GISOPEN 2015
JOGSZABÁLYI MEGÚJULÁS – NÖVEKVŐ LEHETŐSÉGEK

Universitatea
Politehnica
Timişoara

Challenges in implementing the systematic land registration in Romania

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Szekesfehervar 2015

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Hystorical context of the land registration system in Romania

- There are different types of cadastral systems across Europe, due to the many differences concerning their cultural, economical and social backgrounds.

Slovensko
Slovakia
Košice
Budapest
Magyarország
Hungary
Україна
Ukraine
Moldova
Cluj-Napoca
Chişinău
Одеса
Odessa
România
Romania
Zagreb
Bosna i
Hercegovina
Босна и
Херцеговина
Bosnia and
Herzegovina
Србија
Serbia
București
Варна
Varna
Crna Gora
Montenegro
София
Sofia
България
Bulgaria

Map data ©2015 Basarsoft, GeoBasis-DE/BKG

constant process of updating the cadastre

the structure of the register in 3 pages: page A for objects, page B for owners and ownership and page C for obligations

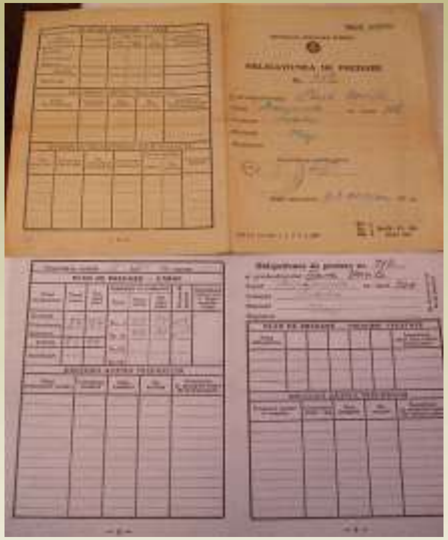
(The Central European Land Registry System)

cadastral plans at scale of 1:2880 or 1:1440 and land registers

Political and social context of the land registration system in Romania

- ✓ The cadastral system of a country reveals its economical and social level of progress.

- ✓ The political climate led to some deficiencies in the cadastral system, which are characteristic to ex communist countries:
  - ❑ the land was removed from the civil circuit
  - ❑ collectivization of agriculture
  - ❑ the restriction of property rights



➢ Registry of property surrender obligations

- ✓ After 1990, real estates were returned to their rightful owners, which led to a significant increase of the society’s interest in property.

- ✓ It is absolutely necessary to assure the informatization of the activity related to general cadastre, to provide a complete evidence of lands and buildings, for a high efficiency on the real estate market, for secure transactions and assigning values for taxation, complying with the European standards.

Objectives of the systematic land registration in Romania

To organize a unitary system of all data related to real estate properties across the country

To provide a complete evidence of lands and buildings, complying with the European standards

To assure the use of digital data at any level of the process.

To provide an efficient and secure registration of real estates

To provide an improved coordination between the technical and legal components

General principles of the systematic land registration

- the principle of free recording of the buildings;
- the principle of registering all the buildings of an administrative-territorial unit, with the identification of all the owners;
- the principle of mass registration in compliance with the field reality, in a short time and with low costs;
- the principle of the official character of the systematic land registration;
- the principle of opposability effect of the recordings in the land registry - according to this principle from the time of starting the land registry it is assumed that the third party is aware of the recordings made in the land registry.

The systematic land registration

MAIN STAGES

- Organising and developing the advertising campaign
- Achieving cadaster preliminary works
- Interviewing owners at their home or in the field
- Conducting specialized works
- Reception of the cadaster techical documents
- Publishing of the cadaster techical documents
- Receving and solving rectification applications
- Updating the cadaster techical documents
- Opening of the land registry
- Finalising of the techinical cadaster works

Benefits of the systematic land registration in Romania

- Registration at no costs for citizens and any legal entity
- Facilitating UE fundraising for agricaltural grants
- Completing the process of land reform
- Registration of state and public lands
- Creation of Address Register (A.N.C.P.I.)
- Registration of buildings
- Clarify owner identity problems
- Contribution to INSPIRE implementation

Products of the INSPIRE directive in Romania:

