediocre	sufficient	fair	good			
	98	*126*	*231*	*61*	*74*	*54*			
43	Yes	No	I dont' know						
	103	*374*	*167*						

SECTION FOUR

44	Yes	No	partially					
	475	*64*	*105*					
45	Yes	No	partially					
	215	*317*	*112*					
46	tour	sport	reading	art	gardening	other		
	328	*173*	*53*	*83*	*5*	*2*		
47	Yes	No	partially					
	349	*137*	*158*					
48	20/30	31/50	51/73	M	F	degree	Sec. school	
	260	*247*	*137*	*328*	*316*	*436*	*208*	
49	sec/pub.	sec/technic.	sec/comm.	sec/law.	sec/agricul.	sec/admin.	services	other
	215	*38*	*49*	*76*	*88*	*92*	*49*	*37*
50	0/15,000	15/30,000	31/60,000	M.t. 60,000	No answer			
	128	*276*	*80*	*15*	*145*			

ATTACHED B

QUESTIONNAIRE

PHASE I – RESIDENTS/NON-RESIDENTS

SECTION ONE

How long have you lived in this area of the city / country?
❑ before 1940 ❑ since 1940 ❑ since 1950 ❑ since 1960
❑ since 1970 ❑ since 1980 ❑ since 1990 ❑ since 2000

If you have been a resident for several decades, from what other city/village are you from?
❑ province
❑ out province

Do you live alone, with family, or with friends?
❑ alone
❑ with friends
❑ with family

If with family, how many people is your family composed of?
❑ 2 ❑ 3
❑ 4 ❑ 5
❑ 6 ❑ more than 6

Do you live in a block of flats, Villa or a terraced house?
❑ Block of Flats ❑ Villa
❑ Semidetached house ❑ Terraced house ❑ Other

If you looking for a home, where would you prefer?
❑ Block of Flats ❑ Villa
❑ Semidetached house ❑ Terraced house ❑ Other

Do you currently an own your home or pay rent?
❑ owner
❑ pay rent

For your movements, what type of transportation do you use?
❑ Auto
❑ Public transportation

Is your workplace near to your house?
❑ Yes
❑ Not really
❑ In another community of the province
❑ Out of the province
❑ Retired

Can you tell us whether the area of residence is equipped with these ancillary services?
❑ School ❑ Hospitals
❑ No Services ❑ Library
❑Sports Fields ❑ Free Time

Can you tell us whether the area of residence is equipped with these primary services?
❑ Sewerage ❑ Illumination
❑ Roads ❑ Garbage area
❑ Fire safety

How much is the efficiency of the primary and secondary services present in the area?
❑ low efficiency
❑ high efficiency
❑ Indifferent

SECTION TWO

Can you tell us roughly what it spent in the purchase of your first home?
❑From 0 to 30,000 € ❑From 31,000 a 60,000 €
❑From 61,000 to 90,000 € ❑Over 90,000€
❑Do not intend to respond

If you want to sell the house, can you tell us the price you hope to realize today?
❑From 0 to 80,000 € ❑From 81,000 to 120,000 € ❑From 121,000 to 170,000 €
❑From 171,000 to 220,000 € ❑From 221,000 to 270,000 € ❑More than 270,000 €
❑Do not intend to respond

If you decide to buy a house would you need a loan or are you able to buy without aid?
❑Loan ❑ My pocket ❑ I do not buy

Have you ever heard of the Conca d'Oro?
❑Yes ❑ No ❑ Partially

Which monuments or places within this geographical area do you know more about than the others?
❑ (A) Squares ❑ (B) Markets ❑ (C) Old Town Streets ❑ (D) Seaside ❑(E)Churches ❑ (F) Buildings ❑ (G) Villas ❑ (H) Rivers
❑ (I) Beaches ❑ (L)Museums ❑(M) Theatres ❑ (N) Gardens
❑ (O) Agricultural areas/Mounts ❑ (P) Belvedere ❑(Q) Convents

Regarding to the answer above, express the following order of preference?
(A) (B) (C) (D) (E) (F) (G) (H) (I)
(L) (M) (N) (O) (P) (Q)

Which historical period is considered more representative for the surrounding area in terms of culture?

Among the architectural / environmental present, which do you consider the most advantageous for the image of the local community?

Among the architectural / environmental present which seems characterizing to the surrounding area?

To make the visit to the assets listed above would you be willing to pay a ticket of €18,00 even if you are a resident?
❑Yes
❑ No
❑ Do not know
❑ Partially

Which is exactly the maximum amount that you would be willing to pay to visit those assets even if you are a resident?

Should we pay a sum of money to visit a cultural object?

Should we consider a higher sum of money for tourists and residents to pay less to visit a cultural object?
❑Yes
❑ No

SECTION THREE

Which of the following requirements would you consider essential for your residence? (answer in order of preference)
❑ (A) Easy to reach by private means
❑ (B) Easy to reach by public transport
❑ (C) Proximity of commercial services with extended opening hours
❑ (D) Presence of public and private green areas, including artificial lakes
❑ (E) Proximity to places for leisure and sports equipment
❑(F) Proximity to places of cultural / tourism
❑ (G) Other _____

Did you find the requirements that you indicated at the same time of the purchase your home?
❑Yes
❑ No
❑ Partially

Judge the rating requirements and services present at the time of purchase.
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Judge the rating requirements and services here today.
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

According to your experience as a resident has the area undergone a change from when you purchased the house?
❑Yes
❑ No
❑ Partially

If you answered the previous question positively, can you judge the value of the change?
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Looking at this area today, what is particularly different compared to how you first saw it?

According to your opinion, what is indicated as a response to the answers in questions 19, 20 and 21.
❑Damage ❑Benefit
❑Nothing ❑Other_____
Do you support the idea of restoring the original condition of the assets you mentioned at the cost of demolition on the buildings constructed close to and / or on the area's original residue?
❑Yes
❑ No
❑ Partially

Do you think that the previous operation may have a positive impact on tourism / quality living in the area?
❑Yes
❑ No
❑ Partially

Judge the compatibility between the cultural area / site and urban development of the city.
❑ Incompatible ❑ Low
❑ Medium ❑ High
❑ Do not know

If there was an opportunity to bring the situation of the Conca d'Oro to the glories of the past, at the cost of demolishing the homes illegally / legally implemented by restoring the gardens and agricultural areas, in which you live / search home in this area, would you give your consent to this initiative to improve the quality of life of the whole community?
❑Yes
❑ No
❑ Partially

If everything done in the previous point the City would ask you to pay a monthly fee of €50,00 to cover the costs of implementing the initiative referred to above and the construction of new homes elsewhere, more efficient energy and antisismic constructions, would you be willing to pay?
❑Yes
❑ No
❑ Partially

Which is exactly the maximum amount that you are willing to pay?

In your view, the economic welfare of a community can be linked to a territorial area and efficient management of the productive sectors, like agriculture and handicrafts, even before the construction sector and industry?
❑Yes
❑ No
❑ Partially

If the City could really offer beyond what is said in sentence 37 and 38 what you stated in sentence 26, how much moreare you willing to pay more than previously stated in sentence 39?

Expresses the opinion that urban land management carried out by its municipal council?
❑Bad ❑ Insufficient ❑ Mediocre
❑ Sufficient ❑ Fair ❑ Good

Expresses the opinion that the amnesty of illegal construction?
❑ Bad ❑ Poor
❑ Good ❑Other _____

What is your opinion on the management of illegal construction by the city administration?
❑ Bad ❑ Poor
❑ Good ❑Other _____

SECTION FOUR

Are you considered an environmentalist?
❑Yes
❑ No
❑ Partially

Do you have any hobbies?

Do you usually follow television programs or cultural information dissemination?
❑Yes
❑ No
❑ Partially

Age Sex Qualification Profession

Which of the following bands belongs to its annual net family income (Hint: You can apply for monthly income and multiply by 12 or 13 depending on the profession)?
❑From 0 to 15,000 € ❑From 15,000 to 30,000 €
❑From 31,000 to 60,000 € ❑Over 60,000 € ❑No Answer

ANSWERS

PHASE I – RESIDENTS/NON-RESIDENTS

SECTION ONE

1	1940	from 1940	from 1950	from 1960	from 1970	from 1980	from 1990	from 2000
	225	*315*	*465*	*789*	*779*	*574*	*435*	*360*
2	province	outside						
	2176	*1766*						
3	Yourself	Friends	Family					
	195	*89*	*3658*					
4	2	3	4	5	6	more than 6		
	69	*804*	*1759*	*975*	*48*	*3*		
5	Block of Flat	Villa	Semidetached house	Terraced house	Other			
	2843	*310*	*415*	*276*	*98*			
6	Block of Flat	Villa	Semidetached house	Terraced house	Other			
	681	*741*	*370*	*2138*	*12*			
7	owners	rent						
	2148	*1794*						
8	Auto P/R	Pub.Trans						
	3022	*920*						
9	Yes	no	province	outside	retired			
	458	*864*	*1639*	*541*	*440*			
10	school	hospital	no/services	library	sport	Free time		
	1174	*174*	*2185*	*102*	*192*	*115*		
11	sewerage	illumination	road	garbage	fireproof			
	3654	*3942*	*3715*	*0*	*0*			
12	Few	Much	indifferent					
	2936	*763*	*243*					
13	0/30,000	31/60,000	61/90,000	over 90,000	No answ.			
	220	*573*	*1252*	*1486*	*411*			
14	0/80,000	81/120,000	121/170,000	171/220,000	221/270,000	More than 270,000	No answer	
	98	*175*	*142*	*570*	*1478*	*1165*	*314*	
15	loan	money	No activity					
	2835	*621*	*486*					

SECTION TWO

16	Yes	No	Partly						
	2882	*329*	*731*						
17	Churches	Museums	Old town	Rivers	Villas	Markets	Ag. areas	Gardens	Sq.
	2529	*87*	*3429*	*3942*	*139*	*3942*	*328*	*3128*	*3942*
18	Preference								
	100%	*6%*	*100%*	*100%*	*15%*	*100%*	*26%*	*81%*	*100%*
19	Arab/Nor	Baroque	Enlight.	Renaissance	Other				
	2317	*954*	*140*	*483*	*48*				
20	Zisa	Quattro Canti	M. Pellegrino	Cathedral of Monreale	markets	Citrus fruit	other		
	767	*839*	*701*	*428*	*519*	*643*	*45*		
21	Citrus fruit	Cathedral of Monreale	Oreto river	Zisa	Cuba	18th Ville	other		
	2369	*431*	*515*	*180*	*204*	*231*	*12*		
22	Yes	no	I don't know	partly					
	65	*3369*	*179*	*329*					
23	€ 2,00	€ 5,00	€ 6,00	€ 8,00	€ 10,00	No pay			
	2491	*1195*	*63*	*43*	*21*	*129*			
24	Maint.	tourists	services	salaries	wrong				
	858	*2328*	*492*	*135*	*129*				
25	yes	no	I don't know						
	2438	*1143*	*361*						

SECTION THREE

26	C	D	B	F	E	A	G		
	100%	*100%*	*95%*	*78%*	*75%*	*64%*	*3%*		
27	yes	no	partially						
	805	*1732*	*1405*						
28	bad	scarce	mediocre	sufficient	fair	good			
	902	*572*	*90*	*1328*	*1009*	*41*			
29	bad	scarce	mediocre	sufficient	fair	good			
	1304	*1740*	*373*	*450*	*55*	*20*			
30	yes	no	partially						
	3303	*34*	*605*						
31	bad	scarce	mediocre	sufficient	fair	good			
	2265	*1009*	*29*	*0*	*0*	*0*			
32	houses	pollution	traffic	palace	No green	Bad old town	fire	No sea	other
	1212	*235*	*286*	*572*	*1528*	*54*	*10*	*43*	*2*
33	damage	benefit	nothing	Other					

	3927	*5*	*10*	*0*					
34	yes	no	Partially						
	2781	*340*	*821*						
35	Yes	no	Partially						
	3418	*297*	*227*						
36	Incom.	low	middle	full	I don't know				
	2675	*974*	*153*	*0*	*140*				
37	Yes	no	Partially						
	2739	*175*	*1028*						
38	Yes	no	Partially						
	1056	*138*	*2748*						
39 *	€ 25,00	€ 30,00	€ 35,00	€ 40,00	€ 45,00	€ 50,00	No pay		
	515	*429*	*407*	*672*	*725*	*1056*	*138*		
40	Yes	no	Partly	maybe					
	3271	*217*	*180*	*274*					
41 *	€ 35,00	€ 40,00	€ 45,00	€ 50,00	€ 55,00	€ 60,00	€ 65,00	€ 70,00	No pay
	346	*327*	*432*	*948*	*763*	*471*	*328*	*254*	*73*
42	bad	scarce	mediocre	sufficient	fair	good			
	2353	*1328*	*164*	*97*	*0*	*0*			
43	bad	scarce	good	made	shameful	strong	speculation	other	
	1946	*1328*	*231*	*347*	*24*	*15*	*46*	*5*	
44	bad	scarce	good	affairs	Bad manag.	Illegal houses	shameful	other	
	375	*544*	*107*	*640*	*1327*	*546*	*399*	*4*	

SECTION FOUR

45	yes	no	partially						
	708	*1912*	*1322*						
46	voyage	sport	reading	art	gardens	politics	music	Hunt.	Other
	451	*729*	*251*	*175*	*825*	*428*	*628*	*428*	*27*
47	yes	no	partially						
	2376	*438*	*1128*						
48	20/30	31/50	51/73	M	F	degree	Sec/school	Prim/school	
	829	*1409*	*1704*	*2099*	*1843*	*803*	*1504*	*1635*	
49	sec/pub.	sec/technic.	sec/comm.	sec/law.	sec/agricul.	sec/admin.	services	other	
	1390	*438*	*237*	*46*	*503*	*347*	*36*	*945*	
50	0/15.000	15/30.000	31/60.000	oltre 60.000	No answer				
	774	*1242*	*16*	*7*	*1903*				

ATTACHED C

QUESTIONNAIRE

PHASE II

SECTION ONE

Is your residence inside the area of the question, outside the area or are you a tourist on vacation?
❑ resident inside the area
❑ resident outside the area
❑ tourist

In which of these age groups are situated ?
❑ 0-15 ❑ 16-30
❑ 31-45 ❑ 46-60
❑ 61-75 ❑ more than 75 anni Sex ❑M ❑F

What is your possessed qualification?
❑ primary school ❑ secondary school ❑ masters degree

What is your profession?
❑ public dep. ❑ private dep. ❑ entrepreneur (craftsman, merchant, professionals, ecc..)

Understanding that you are free not to answer this question, and indeed the answer you provide will only be used for this study to find a position within the range of social income, could be so kind to write down which of the following bands belongs to your Annual net income?
❑From 0 to 15,000 € ❑From 16,000 to 30,000 €
❑From 31,000 to 60,000 € ❑More than 60,000 €
❑I don't intend to respond

Do you usually watch television programs of dissemination or cultural/tourist information?
❑Yes
❑ No
❑ Partially

Can you express your opinion on policies for cultural and environmental protection?
❑ positive
❑ negative
❑ no idea

Can you explain briefly the reason for your answer?

Did you ever hear of the Conca D'Oro?
❑Yes
❑ No
❑ Partially

Can you express, as a percentage of the level, the knowledge you have of the area?
❑From 0 to 25% ❑From 0 to 50%

❑From 0 to 75% ❑From 0 to 100%
❑0

Are you considered an environmentalist?
❑Yes
❑ No
❑ Partially

SECTION TWO

In the previous investigation the historical period, that was the most representative for the surrounding area, was the period Arabic / Norman, what is your opinion?
❑ True ❑ False ❑ I don't know

In an earlier survey showed that among the architectural / environmental present, the most interesting ones featuring the image and cultural / tourist area and the local community are the Zisa Castle, the Cathedral of Monreale, Gardens Citrus of the surrounding countryside, Oreto River, Quattro Canti and Mount Pellegrino, what is your opinion?
❑ True ❑ False ❑ I don't know

With reference to the last two questions, could you explain briefly the reasons for the answers?

A previous investigation has shown, the opinions from the interviewees explained that the growth of illegal urban buildings has created a negative impact on the area, as well as being considered incompatible. The damage regards the tourist and cultural aspects, monuments and places, what is your opinion?
❑ True ❑ False ❑ I don't know

In a previous investigation showed that the services offered by government or by operators of tourism-related goods (public transport, roads, services for tourists internal or external goods such as small museums, cafes, bookshops, etc. ..) are somewhat insufficient, of poor quality or nonexistent, given that you know / visited the places / area in question, can you express an opinion?
❑ True ❑ False ❑ I don't know

Would you support the idea of restoring the original conditions of the places you visited even at the cost of demolition of the buildings constructed close to and / or the original area?
❑ Yes ❑ No ❑ I don't know

If there was an opportunity to bring the situation of the Conca d'Oro to the glories of the past, as are seen in the photos contained in Part 1 made available at the cost of demolishing the homes illegally / legally, implemented by restoring the gardens and agricultural areas, improving the status of present assets and services present, since you are a tourist on vacation or a resident in the area / out of area, would you tend to agree with this initiative aimed at improving the quality of life of the whole community and the image tourist / historical / cultural area?
❑ Yes ❑ No ❑ I don't know

Whether to implement the ideas expressed previously, we'll ask a willingness to pay a contribution of € 51.00 to be paid into a common fund, to cover the costs of implementing the proposed initiative to ensure new homes elsewhere and accommodation energy saving and earthquake-proof, would you be willing to pay?
❑Yes
❑ No

❑ Partially

Which is exactly the maximum amount that you would be willing to pay?

If improving the condition of the places inside the area, providing more efficient maintenance and public services, if we asked you to pay an entrance fee of €15,00, whether tourists or local, would you be willing to pay?
❑Yes
❑ No
❑ Partially

What exactly is the maximum amount that you would be willing to pay?

If the municipality promised to who lives in or around the area or if you are a tourist, provide new areas of primary services and to improve the quality of life, thus reducing the traffic, poor services, etc. .. thereby improving the environmental quality of the area, creating new jobs and new forms of entrepreneurship related to sustainable use of the same area would you be willing to pay more than previously stated?

Could you explain briefly the reasons for your answers?

If the Manager of Heritage could really give you what you see in brochures, giving the property of the missing services, improving the maintenance and where possible the historical accuracy and assets of the context in which they have fallen, eliminating the inefficiency and thereby improving the environmental quality of the area concerned, creating attractive, thematic routes associated with cultural circuits, ensuring also visit the private assets which are important for the contribution of historical and cultural offer, thus widening the range of time spent in the face of lower prices accessible in terms of board and lodging, would you be willing to pay more than previously stated?

Could you explain briefly the reasons for your answers?

SECTION THREE

Looking at the pictures in Part 2 with the current state of the area and one from the first half of the twentieth century, could you express your opinion about the benefit, if any, that the area under current conditions may offer to humans and other species such as flora and fauna?
❑ None ❑ Good ❑ Excellent ❑ I Don't know

Thinking back to the conditions of the area in the photo from the first half of the twentieth century, would be able to express your opinion about the benefit, if there was, that the area may have offered to humans and other living species such as flora and fauna?
❑ None ❑ Good
❑ Excellent ❑ I Don't know

What judgment expresses the policy of conservation/protection effectuated by governments to ensure the existence of places and/or area for the beings who inhabit whatever they are men/animals/plants?

❑ poor ❑ mediocre
❑ sufficient ❑good
❑excellent ❑ I Don't know

Looking at the historical photos, could you express, in monetary terms, a willingness to pay a voluntary contribution to be used for upkeep of the area to ensure the integrity and existence?
_____ ❑There isn't price ❑ I don't pay

Which is exactly the maximum amount that you would be willing to pay to ensure the existence of the assets that you can see in the photos?

Could you explain briefly the reasons for your answers?

SECTION FOUR

Looking at the pictures in Part 2, with the current state of the area and one from the first half of the twentieth century, would you be able to express your judgement about the appreciation, if any, that you have of the area and the assets under the present conditions, to be proposed as a legacy for future generations?
❑ poor ❑ mediocre
❑ sufficient ❑good
❑excellent ❑ I Don't know

Thinking back to the conditions of the area in the photo from the first half of the twentieth century, would you be able to express your judgement about the appreciation that you might have in that area and property, to be proposed as a legacy for future generations?
❑ poor ❑ mediocre
❑ sufficient ❑good
❑excellent ❑ I Don't know

In your opinion, considering that all of us living beings, are passing through and we do not live forever and that the environment such as rivers, mountains, land, sea, etc... can be considered common property, does it seems right to pollute, foul, erode, consume, everything around us leaving as a legacy to future generations?
❑ Correct ❑ Not correct ❑ I Don't know

Looking at the pictures of Part 2, according to your opinion, in which of the two realities, seems most appropriate and inspires pride, to be transmitted to future generations, so to be listed as heritage?
❑Past ❑Current ❑ I Don't know

In order to make as a response to the previous paragraph, could you be able to express in monetary terms a willingness to pay a voluntary contribution?
_____ ❑There isn't price ❑ I don't pay

Thinking of a beloved, which is exactly the maximum amount that you would be willing to pay?

Could you explain briefly the reasons for your answers?

