

MAURIZIO BAZZICHI

Chartered Surveyor (Geometra) | Curriculum Vitae

Personal information

Name Maurizio Bazzichi

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Nationality Italian

Date of birth 6 September 1972

Education and professional training

1993 | Surveying diploma State Technical Institute for Surveyors "E. Santoni", Pisa. Qualification: Geometra (Italian surveying and construction profession).

1994 - June 1996 | Training placement Professional practice of Arch. Donati, Arch. Catassi and Geom. Campinotti. Building design, topographical surveys and building amnesty applications.

June 1996 - February 2001 | Training and collaboration Technical practice of Geom. Paolo Ballarati. Building design, topographical surveys, building amnesty applications and expert advice for parties to legal proceedings.

1998 | Professional qualification State Technical Institute for Surveyors "E. Santoni", Pisa. Qualified for registration with the Professional Register of Surveyors of the Province of Pisa.

Professional experience and appointments

February - December 2001 | Heritage authority Appointment letter no. 7760 of 1 February 2001. Superintendency for Environmental, Architectural, Artistic and Historical Heritage for Pisa, Lucca, Livorno and Massa Carrara. Managed renewals of heritage restrictions on properties previously notified under Law 364/1909, identified them on cadastral maps and archived the records at the Pisa restrictions office, Lungarno Pacinotti. Full responsibility; working hours 8:30 a.m. - 2:30 p.m.

March 2001 - 2002 | Geom. Michele Cini Freelance collaboration with the building-focused technical practice at Via Sainati 1, 56122 Pisa; handled general building-related files.

2002 | Municipality of Pisa Professional appointment with the Building Amnesty Office, Vicolo del Moro, Pisa, to resolve applications under Laws 47/1985 and 724/1994, pursuant to managerial decision no. 1150 of 8 November 2001. Work carried out independently from own practice.

2002 | University of Pisa, "E. Avanzi" Interdepartmental Centre for Agro-Environmental Research Designed modifications and improvements to the fuel facility on its property at San Piero a Grado, with vehicular access from Via Vecchia di Marina, in collaboration with Geom. Michele Cini.

2002 | University of Pisa, "E. Avanzi" Centre Resolved cadastral issues and produced cadastral searches and map extracts; full responsibility.

2002 | Tuscany Region Prepared technical notes and assisted with the sale of approximately 800 hectares of land at the Coltano estate (Pisa), with numerous buildings, many subject to historical, landscape and Migliarino-San Rossore-Massaciuccoli Regional Park restrictions. Full responsibility.

January 2003 - May 2004 | ACROPOLIS Partner in associated technical practice, Via di Oratoio 98, Oratoio (Pisa).

June 2004 | Independent practice Established Studio Tecnico Geom. Maurizio Bazzichi, Via C. Battisti 47, 56125 Pisa; owner and freelance chartered surveyor.

2005-2006 | Tuscany Region Corrected cadastral records for properties in Coltano (Pisa), preparing and filing updates using Docfa; full responsibility.

June 2008 | Studio Tecnico Bazzichi Established practice at Via Gioacchino Volpe 106, Ospedaletto, 56121 Pisa. Owner and freelance chartered surveyor; collaborators Geom. Michele Forte and Geom. Francesco Giuli.

2008 | Tuscany Region Secured part of a fire-damaged roof in Via Palazzi, Coltano; applied for clearances from the Park Authority and Superintendency, filed the municipal documentation and supervised the works. Full responsibility.

September 2012 | LIDL Italia S.r.l. Extension of the Collesalveti branch: SCIA filing, heating and building-services documentation, acoustics, renderings, works supervision, cadastral registration, cost accounting, contract matters, completion and occupancy documentation. Team coordinator, designer, works director, cadastral technician and project manager.

October 2017 | Italian State Property Agency Prepared condominium ownership-share tables; managed roof, façade and drainage refurbishment and condominium administration for the building at Via Centro Rai 4, Coltano, Pisa. Condominium administrator, designer, works director and author of the share tables.

