

# Cadastre

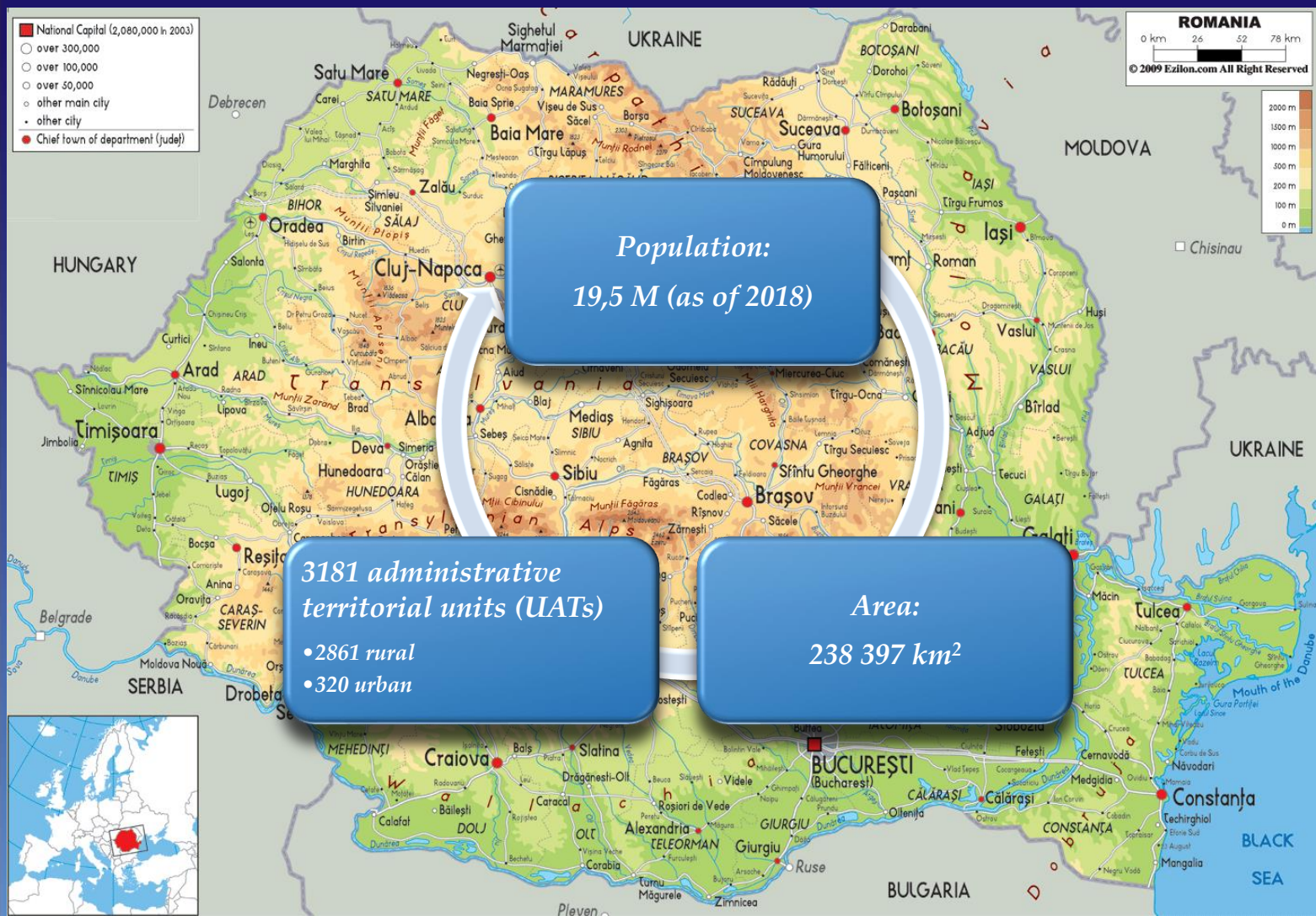
## A Solid Foundation for Economic and Social Growth The Romanian Experience



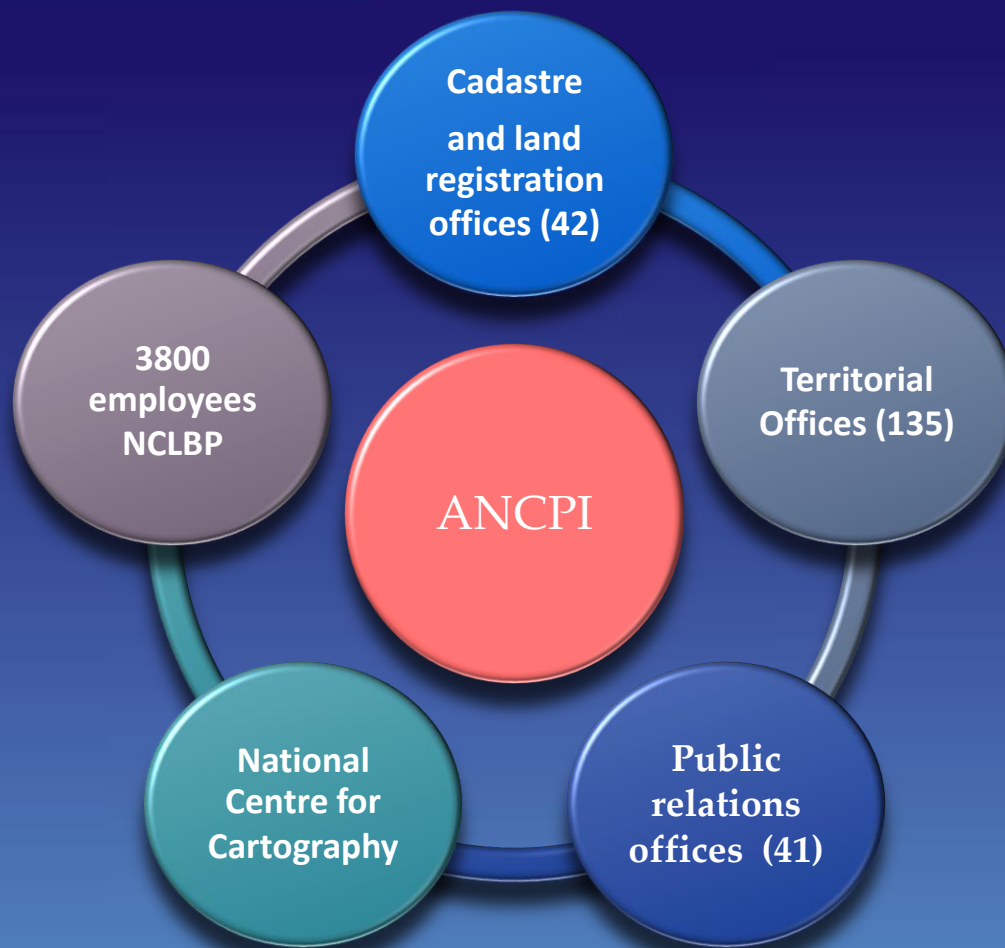
**NATIONAL AGENCY FOR CADASTRE AND LAND REGISTRATION**

# Romania

## area – population - organization



# National Agency for Cadastre and Land Registration



# National Agency for Cadastre and Land Registration

## Main responsibilities

- Develops regulations, rules, procedures for cadastre and land registration activities
- Ensures the registration of real estates in the publicity registers at national level
- Authorizes individuals and legal persons who can perform specialized works in the fields of cadastre, geodesy and cartography

## Founding


- Own revenues: operational costs, National Program for Cadastre and Land Book 2015 -2023
- State subsidies: co-financing EU projects

## Legislation

- Law no.7/1996 on cadastre and land registration
- Regulation for approving, reception and registration in cadastre and land book (Order no.700/2014)



# Electronic services provided

- 
- Digital processing of applications for registration in all local offices (2012)
  - Electronic payments
  - On-line services: land book extracts for information, land book copies, WMS services, real-time GNSS positioning services
  - Web services for notarys, cadastre surveyors, register of population
  - Cadastre plan displayed on geoportal

# Registration process in Romania

## Sporadic registration

### Assumptions

- 40 million properties in Romania
- **12.92 millions** properties registered today, out of which:
  - 11.46 millions by sporadic registration
  - 1.46 million by systematic registration
- **1 million** yearly sporadic entries

**We need almost 30 years to complete registration at national level based on sporadic registration**


# Sporadic vs. Systematic registration

Approach	Key Advantages	Key Disadvantages
<b>1. Sporadic first registration</b>	<p>Low cost to government as the owners finance the registration process</p> <p>Register is populated in areas of high land market activity</p>	<p>High cost to applicants. High cost to government per registered property in providing systems, resources and information to respond to sporadic requests</p> <p>High cost to government in creating public awareness and interest in participation</p> <p>Risk that sporadic requests lack transparency and foster corruption. Risk that erroneously registered properties take priority over legitimate claims</p> <p>Cost and lack of awareness can be a barrier to participation by the poor and disadvantaged. Long timeframe to complete cadastre, some properties may never be entered into cadastre and land book</p> <p>Incomplete register difficult to use for other purposes (planning, land management, taxation etc.)</p>
<b>2. Systematic first registration</b>	<p>Economies of scale. One-off task that can substantially be outsourced. Quickest timeframe to result in complete system and coverage</p> <p>Locations, including state land and produces records that serve multi-uses (planning, land management, taxation, etc.)</p> <p>Cadastral map established without gaps or overlaps. Transparent with high community acceptance</p>	<p>High cost to government as the state pays the expenses of registration – it is difficult to undertake program and collect fees from beneficiaries</p> <p>Requires strong government oversight, management and quality control</p> <p>Requires long-term planning and commitment which can be disrupted by changing political objectives</p> <p>Significant resources required (but major parts can be contracted out).</p>
<b>3. Conversion of existing records</b>	<p>Less cost to government</p> <p>Can be used to quickly populate records with the option to upgrade records on sporadic approach</p>	<p>Requires some confidence in existing records so that there is community confidence in process and resulting system</p> <p>Limited field inspection and community consultation can mean that the system fails to reflect reality on the ground</p>


# ANCPI strategic options to complete properties registration in Romania



- **Systematic registration developed by ANCPI at UAT level**



- **Financing the Systematic registration on cadastral sectors performed by City Halls**



- **Financing the Systematic registration of public and private property land**



- **Co-financing City Halls to accomplish cadaster**



# National Program For Cadaster And Land Registration 2015 2023

## Strategic Objective

Free systematic registration of all properties in Romania

Romanian Government has approved in May 2015 the National Program for Cadaster and Land Registration 2015 2023 HG 294/2015

## Financing:

- **900 mil.** Euros from ANCPI revenues
- **312 mil.** Euros from EU funding
- other local authorities co-financing budgets