ANSWERS

PHASE II

TOURISTS
SECTION ONE

1	in	out	tourists					
	0	*0*	*717*					
2	0-15	16-30	31-45	46-60	61-75	More than 75	M	F
	0	*311*	*203*	*175*	*28*	*0*	*365*	*352*
3	Prim.school	Second.school	Degree					
	0	*229*	*488*					
4	Publ.	Priv.	Contract.					
	298	*191*	*228*					
5	0-15,000	16-30,000	31-60,000	More than 60,000	No answ.			
	86	*382*	*213*	*25*	*11*			
6	yes	no	partially					
	451	*19*	*247*					
7	Positiv.	Negati.	no idea					
	628	*0*	*89*					
8	Health	identity	culture	sons	Other	No idea		
	164	*138*	*141*	185	12	77		
9	yes	no	Partially					
	468	*53*	*196*					
10	0-25%	0-50%	0-75%	0-100%	0			
	87	*182*	*408*	*30*	*10*			
11	yes	no	Partially					
	382	*98*	*237*					

SECTION TWO

12	true	false	no idea					
	603	*42*	*72*					
13	true	false	no idea					
	661	*25*	*31*					
14	meaning	place	history	civilization	other			
	90	*288*	*63*	*256*	*20*			
15	true	false	no idea					
	522	*23*	*172*					
16	true	false	no idea					
	441	*79*	*197*					
17	yes	no	no idea					
	443	*171*	*103*					
18	yes	no	no idea					

	548	*95*	*74*						
19	yes	no	partially						
	123	*539*	*55*						
20	10,00 €	15,00 €	20,00 €	25,00 €	30,00 €	35,00 €			
	19	*194*	*69*	*315*	*43*	*77*			
21	yes	no	partially						
	509	*46*	*162*						
22	10,00 €	15,00 €	20,00 €	25,00 €	30,00 €	35,00 €			
	17	*130*	*512*	*37*	*12*	*9*			
23	<=15,00	16/20,00	21/25,00	26/30,00	31/35,00	36/40,00	41/45,00	46/50,00	51/56,00
	12	*60*	*161*	*227*	*138*	*64*	*29*	*11*	*15*
24	no resident	no problem	ok	Publ. property	other				
	134	*196*	*151*	*216*	*20*				
25	<=15.00	16/20.00	21/30.00	31/35.00	36/40.00	41/50.00	51/55.00	56/60.00	61/65.00
	10	*12*	*210*	*236*	*144*	*80*	*10*	*14*	*1*
26	services	Publ.property	quality	saving	other				
	211	*45*	*300*	*145*	*16*				

SECTION THREE

27	no	Good	excellent	no idea					
	659	*31*	*0*	*27*					
28	no	Good	excellent	no idea					
	0	*89*	*615*	*13*					
29	scarce	mediocre	sufficient	good	excellent	no idea			
	205	*248*	*102*	*87*	*32*	*43*			
30	<=155.00	156/250.00	251/300.00	301/500.00	501/650.00	651/1,000.00	0		
	68	*97*	*218*	*250*	*45*	*26*	13		
31	<=155.00	156/250.00	251/300.00	301/500.00	501/650.00	651/1,000.00	0		
	214	*194*	*87*	*131*	*19*	*59*	13		
32	correct	respect	remedy	protection	other				
	147	*38*	*358*	*169*	*5*				

SECTION FOUR

33	scarce	mediocre	sufficient	good	excellent	no idea			
	348	*277*	*5*	*0*	*0*	*87*			
34	scarce	mediocre	sufficient	good	excellent	no idea			
	0	*0*	*0*	*54*	*651*	*12*			
35	correct	no correct	no idea						
	0	*704*	*13*						
36	old	actual	No idea						
	710	*0*	*7*						
37	<=1,500.00	1,501/3,000.00	3,001/3,500.00	3,501/4,000.00	4,001/5,000.00	5,001/6,000.00	>6,000.00		

	28	*134*	*183*	*279*	*48*	*38*	*7*	
38	<=1,500.00	1,501/3,000.00	3,001/3,500.00	3,501/4,000.00	4,001/5,000.00	5,001/6,000.00	>6,000.00	
	147	*261*	*76*	*85*	*50*	*54*	*44*	
39	correct	responsibility	other					
	175	*518*	*24*					

RESIDENT/ NO RESIDENT
SECTION ONE

1	in	out	Tourist					
	2349	*1849*	*0*					
2	0-15	16-30	31-45	46-60	61-75	over 75	M	F
	0	*854*	*2197*	*1079*	*68*	*0*	*365*	*352*
3	Prim.school	Second.school	Degree					
	189	*2356*	*1653*					
4	Publ.	Priv.	Contract.					
	2097	*669*	*1432*					
5	0-15,000	16-30,000	31-60,000	More than 60,000	No answer			
	1388	*1686*	*672*	*13*	*439*			
6	yes	no	Partially					
	1357	*2037*	*804*					
7	Posit.	Nega.	no idea					
	3310	*568*	*320*					
8	health	identity	culture	sons	other	no idea		
	1944	*138*	*875*	939	6	296		
9	yes	no	Partially					
	3887	*0*	*311*					
10	0-25%	0-50%	0-75%	0-100%	0			
	32	*54*	*1741*	*2371*	*0*			
11	yes	no	Partially					
	1975	*1904*	*319*					

SECTION TWO

12	true	no true	no idea					
	4153	*3*	*42*					
13	true	no true	no idea					
	4190	*5*	*3*					
14	Signific.	identity	history	civilization	other			
	3	*353*	*3748*	*83*	*11*			
15	true	no true	no idea					
	3925	*34*	*239*					
16	true	no true	no idea					
	3852	*139*	*207*					

17	yes	no	no idea						
	3480	*539*	*179*						
18	Yes	no	no idea						
	4165	*12*	*21*						
19	yes	no	Partly						
	3805	*216*	*177*						
20	20.00 €	40.00 €	60.00 €	80.00 €	100.00 €	120.00 €			
	96	*179*	*923*	*1729*	*1217*	*54*			
21	yes	no	Partially						
	975	*2377*	*846*						
22	12.00 €	13.00 €	15.00 €	18.00 €	20.00 €	23.00 €			
	1744	*1348*	*721*	*378*	*5*	*2*			
23	<=35.00	36/50.00	51/65.00	66/100.00	101/150.00	151/215.00	216/300.00	301/350.00	>350.00
	443	*356*	*332*	*439*	*438*	*1468*	*384*	*169*	*169*
24	ok	no problem	Publ.prop.	life	Other				
	815	*26*	*1019*	*2318*	*20*				
25	<=12.00	13/15.00	16/20.00	21/25.00	26/28.00	29/31.00	32/35.00	36/40.00	>40.00
	1043	*198*	*269*	*229*	*282*	*441*	*536*	*634*	*566*
26	services	Publ.pro.	quality	saving	originality	other			
	747	*348*	*817*	*744*	*1539*	*3*			

SECTION THREE

27	no	good	excellent	no idea					
	4149	*14*	*0*	*35*					
28	no	good	excellent	no idea					
	0	*1328*	*2846*	*24*					
29	scarce	mediocre	sufficient	good	excellent	no idea			
	3728	*435*	*18*	*2*	*5*	*10*			
*30**	100.00 €	125.00 €	350.00 €	500.00 €	650.00 €	800.00 €	no price	No pay	
	128	*648*	*855*	*1350*	*835*	*344*	32	6	
31	<=125.00	126/150.00	151/250.00	251/500.00	501/650.00	651/800.00	801/1,000.00	>1,000.00€	
	576	*358*	*535*	*651*	*1103*	*448*	249	278	
32	ok	respect	remedy	protection	other				
	191	*312*	*1538*	*2155*	*2*				

SECTION FOUR

33	scarce	bad	sufficient	Good	excellent	no idea			
	2936	*1255*	*5*	*0*	*0*	*2*			
34	scarce	bad	sufficient	Good	excellent	no idea			
	0	*0*	*0*	*12*	*4186*	*0*			
35	correct	no correct	no idea						
	0	*4198*	*0*						
36	old	actual	No idea						
	4198	*0*	*0*						

37	1,500.00 €	2,000.00 €	2,500.00 €	3,000.00 €	4,000.00 €	no price	no pay	
	243	*949*	*1635*	*1328*	*32*	*9*	2	
38	<=1,750.00	1,751/2,000.00	2,001/3,000	3,001/4,000	4,001/5,000	5,001/6,000	>6,000.00€	
	1265	*297*	*541*	*1237*	*266*	*335*	257	
39	sons	responsibility	mission	other				
	3779	*385*	*30*	*4*				

ATTACHED D

PHOTOS

SECTION 1

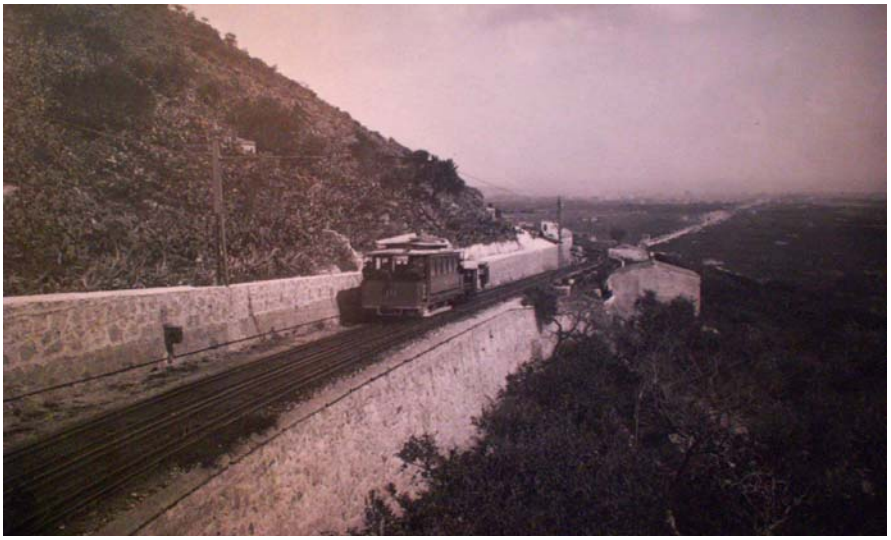
The photos below proposed represent the environmental situation of the area in the first half of the twentieth century.






SECTION 2

Now, we put below, the ancient situation of the city/countryside and the actual situation of the area



ATTACHED **E**

ECONOMETRIC ANALYSIS

TOURISTS

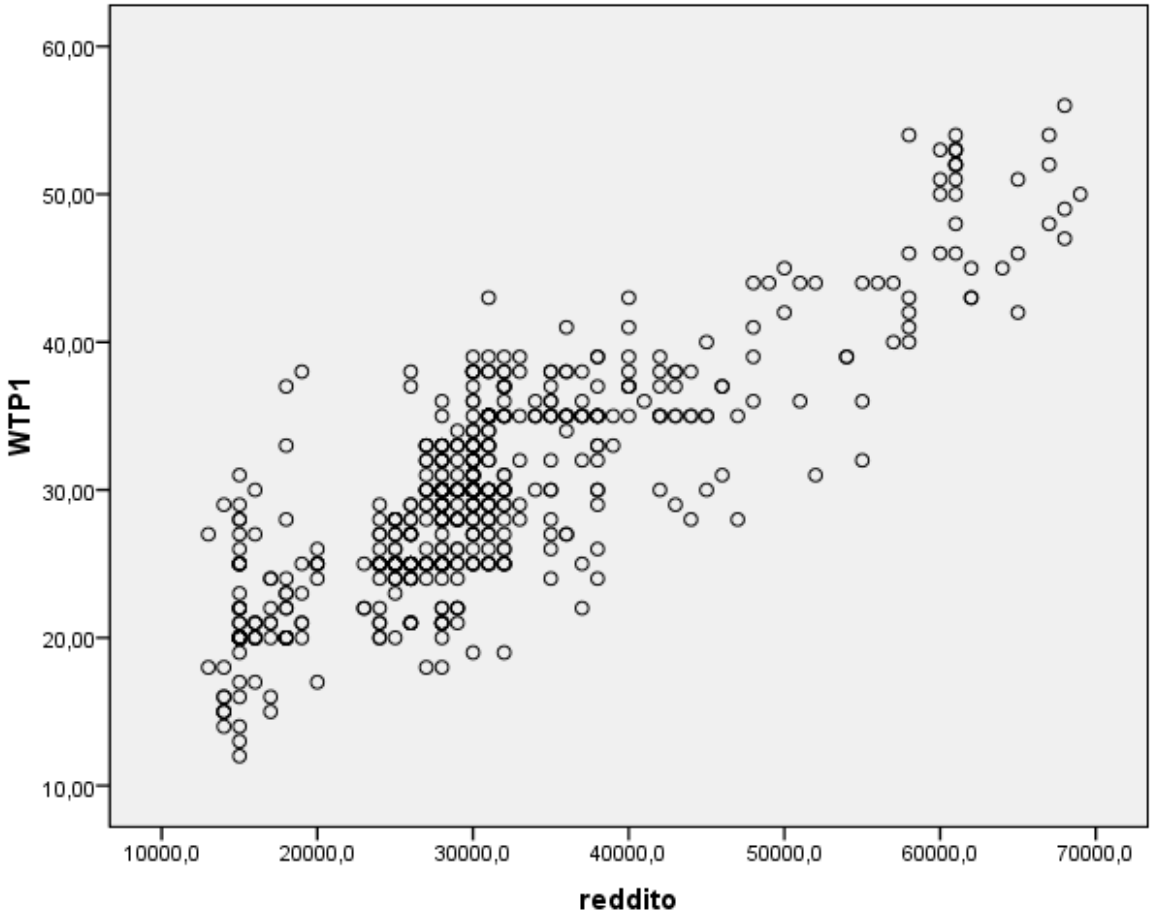
Correlations

Correlations

		WTP1	income	K. area	Age
WTP1	Pearson Correlation	1	,837**	,109**	,466**
	Sig. (2-tailed)		,000	,004	,000
	N	696	696	696	696
income	Pearson Correlation	,837**	1	,142**	,550**
	Sig. (2-tailed)	,000		,000	,000
	N	696	696	696	696
K.area	Pearson Correlation	,109**	,142**	1	,143**
	Sig. (2-tailed)	,004	,000		,000
	N	696	696	696	696
Age	Pearson Correlation	,466**	,550**	,143**	1
	Sig. (2-tailed)	,000	,000	,000	
	N	696	696	696	696

**. Correlation is significant at the 0.01 level (2-tailed).

Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP1	29,9080	7,15543	696
Income	30488,506	10538,5833	696
K. area	63,11	18,909	696
age	37,99	12,150	696

Correlations

		WTP1	income	K. area	age
Pearson Correlation	WTP1	1,000	,837	,109	,466
	Income	,837	1,000	,142	,550
	K. area	,109	,142	1,000	,143
	age	,466	,550	,143	1,000

Sig. (1-tailed)	WTP1	.	,000	,002	,000
	Income	,000	.	,000	,000
	K. area	,002	,000	.	,000
	age	,000	,000	,000	.
N	WTP1	696	696	696	696
	Income	696	696	696	696
	K. area	696	696	696	696
	age	696	696	696	696

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	age, K. area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,837[a]	,701	,700	3,92236

a. Predictors: (Constant), Age , K. area, income

b. Dependent Variable: WTP1

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	24937,736	3	8312,579	540,306	,000[a]
	Residual	10646,379	692	15,385		
	Total	35584,115	695			

a. Predictors: (Constant), Age , K. area, income

b. Dependent Variable: WTP1

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	12,700	,677		18,759	,000

	income	,001	,000	,833	33,377	,000
	K. area	-,004	,008	-,011	-,516	,606
	Age	,006	,015	,010	,396	,693

a. Dependent Variable: WTP1

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP1	Predicted Value	Residual
10	-2,098	13,00	21,2276	-8,22760
20	2,097	30,00	21,7759	8,22414
30	2,558	33,00	22,9654	10,03460
35	2,524	31,00	21,1014	9,89857
48	-2,174	24,00	32,5259	-8,52587
139	3,228	43,00	30,3369	12,66308
149	3,591	37,00	22,9131	14,08693
151	-2,589	24,00	34,1549	-10,15494
172	2,418	37,00	27,5142	9,48576
175	3,753	38,00	23,2788	14,72125
180	2,258	39,00	30,1427	8,85728
183	-2,296	12,00	21,0043	-9,00433
205	-2,493	28,00	37,7782	-9,77822
206	-2,127	30,00	38,3439	-8,34391
207	2,184	29,00	20,4328	8,56718
231	-3,009	32,00	43,8009	-11,80088
243	-2,079	26,00	34,1549	-8,15494
251	-2,030	36,00	43,9619	-7,96194
277	-2,739	19,00	29,7421	-10,74215
278	-2,561	18,00	28,0451	-10,04505
280	-2,856	31,00	42,2026	-11,20264
283	-2,176	25,00	33,5369	-8,53691
310	-2,054	21,00	29,0578	-8,05785
321	-2,165	20,00	28,4904	-8,49039
326	2,724	38,00	27,3142	10,68577
327	-2,663	18,00	28,4456	-10,44563
400	2,031	41,00	33,0352	7,96482
426	2,105	38,00	29,7439	8,25610
430	-3,007	19,00	30,7939	-11,79389

436	2,054	39,00	30,9451	8,05492
472	2,014	38,00	30,1020	7,89798
488	2,125	38,00	29,6642	8,33575
579	-2,959	22,00	33,6067	-11,60669
586	2,161	38,00	29,5247	8,47531
599	-2,052	29,00	37,0474	-8,04740
614	2,161	38,00	29,5247	8,47531
660	2,139	38,00	29,6119	8,38809
667	2,188	54,00	45,4183	8,58168
669	2,424	39,00	29,4916	9,50844
692	-2,838	28,00	39,1317	-11,13168

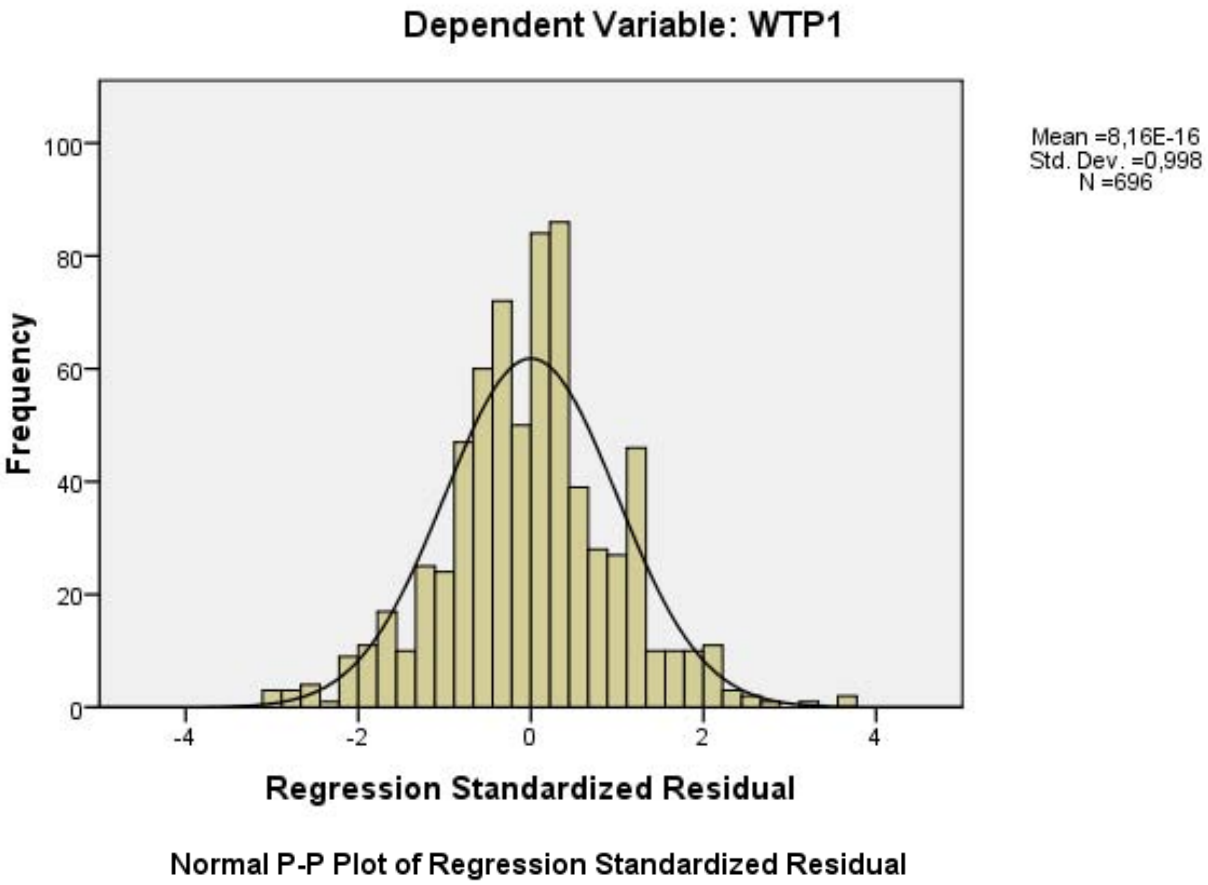
a. Dependent Variable: WTP1

Residuals Statistics[a]

