

MUNICIPALITY OF OLLOLAI

PROVINCE OF NUORO

ENGINEERING PRACTICE
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(NU)
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SUBJECT: OLLOLAI PROJECT. CAPITAL PROJECT No. 5.
INTANGIBLE RELATED TO PROGRAMME
WITHIN THE PIRU (Integrated Plan for Urban Reorganisation)

PLAN:

SCALE:

DATE: JULY 2026

DOCUMENTS: PROJECT SPECIFICATION - BUILDING ON VIA TOLA

The Client
OLLOLAI COMMUNITY CO-OPERATIVE
Via Palai, 3
08020 Ollolai (NU)

Signature

The Designer
Surveyor Fabrizio

Stamp and Signature



TECHNICAL REPORT

OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5

Non-structural works associated with the programme under the PIRU
(Integrated Plan for Urban Redevelopment)

CLIENT

Ollolai Community Cooperative

Via Palai No. 3

08020 Ollolai (NU)

VAT No. / Tax Code 01595770916

Email: coop.ollolai@gmail.com

LOCATION OF THE PROJECT

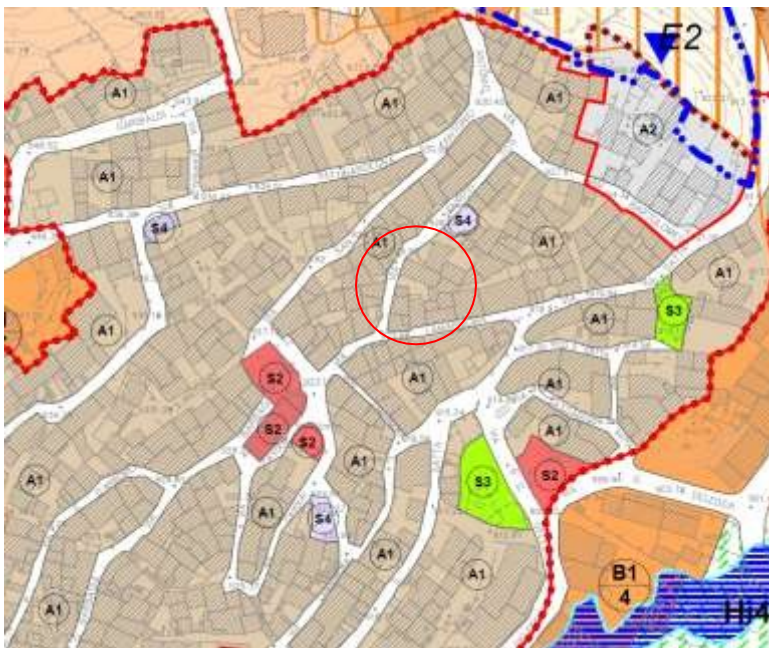
The project concerns a building situated in the historic centre of the municipality of Ollolai and registered in the Building Register as:

- **Sheet 12**
- **Parcel 145**

The property falls within the boundaries of the historic centre's original layout and is subject to the planning regulations set out in the Detailed Plan for the Historic Centre and the applicable landscape conservation regulations.

URBAN PLANNING FRAMEWORK

EXTRACT FROM THE DETAILED PLAN



LAND REGISTRY EXTRACT



INTRODUCTION

This technical report has been drawn up as part of **the 'Ollolai.Capitale' programme - Project No. 5**, aimed at the regeneration of the existing building stock through the restoration and enhancement of properties located in the historic centre of the Municipality of Ollolai.

The proposed project forms part of the measures set out in **the PIRU - Integrated Plan for Urban Reorganisation**, with the aim of improving the architectural, functional and residential quality of the building, ensuring its restoration and repurposing whilst respecting its original typological and construction characteristics.

