Developing a modern system for cadastre and land registration

NATIONAL AGENCY FOR CADASTRE AND LAND REGISTRATION
ANCPI and ROMANIA

- Area: 23.8 mil ha (238,397 kmp)
- Population: 22.1 mil
- Administrative region: 42 (JUDEȚ)
- Administrative territorial units: 3181 (UAT)
- ANCPI Regional Offices: 42 (OCPI)
- ANCPI Land Book Offices: 178 (BCPI)
ANCPI - Institutional organization

- ANCPI Regional Offices: 42 (OCPI) 1/JUDET
- ANCPI Land Book Offices: 178 (BCPI)
- Full time Employees: 3038
- Part time emply. PNCCF: 585
- Clients requests/day: 17,000
- Land parcels: approx. 40 millions
ANCPI’s MISSION

- To develop the cadastre and land book system at national level;
- To guarantee and protect the right of property;
- To support economic and social development by ensuring the security of the civil circuit of real estate.
ANCPI

• represents the unique authority in the field of cartography, cadastre and land registration;

• establishes the strategy in its field of activity and the regulations of development within the general governmental policy.
• is a public institution with legal personality;

• is subordinated to the Government and coordinated by the Ministry of Development, Public Works and Administration.

• The following institutions are subordinated to the National Agency:
  – 42 offices for cadastre and land registration, organized in each county and in Bucharest and the National Center for Cartography, as institutions without legal personality;
  – the Professional Training Center of the National Agency, whose activity is financed from the National Agency’s own revenues.
• The cadastre and the land book represent:
  - a unitary and mandatory system of technical, economic and legal evidence;
  - of national importance;
  - a system of record-keeping of all immovables throughout the country.

• The purpose of this system is:
  - to determine the technical, economic and legal information regarding the immovables;
  - to ensure the publicity of real estate rights.
landbook

- cadastral number
- address
- property description
- measured area
- building description

- property deeds for land and for buildings
- name of the owner
- personal ID number

- encumbrances
cadastral plan

- property limits
- cadastral number
- contour point number
- contour point coordinates
- property measured area
- land use
- location (intravilan/extravilan)

- building number
- building measured area
- building destination
- legal status of building
Financing

The National Agency is financed from:

A. **own revenues**;

B. **subsidies granted from the state budget through the budget of the Ministry of Development, Public Works and Administration.**

A. The **own revenues of the National Agency and subordinated institutions** consist of:

a) fees related to the services rendered and products provided by the National Agency and subordinated institutions;

b) rental of space and equipment;

c) donations and sponsorships, received according to the law;

d) other amounts collected in accordance with law.

The revenues are used to:

- financing the current and capital expenditures;
- co-financing of projects financed from non-reimbursable external funds.

The fees are established, modified and updated by the Management Board and are approved by normative order of the Director General, with the prior approval of the Ministry of Development, Public Works and Administration.
B. The subsidies from the state budget are granted for:

- finance the total value of projects financed from reimbursable external funds;
- finance the total value of projects financed from non-reimbursable external funds.

The amounts from the subsidy granted from the state budget which have remained unused at the end of the year shall be reimbursed to this budget.

The subsidy is not regularized with own revenues.

Own revenues left unused at the end of the year are carried forward to the following year.
Main clients of online services

- Public authorities
- Bailiffs
- Legal experts
- Notaries
- Surveyors
- Citizens
Partners to data access

Partners:
• central and local public authorities;
• public institutions;
• law courts;
• notaries public;
• judicial experts;
• persons authorized to execute works in the field of cadaste, geodesy, cartography and fotogrammetry;
• officers of the court.

In fulfilling their obligations:
- they have free, direct, permanent, in person or through a representative, access to the online platform and services of the integrated cadastre and land book system.

Under the conditions regulated by order of the Director General of the National Agency are established:
- the right of access is granted and revoked for any other persons and entity;
- the data sets
- the fee per unit of time
- the method and term of payment.
The information registered in the integrated system of cadastre and land book has the same legal effects and equivalent probative force to that of the documents on the basis of which they were registered.

The consultation of the cadastral legal situation of a property registered in the database may be done by any person, using the identification data of the property.

Applications for registration, as well as those for obtaining information may be submitted in electronic format, being registered and processed with equivalent legal effects.