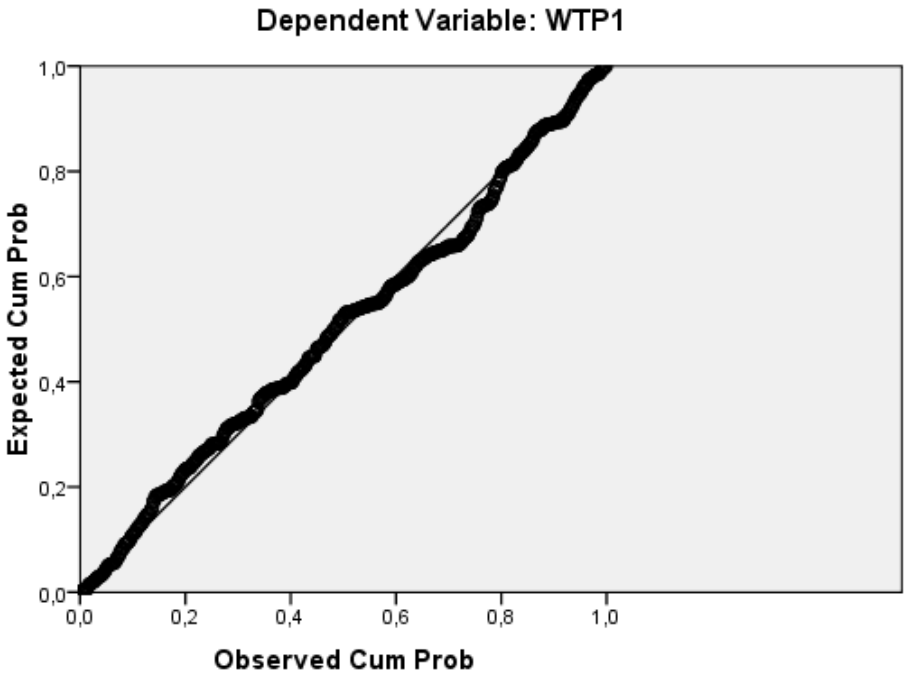
	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	19,9700	51,7090	29,9080	5,99013	696
Std. Predicted Value	-1,659	3,639	,000	1,000	696
Standard Error of Predicted Value	,176	,669	,282	,096	696
Adjusted Predicted Value	19,9266	51,7496	29,9084	5,98973	696
Residual	-11,80088	14,72125	,00000	3,91389	696
Std. Residual	-3,009	3,753	,000	,998	696
Stud. Residual	-3,023	3,762	,000	1,001	696
Deleted Residual	-11,91355	14,79233	-,00039	3,93870	696
Stud. Deleted Residual	-3,041	3,799	,000	1,003	696
Mahal. Distance	,400	19,235	2,996	3,048	696
Cook's Distance	,000	,029	,002	,003	696
Centered Leverage Value	,001	,028	,004	,004	696

a. Dependent Variable: WTP1

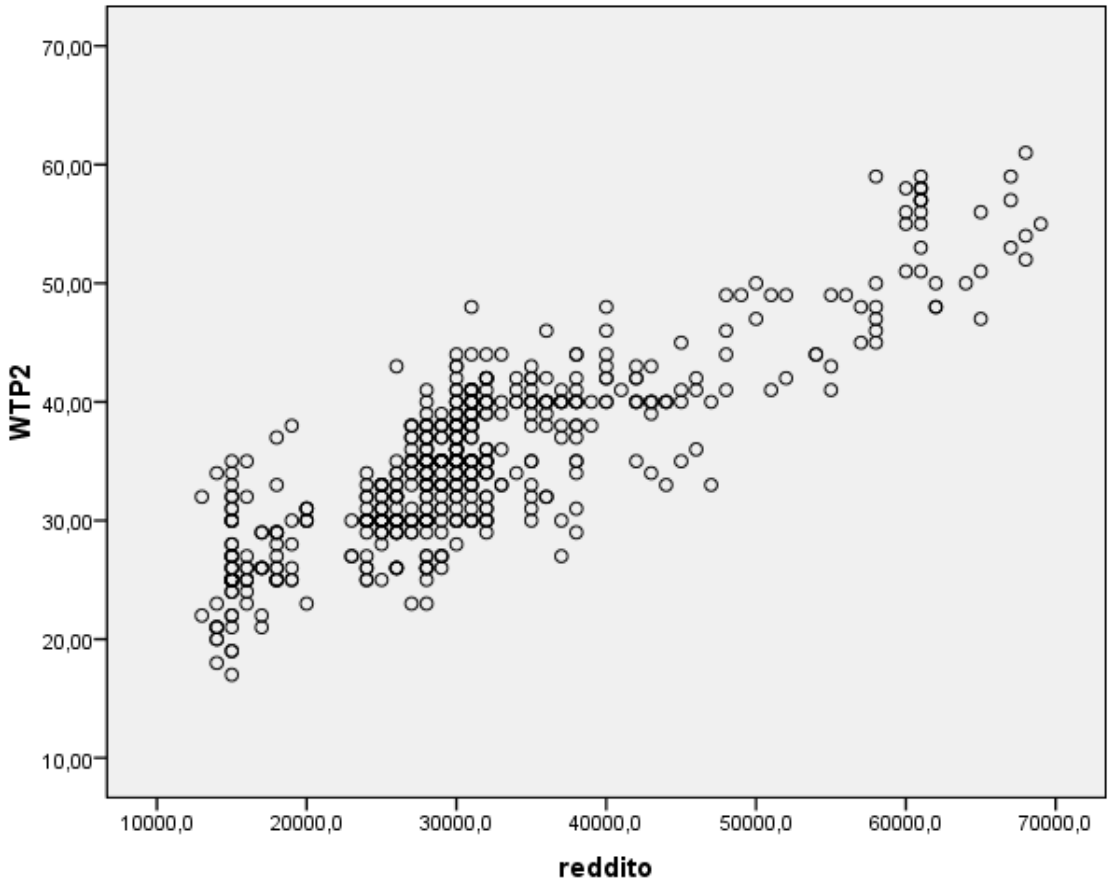
Charts



Normal P-P Plot of Regression Standardized Residual



Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP2	34,8563	7,04555	696
income	30488,506	10538,5833	696
K. area	63,11	18,909	696
Age	37,99	12,150	696

Correlations

		WTP2	income	K. area	age
Pearson Correlation	WTP2	1,000	,852	,112	,467
	income	,852	1,000	,142	,550
	K. area	,112	,142	1,000	,143
	Age	,467	,550	,143	1,000

Sig. (1-tailed)	WTP2	.	,000	,001	,000
	income	,000	.	,000	,000
	K. area	,001	,000	.	,000
	Age	,000	,000	,000	.
N	WTP2	696	696	696	696
	income	696	696	696	696
	K. area	696	696	696	696
	Age	696	696	696	696

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age, K. area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,852[a]	,727	,726	3,69108

a. Predictors: (Constant), Age, K.area, income

b. Dependent Variable: WTP2

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	25071,753	3	8357,251	613,417	,000[a]
	Residual	9427,880	692	13,624		
	Total	34499,632	695			

a. Predictors: (Constant), Age, K. area, income

b. Dependent Variable: WTP2

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	17,676	,637		27,745	,000

	income	,001	,000	,854	35,802	,000
	K. area	-,003	,008	-,009	-,450	,653
	age	,000	,014	,000	-,030	,976

a. Dependent Variable: WTP2

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP2	Predicted Value	Residual
20	2,244	35,00	26,7184	8,28162
30	2,477	37,00	27,8562	9,14379
35	2,421	35,00	26,0634	8,93656
48	-2,025	30,00	37,4759	-7,47587
90	-2,029	18,00	25,4895	-7,48947
139	3,447	48,00	35,2782	12,72177
141	2,128	34,00	26,1457	7,85432
147	2,077	44,00	36,3330	7,66702
151	-2,737	29,00	39,1021	-10,10206
175	2,638	38,00	28,2619	9,73809
180	2,409	44,00	35,1087	8,89130
183	-2,433	17,00	25,9787	-8,97867
205	-2,627	33,00	42,6952	-9,69520
206	-2,240	35,00	43,2662	-8,26622
207	2,328	34,00	25,4081	8,59193
215	-2,077	36,00	43,6664	-7,66644
243	-2,195	31,00	39,1021	-8,10206
251	-2,137	41,00	48,8875	-7,88746
278	-2,708	23,00	32,9963	-9,99625
283	-2,312	30,00	38,5348	-8,53483
310	-2,157	26,00	33,9633	-7,96329
321	-2,299	25,00	33,4842	-8,48419
326	2,911	43,00	32,2536	10,74641
327	-2,816	23,00	33,3956	-10,39563
330	-2,028	26,00	33,4838	-7,48377
396	-2,058	47,00	54,5981	-7,59810
400	2,178	46,00	37,9592	8,04083
428	2,000	42,00	34,6174	7,38261
436	2,234	44,00	35,7544	8,24562

461	-2,004	26,00	33,3986	-7,39858
486	-2,005	26,00	33,3998	-7,39985
567	2,059	41,00	33,3986	7,60142
577	-2,002	26,00	33,3906	-7,39058
579	-3,124	27,00	38,5298	-11,52977
586	2,292	43,00	34,5415	8,45853
599	-2,155	34,00	41,9525	-7,95254
634	-2,004	26,00	33,3986	-7,39858
660	2,293	43,00	34,5351	8,46485
667	2,321	59,00	50,4344	8,56564
669	2,587	44,00	34,4521	9,54793
672	2,100	48,00	40,2487	7,75126
692	-3,023	33,00	44,1578	-11,15775

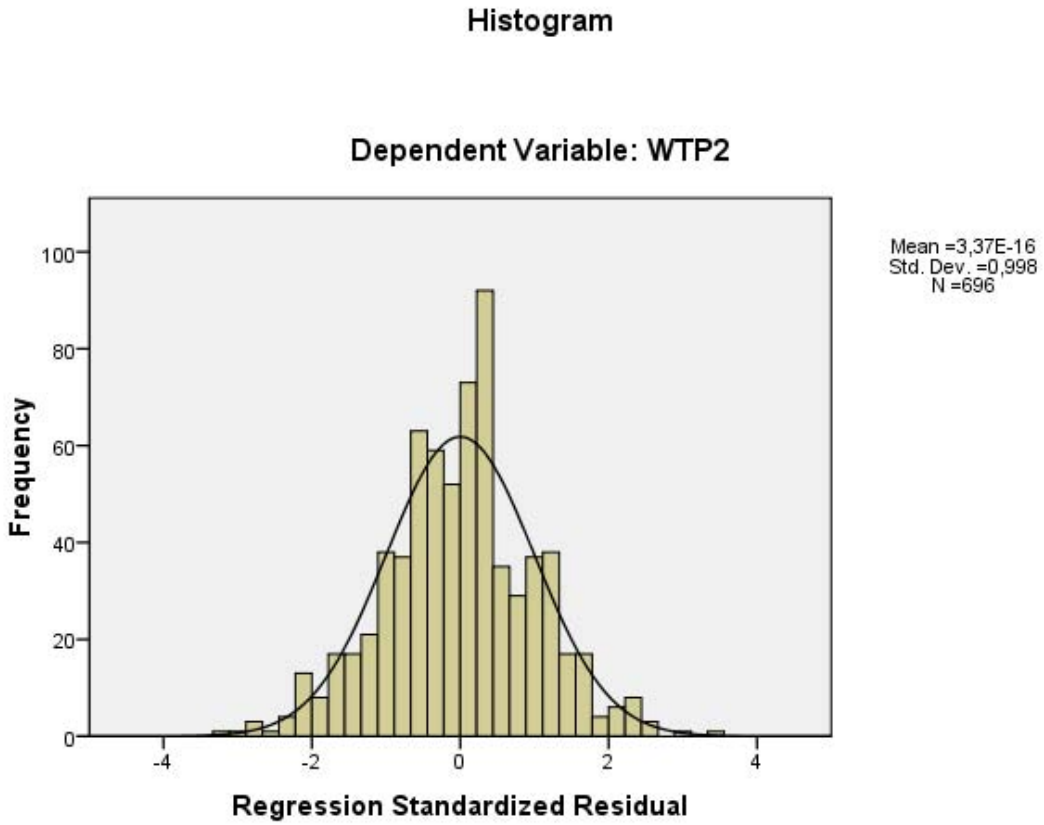
a. Dependent Variable: WTP2

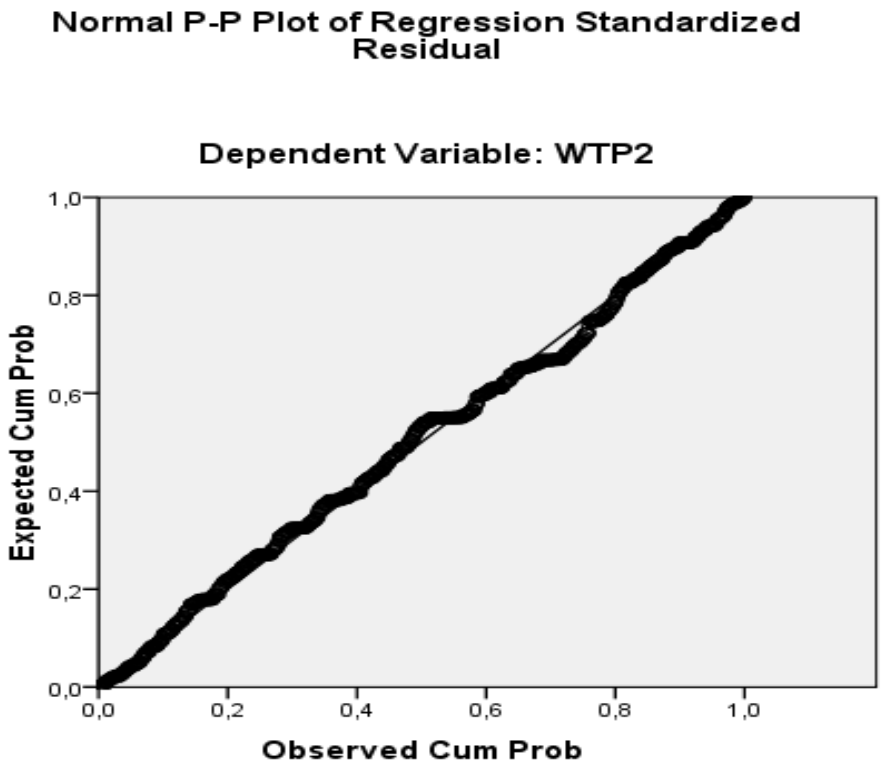
Residuals Statistics[a]

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	24,9214	56,8025	34,8563	6,00620	696
Std. Predicted Value	-1,654	3,654	,000	1,000	696
Standard Error of Predicted Value	,166	,630	,265	,090	696
Adjusted Predicted Value	24,8777	56,8453	34,8569	6,00585	696
Residual	-11,52977	12,72177	,00000	3,68311	696
Std. Residual	-3,124	3,447	,000	,998	696
Stud. Residual	-3,128	3,460	,000	1,001	696
Deleted Residual	-11,56448	12,81773	-,00058	3,70592	696
Stud. Deleted Residual	-3,148	3,487	,000	1,003	696
Mahal. Distance	,400	19,235	2,996	3,048	696
Cook's Distance	,000	,023	,002	,003	696
Centered Leverage Value	,001	,028	,004	,004	696

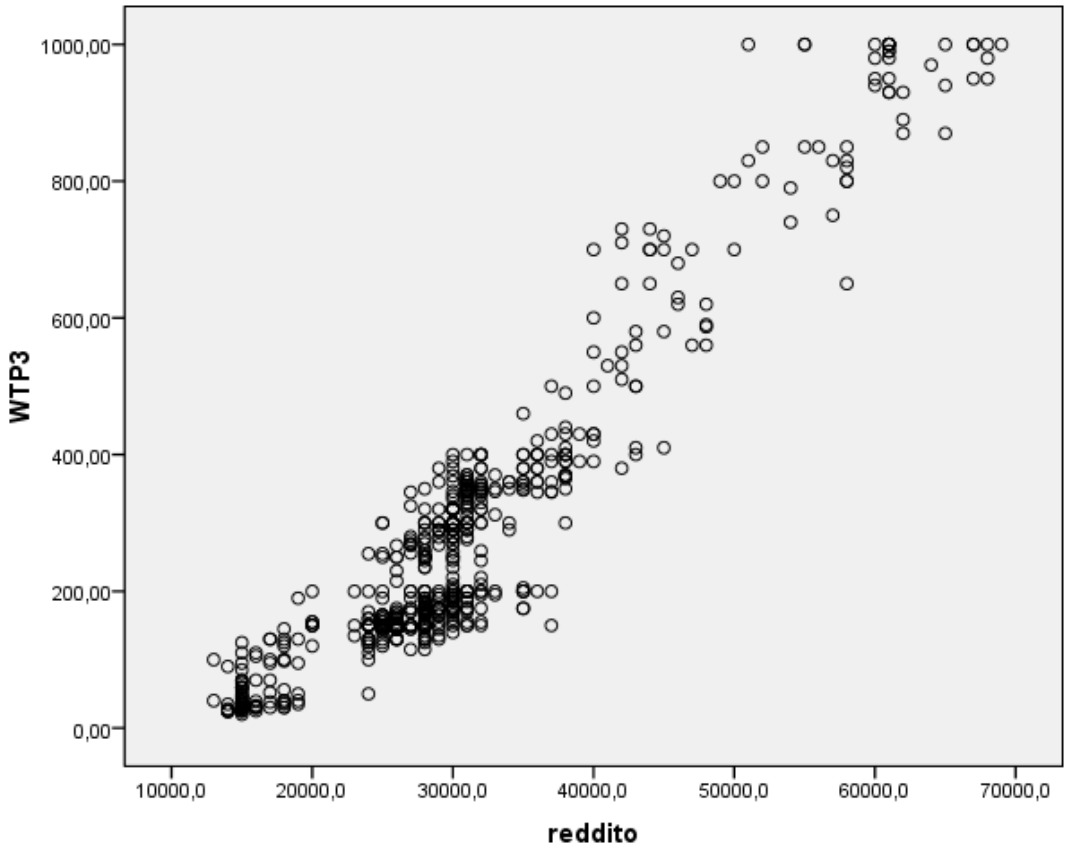
a. Dependent Variable: WTP2

Charts


Histogram
Dependent Variable: WTP2
Mean =3,37E-16
Std. Dev. =0,998
N =696
Frequency
Regression Standardized Residual


Normal P-P Plot of Regression Standardized Residual
Dependent Variable: WTP2
Expected Cum Prob
Observed Cum Prob

Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP3	277,3147	220,09707	696
income	30488,506	10538,5833	696
K. area	63,11	18,909	696
age	37,99	12,150	696

Correlations

		WTP3	income	K.area	age
Pearson Correlation	WTP3	1,000	,941	,063	,488
	income	,941	1,000	,142	,550
	K. area	,063	,142	1,000	,143
	age	,488	,550	,143	1,000
Sig. (1-tailed)	WTP3	.	,000	,048	,000
	income	,000	.	,000	,000

	K. area	,048	,000	.	,000
	age	,000	,000	,000	.
N	WTP3	696	696	696	696
	income	696	696	696	696
	K. area	696	696	696	696
	age	696	696	696	696

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age, K.area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,944[a]	,891	,890	72,98719

a. Predictors: (Constant), Age, K.area, income.

b. Dependent Variable: WTP3

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	2,998E7	3	9993771,974	1876,014	,000[a]
	Residual	3686374,167	692	5327,130		
	Total	3,367E7	695			

a. Predictors: (Constant), Age, K. area, income.

b. Dependent Variable: WTP3

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-264,737	12,597		-21,015	,000
	income	,020	,000	,969	64,198	,000
	K. area	-,816	,148	-,070	-5,498	,000
	Age	-,626	,274	-,035	-2,287	,022

Descriptive Statistics

	Mean	Std. Deviation	N
WTP3	277,3147	220,09707	696
income	30488,506	10538,5833	696
K. area	63,11	18,909	696

a. Dependent Variable: WTP3

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP3	Predicted Value	Residual
138	2,938	1000,00	785,5412	214,45883
175	2,004	190,00	43,7570	146,24300
251	3,153	1000,00	769,8977	230,10228
254	4,413	1000,00	677,9004	322,09962
269	-2,217	200,00	361,8255	-161,82551
277	-2,240	140,00	303,5109	-163,51092
280	2,269	850,00	684,3813	165,61869
281	2,281	830,00	663,5084	166,49160
283	-3,426	150,00	400,0716	-250,07156
299	2,433	700,00	522,4039	177,59609
300	2,147	800,00	643,2612	156,73877
395	-2,555	200,00	386,4529	-186,45286
429	-2,371	200,00	373,0888	-173,08880
469	2,028	345,00	196,9741	148,02593
479	-2,264	650,00	815,2504	-165,25044
480	-2,118	200,00	354,5713	-154,57131
483	-2,015	410,00	557,0431	-147,04306
515	-2,375	175,00	348,3139	-173,31392
608	-2,075	205,00	356,4485	-151,44852
633	-2,707	200,00	397,5686	-197,56861
635	3,389	700,00	452,6785	247,32151
641	-2,392	175,00	349,5654	-174,56540
645	3,176	730,00	498,1788	231,82125
657	2,344	720,00	548,9085	171,09153
658	2,894	710,00	498,8045	211,19551
659	2,630	730,00	538,0474	191,95264

686	2,339	700,00	529,2870	170,71297

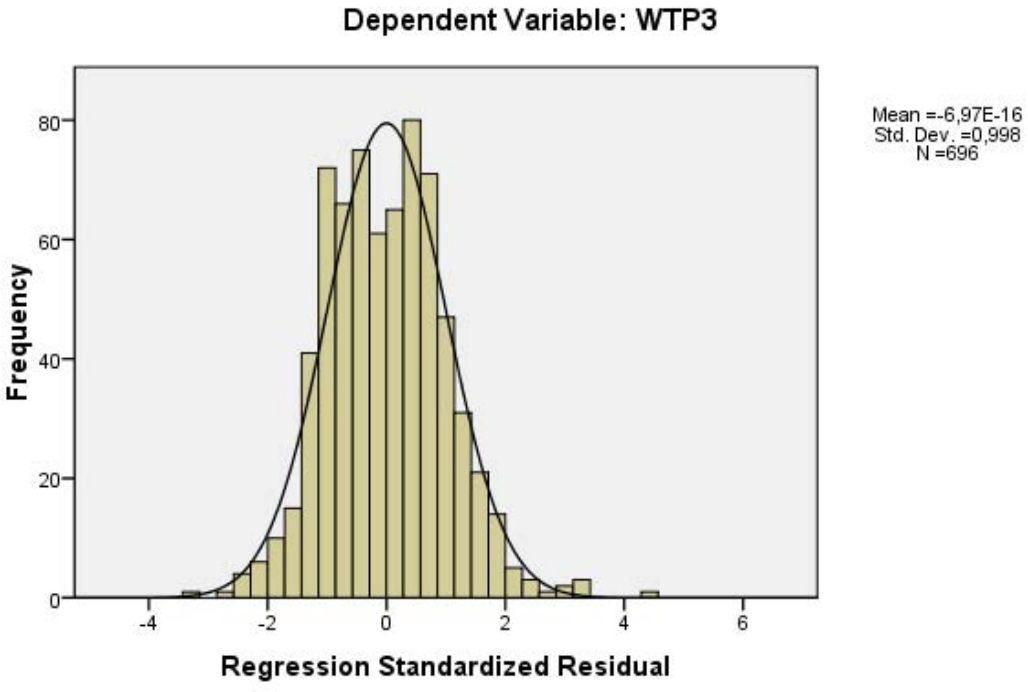
a. Dependent Variable: WTP3

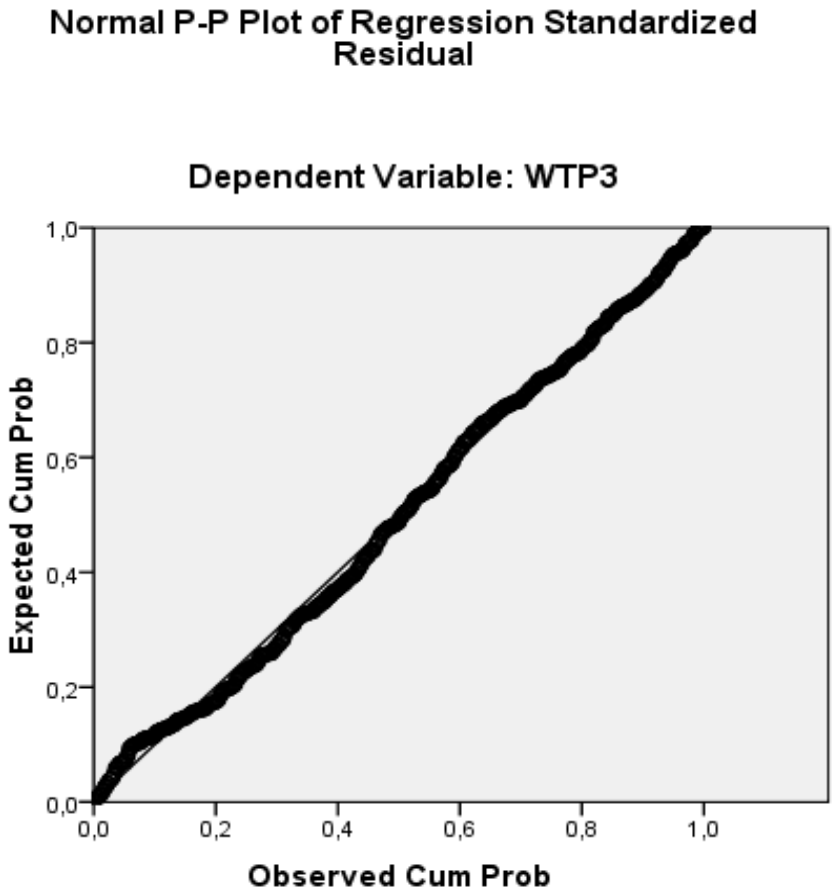
Residuals Statistics[a]

