
ROMA NORD

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ROMA NORD

TWO PATTERNS OF GROWTH

THE NORTHERN ROME

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Regional connections
Population growth

RIANO

CLUSTER GROWTH OF A SUBURB

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Link to Rome
Housing development
Hilly landscape
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Sparely used agricultural area
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MONTEROTONDO

CONCENTRIC GROWTH OF A

SEMI-AUTONOMOUS CITY

Public transport
Historical development
Parallel development
Linear expansion
Concentric growth
Scattered estates
Gradual docking in-between

MOTORS OF GROWTH

Comparison of indicators in housing market
Motives and dependencies



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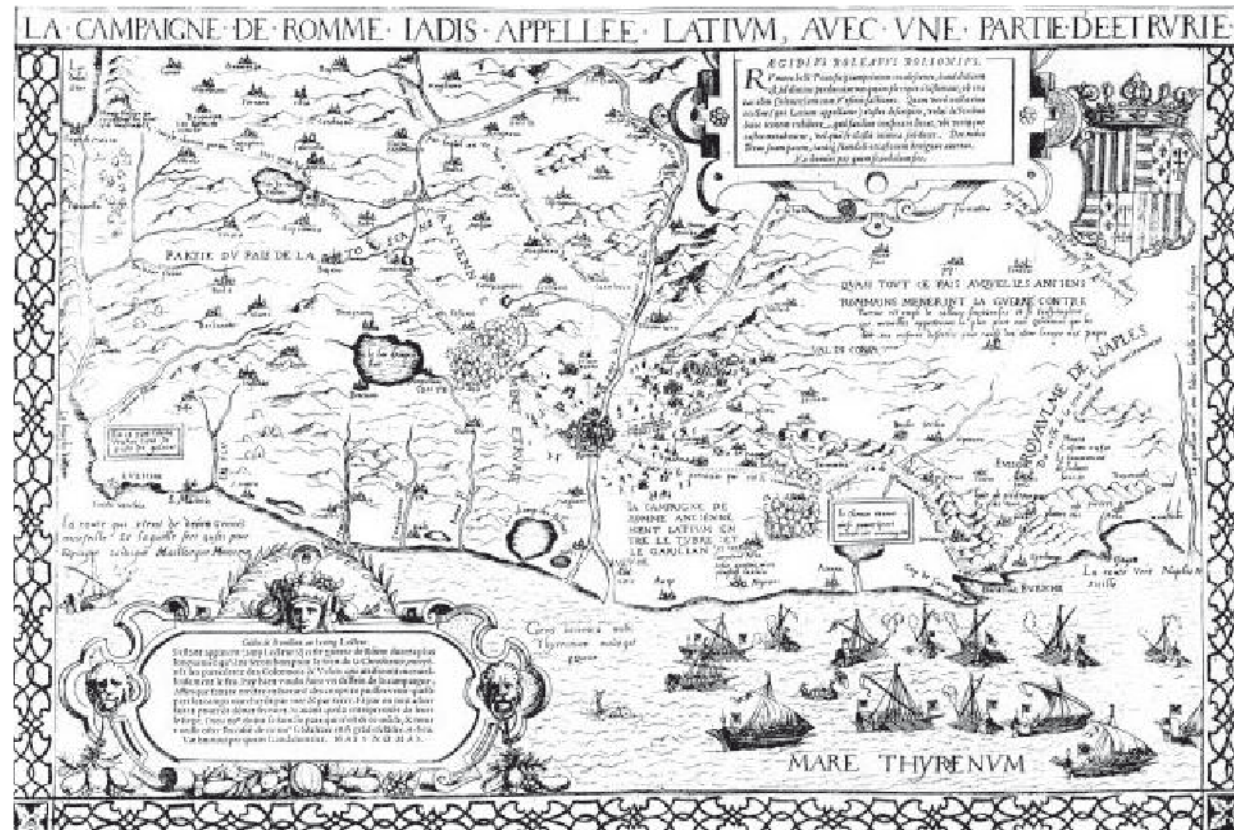
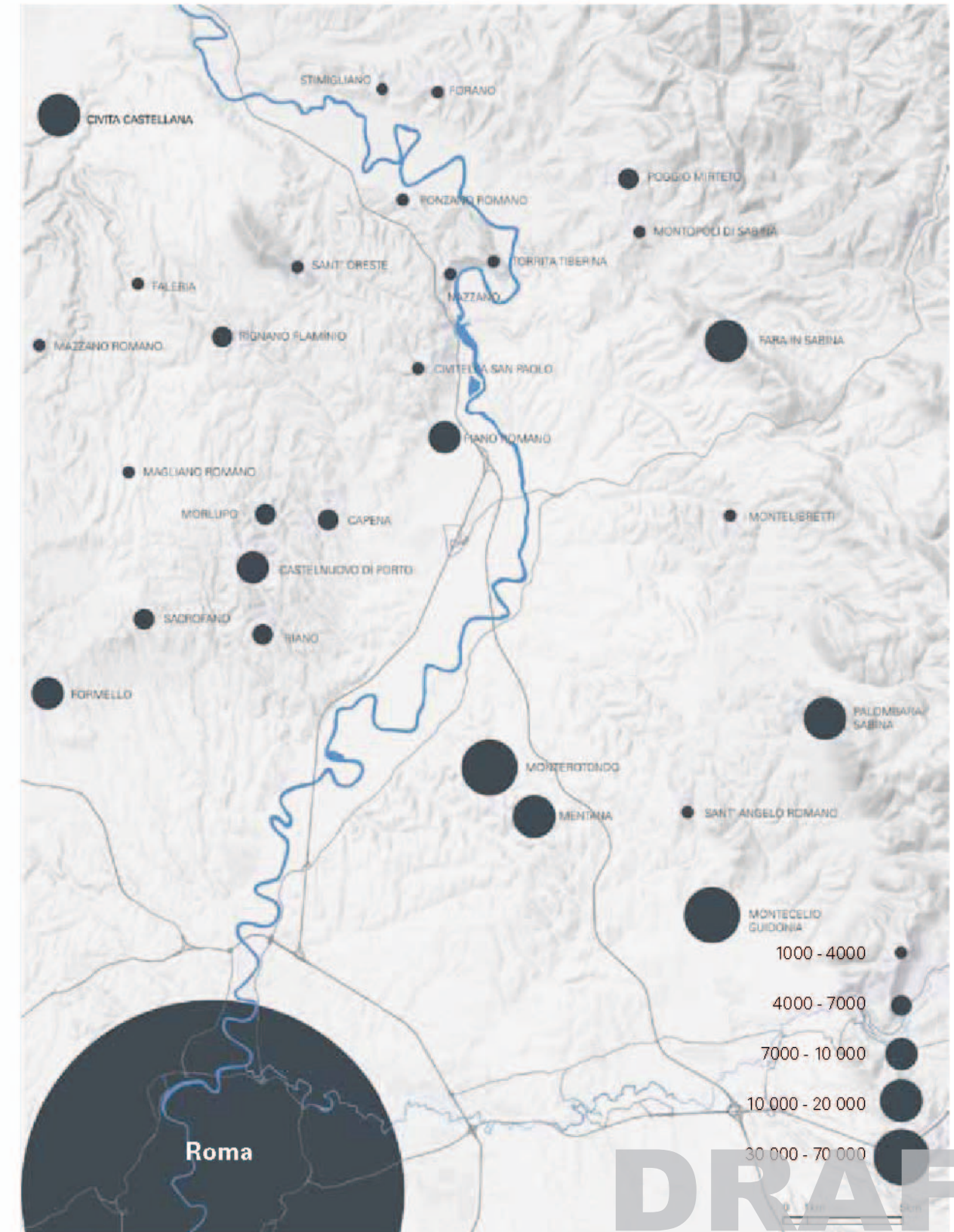
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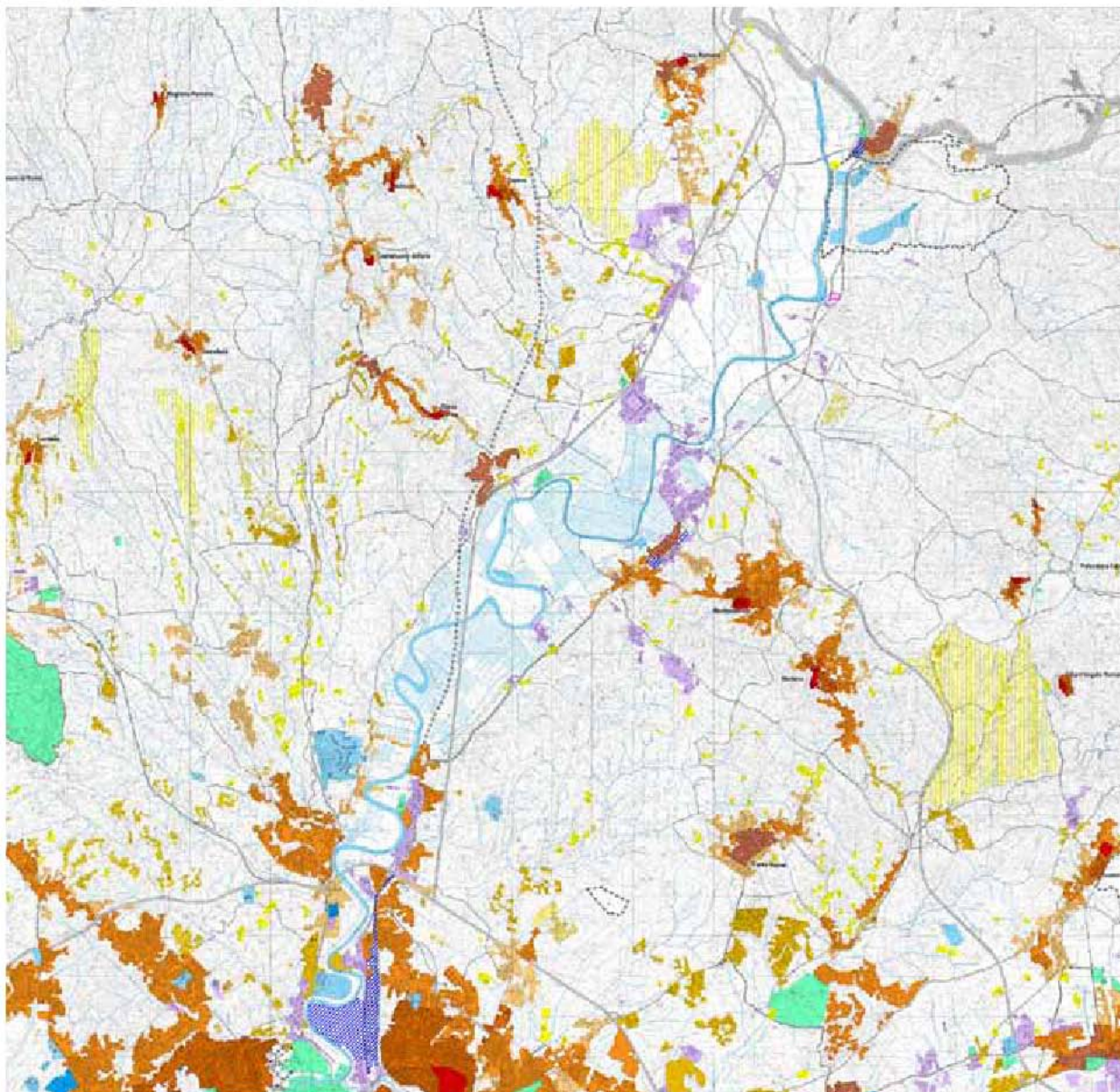
THE NORTHERN ROME

Rome is a metropolitan city famous all over the world. In Rome, city expansion is limited. The city has no more room to grow. Consequently, people must find somewhere else to live. Our topic is to analyze the growth of two communes located to the north of Rome. Monterotondo is located along the old trading route, Via Salaria. The second community, Riano, is situated between two old trading routes



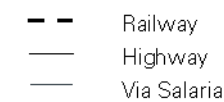
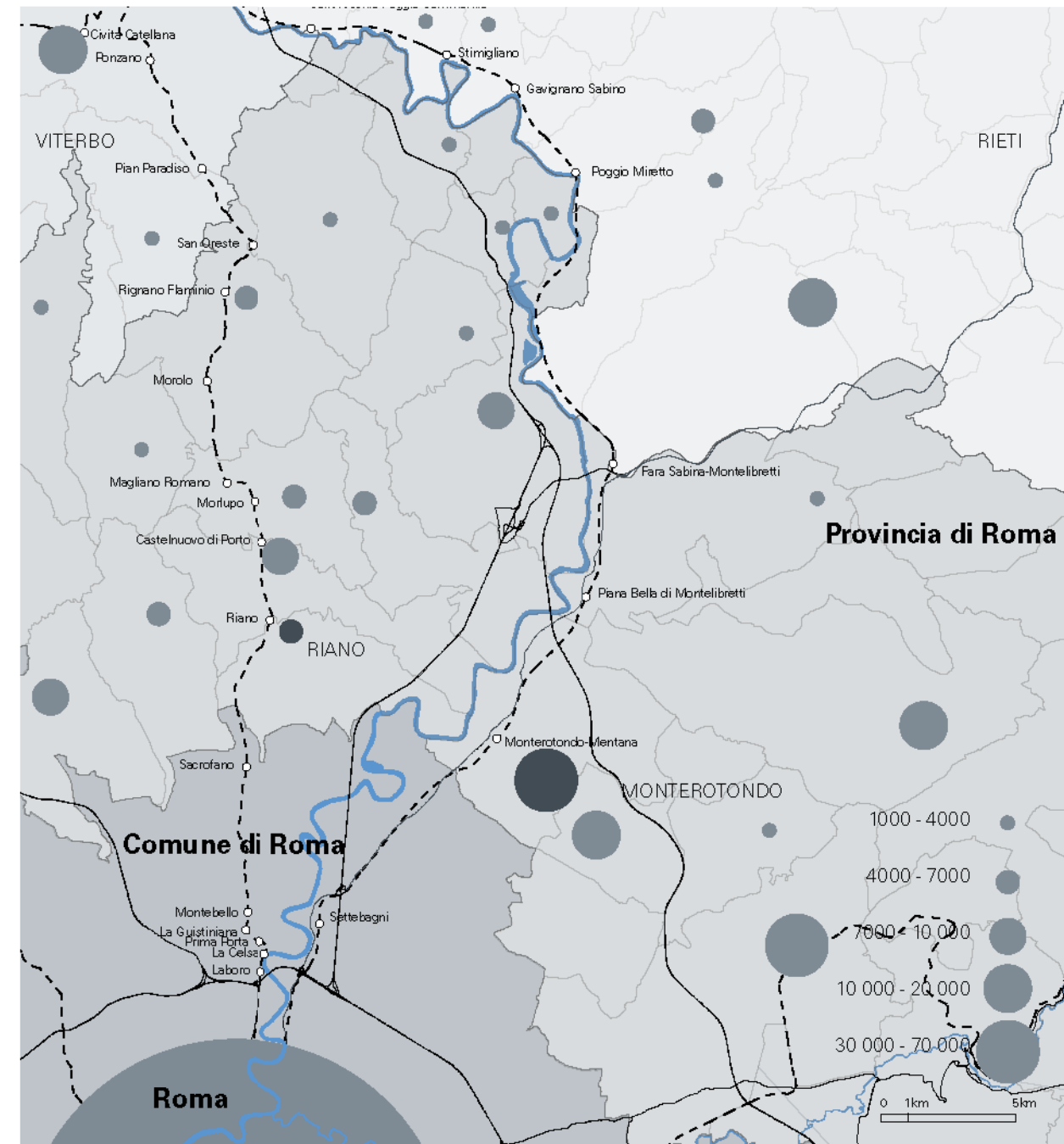
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Historical cores
 This is a map of the old infrastructure in the region around Rome. Everywhere you look, you can see old villages on the hilltops. The earlier buildings were positioned here for defense purposes.
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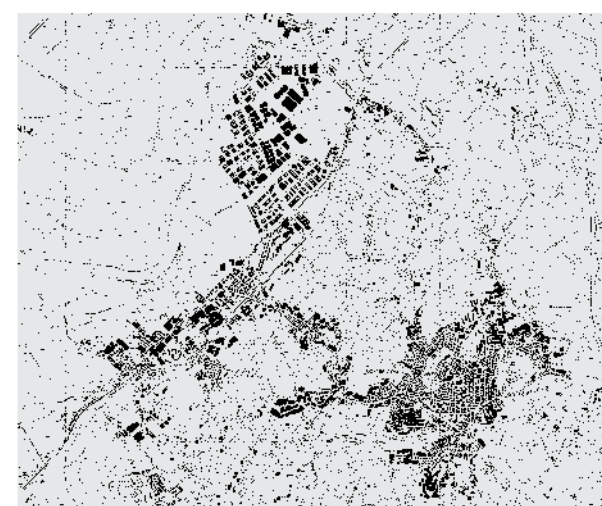
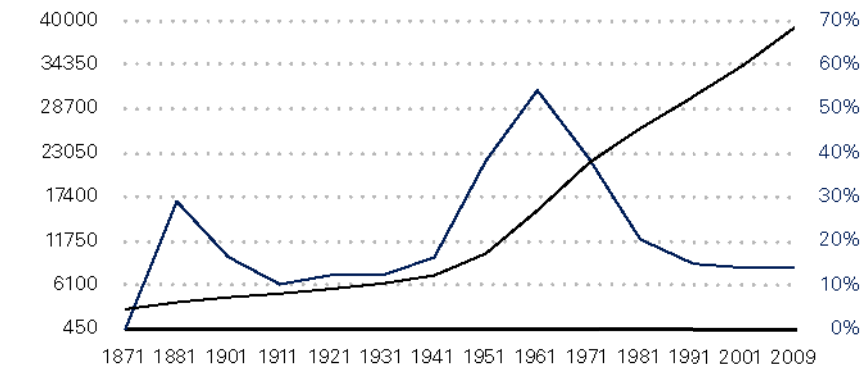
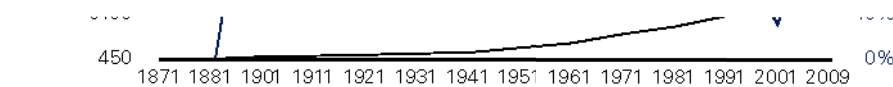
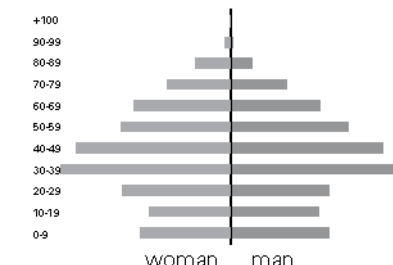
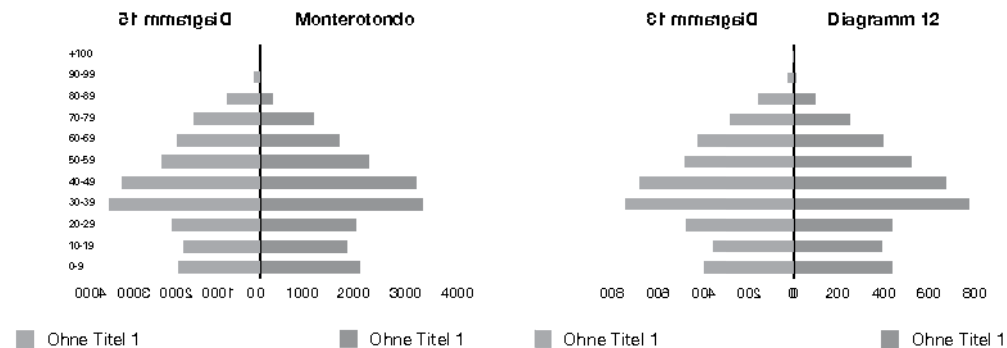
Density and land use

