

CREATION OF A COMPLEX DATABASE OF BUILDINGS FROM SIBIU, ROMANIA, WHICH WERE UNLAWFULLY SEIZED DURING THE COMMUNIST REGIME

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ABSTRACT: *The property right is the right of a person to enjoy and dispose of a thing in an exclusive and absolute way, within the limits determined by law. Depending on its owner and characteristics, property can be either private or public. Private property right is the primary real right that confers upon the holder the attributes of possession, use and disposal of the owned property in a private form. These attributes can be exercised in an absolute, exclusive and perpetual manner, within material and legal limits. The owner of a private property can be either a natural person or a legal person, including the state. However, if the state owns property in private ownership, it is subject to the same legal status as the property owned by any other person.*

Keywords: *property right; cadastral database; restitution of properties.*

1. Introduction

A cadastral database was developed in order to have a clear record of the properties and owners requesting the restitution of properties unlawfully seized during the communist period in Romania (in kind or equivalent). It is an inventory of these buildings and it includes both graphic and alphanumeric information.

The database contributes to the archiving of the compensation files submitted by the entitled persons and helps identify correct measures for the restitution of the unlawfully seized properties.

2. Material and methods

Since 11 June 1948, through Law 119 (Law on Nationalization), many real estate owned by private enterprises or societies of all kinds has passed into state ownership as a legal effect. Starting with this date, the nationalized goods were considered to be "common goods of the people" and free of any kind of tasks.

The nationalization started in 1948 continued with the expense of agricultural properties of more than 50 hectares. Thus, by Decree no. 83 of March 2, 1949 all the agricultural properties were confiscated and they were merged and transferred to the Romanian state.

With the advent of Decree 92 of 1950, including housing and buildings were confiscated, the law was enforced, although it was in sharp contradiction with the 1948 Constitution which stated in Article 8 that "Private property and the right of inheritance are recognized and guaranteed by law. Private property, aggrieved by labor and saving, enjoys special protection. "

The purpose of nationalization was the abolition of capitalism and the enhancement of state patrimony, for the benefit of the "new economy".

Regarding the restitution of property abusively taken over in Romania during the communist regime, a series of laws were developed to regulate the modalities of restitution. Among these are: Law 18/1991 of the Land Fund.

However, the problem of restitution of abusively taken property is not entirely solved.

With the entry into force of Government Emergency Ordinance 94/2000 on the restitution of immovable property belonging to religious denominations in Romania, all religious denominations in Sibiu submitted applications to the Special Restitution Commission for the restitution of the properties they had before the communism.

Creating a database is a good start for the development of geographic information systems and good information management.

To make this database we used Microsoft Access 2016 and for the realization of the cadastral plans we used the AutoCAD program.

To establish a link between the Access database and the graphical representation, it was necessary to use the AutoCAD Map 3D 2017 software (fig. 1).

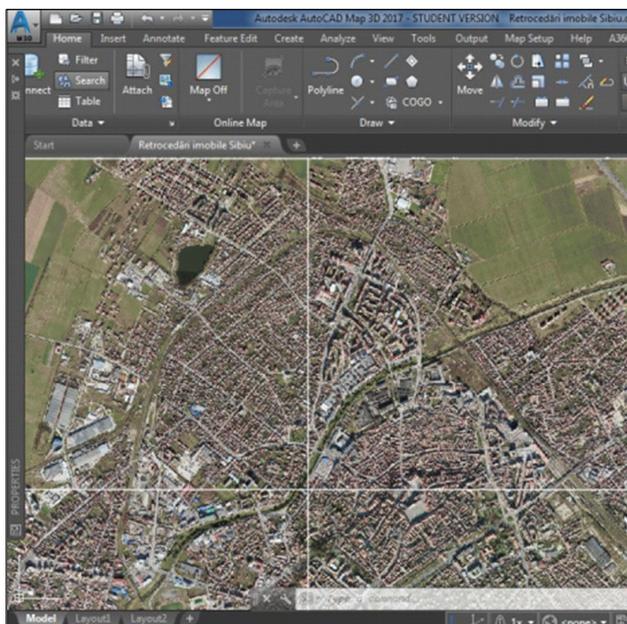


Fig.1. Autocad Map Window

This paper addresses the issue of retrocessions of real estate belonging to the religious denominations in Sibiu.