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	-55,6017	1056,0087	277,3147	207,69830	696
Std. Predicted Value	-1,603	3,749	,000	1,000	696
Standard Error of Predicted Value	3,274	12,454	5,240	1,779	696
Adjusted Predicted Value	-56,2180	1058,2880	277,2597	207,65084	696
Residual	-250,07156	322,09961	,00000	72,82950	696
Std. Residual	-3,426	4,413	,000	,998	696
Stud. Residual	-3,431	4,430	,000	1,001	696
Deleted Residual	-250,78577	324,52005	,05492	73,27443	696
Stud. Deleted Residual	-3,458	4,491	,001	1,003	696
Mahal. Distance	,400	19,235	2,996	3,048	696
Cook's Distance	,000	,037	,002	,003	696
Centered Leverage Value	,001	,028	,004	,004	696

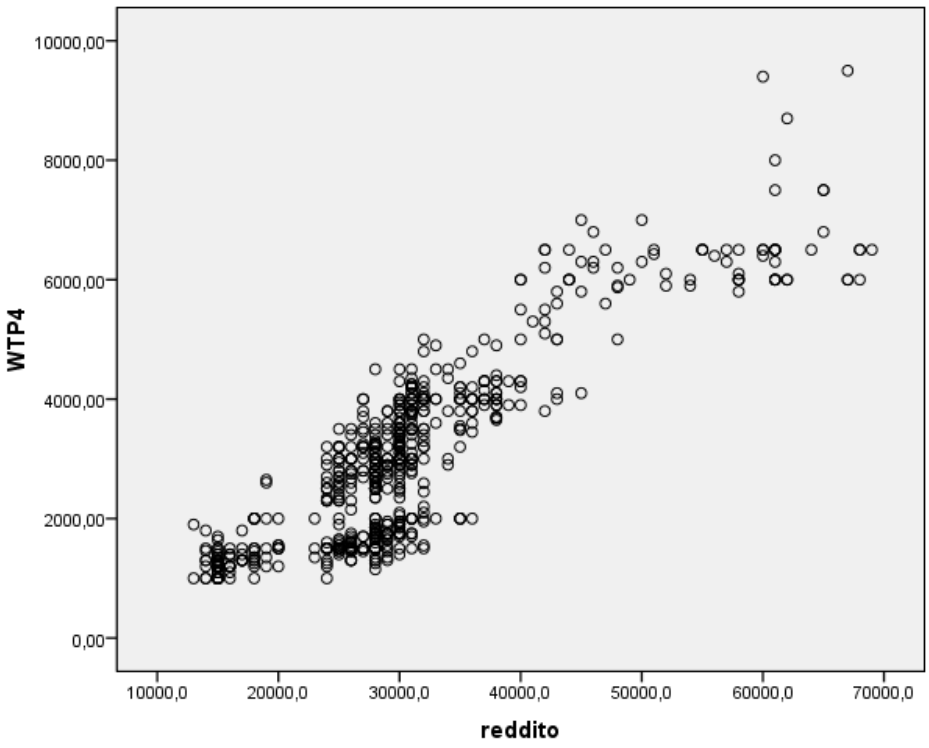
a. Dependent Variable: WTP3

Charts




Normal P-P Plot of Regression Standardized Residual
Dependent Variable: WTP3
Expected Cum Prob
Observed Cum Prob
0,0
0,2
0,4
0,6
0,8
1,0

Graph


WTP4
reddito
10000,00
8000,00
6000,00
4000,00
2000,00
0,00
10000,0
20000,0
30000,0
40000,0
50000,0
60000,0
70000,0

Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP4	3008,9799	1560,32222	696
income	30488,506	10538,5833	696
K. area	63,11	18,909	696
Age	37,99	12,150	696

Correlations

		WTP4	income	K.area	age
Pearson Correlation	WTP4	1,000	,871	,086	,458
	income	,871	1,000	,142	,550
	K. area	,086	,142	1,000	,143
	Age	,458	,550	,143	1,000
Sig. (1-tailed)	WTP4	.	,000	,011	,000
	income	,000	.	,000	,000
	K. area	,011	,000	.	,000
	Age	,000	,000	,000	.
N	WTP4	696	696	696	696
	income	696	696	696	696
	K. area	696	696	696	696
	Age	696	696	696	696

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	age,K. area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,872[a]	,760	,759	765,56831

a. Predictors: (Constant), Age, K. area, income

b. Dependent Variable: WTP4

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1,286E9	3	4,288E8	731,664	,000[a]
	Residual	4,056E8	692	586094,845		
	Total	1,692E9	695			

a. Predictors: (Constant), Age, K. area, income

b. Dependent Variable: WTP4

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-691,372	132,135		-5,232	,000
	income	,132	,003	,891	39,866	,000
	K. area	-3,011	1,556	-,036	-1,935	,053
	Age	-3,434	2,870	-,027	-1,197	,232

a. Dependent Variable: WTP4

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP4	Predicted Value	Residual
53	2,543	6500,00	4552,8227	1947,17731
70	2,217	6000,00	4302,7979	1697,20205
131	2,226	5000,00	3295,5582	1704,44182
145	2,037	4800,00	3240,8803	1559,11974
147	2,004	4900,00	3365,8926	1534,10737
184	3,275	9400,00	6892,6111	2507,38887
205	2,136	6500,00	4864,3941	1635,60590
206	2,617	7000,00	4996,2752	2003,72478
267	2,195	4500,00	2819,4089	1680,59107
269	-2,021	2000,00	3547,2299	-1547,22992
277	-2,203	1400,00	3086,7459	-1686,74591
302	-2,041	1500,00	3062,5649	-1562,56492
340	-2,201	6000,00	7685,2728	-1685,27279
357	-2,430	6000,00	7860,1538	-1860,15375

362	-2,620	6000,00	8005,5003	-2005,50031
370	-2,101	1550,00	3158,7274	-1608,72736
395	-2,225	2000,00	3703,1516	-1703,15165
401	2,097	8700,00	7094,5547	1605,44535
410	2,285	9500,00	7750,5259	1749,47413
429	-2,102	2000,00	3609,0486	-1609,04863
478	-2,057	1500,00	3074,9275	-1574,92746
480	-2,017	2000,00	3544,0676	-1544,06760
568	2,387	4500,00	2672,4154	1827,58464
635	2,369	6000,00	4186,3013	1813,69868
645	2,642	6500,00	4477,5385	2022,46146
658	2,245	6200,00	4480,9729	1719,02709
688	2,456	6800,00	4919,4757	1880,52427

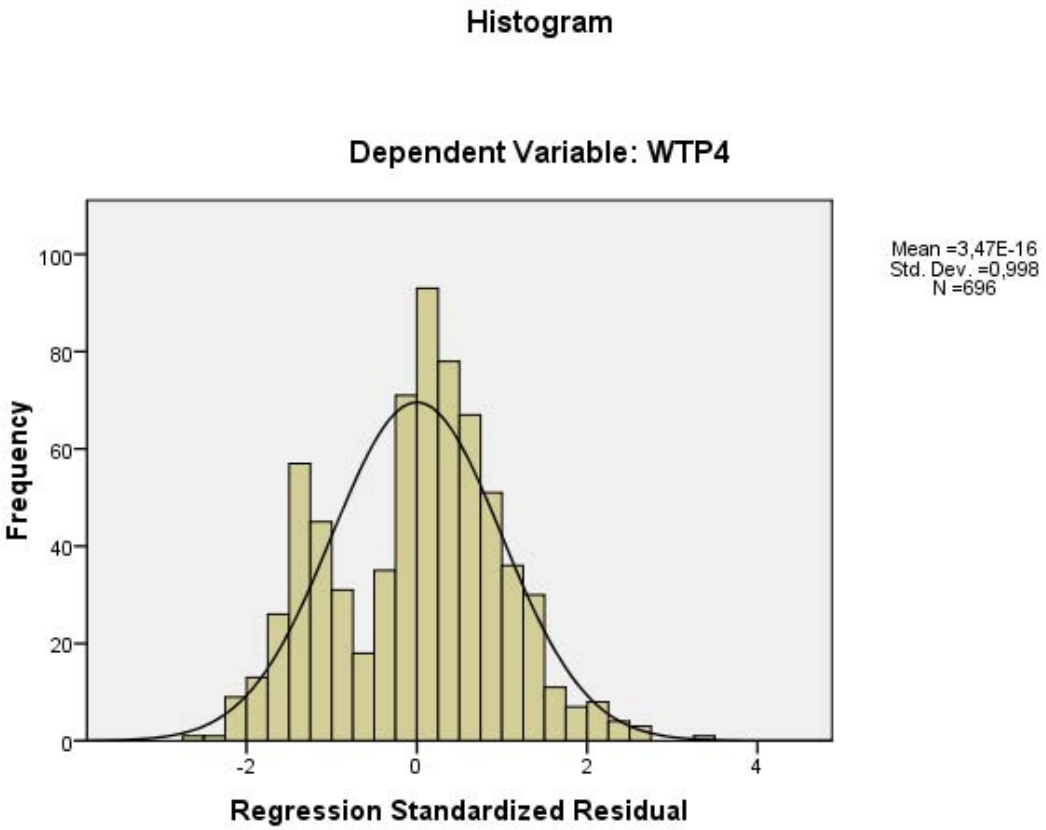
a. Dependent Variable: WTP4

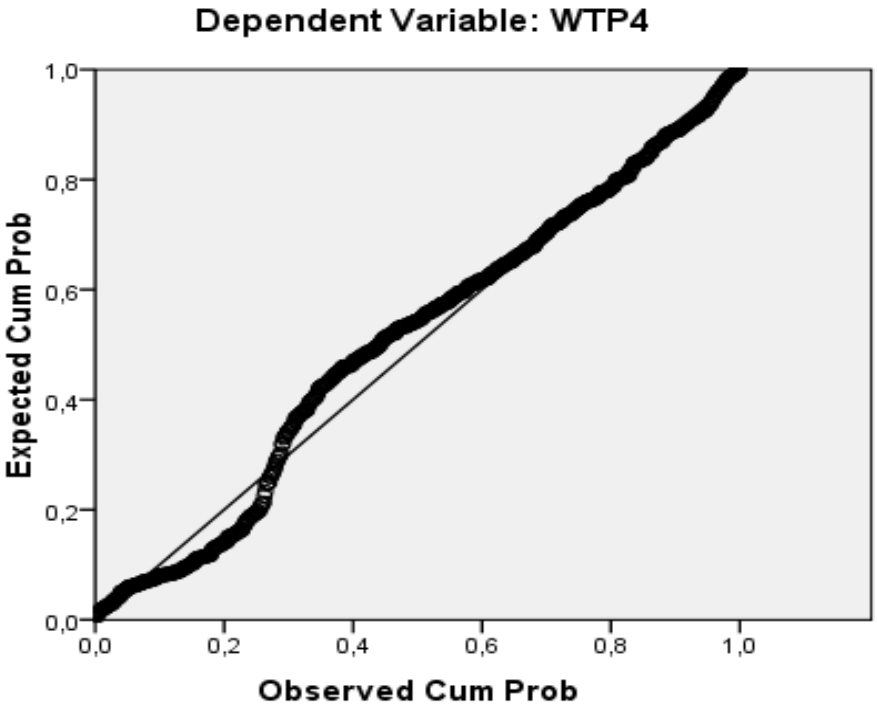
Residuals Statistics[a]

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	800,3921	8014,2881	3008,9799	1360,52949	696
Std. Predicted Value	-1,623	3,679	,000	1,000	696
Standard Error of Predicted Value	34,344	130,627	54,960	18,663	696
Adjusted Predicted Value	793,6024	8065,6387	3009,1972	1361,72307	696
Residual	-2005,50037	2507,38892	,00000	763,91422	696
Std. Residual	-2,620	3,275	,000	,998	696
Stud. Residual	-2,659	3,313	,000	1,001	696
Deleted Residual	-2065,63867	2566,26172	-,21729	769,04075	696
Stud. Deleted Residual	-2,670	3,338	,000	1,002	696
Mahal. Distance	,400	19,235	2,996	3,048	696
Cook's Distance	,000	,064	,002	,005	696
Centered Leverage Value	,001	,028	,004	,004	696

a. Dependent Variable: WTP4

Charts


Histogram
Dependent Variable: WTP4
Mean =3,47E-16
Std. Dev. =0,998
N =696
Frequency
Regression Standardized Residual


Normal P-P Plot of Regression Standardized Residual
Dependent Variable: WTP4
Expected Cum Prob
Observed Cum Prob

ATTACHED **F**

ECONOMETRIC ANALYSIS

RESIDENTS/NON-RESIDENTS

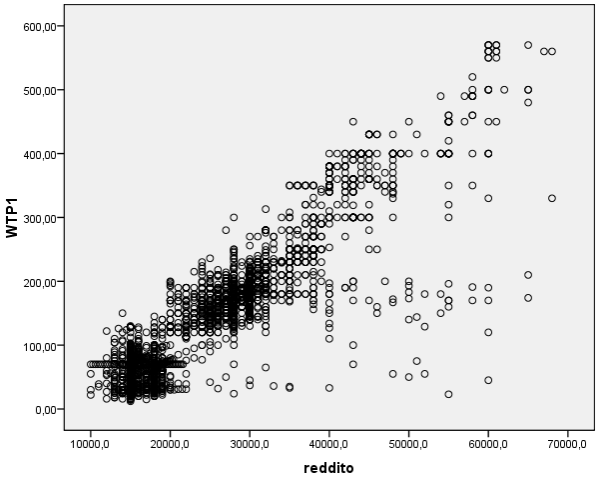
Correlations

Correlations

		WTP1	income	K. area	age
WTP1	Pearson Correlation	1	,901**	,479**	,220**
	Sig. (2-tailed)		,000	,000	,000
	N	3759	3759	3759	3759
income	Pearson Correlation	,901**	1	,492**	,230**
	Sig. (2-tailed)	,000		,000	,000
	N	3759	3759	3759	3759
K.area	Pearson Correlation	,479**	,492**	1	-,007
	Sig. (2-tailed)	,000	,000		,680
	N	3759	3759	3759	3759
Age	Pearson Correlation	,220**	,230**	-,007	1
	Sig. (2-tailed)	,000	,000	,680	
	N	3759	3759	3759	3759

**. Correlation is significant at the 0.01 level (2-tailed).

Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP1	147,4983	95,21870	3759
income	25611,253	9686,9092	3759
K.area	88,71	13,872	3759
Age	40,42	9,955	3759

Correlations

		WTP1	income	K. area	age
Pearson Correlation	WTP1	1,000	,901	,479	,220
	income	,901	1,000	,492	,230
	K.area	,479	,492	1,000	-,007
	Age	,220	,230	-,007	1,000
Sig. (1-tailed)	WTP1	.	,000	,000	,000
	income	,000	.	,000	,000
	K.area	,000	,000	.	,340
	Age	,000	,000	,340	.
N	WTP1	3759	3759	3759	3759
	income	3759	3759	3759	3759
	K.area	3759	3759	3759	3759
	Age	3759	3759	3759	3759

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age, K.area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,903[a]	,815	,814	41,02220

a. Predictors: (Constant), Age, K.area, income.

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age, K.area, income[a]	.	Enter

b. Dependent Variable: WTP1

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	2,775E7	3	9251097,968	5497,376	,000[a]
	Residual	6318991,834	3755	1682,821		
	Total	3,407E7	3758			

a. Predictors: (Constant), Age, K.area, income.

b. Dependent Variable: WTP1

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-109,925	5,258		-20,904	,000
	income	,009	,000	,872	104,146	,000
	K. area	,342	,056	,050	6,103	,000
	Age	,185	,070	,019	2,651	,008

a. Dependent Variable: WTP1

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP1	Predicted Value	Residual
38	2,131	104,00	16,5785	87,42149
47	2,557	122,00	17,0964	104,90361
48	2,074	124,00	38,9069	85,09305
49	2,178	126,00	36,6507	89,34934
50	2,126	128,00	40,7908	87,20919
53	2,058	128,00	43,5650	84,43503
335	2,187	110,00	20,2774	89,72260
369	2,537	150,00	45,9323	104,06770
377	-3,340	24,00	161,0066	-137,00655

813	-3,563	37,00	183,1526	-146,15259
835	-2,529	50,00	153,7249	-103,72490
852	-2,304	70,00	164,5205	-94,52050
926	2,586	400,00	293,9043	106,09570
935	-7,382	50,00	352,8285	-302,82851
936	-6,806	55,00	334,1964	-279,19642
995	-5,773	33,00	269,8400	-236,84000
996	-4,651	33,00	223,8146	-190,81460
1110	-2,364	42,00	138,9766	-96,97664
1112	-3,246	45,00	178,1591	-133,15909
1137	-4,544	35,00	221,4103	-186,41032
1139	-3,226	65,00	197,3460	-132,34602
1142	-4,205	36,00	208,5115	-172,51151
1168	-2,229	190,00	281,4442	-91,44420
1184	-4,171	183,00	354,1231	-171,12313
1185	-4,343	173,00	351,1640	-178,16401
1201	-3,739	200,00	353,3833	-153,38335
1232	-5,475	170,00	394,6002	-224,60019
1233	-4,564	180,00	367,2069	-187,20688
1235	-4,982	180,00	384,3594	-204,35942
1237	-4,076	167,00	334,1964	-167,19642
1281	2,075	250,00	164,8904	85,10961
1285	2,152	215,00	126,7015	88,29852
1298	2,327	224,00	128,5509	95,44908
1311	-3,158	134,00	263,5519	-129,55189
1312	-3,347	127,00	264,2917	-137,29166
1313	-2,786	150,00	264,2917	-114,29166
1314	-2,660	155,00	264,1067	-109,10672
1315	-2,050	180,00	264,1067	-84,10672
1316	-3,757	110,00	264,1067	-154,10672
1318	-2,091	180,00	265,7712	-85,77122
1345	2,134	190,00	102,4522	87,54777
1355	3,321	300,00	163,7807	136,21928
1404	2,445	194,00	93,6910	100,30898
1405	2,576	199,00	93,3211	105,67887
1418	2,527	197,00	93,3211	103,67887

1420	2,405	192,00	93,3211	98,67887
1450	-7,748	120,00	437,8514	-317,85142
1510	2,298	215,00	120,7144	94,28557
1645	2,198	236,00	145,8515	90,14855
1714	-6,756	170,00	447,1305	-277,13051
1715	-6,337	170,00	429,9780	-259,97798
1716	-5,710	170,00	404,2492	-234,24917
1717	-3,620	170,00	318,4865	-148,48649
1808	-7,640	174,00	487,4226	-313,42263
1826	2,053	220,00	135,7956	84,20437
1870	-6,250	190,00	446,3907	-256,39073
1871	-2,123	190,00	277,0847	-87,08470
1872	-2,714	190,00	301,3339	-111,33395
1873	-2,505	190,00	292,7577	-102,75768
1916	-4,144	172,00	341,9960	-169,99596
1919	-2,726	166,00	277,8245	-111,82448
1920	-2,366	164,00	261,0418	-97,04183
1961	-6,132	129,00	380,5548	-251,55475
1962	-5,557	144,00	371,9785	-227,97849
1963	-2,547	156,00	260,4870	-104,48700
2100	2,383	200,00	102,2303	97,76967
2103	2,893	280,00	161,3395	118,66051
2167	-6,803	210,00	489,0871	-279,08713
2168	-9,780	45,00	446,2058	-401,20579
2171	-7,176	75,00	369,3893	-294,38926
2177	-7,841	55,00	376,6709	-321,67092
2199	2,279	370,00	276,5299	93,47013
2210	2,347	400,00	303,7382	96,26177
2242	-2,860	330,00	447,3155	-117,31546
2243	-4,541	330,00	516,2955	-186,29549
2305	2,378	400,00	302,4436	97,55638
2344	-9,289	23,00	404,0642	-381,06423
2392	3,520	450,00	305,5877	144,41233
2408	2,628	430,00	322,1854	107,81463
2432	2,156	450,00	361,5528	88,44723
2455	2,103	390,00	303,7382	86,26177