Communications of conclusions, extracts, copies of documents or plans may be submitted in electronic format or on paper, as requested.
The main categories of paid services

- Technical approvals, receptions and provision of data
- Cadastre and land registration services
- Services provided on a subscription basis
- Authorization of persons performing cadastral works
### Percentage share by types of services

<table>
<thead>
<tr>
<th>Classes of services</th>
<th>Front desk</th>
<th>Online</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registrations</td>
<td>4</td>
<td>56</td>
<td>60</td>
</tr>
<tr>
<td>Receptions</td>
<td>1</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td>Information</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>8</strong></td>
<td><strong>92</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

### Percentage share by classes of services

- Registrations: 56%
- Receptions: 22%
- Information: 14%
- Front desk: 8%
e-payment business model
The main categories of free services

Free of charge services

• Access to the online platform
• Systematic registration
• Address modifications generated by the state
Free of charge services

a) first registration of agricultural and forest lands acquired through property titles issued on the basis of land laws;

b) cadastre and land book services, requested by central and local public administration authorities and institutions, either in normal regime or in emergency regime, which regard the buildings that are part of the patrimony of the state and of the administrative-territorial units;

The registration of the right of administration or of free use are exempted from the tariff, both in the normal regime and in the emergency regime;
Free of charge services

Licensed natural persons and judicial experts have free nationwide access, to the following information existing in the integrated informatic system of cadastre and land book:
   a) the coordinates of the points defining the boundaries of the buildings;
   b) identifiers (cadastral no., topographic no., land book no.);
   c) administrative address;
   d) access to the cadastral plan;

Notaries public and authorized persons have free access to consult land books enrolled in the integrated cadastre and land book informatic system;

Central and local public authorities, public institutions and courts have free access for the consultation of land books enrolled in the integrated cadastre and land book informatic system and the cadastral plan available on the National Agency geoportal, according to specific access rules, and the terms and conditions of use established by the National Agency.
The National Agency provides free of charge, services for the following data sets, insofar as they are available online:

a) TopRo50 and TopRo100 (view and download);
b) TopRo5 in INSPIRE format (view);
c) the numerical terrain model (visualization and download);
d) RENNS (view);
   Registrul Electronic Național de Nomenclatură Stradală

e) RELUAT (view and download);
f) limits of cadastral sectors (view);
g) intravillan limits (view).
NATIONAL PROGRAMME FOR CADASTRE AND LAND BOOK
PNCCF

NATIONAL PROGRAMME FOR CADASTRE AND LAND BOOK
2015-2023
NATIONAL PROGRAMME FOR CADASTRE AND LAND BOOK
PNCCF

https://www.ancpi.ro/pnccf/
Whole Administrative territorial units: ANCPI Own Funds + European Funds

Cadastral sector of Administrative territorial units: ANCPI Own Funds
Systematic Cadastre and Land Registration
Whole Administrative territorial Units

Finalised ATU’s: 133
Own Funds: 108
EU Funds: 25
Ongoing ATU’s: 352
Own Funds: 70
EU Funds: 295
Systematic Cadastre and Land Registration
Cadastral sectors

Finalised CS’s: 18,460
Ongoing CS’s: 12,308
Systematic Cadastre and Land Registration
Cadastral sectors
Systematic Cadastre and Land Registration
Cadastral sectors

registered area from county total area

<table>
<thead>
<tr>
<th>County</th>
<th>Registered Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valcea</td>
<td>1%</td>
</tr>
<tr>
<td>Sălaj</td>
<td>1%</td>
</tr>
<tr>
<td>Gorj</td>
<td>2%</td>
</tr>
<tr>
<td>Hunedoara</td>
<td>2%</td>
</tr>
<tr>
<td>Caras-Severin</td>
<td>2%</td>
</tr>
<tr>
<td>Brașov</td>
<td>2%</td>
</tr>
<tr>
<td>Neamț</td>
<td>2%</td>
</tr>
<tr>
<td>Bihor</td>
<td>3%</td>
</tr>
<tr>
<td>Maramureș</td>
<td>3%</td>
</tr>
<tr>
<td>Mehedinti</td>
<td>3%</td>
</tr>
<tr>
<td>Băcău</td>
<td>3%</td>
</tr>
<tr>
<td>Argeș</td>
<td>3%</td>
</tr>
<tr>
<td>Botoșani</td>
<td>3%</td>
</tr>
<tr>
<td>Giurgiu</td>
<td>4%</td>
</tr>
<tr>
<td>Vâlcea</td>
<td>4%</td>
</tr>
<tr>
<td>Covasna</td>
<td>5%</td>
</tr>
<tr>
<td>Satu Mare</td>
<td>5%</td>
</tr>
<tr>
<td>Suceava</td>
<td>5%</td>
</tr>
<tr>
<td>Sibiu</td>
<td>5%</td>
</tr>
<tr>
<td>Iași</td>
<td>7%</td>
</tr>
<tr>
<td>Constanta</td>
<td>7%</td>
</tr>
<tr>
<td>Iași</td>
<td>8%</td>
</tr>
<tr>
<td>Alba</td>
<td>10%</td>
</tr>
<tr>
<td>Harghita</td>
<td>13%</td>
</tr>
<tr>
<td>Prahova</td>
<td>13%</td>
</tr>
<tr>
<td>Dambovita</td>
<td>13%</td>
</tr>
<tr>
<td>Timiș</td>
<td>15%</td>
</tr>
<tr>
<td>Vaslui</td>
<td>16%</td>
</tr>
<tr>
<td>Buzau</td>
<td>18%</td>
</tr>
<tr>
<td>Brașov</td>
<td>18%</td>
</tr>
<tr>
<td>Cluj-Napoca</td>
<td>21%</td>
</tr>
<tr>
<td>Alba</td>
<td>21%</td>
</tr>
<tr>
<td>Arad</td>
<td>23%</td>
</tr>
<tr>
<td>Teleorman</td>
<td>26%</td>
</tr>
<tr>
<td>Tulcea</td>
<td>26%</td>
</tr>
<tr>
<td>Olt</td>
<td>39%</td>
</tr>
<tr>
<td>Galați</td>
<td>40%</td>
</tr>
<tr>
<td>Ialomița</td>
<td>44%</td>
</tr>
</tbody>
</table>
Key factors of systematic registration in Romania

