

## **Why PORTO MARGHERA is worthed?**

***Investigation commissioned by the Venice Port Authority***

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The experimental research intends to analyse the value of Porto Marghera, identifying some evaluation criteria able to estimate the large common equipment and port areas dedicated to production and service activities on the basis of the International Evaluation Standards.

**In order to identify the work of this huge heritage first all the goods were exactly classified** depending on their use, ownership and location and **then different parameters were used to evaluate their actual value according to a market approach** (for those goods that are frequently exchanged on the market) **or the value of the depreciated reproduction cost** (for all those assets which do not have an active market like land or sea infrastructures).

## **How big is Porto Marghera?**

**The scope of the analysis covers 1,483 hectares of port and industrial areas served by railway and road infrastructures for a total 2,36 hectares and 12 km of active quays.** These are easy to reach with drafts up to less than 11,50 metres and are divided into parcels for a total of 332,000 square meters. The Seaside covers 664,000 square metres.

**Free buildable areas or areas with inactive businesses and plants: 40% of the total equal to 4,825 hectares**

**Areas occupied by buildings: 7,314 total hectares**

The entire land capital is mainly “empty” i.e. made up of free or inactive areas (20%) and real estate buildings consisting of large appurtenances occupied by only partly operating plants.

## **Why PORTO MARGHERA is worthed?**

**Marghera today is worth 6.4 billion euros with a wealth of mainly alienable buildings and areas** (available public and private property). **Its infrastructures** (land and sea side) **are worth 2.35 billion and 41% of the areas with buildings and plants are worth 2.6 billion euros.**

In detail the value of each item

**Road network:** 506 million euros

**Tracks and railway:** 315 million euros

**Quays:** 667 million euros

Dredging activities: 178 million euros

**Mose Basin:** 700 million euros

**Public investment:** 10 million euros

**Land surface:** 5.5 billion euros

Of which: **Buildable areas** 588 million euros, **services/commercial/logistic real estate buildings** 2 billion euros, **plants and machinery** 1.4 billion euros

The contribution of **private investment** on areas, owned plants or machinery equals **1.4 billion** while for the **services and advanced services sector the investment is of 4 billion.**