October 2019 | Gruppo Insieme S.r.l. Listed technical professional supporting estate agents with preliminary property checks for homes offered for sale. Accessed public records, checked planning compliance, prepared energy performance certificates (APE) and related seller-commissioned work under CASACHECK 24.

November 2020 | Confcommercio Pisa Contracted technical contact for commercial-activity applications submitted to municipal one-stop business offices (SUAP), including openings, closures, relocations and changes. Managed and coordinated the Superbonus 110% advisory desk and prepared complete technical applications.

2022 | Piccola Casa della Divina Provvidenza Cottolengo Technical contact for issues relating to the organisation's properties in Pisa and nearby municipalities.

Practice locations and collaborations

2004–2012 Studio Tecnico Bazzichi at Via C. Battisti 47 (2004–2008) and Via G. Volpe 106 (2008–2012). Owner and practice coordinator, working with structural engineers, an agronomist, surveyors, a building-services/acoustics engineer and construction safety coordinator, and an employment consultant.

August 2012 Opened a multidisciplinary technical practice at Via G.B. Queirolo 23, 56125 Pisa, with the professional collaborations described above; owner and practice coordinator.

May 2015 Moved to Corte San Domenico B 6/7, 56125 Pisa; partnered with the commercial property division of PEGASO IMMOBILIARE. Owner and coordinator; collaborators Geom. Alessio Ostinato and Geom. Marco Orcesi.

July 2019 Moved to Corso Italia 88, 56125 Pisa; continued the PEGASO IMMOBILIARE commercial property partnership. Owner and coordinator; collaborators Geom. Marco Orcesi and Geom. Martina Caiti, plus Eng. Antonio Matteo Leanza on renewable-energy applications.

Languages and technical skills

Languages Italian: native. English: good reading, writing and spoken ability (self-reported in the original CV).

Software and equipment AutoCAD LT, Microsoft Word and Excel, SketchUp, Docfa, Voltura 1.0, Primus and other professional software; Leica laser measuring device; Canon iPF 700 A0 plotter; I-MAPPER metric-survey scanner. Direct online access to the Land Registry, Chamber of Commerce, property registers and motor vehicle registry (PRA).

Specialist services provided by the practice

Building applications SCIA; notifications of commencement for exempt building works; landscape permits; building permits; conformity assessments; preliminary opinions; occupancy and usability certificates; building amnesty applications.

Cadastral services Topographical surveys for cadastral map updates, subdivisions and boundary reinstatement; archive research and corrections; preparation and online filing of Docfa, Pregeo and ownership transfers; plans, searches, map extracts and searches of property, company and vehicle registers.

Property transactions Technical reports for sale deeds, checks of planning compliance and energy performance certificates (APE).

Expert reports and related work Party-appointed expert advice in disputes, valuations, damage assessments, energy applications, agricultural improvement plans, inheritance filings and lease drafting.

Protected properties Requests for opinions and authorisations from the Superintendency, Migliarino-San Rossore-Massaciuccoli Regional Park Authority, Province, ANAS and other bodies.

Condominiums Ownership-share tables, estimates and bills of quantities, works supervision.

Signs Applications for authorisation to install signs, trademarks and advertising boards across Tuscany and beyond.

Design New residential, industrial, office, retail and craft buildings; renovations, drainage and wastewater systems, and redevelopment.

Property consulting Preliminary sale agreements, private agreements and business plans assessing the feasibility of property investments.

Property potential analysis For agencies, individuals and companies: survey a building or plot, produce AutoCAD drawings, assess planning regulations and develop a proposal for the property's highest feasible use, seeking approval or, where possible, a preliminary municipal opinion. The original CV describes a seller-funded arrangement in which the service cost is charged to the eventual buyer, and a strategy of subdividing substantial assets for sale at market value.

Other Specific consulting for estate agencies; Superbonus 110% and other smaller tax-incentive applications.

