



GOVERNMENT OF ROMANIA

DEPARTMENT FOR INFRASTRUCTURE PROJECTS
AND FOREIGN INVESTMENT

**THE EXECUTION OF THE CADASTRAL
SURVEYS AND REAL ESTATE PUBLICITY IT
SYSTEM**

1. Estimated value for the systematic recording works:**Euro 1,053 billion.**

	Estimated need
Territorial and Administrative Unit	EUR
Municipalities and cities	170,820,630
Communes	934,553,655
Estimated Total	1,105,374,285
Works in progress 2013:	
Contracted in CESAR project, Phase I - pilot 19 territorial administrative units	3,518,135
Contracted in CESAR project, Phase II - 31 territorial administrative units	6,062,250
In the contracting phase ANCPI 132 Territorial administrative units	43,053,435
Total	52,634,820
Necessary budget for 2014 -2020:	
2999 Territorial administrative units	1,052,739,465

2. Estimated completion deadline: 2013 - 2020**3. Premises****3.1. Key role of real estate management**

The lands and buildings account for a half and three-quarters of the national patrimony of most states (World Bank, 2006). The territorial administration and property registration systems play a crucial macroeconomic role in the collection, management and dissemination of information on land ownership, use and value.

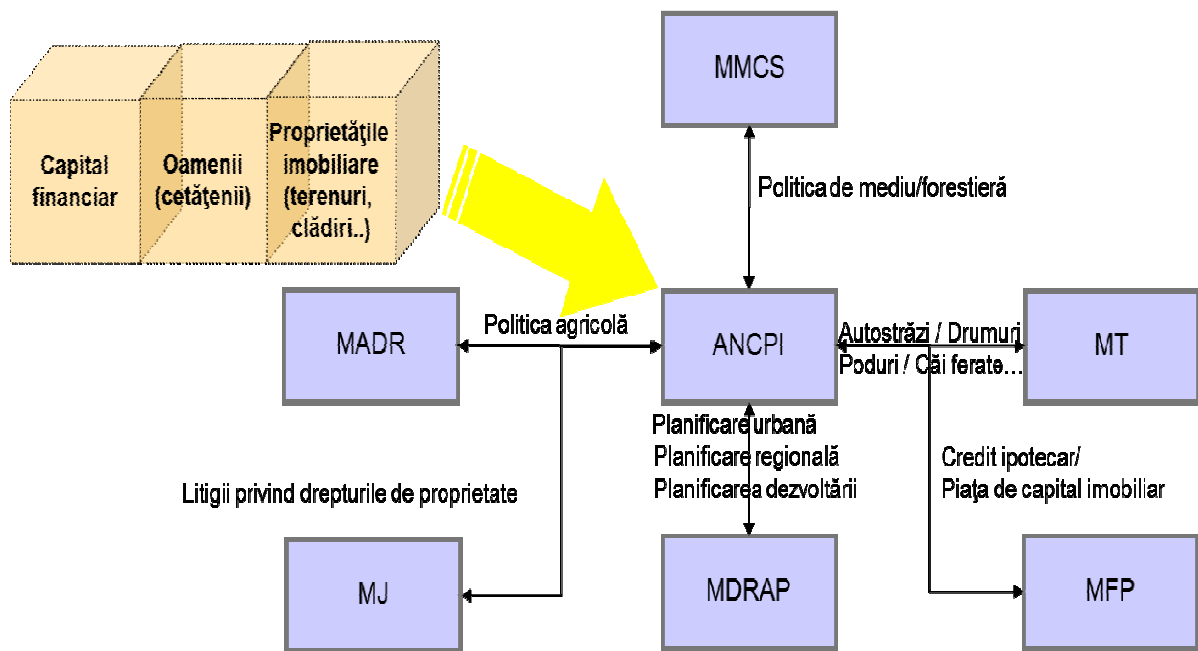
The cadastral surveys and real estate publicity systems document the land ownership rights, thus ensuring crucial economical, social and environmental benefits.

As in the case of developed countries, a comprehensive real estate management system is of national interest because, for complete and unitary systems:

- the transaction cost is low;
- the real estate market is dynamic;
- the development of public or private investments is faster;
- foreign investments rise;
- economic activities are diversified.

Over 80% of governmental decisions and policies are related to real estate.

A reliable real estate publicity system would ensure the ownership right through precise recordings, thus contributing to the fast and safe development of numerous national infrastructure elements, and eventually, it would function as a prerequisite for national prosperity.