CURRENT STATUS

The building in question comprises a total of **six rooms**, spread over two levels:

Ground Floor

- 3 rooms as per the attached floor plan

First Floor

- 3 rooms (see attached floor plan)

Inspections carried out have revealed that the property is in a general state of disrepair due to a prolonged lack of maintenance.

In particular, the following issues were identified:

- a partially collapsed roof in an advanced state of deterioration;
- deteriorated timber roof structures;
- degraded internal and external plasterwork, some of which has come away;
- obsolete and deteriorated flooring;
- technical systems that do not comply with current regulations;
- toilets unsuitable for current functional requirements;
- deteriorated windows and doors lacking the necessary thermal and acoustic performance;
- outlying areas requiring refurbishment and redevelopment.

The current condition of the property does not allow for its proper use and necessitates a comprehensive building refurbishment project.

PROJECT STATUS

The project involves the refurbishment and re-purposing of the building through a new layout of the interior spaces, aimed at improving its residential functionality.

Functional Layout

Ground Floor - Living and sleeping areas

The ground floor will house the living areas, comprising:

- a living room of 15.60 square metres;
- a kitchen/dining area of 17.70 square metres;
- a toilet serving the living area of 3.20 square metres;
- a study measuring 15.40 square metres;

First Floor - Sleeping Area

The sleeping area will be located on the upper floor and will comprise:

- bedrooms of 15.60 m²;
- bedrooms measuring 14.41 square metres;
- bedrooms measuring 8.90 m²;
- hallways measuring 4.95 square metres;
- a new bathroom serving the sleeping area.

PLANNED WORKS

Internal works

The project works include:

Roof refurbishment

- demolition of the deteriorated sections;
- construction of the new roof structure;
- installation of thermal insulation;
- replacement of the roof covering in accordance with the regulations for the historic centre.

Building works

- carrying out alterations to the internal layout;
- creation of new rooms for toilet facilities;
- modification of internal openings where necessary.

Plasterwork

- removal of deteriorated plaster;
- application of new breathable plaster compatible with the existing masonry.

Flooring

- demolition of existing flooring;
- laying of new screeds;
- laying of new flooring.

Bathroom

- complete refurbishment of the existing bathroom;
- construction of a new bathroom on the ground floor;
- construction of a new bathroom on the first floor;
- installation of the relevant systems and sanitary fittings.

Technical systems

- refurbishment of the water and sanitation system;
- refurbishment of the electrical system;
- upgrading of the systems to comply with current regulations.

External works

Work on the façades and external areas includes:

Refurbishment of external plasterwork

- removal of deteriorated sections;
- application of new natural lime-based render, in accordance with the requirements of the Detailed Plan.

Replacement of window and door frames

- removal of existing window and door frames;
- installation of new window and door frames with design features compatible with the historic context.

Restoration of the surrounding areas

- cleaning and tidying of outdoor areas;
- maintenance and enhancement of the surrounding areas.

COMPLIANCE WITH URBAN PLANNING AND LANDSCAPE REGULATIONS

The planned works are consistent with the objectives of the **PIRU – Integrated Plan for Urban Reorganisation** and will be carried out in accordance with:

- the town planning regulations in force;
- the requirements of the Detailed Plan for the Historic Centre;
- landscape conservation provisions;
- regulations on safety, hygiene and energy efficiency.

The planned works will enable the functional restoration of the property, the enhancement of the existing built heritage and the improvement of the architectural quality of the historic centre of Ollolai.