The old communities are situated along the old trading routes. These settlements had the most compact structure in the region. In all areas, the newer style of building is much less dense. The industry in these areas is set up along the same routes.



Regional connections

In recent years, public transportation has become more and more important. The railways are well developed. Trains connect Rome to Monterotondo every 15 minutes and to Riano every 30 minutes during rush hour. For both communities, the commute time by train is approximately 30 minutes.



Riano population growth

A new impulse of growth started 2001. Riano is one of the fastest growing communities close to Rome. Most people who live in this area are between 30 and 39 years old. 2009 Riano had 9082 people. 2007 were 51,5% of the population married, 41,5% single, 1,6% divorced, and 5,5% were widowed.

Population growth

In the diagram, the blue line shows population growth by percentage over ten years. In the maps, the new building structure can be compared with the map of 1888. In Riano as well as Monterotondo the building structure of 1888 is very rare.

Monterotondo population growth

Monterotondo is not growing as rapidly as Riano. Here, growth is more constant. However, Monterotondo is also very attractive for people between the ages of 30 and 39. 2009 Monterotondo had 38612 people. In 2007 were 51,7% of the population married, 40% single, 1,8% divorced and 6.5% were widowed.

RIANO: CLUSTER GROWTH OF A SUBURB

Riano is a sleepy, inconspicuous place that can be easily overlooked. It has an historical center and was built along the road that connected two historical trade routes. It is a community which seems to be very green and which has many agricultural areas.

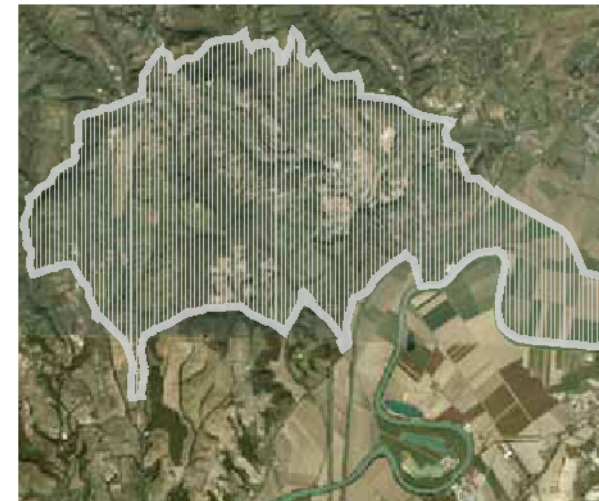


1160 first documents of Riano

The first written records of Riano concern the Castle in Riano's historic center. At the time of Pope Hadrian IV (1154-1159), Riano was owned by the Roncioni family. The Roncioni's carried on a vendetta against a friar.

1321

In 1321, Stefano Collonna besieged and destroyed Riano. Later, a balance of power grew up between him and The Church. During this time, Eugen IV gave the territory to the friars, who rebuilt Riano. The Church in the picture was built in 1490.



1491 territory borders are defined

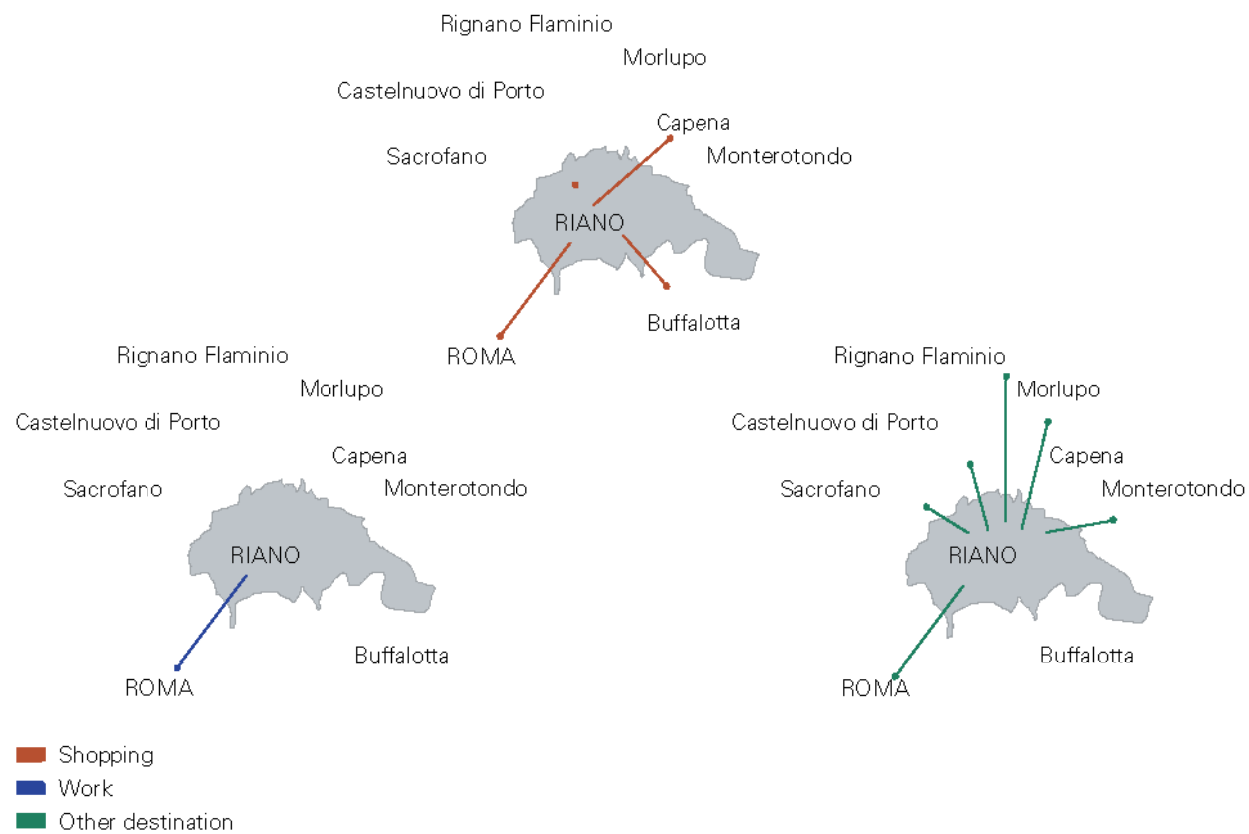
The ownership of Riano changed hands often. Riano was sometimes in a possession of The Church. Territorial borders were defined because of a clear ownership structure

1932 building the train station

The train station was built in 1932. The train follows the street of Flaminia and connects Rome with Viterbo. Since 1935, Riano is an independent municipality.

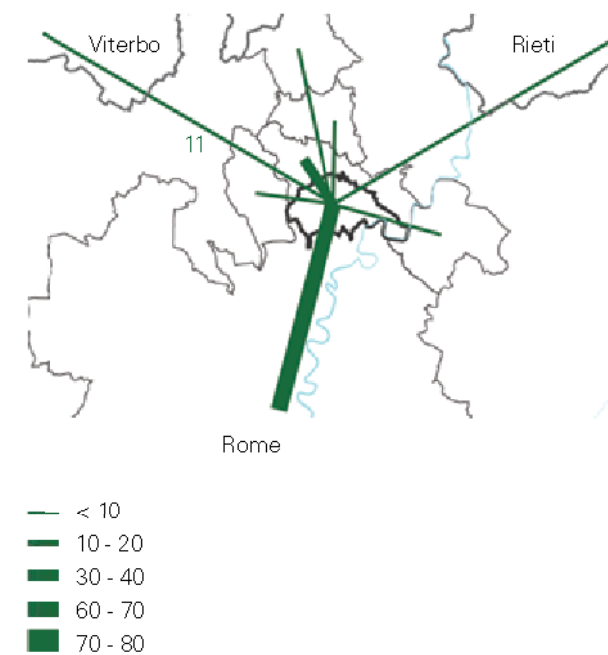
Historical milestones

The historic center of Riano already existed at the time of the Etruscan and in ancient Roman times. It was always a country estate and was used for agriculture.



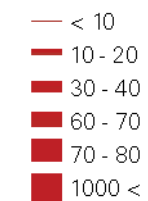
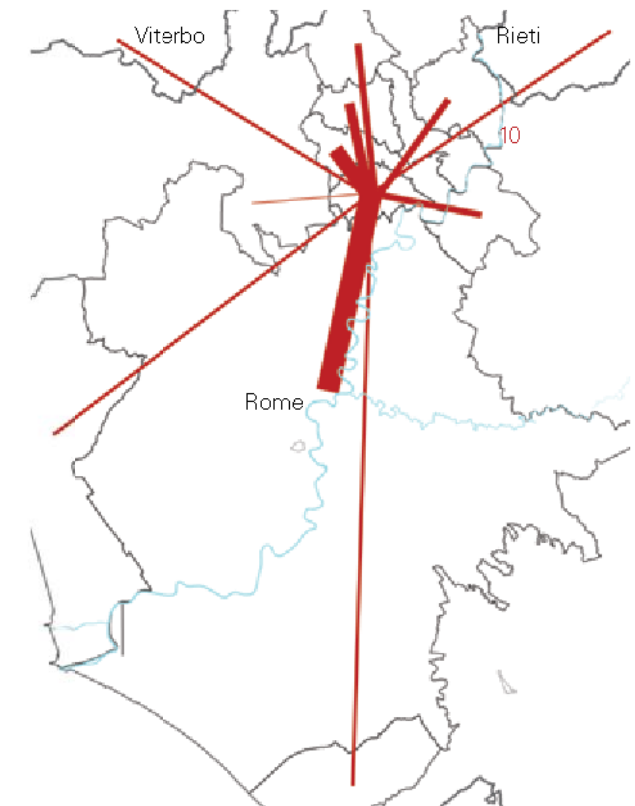
Link to Rome

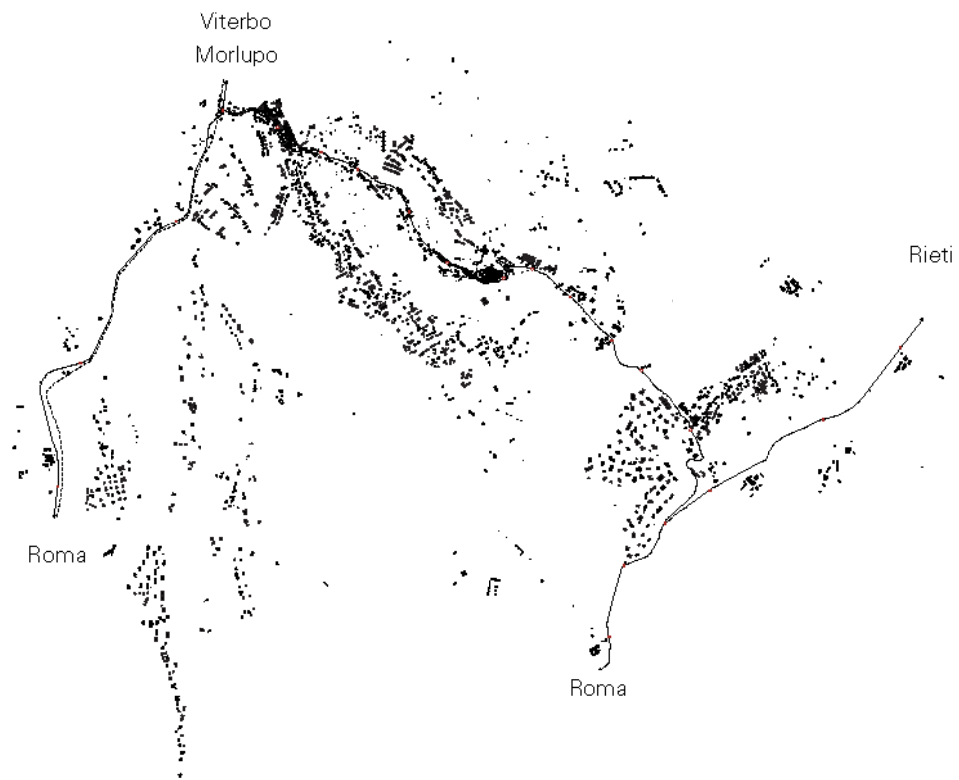
Riano is a suburb of Rome. Its citizens have their homes in Riano but work in the city. We conducted some interviews while we visited Riano. All the people we questioned said they work in Rome. In Riano, there are only very few shops for daily shopping. These shops are too small for major shopping. The main opportunities for shopping are located in the center of Rome in Porta di Roma or around the suburb.



Commuter flows

The picture on the left side shows the commuter flow to Riano. Few people travel to Riano. The picture on the right side shows commuters traveling from Riano to other destinations. We can see that most commuters travel away from Riano to Rome. Only few travel to other destinations.