2477	2,605	560,00	453,1176	106,88244
2485	-5,821	191,00	429,7930	-238,79303
2486	-4,172	193,00	364,1420	-171,14199
2487	-5,090	196,00	404,8040	-208,80400
2493	2,529	560,00	456,2616	103,73839
2494	2,294	550,00	455,8917	94,10828
2547	2,233	230,00	138,3848	91,61515
2570	2,091	430,00	344,2153	85,78471
2654	-5,921	150,00	392,8987	-242,89873
2655	-5,886	160,00	401,4750	-241,47500
2657	-5,446	140,00	363,4022	-223,40222
2688	2,242	370,00	278,0094	91,99058
2697	2,598	313,00	206,4402	106,55984
2738	2,724	560,00	448,2402	111,75982
2746	2,632	400,00	292,0179	107,98210
2747	2,205	400,00	309,5403	90,45967
2754	2,706	560,00	448,9800	111,02004
2755	2,149	520,00	431,8274	88,17258
2781	-2,008	350,00	432,3823	-82,38225
2905	-5,702	70,00	303,9232	-233,92317
2924	2,256	370,00	277,4546	92,54541
2980	-2,998	32,00	154,9826	-122,98255
2999	2,464	430,00	328,9122	101,08780
3001	2,378	400,00	302,4436	97,55638
3017	2,143	390,00	302,0737	87,92627
3058	-2,134	170,00	257,5279	-87,52788
3083	2,119	400,00	313,0543	86,94573
3189	2,773	570,00	456,2616	113,73839
3190	2,782	570,00	455,8917	114,10828
3279	3,010	400,00	276,5299	123,47013
3280	2,427	350,00	250,4312	99,56883
3384	2,242	370,00	278,0094	91,99058
3412	-2,174	170,00	259,1924	-89,19238
3439	2,900	400,00	281,0374	118,96264
3440	2,194	380,00	289,9835	90,01649
3442	2,632	400,00	292,0179	107,98210

3445	2,727	430,00	318,1166	111,88340
3446	2,055	400,00	315,7123	84,28768
3447	2,786	430,00	315,7123	114,28768
3448	2,786	430,00	315,7123	114,28768
3449	2,786	430,00	315,7123	114,28768
3450	2,706	560,00	448,9800	111,02004
3459	2,101	400,00	313,7941	86,20595
3460	2,201	400,00	309,7253	90,27473
3461	2,196	400,00	309,9102	90,08978
3462	2,201	400,00	309,7253	90,27473
3463	2,201	400,00	309,7253	90,27473
3464	2,264	400,00	307,1361	92,86395
3465	2,264	400,00	307,1361	92,86395
3466	2,392	400,00	301,8888	98,11122
3470	2,142	400,00	312,1296	87,87045
3474	2,937	570,00	449,5348	120,46521
3478	2,308	490,00	395,3030	94,69699
3489	2,404	550,00	451,3842	98,61577
3490	2,887	570,00	451,5692	118,43082
3502	2,111	360,00	273,3858	86,61419
3503	2,080	360,00	274,6804	85,31958
3537	2,264	400,00	307,1361	92,86395
3548	2,163	380,00	291,2781	88,72188
3575	2,612	380,00	272,8310	107,16902
3576	2,612	380,00	272,8310	107,16902
3577	2,621	380,00	272,4611	107,53891
3578	2,621	380,00	272,4611	107,53891
3579	2,617	380,00	272,6460	107,35397
3580	2,581	380,00	274,1256	105,87441
3581	2,581	380,00	274,1256	105,87441
3582	2,581	380,00	274,1256	105,87441
3583	2,581	380,00	274,1256	105,87441
3584	2,432	350,00	250,2462	99,75377
3585	2,908	350,00	230,6894	119,31059
3586	2,277	350,00	256,6032	93,39684
3587	2,277	350,00	256,6032	93,39684

3588	2,423	350,00	250,6161	99,38388
3589	2,845	350,00	233,2786	116,72137
3590	2,263	350,00	257,1580	92,84200
3592	2,650	350,00	241,3001	108,69993
3593	2,650	350,00	241,3001	108,69993
3594	2,650	350,00	241,3001	108,69993
3595	2,304	380,00	285,4760	94,52398
3596	2,091	380,00	294,2372	85,76276
3597	2,082	380,00	294,6071	85,39287
3638	-2,537	300,00	404,0642	-104,06423
3642	-2,054	320,00	404,2492	-84,24917
3694	-4,361	150,00	328,9122	-178,91220
3695	-4,118	160,00	328,9122	-168,91220
3700	-2,430	200,00	299,6694	-99,66945
3701	-2,443	200,00	300,2243	-100,22428
3703	-3,229	170,00	302,4436	-132,44362
3704	-4,890	100,00	300,5942	-200,59417
3735	-3,306	200,00	335,6390	-135,63902
3736	2,930	430,00	309,7992	120,20082
3737	2,741	430,00	317,5618	112,43824
3740	2,384	390,00	292,2028	97,79715
3741	2,349	380,00	283,6266	96,37342
3742	2,975	380,00	257,9717	122,02832
3758	2,995	570,00	447,1305	122,86949
3759	2,508	550,00	447,1305	102,86949

a. Dependent Variable: WTP1

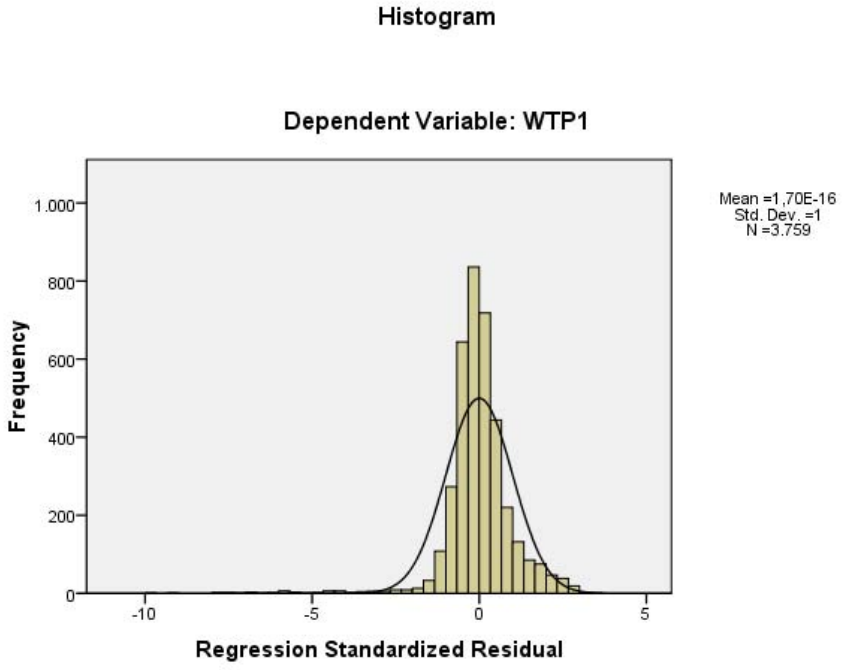
Residuals Statistics[a]

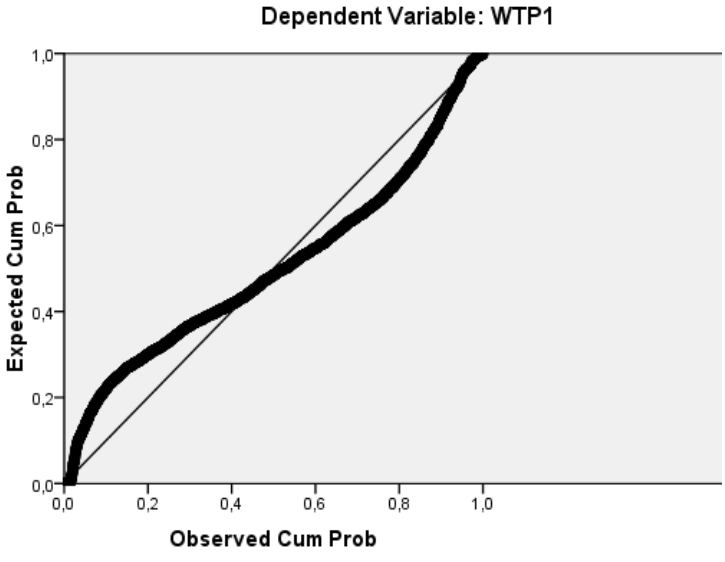
	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	6,6337	516,4804	147,4983	85,93674	3759
Std. Predicted Value	-1,639	4,294	,000	1,000	3759
Standard Error of Predicted Value	,863	4,032	1,278	,398	3759
Adjusted Predicted Value	6,6152	517,4293	147,5009	85,94699	3759
Residual	-401,20578	144,41232	,00000	41,00582	3759
Std. Residual	-9,780	3,520	,000	1,000	3759

Stud. Residual	-9,801	3,525	,000	1,001	3759
Deleted Residual	-402,90372	144,80394	-,00267	41,09643	3759
Stud. Deleted Residual	-9,927	3,530	,000	1,003	3759
Mahal. Distance	,664	35,309	2,999	3,189	3759
Cook's Distance	,000	,102	,001	,004	3759
Centered Leverage Value	,000	,009	,001	,001	3759

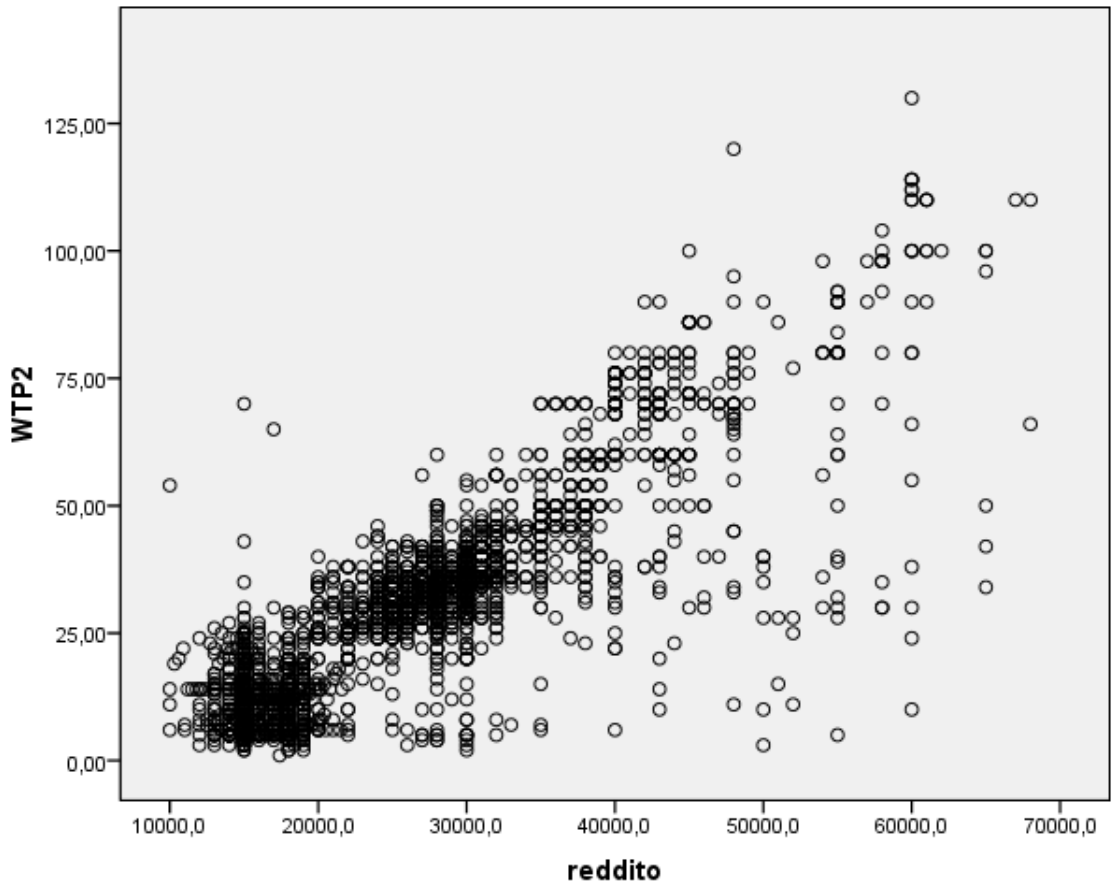
a. Dependent Variable: WTP1

Charts





Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP2	28,4940	18,75183	3759
Income	25611,253	9686,9092	3759
K. area	88,71	13,872	3759
age	40,42	9,955	3759

Correlations

		WTP2	income	K.area	age
Pearson Correlation	WTP2	1,000	,870	,476	,207
	income	,870	1,000	,492	,230
	K. area	,476	,492	1,000	-,007
	Age	,207	,230	-,007	1,000

Sig. (1-tailed)	WTP2	.	,000	,000	,000
	income	,000	.	,000	,000
	K. area	,000	,000	.	,340
	Age	,000	,000	,340	.
N	WTP2	3759	3759	3759	3759
	income	3759	3759	3759	3759
	K. area	3759	3759	3759	3759
	Age	3759	3759	3759	3759

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age, K. area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,872[a]	,760	,760	9,18330

a. Predictors: (Constant), age, K.area, income

b. Dependent Variable: WTP2

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1004759,259	3	334919,753	3971,397	,000[a]
	Residual	316670,356	3755	84,333		
	Total	1321429,615	3758			

a. Predictors: (Constant), age, K.area, income.

b. Dependent Variable: WTP2

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-21,966	1,177		-18,660	,000

	income	,002	,000	,834	87,582	,000
	K. area	,089	,013	,066	7,107	,000
	Age	,030	,016	,016	1,917	,055

a. Dependent Variable: WTP2

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP2	Predicted Value	Residual
38	2,037	21,00	2,2977	18,70226
47	2,287	24,00	2,9990	21,00096
335	2,080	22,00	2,8967	19,10329
377	-2,914	4,00	30,7585	-26,75845
458	2,122	26,00	6,5102	19,48983
467	2,170	30,00	10,0687	19,93129
704	2,728	35,00	9,9489	25,05108
813	-2,918	8,00	34,7962	-26,79617
835	-2,107	10,00	29,3535	-19,35354
836	2,200	55,00	34,7962	20,20383
873	-2,854	5,00	31,2077	-26,20768
874	-2,195	6,00	26,1544	-20,15437
909	-2,623	5,00	29,0840	-24,08400
910	-3,245	5,00	34,7962	-29,79617
911	-2,307	12,00	33,1816	-21,18162
927	-2,727	50,00	75,0403	-25,04027
935	-6,184	10,00	66,7878	-56,78780
936	-5,697	11,00	63,3191	-52,31910
995	-4,910	6,00	51,0915	-45,09147
996	-3,976	6,00	42,5096	-36,50957
1110	-2,016	8,00	26,5138	-18,51375
1112	-2,830	8,00	33,9876	-25,98756
1129	5,696	54,00	1,6965	52,30355
1131	3,619	43,00	9,7692	33,23077
1135	5,656	65,00	13,0582	51,94176
1137	-3,824	7,00	42,1202	-35,12024
1139	-3,217	8,00	37,5461	-29,54611
1142	-3,548	7,00	39,5799	-32,57994

1163	-3,189	5,00	34,2870	-29,28705
1167	-3,519	2,00	34,3170	-32,31700
1181	-2,707	3,00	27,8588	-24,85877
1184	-3,484	35,00	66,9974	-31,99744
1185	-6,917	3,00	66,5183	-63,51826
1192	-2,870	5,00	31,3574	-26,35742
1201	-2,927	40,00	66,8776	-26,87764
1217	-2,842	4,00	30,1022	-26,10225
1232	-5,083	28,00	74,6809	-46,68089
1233	-4,526	28,00	69,5677	-41,56769
1234	-3,381	3,00	34,0475	-31,04746
1235	-4,007	36,00	72,7968	-36,79680
1237	-3,302	33,00	63,3191	-30,31910
1259	-3,147	5,00	33,8977	-28,89772
1281	2,027	50,00	31,3874	18,61263
1285	2,036	43,00	24,3002	18,69977
1298	2,113	44,00	24,5997	19,40028
1311	-3,057	22,00	50,0732	-28,07322
1312	-2,743	25,00	50,1930	-25,19302
1313	-2,199	30,00	50,1930	-20,19302
1314	-2,087	31,00	50,1631	-19,16307
1316	-3,067	22,00	50,1631	-28,16307
1355	3,135	60,00	31,2077	28,79232
1362	-2,406	24,00	46,0981	-22,09806
1363	-2,691	23,00	47,7126	-24,71262
1412	6,578	70,00	9,5895	60,41046
1450	-6,404	24,00	82,8136	-58,81356
1510	2,166	43,00	23,1050	19,89505
1515	-2,724	5,00	30,0124	-25,01240
1537	-3,196	5,00	34,3469	-29,34695
1625	-3,225	4,00	33,6134	-29,61338
1687	-2,666	12,00	36,4831	-24,48311
1714	-6,006	30,00	85,1594	-55,15936
1715	-5,655	30,00	81,9303	-51,93025
1716	-5,127	30,00	77,0866	-47,08658
1717	-3,369	30,00	60,9410	-30,94103

1751	-2,971	6,00	33,2839	-27,28394
1761	-3,596	4,00	37,0222	-33,02218
1808	-6,404	34,00	92,8129	-58,81286
1865	-2,103	14,00	33,3139	-19,31389
1870	-5,122	38,00	85,0396	-47,03957
1872	-2,146	38,00	57,7119	-19,71192
1916	-3,422	34,00	65,4253	-31,42532
1919	-2,203	33,00	53,2276	-20,22763
1961	-5,180	25,00	72,5724	-47,57235
1962	-4,678	28,00	70,9578	-42,95779
1963	-2,066	31,00	49,9686	-18,96857
2100	2,148	40,00	20,2777	19,72235
2103	2,676	56,00	31,4298	24,57020
2167	-5,563	42,00	93,0824	-51,08240
2168	-8,168	10,00	85,0096	-75,00962
2171	-6,048	15,00	70,5385	-55,53852
2177	-6,636	11,00	71,9434	-60,94343
2199	2,285	74,00	53,0180	20,98201
2233	-3,790	5,00	39,8021	-34,80206
2242	-2,090	66,00	85,1893	-19,18931
2243	-3,503	66,00	98,1657	-32,16565
2302	-2,489	40,00	62,8551	-22,85507
2340	-2,173	56,00	75,9512	-19,95120
2344	-7,846	5,00	77,0566	-72,05664
2392	3,441	90,00	58,4007	31,59927
2408	2,664	86,00	61,5400	24,46000
2428	-4,038	40,00	77,0866	-37,08658
2432	2,282	90,00	69,0438	20,95624
2455	2,167	78,00	58,1012	19,89875
2463	-4,721	50,00	93,3519	-43,35193
2464	-3,172	40,00	69,1336	-29,13360
2485	-5,107	35,00	81,9003	-46,90030
2486	-3,426	38,00	69,4630	-31,46303
2487	-4,157	39,00	77,1764	-38,17643
2493	2,519	110,00	86,8638	23,13624
2494	2,526	110,00	86,8039	23,19613

2546	-2,558	10,00	33,4936	-23,49358
2547	2,065	46,00	27,0354	18,96464
2550	-2,411	15,00	37,1420	-22,14197
2567	-5,681	30,00	82,1698	-52,16984
2570	-2,263	45,00	65,7847	-20,78470
2654	-4,903	30,00	75,0228	-45,02280
2655	-4,861	32,00	76,6374	-44,63736
2657	-4,502	28,00	69,3432	-41,34324
2688	2,259	74,00	53,2576	20,74242
2697	2,193	60,00	39,8620	20,13804
2738	4,863	130,00	85,3391	44,66095
2746	2,616	80,00	55,9776	24,02243
2754	2,890	112,00	85,4588	26,54115
2755	2,371	104,00	82,2297	21,77026
2905	-4,806	14,00	58,1312	-44,13119
2924	2,268	74,00	53,1677	20,83227
2961	-3,238	15,00	44,7356	-29,73558
2980	-2,632	6,00	30,1746	-24,17463
2999	2,520	86,00	62,8551	23,14493
3001	2,407	80,00	57,8916	22,10839
3017	2,196	78,00	57,8317	20,16829
3038	5,900	120,00	65,8146	54,18536
3083	2,196	80,00	59,8356	20,16440
3189	2,519	110,00	86,8638	23,13624
3279	2,938	80,00	53,0180	26,98201
3280	2,383	70,00	48,1144	21,88557
3384	2,259	74,00	53,2576	20,74242
3439	2,834	80,00	53,9737	26,02632
3440	2,216	76,00	55,6481	20,35186
3441	4,211	100,00	61,3304	38,66964
3442	3,705	90,00	55,9776	34,02243
3443	2,040	78,00	59,2666	18,73342
3445	2,735	86,00	60,8811	25,11887
3446	2,124	80,00	60,4918	19,50820
3447	2,778	86,00	60,4918	25,50820
3448	2,778	86,00	60,4918	25,50820

3449	2,778	86,00	60,4918	25,50820
3450	2,890	112,00	85,4588	26,54115
3453	3,198	95,00	65,6350	29,36505
3454	2,679	90,00	65,3954	24,60463
3458	-2,329	45,00	66,3837	-21,38366
3465	-3,907	23,00	58,8772	-35,87725
3466	-2,701	33,00	57,8018	-24,80176
3470	2,212	80,00	59,6859	20,31415
3474	3,098	114,00	85,5487	28,45131
3478	2,460	98,00	75,4121	22,58787
3489	2,630	110,00	85,8482	24,15182
3490	3,062	114,00	85,8781	28,12188
3502	2,122	72,00	52,5089	19,49113
3503	2,100	72,00	52,7185	19,28149
3548	2,193	76,00	55,8578	20,14223
3575	2,568	76,00	52,4190	23,58097
3576	2,568	76,00	52,4190	23,58097
3577	2,574	76,00	52,3591	23,64087
3578	2,574	76,00	52,3591	23,64087
3579	2,571	76,00	52,3891	23,61092
3580	2,545	76,00	52,6287	23,37134
3581	2,545	76,00	52,6287	23,37134
3582	2,545	76,00	52,6287	23,37134
3583	2,545	76,00	52,6287	23,37134
3584	2,386	70,00	48,0845	21,91552
3585	2,780	70,00	44,4660	25,53396
3586	2,250	70,00	49,3397	20,66034
3587	2,250	70,00	49,3397	20,66034
3588	2,380	70,00	48,1444	21,85562
3589	2,735	70,00	44,8853	25,11468
3590	2,240	70,00	49,4295	20,57050
3592	2,569	70,00	46,4100	23,58997
3593	2,569	70,00	46,4100	23,58997
3594	2,569	70,00	46,4100	23,58997
3595	2,320	76,00	54,6924	21,30756
3596	2,141	76,00	56,3369	19,66305