The choice of the subject of study of these buildings is that they represent the most important buildings in Sibiu, located mostly in the central area of the city - the historical center.

In view of the large number of files containing information about the properties for which there are requests for retrocession in Sibiu, it is absolutely necessary to prepare a database.

The benefits of creating a complex database are obvious.

With this we could also use the orthophotomaps and create a connection between the graphical information and the existing database.

A first step in creating a database was to plan the way it works and to choose the information that is more important to be highlighted.

The next step was to scan documents and organize them in separate folders for each property requested for restitution.

After scanning the documents and organizing them into folders, the next step was to draw up the layout plans or delimitation plans for each property.

Thus, after completing and drawing up all the drawings, a single file Real Estate Retroceding Sibiu .dwg was created with the map of the properties requested for restitution by the religious cults in Romania (fig. 2).

new database. To change a database, choose the option to open the existing file.

After selecting the option to create a new project, specify the name of the project and choose where to save it.

The database will be created by entering



Fig.2. Drawing geometries

Once these preparatory steps were completed, it was necessary to organize the data in the form of tables containing the title of the information in the scanned documents and on the map.

the data in the table (fig. 3).

Initially we will name each field to be filled in. Account shall be taken of the importance of the data in the restitution files.

To begin with, open the Microsoft Access application and select the option to create a

After setting up the fields that make up the table, we will enter the data that will be attached to the graphical representations.

ID	Denumire	Solicitant	Adresă	Carte Funciar
1	Cămin Cultural Turnișor (Az)	Parohia Ortodoxă Turnișor I, jud. Sibiu	Piața Iancu de Hunedoara nr. 2	6258 Sibiu
2	Școala cu clasele I – VIII nr. 1	Parohia Evanghelică C.A Turnișor	Str. E.A. Bieltz nr. 60	5345 Turnișor
3	Str. Livezii nr. 55 (57)	Parohia Evanghelică C.A. Turnișor	Str. Livezii nr. 55 (57)	6304 Turnișor
4	Str. Filarmonicii 23	FDGR	Str. Filarmonicii nr. 23	2180 Sibiu
5	Liceul O. Goga, Școala Gene	Arhiepiscopia Ortodoxă Română Sibiu	Str. Mitropoliei nr. 34	40174 Sibiu
6	Liceul Brukenthal	Consistoriul Superior al Bisericii Evanghelice	Piața Huet nr. 5	38499 Sibiu
7	Liceul Sanitar și Liceul Textil	Asociația Surorilor Franciscane de Malersdorf	Str. Dealului nr. 46	38149 Sibiu, 381
8	Liceul Carol – de Construcții	Arhiepiscopia Ortodoxă Română Sibiu	Str. Pedagogilor nr. 7	39958 Sibiu
9	Școala Generală nr. 11 Corp		Str. Niță Octavian nr. 36	2442 Gușterita
10	Școala Generală nr. 15	Arhiepiscopia Ortodoxă Română Sibiu	Str. Bastionului nr. 7	40175 Sibiu

Fig.3. Database in table format

For each cell in the format table, after entering all the data, can be made a connection with information contained in an external file. To do this, right click on that cell and choose the hyperlink option (fig. 4).

After setting up all the connections with the desired external files, the connection between the plans in the file "Real Estate Retroceding Sibiu".dwg and the database was established.

It follows that all the objects in the drawing are linked to the information in the database.

In the first step, AutoCad Map 3D 2017 opens and uses the "Real Estate Retroceding Sibiu" file .dwg. From the "Map Explorer" tab, choose the "Data Sources" option and then attach the previously built database (fig. 5, 6).

Once the database is attached, the data table in the "Map Explorer" tab will show the table of contents in the database (fig. 7).