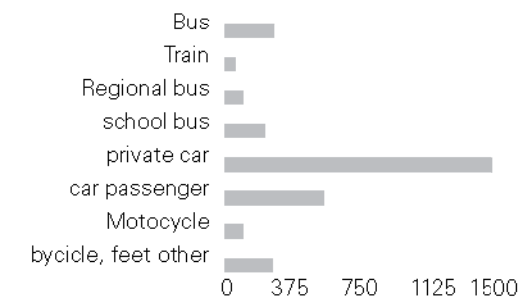




- Bus stops
- Railway line
- Train station

Public transportation

The public transport is extend very well. But the people use the public transport not much. A lot of them take the car.



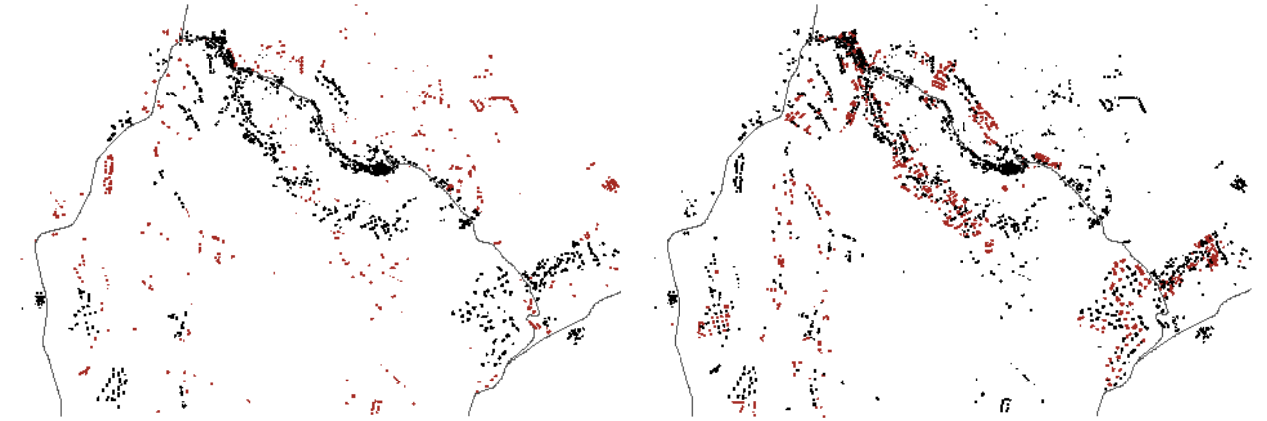
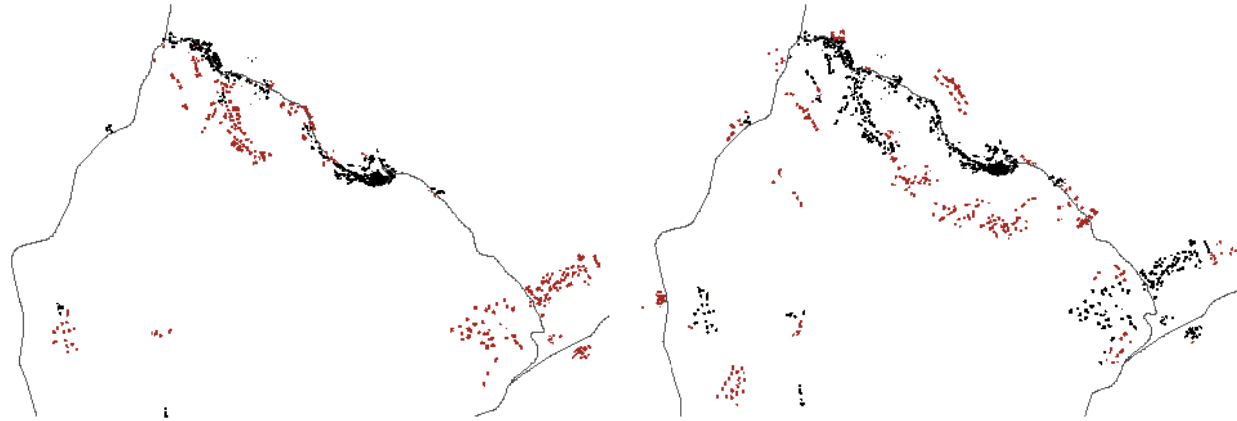
Bus lines

In Riano, several different bus lines exist. Most of these bus lines connect Riano with Rome. Others connect Riano with Castelnuovo di Porto, Morlupo Rignano Flaminio, Sacrofano, Sant'Oreste, Soriano nel Cimino, Faleria, and other suburbs. The bus lines are not very clearly arranged. All destinations have their own timetables. Departure times may vary from hour to hour. When the street has dense traffic, the buses can arrive very late.



Metro Roma-Viterbo

The train network works together with the local bus system. The train provides transportation for people living in the suburbs because in the morning and evening both of the streets connecting Riano with Rome are heavily-congested. Instead of a thirty minute commute, people who drive into Rome by car can require more then two hours to reach their cestination.



1961 - 1981

The buildings are more and more scattered throughout the area. Most, but not all, are constructed within the building zones.

1981 - 1991

New housing developments grew up next to the houses developed a few years earlier. Only in the north, new clusters grow. The most common type of housing is the two-family house.

1991 - 2001

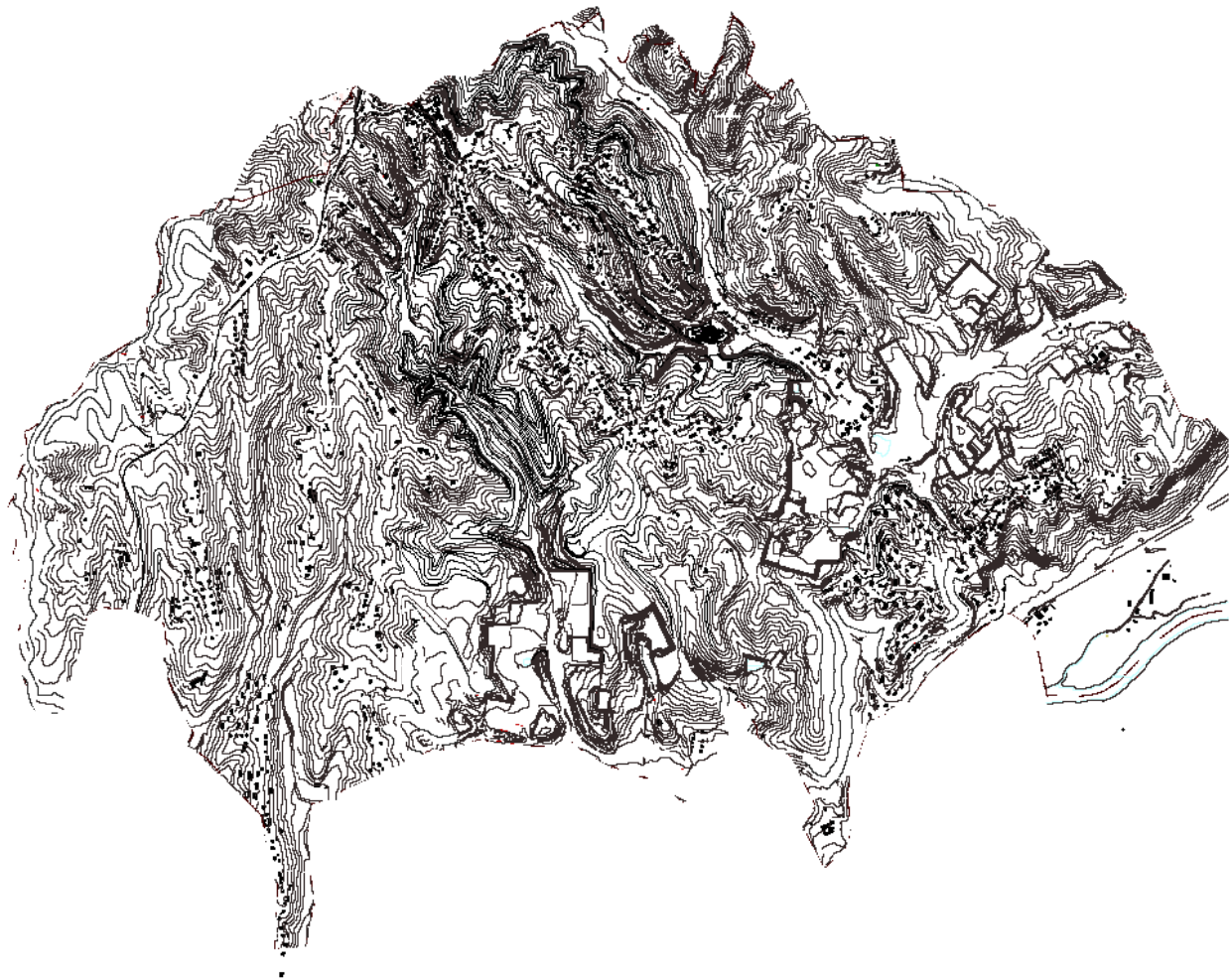
During this period, the clusters became denser. Specific cluster growth is no longer visible. Building continues growing in an uncontrolled manner along the existing small streets.

2001 - 2010

The housing density rises. Clusters are again more clearly visible. Growth isn't just noticeable in a few cluster, but in all of them.

Housing development

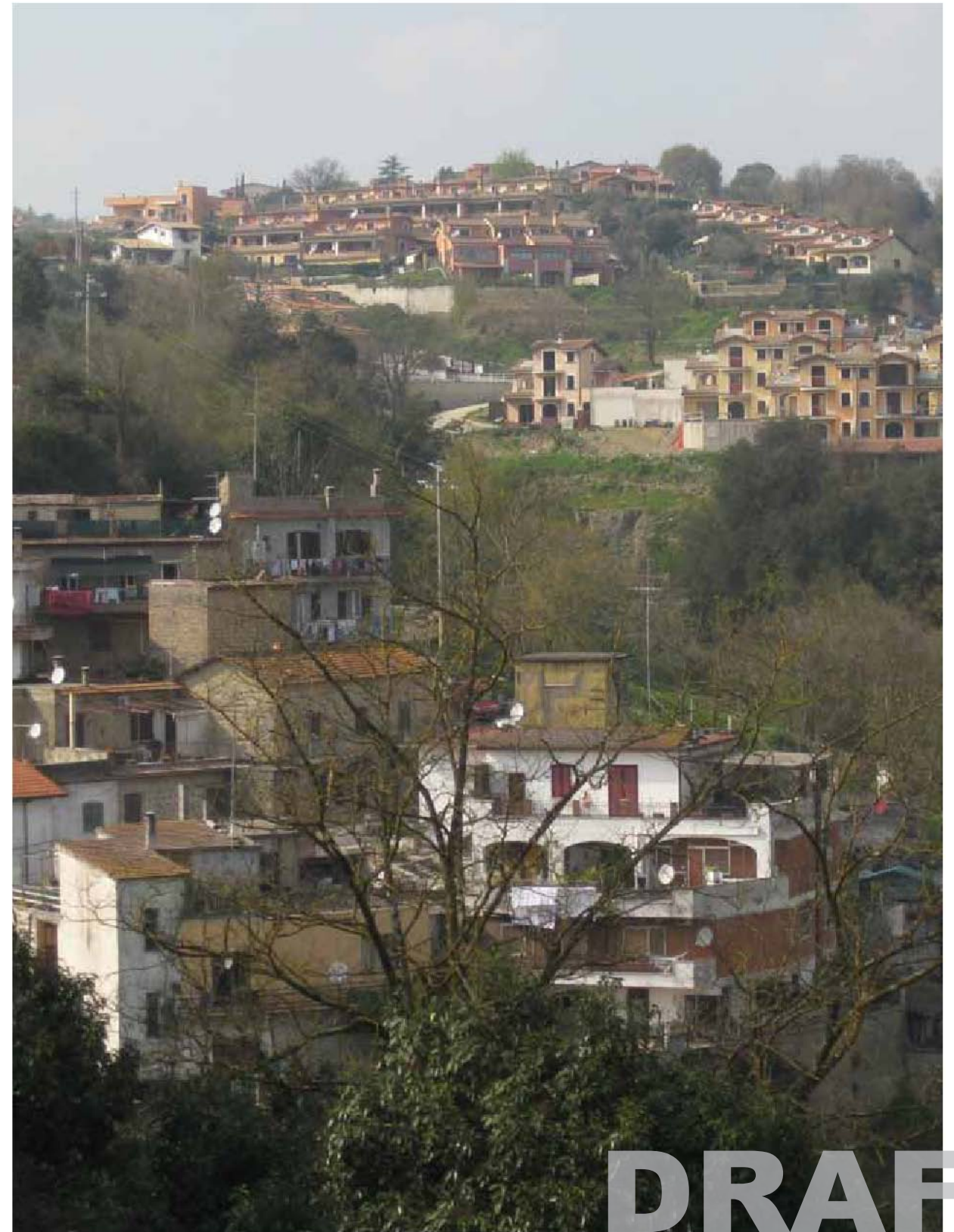
In the picture, the black houses show old structures; red houses show newer, growing parts. The old structure is denser than the new housing areas. Since 1991 we can see the buildings are more and more scattered throughout the area. Most, but not all, are constructed within the building zones.



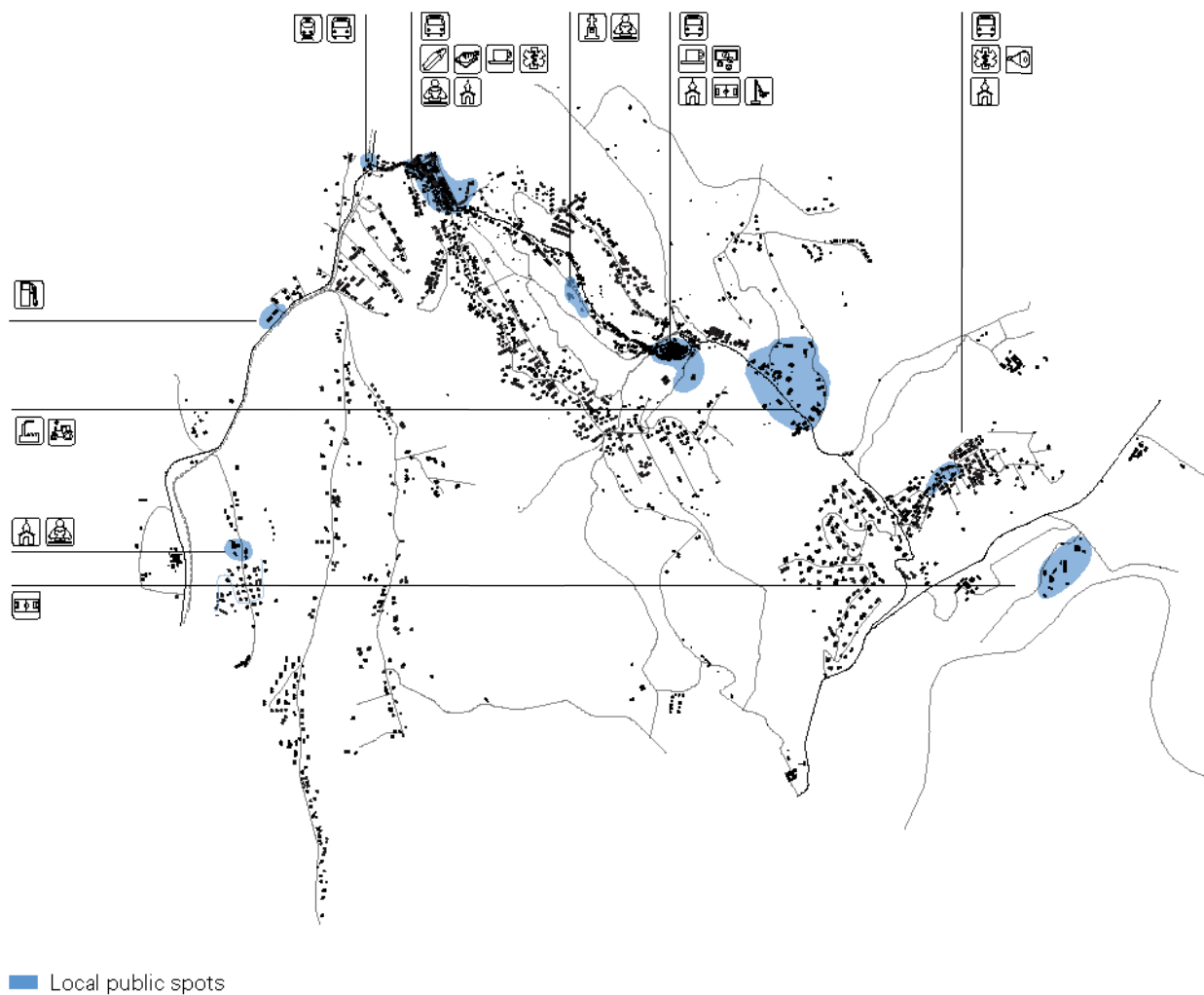
Hilly landscape

Riano is positioned on very rich terrain based on volcanic substrata. Volcanic activity formed this very hilly landscape. The high quality tuff found here originated at that time. Over the hard tuff is a thin layer of humus. Consequently, the hills are susceptible to erosion.