Human resources: **600 new staff** hired on fixed term

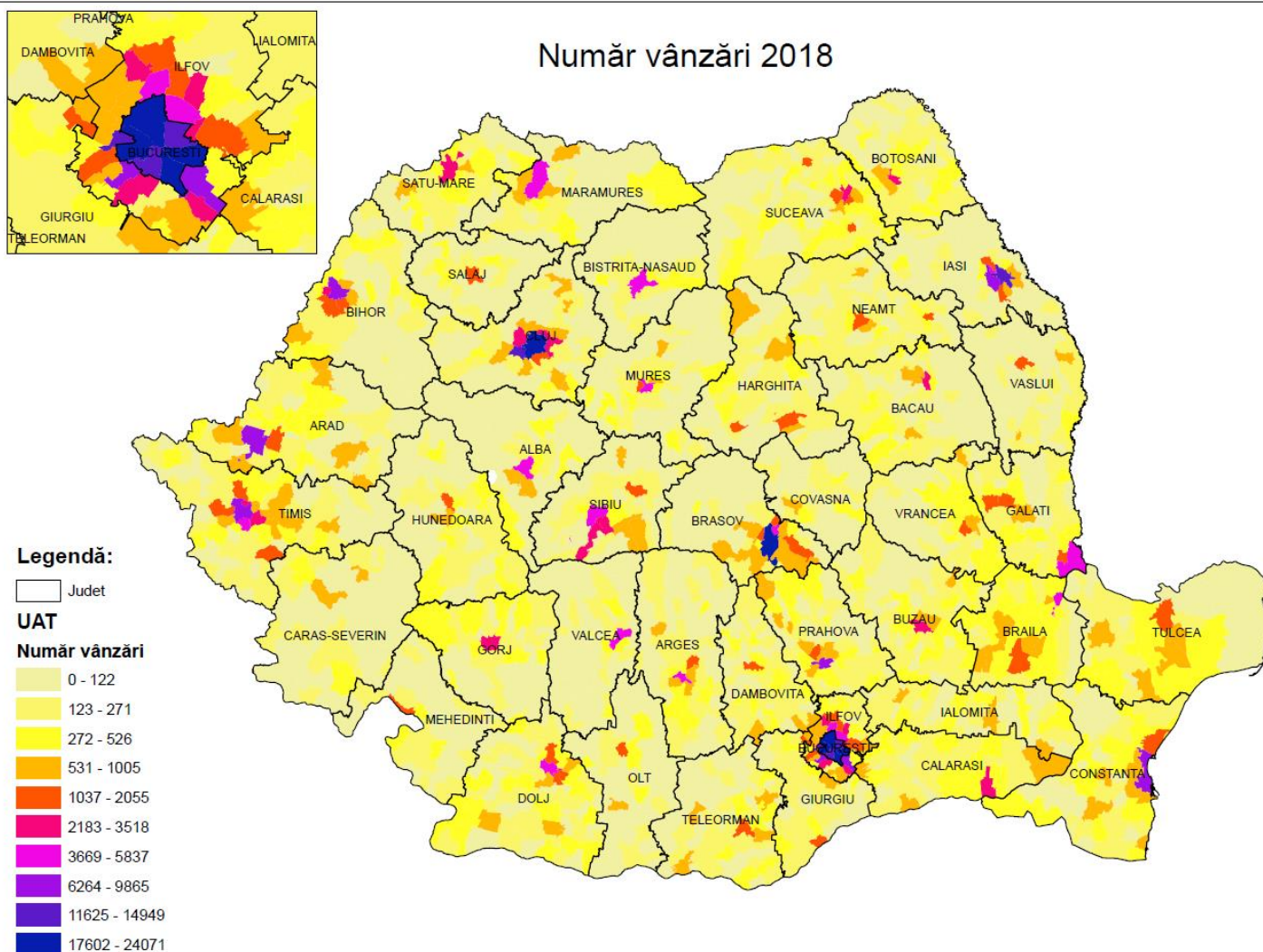
# National Program for Cadastre and Land Book Funding

- ANCPI revenues: Systematic registration at UAT level -
  - **27 mil Euro**
- ANCPI revenues: Financing Systematic registration on cadastral sectors performed by City Halls
  - **380 mil Euro**
- ANCPI revenues: Financing the Systematic registration of public and private property land
  - **16 mil euro**
- ANCPI revenues: Co-financing City Halls to accomplish cadaster
  - **11 mil Euro**
- POR 2014 -2020 Priority Axis 11: Systematic registration in 660 rural UATS
  - **312 mil Euro**

