

# OPTIMIZING THE EVIDENCE OF CADASTRE AND LAND BOOK RECORDS

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**ABSTRACT:** *Since the earliest times, people have needed to create records of different information regarding the activities considered to be of maximum importance. In the beginning, this record was related to every family; as society became more and more developed, information was kept at a central level. Man's most emphasized good was his land, this being of special interest not for the land owners, but for the state organization in order to collect taxes, reason for which, through the present paper, the author would like to present both the evolution and the present information level of the cadastre and Land book operations.* **Keywords:** *records information, central level, land owners, state organization.*

## Introduction

General cadastre is the unitary and compulsory system of technical, economic and judicial record, through which identification, registration and representations on maps and cadastre plans of the lands, as well as of the other real estate are done, regardless of their destination and owner .

The land book is an official and public register that describes the real estate and refers to showing the real rights, the object of which these goods are, as well as the personal rights, facts or other judicial reports related to these, but only in the special cases foreseen by the law. It constitutes the main idea of the judicial reports through which real rights are constituted, transmitted, modified or deleted, having the task of giving complete and certain information on the legal conditions regarding this real estate. This information refers to individualizing the real estate and its contents, to the physical or judicial person's identity, who have the right to exert a right on the good, to the title the right is based on, to some limitations of exerting the right due to the owner's personal situation, to the charges encumbering the title to achieve, etc.

## A short history regarding the evolution of cadastre and land books

The land books were introduced for the first time in Austria, at the order of Emperor Joseph II. They were meant to situate the

land tax on real topographic bases, which constituted the main income of the Austrian empire at the time , and afterwards in some other European countries as well. At present, this land registration system is applied in Austria, Germany, Switzerland, Hungary, The Czech Republic, Slovakia, the former Yugoslavia, in some territories in Poland, Italy, in the interwar period in England, and partially in the British colonies.

On the territory of our country, the land books were gradually introduced in Transylvania and Bukovina, as it follows:

- 1794 - in the former bordering regions;
- 1855 - in the territories where the Hungarian right is applied;
- 1870 - in the territories subjected to the Austrian civil Code, including Bukovina.

The land books in Transylvania were regulated by the Austrian legislation in some towns and by the Hungarian legislation in others. Considering the advantages of this system, it was foreseen that the land books should be introduced on the whole territory of Romania, the land books being created and numbered according to each village, town and city. The land books regarding the real estate in the same village, town or city form the land registry of that administrative unit. If a commune is formed of two or more villages, the land books are numbered for each village, each one having its own registry.

The evolution of the cadastre activity in Romania has known a series of stages marked by the historical and political

evolution of the country:

- The pioneering stage of cadastre in the Romanian regions, stage in which the cadastre activities, together with the land books, started in 1794 in one Romanian area according to the system used in the former Austrian-Hungarian empire;
- The stage after World War I (1919 - 1933), when the cadastre activity was limited to measuring the estates and parcelling them for the ownership titles that were attributed after World War I;
- The beginning stage of the modern cadastre and of the unity of the Land books (1933-1955), given by Law 23/1933, regarding the organization of a general cadastre and a modern land registration;
- The stage of land records and land book, which starts in 1955, with the issuance of Decree no. 280/1955 and the Government Decision no. 1240/1955, regarding the organization and execution of “the land record”, aiming at merging the agricultural fields for the collective agriculture;
- The modern stage of the cadastre works, stage in which all the staff of the cadastre units were involved in applying the Law no. 18/1991, regarding the retrocession of the estates.

### **Optimizing the check-up and accepting delivery of land register documents**

In the process of preparing the documents for special papers in the field of cadastre, we need to get some standard files for storing the information in the estate chart and for storing the coordinates according to the outline of the estate.

The modules of the “GENERARE CP 1.0.17” application facilitate receiving these files in a standard format, which should allow their storing and validation by the

inspectors of the Cadastre and Land Registration Offices.

The GenerareCP.msi application is for the physical/judicial persons authorized to execute special works in the field of cadastre in Romania.

These files obtained through the present application have to be handed in to the Cadastre and Land Registration Offices, together with the documents prepared for the real estates, whose owners requested that cadastre work should be done.

The application allows the introduction of the cadastre information regarding the land and constructions in a window programme conceived for this purpose, but it also allows saving them in the same file with their coordinates, necessary for their import into the cadastre database by the Cadastre and Land Registration Offices.

As the chart of the estate item is separately created for lands and apartments, the application offers the possibility to select the type of land the chart is made for: apartment or land.

A chart filled in correctly is shown in the figure no.1.