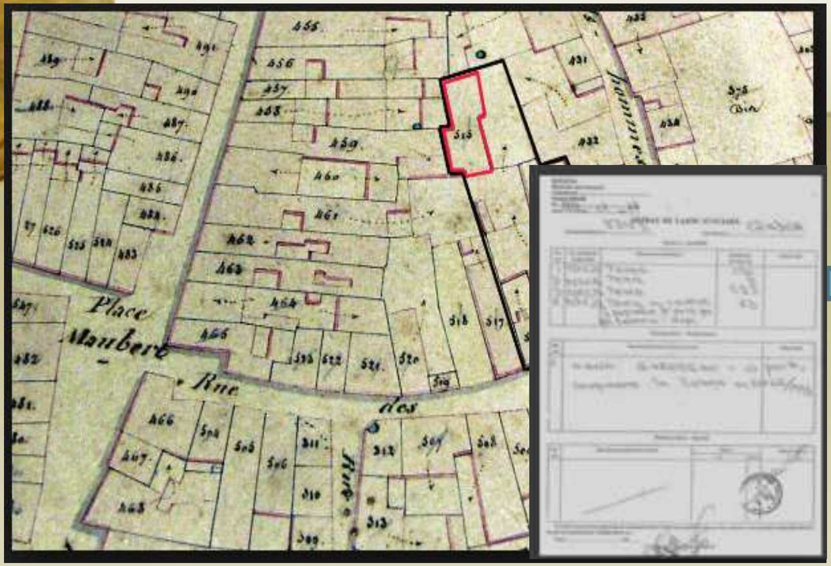
- E-Terra – integrated cadastre and land registration informatic system
- TransDatRO - software for coordinate transformation from the national coordinate system reference in the European reference system and vice versa
- TOPRO5 – the reference topographic plan, scale 1:5000
- I.N.S.P.I.R.E. Geoportal of Romania - application for metadata documents
- Joint Border Commission - verification work of the border between Romania and neighbouring countries

E-Terra

MAIN OBJECTIVES

- improvement and computerization main work streams of National Agency for Cadastre and Land Registration
- automating certain processes
- standardization of working documents
- securing information
- system tracking events
- reduce paper documents archive
- reduce the time to handle requests
- quick access to archive data

Past, present and future



1870

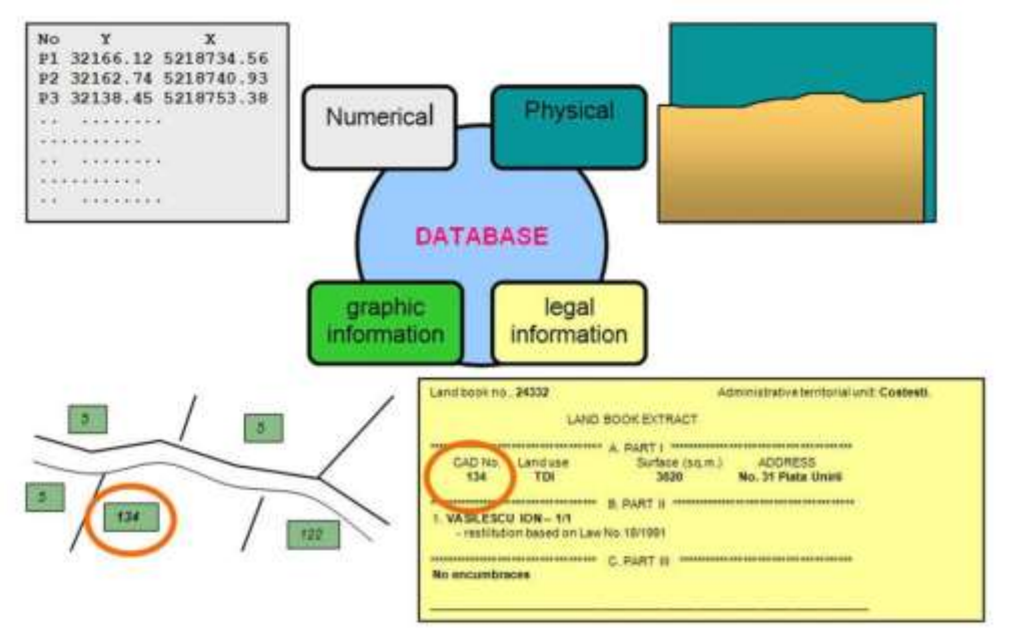
2015

✓The system manages a unique database containing the graphical and textual data related to cadastral and legal record.

✓Through E-TERRA, each property of every administrative territorial unit is entered into the computer system by converting analog data into digital format and is assigned a new cadastral number called parcel identifier.

The organizational structures of the cadastral and legal records

- the cadastral land registry
- the owner’s alphabetical index
- the owner’s cadastral register
- the cadastral plan
- the annexes to part I of the land book