# Properties and mortgages registration

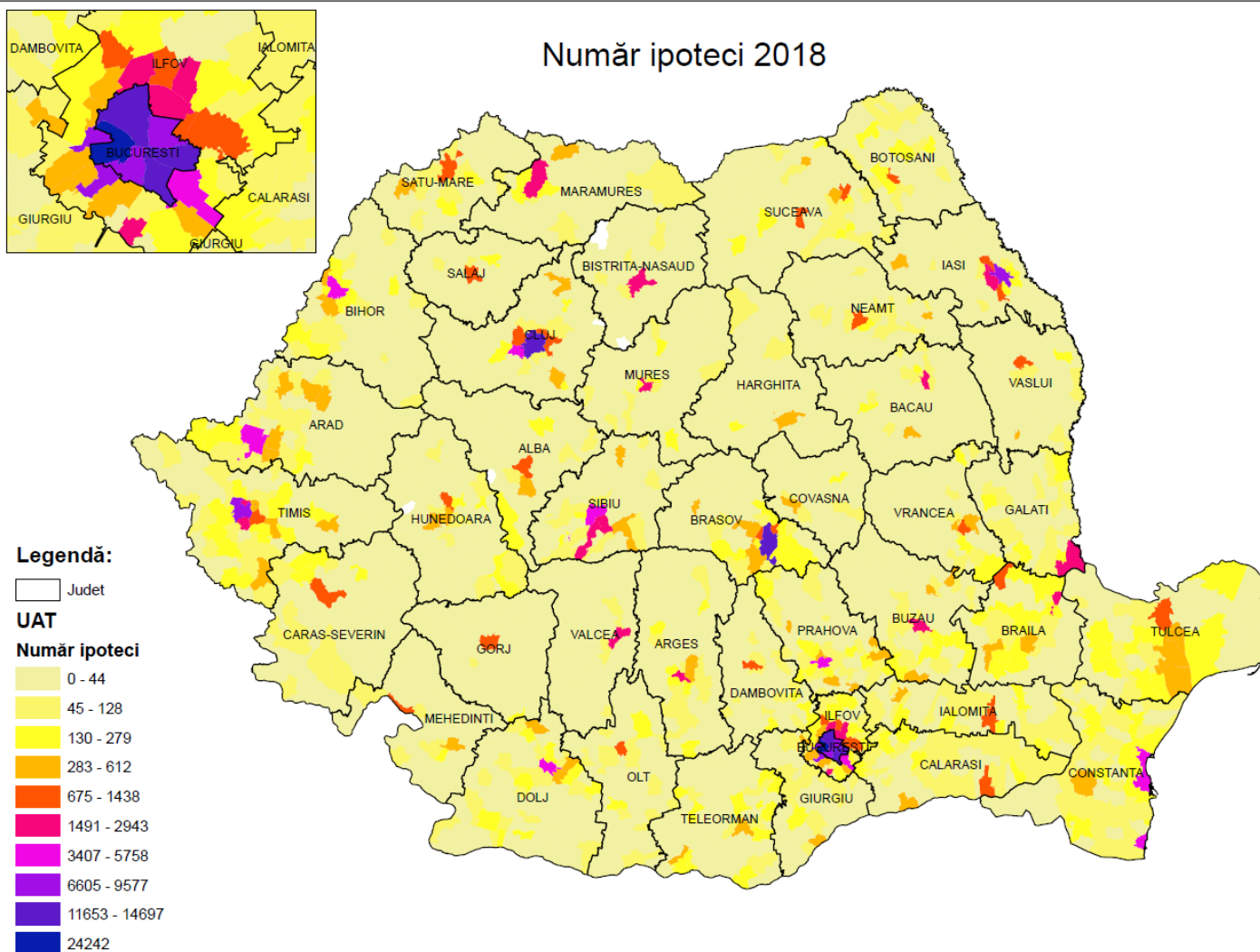
**2009-2018**

# TRANSACTIONS 2018

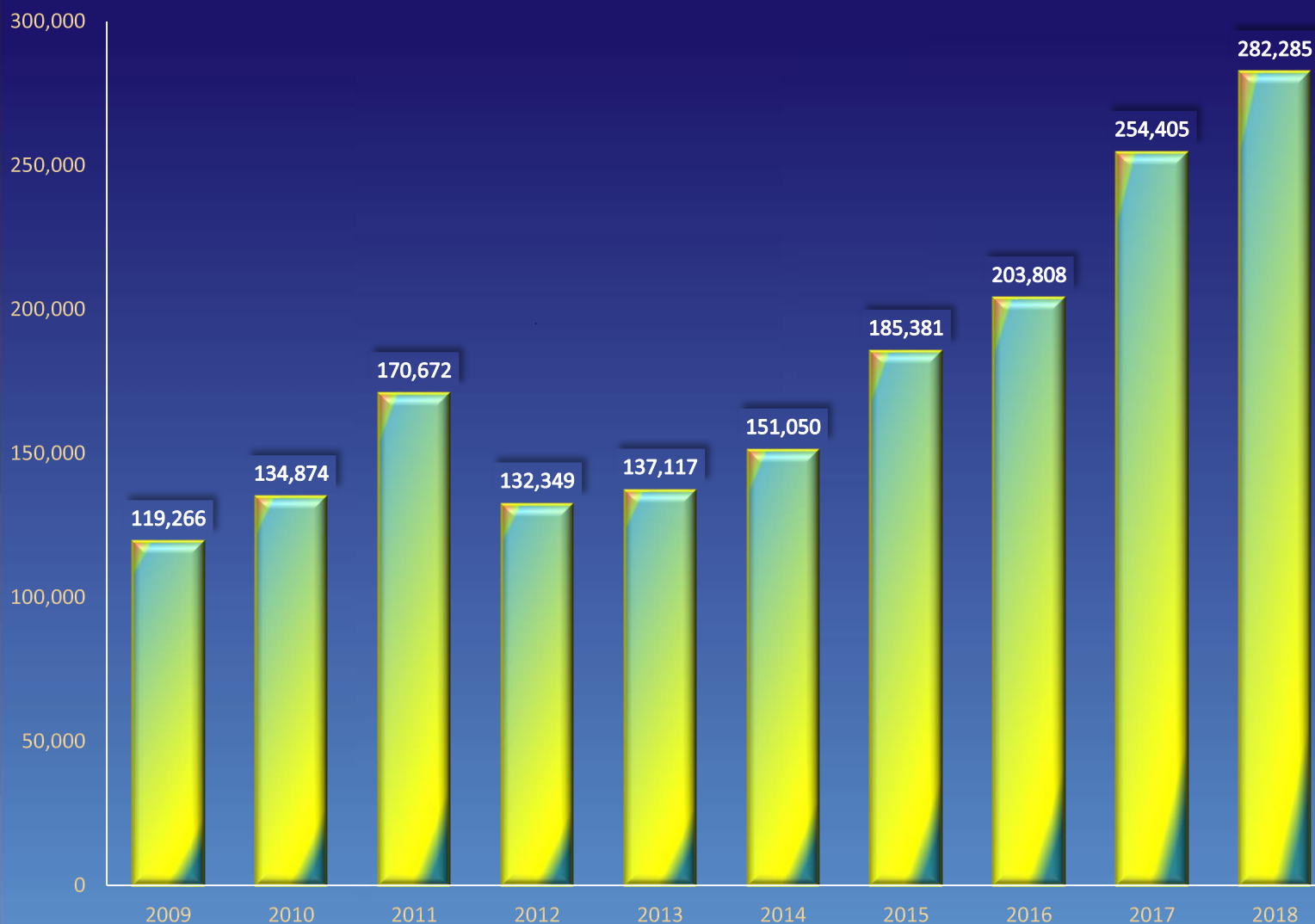




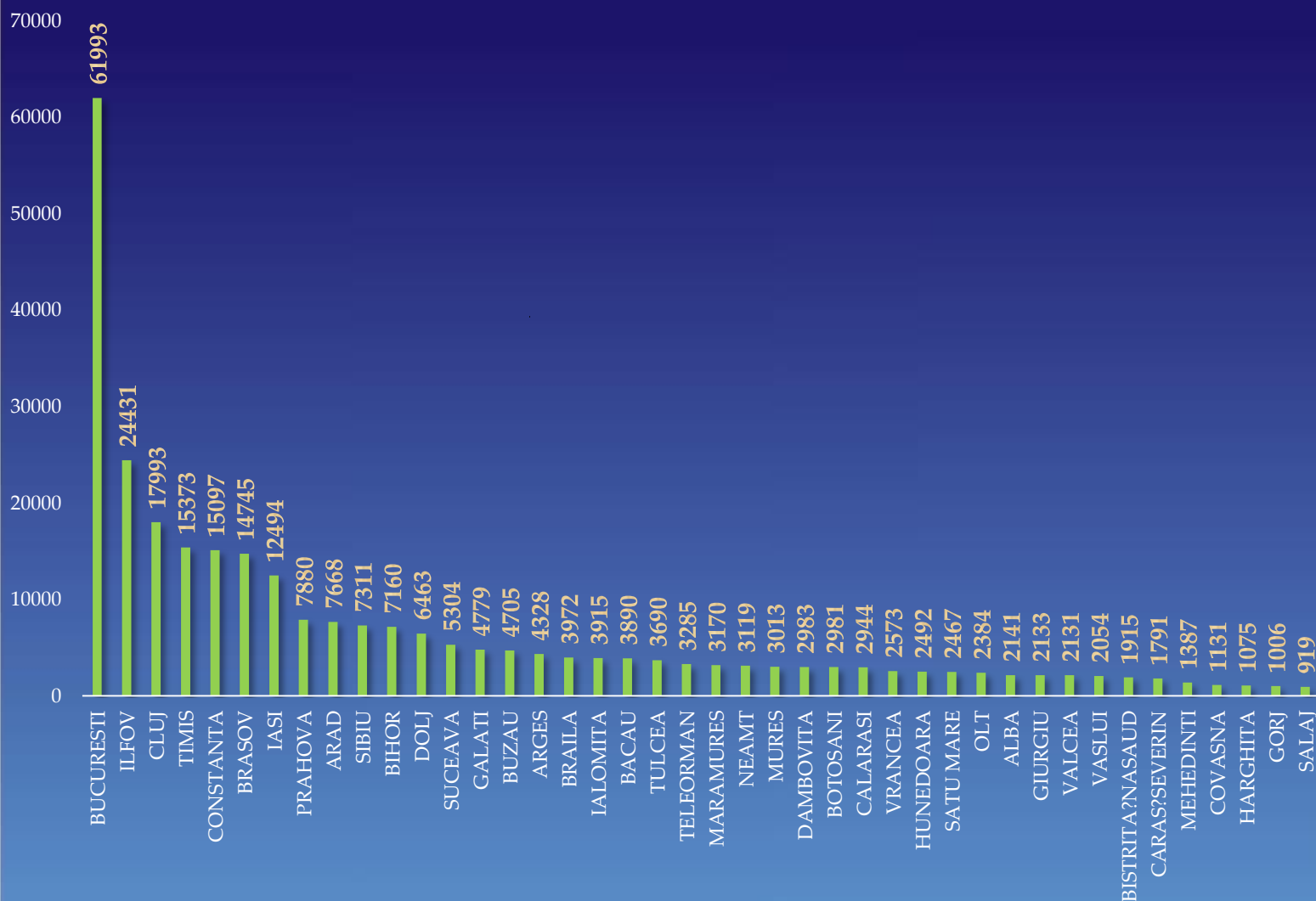
# MORTGAGES 2018



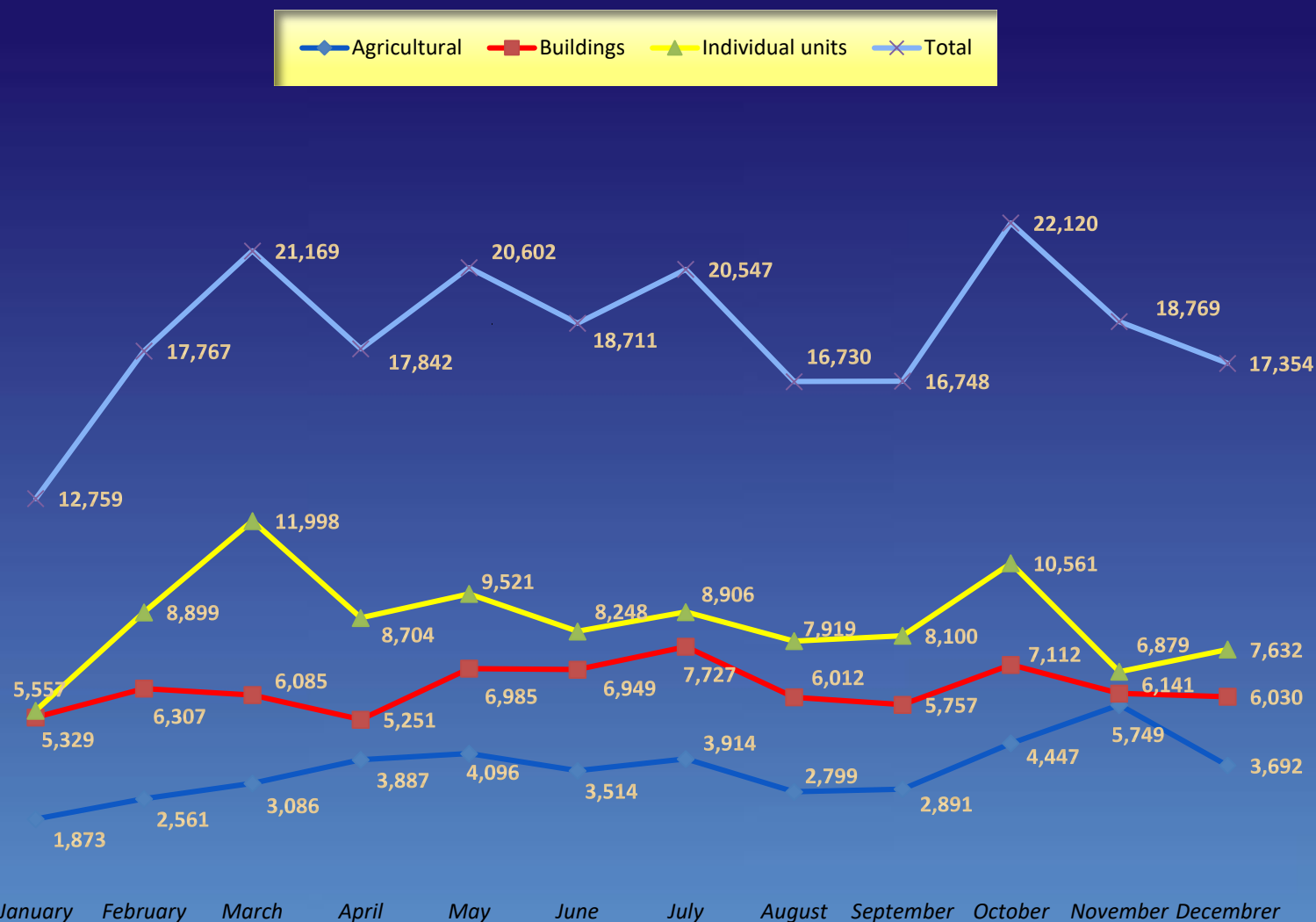
# Evolution of registered mortgages 2009 -2018



# Evolution of registered mortgages on counties 2018



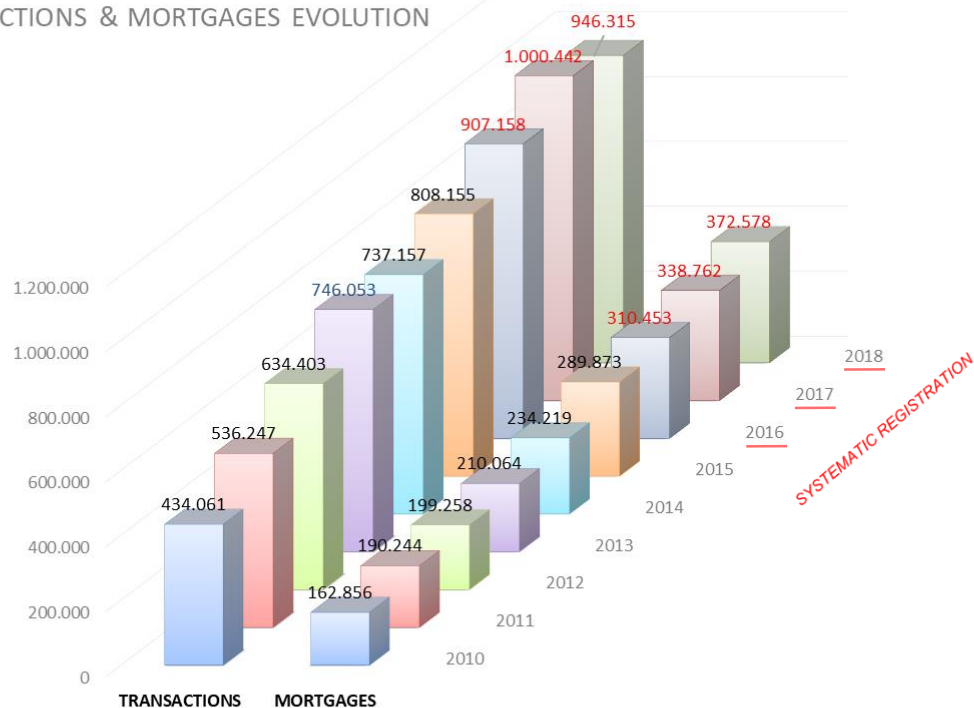
# Evolution of registered mortgages on properties category of use - 2018