3.2. ANCPPI Status

The National Agency for Cadastral Surveys and Real Estate Publicity (ANCPPI) naturally emerged following the development of the ownership concept in Romania and the requirement to build a solid data base for guaranteeing property according to the Constitution.

The merger of the cadastral surveys with real estate publicity under a sole authority has created the premises for a fair, transparent and easily managed registry of all real estate at national level.

Pursuant to the provisions of the Cadastral Surveys and Real Estate Law no. 7/1996, **ANCPI is the sole authority in the cadastral surveys and real estate field - a public institution subordinated to the Romanian Government and coordinated by the Prime - Minister.**

In the context of measures introduced by Law no. 329/2009 on the reorganization of public authorities and institutions, rationalization of public expenditures, business environment support and compliance with framework agreements with the European Commission and the International Monetary Fund, ANCPI was reorganized by reducing jobs and changing the method of financing.

Thus, ANCPI switched from the funding system entirely with own funds to the funding system entirely from state budget.

The changes had a major negative impact on ANCPI's activity.

3.3. Integrated IT system used by ANCPI

The National Agency for Cadastral Surveys and Real Estate Publicity (ANCPI) has invested in the development of an IT system that ensures the streamlining of the cadastral and land roll registration in short time: the integrated cadastral surveys and real estate publicity IT system, **e-Terra**, manages all the processes carried out in the cadastral field, as well as in the real estate publicity field.

From the statistical data centralized by ANCPI, it results that the **number of buildings registered in the Integrated Cadastral and Real Estate Publicity System is about 6.2 million, which represents approximately 15% of the total estimated number of buildings nationwide.**

4. Main indicators of the project:

The economical quantification of the Project is based on the statistical data of ANCPI, as well as on the status and results of the projects carried out so far.

Territorial and Administrative Unit	No. of Territorial and administrative units	Total	Area (ha)	
			inside the built-up area	outside the built-up area
Municipalities and cities	320	3,071,794	426,874	2,644,920
Communes	2861	20,767,858	1,432,549	19,335,310
Total	3181	23,839,652	1,859,423	21,980,229

Estimation premises:

- The average area of a real estate located inside the built-up area: 700 sqm
- The average area of a real estate located outside the built-up area: 2,000 sqm
- Real estate price from the CESAR Project: EUR 15/real estate
- Real estate price for rural areas: EUR 45 / ha

Territorial and Administrative Unit	Estimate number of properties		Total	Unit price EUR/real estate	Total
	inside the built-up area	outside the built-up area			
Municipalities and cities	6,098,203	5,289,839	11,388,042	15	170,820,630

Territorial and Administrative Unit	Area (ha)		Total	Unit price EUR/ha	Total
	inside the built-up area	outside the built-up area			
Communes	1,432,549	19,335,310	20,767,859	45	934,553,655

REGION	Area (ha)		
	Total	Inside the built-up area	Outside the built-up area
BUCHAREST-ILFOV	180,431	61,380	119,051
CENTER	3,409,620	176,642	3,232,978
NORTH-EAST	662,343	52,947	609,396
NORTH-WEST	6,438,555	673,614	5,764,941
SOUTH-EAST	3,577,222	215,327	3,361,895
SOUTH-MUNTENIA	3,446,952	285,300	3,161,651
SOUTH-WEST OLTENIA	2,920,523	230,057	2,690,466
WEST	3,204,007	164,156	3,039,851

Investment plan for 2013 - 2020

5. The phases of the systematic real estate recording project

Providing free systematic cadastral and land roll registration services (**systematic recording**) envisages **three main phases**:

- ✓ the phase for performing **preliminary works** - establish a data base in electronic format, through: digital conversion of existing analog archives (land rolls, cartographic documents, scanning and georeferencing maps and plans scale 1: 10.000 – 1:500), carry out orthophotoplans;
- ✓ the **execution phase of the cadastral plan and registry**. It shall contain:
 - the limits of territorial administrative units;
 - the limits of real estate (lands and buildings) inside the built-up area, as well as outside the built-up area;

Year	No. of Territorial administrative units	Area (ha)	Required funds (EURO)
2013	132	1,000,000	43,000,000
2014	280	2,000,000	104,400,000
2015	420	3,000,000	156,600,000
2016	510	4,000,000	180,000,000
2017	510	4,000,000	180,000,000
2018	510	4,000,000	180,000,000
2019	510	4,000,000	180,000,000
2020	309	1,800,000	81,400,000
TOTAL	3181	23,800,000	1,105,400,000

- the cadastral numbers of all real estate inside and outside the built-up area.