Numerical
Physical
DATABASE
graphic information
legal information
3
5
5
134
122

No	Y	X
P1	32166.12	5218734.56
P2	32162.74	5218740.93
P3	32138.45	5218753.38

Land book no.: **24332** Administrative territorial unit: **Costesti**

LAND BOOK EXTRACT

A. PART I

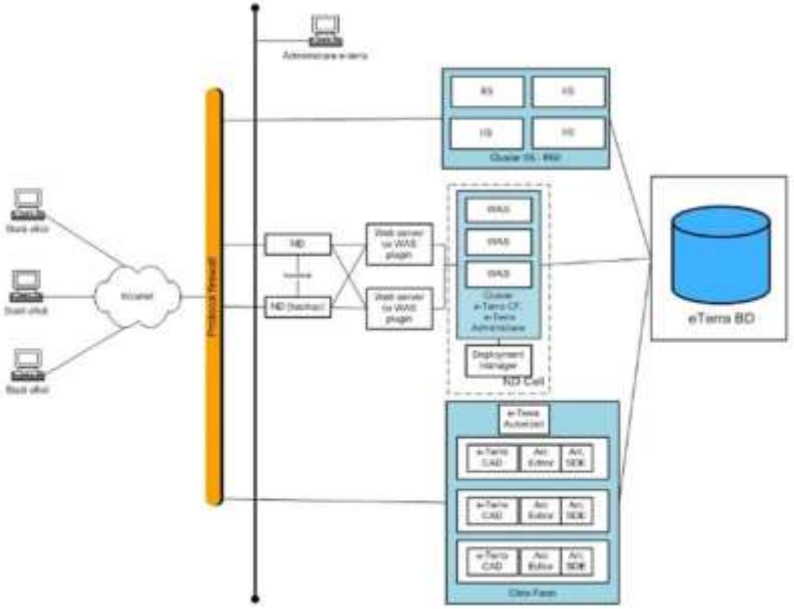
CAD No.	Land use	Surface (sq.m.)	ADDRESS
134	**TDI**	**3820**	**No. 31 Piata Unirii**

B. PART II

1. **VASILESCU ION – 1/1**
   - restitution based on Law No. 18/1991

C. PART III

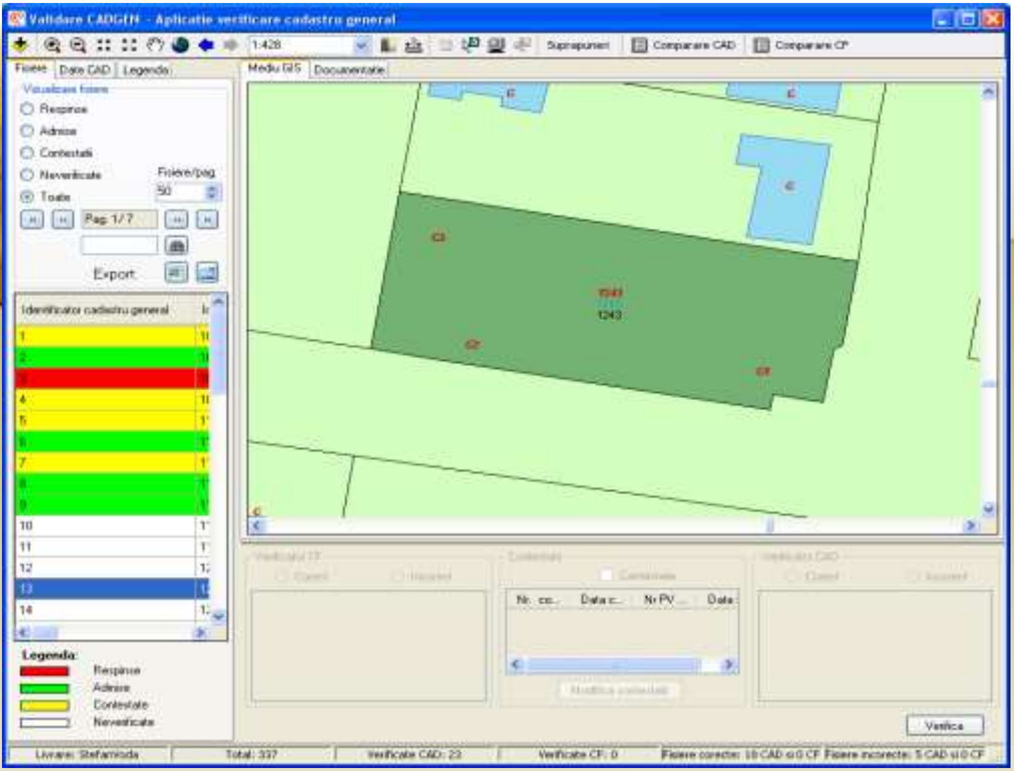
No encumbraces


ND
ND (backup)
Web server cu WAS plugin
Web server cu WAS plugin
WAS
WAS
WAS
Cluster e-Terra CF, e-Terra Administrare
Deployment manager
ND Cell
e-Terra Autorizari
e-Terra CAD
Arc Editor
Arc SDE
eTerra BD

The DESKTOP CADGEN application is part of the informatic instrument package used to transfer data from the General Cadastre into the integrated system of Cadastre and Land Register **E-Terra.**