Ollolai, 17 June 2026

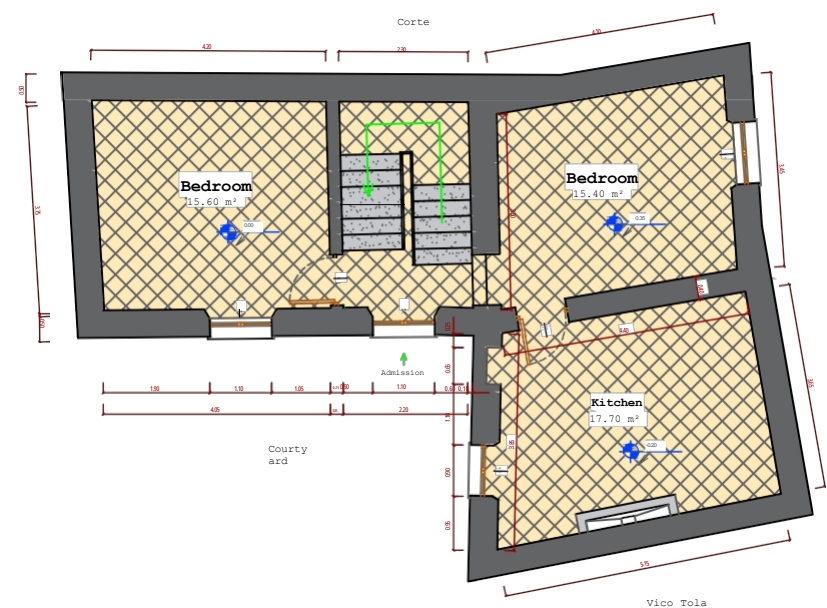
The Ollolai Community Cooperative

Collegio Provinciale
Geometri **Surveyor**
Ollolai
Fabrizio Columbu
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Geometra
Fabrizio Columbu