To link the data contained in the attached table to the graphical part, it is necessary to establish a Link Templates. To do this, right click on "Table1" and choose "Define Link

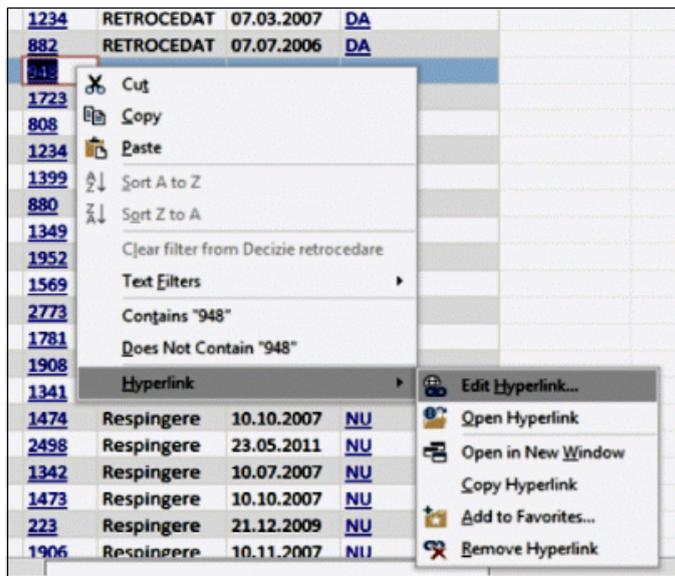


Fig.4. External links

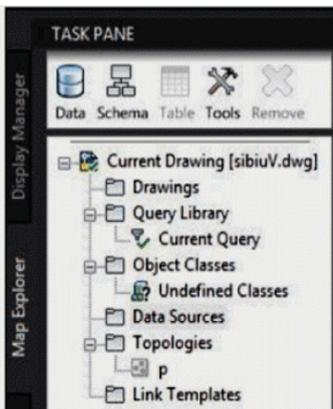


Fig.5. Database in AutoCad

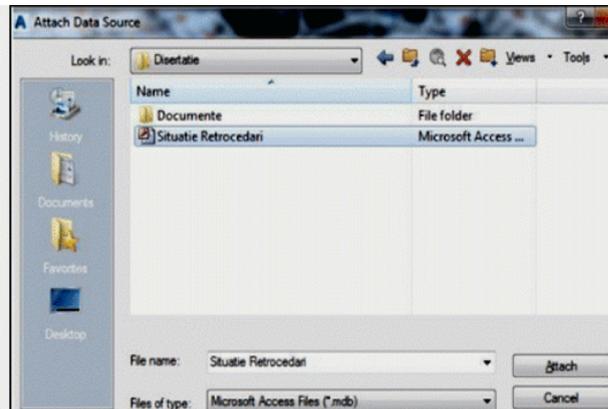


Fig.6. Attaching the existing database

Template" (fig. 8). At this stage, a search key to be used at the time of the queries must be established (fig. 9)

Objects" option; (fig. 10)

Choose by clicking, object or objects corresponding to information in a row; Press