The main objectives of the DESKTOP CADGEN

- To make efficient and to automate the process to validate/check files .cgxml, with cadastral data and land registry data, following the General Cadastre works
- To standardize the working documents: standard forms of information sheets with cadastral data (extracted from e-Terra and sent to e-Terra)
- To secure cadastral information
- To follow the events in the system


Validare CADGEN - Aplicatie verificare cadastru general
Suprapuneri
Comparare CAD
Comparare CF
Fisiere
Date CAD
Legenda
Mediu GIS
Documentatie
Vizualizare fisiere
Respinse
Admise
Contestati
Neverificate
Toate
Fisiere/pag
Pag 1/7
Export
Identificator cadastru general
Legenda:
Respinse
Admise
Contestate
Neverificate
Verifica
Livrare: Stefanioda
Total: 337
Verificate CAD: 23
Verificate CF: 0

The GIS medium is uploaded automatically with the following graphic layers:

- Lands (Reception Cad Gen)
- Constructions (Reception Cad Gen)
- Lands from other lots
- Constructions from other lots
- Administrative Territory
- County

The main window to verify cadastral data offers the following functionalities

A list with the buildings existent in the reception medium with the following attributes

A function to filter list (look for building) according to: lot number, general cadastre indicator i.e.

A function to filter list according to: files rejected, files accepted, files contested, files not approved, all files

Specific instruments to GIS medium

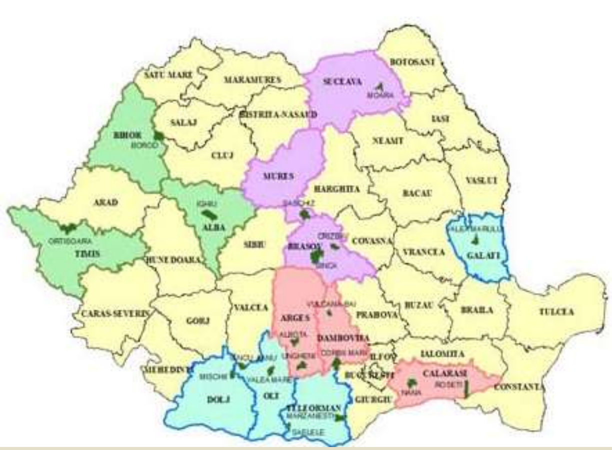
Complementing European Support for Agricultural Restructuring Project (C.E.S.A.R.)

Stage1 – 2011

C.E.S.A.R. Project 1

19 administrative units

grouped into 4 lots


SATU MARE
MARAMURES
SUCEAVA
BOTOSANI
BIHOR
BOROD
SALAJ
BISTRITA-NASAUD
IASI
NEAMT
CLUJ
MURES
HARGHITA
VASLUI
BACAU
ARAD
IGHIU
ALBA
SIBIU
BRASOV
COVASNA
VRANCEA
GALATI
ORTISOARA
TIMIS
HUNEDOARA
CARAS-SEVERIN
GORJ
VALCEA
ARGES
PRAHOVA
BUZAU
BRAILA
TULCEA
DAMBOVITA
IALOMITA
MEHEDINTI
DOLJ
OLT
TELEORMAN
GIURGIU
BUCURESTI
CALARASI
CONSTANTA

SATU MARE
MARAMURES
BIHOR
BOROD
SALAJ
CLUJ
ARAD
IGHIU
ALBA
ORTISOARA
TIMIS
HUNEDOARA
SIBIU
CARAS-SEVERIN
GORJ
VALCEA

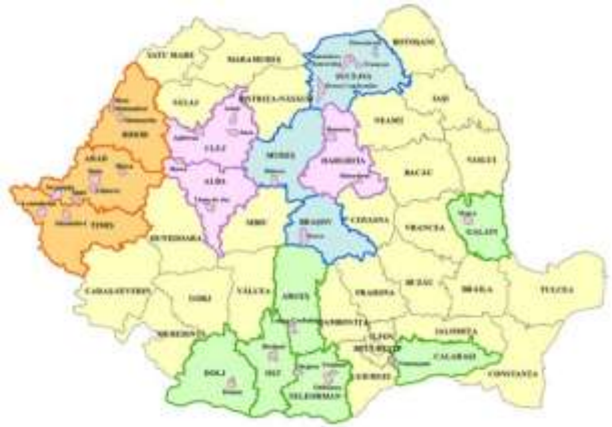
The Timis County is included in Lot 1, with the administrative unit Ortisoara