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Squeezed shopping street

This street isn't made for walking along. There is only a small sidewalk beside a parking zone in the street. Because of this, most people approach the shops here with care, or they go somewhere else to shop.

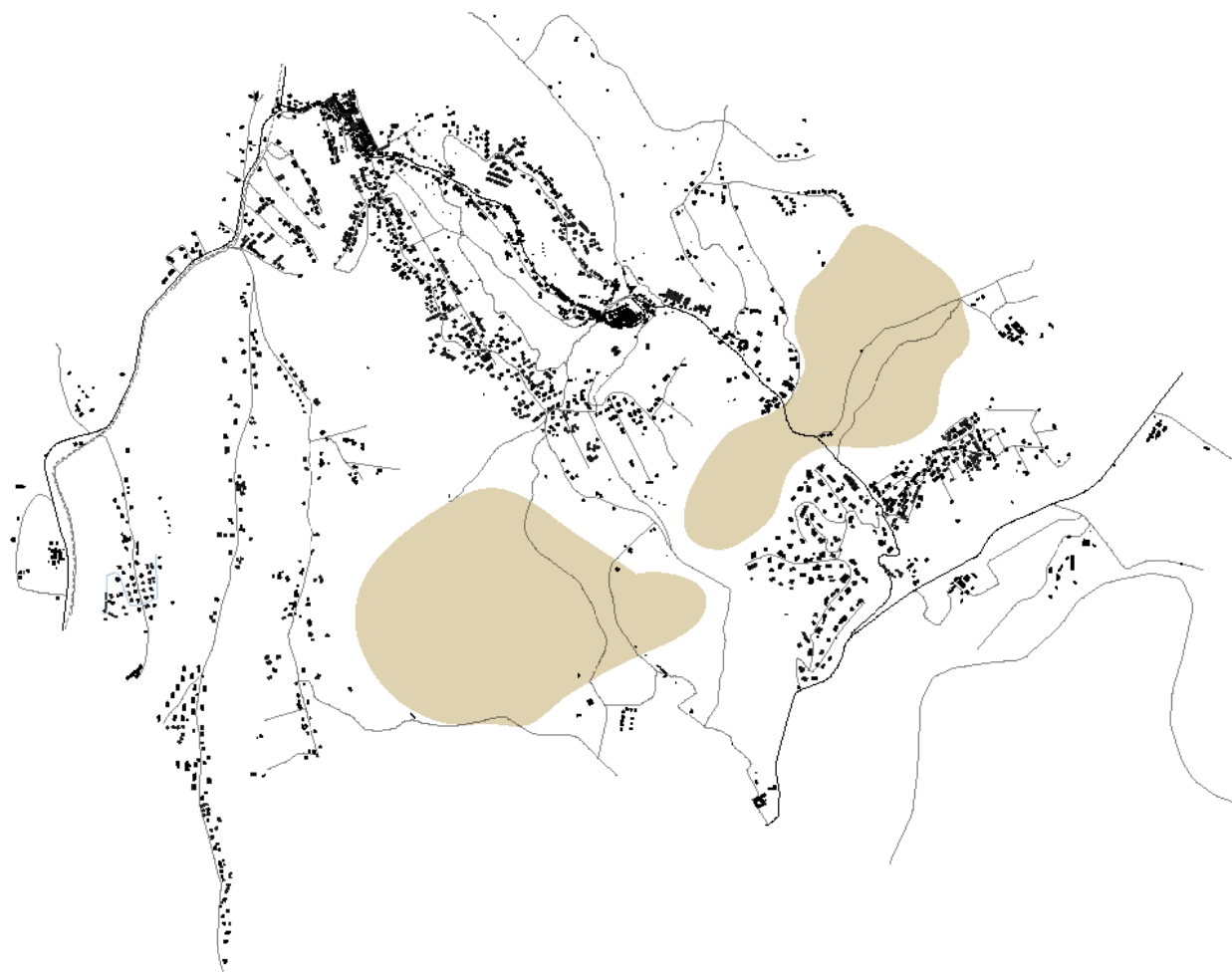


Place between

Beside the main street and next to the stone quarry is a small business for trade and production. The picture above shows a small lawnmower shop which is probably also available for repairs. Once again, nobody can reach this place without a car.

Two faces of Riano: Suburban life and stone quarry

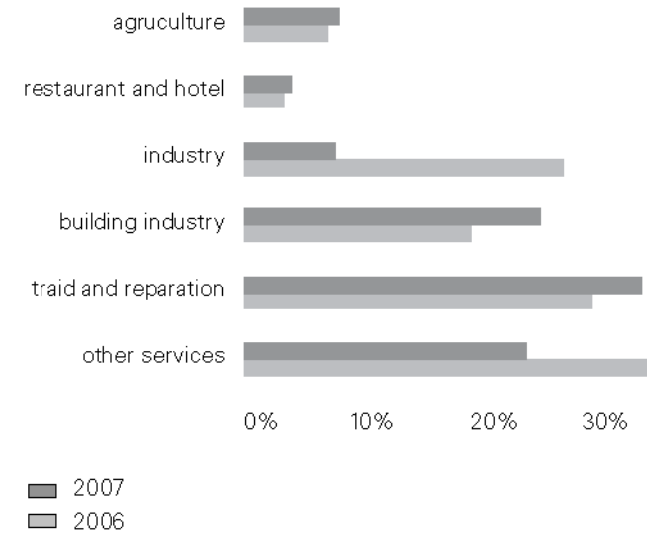
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Stone quarry

Stone quarry

The quarry of Riano is one of the best sources for quality tuff stone in Italy. They break the stone in an area of 32 hectares. This is 10,54% of the area of Riano. Cave Concern of Riano has been growing in the last few years because of good promotion and because it is an important supplier for restoration projects.



production

The stone quarry is a importen sector of Riano.The dark one is the percentage of the sectores in 2007 and the bright from 2006.



special events

In the stone quarry are organized some times spezial events like a theater in a very special surrounding so that it become a very special ambiance.



production

Riano produces a high quality tuff stone. The tuff consist of ash. Hence the stone provides good acoustic insulation. It is also very fire proof. With a thickness of only 11 cm, tuff can already be used for fire division walls.





- Agriculture
- Nature park
- Forest

Sparly used agricultural area

In the past, the agriculture of Riano was very important. Today it is one of the most unimportant sectors. The economic activity of agriculture in Riano is now only 1,75% compared to all other sectors.

The earth is very nutrient-rich, but only a few people cultivate the land. Forested areas cover 13,44% of Riano. In the north of Riano is a Nature Park. This park exists because Riano is one of the most important locations for paleo-botany in Italy. Unfortunately, the natural and historical resources in the park are very poorly protected.



1



2

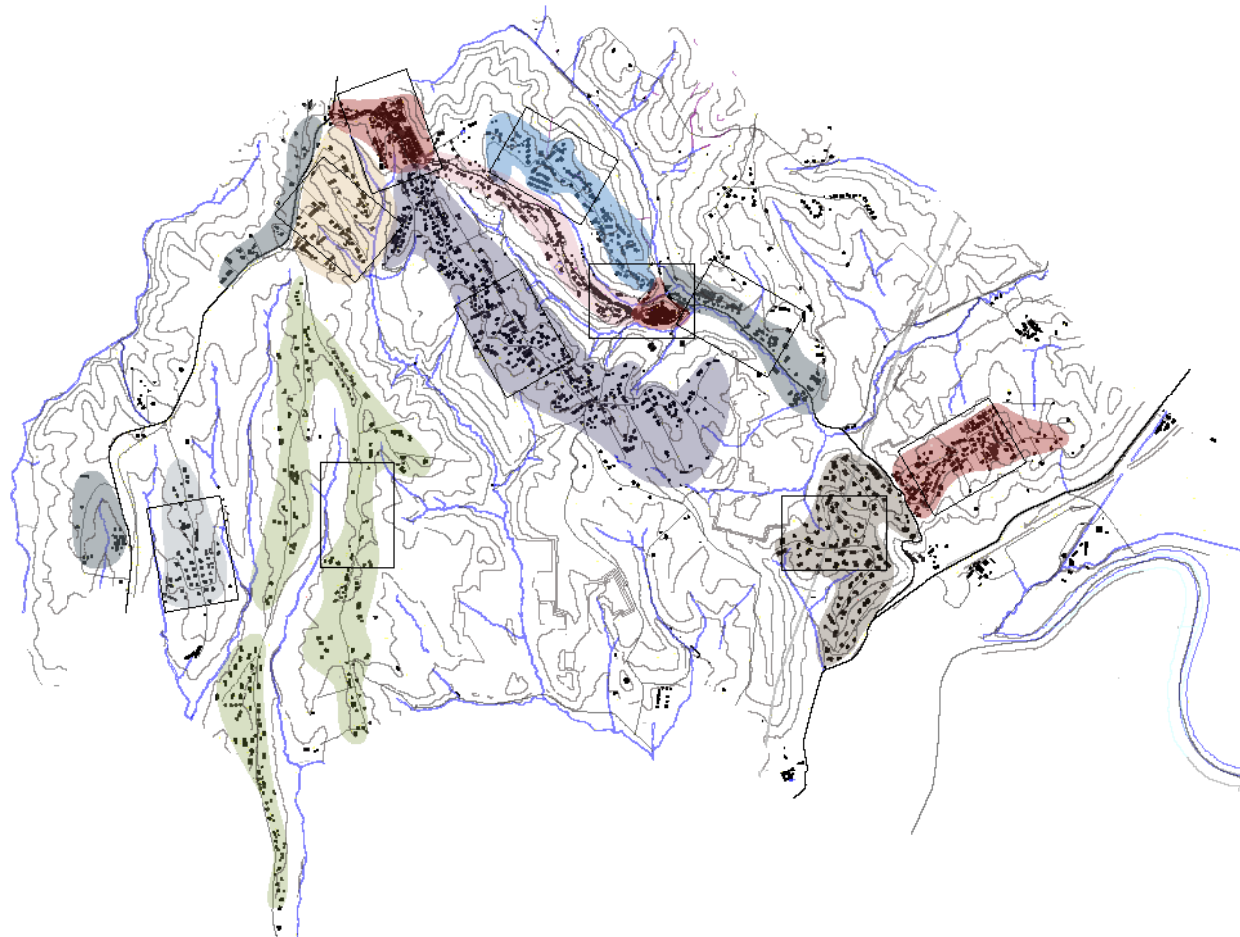


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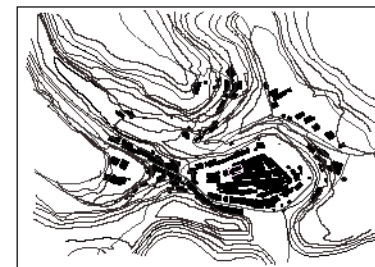
- 1. private agriculture
- 2. private olive orchards
- 3. large forest area
- 4. urban sprawl in the nature park



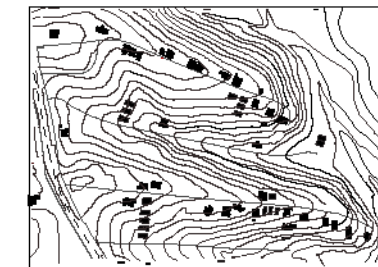
- Agglomeration
- Passage way
- Additive extension
- Rural housing
- Belvedere
- Secluded rural housing
- Sunnyside housing
- Hillside situated family-housing
- Docking communities

Discrete modes of living

The different areas of Riano have developed separately. They have almost nothing to do with one another. People living in the rural housing area, for example, can take the street leading to the south to reach the main thoroughfare. For them, it would be unthinkable that they might go into Riano for their daily shopping. In the east, the Belvedere cluster has its outlet in the southern part of the pattern. And the communities located directly along the main road nearly never journey into Riano. Only the red-colored area have a small amount of social interaction with one another.



Historical core



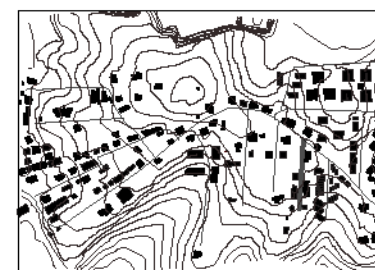
Hillside situated family-housing



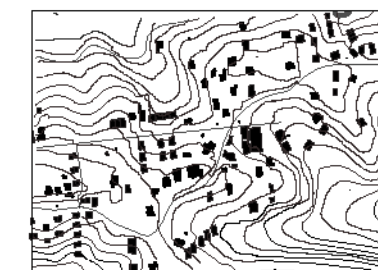
Doorway of Riano



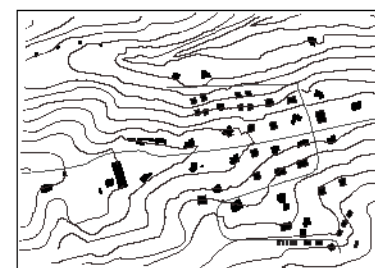
Belvedere



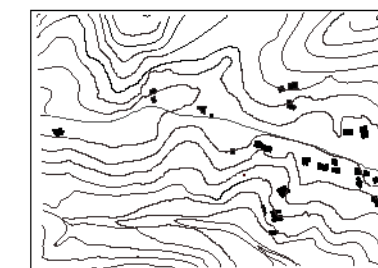
Self-contained community



Additive extension



Secluded rural housing



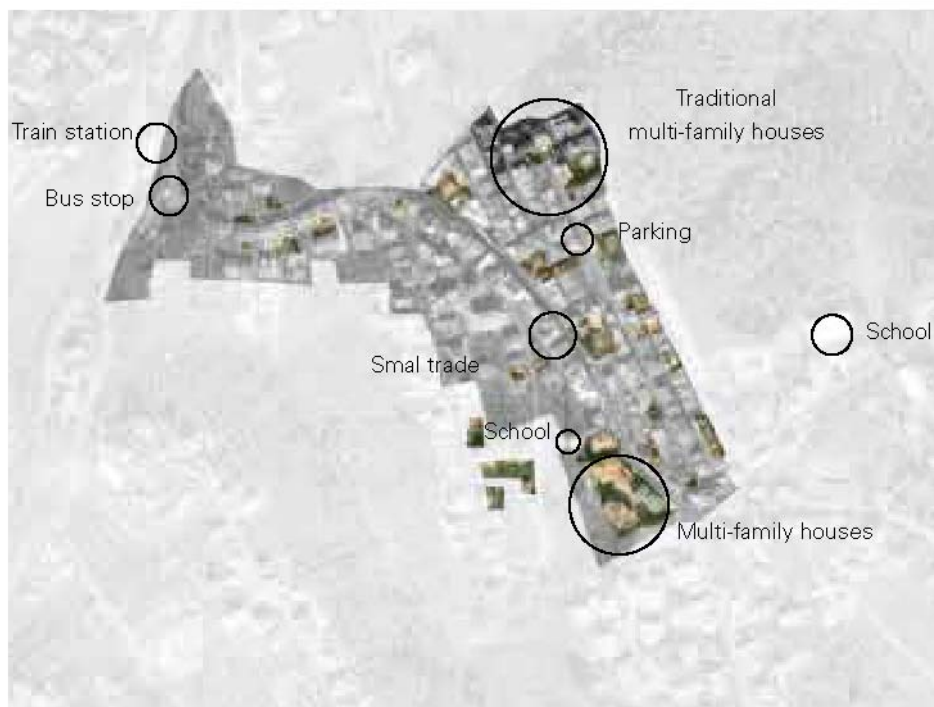
Rural housing



Terraced housing



Docking communities



- until 1961
- 1961-1981
- 1981-1991
- 1991-2010

Doorway of Riano

The density of housing in this part of Riano is between 50% and 80%. In the middle of the housing area is a parking area instead of a plaza. The two schools are located in this part of Riano. On the main street are some shops. The newer dwelling developments here are mostly larger, multi-family houses which makes the housing density in this area even greater.