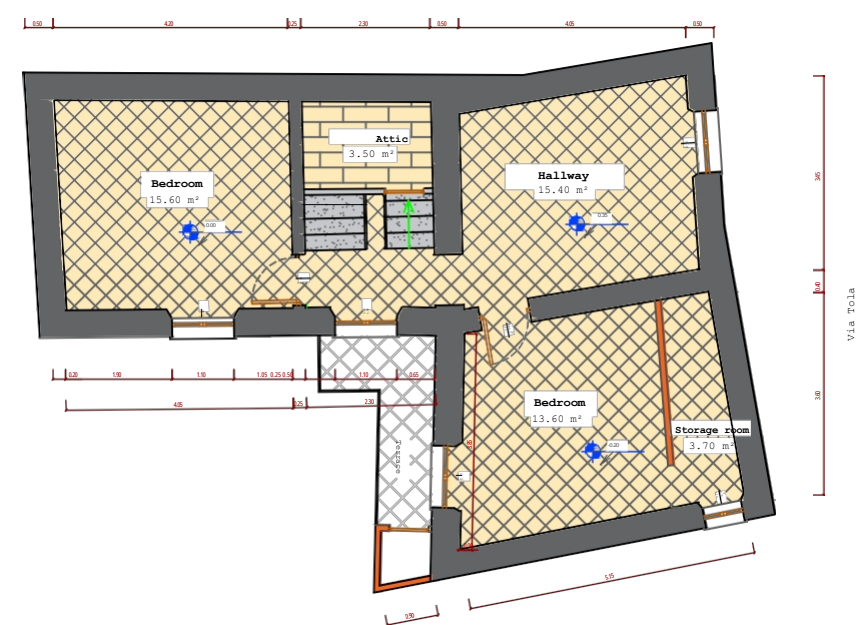


Project - current status

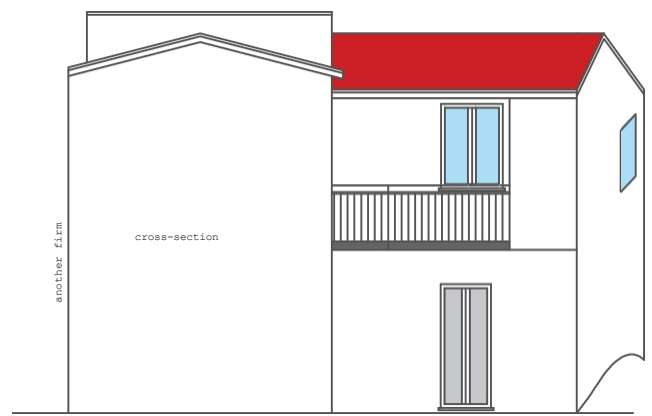
Ground Floor Plan



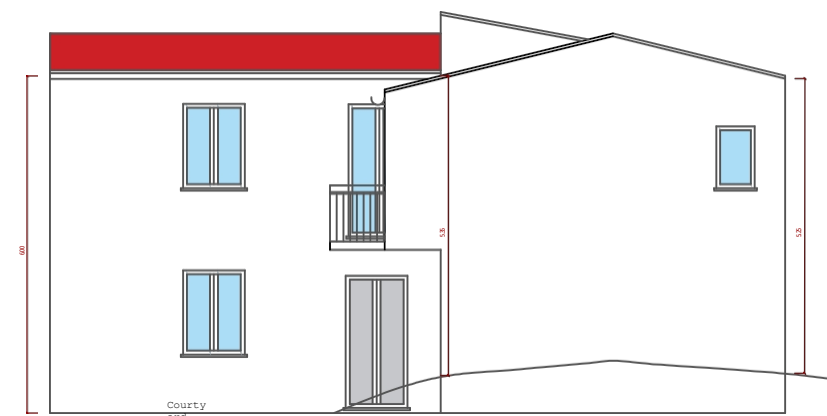
First Floor Plan



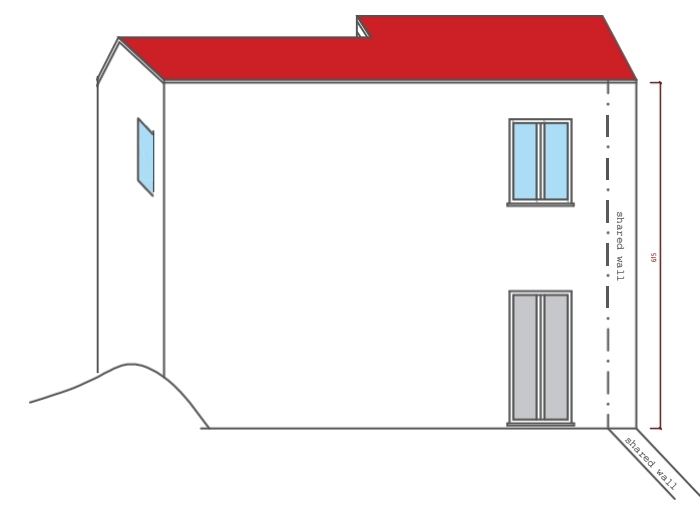
South-east elevation



North-east elevation

