

STUDY REGARDING THE DEGREE OF REGISTRATION IN THE LAND REGISTRY OF OWNERSHIP FROM RAPOLTU MARE ADMINISTRATIVE TERRITORY

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Abstract: *The general cadastre is the system of general and compulsory registration of the entire land fund in Romania regardless of the landowners and the related land use. The cadastre does not study the earth, but it establishes the process of collecting, processing and mapping of the analyzed area, together with the registration of specific cadastral data in the Land Registry. This paper aims at carrying out a study on the degree of introduction of the general cadastre and the registration in the Land Registry of the land belonging to the Rapoltu Mare Administrative Territory, Hunedoara County. The importance of this study is that it is the starting point for establishing a strategy for the achievement of the general cadastre, a key condition for accessing funds for infrastructure development in the private sector*

Keywords: *cadastre; statistical study; Land Registry; Administrative Territory Unit; property;*

1. Introduction

The Cadastre and the Land Registry are a compulsory system of technical, economic and legal evidences of properties [1], [2]. This system has a major importance for the entire territory of Romania because, through it, it is realized the identification, registration, description and representation on the maps and cadastral plans of all the properties throughout the country, regardless of their destination and the owner. [3], [4]

For the introduction of the general cadastre, the following works are executed: [5], [6]

- land measurement;
- measurement of construction;
- establishment of destination and registration of land use categories;
- drawing up maps, plans and cadastral registers;
- enrolling owners and owners and legal acts and facts about the real rights

created Over land or buildings in order to ensure their publicity and their resilience to third parties;

- drawing up other special situations, depending on case.

2. Materials and Methods

In order to prepare the study on the degree of accomplishment the general cadastre works for Rapoltu Mare [7] it was necessary to carry out a specialized documentation within the following institutions: Hunedoara Cadastre and Land Registration Office (OCPI), Deva Cadastre and Land Registration Chamber (BCPI) Deva, Rapoltu Mare Hall City and SC. Sacora Cad SRL.

Rapoltu Mare is located in the eastern part of Hunedoara County, on the right coast of the Mure River, between the cities of Simeria and Geoagiu.

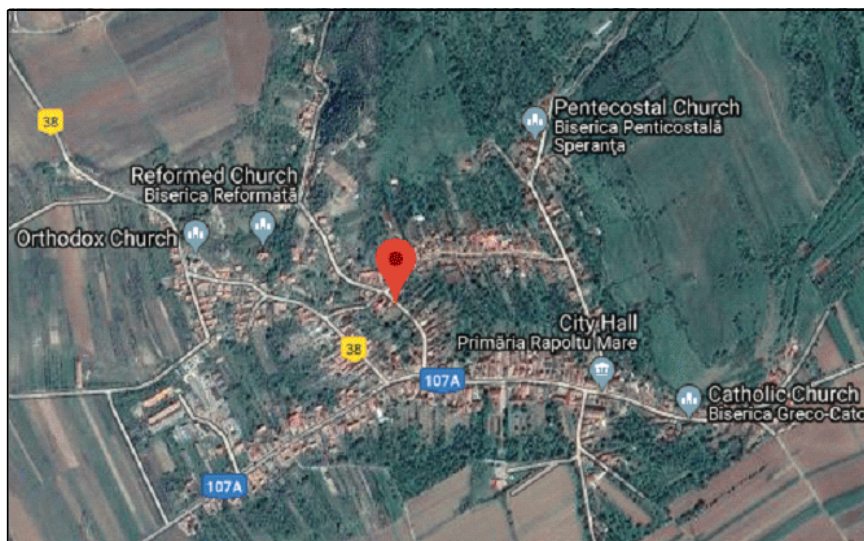


Fig. 1 Rapoltu Mare – map of locality [8]

The Rapoltu Mare locality is a residence village of an administrative territory unit with the same name, which have 4 villages: Rapoțel, Bobâlna, Folt and Boiu. According to the latest available data, the total area of the commune is 8,099 ha of which:

- 384,40 ha in urban zone;
- 7.714,60 ha extravilan.

titles for forestry land. Within the urban zone, at the time of the study, there were 820 ownerships, 2 kindergartens, 5 schools and 1 dispensary.