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Waste disposal

Waste disposal is very important for Riano. The citizens living here place a high value on living in a clean locality. They are very proud of that. The waste disposal site is located behind the parking area and is bordered by landscaping.



Parking in the middle of the core

The parking situation in Riano is very badly solved. Situated in the middle of the housing area, the parking area is only a short walk from the quarter. However it is more quiet and comfortable to walk through the streets.



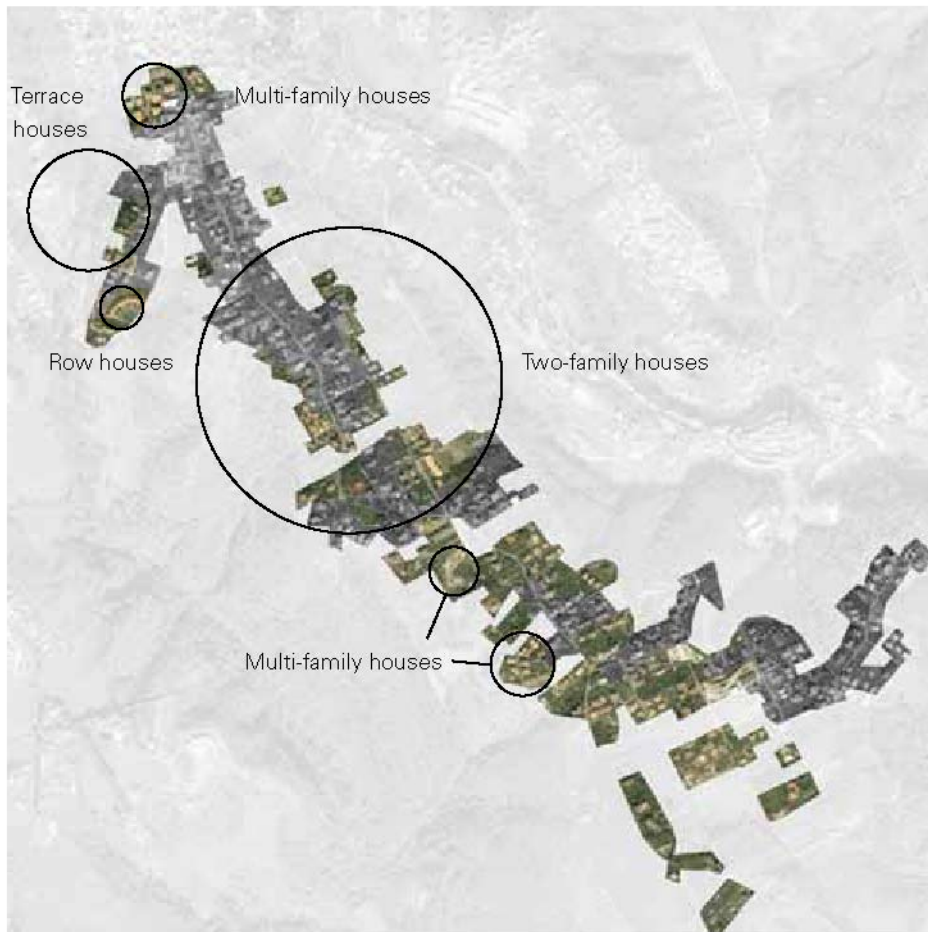
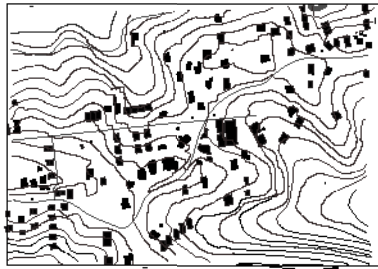
School

In Riano there are only a few primary schools. The high school is located in the next village. The children are brought to the school with a school bus. The school itself is very well-organized.



Passage way

At the main street is a gas station. The people who come to Riano perhaps buy a little snack, fill their gas tanks, then drive back to the via Flaminia. The sidewalk is indeed used by some people, but it is not very comfortable or convenient to walk there.



-  until 1961
-  1961-1981
-  1981-1991
-  1991-2010

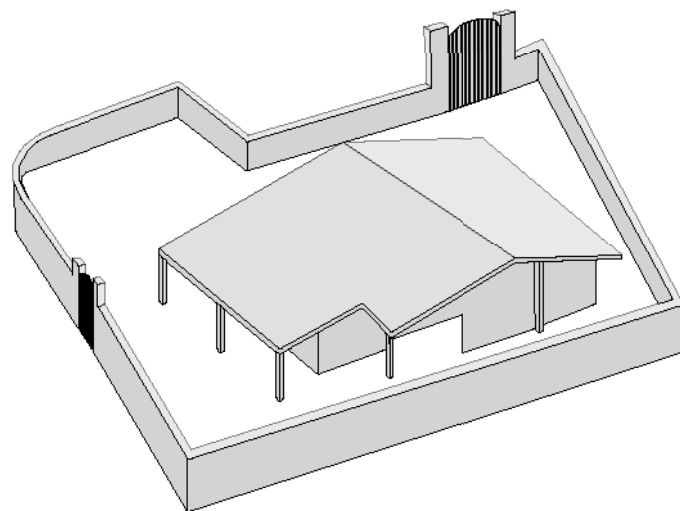
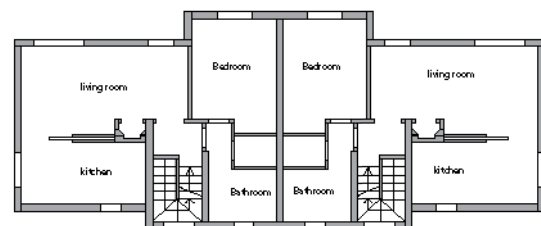
Additive extension

The housing development begins behind the entrance to Riano and extends along the flat hills to the southeast. Most of the houses here are two-family homes. However, the new trend is to build multi-family houses also in this part of Riano.



Gated houses

All the houses along the street of this cluster are fenced. The houses, like the house in the picture below, are fenced on every accessible side. It is not possible in this small street to begin a public exchange or carry on conversations with neighbors.



Twin house

Area: 230qm, Price: 380'000 €, Rooms: >5, Bathroom: 3, Terrace: 1, Garage: 2, Floors: 3

The price of a the twin houses in general is at the moment circa 1'870 €/qm.

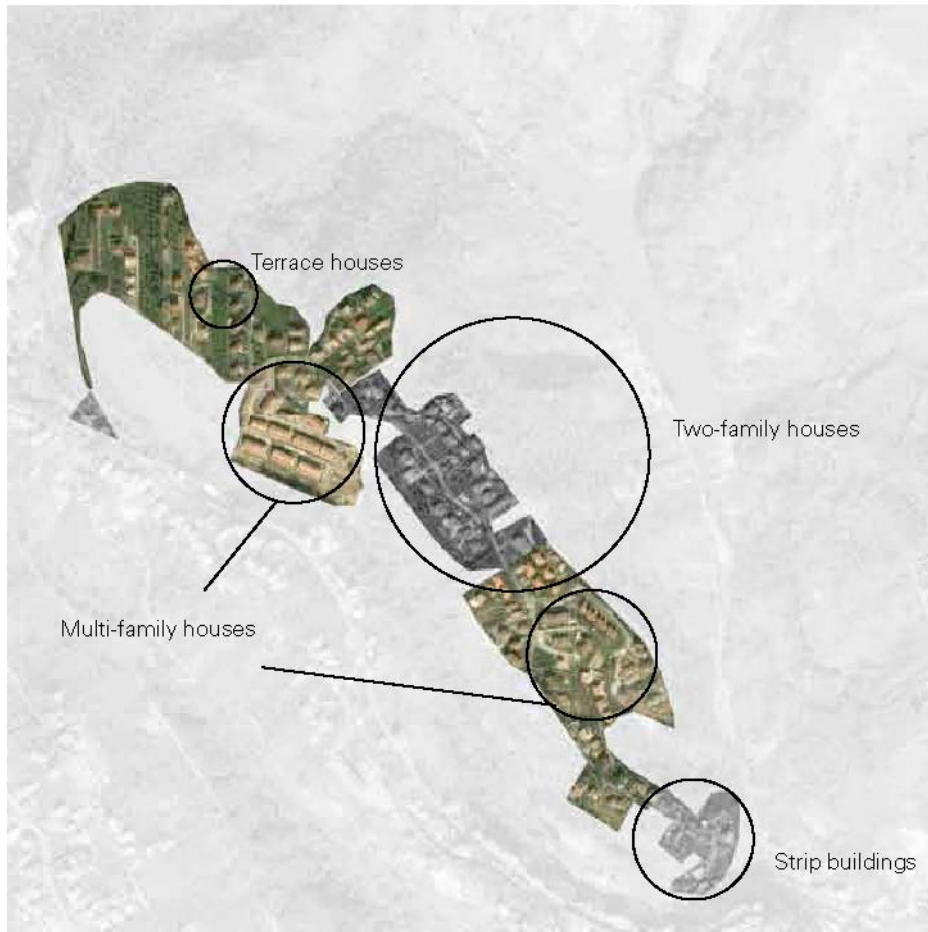
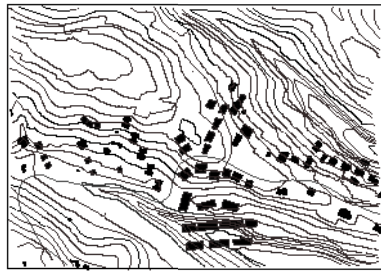
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Inside the fence

Inside their fences, the people make their own little paradise. They can drive their cars directly to the inside of the house. Consequently, the street area here is like a dead space.

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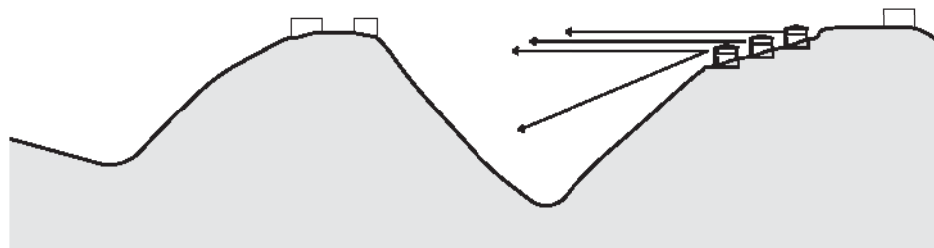
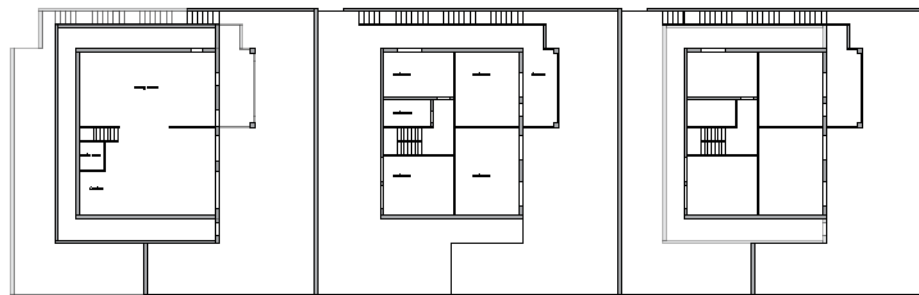


-  until 1961
-  1961-1981
-  1981-1991
-  1991-2010

Sunnyside housing

In this area the housing types are mixed. At the bottom of the hill is an expansion of Riano with a higher density than the housing zones at the top of the hill. Some of the new dwellings are multi-family houses while others are two-family houses.





Landscapeview

The houses are build so, that the first floor closely skirts the roof of the next house.

Area: 210qm, Price: 380'000 €, Rooms: 5, Barhroom: 2
Terrace: 1, Garage: 1, Floors: 2

The price of a terrace houses in general is 1'870 €/qm.

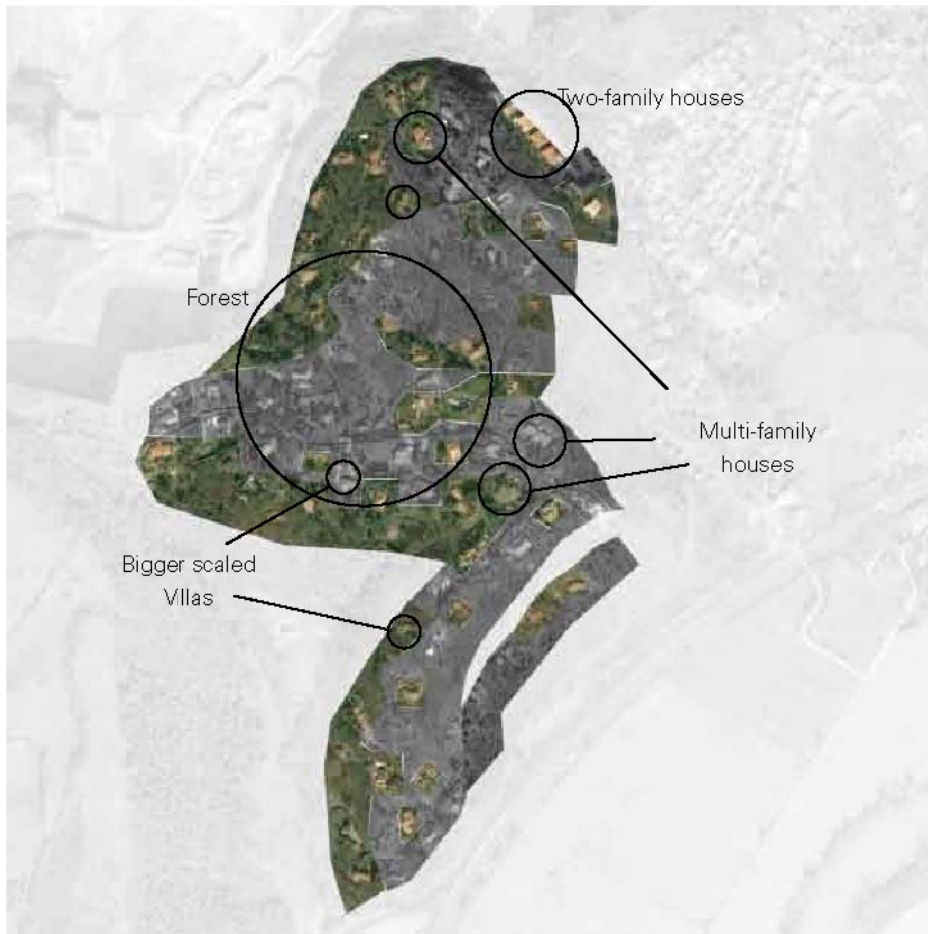
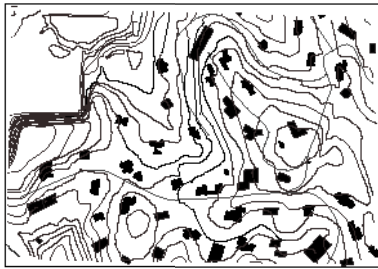
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Terrace houses

Terrace houses are built in this form because of building regulations: the roof of the houses have to be covered with terracotta and the slant may not be more than 35%. In every zone, it is prescribed which building type is allowed.

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-  until 1961
-  1961-1981
-  1981-1991
-  1991-2010

Belvedere

This cluster stands out from the other clusters because of the dimensions of the houses here. Most of them are villas or multi-family houses. Belvedere has a densely-wooded area, but the trees are all standing in the gardens of the houses.