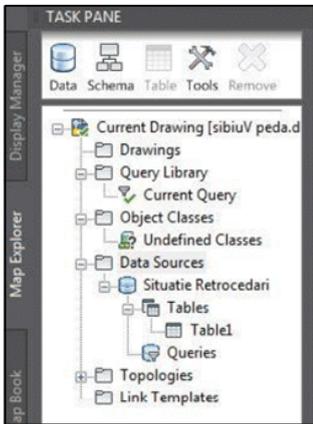


Fig.7.The database in AutoCad

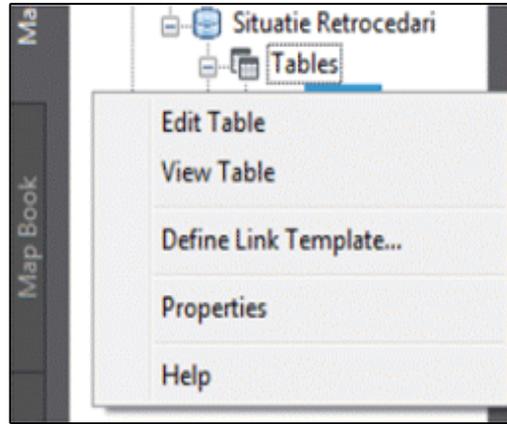


Fig.8. Define links

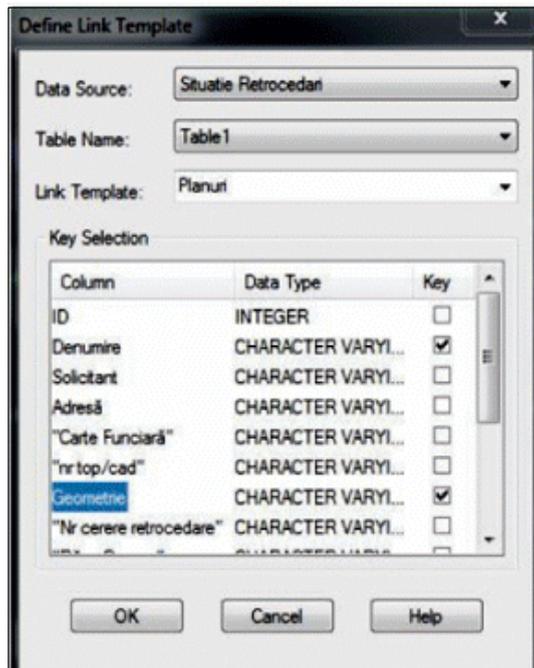


Fig.9. Defining the search key

Attaching records from the table to the geometry of the buildings in the drawing is done by following the following steps: From the "Data view" window (with the table), click on a row; after selection, the row will be black; Click on "Link Records To

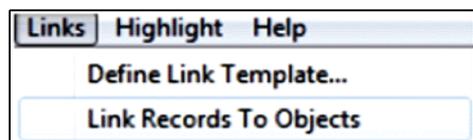


Fig.10. Object - Row connection

the Enter key and the table will reappear for a new link.

The work mode is repeated for all records in the database for which an element has been defined in the graphical representation (fig. 11).

in the image below (fig. 13, 14).

3. Conclusions

For the proper management of data on retrocessions, it was absolutely necessary to

ID	Denumire	Solicitant	Adresă
1	Cămin Cultural Turnișor (Azilul de noapte)	Parohia Ortodoxă Turnișor I, jud. Sibiu	Piața Iancu de Hunedoara nr. 2 S
2	Școala cu clasele I – VIII nr. 10 Sibiu	Parohia Evanghelică C.A Turnișor	Str. E.A. Bieltz nr. 60 Sibiu
3	Str. Livezii nr. 55 (57)	Parohia Evanghelică C.A. Turnișor	Str. Livezii nr. 55 (57)
4	Str. Filarmonicii 23	FDGR	Str. Filarmonicii nr. 23
5	Liceul O. Goga, Școala Generală nr. 15	Arhiepiscopia Ortodoxă Română Sibiu	Str. Mitropoliei nr. 34
6	Liceul Brukenthal	Consistoriul Superior al Bisericii Evanghel	Piața Huet nr. 5
7	Liceul Sanitar și Liceul Textil	Asociația Surorilor Franciscane de Malers	Str. Dealului nr. 46
8	Liceul Carol – de Construcții	Arhiepiscopia Ortodoxă Română Sibiu	Str. Pedagogilor nr. 7
9	Școala Generală nr. 11 Corp B		Str. Niță Octavian nr. 36
10	Școala Generală nr. 15	Arhiepiscopia Ortodoxă Română Sibiu	Str. Bastionului nr. 7
11	Grădinița nr. 20	Parohia Evanghelică C.A. Turnișor, jud. Si	Str. Șt. O. Iosif nr. 11 Sibiu
12	Dispensar medical	Parohia Evanghelică C.A. Gușterița	Str. Pârvan nr. 4 (Gușterița)
13	Str. Bahluiului nr. 16	Arhiepiscopia Romao-Catolică de Alba Iu	Str. Bahluiului nr. 16
14	Str. G-ral Magheru nr. 15	Consistoriul Superior al Bisericii Evanghel	Str. G-ral Magheru nr. 15
15	Str. G-ral Magheru nr. 16	Consistoriul Superior al Bisericii Evanghel	Str. G-ral Magheru nr. 16

Fig.11. Representation of related data

After making the links between the rows and the graphics, a series of queries can be made. These can be done in both ways: we can open the table and select a specific row, the object in the drawing will automatically be selected. You can select the geometry of the building in the drawing, and the row in the table will be black (fig. 12).

create a database. For it to be effective, it needs to be improved and updated periodically. The creation of a data base related to graphical data should be implemented in all City Halls dealing with the restitution of properties abusively taken over by the Communist regime.