### **The management of the cadastre and land registration services in Romania – “E-TERRA”**

The “Registry” (RGI) module is one of the three main modules of the integrated Cadastre and Land Registration “e-Terra” System, the purpose of which is to computerize, automate and optimize the registration flow of applications in the Cadastre and Land Registration offices.

By the Registry module, a management of the applications addressed for supplying cadastre and land registration is accomplished. The applications that are introduced in the system receive a number and a registration date, and their resolutions are further observed in the system.

The RGI module implies the following process:

- attestation;

- application registration;
- establishing the date when they can be resolved;
- allocating applications so that they can be resolved;
- reallocating applications;
- establishing unavailability intervals;
- fill-in paper;
- searching;
- resolving/finding solutions;
- analysing the application after the solution has been found;
- administration;
- generating Registry reports.

Date cadastrale teren

Adresa imobil

Judetul: ALBA      Tip artera: STRADA

Teritoriul administrativ: Alba Iulia      Denumire artera: Vanatorilor

Intravilan:       Numar:      Bloc:      Scara:

Localitatea: Alba Iulia      Tarla:      Parcela:

Tip subunitate administrativa: Cvatral      Nume subunitate administrativa:

Descriere suplimentara

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F5-Adauga parcela      Sterge parcela

**Date referitoare la teren**

Nr. parcela	Categoria de folosinta	Cod grupa destinatie	Suprafata din masuratori (mp)	Clasa de calitate	Zona in cadrul localitati	Mentiri
1	CC	TDI	3836		centrala	

Total suprafata masurata: 3836 mp      Total suprafata din acte: 3800 mp

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F6-Adauga cladire      Sterge cladire

**Date referitoare la constructie**

Nr. corp cladire constructie	Denumire	Suprafata construita la sol (mp)	Cod grupa destinatie	Mentiri
C1	Casa	96	CL	
C2	Anexa	71	CA	

Total suprafata masurata: 167 mp      Total suprafata din acte: 3800 mp

Fig. 1. The estate item chart filled in completely for a construction land

The special staff of the National Agency of Cadastre and Land Registration, respectively the ones of the Cadastre and Land registration Offices that participate in the RGI module are as it follows:

- Public Relations Advisor;
- Assistant registration officer;
- Registration officer;
- Chief Registration officer
- Inspector;
- Chief Engineer;
- System administrator.

The main menu of the RGI application has the following submenus:

- registration: allows the introduction of the data related to a certain application and saving them in the database;

- searching: allows searching for the applications that respect certain criteria;
- finding multiple solutions (assistants): allows finding solutions for more applications at the same time (only for registry assistants);
- reallocating LB;
- reallocating CAD;
- processing: allows observing the applications after a solution has been found or filling in papers.

What is very important is the fact that the application offers security on an access level; thus, the submenus are active (available) for users, according to the rights established for the type of function it has.

Searching for information can be done according to one or more searching criteria:

- the number of criteria;
- the time when the application was introduced;
- the person who applied;
- the solicitor;
- authorization;
- the Land Book Office list;
- the land arrangement unit;
- the position of the person to whom the application was given;

- the people hired in Cadastre and Land Book Office;
- the number of the land book;
- the state of the application (the solutions of which have been found at the beginning of the search, with an exceeded term).

After one or more searching criteria have been selected, the “Search” button should be pressed. For a new search the “Delete filter” should be pressed.

The screenshot shows the 'e-Terra Registru General 1.0.20 - Termene Locale' application. The interface includes a navigation menu with 'Căutare' selected. Below the menu is a search filter section with various input fields and dropdown menus. The search criteria are: Numar (empty), Data Inceput (07.09.2007), Data Sfarsit (07.09.2007), Depozent (empty), Solicitant (empty), Autorizatie (empty), Lista BCF (Distrib. Turmu), UAT (TOMATE), Functie (INSPECTOR), and Persoane (TUDOR MARI). There are also radio buttons for search criteria and a 'Cautare Nr.' field. Below the filters are buttons for 'Cauta' and 'Sterge filtru'. The main area displays a table of search results with the following data:

Operatii	Numar	Data inreg.	Data sol.	Sol. la	UAT	Depozent	SOLICITANT	Stare Informa	Inspector	Asistent	Registrator	Numere CF	Numere CAD	Numere TOPO
✓	1421	07.09.2007	08.10.2007		Seesti	PIA VLADIM HARDI	BALASA PETRE	Spus persoana cad	TUDOR MARIUS	GEORGESCU ASHEL	JANKU NICOLAE			
✓	1425	07.09.2007	08.10.2007		Distrib. Turmu	PIA ILIAC DULIAN	PETRU VIKTOR ZIBU	Spus persoana cad	TUDOR MARIUS	CANJIRIUS FLORIN	TANCI NICOLAE			
✓	1431	07.09.2007	28.05.2007		Tovarna	PIA LURELA MIREUSHE	VOSESCU PETRU	Spus persoana cad	TUDOR MARIUS			095-	1171-1175-	

Fig. 2. Searching information regarding the cadastre documents filed in

### The management of the land book operations – the “sigcf” application

The ANCPi application elaborated by National Agency of Cadastre and Land Registration (ANCPi) represents an information system, with the help of which the existent documents in the archive will be analysed.