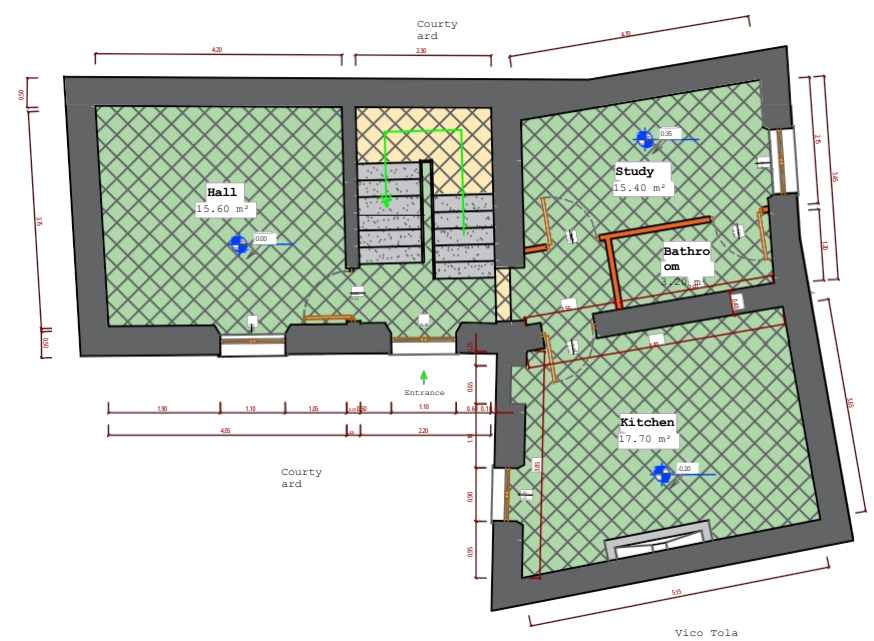


North-west elevation

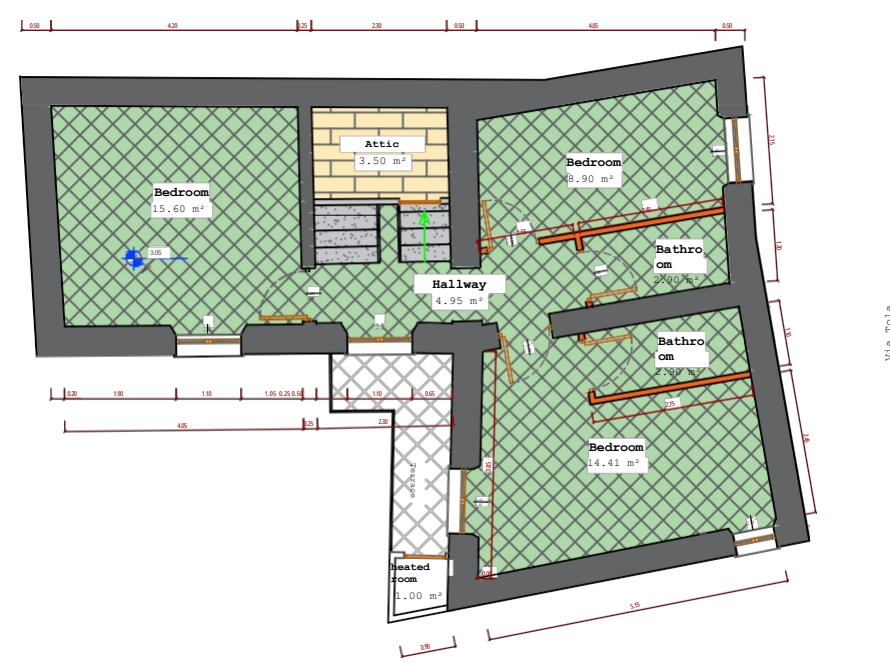


Project - project status

Ground Floor Plan



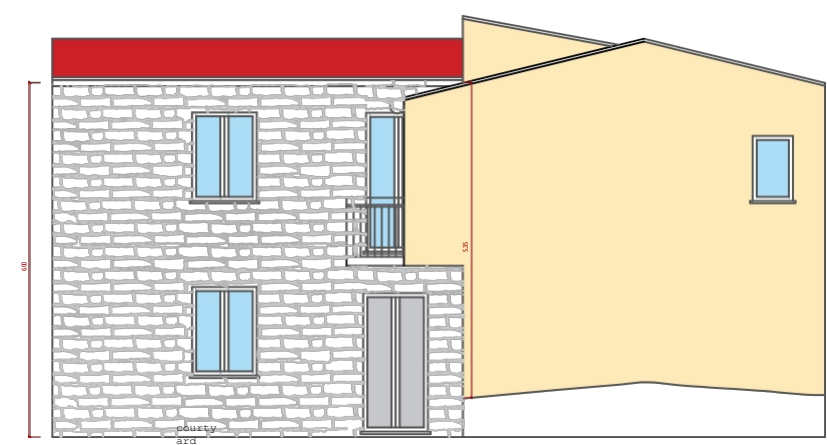
First Floor Plan



South-east elevation



North-east elevation



North-west elevation