Analyzing the cadastral data related to the administrative buildings located in the Rapoltu Mare, it was found that in the administrative territory unit of Rapoltu Mare

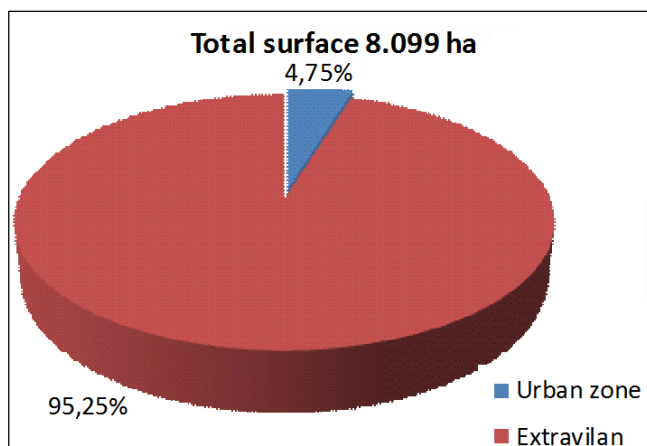


Fig. 2 The distribution of land in Rapoltu Mare Administrative Territory

According to the information obtained from the OCPI Hunedoara, were issued 990 land titles for agricultural land and 637 title

there were done cadastral works and a number of 947 properties were registered in the Land Book distributed as follows:

- Rapoltul Mare – 779 properties;
- Bobâlna – 102 properties;
- Rapol el – 32 properties;
- Folt – 29 properties;
- Boiu – 5 properties.

real data on real estate are provided at all times, which serves to satisfy all the needs of a prosperous economy. [11] [12] In other news, the cadastre is a vital tool for the market economy because it constantly

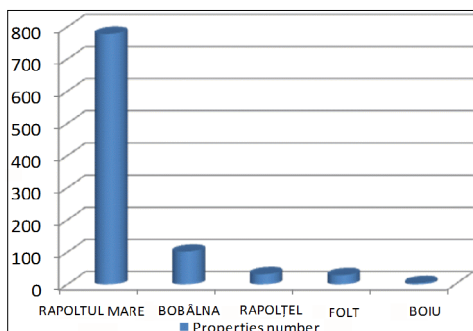


Fig. 3 The distribution of the properties registered in the Land Registry on localities

Through the general cadastre works, shall be made available to those concerned, current data on [9], [10]:

- realization of various economic activities;
- updating the tax system;
- elaboration of studies and projects related to the planning and systematization of the territory;
- coordination of agricultural activities;
- updating the statistical data on the evolution of the land fund at local, county and national level;
- arranging and regulating hydrographic networks;
- maintenance of communication channels;
- ensuring legal order and safety by identifying the owner and determining the area, usage category and ownership limits;
- settlement of land disputes.

3. Results and Discussion

The importance of introducing the general cadastre and enrolling in the Land Registry of properties consists in the fact that

provides data and documents that provide full security to the transactions taking place on the real estate market. [13]

At the same time, the importance of cadastral work is paramount to the development of information systems of the territory, as they provide real time real estate management data for planning specific economic activities [14] [15].

Statistics on cadastral registration of parcels in each locality. By conducting a statistical study based on the information obtained from the competent institutions, was drawn up the situation regarding the number of properties registered per year in the Rapoltu Mare (Table 1).

By centralizing the data for each year, it could be established a situation regarding the number of annual registrations in the cadastral records, reported at the level of the whole administrative territory unit (Table 2)

Suggestibility of the obtained information can be read through the chart of the number of annual entries of the parcels within the Cadastre and Land Registry System.

The degree of registration in the Land Registry of the properties to Rapoltu Mare Administrative Territory.

Table 1. The status of the registered properties, by localities and by years

Locality	Year	Number of the registered properties
Bobâlna	2005	20
Bobâlna	2006	20
Bobâlna	2007	16
Bobâlna	2008	21
Bobâlna	2009	7
Bobâlna	2010	6
Bobâlna	2011	12
Boiu	2008	3
Boiu	2009	1
Boiu	2010	1
Folt	2005	1
Folt	2006	13
Folt	2007	7
Folt	2008	3
Folt	2009	4
Folt	2011	1
Rapoșel	2005	8
Rapoșel	2006	5
Rapoșel	2007	6
Rapoșel	2008	5
Rapoșel	2009	5
Rapoșel	2010	2
Rapoșel	2011	1
Rapoltul Mare	2004	1
Rapoltul Mare	2005	42
Rapoltul Mare	2006	105
Rapoltul Mare	2007	49
Rapoltul Mare	2008	133
Rapoltul Mare	2009	127
Rapoltul Mare	2010	34
Rapoltul Mare	2011	127
Rapoltul Mare	2012	65
Rapoltul Mare	2013	61
Rapoltul Mare	2014	35
Total		947

