Romanian Cadastre – a trustworthy institution for the society

PCC Conference
20 – 21.11.2018
Vienna
National Agency for Cadastre and Land Registration - Romania

Cadastre, Land Book and Cartography under a sole state authority: ANCPI
Population: 19,5 M (as of 2018)

Area: 238,397 km²

3181 administrative territorial units (UATs)
- 2861 rural
- 320 urban

Romania
• Historical Context

• Institutional Organization

• Land registration systems

• Registration process in Romania

• National Program for Cadastre and Land Book
### Historical Background

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

*National Agency for Cadastre and Land Registration*
National Agency for Cadastre and Land Registration

<table>
<thead>
<tr>
<th>Entity</th>
<th>Total allocated staff (no)</th>
<th>Administrative (no)</th>
<th>Land registration staff (no)</th>
<th>Cadastre staff (no)</th>
<th>IT staff (no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANCPI</td>
<td>276</td>
<td></td>
<td>9</td>
<td>5</td>
<td>20</td>
</tr>
<tr>
<td>OCPI</td>
<td>3098</td>
<td>207</td>
<td>792</td>
<td>312</td>
<td>642</td>
</tr>
<tr>
<td>CNC</td>
<td>106</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>31</td>
</tr>
<tr>
<td>Total</td>
<td>3480</td>
<td>216</td>
<td>797</td>
<td>312</td>
<td>693</td>
</tr>
</tbody>
</table>
Inherited Land registration systems

*Registration system based on Land Books*

**Areas where applied**
- Transylvania, North Bucovina

**System features**
- One owner, one Land Book, all the properties recorded in the same Land Book: system based on owner
- Identifier of parcels: topographic number
- Information registered:
  - textual information on property and rights
  - no plan of property, “plan of village”

**Registration effect**
- Constitutive of rights

**Trust in the system**
- “Who has Land Book, has a true Ownership”
......some old documents
Inherited Land registration systems

*Registration system based on Transcription-Inscription Registers*

### Areas where applied

- South and East of Romania

### System features

- Registration of transaction deeds, mortgages, enforcement measures
- Information recorded by years
- Identifier of property: none (address in the deed)
- Identification of the owner: difficult

### Registration effect

- For information

### System based on deeds
example of deeds registration....

<table>
<thead>
<tr>
<th>Folio</th>
<th>Name of the parties</th>
<th>Description of the deed</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>655/6/01</td>
<td>Nicolae Rechită</td>
<td>Sale of real estate</td>
<td>Date: 06/06/2001, Price: 4,200,000 lei</td>
</tr>
<tr>
<td>655/6/02</td>
<td>Găy</td>
<td>Sale of industrial equipment</td>
<td>Date: 07/01/2002, Price: 1,500,000 lei</td>
</tr>
<tr>
<td>655/6/03</td>
<td>Transferează</td>
<td>Transfer of real estate</td>
<td>Date: 08/02/2003, Price: 2,800,000 lei</td>
</tr>
</tbody>
</table>

Note: The document contains several entries related to deeds registration, including sales and transfers of real estate and industrial equipment.
Land registration systems nowadays

*Registration system based on Cadaster and Land Book*

### Areas where applied
- Whole country

### System features
- One unitary and complete registration system
- One immovable, one Land Book – system based on property
- Identifier of property: cadastral number
- Plan of property in stereographic coordinates system

### Legal effect of registration
- opposability
- constitutive of rights after completion of systematic cadaster in UAT – new Civil Code 2011

### Trust in the system
- “You have Cadastre – you have Ownership”
example of new Land Book...

PCC Vienna
20-21.11.2018
Registration process in Romania

Sporadic registration / Systematic cadastre

Assumptions

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

We would need almost 30 years to complete registration all over the country based on sporadic registration

Systematic cadastre is the solution for a rapid registration of all properties (estimate completion – 7 years)
National Program for Cadastre and Land Book 2015 – 2023

Financing

- ANCPI revenues: 900 M Eur
- UE funds: 312 M Eur

Strategic options

- 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 by ATUs to accomplish cadaster

http://www.ancpi.ro/pnccf/
Results...we are aiming at...

- All properties registered in the cadaster and land book system
- Coherent cadastral plans for all ATUs
- All actual holders: owners, possessors, heirs registered in the land book
- The public, private state land recorded
- The public, private land of ATUs clarified
- Supporting development of infrastructure projects, APIA subsidies for agriculture, informal settlements
Systematic cadaster – status on ATUs
Systematic cadaster – status on cadastral sectors

Legend

- Works in progress in 2,179 UAT
- Works accomplished in 2,919 cadastral sectors (353,377 ha)
- Work in progress in 26,080 cadastral sectors (3,698,286 ha)

National Program for Cadastre and Land Book 2015-2023 - Status at 15.11.2018
- Systematic Land Registration Works Developed on Cadastral Sectors-
......ATUs with cadaster / ATUs without cadastre
Tools which help us to perform

Legislation in place: Law no.7/1996, regulations, guidelines, technical specifications for systematic registration

Qualified staff: ANCPI 600 staff, 750 registered cadaster companies, over 6000 licensed surveyors

Informatic system processing the requests for registration - eTerra

Online services: online applications, electronic payments, online land book extracts

Digital Map of Romania –TOPRO

Romanian Positioning System - ROMPOS

Ortophoto maps covering all Romania

Geoportal: cadastral plans
e-Terra system architecture

Functional components

[Diagram showing various functional components and their interactions]
TOPRO5 Digital Map of Romania

... land use ... administrative boundaries ...
GNSS Permanent stations network
national coverage ... www.rompos.ro
GeoPortal INSPIRE Romania

spatial data and services for e-government

A gateway for all Romanian spatial data

Sharing spatial information and services

A modern infrastructure for land administration and land policies
Thank you!

Eugenia SAS
Systematic Registration Directorate

Radu Codruț ȘTEFĂNESCU
General Director

www.ancpi.ro