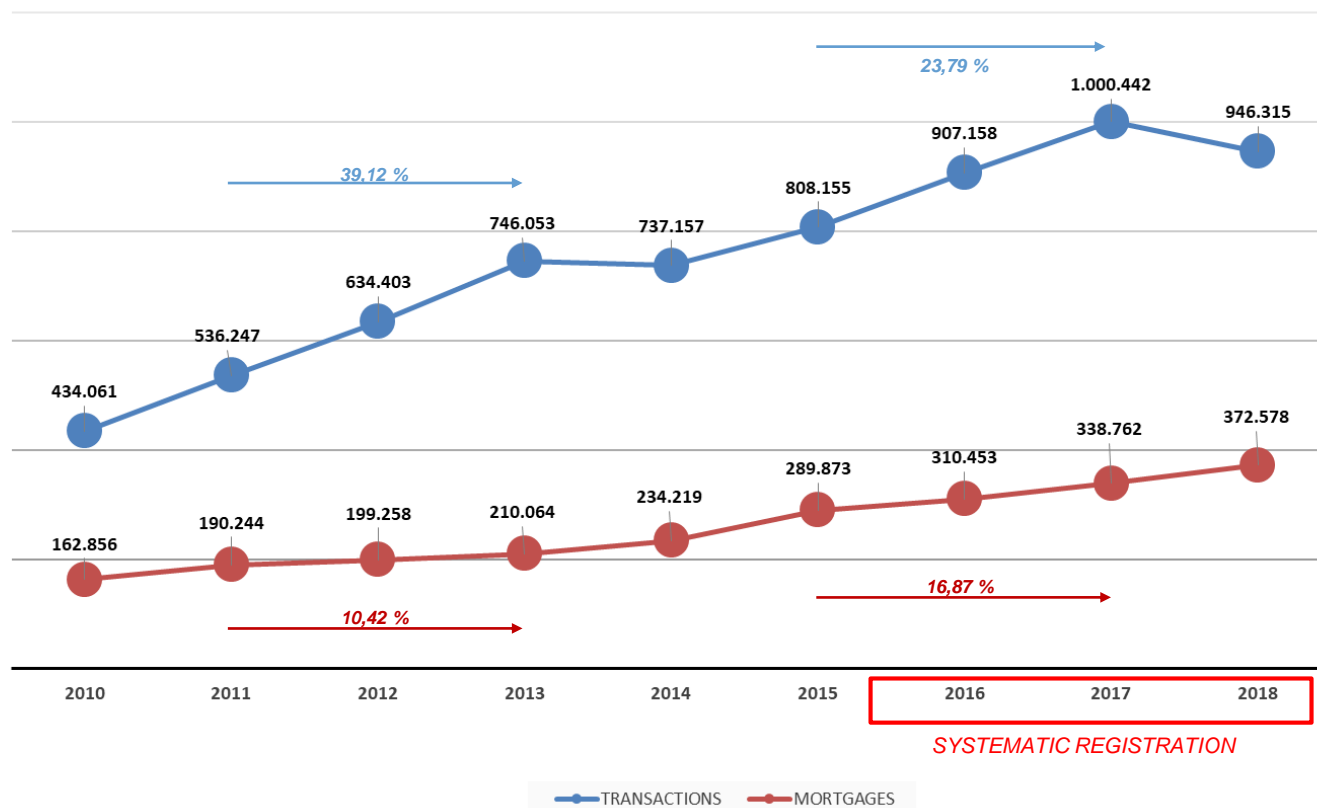
# Transactions and Mortgages 2010 -2018

TRANSACTIONS & MORTGAGES EVOLUTION



# Transaction & Mortgages Evolution

Transactions and Mortgages Evolution

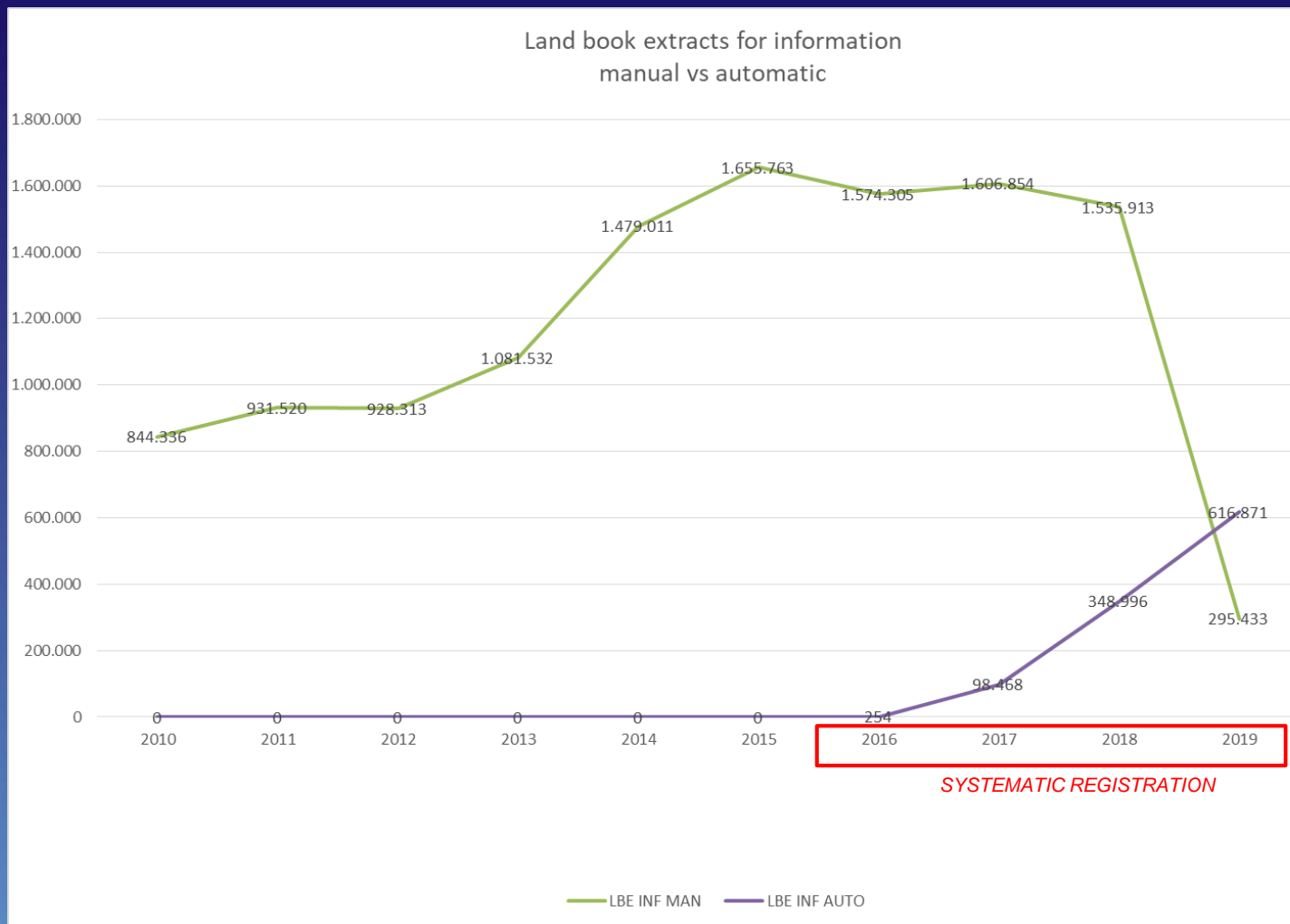


# Economic impact of systematic registration of properties in rural areas

## LAND BOOK EXTRACTS INFORMATION & NOTARIAL

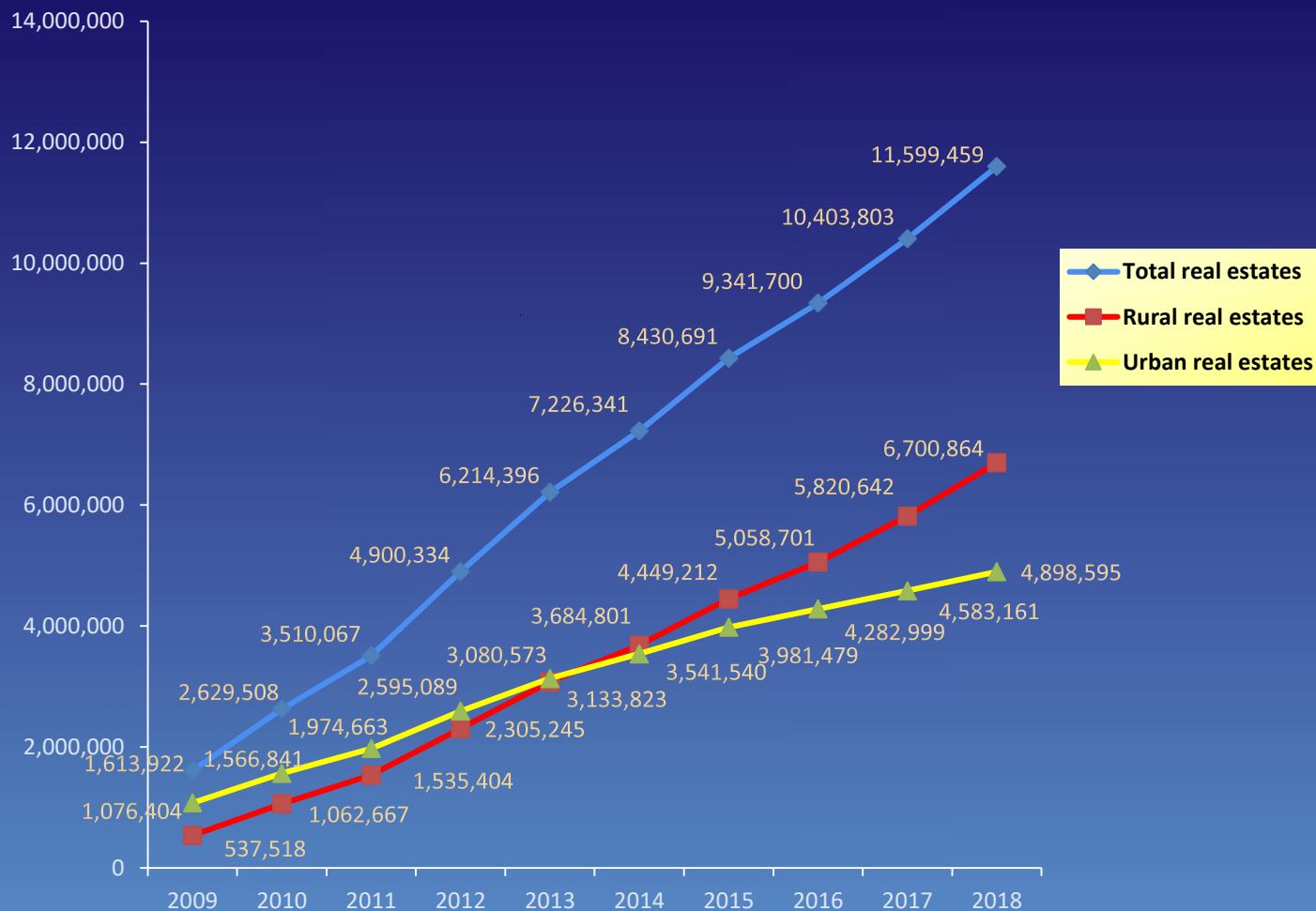


# Land Book Extracts for Information manual vs automatic







# Evolution of real estates registration 2009 -2018




# Economic impact of systematic registration of properties in rural areas

- 
- Increasing local budget revenue from property tax with approx. **15%**

- 
- Savings to owners' budget in rural areas as a result of free registration: **over 516 mil Euro** (CBA in SF POR for 793 UATs\*3 assuming that UE project cover 1/3 of rural UATs)

- 
- Incremental value of rural lending: over **118 mil Euro** (CBA in SF POR for 793 UATs\*3)

- 
- Savings to Rural Investors: **20 mil Euro** (CBA in SF POR for 793 UATs\*3)

