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**FROM CADASTRAL BACKGROUND OF  
ROMANIA TO THE PRESENT**

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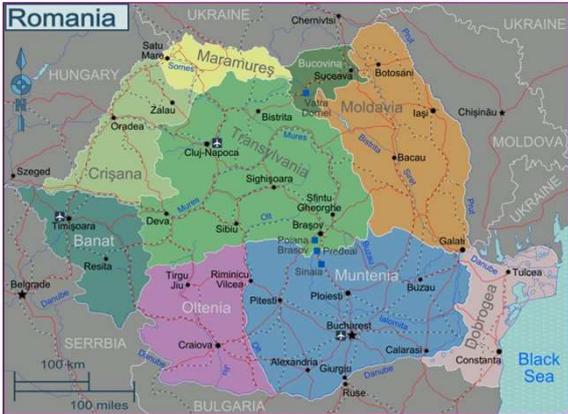
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**OUR BACKGROUND**

- Romanian Cadastre **differently evolved** by province




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### CONFIGURATION OF LAND PROPERTIES BY REGION



AN AREA OF A **TRANSYLVANIAN** LOCALITY ("village fortress")



AN AREA OF A **VALACHIAN** LOCALITY



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### Romanian Cadastre and Historical Background (1)



since 1794

- concretion cadastre
- Romanian regions (Transylvania, Banat, Bucovina)

1933 - 1955

- organizing modern cadastre
- uniform geodetic networks
- first technical and economic regulations
- Law concerning the unification of the land books no. 115/1938
- "Technical Standards" (1943)

1919 - 1933

- was established "Department of Cadastre and Technical Works"
- using local reference systems
- were prepared technical staff at the School of Surveying



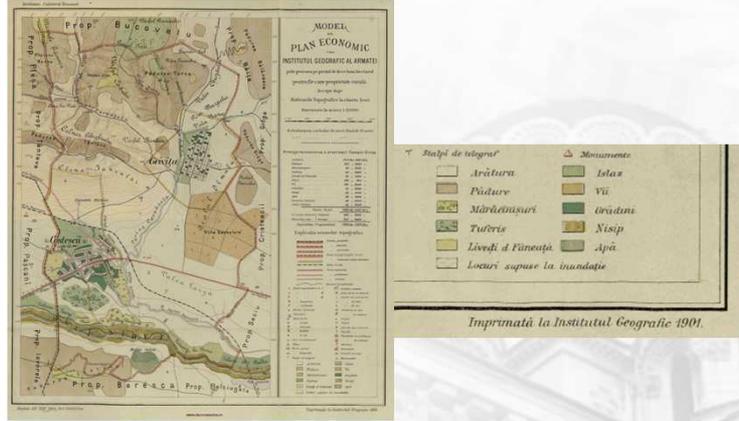
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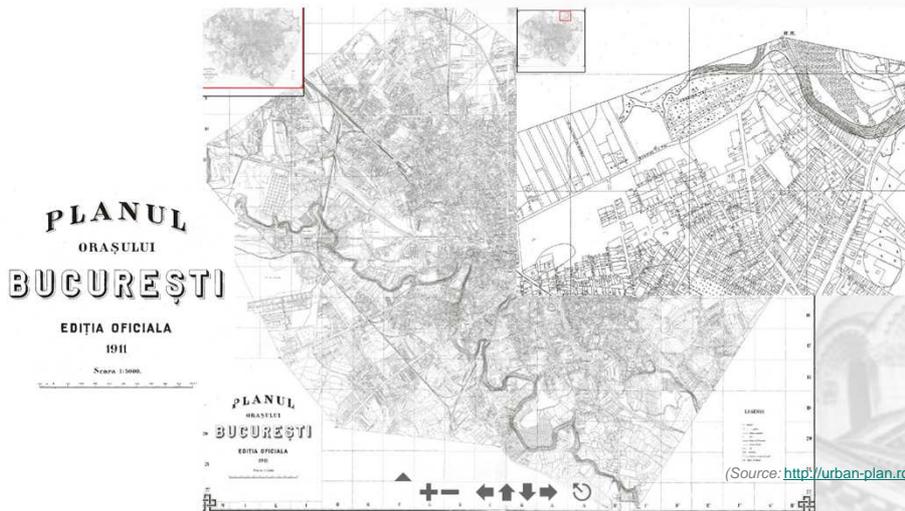