Continuing professional development

- 27 January 1999 — Training on dividing territory into microzones under Presidential Decree 138/1998, organised by the Pisa Technical Tax Office, Pisa Surveyors' College and Provincial Administration.
- September–October 2002 — “Safety of installations”, Pisa, La Fontina, CNA conference room, by Architre Gestione Progetti Integrati.
- Construction-site safety training for design and execution coordinators on temporary or mobile sites under Legislative Decree 494/1996, Art. 10(2), delivered by SOCIP S.r.l.
- Conference on the Personal Data Protection Code, security measures and preparation of company security policy documents, organised by CSIG at the Pisa Industrial Association.
- 13–14 May 2005 — Study days on architectural barriers, organised by CETECO.
- 19 May 2006 — Professional update on domestic wastewater treatment, organised by Zetaplast and the Pisa Surveyors' College.
- 6, 16 and 23 July 2007 — Energy efficiency and building acoustics seminar, Pisa, 24 hours.
- 27 March 2008 — Planning conference at the Pisa Surveyors' College, with speakers M. Pasqualetti, L. Tognetti and S. C. Fascetti from the Municipality of Pisa.
- 29 March 2008 — “The Home and Building Services” conference, organised by Confedilizia Pisa.
- 26 November 2014 — Completed training and examination for building energy assessors under Presidential Decree 75/2013.
- 5 June–4 July 2019 — 29-hour property valuer course, organised by the Pisa Surveyors' College, taught by Geom. Antonio Benvenuti.
- 3 December 2019 — “Pre-1967 properties: planning compliance in property sales”, with Eng. Carlo Pagliai and lawyer Fabio Squassoni, Pisa Surveyors' College.
- 24 February 2020 — “Building and landscape regularisation after Tuscany Regional Law 69/2019”, taught by Geom. Claudio Belcari.
- 12, 14, 18, 21 and 26 May 2020 — “Building setback distances 2.0”, taught by Geom. P. Frediani, 10 hours and 10 professional development credits.
- 12 December 2020 — Building and landscape regularisation and sanctions, taught by Geom. Claudio Belcari, 4 credits.
- 16 January 2021 — Online course on SCIA regularisation and changes of use under Law 120/2020, 4 credits.
- 2020–2023 — AGEFIS Superbonus and building-incentive courses: procedures and certifications (3 December 2020, 3 credits); Superbonus updates (9 December 2020, 2); 2021 operation, procedures and fees (19 January 2021); obligations, certifications and checks (21 January 2021, 8); new Superbonus rules (8 April 2021, 4); façade bonus basics (14 September 2021, 2) and cases (22 September 2021, 2); new approvals, certifications and checks (29 November 2021, 4); transfer limits (28 April 2022, 3); 2023 rules (10 January 2023, 2); new transfer rules (11 April 2023, 2).
- 13 February 2021 — Technical issues in property transfers after Law 120/2020, taught by Geom. C. Belcari.
- 20 March 2021 — Planning and construction webinar, taught by Geom. C. Belcari.
- 29 May 2021 — Unauthorised building works and sanctions, taught by Geom. C. Belcari, 4 credits.

- 23 May 2022 — Webinar on MITE decree prices and technical certification, Prospecta Formazione, Arch. C. Sulpizio.
- 16 December 2022 — Planning and construction, with Geom. C. Belcari, 4 credits.
- 1 April 2023 — Building regularisation: managing discrepancies.
- 29 May 2023 — Planning and construction, with Dr Belcari, 4 credits.
- 20 February 2024 — Building infringements and regularisation: assessing the lawful status of properties (credit figure unspecified in the source).
- 11 and 18 November 2025 — Use of thermal imaging cameras in construction, sponsored by the Pisa Surveyors' College; certificate awarded.

Driving licence and declaration

Driving licence Category B (car).

The undersigned consents to the processing of personal data pursuant to Article 13 of Legislative Decree 196/2003.

Pisa, September 2026

Geom. Maurizio Bazzichi