3597	2,135	76,00	56,3968	19,60315
3607	2,030	80,00	61,3603	18,63969
3609	-3,265	55,00	84,9797	-29,97967
3694	-3,578	30,00	62,8551	-32,85507
3695	-3,360	32,00	62,8551	-30,85507
3698	-4,921	10,00	55,1864	-45,18643
3703	-2,602	34,00	57,8916	-23,89161
3704	-4,094	20,00	57,5921	-37,59212
3735	-2,632	40,00	64,1701	-24,17014
3736	3,041	86,00	58,0736	27,92638
3737	2,745	86,00	60,7913	25,20871
3740	2,395	78,00	56,0075	21,99248
3741	2,353	76,00	54,3930	21,60704
3742	3,013	76,00	48,3264	27,67361
3758	3,141	114,00	85,1594	28,84064
3759	2,705	110,00	85,1594	24,84064

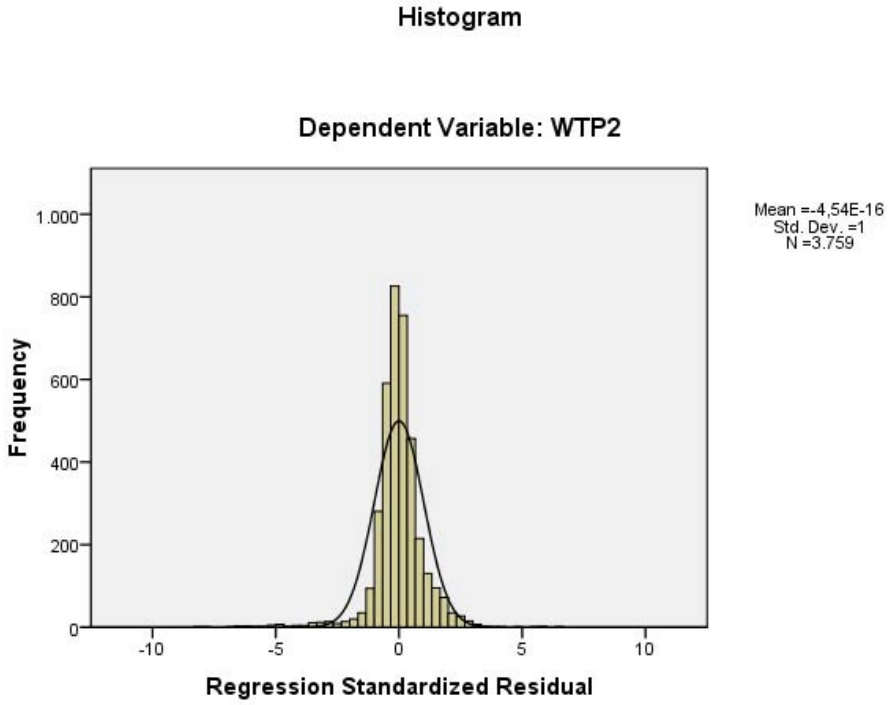
a. Dependent Variable: WTP2

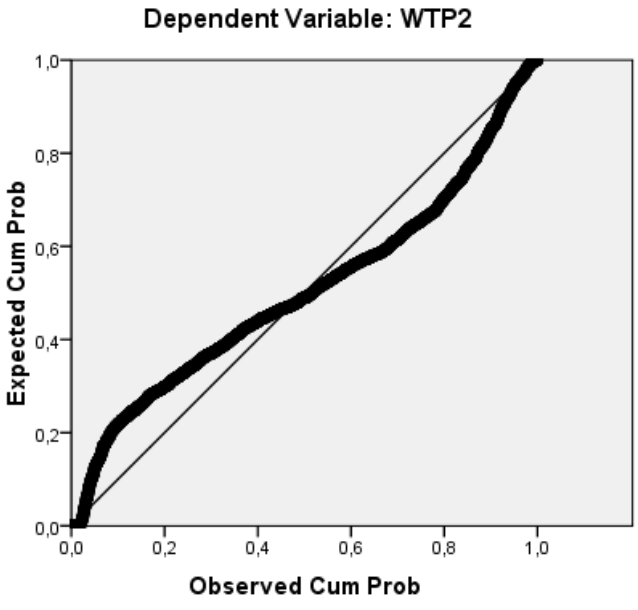
Residuals Statistics[a]

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	1,6965	98,1956	28,4940	16,35131	3759
Std. Predicted Value	-1,639	4,263	,000	1,000	3759
Standard Error of Predicted Value	,193	,903	,286	,089	3759
Adjusted Predicted Value	1,6333	98,3614	28,4946	16,35348	3759
Residual	-75,00962	60,41046	,00000	9,17963	3759
Std. Residual	-8,168	6,578	,000	1,000	3759
Stud. Residual	-8,185	6,583	,000	1,001	3759
Deleted Residual	-75,32706	60,49847	-,00054	9,19869	3759
Stud. Deleted Residual	-8,258	6,621	,000	1,002	3759
Mahal. Distance	,664	35,309	2,999	3,189	3759
Cook's Distance	,000	,071	,001	,003	3759
Centered Leverage Value	,000	,009	,001	,001	3759

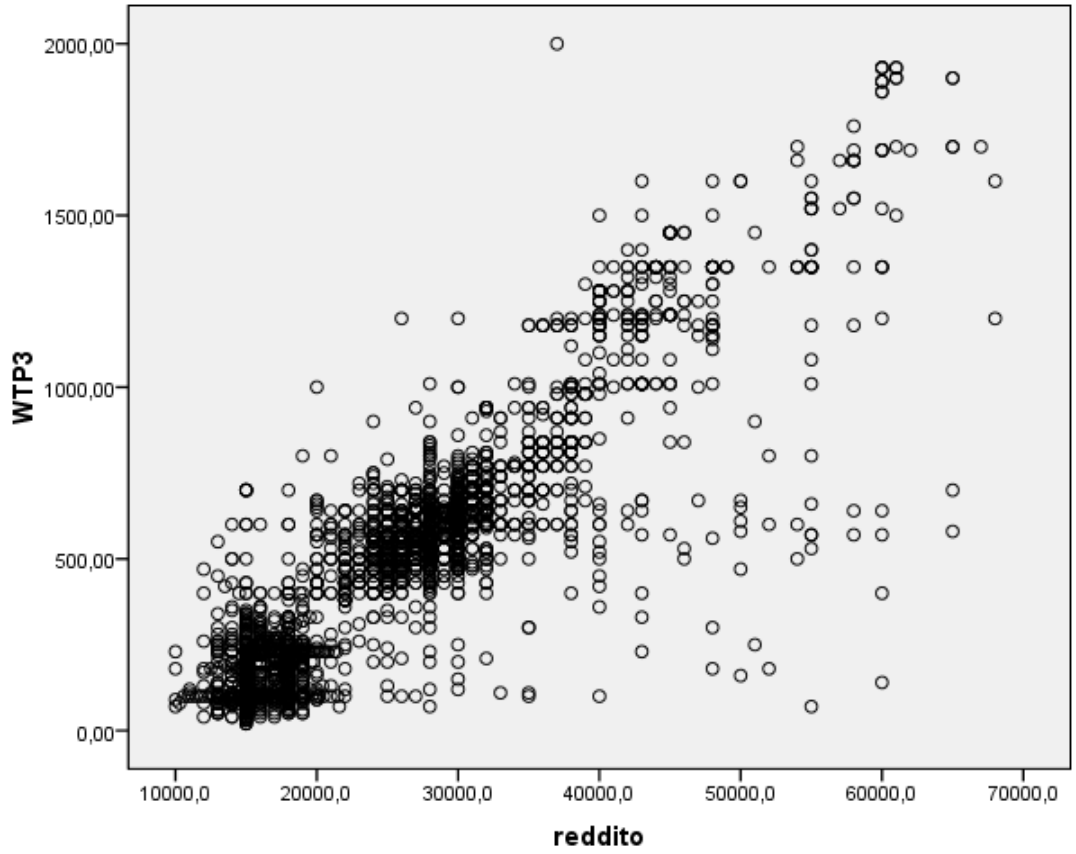
a. Dependent Variable: WTP2

Charts


Histogram
Dependent Variable: WTP2
Mean =-4,54E-16
Std. Dev. =1
N =3.759
Frequency
1.000
800
600
400
200
0
-10
-5
0
5
10
Regression Standardized Residual


Normal P-P Plot of Regression Standardized Residual
Dependent Variable: WTP2
Expected Cum Prob
1,0
0,8
0,6
0,4
0,2
0,0
0,0
0,2
0,4
0,6
0,8
1,0
Observed Cum Prob

Graph



Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP3	488,4105	330,10625	3759
income	25611,253	9686,9092	3759
K. area	88,71	13,872	3759
Age	40,42	9,955	3759

Correlations

		WTP3	income	K. area	Age
Pearson Correlation	WTP3	1,000	,892	,481	,218
	income	,892	1,000	,492	,230
	K.area	,481	,492	1,000	-,007
	Age	,218	,230	-,007	1,000
Sig. (1-tailed)	WTP3	.	,000	,000	,000
	income	,000	.	,000	,000

	K.area	,000	,000	.	,340
	Age	,000	,000	,340	.
N	WTP3	3759	3759	3759	3759
	income	3759	3759	3759	3759
	K.area	3759	3759	3759	3759
	Age	3759	3759	3759	3759

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Age,K. area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,894[a]	,799	,799	147,97286

a. Predictors: (Constant), age, K. area, income

b. Dependent Variable: WTP3

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	3,273E8	3	1,091E8	4982,507	,000[a]
	Residual	8,222E7	3755	21895,968		
	Total	4,095E8	3758			

a. Predictors: (Constant), age, K. area, income

b. Dependent Variable: WTP3

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-413,203	18,968		-21,784	,000
	income	,029	,000	,859	98,521	,000

	K. area	1,394	,202	,059	6,904	,000
	Age	,704	,252	,021	2,797	,005

a. Dependent Variable: WTP3

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP3	Predicted Value	Residual
47	2,471	400,00	34,4239	365,57607
49	2,121	420,00	106,1268	313,87322
50	2,132	430,00	114,4745	315,52553
74	2,356	500,00	151,4325	348,56750
75	2,424	600,00	241,3399	358,66012
273	2,033	430,00	129,2080	300,79196
369	2,434	500,00	139,7689	360,23106
377	-3,112	70,00	530,4702	-460,47023
437	2,882	500,00	73,5975	426,40247
438	2,691	600,00	201,8194	398,18063
444	2,960	600,00	161,9934	438,00660
458	2,428	450,00	90,7902	359,20981
463	2,971	700,00	260,3495	439,65050
485	2,452	600,00	237,1155	362,88448
528	3,058	800,00	347,4406	452,55936
813	-3,298	120,00	608,0100	-488,00999
827	-2,715	200,00	601,6734	-401,67345
835	-2,745	100,00	506,1336	-406,13359
836	-2,419	250,00	608,0100	-358,00999
852	-2,864	120,00	543,8474	-423,84737
853	2,697	1000,00	600,9694	399,03061
865	-2,340	100,00	446,1953	-346,19534
873	-2,102	230,00	541,0311	-311,03113
887	3,559	800,00	273,4212	526,57882
888	3,726	700,00	148,6163	551,38374
889	2,984	600,00	158,4731	441,52690
896	2,720	1000,00	597,4491	402,55091
897	3,231	900,00	421,8587	478,14131
898	2,440	900,00	538,9190	361,08105

902	-2,338	200,00	545,9596	-345,95955
903	3,105	600,00	140,4730	459,52700
913	2,989	550,00	107,6876	442,31237
918	2,756	470,00	62,2292	407,77082
927	-3,628	800,00	1336,8204	-536,82039
929	4,029	1200,00	603,7856	596,21437
935	-6,936	160,00	1186,2707	-1026,27070
936	-6,367	180,00	1122,1081	-942,10809
944	4,751	1000,00	297,0538	702,94623
995	-5,435	100,00	904,1809	-804,18094
996	-4,365	100,00	745,8866	-645,88659
1110	-2,208	130,00	456,7562	-326,75624
1112	-2,967	150,00	589,0004	-439,00036
1137	-4,235	110,00	736,7338	-626,73381
1139	-3,009	210,00	655,2752	-445,27516
1142	-3,949	110,00	694,3971	-584,39706
1147	-2,966	300,00	738,8460	-438,84599
1148	-3,080	300,00	755,7434	-455,74343
1162	-2,907	400,00	830,1615	-430,16149
1168	-2,308	600,00	941,5893	-341,58927
1184	-3,928	610,00	1191,1991	-581,19912
1185	-4,054	580,00	1179,9342	-599,93416
1188	2,054	700,00	396,1139	303,88607
1190	4,768	1200,00	494,4700	705,52998
1201	-3,503	670,00	1188,3829	-518,38288
1232	-5,125	570,00	1328,3717	-758,37166
1233	-4,286	600,00	1234,2399	-634,23993
1235	-4,682	600,00	1292,7701	-692,77006
1237	-3,799	560,00	1122,1081	-562,10809
1285	2,072	720,00	413,4100	306,59003
1298	2,227	750,00	420,4506	329,54943
1311	-2,908	450,00	880,2429	-430,24290
1312	-3,129	420,00	883,0591	-463,05914
1313	-2,589	500,00	883,0591	-383,05914
1314	-2,449	520,00	882,3551	-362,35508
1316	-3,530	360,00	882,3551	-522,35508

1345	2,087	640,00	331,2473	308,75275
1355	3,169	1010,00	541,0311	468,96887
1404	2,357	650,00	301,2781	348,72187
1405	2,501	670,00	299,8700	370,12999
1418	2,434	660,00	299,8700	360,12999
1420	2,299	640,00	299,8700	340,12999
1450	-7,272	400,00	1476,1051	-1076,10511
1510	2,203	720,00	394,0017	325,99825
1645	2,059	790,00	485,2656	304,73445
1714	-6,378	570,00	1513,7672	-943,76721
1715	-5,982	570,00	1455,2371	-885,23708
1716	-5,389	570,00	1367,4419	-797,44188
1717	-3,411	570,00	1074,7912	-504,79122
1808	-7,233	580,00	1650,2357	-1070,23569
1870	-5,886	640,00	1510,9510	-870,95097
1872	-2,543	640,00	1016,2611	-376,26109
1873	-2,345	640,00	986,9960	-346,99603
1916	-5,772	300,00	1154,1377	-854,13770
1919	-2,615	550,00	936,9146	-386,91462
1920	-2,229	550,00	879,7926	-329,79261
1961	-3,294	800,00	1287,3913	-487,39134
1962	-2,420	900,00	1258,1263	-358,12628
1963	-2,417	520,00	877,6804	-357,68043
1971	7,816	2000,00	843,4869	1156,51306
2100	2,256	670,00	336,1240	333,87602
2103	2,720	940,00	537,4591	402,54086
2156	2,829	1400,00	981,3635	418,63645
2158	3,896	1500,00	923,5375	576,46252
2167	-6,465	700,00	1656,5722	-956,57223
2168	-9,260	140,00	1510,2469	-1370,24691
2171	-6,746	250,00	1248,2694	-998,26944
2177	-7,384	180,00	1272,6061	-1092,60608
2199	2,149	1250,00	931,9862	318,01380
2236	2,433	1200,00	839,9666	360,03336
2239	2,235	1200,00	869,2317	330,76830
2241	2,028	1200,00	899,9049	300,09511

2242	-2,125	1200,00	1514,4713	-314,47127
2243	-3,717	1200,00	1749,9999	-549,99991
2305	2,227	1350,00	1020,4855	329,51455
2321	3,926	1600,00	1019,0773	580,92267
2340	2,369	1700,00	1349,4418	350,55823
2342	2,951	1600,00	1163,2905	436,70952
2344	-8,763	70,00	1366,7378	-1296,73782
2392	3,160	1500,00	1032,4545	467,54553
2408	2,440	1450,00	1088,8724	361,12758
2432	2,556	1600,00	1221,8206	378,17939
2453	2,647	1300,00	908,3536	391,64639
2455	2,531	1400,00	1025,4139	374,58613
2464	2,541	1600,00	1223,9328	376,06721
2477	2,479	1900,00	1533,1754	366,82457
2485	-5,505	640,00	1454,5330	-814,53302
2486	-3,931	650,00	1231,6775	-581,67745
2487	-4,795	660,00	1369,5541	-709,55406
2493	2,398	1900,00	1545,1445	354,85555
2530	3,405	700,00	196,1352	503,86480
2531	3,405	700,00	196,1352	503,86480
2532	3,405	700,00	196,1352	503,86480
2570	2,280	1500,00	1162,5864	337,41358
2654	-5,593	500,00	1327,6159	-827,61591
2655	-5,588	530,00	1356,8810	-826,88098
2657	-5,128	470,00	1228,8612	-758,86121
2687	-4,222	400,00	1024,7098	-624,70981
2688	2,111	1250,00	937,6187	312,38132
2738	2,514	1890,00	1517,9916	372,00843
2746	2,472	1350,00	984,1798	365,82021
2747	2,067	1350,00	1044,1180	305,88196
2754	2,495	1890,00	1520,8078	369,19219
2755	2,012	1760,00	1462,2777	297,72232
2905	-5,380	230,00	1026,1179	-796,11793
2924	2,125	1250,00	935,5065	314,49350
2980	-2,816	100,00	516,6428	-416,64280
2999	2,290	1450,00	1111,0969	338,90311

3001	2,227	1350,00	1020,4855	329,51455
3017	2,034	1320,00	1019,0773	300,92267
3058	-2,003	570,00	866,4155	-296,41546
3189	2,601	1930,00	1545,1445	384,85555
3190	2,610	1930,00	1543,7363	386,26367
3279	2,825	1350,00	931,9862	418,01380
3280	2,279	1180,00	842,7829	337,21712
3384	2,111	1250,00	937,6187	312,38132
3412	-2,046	570,00	872,7520	-302,75200
3439	2,732	1350,00	945,7619	404,23806
3440	2,051	1280,00	976,4351	303,56487
3442	2,472	1350,00	984,1798	365,82021
3445	2,545	1450,00	1073,3831	376,61690
3447	2,607	1450,00	1064,2303	385,76968
3448	2,607	1450,00	1064,2303	385,76968
3449	2,607	1450,00	1064,2303	385,76968
3450	2,495	1890,00	1520,8078	369,19219
3460	2,062	1350,00	1044,8221	305,17790
3461	2,058	1350,00	1045,5262	304,47384
3462	2,062	1350,00	1044,8221	305,17790
3463	2,062	1350,00	1044,8221	305,17790
3464	2,129	1350,00	1034,9653	315,03474
3465	2,129	1350,00	1034,9653	315,03474
3466	2,241	1350,00	1018,3733	331,62673
3470	2,001	1350,00	1053,9749	296,02512
3474	2,751	1930,00	1522,9200	407,08001
3478	2,184	1660,00	1336,7687	323,23131
3489	2,230	1860,00	1529,9606	330,03941
3490	2,699	1930,00	1530,6646	399,33535
3537	2,129	1350,00	1034,9653	315,03474
3548	2,018	1280,00	981,3635	298,63645
3575	2,447	1280,00	917,9050	362,09501
3576	2,447	1280,00	917,9050	362,09501
3577	2,457	1280,00	916,4969	363,50313
3578	2,457	1280,00	916,4969	363,50313
3579	2,452	1280,00	917,2009	362,79907

3580	2,414	1280,00	922,8334	357,16659
3581	2,414	1280,00	922,8334	357,16659
3582	2,414	1280,00	922,8334	357,16659
3583	2,414	1280,00	922,8334	357,16659
3584	2,284	1180,00	842,0788	337,92118
3585	2,741	1180,00	774,3959	405,60409
3586	2,143	1180,00	862,8952	317,10484
3587	2,143	1180,00	862,8952	317,10484
3588	2,274	1180,00	843,4869	336,51306
3589	2,674	1180,00	784,2527	395,74725
3590	2,129	1180,00	865,0073	314,99266
3592	2,491	1180,00	811,4056	368,59437
3593	2,491	1180,00	811,4056	368,59437
3594	2,491	1180,00	811,4056	368,59437
3595	2,145	1280,00	962,6594	317,34062
3638	-2,411	1010,00	1366,7378	-356,73782
3694	-4,130	500,00	1111,0969	-611,09689
3695	-3,927	530,00	1111,0969	-581,09689
3700	-2,297	670,00	1009,9246	-339,92455
3701	-2,311	670,00	1012,0367	-342,03673
3703	-3,044	570,00	1020,4855	-450,48545
3704	-4,619	330,00	1013,4449	-683,44485
3735	-3,131	670,00	1133,3214	-463,32135
3736	2,814	1450,00	1033,6605	416,33948
3737	2,559	1450,00	1071,2709	378,72908
3740	2,265	1320,00	984,8838	335,11615
3741	2,192	1280,00	955,6188	324,38122
3742	2,861	1280,00	856,6620	423,33799
3758	2,813	1930,00	1513,7672	416,23279
3759	2,340	1860,00	1513,7672	346,23279

a. Dependent Variable: WTP3

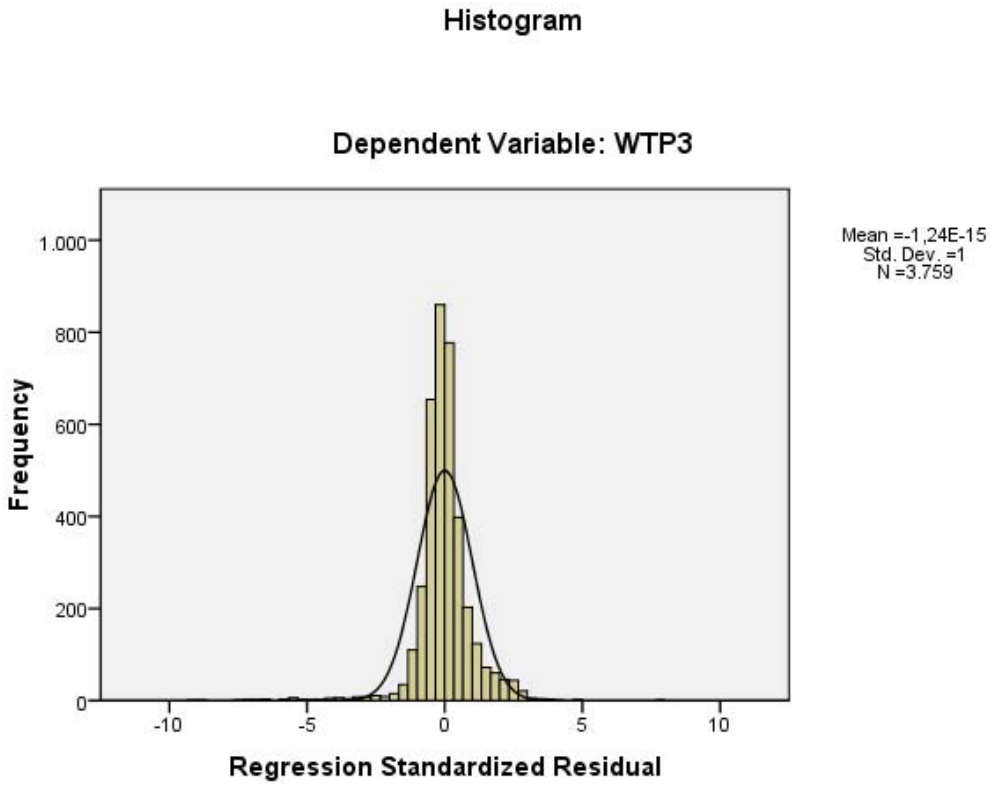
Residuals Statistics[a]