(Source: Brătianu, C. I., *Insemnătatea chartei țării pentru stabilirea regimului cadastral în România*, Editură București: Institutul de Arte Grafice Carol Göbl S-sor Ion Rasidescu, 1901, <http://www.digibuc.ro>)



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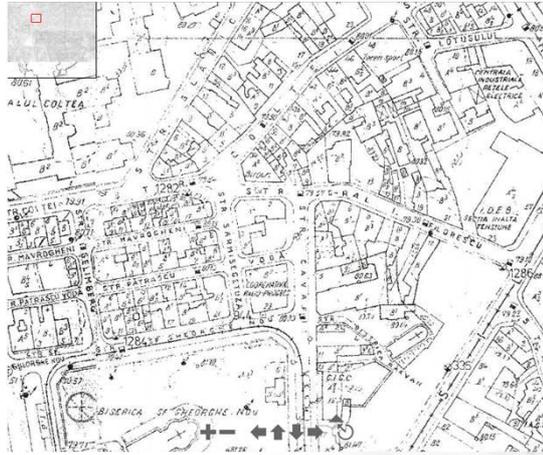




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1984



(Source: <http://urban-plan.ro>)



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### Romanian Cadastral and Historical Background (3)

2004 - 2014

- integrated system of cadastre and land book
- the National Agency of Cadastre and Land Registration (NACLAR)



after 2014

- Order no. 700 / 2014
- National Plan for Cadastre and Land Book



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## Integrated Land Registration System in Romania

general register for input;

cadastral map which  
contains graphical  
representation of the  
property limits;

electronic land book



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## Main Types of Cadastral Documentations

documentation for first registration;

documentation for detachment / union;

documentation for submission of final  
construction on land registered in the Land  
Book;

documentation for real estate changes;

documentation for area modification;

documentation to describe dependent parts of  
the property right;

documentation for reconstitution of the land book  
lost, destroyed or stolen.



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## Types of Land Registration in Present

### Sporadically cadastral works:

- register each real estate
- executed at owner request
- financially supported by owner  
– in some cases very expensive  
by comparison with the land  
value
- after registration are integrated  
in the systematic cadastre
- upon a \*.cpxml file

### Systematically cadastral works:

- register an entire land  
administrative unit
- no expenditures for owners
- some administrative units  
register under project pilot  
CESAR
- the other administrative units  
(communes) are registered  
based on auction (State  
budget) – General Program for  
Cadastral and Land Book
- upon a \*.cgxml file



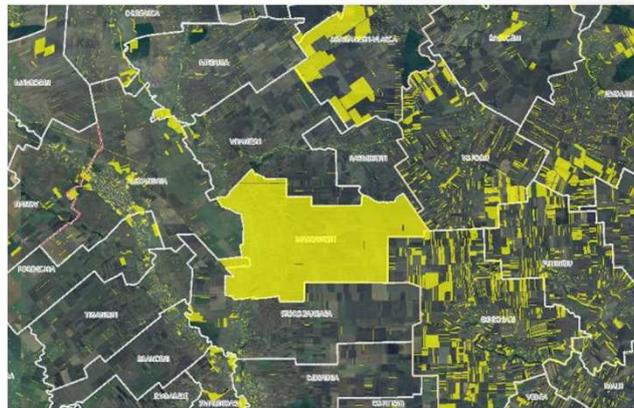
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## Land Administrative Units: Visual Comparison – Sporadically vs. Systematically



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## Romanian Cadastre Nowadays