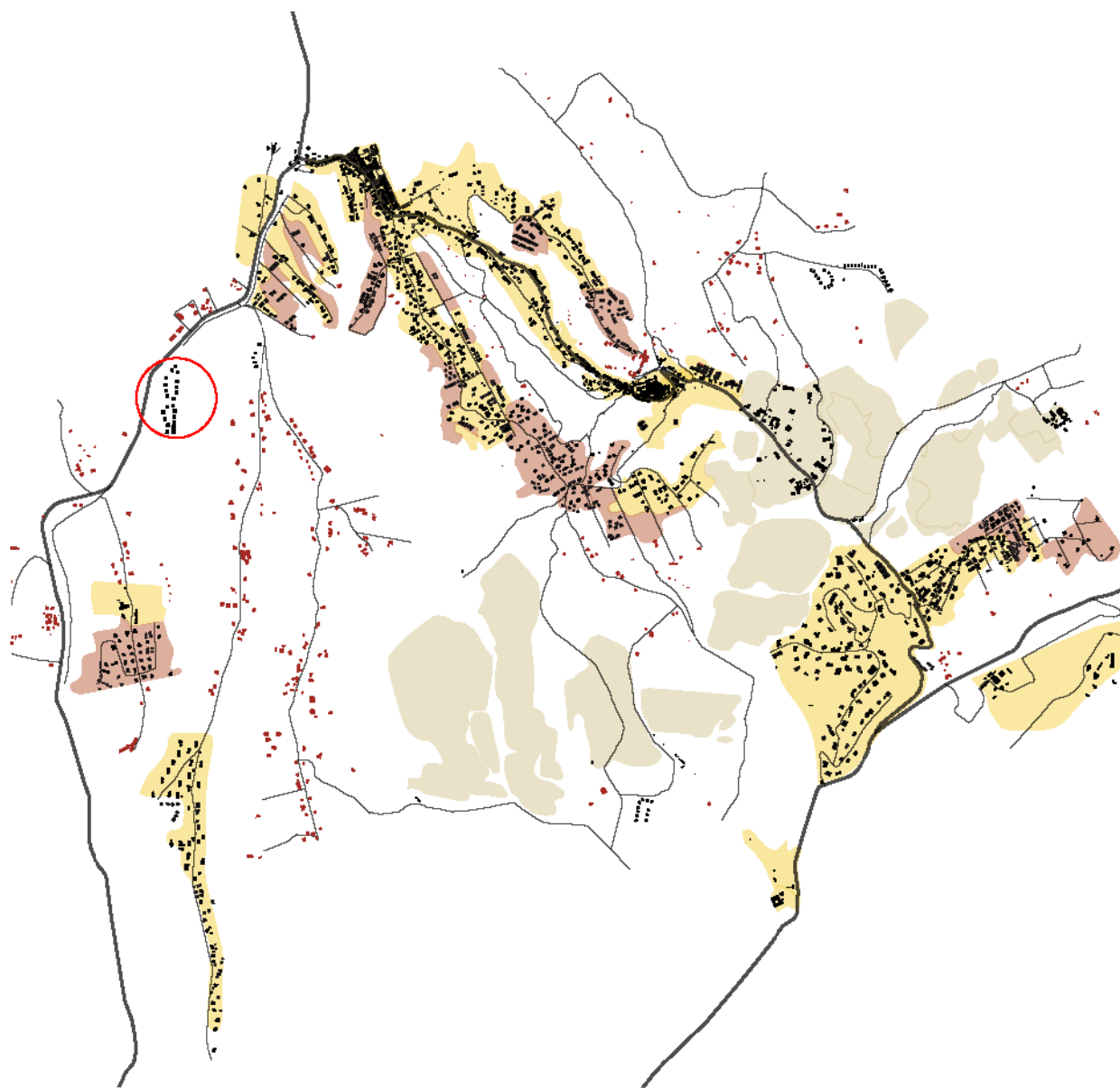
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View on the Tiber Valley

The buildings on the top of a hill mostly face the Tiber River. It is a cluster of single family, self-contained homes hidden behind the trees.

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- complete house zone
- Expansion zone
- Fabrication zone
- Agriculture area

Construction outside the building zone

The yellow area has mostly structures that are older than those in the expansion zones. However, the yellow area feels the compression from the housing area. The expansions zone is getting denser from the nineties to today. The red houses are in the agriculture area. Here, the people can construct buildings, too, but only in a much less dense manner. People who live here should practice farming.

Owner
 - private
 - companies

Planer
 - Architect
 - Geometer
 - Engineer

Project

Technical office of the commune
 - check the conformance
 - acquire acceptation for a permit, for different administrative office:
 - Provincia
 - Regione
 - fire department
 - engineer department
 - etc.

The operating sequence is subordinated to:
 - to confirm with the regulates standarts
 - to confirm with the masterplan and with the Pian Anativo
 - controll the existence of "opere di urbanizzazione" (Urban infrastructure, like streets, parkings, sewer, gas and water mai
 You may also draw up a agreemant with the commune and build them.
 - urbanistic charges (taxes)

Handling the building process

Normaly the building process is going on like this. There someone who like to build something, and then he ask a planer. The planer prepare a project and submit it to the commune. They check the conformance and give their okey.



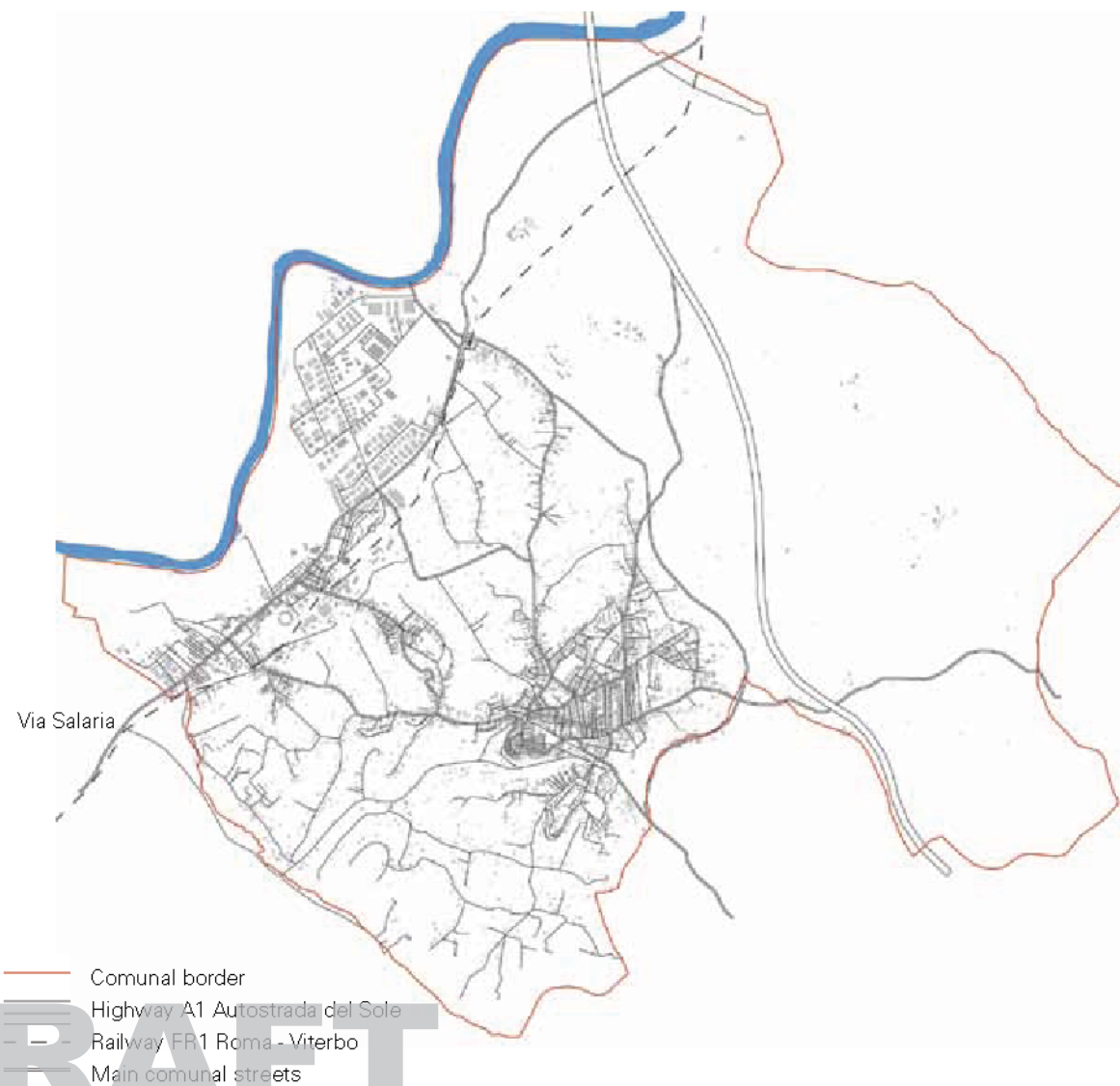
Eviction of 117 people

In this case, the houses was build legal like in the process aside. But it was probably a agreement with the commune, because in this zone of the masterplan, it isn't allowed to build in this density without to farm the agriculture. They worked together like a public-privat partnership, so that they could operate with a special building regulation. After ten years, the government discovered this and institute a procedure to correct the situation. This means, that the government threatened the houses with forced removal. It is already in process and it provoke a storm of protests. Because the familys legal bought the houses and, invest a lot of their money in the house. The houses are still build but the people already were kicked out.

MONTEROTONDO - COMBINED GROWTH OF A PERIPHERAL TOWN

If one leaves Rome along the Via Salaria the environment changes slowly from small settlements as Labaro or Settebagni to more rural, flat and scarcely populated areas. We have entered the Tiber valley. Monterotondo is next to Civitavecchia and Guidonia Montecellio, one of the most populated towns in the northern Agro Romano. The comune of Monterotondo includes an area of 40.75 square kilometers and joins the border of the Tiber and the comune of Rome.

As other cities in the North, Monterotondo also has its historical core above the coverage of the Tiber. Today the comune includes wide forest and agricultural areas, narrowed by regional railway, highway and the Via Salaria

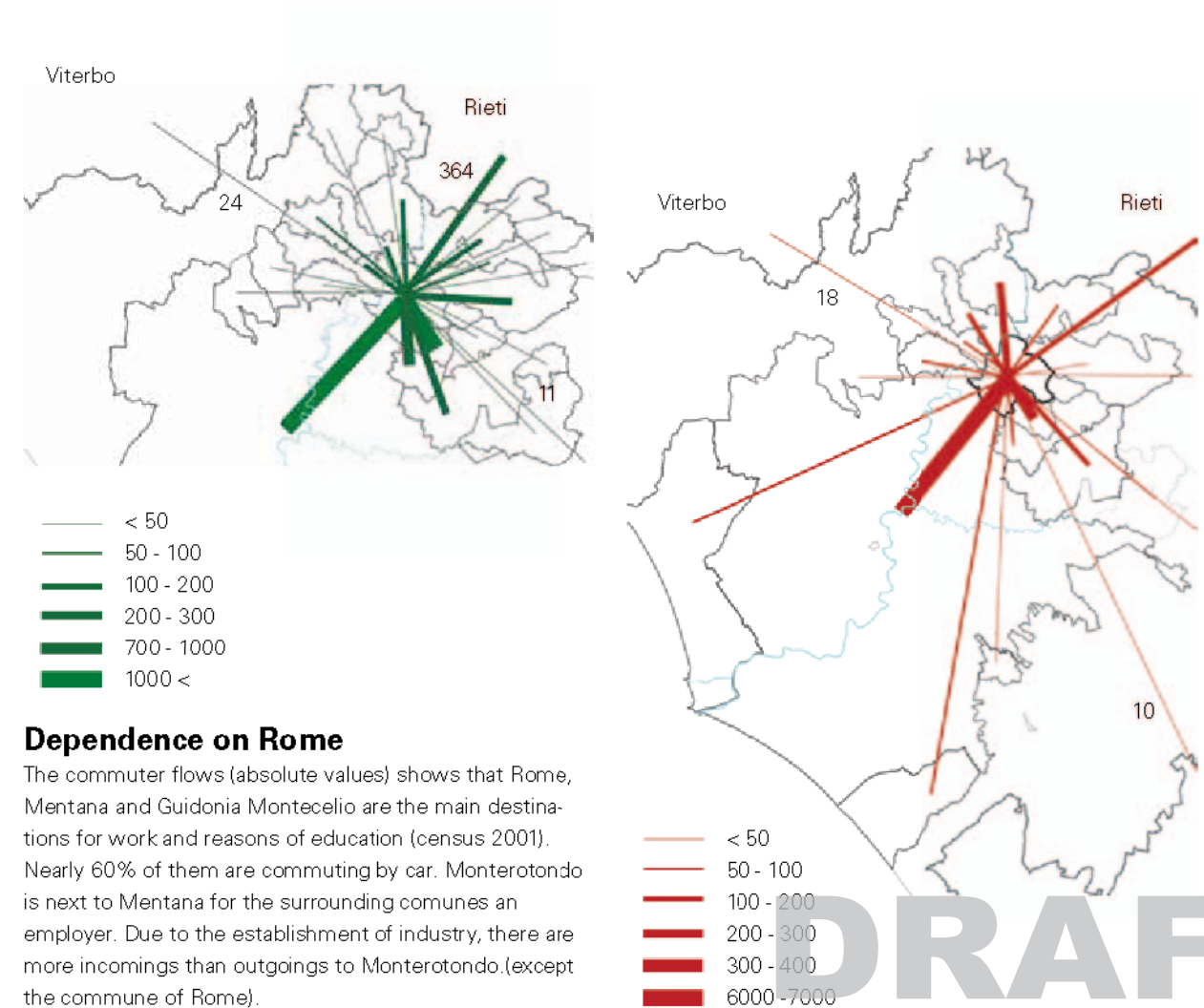




- Local bus system
- - - FR1 railway Roma - Orte

Public transport

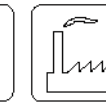
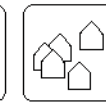
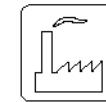
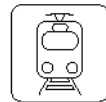
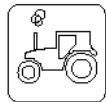
Monterotondo is about 23 kilometers away from the center of Rome. The regional railway FR1 departs all 15 minutes from Monterotondo-Mentana (duration: 25 min.). There are also six regional buslines which connect Monterotondo with Rieti, Palombara Sabina, Capena and Fonte Nuova. Inside of the communal border, the company Cotral S.p.A provides buses for local movement.



Dependence on Rome

The commuter flows (absolute values) shows that Rome, Mentana and Guidonia Montecelio are the main destinations for work and reasons of education (census 2001). Nearly 60% of them are commuting by car. Monterotondo is next to Mentana for the surrounding communes an employer. Due to the establishment of industry, there are more incomings than outgoings to Monterotondo. (except the commune of Rome).

- < 50
- 50 - 100
- 100 - 200
- 200 - 300
- 300 - 400
- 6000 - 7000



Before 1864

Monterotondo was a medieval castle. The surrounding area was used as agricultural land. The government was led by one family (Orsini, Barberini). Since the union of Italy 1861 Monterotondo is territorially declared as comune.

1864

The connection Rome - Orte has been established. In cause of this, production companies settled next to the station of Monterotondo. The space for production halls was huge and cheap as compared to Rome.