In order to use the ANCPi application, the user has to access the specific connection in order to download the main page of the

application. The first thing the user has to do is to authenticate himself by a “User” and a “Password”.

After the user has successfully managed to log in, the application will show the main page of the application, as well as the working methods:

- The “Issuance of the Land book” Module;
- The “Return of the Land book” Module;
- The “Asking for LB Transfer”

- Module;
- The “LB Transfer” Module;
  - The “List of Land books” Module;
  - The “Printing LB Labels” Module;
  - The “Confirming the LB Labelling” Module.

The “Search” command allows looking

for the land books according to certain criteria. This operation is achieved after the corresponding criteria for the land books have been introduced and the button [Cauta], positioned in the upper side of the screen, is pressed.

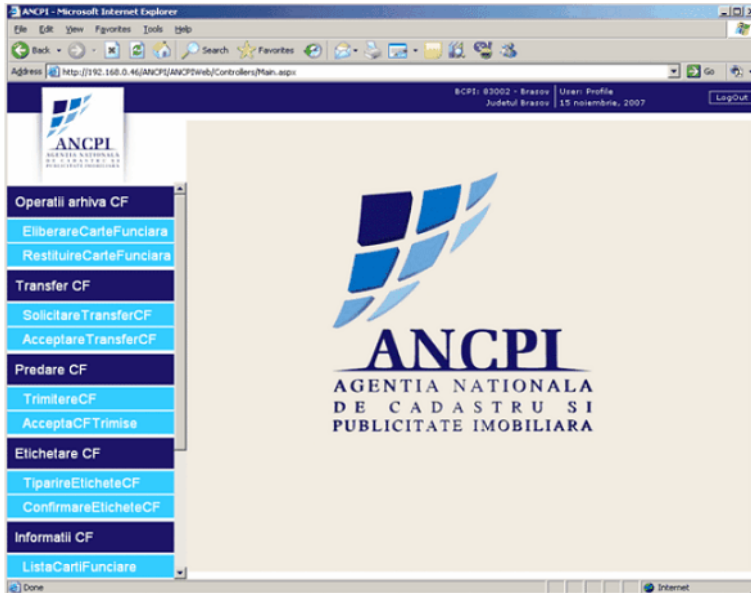


Fig. 3. The main screen of the ANCPi application



Fig. 4. Logging in the application

Fig. 5. Searching criteria for the Land book

### The advantages of using information technology for land book records

The advantages of using information technology for land book records, respectively the implementation of a modern information system, will lead to:

- increased economic efficiency due to the rapidity with which the introduction, storage and operation of the intervening changes are done, including their visualization and printing;
- reducing the time while waiting for the land book extracts;
- the safety of the operations;
- creating a real tax basis;
- facilitating the application of the land laws;
- supplying statistic data.

### Conclusions and suggestions

Approaching this subject is based on the daily practice, aiming at improving the system of territorial observation of the real estate and of the operational rapidity.

In this context, the possibility of increasing the capacity of resolving the applications handed in at the Cadastre and Land Registration Offices is under study, applications that refer to issuing land book excerpts, as well as registering the real rights regarding real estate and last but not least registering the extra-tabulation rights, which has remained behind compared to the

practical needs of the Romanian society.

The suggestions aim at increasing the quality and, at the same time, the reliability of the judicial – cadastre observation system in order to try to create a new specific database. This quality increase can be done among the institutions involved in the territorial activity, in order to eliminate the constant deficiencies in creating, administrating and the present database.

This will facilitate the population's access to the desired information and it will determine a fluency of the activities of the Land book services regarding the release of the Land book excerpts as the potential beneficiaries of these services will be able to ask for the data they want and to get the land book excerpts in a relatively short time in order to prepare the special documents.

These requests resulted as a consequence to the detailed analysis of the present old land book observation system, a system that does not correspond in the context of the new geopolitical order in which Romania is situated, this paper being used by the specialists in the field at the Land book situation record for any administrative territory in the process of maintaining and updating them.

As a conclusion, we can mention the fact that by forming an optimized database for the Land book, it will have an impact that could be noticed due to the complexity of the approached field and of the directions that want to be developed, as well as of the computerized void in this field.

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