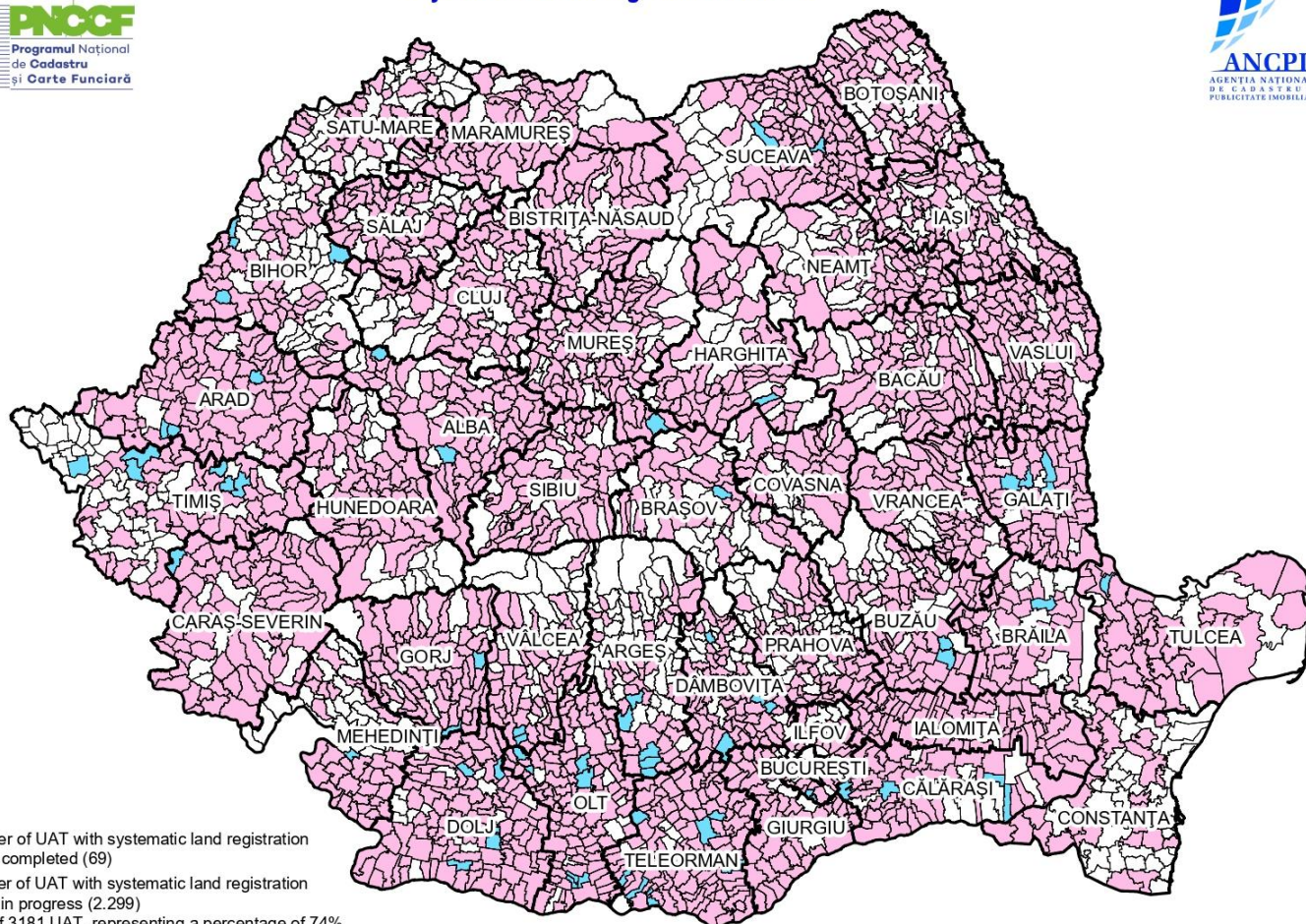
# NATIONAL PROGRAM FOR CADASTRE AND LAND REGISTRATION

## STATUS

# Systematic cadaster - status



## PNCCF Status at 31.05.2019 - Systematic Land Registration Works -





# Systematic cadaster – status on cadastral sectors



## PNCCF Status at 31.05.2019

- Systematic Land Registration Works at Cadastral Sector Level -



### Legend

 Number of UAT with systematic land registration works at cadastral sector level: 2.197

Works completed in 4.450 cadastral sectors (612.620 ha)

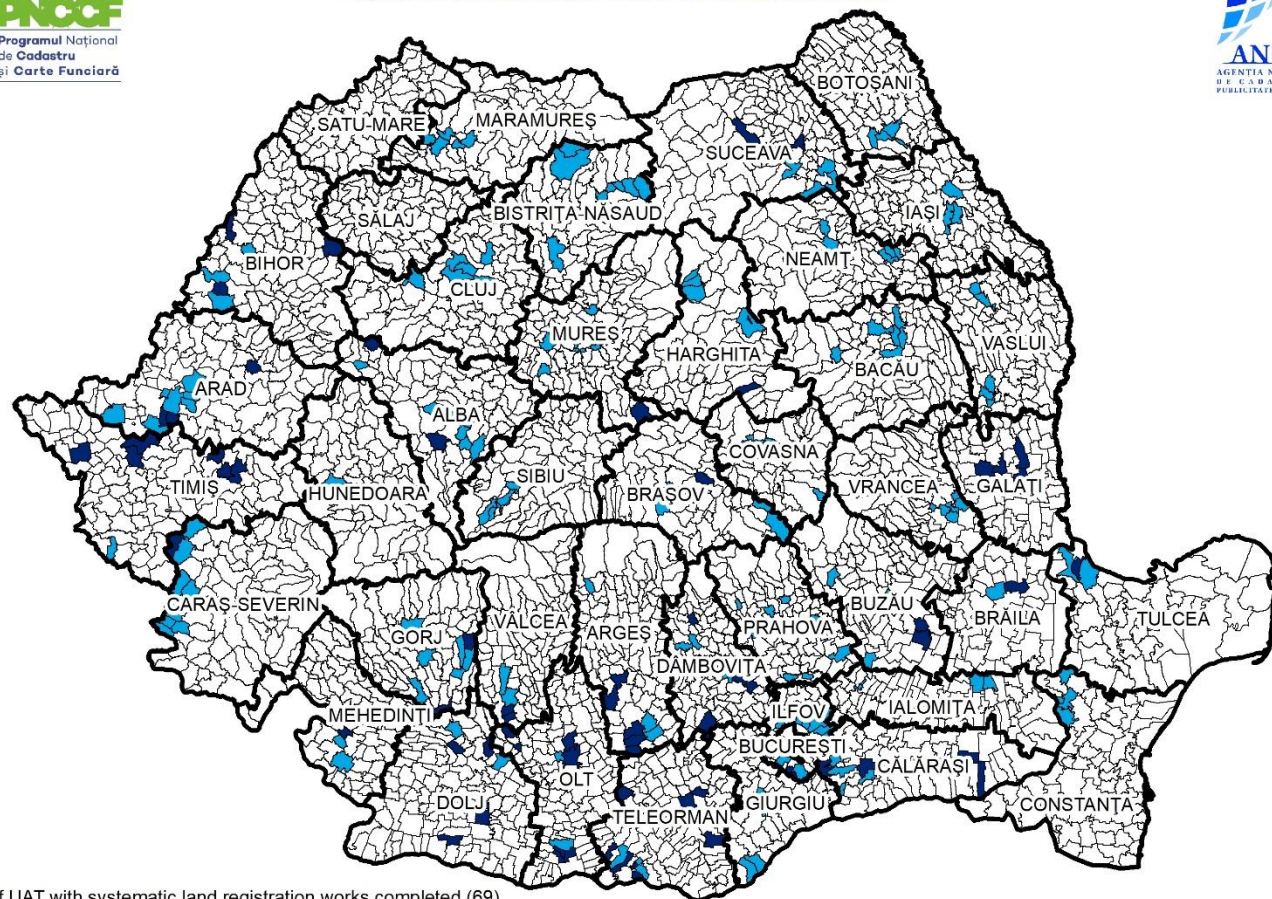
Works in progress in 24.281 cadastral sectors (3.343.124 ha)



# Systematic cadaster – status on ATU's



## PNCCF Status at 31.05.2019 - Systematic Land Registration Works at UAT Level -





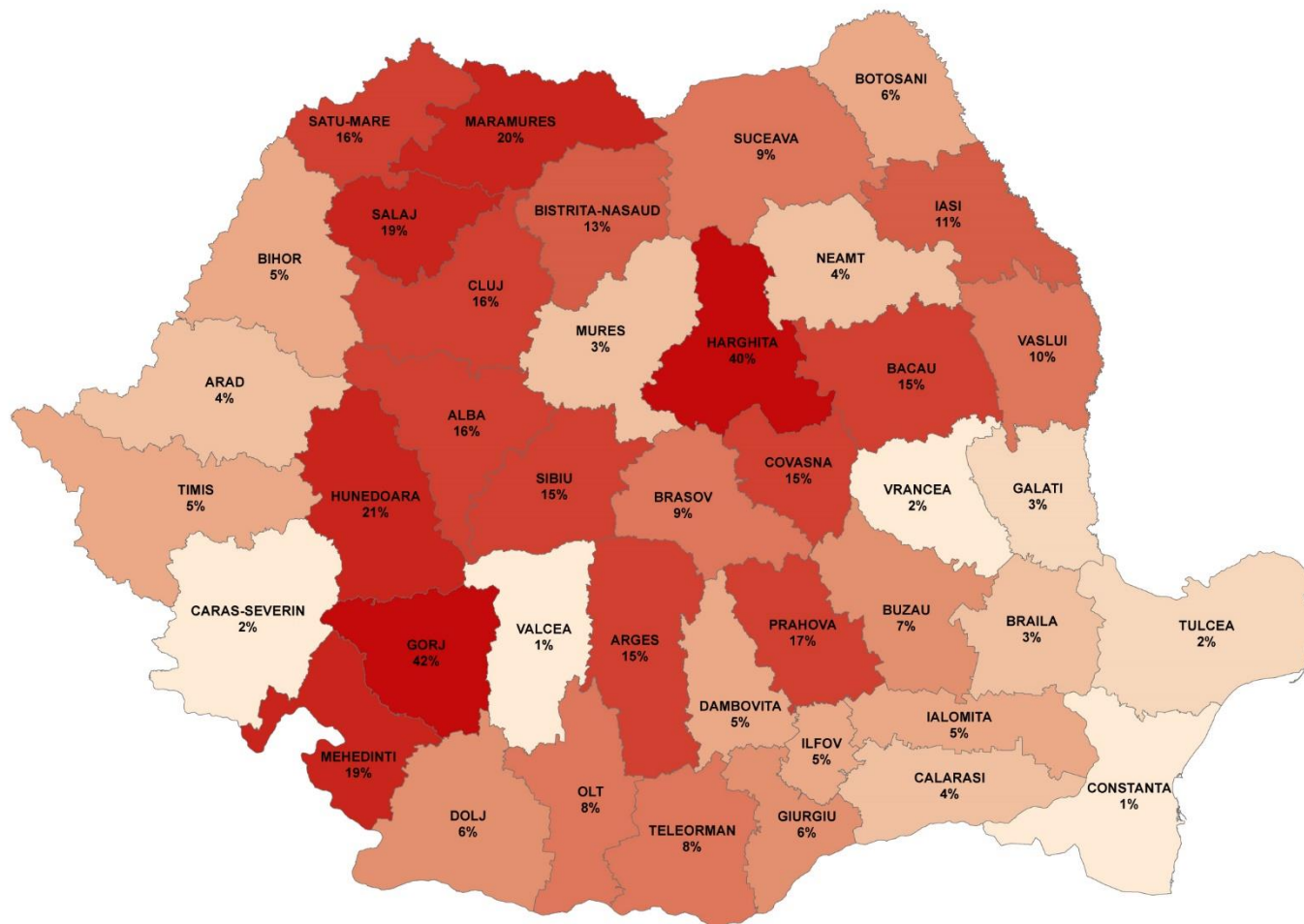
# SOCIAL ASPECTS

# ROMANIA - 3 Land REFORMS

- |             |  |
|-------------|--|
| 1870        | • Land book system introduced in Transylvania and North Bucovina |
| 1918        | • Establishment of Romania                                       |
| 1921        | • First land reform (Law of 30 July)                             |
| 1933        | • First cadastral law (Law no.93)                                |
| 1938        | • First land registration law (Decree-Law no. 115/1938)          |
| 1945        | • Second land reform   |
| 1948        | • Nationalization of properties, collectivization of land        |
| 1960 - 1995 | • Land Registry managed by State Notaries                        |
| 1989        | • New political regime starts in Romania                         |
| 1991        | • Third land reform for restitution laws (Law no 18)             |
| 1995        | • Land Registry transferred to local courts                      |
| 1996        | • New Law on cadastre and land registration (Law no.7/1996)      |
| 2004        | • Cadastre and land book in a single Agency:                     |

# Restitution Laws – areas that are still under the restitution process

Suprafata rezerva retrocedabila - teren agricol, la nivel de judet.