“The advantage of these databases is that they



Fig.12. Representation of parameters

If the object to which the query is made is not visible, then "Auto Highlight", "Auto Zoom" or "Auto Select" can be selected from "Date View." Once these options are checked, the contour of the building will be marked with an interrupted line green color

can be accessed at the same time by multiple computers that are network-connected. If we introduce the data in the table from different work stations, the data will automatically appear in the computer where we do the matching.” [5]

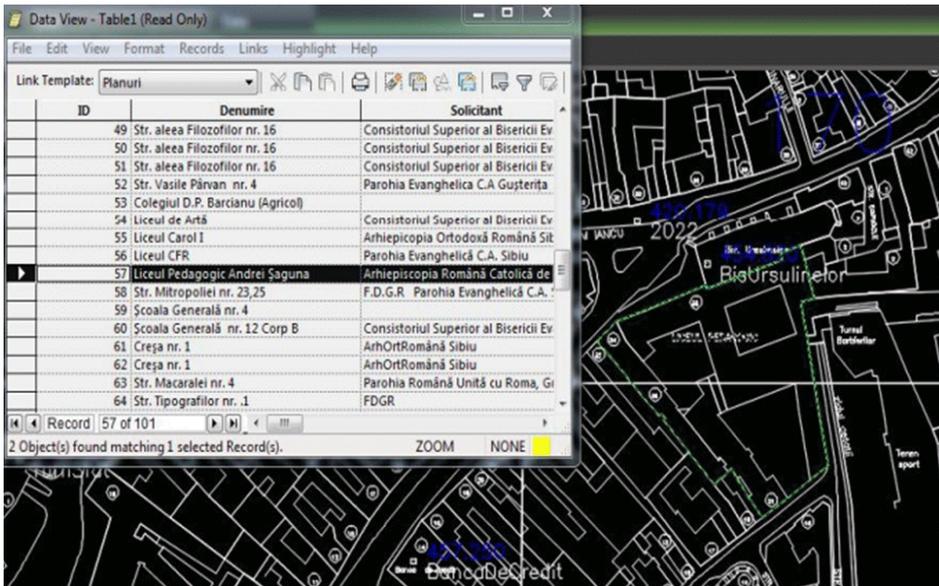


Fig.13. Highlighting geometry

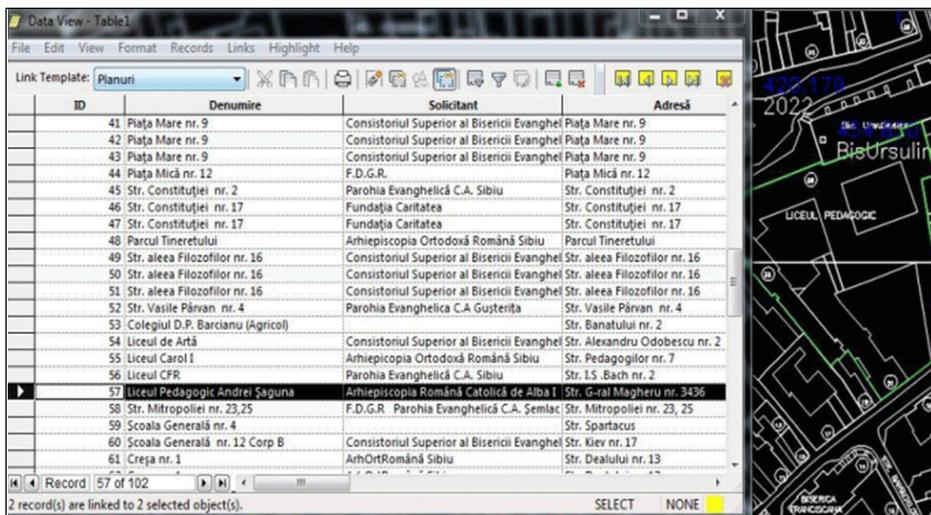


Fig.14. Highlighting the row in the table

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