✓ the **land roll ex officio registration phase**. The opening of land rolls will finalize the identification of limits and owners of real estate, existing at the time of the systematic registration works. All the subsequent changes, referring to the area and owners of real estate, shall be registered in the cadastral and real estate publicity records based on maintenance works of the cadastre.

The program is performed:

- based on the strategy of the National Agency for Cadastral Surveys and Real Estate Publicity, approved by the administration committee;
- with expenses financed by:
 - state budget;
 - budget of territorial administrative units;
 - public-private partnership - concession of services
 - international sources.

6. Brief description of the project:

ANCPI's mission is to regulate and manage the Integrated Cadastral and Land Roll system in order to ensure the safety of the real estate civil circulation and support economic growth in Romania.

6.1. Law

The main normative act for the Integrated Cadastral and Land Roll System in Romania is the **Law no. 7 of 13 March 1996**. The normative frame was fundamentally changed by **Government Emergency Ordinance no. 41/2004** (GEO) which amended this law regarding the structure of the court land registry offices, integrating them into the newly established National Agency, creating in each county and in Bucharest 42 offices of cadastral surveys and real estate publicity (OCPI), subordinated to ANCPI.

In 2004, the Romanian Government issued **Decision no. 1210 / 2004** on the organization and functioning of the National Agency for Cadastral Surveys and Real Estate publicity, which envisages the duties of the National Agency.

Cadastral survey and real estate publicity offices (BCPI) and public relations offices (BRP) operate at local level. Their duties were governed by the Regulation on organization and functioning of cadastral survey and real estate publicity offices, approved by Order no.633/2006 of the General Manager of ANCPI.

The National Agency for Cadastral Surveys and Real Estate Publicity has invested in the development of an IT system that ensures the streamlining of the land roll registration in short time. This IT infrastructure was developed to support specific work processes, so that ANCPI observes performance standards similar to those of the European Union. It was possible, in a relatively short time, to switch to a more efficient and faster working method.

During 2007 - 2008 all issued property titles were scanned and included in a database (DDAPT), which was made available for free to local commissions of land fund.

Also, to support local administration authorities to identify areas destined for restitution of land property, ANCPI has allowed free access to orthophoto-plans owned by territorial offices.

6.2. Context

In the report "Doing Business in Romania" published by the World Bank in 2009, the registering property activity rose from position 112 to position 92, being the only economic activity of our country which has made progress in this ranking. Despite the economic difficulties of 2010, ANCPI managed to maintain this standard, retaining its position obtained last year.

From the statistical data centralized by ANCPI, it results that the number of buildings registered in the Cadastral and Real Estate Publicity System is about 6.2 million, which represents 40% of the total estimated number of plots subject to property titles.

Also, ANCPI completed in 2010 a project for converting site and delimitation plans from analog to digital format, and implemented a database and a digital archive in a nationwide system, establishing a part of the necessary infrastructure for general cadastre. 2.8 million cadastral documents were collected and scanned from 35 counties included in the project. The services were funded from own funds.

In order to achieve a general cadastre, an information system was implemented for converting traditional archives. The project for the digital conversion of 1,781,456 land rolls was completed in 2010.

In the context of the same concerns for achieving the systematic cadastre, a project was initiated in 2009 and continued in 2010 for carrying out plot plans, by allocating from its own budget to the local authorities an amount of 100,000 euros/county in order to carry out the plot plans, which must be completed with the free registration of land owners in the land roll. Thus, on 31.12.2010, from the contracted area of 246 thousand hectares, 98 000 ha cadastral documents were checked, received and entered into the database, which means a total of 96,794 properties received.

Among ANCPI's permanent concerns for carrying out the general cadastre is the participation to the Project for Complementing EU Support for Agricultural Restructuring (CESAR), funded by the Government and the International Bank for Reconstruction and Development (IBRD).

The **CESAR Project** envisages the inventory of all real estate and the free registration of real estate rights in 91 territorial administrative units in the rural areas.

The project is worth EUR 51.4 million and its scheduled completion date is June 2013 and its results will have profound implications for the economy, setting a solid foundation for the development of national infrastructure and agriculture in the geographical areas covered by the project.