Stage 2 – 2012

C.E.S.A.R. Project 2

31 administrative units,

grouped into 4 lots

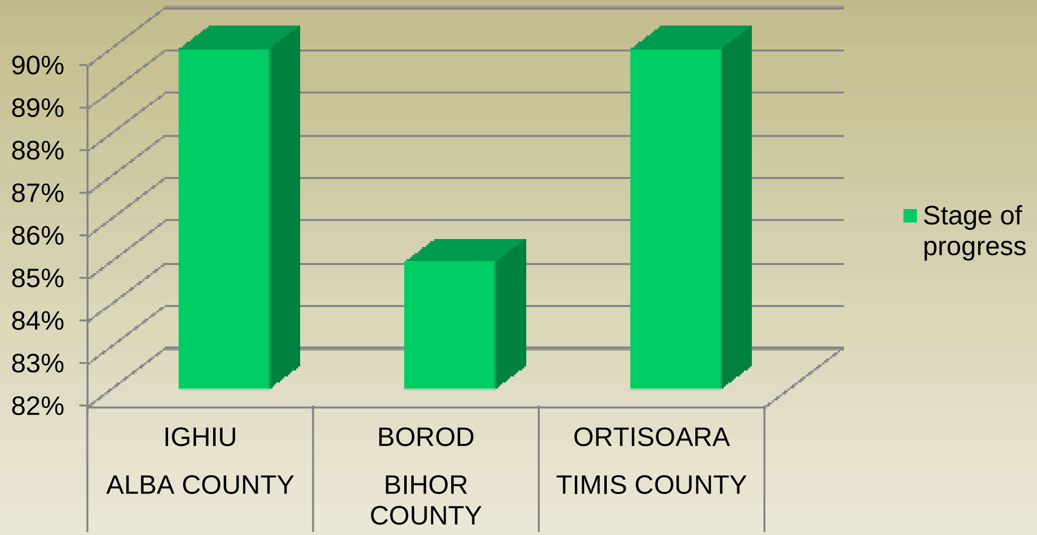


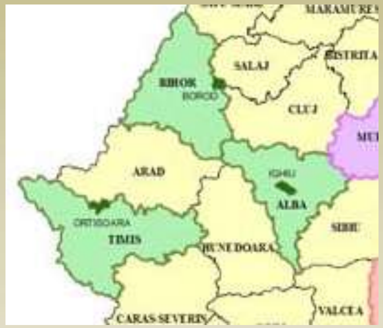
SATU MARE
SALAJ
BIHOR
ARAD
TIMIS
HUNEDOARA
CARAS-SEVERIN

The Timis County is included in Lot 2, with the administrative units: Lenauheim and Sanandrei