1900 - 1961

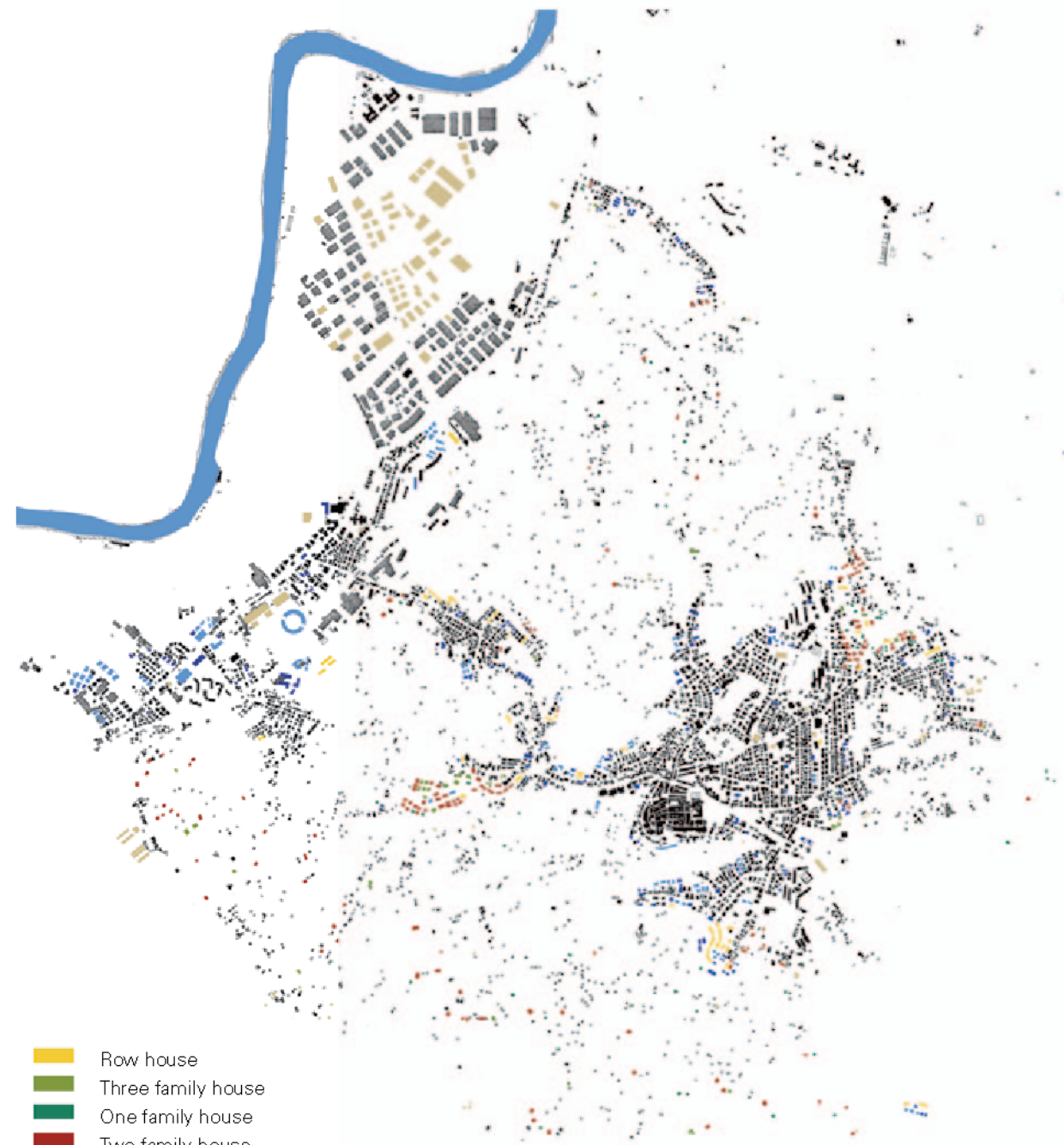
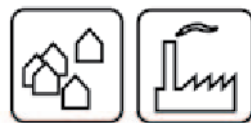
industrialization, more mobility and the demand for favourable living space result in suburbanisation. The building activity is with 27% greater than in the commune of Rome. Monterotondo Scalo's commercial spots did sprout.

1961 - 1981

In this two decades Monterotondo expansion was extremely high. The focus turned to apartment houses (center). A new industrial area has risen up at Monterotondo Scalo. Monterotondo gets more of town character.

Historical development

Monterotondo has its origin in the pre-romanian times. After the romanian submission, the area around the historical core was occupied by villas. The first written occurrence from the 11th century defines Monterotondo as a property of the church. Since the aristocratic family Orsini has been buying the area of Monterotondo, the territory is till today for 90% in private property. After the union of Italy the commune experienced the same political and economical ups and downs as the whole region.



- Row house
- Three family house
- One family house
- Two family house
- Apartment building
- Housing estate
- Other



1981 - 1991

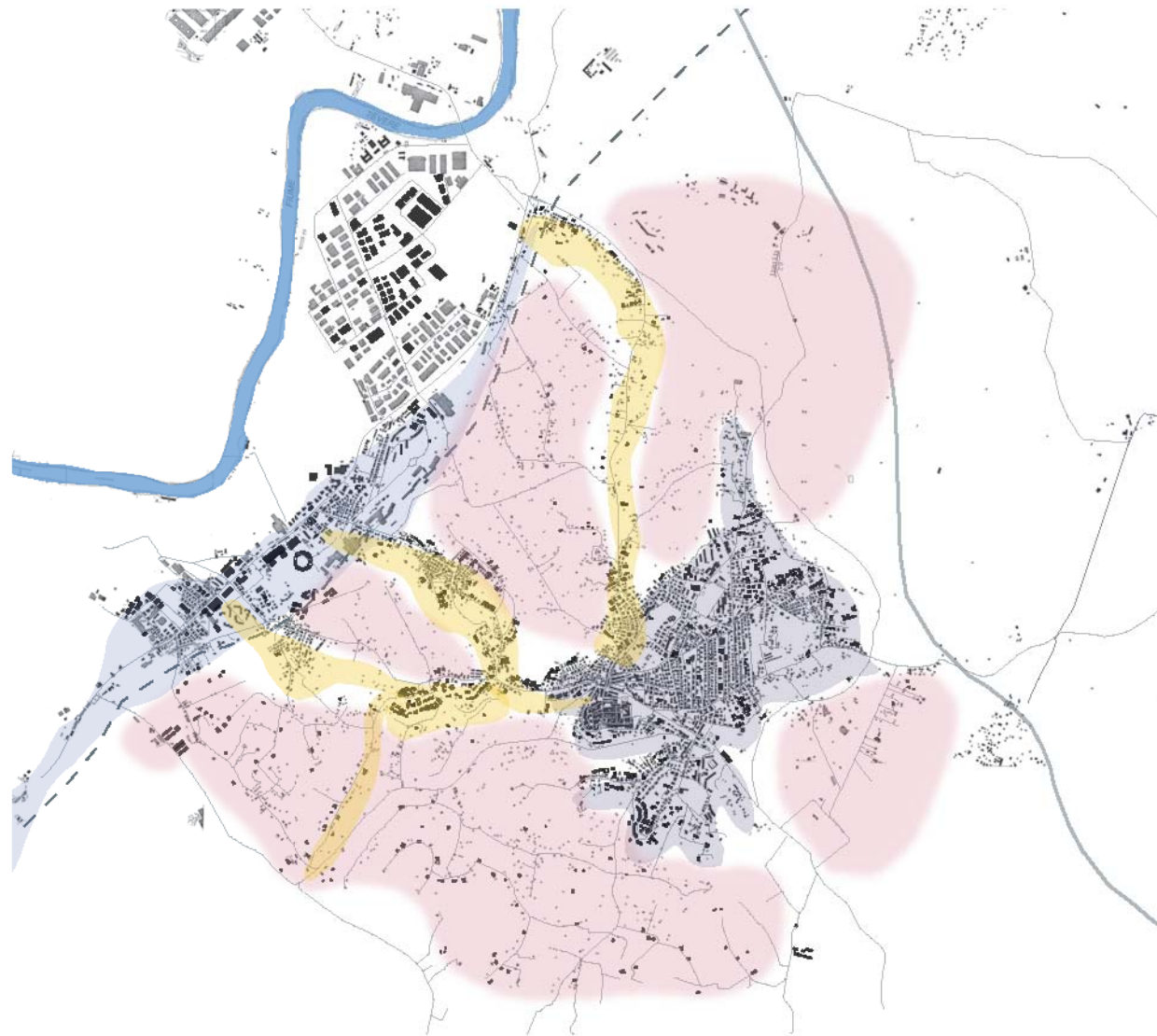
New companies established themselves in the existing industrial area, but the immigration was decreasing. Still Monterotondo was being a growing commune.

1991 - 2010

In this time, the growing of Monterotondo concentrates on extending the existing structures - as on hills with additional quarters along streets or as in Monterotondo Scalo with bigger apartments and residential neighbourhoods.

Recent types of housing

The building activity between 1974 and 2010 reveals a changing in the most built types: The two family house has becoming dominant in the new extensions of the town. This type is followed by the housing estates which have had their hype during the sixties.



- Linear expansion
- Docking in-between
- Concentric growth
- Scattered estates

Parallel expansion areas

The historical development of Monterotondo resulted in two main growth patterns: One of them is the expanding of the historical core, the other one is the growth of the supplying Via Salaria. As a sub-effect the connection roads between town center and passage route Via Salaria has become populated. In fact this connecting roads intersect the existing agriculture and landscape area and also has lead to the punctual growth within these territory.



1



2



3



4

Growth sites

These are the four residential expanding sites: Monterotondo Scalo (1) view from the north along Via Salaria, Via Filippo Turatti (2) - shortest connection between Monterotondo Scalo and center, town (3) and the scattered estates in the south (4).



- until 1961
- 1961-1981
- 1981-1991
- 1991-2010

Linear expansion

Entering Monterotondo means drive through a supplying passage way. River, railway and the Via Salaria split Monterotondo Scalo into three stripes. This circumstance allows a linear expansion within these stripes generating a mixed construction and functionality. Industries, services, trades and cultural activities are side by side. Where on the edge of this pattern new buildings arise, one kilometer above ruins of industry vegetate.



Commercial street

According to the International Association of Public Transport, in 2003, 83% of 60 million daily passenger trips in Egypt were hosted by individuals (taxis, minibuses, and private cars) working for intercity and urban services.



From south to north

Monterotondo Scalo - the name of this district along the Via Salaria has different patterns of growth. Originally it started at the crossing of the Via Salaria and the Via Filippo Turatti (shortest connection to Monterotondo Storico). Starting in the south one can catch new residential estates, punctually situated industrial spots, outlet stores, lot of car supplies and small two-floor houses. The dwelling zones are on a second layer - behind this setting of supplies. At the start of the huge industrial area in the north, the east transforms itself to landscape. Last breakpoint is the supermarket.



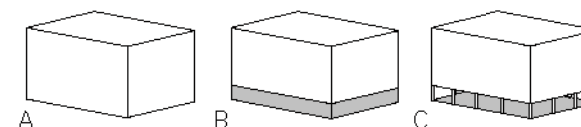
Being outside

The abandoned brickyard, the river and the railway split the district up. The inhabitants describes the place of Monterotondo Scalo as detached from the town center. There is no public space, the movement is unidimensional. For this purpose the commune made up a plan with the participation of the inhabitants. The plan targets to diversity of traffic streams, green corridors and more public services.



Flooding

Once it rains excessive (spring/autumn), the Tiber overflows a part of Monterotondo Scalo. For this the comune of Castelnuovo di Porto (bordering commune) established an emergency management, which observes the flooding activity of the Tiber. The flooding has given an opportunity to create a new variant of the ground floor in Monterotondo Scalo (Type C below).



Using the ground floor

There are three typical types of using the floor ground: Use by a further dwelling (A), trade floor (B) and as a parking or washroom place (C). Type C is most represented in Monterotondo Scalo in cause of danger of flooding.



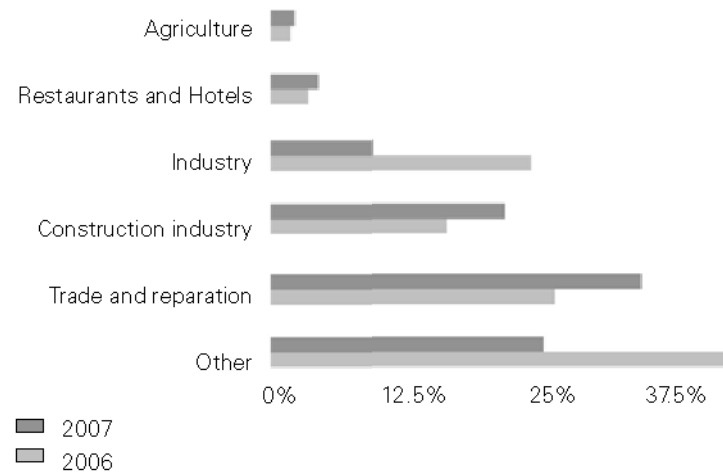
Traffic

In cause of commuters from and to Rome the Via Salaria is highly frequented during the peak hours. At this point of time the offers from the street come into reach. This emphasizes the difficulty of creating a public space within this district.



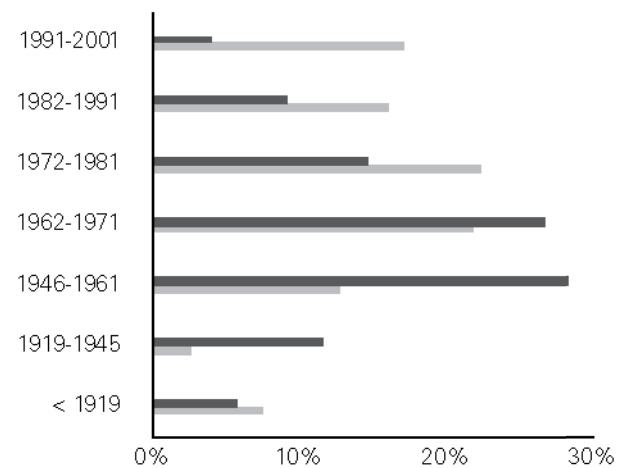
Ruins of industry

The old factory for bricks from 1930 was abandoned in the 80ies. Today this spaces are declared as new expansion areas for any kind of functionality.



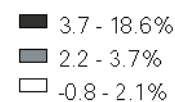
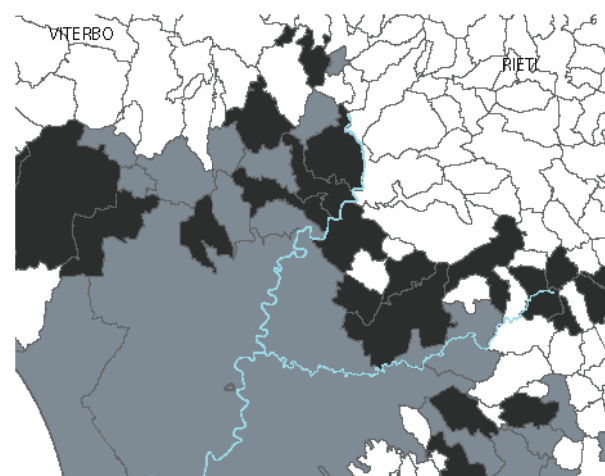
Economical disposition

Monterotondo shows a solid economy within the second and third sector. Agricultural activities (cultivation of grapes and olives) are shrinking in its amount. The industry is focussed on the domains of clothes, paper, publishing, engine building and the building materials.



Building activity

Italy has been gripped by a booming economy after the second world war. There were needs for industry space and Monterotonda has had it. The market crisis of 1973 and 1980 left its traces on a decreasing building activity.



New establishments

The map shows the percentual growth of establishments in 2006. Nearly all communes in the first ring of the Agro Romano have a strong increase.



Industrial area

The industrial area exists out of huge production and storage halls. Some of them are focussed just on distribution of international goods.



Green village

An example for reusing the old industrial spaces is the Green Village project, which construction has started last year. This project raises the question of really building a qualitativ meaningful development.



The idea is of making a polyfunctional village with residential buildings, elderly home, hotel and shopping units - everything surrounded by trees. This could be a reply on the unwelcoming situation in Monterotondo Scalo.



-  until 1961
-  1961-1981
-  1981-1991
-  1991-2010

Concentric growth

The town center expanded in a circular way out of the historical core. Because of its topographical hilly situation, the streets are built on the top of this complex landscape. The principle is simple: After constructing the streets the first buildings are docking on it and in further step the space between the streets is going to be populated. The arduous hillsides makes the growth pattern look fragmented.

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Development of the 60s and 70s

The character in this period of development is various: Stripes of apartment buildings, quiet two family house quarters and a dense small city core - all connected to the main streets.

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Work and shopping

Asking people on streets where they go for shopping and work the most reply with shopping in Monterotondo and work outside of the commune. This shows the dependency on Rome concerning the employment. People high value the small town character and it's cleanness.



Means of transport

The private car is the most used transport medium for within and outside of the commune for work or educational reasons happens.

Lack of parking

Using the car as main means of transport, the town center gets more and more a parking problem. The commune helps itself by slow down the allocation of new parking.