- **Legislative changes:**
  - Order no. 700/2014 - an important achievement for cadastral workflow
- **Real estate application Imobile e-Terra (managed by NACL R)**
  - accessed for free by anyone interested to view information on the real estates in the system
  - the main NACL R operational system for managing information on real estates
  - in use from June, 2008
- **E-Terra3 – project in implementation (from 29<sup>th</sup> of December 2014) – updating the integrated information system of cadastre and land registry to be compliant with INSPIRE Directive**
  - 15 months - 34.68 million lei



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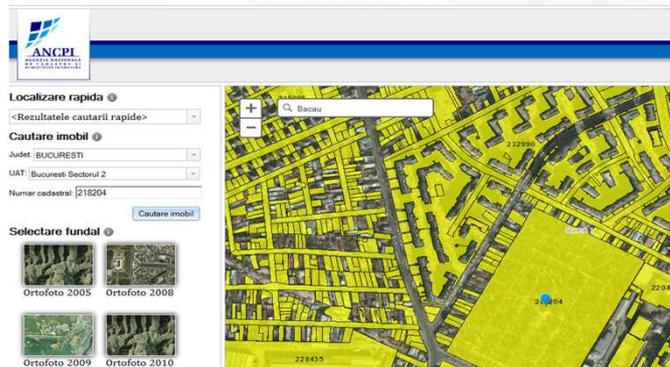


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## Achievements - Applications IN USE

- national real estate information system **e-Terra**.
- in application Imobile e-Terra → registered properties.



(Source: <http://geoportal.ancpl.ro/geoportal/imobile/Harta.html>)



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## National Programme of Cadastre and Land Book (NPCLB) 2015 - 2023

- Official Gazette no. 309 / May, 6 , 2015
- Purposes:
  - updating policies on socio-economic development in localities and regions;
  - urban and rural infrastructure development ;
  - establishing the value of real estate necessary for a fair system of taxes ;
  - creating appropriate conditions for free real estate transactions;
  - obtaining international capital;
  - developing and strengthening mortgage system ;
  - management of public and private real estate fund.



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## NPCLB on National Agency for Cadastre and Land Registration (NACLR) Web Page



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## Financing Sources

- **NACLR - 4 billion lei**
- **foreign funds repaid by the regional operational program in the amount of 300 million euros**
- **co-financing or funds from local budgets**



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## Current Status

- **in Romania there are over 40 million real estates (land, buildings, apartments)**
- **only about 7.4 million real estates recorded in the national system (just over 18% of the total)**
- **Romania: 3181 Administrative Units (UAT):**
  - 2337 will be carried out by National Programme of Cadastre and Land Book - NPCLB;
  - 793 will be carried out by the Regional Operational Programme 2014-2020;
  - 44 are in progress (almost completed) under CESAR Project;
  - 7 are completed (1 in project pilot and 6 through CESAR project).



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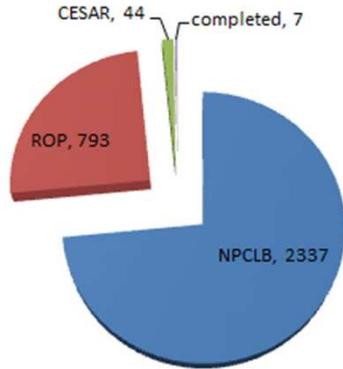




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### Current Status



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### Example – Commune with Completed Systematic Cadastral Works

- MURES County
- **Saschiz Commune**
- Area 9,821 ha
- Number of Real Estates 7,815
- Closure of the old land books:
  - NACLR Order no. 244/16.04.2013
  - Official Gazette no. 234/23.04.2013



(Source: <http://geoportal.ancpi.ro/geoportal/imobile/Harta.html>)



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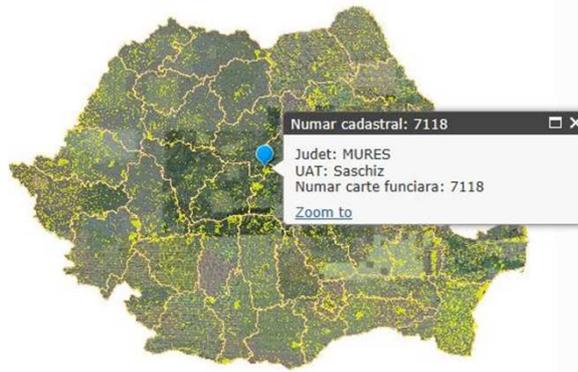