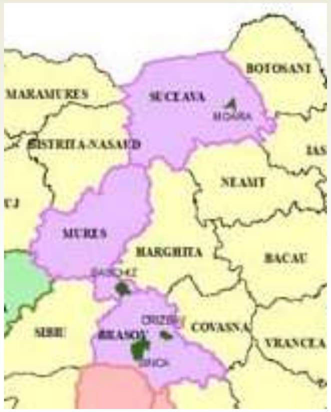
C.E.S.A.R. Project 1
- Statistics -

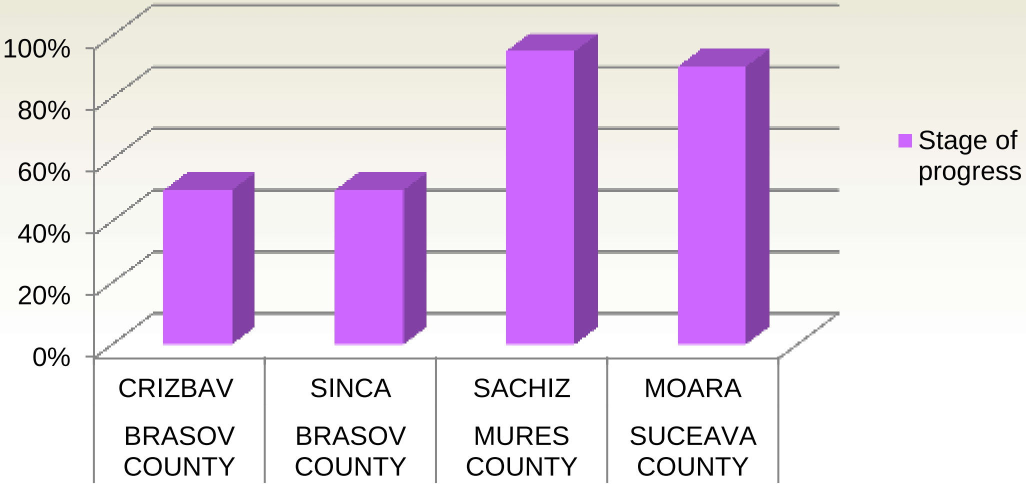
Lot 1



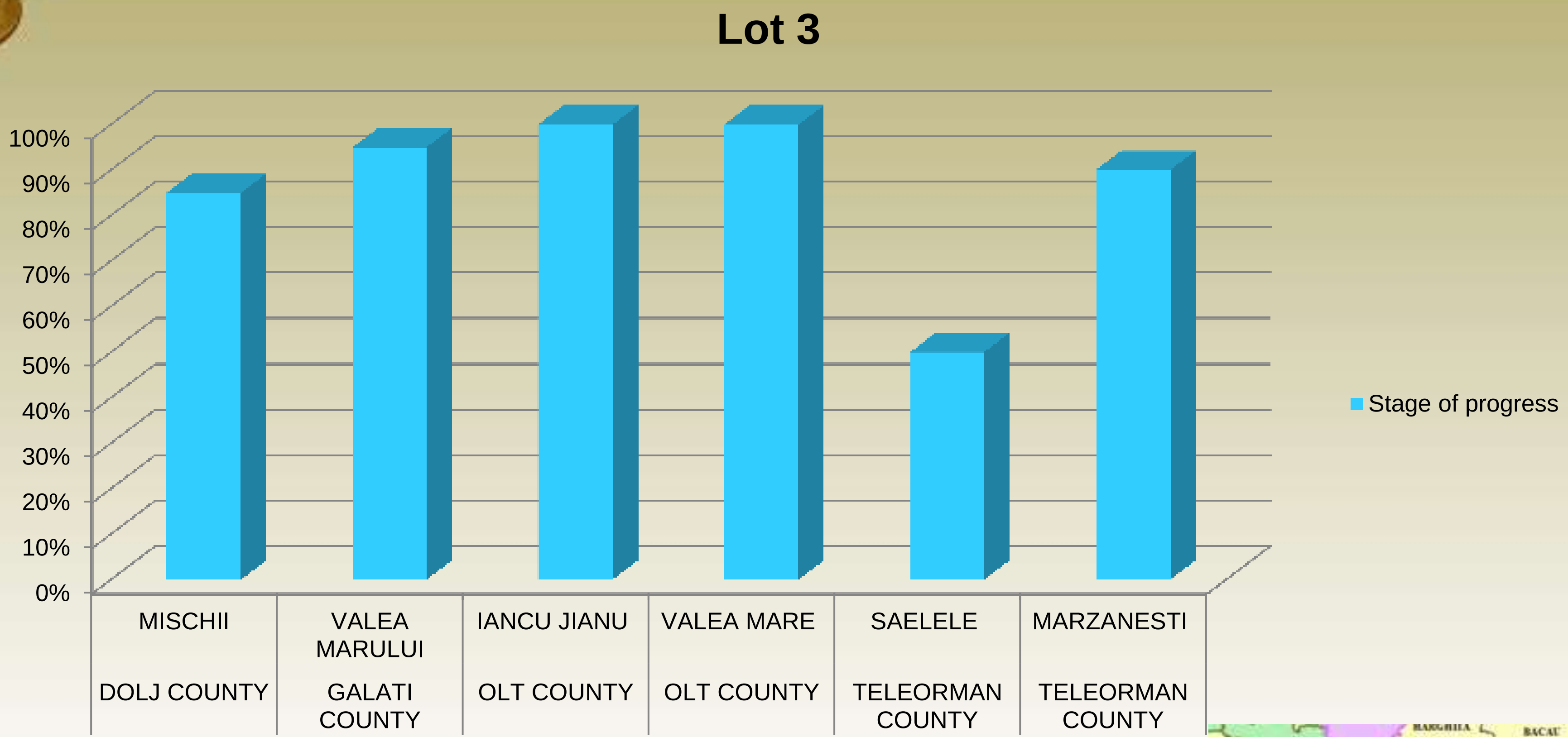

MARAMURES
SALAJ
BISTRITA
BIHOR
BOROD
CLUJ
ARAD
IGHIU
ALBA
ORTISOARA
TIMIS
HUNEDOARA
SIBIU
CARAS SEVERIN
VALCEA

Lot 2


BOTOSANI
MARAMURES
SUCEAVA
MOARA
IASI
BISTRITA-NASAUD
NEAMT
MURES
HARGHITA
BACAU
SACHIZ
COVASNA
SIBIU
BRASOV
CRIZBAV
SINCA
VRANCEA