This project envisages the free cadastral and land roll registration of all real estate, by identifying the legal owners. The first two phases encompass systematic registration services for approximately 423,000 ha, respectively 620,000 properties.

The situation of the real estate registered in the cadastral and land roll system until now in the CESAR Project is the following:

- ✓ phase I - pilot: 19 Territorial administrative units, with an estimated 225,000 buildings on an area of approximately 150,000 ha;

- ✓ phase II: 31 Territorial administrative units, with an estimated 395,000 buildings on an area of approximately 273,000 ha.
- ✓ phase III: 41 Territorial administrative units, with an estimated 402,000 buildings on an area of approximately 302,000 ha.

Phase I and II are in progress, and phase III shall start only after the approval for extending the project with 2 years. ANCPI takes all the necessary measures to extend the CESAR project or to obtain funds from the state budget in order to continue the systematic registration of properties.

In 2011, ANCPI completed the **LAKI** project - "Development of land management knowledge" obtained through grant assistance under the Financial Mechanism of the European Economic Area (EEA). The results of this project clarify on the one hand the concepts in "Land Administration" and "Land Consolidation" and on the other hand provides information and spatial services which meet national and international requirements and standards.

A major objective set out in Article 8, para. (15) of Law no. 133/2012 approving Government Emergency Ordinance no. 64/2010 amending and supplementing Law no. 7/1996 on cadastre and real estate publicity, is the execution of the the **National Programme for Cadastre and Land Roll**, for the purpose of issuing certificates that register the holder as the owner in the land roll and, where appropriate, to carry out succession debates, preparation of cadastral documentation and free registration of buildings in the integrated cadastre and land roll system.

The bodies and central public administration authorities, administrative units, territorial administrative units, as well as other corporate stakeholders with financial resources can participate at the execution of this program. The parties will conclude cooperation agreements with ANCPI with regard to specifications, methods of approval, verification, acceptance and registration in the land roll, and the use of such information.

7. Current situation

The completion status of activities envisaged to be carried out during 2007-2012:

Item no.	Main actions and the execution period	Execution status (%)
1.	The amendment of the legal framework , development	100%

	of operational manuals (regulations, etc.) due to the execution of a pilot project to introduce a general cadastral survey in a village (2007 - 2008)	
2.	Strengthening the institutional capacity of all parties involved in the process of introducing the general cadastre; training programs (2007 - 2012)	50%
3.	National extension of the existing IT system (2007 - 2008) and its modernization (2007 – 2010)	100%
4.	Conversion in digital format:	
	land rolls (11 million)	25%
	cartographic documents (4 million)	75%
5.	Aerial photography and digital orthophotomaps for 24 county towns (scale 1:1,000) and for Bucharest municipality and surrounding areas (scale 1:500)	activity taken-over by DTM
6.	The introduction of the general cadastre in approximately 10 counties (2009 – 2012)	20%
7.	Aerial photography and digital orthophotomaps on a 1:5000 scale - restoration of orthophotomaps for the entire country (every 5 years), also used for LPIS	activity taken-over by DTM
8.	Awareness campaigns on the introduction process of the general cadastre (2009 - 2012)	100%
9.	Purchase/fitting of appropriate office spaces (20) both at central and local level (2007 - 2012)	50%

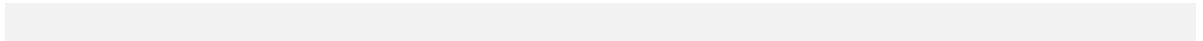
8. The perspectives of the Cadastral Surveys and Real Estate Publicity IT system

According to **the Romanian Government Programme for the period 2013 - 2016**, *the Integrated Cadastral Surveys and Land Roll IT System* is part of the public information domain, one of the major infrastructure projects, to be included in the following steps:

- Fast absorption of EU funds
- Centralized procurement, including necessary funding
- attract direct foreign investments
- implementation of project funding structures according to the best practices in the field at European and global level
- modernization and standardization of legislation on public procurement/concessions/public-private partnership
- maximum involvement of the private sector for completing the projects

- adapting international standards used in the filed to the specific national legal framework
- promote knowledge transfer to improve national administrative capacity
- Promote specialized technical assistance

Addressing these national interest objectives stipulated in the Government program is only possible by **funding a National Program for a uniform cadastre and land roll system**, focusing on the introduction of a single database of all information on existing real estate.