- 1961-1981
- 1981-1991
- 1991-2010

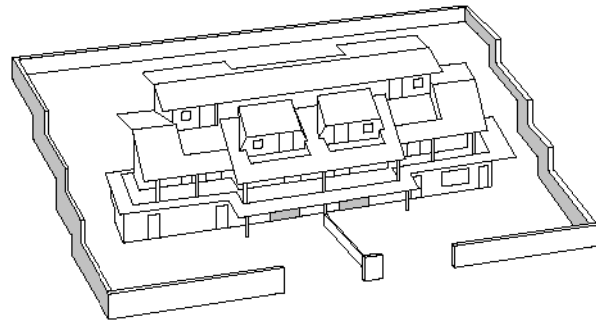
Scattered estates

The occupation of the agricultural area happens slowly and unprohibited. As agriculture doesn't have an importance to the commune, the area is going to be mobilized for tourists. The landscape with its forests, olive trees and meadows has been consuming.



Amenities of landscape

Lot of families require comfortable and affordable living space. The multifamily villas are a good alternative for them. Punctually the villas are used as Bed&Breakfast establishments. The house for itself is an island, which promises privacy and freedom.



Two family house

This type of house is one of the most built in Monterotondo. Usually the house is surrounded by a fence or bushes and are situated in a bundle on a hill or mixed under row houses/villas.



Floor plans

Usually the two family house has three floors. This example has 7 rooms, 3 bathrooms, 1 garage and two balconies. The general price for a two family house is 3118 €/qm



San Luigi

San Luigi is a district of two family houses resident between Monterotondo Scalo and town center. The district is very quiet and for children less dangerous than in other districts.



-  until 1961
-  1961-1981
-  1981-1991
-  1991-2010

Gradual docking in-between

The street between Monterotondo Scalo and town center gives the path, on which buildings has been added forming in a first step a backdrop and hiding the landscape. The grow pattern follows the linear principle, whereas the connections in north are just occupied on one side.



Via San Martino

This road connects the Via Salaria in the north with the town center by following the hills peak line. Apartments are the type which can be found in this growth pattern.



Via Filippo Turatti

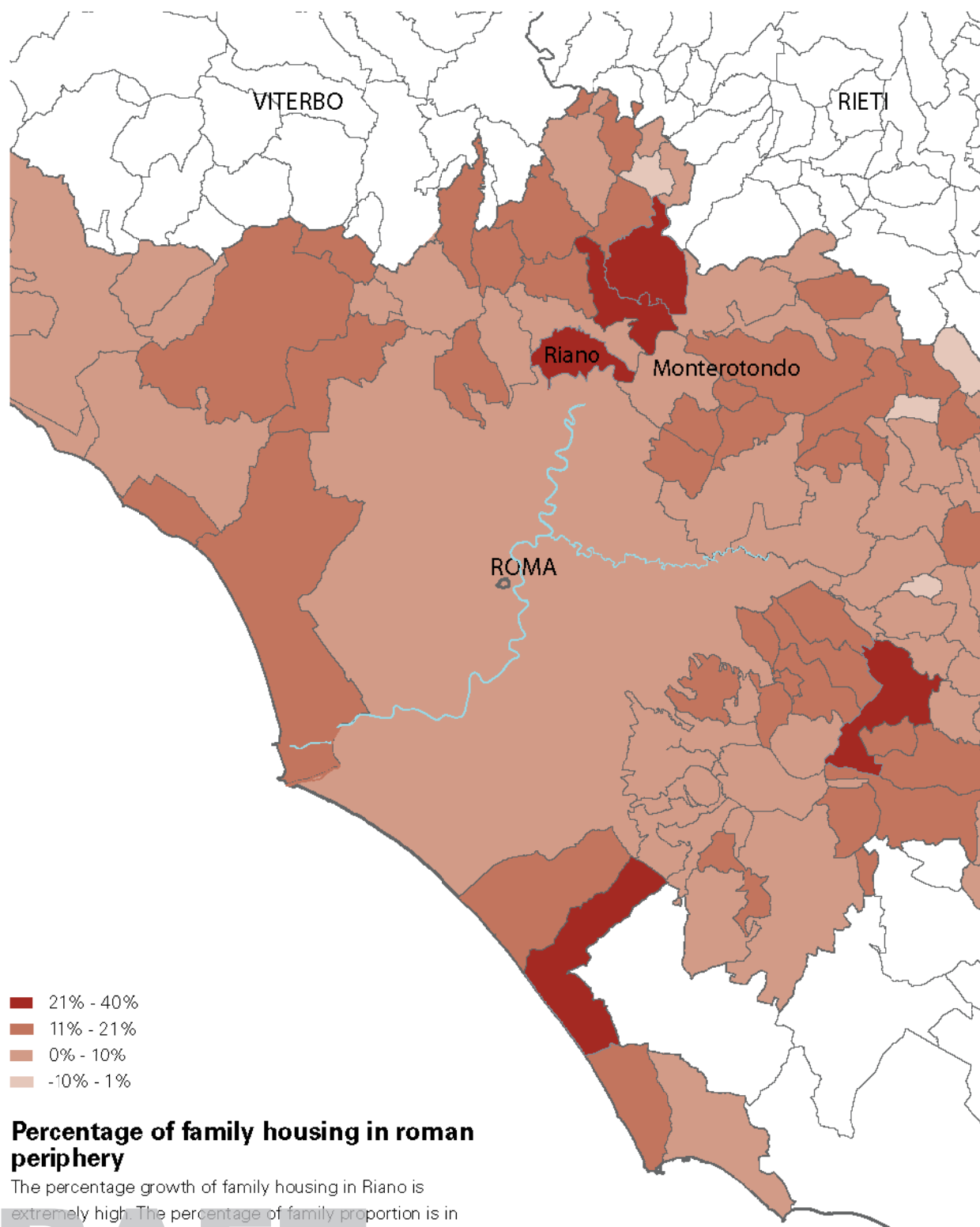
The shortest connection from Monterotondo Scalo to the town center is dense occupied. It has a coffeehouse, day nursery and small shops. The patterns from the recent decades have this lack of public services. .

MOTORS OF GROWTH



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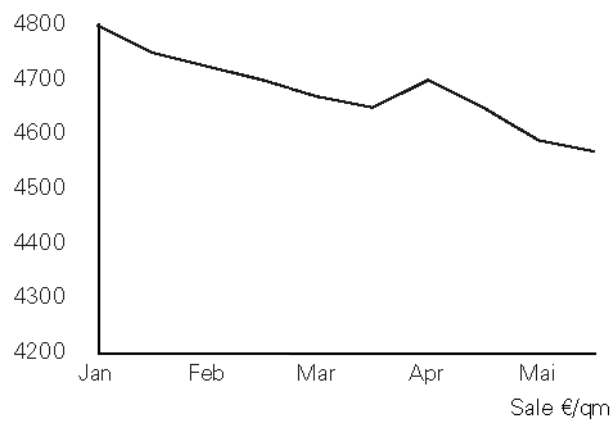
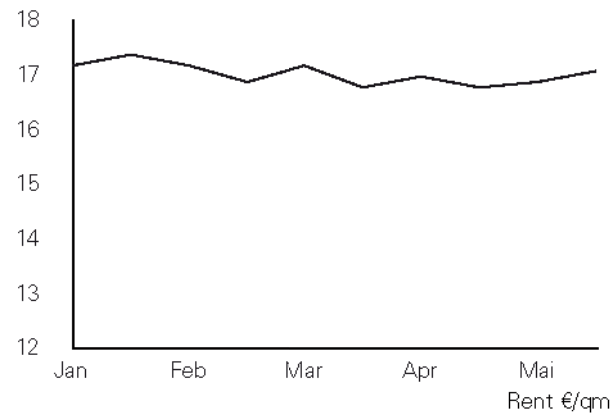
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Percentage of family housing in roman periphery

The percentage growth of family housing in Riano is extremely high. The percentage of family proportion is in 2007 40,06%. In Monterotondo the percentage of family-household is yet higher than in Riano, namely 47,86% in 2007.



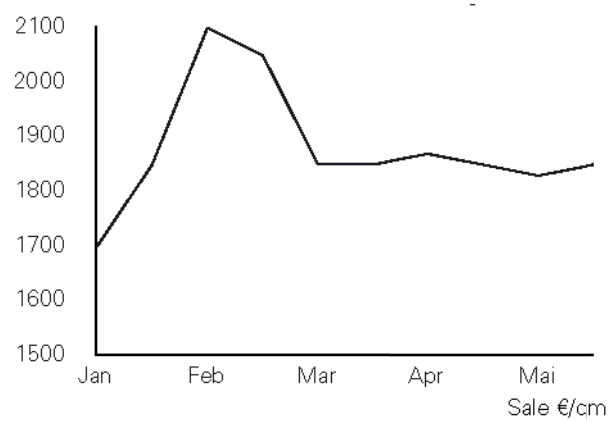
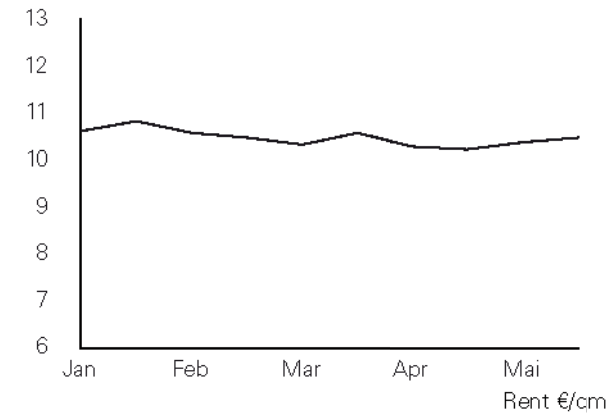


Comune di Roma

In Rome are the rents very constant, but the price per square meter is very high. The purchase price in the last month is decrease very fast, but in generally the price is more rising than decreasing.

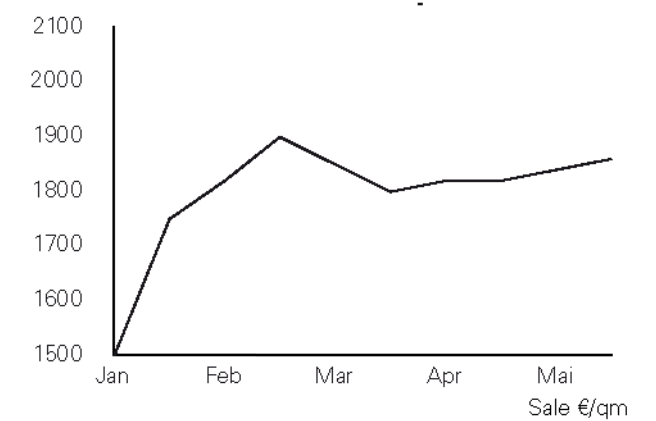
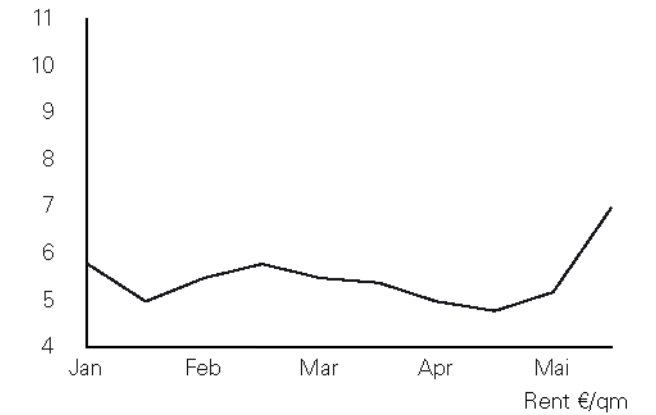
Comparisen of indicatoren in housing market

Rome as a metropolitan city has no more room inside the highway for expand, so that the building prices in generally reising. Monterotondo as a small town has also higher prices then Riano.



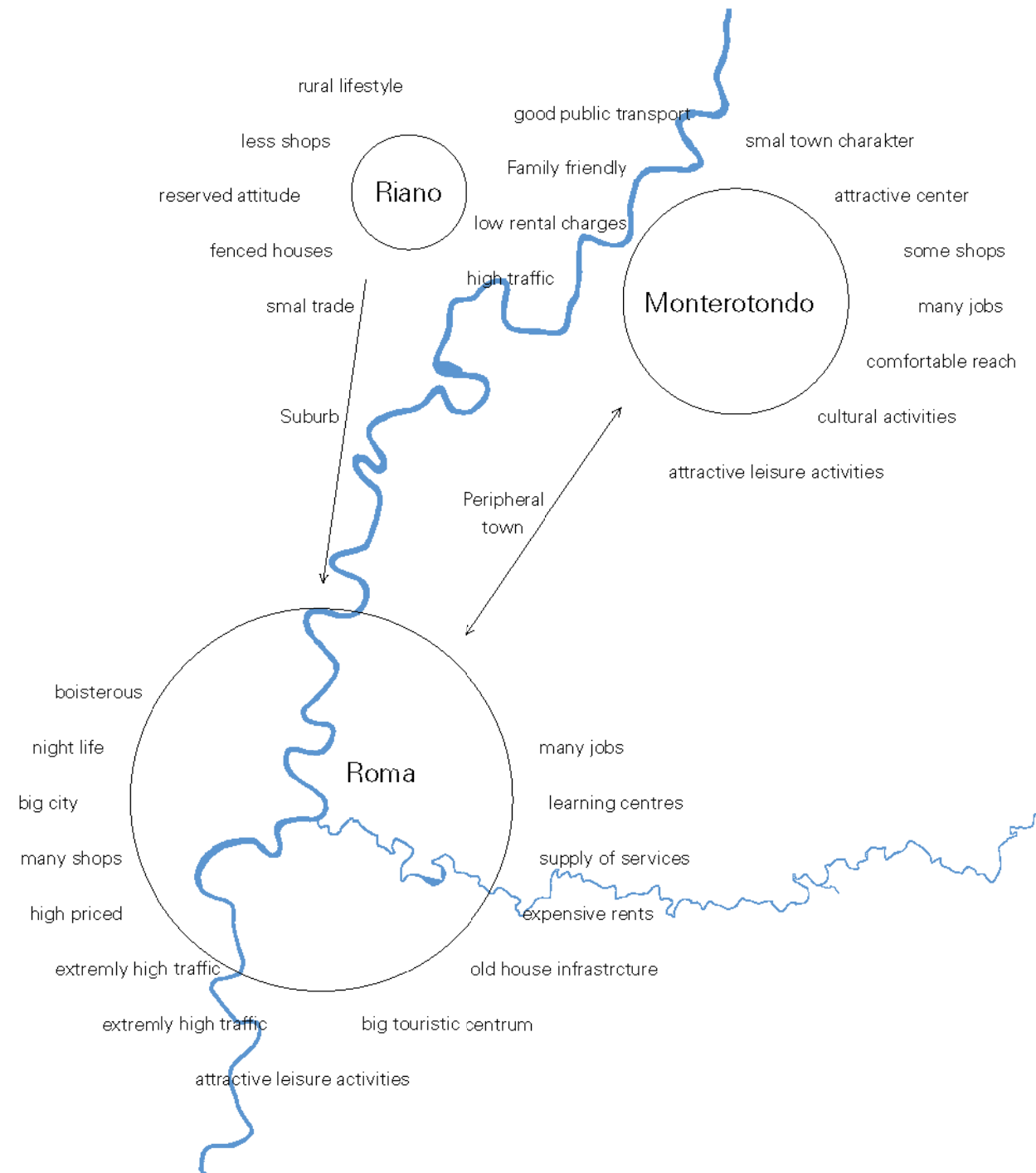
Monterotondo 2010

The rents of the houses in Monterotondo are higher then in Riano but anyway cheaper than in Rome. Furthermore the prices are very constant. In contrast to this, the purchase of the buildings alternates much more.



Riano 2010

Riano have very low charge rents. So it is a indicator why the percentage of the family is growing fast. The purchase of the real estate has increased in the last month and is at the moment higher than in Monterotondo. This raise the question, if the rapid growth of Riano is a sustained process or if the growth decreases with the rise in cost.



Motives and dependencies

Every place has his own individual character. In this diagram would like to point out the special characters. Rome is a metropolitan city, which is big and has a high attractivity. Riano is the opposit of it, it's a place where the people have their home but are very depending to Rome. Monterotondo have a small town character but also is influenced by Rome.

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MAPS

Cadastral survey of Riano, vectorial map

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