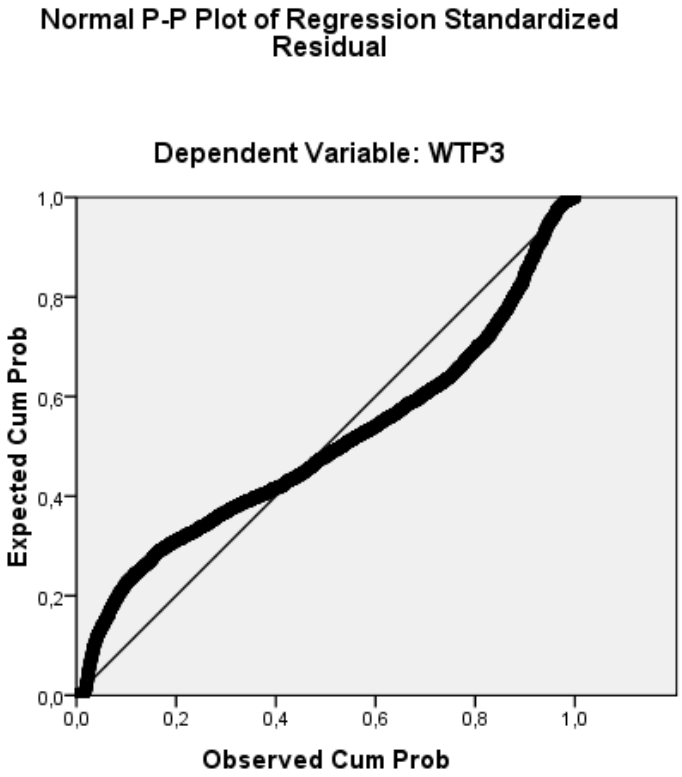
	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	3,6991	1750,7040	488,4105	295,11294	3759
Std. Predicted Value	-1,642	4,277	,000	1,000	3759

Standard Error of Predicted Value	3,114	14,545	4,608	1,436	3759
Adjusted Predicted Value	3,6190	1753,3473	488,4183	295,15221	3759
Residual	-1370,24695	1156,51306	,00000	147,91379	3759
Std. Residual	-9,260	7,816	,000	1,000	3759
Stud. Residual	-9,280	7,819	,000	1,001	3759
Deleted Residual	-1376,04590	1157,40063	-,00786	148,22331	3759
Stud. Deleted Residual	-9,387	7,882	,000	1,003	3759
Mahal. Distance	,664	35,309	2,999	3,189	3759
Cook's Distance	,000	,091	,001	,004	3759
Centered Leverage Value	,000	,009	,001	,001	3759

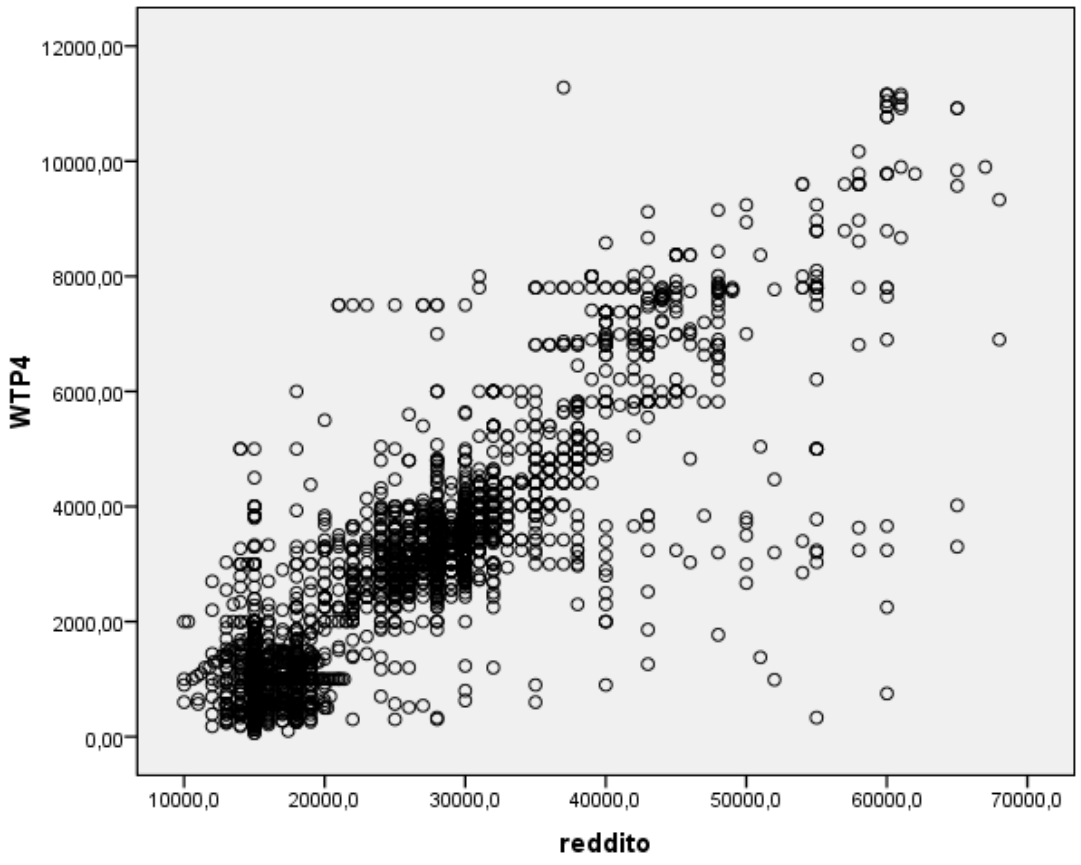
a. Dependent Variable: WTP3

Charts




Normal P-P Plot of Regression Standardized Residual
Dependent Variable: WTP3
Expected Cum Prob
Observed Cum Prob
0,0
0,2
0,4
0,6
0,8
1,0

Graph


WTP4
reddito
12000,00
10000,00
8000,00
6000,00
4000,00
2000,00
0,00
10000,0
20000,0
30000,0
40000,0
50000,0
60000,0
70000,0

Regression

Descriptive Statistics

	Mean	Std. Deviation	N
WTP4	2863,5509	1929,79573	3759
income	25611,253	9686,9092	3759
K. area	88,71	13,872	3759
age	40,42	9,955	3759

Correlations

		WTP4	income	K. area	age
Pearson Correlation	WTP4	1,000	,871	,445	,222
	income	,871	1,000	,492	,230
	K. area	,445	,492	1,000	-,007
	age	,222	,230	-,007	1,000
Sig. (1-tailed)	WTP4	.	,000	,000	,000
	income	,000	.	,000	,000
	K. area	,000	,000	.	,340
	age	,000	,000	,340	.
N	WTP4	3759	3759	3759	3759
	income	3759	3759	3759	3759
	K. area	3759	3759	3759	3759
	age	3759	3759	3759	3759

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	age, K.area, income[a]	.	Enter

a. All requested variables entered.

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	,872[a]	,760	,760	945,75012

a. Predictors: (Constant), age, k.area, income

b. Dependent Variable: WTP4

ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1,064E10	3	3,546E9	3963,947	,000[a]
	Residual	3,359E9	3755	894443,294		
	Total	1,400E10	3758			

a. Predictors: (Constant), age, k.area, income

b. Dependent Variable: WTP4

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-2011,615	121,232		-16,593	,000
	income	,170	,002	,852	89,445	,000
	K.area	3,621	1,290	,026	2,807	,005
	age	5,067	1,609	,026	3,150	,002

a. Dependent Variable: WTP4

Casewise Diagnostics[a]

Case Number	Std. Residual	WTP4	Predicted Value	Residual
377	-2,989	330,00	3156,6355	-2826,63545
438	2,166	3330,00	1281,0340	2048,96603
444	2,426	3330,00	1035,2128	2294,78724
458	2,057	2550,00	604,3771	1945,62288
463	2,442	3930,00	1620,6594	2309,34055
532	2,004	2000,00	105,0734	1894,92664
699	3,782	5000,00	1423,0374	3576,96256
700	4,840	6000,00	1423,0374	4576,96256
813	-3,175	630,00	3633,0762	-3003,07617
821	4,463	5000,00	779,2571	4220,74291
827	-2,493	1230,00	3587,4711	-2357,47109
835	-2,625	540,00	3022,2933	-2482,29333
853	2,144	5610,00	3582,4039	2027,59614
865	-2,223	570,00	2672,5334	-2102,53339
870	2,077	3000,00	1035,2128	1964,78724

871	2,077	3000,00	1035,2128	1964,78724
872	3,140	4000,00	1030,1455	2969,85447
873	3,983	7000,00	3232,6439	3767,35608
887	2,861	4380,00	1673,9259	2706,07413
888	3,067	3840,00	938,9354	2901,06463
889	2,421	3300,00	1009,8766	2290,12339
896	2,202	5640,00	3557,0677	2082,93229
897	2,645	5040,00	2538,1913	2501,80873
903	2,484	3270,00	921,1396	2348,86044
904	2,257	3000,00	865,4000	2134,59998
905	2,193	3000,00	926,2068	2073,79320
913	2,436	3030,00	725,9907	2304,00933
918	2,390	2700,00	439,6316	2260,36839
932	2,252	3000,00	870,4673	2129,53275
933	2,205	3000,00	914,8358	2085,16423
934	3,172	4000,00	999,7421	3000,25786
944	3,909	5500,00	1803,2008	3696,79924
995	-4,712	900,00	5356,5397	-4456,53973
996	-3,723	900,00	4421,3331	-3521,33310
1000	2,104	3000,00	1009,8766	1990,12339
1001	2,104	3000,00	1009,8766	1990,12339
1002	2,104	3000,00	1009,8766	1990,12339
1003	2,077	3000,00	1035,2128	1964,78724
1004	2,083	3000,00	1030,1455	1969,85447
1005	2,115	3000,00	999,7421	2000,25786
1009	2,120	3000,00	994,6749	2005,32509
1010	2,088	3000,00	1025,0783	1974,92170
1011	2,088	3000,00	1025,0783	1974,92170
1012	2,088	3000,00	1025,0783	1974,92170
1013	2,094	3000,00	1020,0111	1979,98893
1092	4,112	5000,00	1111,2212	3888,77877
1093	3,231	4000,00	944,0026	3055,99740
1095	3,647	4500,00	1050,4145	3449,58554
1110	-2,589	300,00	2748,5419	-2448,54185
1112	-2,851	800,00	3496,2609	-2696,26093
1137	-3,971	600,00	4355,4591	-3755,45909

1139	-2,846	1200,00	3891,6260	-2691,62595
1143	2,120	3000,00	994,6749	2005,32509
1144	3,215	4000,00	959,2043	3040,79570
1149	2,332	5000,00	2794,1469	2205,85307
1162	-2,755	2300,00	4905,4352	-2605,43516
1184	-3,716	3500,00	7014,1293	-3514,12928
1185	-4,159	3000,00	6933,0536	-3933,05358
1190	2,771	5600,00	2979,1614	2620,83863
1192	-3,128	300,00	3257,9801	-2957,98007
1201	-3,377	3800,00	6993,8604	-3193,86035
1232	-4,861	3200,00	7797,3190	-4597,31897
1233	-4,274	3200,00	7242,2757	-4042,27567
1235	-4,422	3400,00	7581,9012	-4181,90115
1237	-3,593	3200,00	6598,4953	-3398,49533
1285	2,456	4800,00	2477,3845	2322,61551
1286	2,091	4800,00	2822,0772	1977,92280
1289	2,102	4800,00	2811,9427	1988,05726
1291	2,086	4800,00	2827,1444	1972,85557
1311	-2,838	2500,00	5184,2539	-2684,25387
1312	-3,071	2300,00	5204,5228	-2904,52279
1313	-2,542	2800,00	5204,5228	-2404,52279
1314	-2,431	2900,00	5199,4556	-2299,45556
1316	-3,383	2000,00	5199,4556	-3199,45556
1317	-3,404	2000,00	5219,7245	-3219,72449
1318	-3,431	2000,00	5245,0606	-3245,06064
1323	2,929	3800,00	1030,1455	2769,85447
1353	2,846	6000,00	3308,6524	2691,34761
1354	2,937	6000,00	3222,5095	2777,49054
1355	2,926	6000,00	3232,6439	2767,35608
1356	2,387	6000,00	3742,0821	2257,91786
1357	2,208	6000,00	3911,8949	2088,10512
1363	-2,106	3000,00	4991,5781	-1991,57809
1394	4,681	7500,00	3072,9656	4427,03436
1395	4,960	7500,00	2809,3486	4690,65137
1396	4,067	7500,00	3653,3451	3846,65490
1397	5,790	7500,00	2023,6858	5476,31418

1398	5,654	7500,00	2152,9607	5347,03929
1399	5,828	7500,00	1988,2152	5511,78480
1400	5,458	7500,00	2337,9751	5162,02486
1401	4,681	7500,00	3072,9656	4427,03436
1402	4,501	7500,00	3242,7784	4257,22162
1403	4,555	7500,00	3192,1061	4307,89393
1405	2,069	3780,00	1823,4697	1956,53031
1417	2,502	3300,00	933,8681	2366,13186
1450	-6,774	2250,00	8656,5171	-6406,51713
1714	-5,844	3240,00	8767,3232	-5527,32321
1715	-5,485	3240,00	8427,6977	-5187,69773
1716	-4,947	3240,00	7918,2595	-4678,25951
1717	-3,151	3240,00	6220,1321	-2980,13211
1808	-6,604	3300,00	9545,4457	-6245,44567
1870	-5,379	3660,00	8747,0543	-5087,05428
1872	-2,348	3660,00	5880,5066	-2220,50663
1873	-2,168	3660,00	5710,6939	-2050,69389
1916	-5,180	1770,00	6668,7636	-4898,76355
1919	-2,413	3150,00	5431,8752	-2281,87518
1920	-2,096	3120,00	5102,3842	-1982,38416
1961	-3,166	4470,00	7464,5608	-2994,56083
1962	-2,384	5040,00	7294,7481	-2254,74809
1963	-2,239	2970,00	5087,1825	-2117,18247
1971	6,765	11280,00	4881,8991	6398,10089
2100	2,026	3840,00	1924,1413	1915,85870
2103	2,445	5400,00	3087,4943	2312,50568
2156	2,474	8010,00	5670,1560	2339,84396
2158	3,431	8580,00	5335,5978	3244,40221
2167	-5,891	4020,00	9591,0508	-5571,05075
2168	-8,450	750,00	8741,9871	-7991,98705
2171	-6,179	1380,00	7223,8069	-5843,80685
2177	-6,733	990,00	7358,1490	-6368,14898
2236	2,129	6870,00	4856,5630	2013,43704
2243	-3,427	6900,00	10141,0268	-3241,02682
2321	3,404	9120,00	5900,7756	3219,22445
2342	2,554	9150,00	6734,6376	2415,36244

2344	-8,018	330,00	7913,1923	-7583,19228
2392	2,826	8670,00	5997,0529	2672,94706
2408	2,166	8370,00	6321,4767	2048,52327
2432	2,290	9240,00	7074,2630	2165,73696
2453	2,266	7410,00	5267,1297	2142,87033
2455	2,245	8070,00	5946,3806	2123,61937
2477	2,172	10920,00	8866,1947	2053,80529
2485	-5,068	3630,00	8422,6305	-4792,63049
2486	-3,622	3720,00	7145,2043	-3425,20427
2487	-4,392	3780,00	7933,4612	-4153,46120
2493	2,144	10980,00	8952,3376	2027,66236
2530	2,875	3840,00	1120,6827	2719,31732
2531	2,875	3840,00	1120,6827	2719,31732
2532	2,875	3840,00	1120,6827	2719,31732
2654	-5,099	2850,00	7672,4383	-4822,43830
2655	-5,088	3030,00	7842,2510	-4812,25104
2657	-4,710	2670,00	7124,9353	-4454,93535
2687	-3,618	2520,00	5941,3134	-3421,31340
2738	2,371	11040,00	8797,7266	2242,27341
2746	2,231	7800,00	5690,4250	2109,57504
2754	2,254	10950,00	8817,9955	2132,00448
2905	-4,961	1260,00	5951,4479	-4691,44786
2980	-2,610	510,00	2978,4884	-2468,48836
2999	2,040	8370,00	6440,6172	1929,38284
3189	2,334	11160,00	8952,3376	2207,66236
3190	2,282	11100,00	8942,2032	2157,79682
3279	2,541	7800,00	5396,4046	2403,59544
3280	2,044	6810,00	4876,8319	1933,16812
3439	2,480	7800,00	5454,7382	2345,26178
3442	2,294	7860,00	5690,4250	2169,57504
3445	2,284	8370,00	6209,9976	2160,00236
3447	2,354	8370,00	6144,1236	2225,87636
3448	2,354	8370,00	6144,1236	2225,87636
3449	2,354	8370,00	6144,1236	2225,87636
3450	2,254	10950,00	8817,9955	2132,00448
3474	2,460	11160,00	8833,1972	2326,80279

3490	2,401	11160,00	8888,9368	2271,06325
3575	2,205	7380,00	5295,0599	2084,94006
3576	2,205	7380,00	5295,0599	2084,94006
3577	2,215	7380,00	5284,9255	2095,07452
3578	2,215	7380,00	5284,9255	2095,07452
3579	2,210	7380,00	5289,9927	2090,00729
3580	2,167	7380,00	5330,5306	2049,46944
3581	2,167	7380,00	5330,5306	2049,46944
3582	2,167	7380,00	5330,5306	2049,46944
3583	2,167	7380,00	5330,5306	2049,46944
3584	2,049	6810,00	4871,7646	1938,23535
3585	2,478	6810,00	4466,2652	2343,73483
3588	2,039	6810,00	4881,8991	1928,10089
3589	2,403	6810,00	4537,2064	2272,79360
3592	2,240	6810,00	4691,8174	2118,18255
3593	2,240	6810,00	4691,8174	2118,18255
3594	2,240	6810,00	4691,8174	2118,18255
3630	4,281	5000,00	950,8699	4049,13006
3638	-3,080	5000,00	7913,1923	-2913,19228
3639	-3,112	5000,00	7943,5957	-2943,59566
3640	-3,129	5000,00	7958,7974	-2958,79736
3641	-3,086	5000,00	7918,2595	-2918,25951
3678	2,128	6000,00	3987,2303	2012,76967
3679	2,213	6000,00	3906,8276	2093,17235
3680	2,128	6000,00	3987,2303	2012,76967
3681	2,128	6000,00	3987,2303	2012,76967
3682	2,118	6000,00	3997,3648	2002,63521
3683	2,107	6000,00	4007,4993	1992,50074
3684	2,107	6000,00	4007,4993	1992,50074
3695	-3,606	3030,00	6440,6172	-3410,61716
3700	-2,109	3840,00	5834,9015	-1994,90155
3701	-2,125	3840,00	5850,1032	-2010,10324
3703	-2,824	3240,00	5910,9100	-2670,91001
3704	-4,230	1860,00	5860,2377	-4000,23770
3725	4,428	8000,00	3812,3504	4187,64964
3726	2,954	8000,00	5206,3229	2793,67710

3727	2,954	8000,00	5206,3229	2793,67710
3728	3,045	8000,00	5120,1800	2879,82003
3729	3,045	8000,00	5120,1800	2879,82003
3730	3,045	8000,00	5120,1800	2879,82003
3735	-2,876	3840,00	6559,7576	-2719,75759
3736	2,290	8370,00	6203,8033	2166,19668
3737	2,300	8370,00	6194,7960	2175,20405
3740	2,225	7800,00	5695,4922	2104,50781
3741	2,405	7800,00	5525,6795	2274,32055
3742	2,776	7800,00	5174,7924	2625,20758
3743	2,742	7800,00	5206,3229	2593,67710
3744	2,954	7800,00	5006,1068	2793,89323
3745	3,112	7800,00	4856,5630	2943,43704
3746	3,303	7800,00	4676,6158	3123,38425
3747	3,364	7800,00	4618,2821	3181,71790
3748	4,200	7800,00	3827,5521	3972,44795
3749	3,354	7800,00	4628,4166	3171,58344
3750	3,759	7800,00	4245,3260	3554,67396
3751	2,973	7800,00	4988,3110	2811,68903
3758	2,530	11160,00	8767,3232	2392,67679
3759	2,118	10770,00	8767,3232	2002,67679

a. Dependent Variable: WTP4

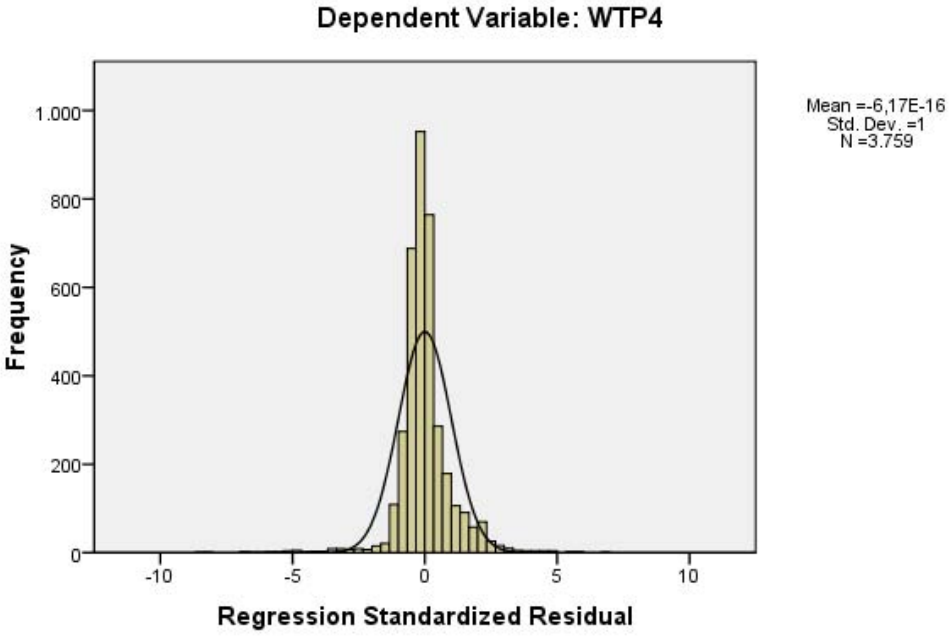
Residuals Statistics[a]