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## Searching Database



(Source: <http://geoportal.ancpi.ro/geoportal/imobile/Harta.html>)



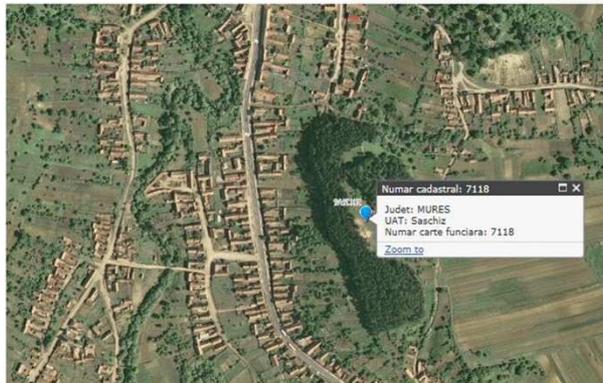
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## Identifying the Real Estate (1)



(Source: <http://geoportal.ancpi.ro/geoportal/imobile/Harta.html>)



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## Identifying the Real Estate (2)

Termini și condiții de utilizare

ANCP  
ANUL NAȚIONAL AL CĂMĂRII DE  
MĂSURĂTORI

Localizare rapida @  
<Rezultatele cautarii rapide>

Cautare imobil @  
Judet: MURES  
UAT: Saschiz  
Numar cadastral: 7118  
Cautare imobil

Selectare fundal @  
Ortofoto 2005 Ortofoto 2008  
Ortofoto 2009 Ortofoto 2010

Numar cadastral: 7118  
Judet: MURES  
UAT: Saschiz  
Numar carte funciara: 7118  
Zonati: SA

esri

(Source: <http://geoportal.ancpi.ro/geoportal/imobile/Harta.html>)



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## Major Achievements of Systematically Registration

- 1 • Free registration of the real estate
- 2 • Guaranteeing and ensuring ownership
- 3 • Greater social stability
- 4 • Business opportunities and investment growth
- 5 • Easier access to mortgage loans
- 6 • Facilitates the transfer of ownership



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## Advantages of Systematically Registration

- Creating a realistic tax base for all buildings;
- Development of mortgages;
- Supporting and ensuring the fulfillment of justice and public administration;
- Reduction of the litigation;
- Developing and monitoring the real estate market;
- Protecting the state property;
- Facilitating land reform;
- Supporting land improvements;
- Improving infrastructure development and urban development;
- Support of environmental protection;
- Eliminating properties overlapping;
- Provision of statistical data;
- Development of other specific systems which are closely related to systematic cadastral works.



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## Main Challenges in Implementation of Systematic Cadastral Registration (1)

- The algorithm for **establishing** an appropriate **order** of land administrative units in which will be implemented the systematic cadastral registration – according to priorities, estimated benefits and development
- **Instability** of the **related legislative framework** (eg related to the restitution of property, urban planning, authorization for buildings, expropriation for public utility) associated with the inconsistent application of laws and procedures for its implementation;
- An appropriate **developping of IT technologies** which can reduce operating costs by:
  - applying the best software solutions for use in administration,
  - improving the quality of public services provided – these technologies must be known and be adopted permanently in the institution.



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## Main Challenges in Implementation of Systematic Cadastral Registration (2)

- **Adapting e-Terra application** in accordance with the IT component for the implementation of the solutions found to specific and various situations identified in practical workflow of implementation
- Difficulties in **collaboration between NACL** and other central structures that hold large areas of land (forests, water, infrastructure, etc.)

Good Land Registration  
(must be based on  
INSPIRE structure)



**Sustainable  
Development**

Romanian NSDI  
(INIS Geoportal)  
<http://geoportal.ancpi.ro/geoportal/viewer/index.html>  
(according to INSPIRE Annex I  
(6 – Cadastral Parcels))



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*Thank you for your kind attention!*

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