- Local authorities involvement
- Systematic cadastre is a complex process - the measurements are just the tip of the iceberg...
- Challenges arise in identifying locations and in establishing links to the property deeds
- Usage of all data sources
- Organization and management of works - condition for quality of works
- Citizens involvement
## SYSTEMATIC REGISTRATION STATUS

<table>
<thead>
<tr>
<th>Year</th>
<th>Cadastral sector level (ha)</th>
<th>UAT level (ha)</th>
<th>Total (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009-2015</td>
<td>49.362</td>
<td></td>
<td>49.362</td>
</tr>
<tr>
<td>2016</td>
<td>48.696</td>
<td>90.023</td>
<td>138.720</td>
</tr>
<tr>
<td>2017</td>
<td>123.097</td>
<td>105.242</td>
<td>228.339</td>
</tr>
<tr>
<td>2018</td>
<td>241.889</td>
<td>112.743</td>
<td>354.632</td>
</tr>
<tr>
<td>2019</td>
<td>867.774</td>
<td>139.714</td>
<td>1.007.488</td>
</tr>
<tr>
<td>2020</td>
<td>607.832</td>
<td>126.236</td>
<td>734.068</td>
</tr>
<tr>
<td>2021</td>
<td>809.049</td>
<td>224.563</td>
<td>1.033.613</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2.698.338</td>
<td>847.885</td>
<td>3.546.222</td>
</tr>
</tbody>
</table>
PNCCF FUNDING

ANCPI OWN INCOMES
880,57 mil euro

UE POR NON-REIMBURSABLE FUNDS
312,89 mil euro

FINANCIAL SOURCES ALLOCATED by the UATs BUDGET
within the limit of allocations from local budgets
INIS Geoportal Applications

- National coordinate system
- Stereographic projection 1970
- Licence
- View services
- Download services

www.geoportal.gov.ro
TOPRO5 - reference topographic plan
scale 1:5.000

- **Administrative**
  - limits of the territorial administrative units: counties, cities, communes
  - component urban limits of the territorial administrative units

- **Hydrography**
  - running and stagnant water
  - dams

- **Transport**
  - roads, street nomenclature and administrative numbers
  - railway network and railway stations
  - ports and airports

- **Buildings**
  - buildings in urban localities
  - buildings in rural localities (under construction)
**TOPRO5 - reference topographic plan**

**scale 1:5.000**

**Geodetic points and points of interest**
- triangulation points of order I-IV / national GPS network
- tourist resorts, border crossing points - road and railway
- points of interest for the 320 urban localities

**Geographical names**
- toponymy - names of relief units, peaks, peaks, ridges, forest names, place names and other names

**Land cover**
- the set of all categories of land use

**Reference systems and nomenclature specific to each scale**
- 1:2.000, 1:5.000, 1:10.000, 1:25.000, 1:50.000, 1:100.000, 1:500.000, 1:1.000.000
TOPRO50 - reference topographic plan
scale 1:50,000
Future challenges and plans

THE GENERAL OBJECTIVES OF ANCPI

1. Registration of all immovable proprieties in Romania in the the integrated system of cadastre and land book

2. Establishment of the National Infrastructure for Spatial Information - ANCPI component
The medium and long term priorities

• systematic registration of immovable properties in the cadastre and land book system;

• improving the quality of the public services and collaboration with the main partners: notaries, authorized persons, public institutions etc.;

• setting maximum and unitary deadlines for public services;
The medium and long term priorities

- implementation of the INSPIRE Directive;
- establishment of the National Infrastructure for Spatial Information (INIS);
- simplification of cadastral reception procedures and the registration in the land book;
- reduction of registration costs;
- complete digitalization of the Cadastre and Land Book System;
- transition to electronic registration (e-Registration).
Thank you for your attention!