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	100,0061	10146,0938	2863,5509	1682,37401	3759
Std. Predicted Value	-1,643	4,329	,000	1,000	3759
Standard Error of Predicted Value	19,901	92,962	29,455	9,178	3759
Adjusted Predicted Value	99,4021	10160,7520	2863,6067	1682,58098	3759
Residual	-7991,98682	6398,10107	,00000	945,37255	3759
Std. Residual	-8,450	6,765	,000	1,000	3759
Stud. Residual	-8,468	6,768	,000	1,001	3759
Deleted Residual	-8025,80957	6403,01123	-,05578	947,14425	3759
Stud. Deleted Residual	-8,549	6,808	,000	1,002	3759
Mahal. Distance	,664	35,309	2,999	3,189	3759
Cook's Distance	,000	,077	,000	,003	3759

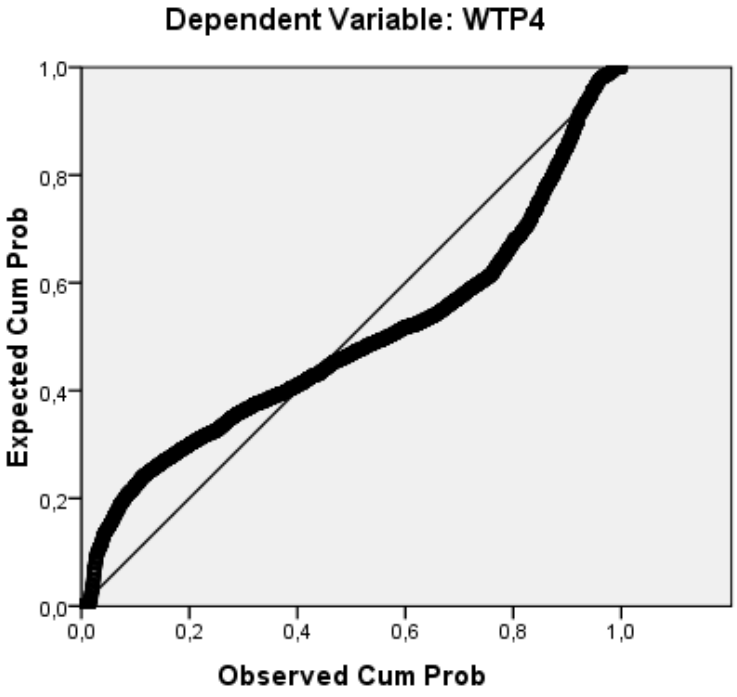
Centered Leverage Value	,000	,009	,001	,001	3759

a. Dependent Variable: WTP4

Charts



Normal P-P Plot of Regression Standardized Residual



ATTACHED G

M.A. - JUDGMENTS

ART

Long Term

action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	5	5	5	5	5	5	5	5
LT2	4	3	3	4	3	4	3	3
LT3	2	2	3	3	3	4	2	4
LT4	2	2	3	2	2	4	3	3

Short Term

action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	5	5	5	5	5	5	5	5
BT2	3	5	5	4	3	4	3	3
BT3	3	2	2	2	3	4	3	4
BT4	2	2	3	3	2	3	2	3

ARCHITECTURE

Long Term

action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	5	5	4	4	5	5	5	5
LT2	4	5	5	4	5	3	4	4
LT3	3	3	3	2	2	4	4	4
LT4	2	2	2	2	2	3	4	4

Short Term

action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4	3	5	5	5	5	5	5
BT2	5	5	5	4	5	5	5	5
BT3	4	4	3	3	3	3	4	4
BT4	3	3	2	2	2	4	4	4

HISTORY

Long Term

action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	4	5	5	4	5	5	5	5

LT2	4	4	4	4	4	4	4	4
LT3	3	4	2	2	2	3	3	3
LT4	2	2	2	2	2	3	3	3

Short Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4	4	4	5	5	4	4	4
BT2	4	4	4	4	4	4	4	4
BT3	3	3	2	2	2	2	2	2
BT4	2	2	2	2	2	2	2	2

Long Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	4	4	4	5	5	5	4	4
LT2	4	4	4	4	4	4	4	4
LT3	3	3	2	2	4	3	2	2
LT4	2	2	2	2	2	2	2	2

GEOLOGY

Short Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4	4	4	4	4	4	4	4
BT2	4	4	4	3	3	4	3	3
BT3	3	3	3	2	2	3	2	2
BT4	2	2	2	2	2	2	2	2

Long Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	5	5	5	5	5	5	5	5
LT2	4	4	5	5	5	4	4	4
LT3	3	3	4	4	4	3	3	3
LT4	2	2	2	2	2	2	2	2

ECOLOGY

Short Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**

BT1	5	5	5	5	5	5	5	5
BT2	4	3	3	4	4	5	4	4
BT3	4	3	3	3	3	4	3	3
BT4	2	2	2	2	2	2	2	2

TOWN PLANNING

Long Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	3	3	3	3	3	3	3	3
LT2	3	4	4	3	3	4	4	4
LT3	4	4	4	4	4	3	3	3
LT4	3	3	3	3	3	3	3	3

Short Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4	4	4	3	3	3	2	2
BT2	3	3	3	3	3	2	2	2
BT3	4	4	4	4	4	3	4	3
BT4	4	4	4	3	3	4	3	3

CULTURAL HERITAGE

Long Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	5	5	5	5	5	5	5	5
LT2	4	5	5	5	4	4	5	5
LT3	3	4	4	3	3	3	3	3
LT4	2	2	2	2	2	2	2	2

Short Term action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	5	5	5	5	5	5	5	5
BT2	5	5	5	5	5	5	5	5
BT3	3	4	3	3	3	4	3	3
BT4	2	4	3	2	2	2	3	3

NATURAL SCIENCE

Long Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
LT1	5	5	5	5	5	5	5	5
LT2	4	5	4	5	4	4	5	5
LT3	3	2	2	3	3	2	2	3
LT4	2	2	2	2	2	2	2	2

Short Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
BT1	5	5	5	5	5	5	5	5
BT2	4	5	5	5	5	5	5	5
BT3	3	3	2	2	3	4	4	3
BT4	3	4	2	3	3	3	2	2

ECONOMY

Long Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
LT1	5	5	5	5	5	5	5	5
LT2	5	5	5	5	5	5	5	5
LT3	4	4	4	4	4	4	4	4
LT4	3	3	3	3	3	3	3	3

Short Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
BT1	5	5	5	5	5	5	5	5
BT2	4	4	4	4	4	4	4	4
BT3	3	3	4	4	3	3	3	4
BT4	2	2	2	2	2	2	2	3

SOCIOLOGY

Long Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
LT1	5	5	5	5	4	5	4	4
LT2	4	3	3	4	5	5	4	3
LT3	3	3	3	3	4	3	3	3
LT4	2	2	2	2	2	2	2	2

CULTURAL ANTHROPOLOGY

Short Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
BT1	5	5	5	5	5	5	5	5
BT2	3	4	2	3	4	3	3	4
BT3	4	4	3	2	3	3	2	2
BT4	3	3	3	2	2	2	2	2

Long Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
LT1	5	5	5	5	5	5	5	5
LT2	5	5	5	4	4	4	3	4
LT3	4	4	3	3	3	3	2	3
LT4	2	2	2	2	2	2	2	2

Short Term

action/criterion	C01	C02	C03	C04	C05	C06	C07	C08
BT1	5	5	5	5	5	5	5	5
BT2	4	5	5	3	4	4	3	4
BT3	3	4	4	3	3	3	2	3
BT4	2	2	2	2	2	2	2	2

ATTACHED **H**

MULTICRITERION ANALYSIS

LONG TIME

Matrix of Evaluation

Long Term								
action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
LT1	4,64	4,73	4,64	4,64	4,73	4,82	4,64	4,64
LT2	4,09	4,27	4,27	4,27	4,18	4,09	4,09	4,09
LT3	3,18	3,27	3,09	3,00	3,27	3,18	2,82	3,18
LT4	2,18	2,18	2,27	2,18	2,18	2,55	2,55	2,55
weight (W)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
strong discordance (D')	1,841	1,909	1,773	1,841	1,909	1,705	1,568	1,568
weak discordance (D'')	0,818	0,848	0,788	0,818	0,848	0,758	0,697	0,697

evaluation	It is the average of valuation of preference for each action respect to each criterion of evaluation.							
max	4,636	4,727	4,636	4,636	4,727	4,818	4,636	4,636
min	2,182	2,182	2,273	2,182	2,182	2,545	2,545	2,545
Action	They identify different choices that we want to compare.							
Criterion	They identify criterions of confrontation.							
Weight	It is the importance that we put to the criterion in the definition of the list (also zero). A negative weight reverses the dimension of the value in the respective criterion. For the calculation the addition of weights is one.							
Standar. weights *1,000*	0,125	0,125	0,125	0,125	0,125	0,125	0,125	0,125
Strong discordance	It represent a level of reject defined for each criterion that doesn't allow to consider preferable an action respect an other action.							
D' %	75,0%	75,0%	75,0%	75,0%	75,0%	75,0%	75,0%	75,0%
Weak discordance	It represent a level of reject defined for each criterion that doesn't allow to consider preferable an action respect an other action unless we have condition of meaningful							

	preference on the other criterions.							
D'' %	33,3%	33,3%	33,3%	33,3%	33,3%	33,3%	33,3%	33,3%

Strong agreem. (C')	85,0%	It express the different over which an action is strongly preferable to the other action.	*C''<C'<100%*
Weak agreem. (C'')	70,0%	It express the different over which an actions is weakly preferable to the other action.	*C'''<C''<C'*
Indiff. thres. (C''')	55,0%	It express the threshold to start of which an action is preferable to the other action.	*50%<C'''<C''*

01

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	27,462	2	2	1	1	2
3	LT3	3	3	10,807	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

02

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	27,443	2	2	1	1	2
3	LT3	3	3	11,407	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

03

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	27,773	2	2	1	1	2
3	LT3	3	3	12,177	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

04

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record

1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	28,301	2	2	1	1	2
3	LT3	3	3	12,288	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

05

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	28,875	2	2	1	1	2
3	LT3	3	3	12,295	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

06

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	28,920	2	2	1	1	2
3	LT3	3	3	13,065	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

07

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	28,118	2	2	1	1	2
3	LT3	3	3	12,646	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

08

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	LT1	1	1	36,000	3	3	0	0	1
2	LT2	2	2	27,790	2	2	1	1	2
3	LT3	3	3	11,031	1	1	2	2	3
4	LT4	4	4	0,000	0	0	3	3	4

ATTACHED I

MULTICRITERION ANALYSIS

SHORT TIME

Matrix of evaluation

Short Term								
action/criterion	**C01**	**C02**	**C03**	**C04**	**C05**	**C06**	**C07**	**C08**
BT1	4,64	4,55	4,73	4,73	4,73	4,64	4,55	4,55
BT2	3,91	4,27	4,09	3,82	4,00	4,09	3,73	3,91
BT3	3,36	3,36	3,00	2,73	2,91	3,27	2,91	3,00
BT4	2,45	2,73	2,45	2,27	2,18	2,55	2,36	2,55
weight (W)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
strong discordance (D')	1,841	1,909	1,773	1,841	1,909	1,705	1,568	1,568
weak discordance (D'')	0,818	0,848	0,788	0,818	0,848	0,758	0,697	0,697

evaluation	It is the average of valuation of preference for each action respect to each criterion of evaluation.							
max	4,636	4,727	4,636	4,636	4,727	4,818	4,636	4,636
min	2,182	2,182	2,273	2,182	2,182	2,545	2,545	2,545
Action	They identify different choices that we want to compare.							
Criterion	They identify criterions of confrontation.							
Weight	It is the importance that we put to the criterion in the definition of the list (also zero). A negative weight reverses the dimension of the value in the respective criterion. For the calculation the addition of weights is one.							

Standar. weights	*1,000*	0,125	0,125	0,125	0,125	0,125	0,125	0,125	0,125
Strong discordance	It represent a level of reject defined for each criterion that doesn't allow to consider preferable an action respect another action.							
D' %		75,0%	75,0%	75,0%	75,0%	75,0%	75,0%	75,0%	75,0%
Weak discordance	It represent a level of reject defined for each criterion that doesn't allow to consider preferable an action respect another action unless we have condition of meaningful preference on the other criterions.							
D'' %		33,3%	33,3%	33,3%	33,3%	33,3%	33,3%	33,3%	33,3%

Strong	85,0%	It express the different over which an action	*C''<C'<100%*

agreem. (C')		is strongly preferable to the other action.	
Weak agreem. (C'')	70,0%	It express the different over which an action is weakly preferable to the other action.	*C'''<C''<C'*
Indiff. thres. (C''')	55,0%	It express the threshold to start of which an action is preferable to the other action.	*50%<C'''<C''*

01

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	24,881	2	2	1	1	2
3	BT3	3	3	9,661	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

02

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	24,588	2	2	1	1	2
3	BT3	3	3	10,692	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

03

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,761	2	2	1	1	2
3	BT3	3	3	11,189	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

04

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,895	2	2	1	1	2
3	BT3	3	3	10,806	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

05

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,305	2	2	1	1	2
3	BT3	3	3	9,985	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

06

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,393	2	2	1	1	2
3	BT3	3	3	9,968	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

07

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,679	2	2	1	1	2
3	BT3	3	3	10,448	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

08

Final dispos.	Altern.	Direct dispos.	Indirect dispos.	Sum of weights	total outclassment	Strong outclassment	Total subclassment	Strong subclassment	Record
1	BT1	1	1	36,000	3	3	0	0	1
2	BT2	2	2	25,053	2	2	1	1	2
3	BT3	3	3	10,146	1	1	2	2	3
4	BT4	4	4	0,000	0	0	3	3	4

ATTACHED L

LIST OF THE ASSETS

FIGURE 26

001) Torre Corsaro
002) Torre Favarella
003) Torre Ficarazzelli
004) Castello di Ficarazzi
005) Torre Ingastone
006) Torre Maio
007) Torre Mango
008) Baglio Micciulla
009) Torre Mondello
010) Torre Parisi
011) Torre Pistoia
012) Baglio Quattrociochi
013) Torre Roccaforte
014) Torre Rotolo
015) Torre Santocanale
016) Torre Sperlinga
017) Torre Zuccarello
018) Torre Valdina
019) Torre Valdaura
020) Torre Vitale
021) Villa Agnetta
022) Villa Belvedere
023) Villa Castrone
024) Villa Croci
025) Villa Naselli Ambleri
026) Villa Tasca Camastra
027) Torre Addaura
028) Torre Amalfitano
029) Torre Augusta Gentile
030) Torre Bellacera
031) Villa Benso Orfanelli
032) Torre Brancaccio
033) Torre Briuccia
034) Torre Brolo
035) Torre Carmine
036) Torre Chiarandà
037) Torre Cordova
038) Torre Gallo

FIGURE 30

039) Villa Alici
040) Baglio Amalfitano
041) Villa Bonvicino Turrisi
042) Tonnara Bordonaro
043) Baglio Calvello
044) Baglio Cassarà
045) Baglio Oliveri
046) Baglio Crociferi
047) Baglio De Simone
048) Villa Geraci
049) Baglio Inguaggiato
050) Baglio Leone
051) Baglio Lino
052) Villa Mattaliano
053) Baglio Mercadante
054) Villa Migliaccio
055) Villa Niscemi
056) Baglio Oneto
057) Baglio Pagliarelli
058) Baglio Partanna
059) Baglio Scorzadenaro
060) Villa Valdina
061) Baglio Valenza
062) Villa Vignivales
063) Villa Buonocore
064) Villa Butera
065) Villa Casaurro
066) Villa Castelforte
067) Villa Conte Federico
068) Villa De Gregorio
069) Villa De Simone
070) Villa De Spuches
071) Villa Fernandez
072) Villa Filangeri
073) Villa Grifotta
074) Villa Lo Giudice
075) Villa Mango
076) Baglio Oneto Levantino
077) Villa Pandolfina
078) Villa Parisi Villabianca
079) Villa Pietratagliata
080) Baglio Santa Domenica
081) Villa San Marco
082) Castello di Solanto
083) Baglio Starrabba
084) Villa Trabia Campofiorito
085) Villa Zito
086) Villa Napoli
087) Baglio Renda

FIGURE 34

088) Baglio Alliata
089) Villa Briuccia
090) Baglio Casuzze
115) Villa Resuttano
116) Villa Salerno
117) Villa San Cataldo
142) Villa De Cordova
143) Villa De Gregorio
144) Villa De Spuches

091) Villa Centorbi
092) Villa De Cordova
093) Baglio De Gregorio
094) Villa Di Pisa
095) Baglio Lo Vico
096) Baglio Marchese
097) Baglio Monaco
098) Baglio Palizzolo
099) Baglio Parisi
100) Villa Parisi
101) Baglio Pietratagliata
102) Villa Pilo
103) Baglio Pisani
104) Baglio Saitta
105) Villa Santa Croce
106) Baglio Sant'Anna
107) Baglio Sant'Isidoro
108) Baglio Settimo
109) Villa Cattolica
110) Villa Cutò
111) Villa Larderia
112) Villa Palagonia
113) Villa Partanna
114) Villa Rammacca
118) Villa Sant'Isidoro
119) Villa Sperlinga
120) Villa Valguarnera
121) Villa Favarella
122) Villa Augusta Gentile
123) Villa Adriana
124) Villa Ajroldi
125) Villa Amari
126) Villa Anca
127) Villa Anfossi
128) Villa Arcuri
129) Villa Aspra
130) Villa Auria
131) Villa Bonocore Maletto
132) Villa Borsellino
133) Villa Boscogrande
134) Villa Campofranco
135) Villa Carbone
136) Villa Cardillo
137) Villa Castrofilippo
138) Villa Cesarò
139) Villa Chiarandà
140) Villa Colli
141) Villa Crisafi
145) Villa Di Matteo
146) Villa Falconara
147) Villa Ferreri
148) Villa Figlia
149) Villa Flugy
150) Villa Forni
151) Villa Gatto
152) Villa Graffeo
153) Villa Lampedusa
154) Villa Lanterna
155) Villa Lanza
156) Villa Larderia
157) Villa Lo Vico
158) Villa Luparello
159) Villa Mangiacomo
160) Villa Magnisi
161) Villa Maltese
162) Villa Malvagno
163) Villa Maniscalco
164) Villa Manno
165) Villa Merlo
166) Villa Mollica
167) Villa Molone di Sotto
168) Villa Montalbano

169) Villa Mortillaro
170) Villa Motisi
171) Villa Napolitani
172) Villa Marraffa
173) Villa Natale
174) Villa Oliva
175) Villa Olivella Rossi
176) Villa Pantelleria
177) Villa Pezzino
178) Villa Piazza
179) Villa Pietra Molara
180) Villa Pomara
181) Villa Raffo
182) Case Rapallo
183) Villa Rosato
184) Villa Rossi
185) Villa San Gabriele
186) Villa San Giuseppe
187) Villa Sansone
188) Villa Sant'Andrea
189) Villa Santo Spirito
190) Villa Savona
191) Villa Scala
192) Villa Scalea
193) Baglio Sinatra
194) Villa Spina
195) Baglio Tagliavia
196) Villa Torremuzza
197) Villa Vaginelli
198) Villa Valguarnera
208) Villa Isnello
209) Villa Mantegna
210) Villa Marietta Pasqualino
211) Villa Maurigi
212) Villa Mortillaro
213) Villa Palagonia
214) Villa Pignatelli
215) Villa Ranchibile
216) Villa Serradifalco
217) Villa Spedalotto
218) Villa Trabia
219) Villa Trabia a Bagheria
220) Villa Ventimiglia
221) Villa Verde
222) Villa Rosa
223) Case Galati
224) Case Barone
225) Case Maggio
226) Cartiera Grande
227) Cartiera Maio
228) Case Di Bella
229) Case Lenzitti
230) Case Salerno
231) Case Zuccarello
232) Case Casino
233) Case Cassarà
234) Case Sciortino Gullo
235) Case Parisi
236) Case Marotta
247) Baglio Basile
248) Case Ferraro
249) Case Intravaia
250) Case Albano
251) Case Ceraulo
252) Case Salamone
253) Case Cavaretta
254) Case Spinnato
255) Mulino Neve
256) Mulino Santa Caterina
257) Mulino Paratore
258) Case Olio di Lino
259) Mulino Nuovo
260) Mulino Ponte di Corleone
261) Mulino Carte
262) Mulino Messineo
263) Mulino Carbone
264) Mulino Ponterotto
265) Mulino Cordova
266) Mulino Paradiso
267) Mulino Gallo
268) Mulino San Giuseppe
269) Mulino dei Benedettini
270) Casino Reale Borbonico

199) Villa Verona
200) Villa Achates
201) Villa Aci
202) Villa Belmonte
203) Villa Belmonte alla Noce
204) Villa Bordonaro
205) Villa Castelnuovo
206) Palazzina Cinese
207) Villa Inguaggiato
237) Case Sardisco
238) Case Giambruno
239) Case Pensabene
240) Case Millunzi
241) Case Nicolosi
242) Case Mirto
243) Case Puleo
244) Case del Confettiere
245) Case Di Stefano
246) Baglio Costa

PARCHI, RISERVE E GIARDINI
A) Riserva Reale di Boccadifalco
B) Giardino Tasca
C) Giardino d'Orleans
D) Villa Giulia and Orto Botanico
E) Giardino Inglese
F) Favorita
G) Giardino Valguarnera
G) Giardino Palagonia

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