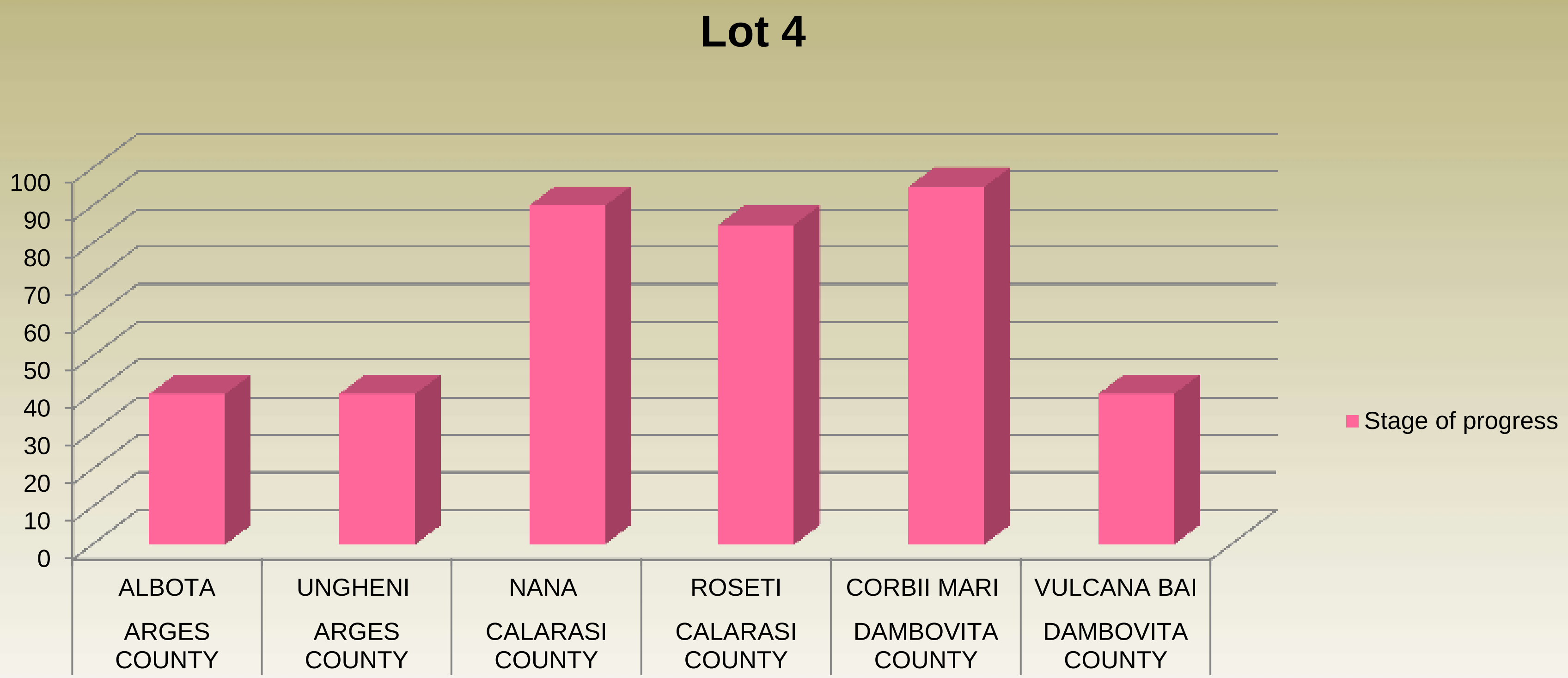


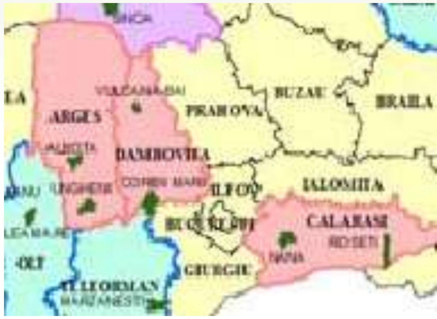
C.E.S.A.R. Project 1
- Statistics -



HARGHITA
BACAU
ALBA
SIBIU
BRASOV
COVASNA
VRANCEA
GALATI
VALCEA
ARGES
PRAHOVA
BUZAU
BRAILA
GORJ
DAMBOVITA
ILFOV
IALOMITA
CALARASI
DOLJ
OLT
TELEORMAN
GIURGIU
MISCHII
VALEA MARE
MARZANESTI
SAELELE