# Social aspects of cadastre

The National Strategy for Sustainable Development of Romania's objective is to complete the basic framework of the general cadastre of Romania and to ensure the system's transparency and accessibility:



- ✓ Stimulating the investment in the basic rural infrastructure: transport, energy, environment, health and social infrastructures;
- ✓ Increasing the accessibility of rural communities to EU funds;
- ✓ Promoting employment and supporting labor mobility from urban to rural areas;
- ✓ Decreasing the gap between well developed areas and the development levels of agricultural regions and other less favored regions;



# Social aspects of cadastre

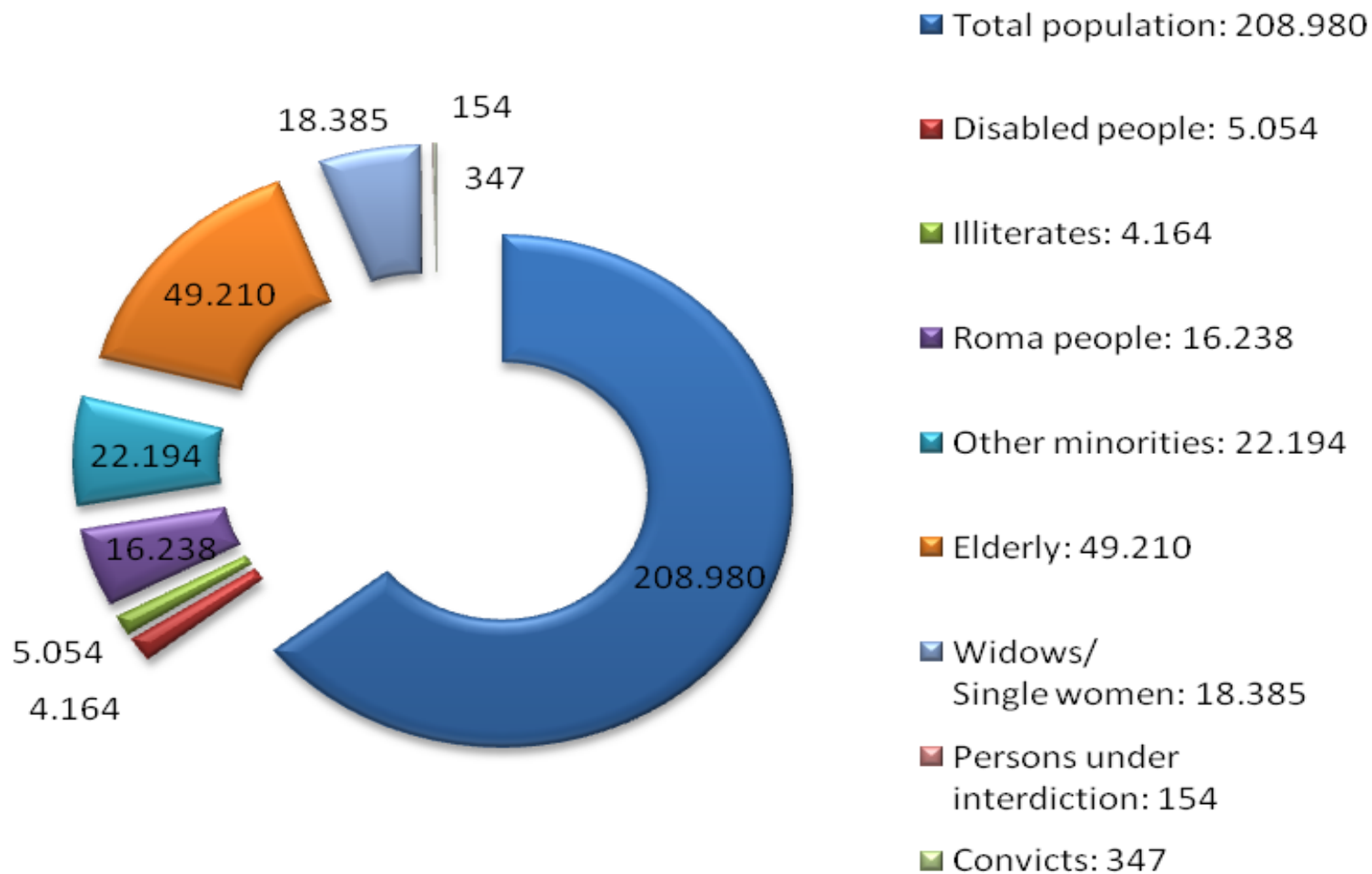
- ✓ Strengthening the economic, social and territorial cohesion, promoting overall harmonious development by reducing the differences between levels of development of rural versus urban regions and promoting development in disadvantaged regions;
- ✓ Reducing the difficulties facing mountainous areas, sparsely populated areas whose geographical situation slows down development in order to encourage sustainable development of these areas and regions;



- ✓ Promoting social inclusion and combating poverty;
- ✓ Encouraging sustainable development, protection of the environment and the efficient use of resources.



# Vulnerable people identified in Pilot Project

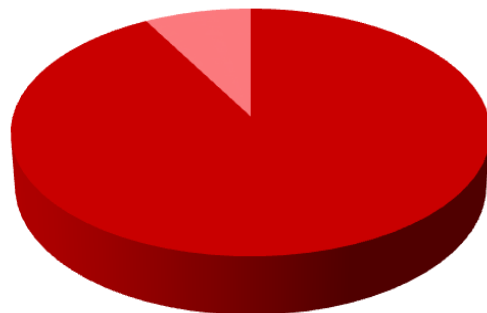




# Vulnerable people identified in Pilot Project

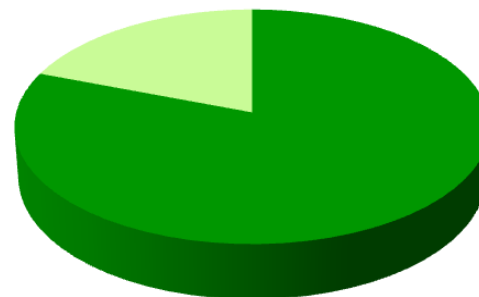
## Main issues of vulnerable people in pilot project

- *Lack of jobs thus lack of regular income*
- *Lack of property deeds on the land they possess*
- *Lack of identity documents*
- *Lack of marriage certificates, result of traditional marriage*
- *Passivity of local authorities which have tolerated the settlements but did nothing to formalize their situations*



■ 78103 - Total population in 19 UATs

■ 6358 - Roma population, representing 8%



■ 32881 - Total vulnerable people in 19 UATs

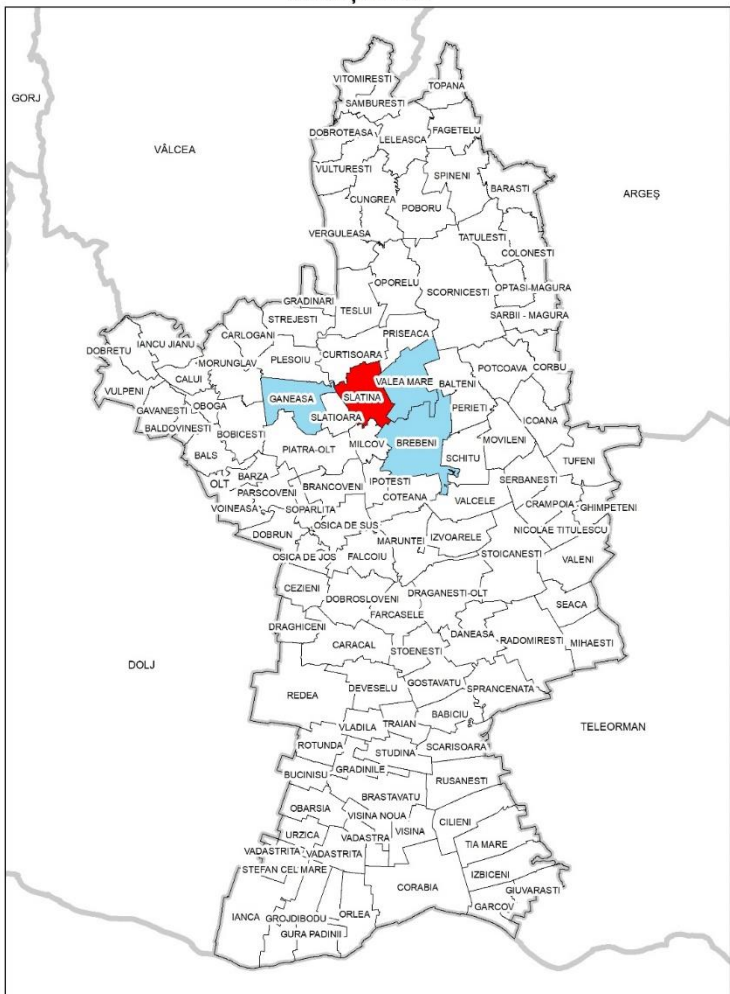
■ 6358 - Roma population, representing 19%