9. Carrying out the project within a PPP

The approach and funding within a PPP Project would ensure:

- The fast, more efficient and productive completion of the unified system for registering real estate at country level;
- Limiting the risk of the state regarding financing, innovating and building systems that would require high level technological, managerial and organizational capacities, by sharing the risk with private sector organizations that have the required professional experience to assume effort, ensuring that government acceptance occurs only after the initial investment and the system is fit for its purpose;
- It promotes the social and economic welfare of Romania and significantly contributes to the national economic development by accelerating the availability of a fast, secure, consistent and reliable database for the government, in order to register properties and develop the real estate market.

The technical objectives of the PPP approach include:

- Fast updates of the cadastral digital maps at country level;
- Digital land rolls organized based on cadastral numbers, where all the properties are described in detail (rights, burdens, etc.);
- Fast update when the technical or legal changes occur;
- Fast specialized access and public access for obtaining cadastral and land roll excerpts.

Scope of the project:

- Full conversion of land roll recordings on paper support;
- The creation of cadastral maps at national level;
- The completion of the registration process in the new land rolls;
- The improvement and extension of ANCPI's data and services through IT processes (e-services, e-registration, etc.);
- The extension and modernization of the TIC facilities and equipment;
- Management of technology changes;
- The operation and maintenance of the system.

According to the Vision and the objectives stated in the **2014 CADASTRE report drafted by FIG** (International Federation of Surveyors), the most obvious trend and solution is the immediate privatization of the public cadastre and land roll system and a close collaboration between the public and private sectors.

Another obvious trend and solution is that such systems require significant investments and the operation costs must be paid, at least partially, by those who benefit (according to the same vision of FIG). In systems where the private sector is involved, the operating costs shall be covered by fees and obviously, the unitary cadastre and land roll system could be organized so as to achieve return on investment.

Although the final responsibility for the cadastral system is that of the state, the private sector can play a significant role in implementing land policy. In many countries there is insufficient capacity in the public sector for state staff to provide full cadastral services, while in others, the official policy encourages a greater private sector involvement. The initial compilation of cadastral records may be undertaken by the private sector under contract. For example, the technical works can be subcontracted, from the basic mapping and topographic control to detailed measurements and recording property boundaries.

10. Main investors interested in the project so far

- 2009 - The Italian company, **RILTER** (carried out the implementation project of the coastal marine cadastre in Italy). The scenario considered envisaged the availability of modern instruments to the public administration, mainly materialized in the form of Web services for accessing data and automatically updating attributes. In order to achieve the above objectives, the guidelines proposed by RILTER should be carried out between 7 and 10 years.
- 2011 - The **SAMSUNG** company from South Korea has shown interest in carrying out Romania's cadastre in public-private partnership. The initiative of this company was notified to the ANCP's Administration Committee, as well as to Romania's Government.

To achieve this objective and to identify quick solutions to enable the completion of the land cadastre and registration of all buildings in the land roll, the Government meeting on 25 January 2012 approved **the Memorandum on: The approval of the opportunity to start a public-private partnership project on systematic registration of real estate located in Romania**, based on the identification made by the Ministry of Regional Development and Tourism through the National Agency for Cadastre and Real Estate Publicity, according to art. 12 letter. a) of the Methodological Norms for applying Law no. 178/2010 on public-private partnership, approved by Government Decision no. 1239/2010, as amended and supplemented.

"Art. 12. - This law does not apply when the public-private partnership contract is concluded as a result of: a) an international agreement concluded in accordance with the Treaty provisions, with one or more countries not members of the European Union, and aimed at providing products or works, destined for the implementation or exploitation of a project by the signatory states in common, and only if the agreement mentioned a specific procedure for awarding the respective contract ..."

11. Domestic/foreign funding sources for 2013. Impact / Duplication effect

Item no.	Project Name	Required amount 2013 (lei)	Allocated amount 2013	Deficit 2013 (lei)	Funding source	Beneficiaries	Impact / Duplication effect
1	Project for developing the Integrated Cadastral Surveys and Land Roll IT system: eTerra	6,300,000	0	6,300,000	State budget - budget allocated to ANCPPI	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	The result of the project is the electronic management of the national cadastral plan and the land rolls that record the real estate at country level, which allows a fast search of the real estate records and the provision of quality services to the beneficiaries, with smaller costs and deadlines. The eTerra IT system is of national and strategic importance for increasing state budget income.
2	IT infrastructure development project	33,250,000	3,500,000	29,750,000	State budget - budget allocated to ANCPPI	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	The project envisages the procurement of equipment and licenses required for maintaining the IT infrastructure according to required standards. It allows the development of new electronic services and the interconnection of ANCPPI's databases with other public institutes (ANAF, ministries, local public authorities, etc.)
3	Project for developing a Data Recovery Centre (Disaster Recovery)	18,000,000	0	18,000,000	State budget - budget allocated to ANCPPI	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys,	The Data Recovery Centre (Disaster Recovery) ensures an automated back-up and recovery in case of a major disaster to the Bucharest server, with the automated activation of the server from

						banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	Cristian, Brasov county.
4	Project for developing related applications	1,500,000	135,000	1,365,000	State budget - budget allocated to ANCPPI	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	The Integrated Cadastral Surveys and Land Roll IT system must be interconnected with the other property records: Database of Ownership titles issued by virtue of Law no. 18/1991, transcription-inscription records, etc.
5	CESAR - Complementing EU Support for Agricultural Restructuring	44,500,000	10,881,000	33,619,000	Credit granted by the International Bank for Reconstruction and Development (IBRD), no.875 RO	<ul style="list-style-type: none"> - Approximately 300,000 citizens from 50 villages shall benefit from the registration of real estate - the Town halls of the 50 villages shall have their public and private domain registered - the local public authorities from 50 villages shall have an actual database for taxing real estate - the Cadastral Survey and Real Estate Publicity offices from 6 counties shall have digital land rolls (Argeş, Olt, Dolj, Teleorman, Olt, Braşov) 	<ul style="list-style-type: none"> - Approximately 650,000 real estate shall be registered in the integrated cadastral survey and land roll system, with effects over the owner's ability to trade fast, access EU funds and facilitate obtaining credits - The local authorities will be able to initiate structural development projects and increase the local budget income by increasing the tax base, and the town halls will have a clear inventory of the public and private domain - Approximately 700,000 land rolls will be converted in digital format, thus increasing the quality of the cadastral and real estate publicity services and the reducing the time for solving the complaints

DEPARTMENT FOR INFRASTRUCTURE PROJECTS AND FOREIGN INVESTMENTS

6	The execution of an on-line payment system for the services offered by ANCPI - e-Payment	17,960,940	8,333,000	9,627,940	PODCA	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	Increase the quality of ANCPI services, reduce the time required for processing the requests, as well as eliminate the queues at the OCPI/BCPI offices
7	INSPIRE - fundamental decisions, consistent policies at national level, an unitary European framework	17,837,430	8,333,000	9,504,430	PODCA	ANCPI, spatial data managers, persons that carry out liberal activities, firms/private companies, citizens.	
8	RENNS - Electronic Registry of Street Nomenclature	10,734,050	8,333,000	2,401,050	PODCA	ANCPI, local public administration authorities, local public institutions and companies/operators of local, regional and national interest, especially operators of public utilities, mail, telephone, citizens.	The National Registry for Street Nomenclature is an IT system destined to store street nomenclature generated through the contribution of each local public administration authority; The thematic component "Addresses" from Annex I of the European Directive "INSPIRE" is carried out according to the requirements of the INSPIRE Directive; Sole and unambiguous reference system of the administrative number used in official documents and acts of public authorities.
9	Systematic	60,059,555	0	60,059,555	State budget -	42 OCPI with the corresponding	Free registration of real estate in

	cadastral and land roll recording services (framework agreement for 4 years) in 132 Territorial administrative units				budget allocated to ANCPI	BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	the Integrated Cadastral Surveys and Land Roll IT system. The classification of the technical and legal situation of each real estate and their introduction into the civil circulation. Identifying and clarifying the public properties belonging to the state and the territorial administrative units.
10	Services for converting the land roll in a textual database and digital archive (framework agreement for 2 years)	106,201,135	0	106,201,135	State budget - budget allocated to ANCPI	42 OCPI with the corresponding BCPI, 2200 notaries public, lawyers, judicial enforcement officers, 8000 authorized individuals and legal entities in the field of cadastral surveys, banks on the territory of Romania, the central and local public administration authorities, criminal research and investigation (DNA, ANI, the police, etc.), citizens	The computerization of land rolls from paper allows managing legal information regarding property, and the easy research and timely issue of land roll excerpts.
	Total	316,343,110	39,515,000	276,828,110			