

# CADASTER IN ROMANIA

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## **Abstract**

*To begin communication refers to the effects of nr.7/1996 Law Publications Real Estate Cadastre and administrative point of view, stating in advance the implications cadastre on Romanian territory.*

*The following are the ways of achieving general cadastre in our country, in three stages, each with specific objectives and approximate time. These terms are approximate because each government should be to sustain rhythmic introduction cadastre and not interrupt the process of implementing general cadastre in Romania. Cadastre in need of our country is supported by the cooperation with the European Union and ensures fair taxation of property and the property.*

*Keywords: cadastral register, cadastre legislation, ownership of real estate.*

## **1. INTRODUCTION**

Since IX X century in some areas occupied by the Romans worked the land register in the form page, a land tax records and equipment.

When Austria-Hungary occupied the land from the current Nation, it has imposed on those within the applicable law in the empire, including measuring the properties, preparation and keeping up to date "book Fundu- cadastral register". It worked and made up after World War world, in regions of Banat, Transylvania and Bukovina.

In these provinces, and today we have these cadastral register, and in some communities where mayors have been competent and conscientious secretaries were the record to date to around the 1990s, even if only one work from the communist land records.

In the interwar period was promulgated "Law on Organization nr.23/1933 register land and placing books in the Old Kingdom and Bessarabia Fundu" wishing Fundu is so widespread across Romania Mare Book.

But following the Second World War that brought a regime in Romania was not in the doctrine of private ownership of property and therefore had no need for Cadastre, especially the exact juridical status of the books Fundu, only one land records on earth with which manipulated surfaces that were made record production of agricultural products.

Only after 1996, when it was enacted "Law. 7 / 1996 of the cadastre and real estate advertising "is desired in terms of legislative Vader introduction in Romania General Cadastre and Land Book so one for each parcel (land surface delimited by a natural or artificial, with one use and one or more owners) or building (a building plot or not) in part.

## **2. MATERIAL AND METHOD**

From 1996 and until now has been made on these, in terms of the cadastre, in Romania:

- Has started 270 of delimitation of administrative perimeters of as many municipal cadastral-commune, a total administrative perimeter around 3500, but were stopped;
- To start determining absolute coordinates of points in the national geodetic system using GPS equipment, operation also closed at a time, but resumed and continued into the present;
- Have made lifting cadastral two or three large cities and a few common money funds local councils concerned;
- Sporadic lifting were made by persons authorized documentation in order to obtain the cadastral number and opening a land book for buildings of owners interested in selling, buy, donate,

mortgage, etc.. On their money is being achieved about 20% of private properties in Romania, but have many disputes within the perimeter of the site topographic administrative-Land. It is estimated that completion of general cadastre national index based on cadastral plan may take place in an interval of about 20 years, resulting in:

- Providing a real basis in order to secure property rights;
- Supporting the development of real estate and mortgage market;
- Establish a realistic tax;
- Ensure transparency and access to public information.

### **3. RESULTS AND DISCUSSIONS**

Possibly to achieve general cadastre in our country:

For this purpose it will adopt and implement a National Plan of introducing general cadastre in Romania, done in stages and adequately financed and supported, to be respected by all governments that will work after its adoption.

The objectives of this Plan will be structured and performed on stage possible, with these moments in progress:

- Modernizing the legal framework, strengthening institutional capacity and preliminary work undertaken in order to introduce general cadastre;
- Start and completion of Romania General cadastre and ensure transparency and accessibility of the system;
- Ensure compatibility and full interoperability cadastral system in Romania with the standards of reliability and safety data as well as in other EU countries.

Each of these moments have each, in part, clearly defined objectives in reaching the ultimate goal-achieving General cadastre for the Romanian territory.

### **4. CONCLUSIONS**

According to the Law were set up and organized specialized institutions:

- National Agency for Cadastre and Land Registration (ANCPI) with legal and authorizing officer based in Bucharest and to coordinate all activities of the cadastre (technical, economic and legal) in Romania;
- County and Bucharest offices of Cadastre and Land Registration with legal personality established in the centers of the counties and in Bucharest and to coordinate the activity of the General Cadastre and Land Book in each county or Bucharest Municipality sectors;
- Offices of Real Estate Advertising land book and besides territorial courts (these are more in a county or Bucharest Municipality, as compared to their administrative organization) which are subordinate County Office or the City of Bucharest for Cadastre and Land Registration;
- National Center of Geodesy, Cartography, Photogrammetry and Remote Sensing (CNCFT), subordinate ANCPI.

If the Administration to comply with Law No. 7 / 1996 of the cadastre and real estate advertising, not even today practically started in Romania General Cadastre.

In the first stage follows (in perspective the years 2013-2015):

- Incorporate into relevant legislation and regulations at national level, the principles of EU (Granada, Spain, 2002);
- Integration of national geodetic network of GTS CLASA A European reference system ETRS '89;
- Develop network of GPS stations Always ensure an average density of 2 000 km<sup>2</sup>; achieve national geodetic network CALSA A, B and C by determining the GPS, ensuring at least 3 points on the surface of each territory geodesic administrative-Land-communal , which serve to place the general cadastre works;

- Development of conventional and digital mapping maps and topographical plans interoperable at European level, standardization of information Geospatial character by adopting the European reference system and processing parameters and functions between these systems;
- Standardization in the land registration system on the description (inspection) and the buildings owners and registration of real estate securities as submitted, achieving a rating system of property and taxable values of properties in view of fair property taxation;
- Complete privatization of cadastre, the cadastral decentralization of institutions, in the counties or regions for development, while maintaining the responsibilities of overall coordination and management of information by the central authority in the field.

In the second stage (2020 years in perspective) as:

- Make general cadastre and real cadastral database, including opening the land books for about 65% of the area of national territory;
- Complete information system of fund-urban housing for all cities in Romania, the water fund, the forest, the communication lines etc.;
- Completion of cadastral information system of the perimeters of particular interest from ecological, historical and cultural;
- Maintenance and updating (maintenance) permanent general cadastre and information systems specific to the areas of specialty that open systems to avoid obsolete information in the database.

In the last stage (2030 years in perspective):

- Complete and achieve general cadastre database for the entire area of the country;
- Completion of information systems for urban real estate fund-rural villages belonging to the remaining municipalities;
- Make general cadastre information system and Estate Advertising administrative to all territorial units, the counties and the whole country and provide controlled access to this system to all users.

It required the issuing of an emergency general cadastre, the graphic and alpha numeric a territory on which to grow an productive economy. If we consider the situation need cadastral plans for investments and subsidies in agriculture, initiated by Romania with the Union European and we understand urgency.

## 5. REFERENCES

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\* \* \* National Strategy Sustainable Development Environment Ministry and several NGOs