## Study cases

# Systematic vs Sporadic Registration

# Economic aspects of cadastre

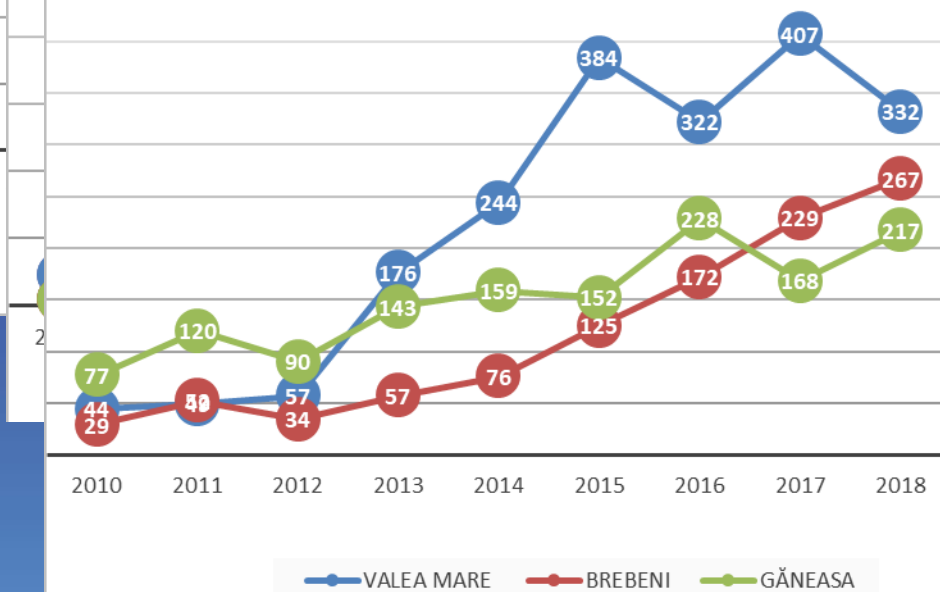
## JUDEȚUL OLT



## Transactions

## Mortgages

## Land Book Extracts for INFORMATION



# Economic aspects of cadastre

**JUDEȚUL MUREȘ**

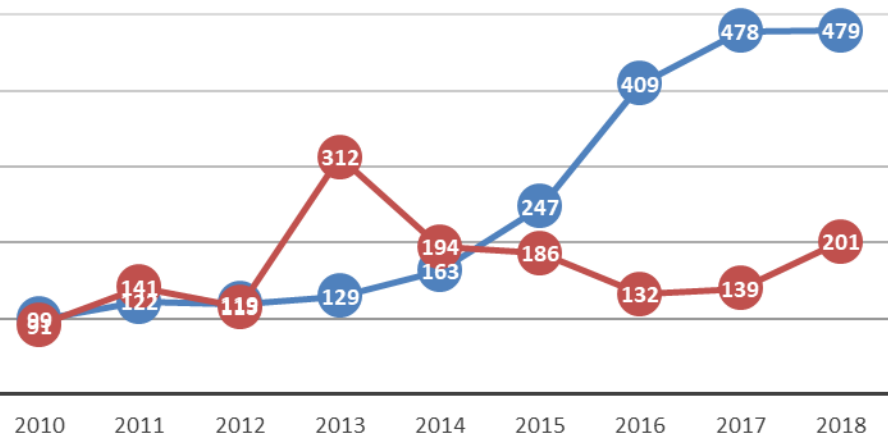
## Transactions

Year	Number of people (millions)
1980	327
1985	327
1990	327
1995	327
2000	327
2005	327
2010	329