Table 2. The status of the registered properties per year

Year	Number of the registered properties
2004	1
2005	71
2006	143
2007	78
2008	165
2009	144
2010	43
2011	141
2012	65
2013	61
2014	35
Total	947

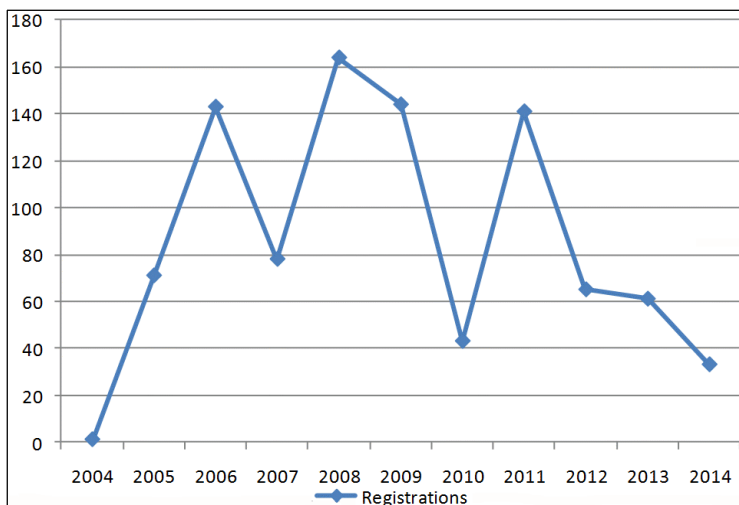


Fig. 4. Annual entries of the properties

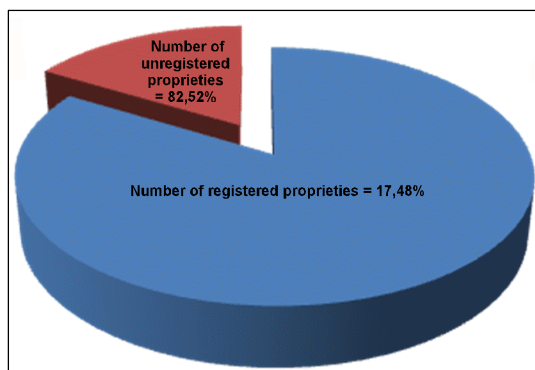


Fig. 5. The degree of registration in the Land Registry of the properties to Rapoltu Mare Administrative Territory Unit

According to the latest data, the situation of properties in Rapoltu Mare must be described as it follows:

- a total of 4995 properties situated in extravilan, from which 990 parcels are registered in the Land Registry;
- a total of 2769 properties situated in urban zones, from which 367 plots are registered in the Land Registry;
- a total of 410 properties were registered after 2014.

On the basis of the data obtained, exactly: in the Rapoltu Mare Administrative Territory Unit there is a total number of 7764 properties from which a total number of 1357 parcels are registered, it was calculated that the degree of registration in the Land Book of the parcels located administratively within the Rapoltu Mare Administrative Territory Unit is 17.48%.

4. Conclusions

As a result of this study, it can be concluded that at the Rapoltu Mare, as in most administrative territory unit, the land registration level is very low, both the City Hall and the Cadastre Offices need to improve their strategies to encourage citizens to register land.

The main reasons why people have not yet registered their land in the Land Registry

refer to several aspects, namely:

- lack of information: people are not aware of the benefits of this action;
- high rates of specialized and authorized firms in cadastral works;
- bureaucracy: heavy process, great time and human resources consuming;
- non-active involvement of the competent institutions in accelerating the process of carrying out the general cadastre of public funds.

From the analysis of the annual registrations it can be noticed that before the economic crisis in 2008, the number of registered properties increased from one year to the next, due to the development of the real estate market, reaching the maximum point in 2008.

In order to accelerate the implementation of the general cadastre it is necessary to solve the problems listed above by initiating actions regarding:

- attracting citizens to the information points in order to make them aware of the advantages of land registration;
- using the traditional gatherings of the population, namely at holidays, by briefly pointing out an argument, an idea, etc .;
- remove bureaucracy by using Internet technology for as many operations as possible.

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