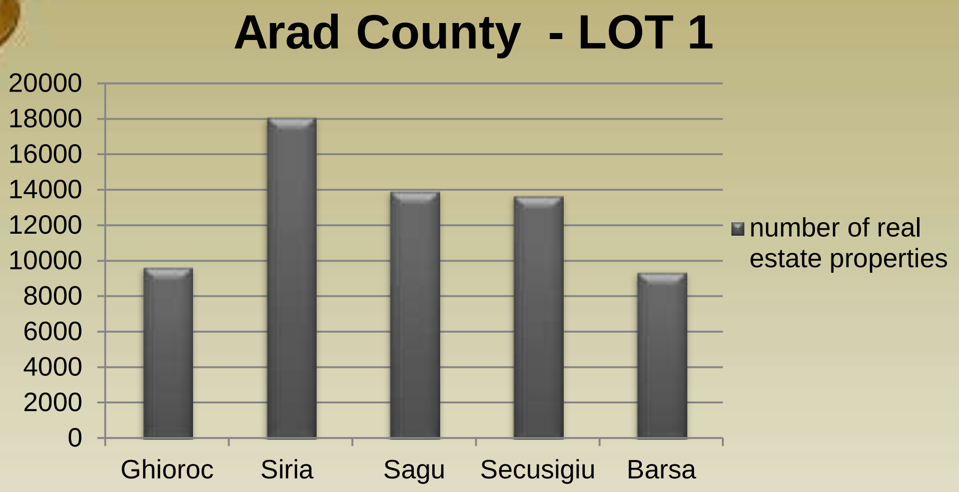
Project C.E.S.A.R. 1
- Statistics -

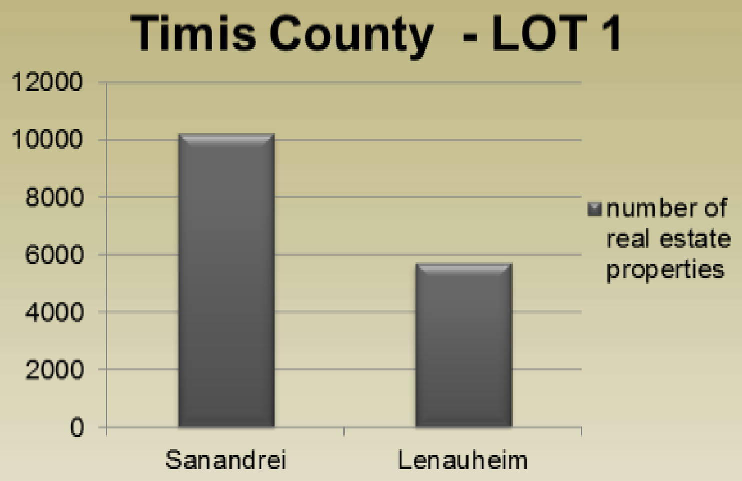

Lot 4

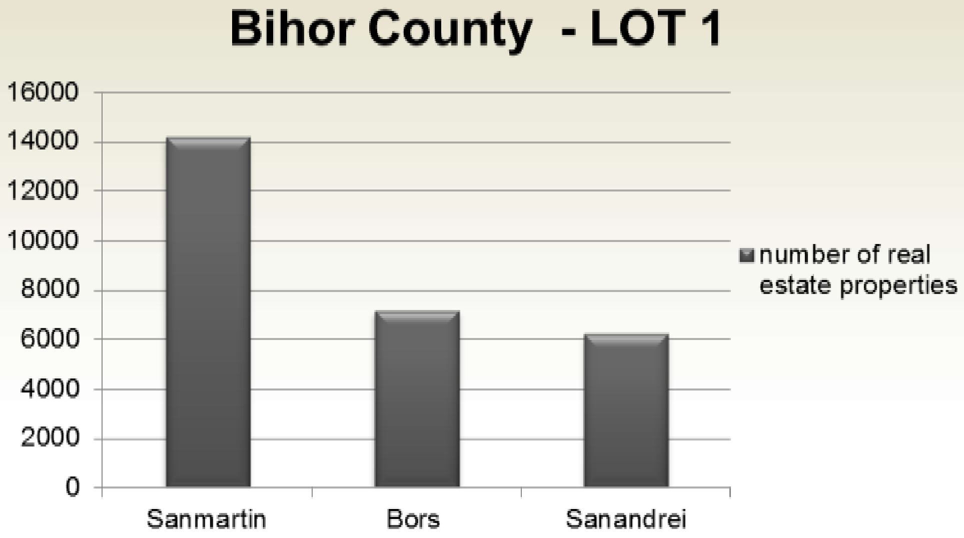


VULCANA BAI
BUZAU
BRAILA
ARGES
PRAHOVA
ALBOTA
DAMBOVITA
UNGHENI
CORBII MARI
ILFOV
IALOMITA
BUCURESTI
CALARASI
ROSETI
NANA
OLT
GIURGIU
TELEORMAN
MARZANESTI

Project C.E.S.A.R. 2
- Statistics -







After Romania and The International Bank for Reconstruction and Development ratified the Loan Agreement, this project was suspended in March 2013, due to the lack of funds.

Conclusions… on transition from sporadic to systematic

The systematic land registration turned to be a very difficult and slow process, under the current circumstances.

Certain problems are restraining or delaying the activities, such as:
- ✓ The lack of ownership titles, lack of any documents to certificate the ownership or possesion;
- ✓ The unwillingness of the holders to cooperate, in spite of the advertising;
- ✓ Financial challenge – the project was suspended due to the lack of funds. The entrepreneurs may continue the works with their own funds.

The National Agency for Cadastre and Land Registration estimates that by the year 2030, in Romania, the process of recording the buildings, total amount of 6 million, will be completed, so that E-Terra can provide, in real time, all the information connected to each building in an administrative territory.

Thank you for your attention!