## Mortgages

80

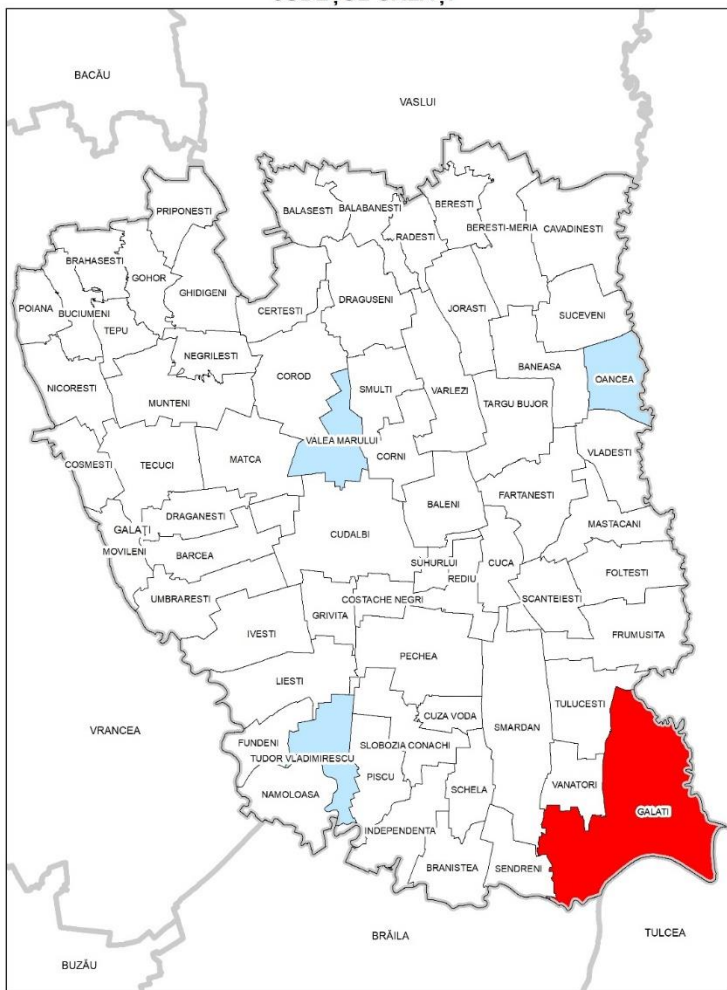
## Land Book Extracts for INFORMATION



— SASCHIZ — BRÂNCOVEȘTI

# Economic aspects of cadastre

## JUDEȚUL GALAȚI



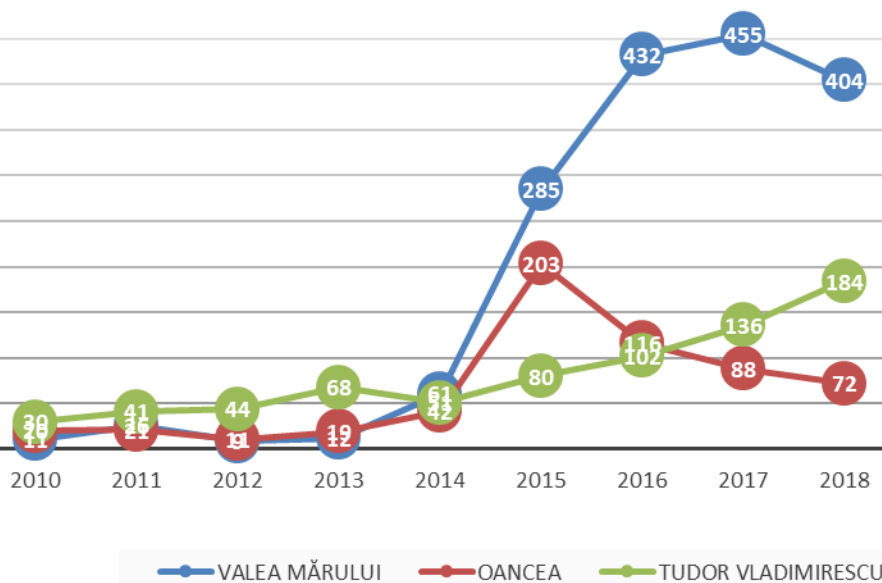
## Transactions

362

349

## Mortgages

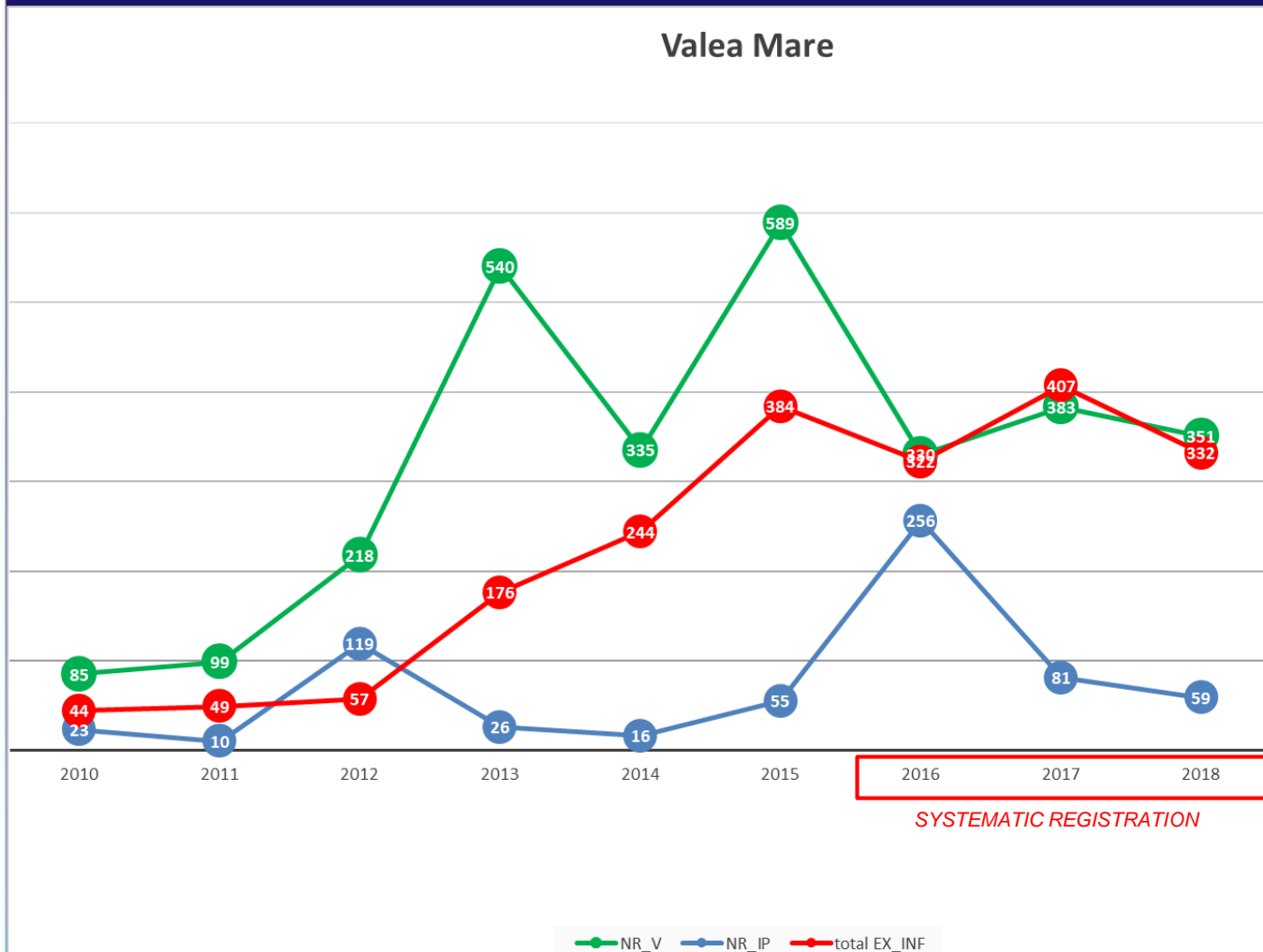
## Land Book Extracts for INFORMATION



# Economic aspects of cadaster

## VALEA MARE JUDETUL OLT

Valea Mare





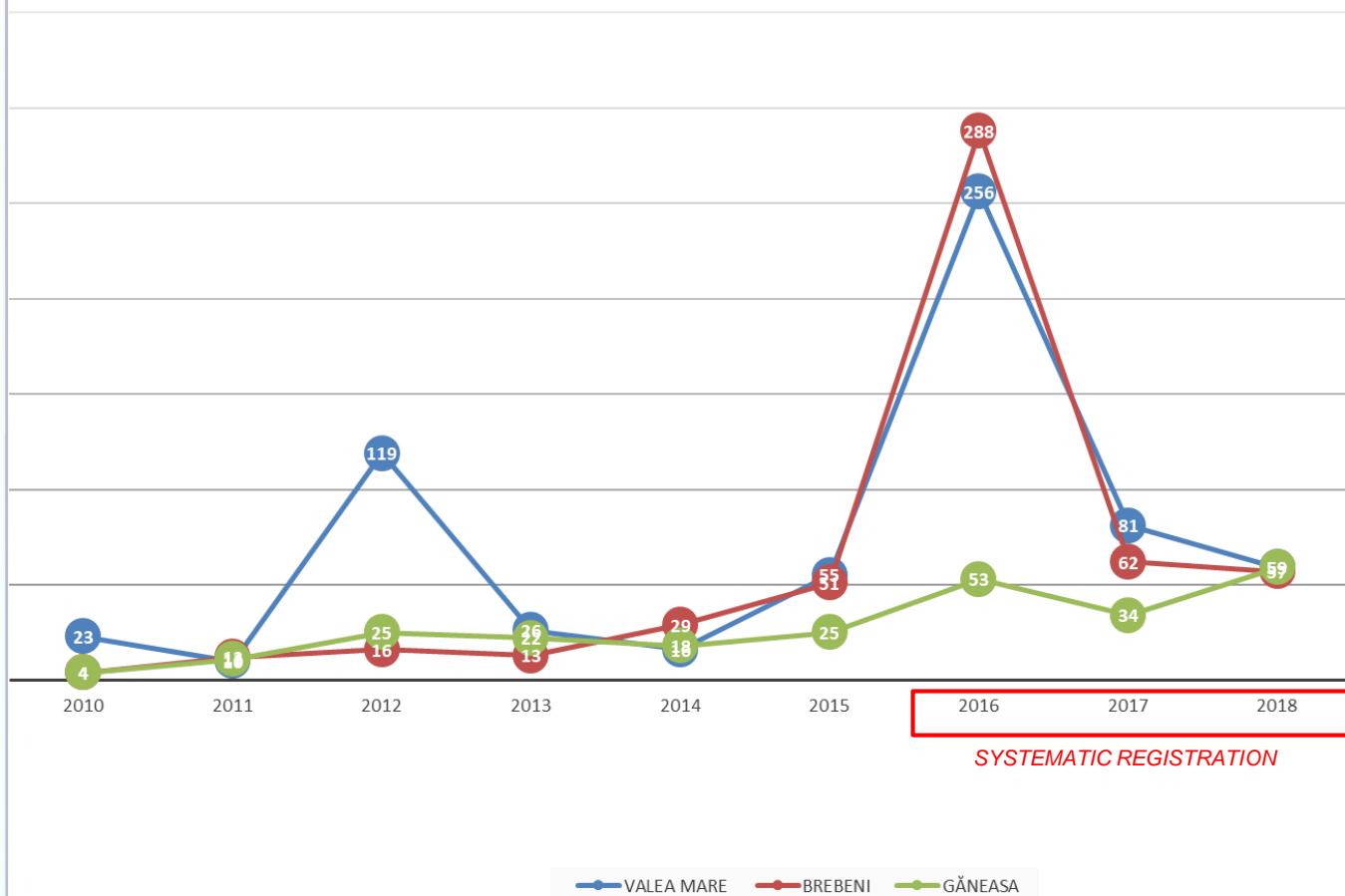
# Economic aspects of cadastre

Transactions



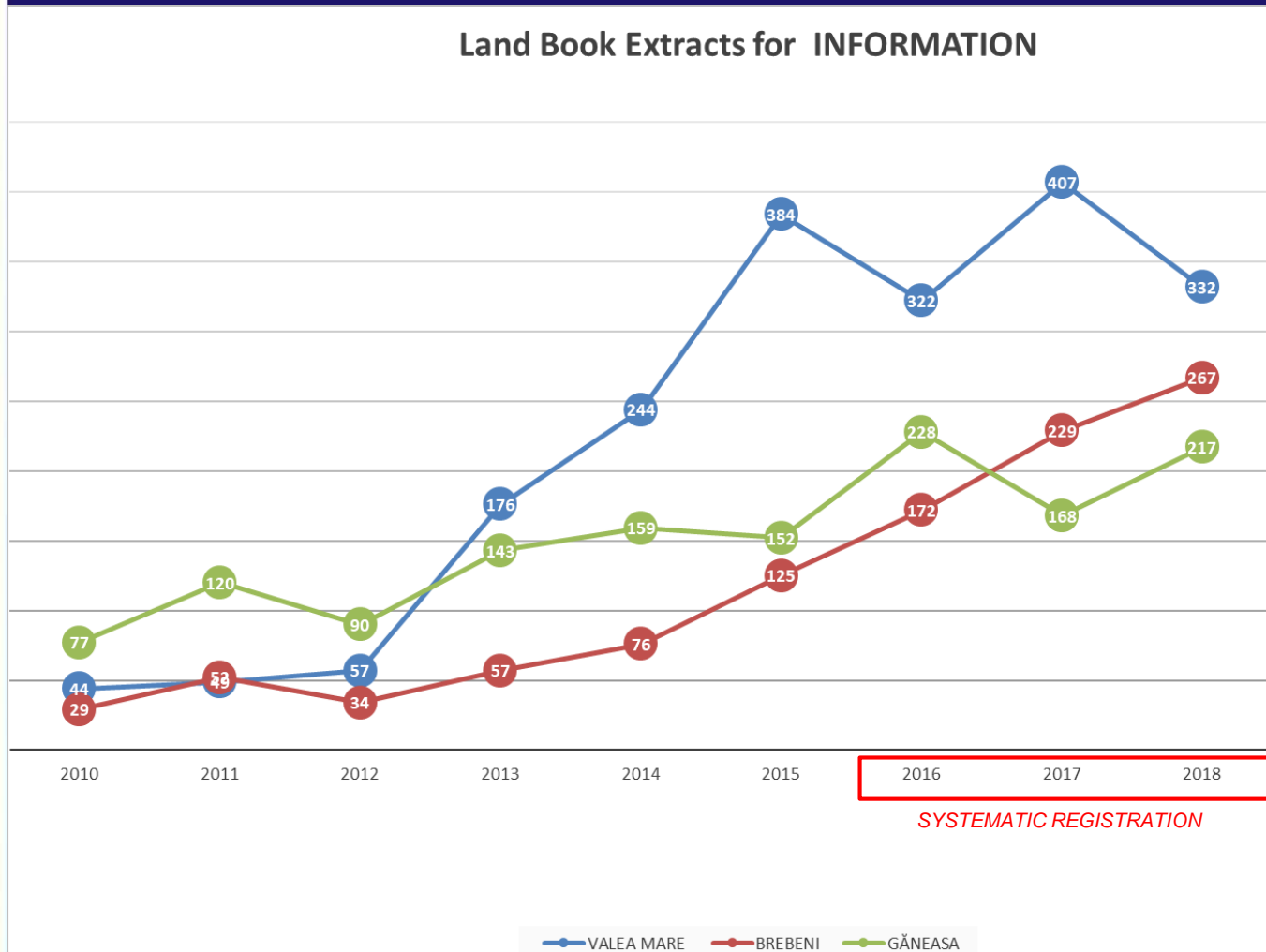
# Economic aspects of cadastre

## Mortgages



# Economic aspects of cadastre

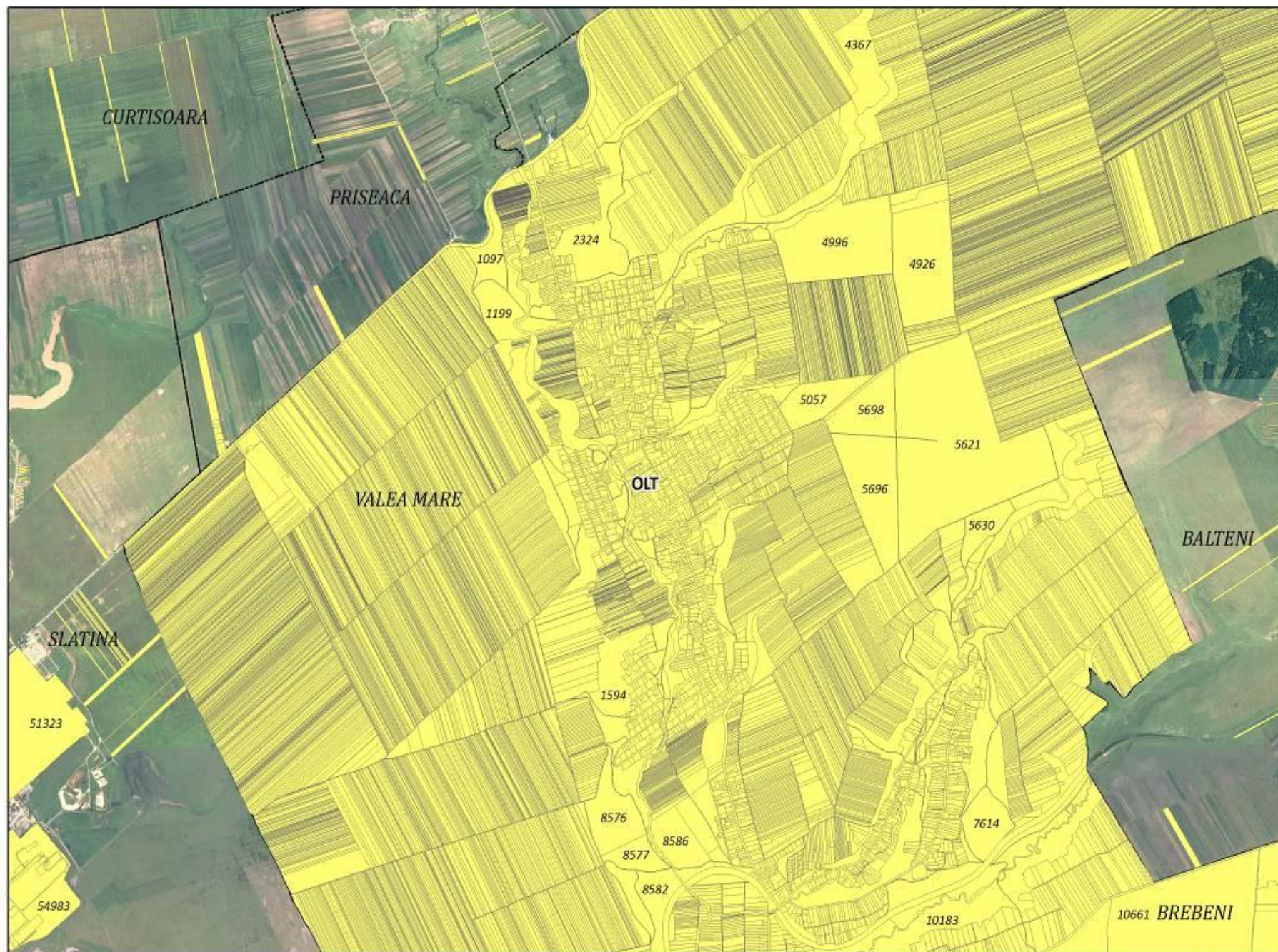
Land Book Extracts for INFORMATION



















“Without an integrated formal property system, a modern market economy is inconceivable.

Had the advanced nations of the West not integrated all representations into one standardized property system and made it accessible to all, they could not have specialized and divided labor to create the expanded market network and capital that have produced their present wealth.

The inefficiencies of non-Western markets have a lot to do with the fragmentation of their property arrangements and the unavailability of standard representations.”

**Hernando de Soto,**  
The Mystery of Capital: Why Capitalism Triumphs in the West and  
Fails Everywhere Else

*Thank you!*

*Victor GRIGORESCU*  
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***Radu Codruț ȘTEFĂNESCU***  
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