

## **STUDY REGARDING THE DEGREE OF PERFORMANCE THE CADASTRE WORKS IN CRĂCIUNELU DE JOS TERRITORIAL ADMINISTRATIVE UNIT**

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**Abstract:** *In the present, our country is trying to carry out the works for the introduction of the general cadastre in as many administrative and territorial units as possible, through the “National Cadastre and Land Registry 2015-2023”. On this context, it will be strengthened to realize the cadastre of the land fund in order to establish equitable taxes and duties throughout the national territory. At the same time, in parallel, sporadic cadastre works are carried out to serve the urgent needs of citizens. In this context, this paper presents the case study regarding the introduction of the cadastre within the Crăciunelu de Jos Territorial Administrative Unit.*

**Keywords:** *systematic cadastre, sporadic cadastre, real estate, owner, Territorial Administrative Unit*

### **1. Introduction**

Cadastre activity has generated over time a series of definitions, established largely in terms of needs, management and organization of the national territory of a state at a given time.

In Romania, at present, cadastral activities are carried out at national level, within the "National Register of Cadastre and Land Book 2015-2023" carried out through the National Agency for Cadastre and Real Estate Advertising.

Within the national economy, the cadastre has a well-established purpose, because, through it, real data are provided to real estates such as the current situation, the surface, the value and the owner, these data being necessary for any branch of the national economy.

In this context, we proposed to present a study on the degree of accomplishment the works of systematic cadastre and sporadic cadastre within Crăciunelu de Jos Territorial Administrative Unit located in Alba county.

### **2. Materials and Methods**

The systematic cadastre is achieved by measuring all the real estates within an administrative-territorial unit or a cadastral sector. Through systematic cadastral works, the following are performed:

- Identification, measurement, description and registration of buildings in technical documents, their representation on cadastral plans and storage of data on computer media;

- Identification of owners, possessors and other property owners, in order to be registered in the land register;
- Public display of the results obtained following the execution of systematic cadastral works, rectification of errors reported by the holders and opening of new land registry.

The sporadic cadastre is made by random measurement of the real estates within a territorial administrative unit. The sporadic cadastre differs from the general one in the fact that it is commanded by each owner, the works being carried out in the cost of the owner. In this work, each real estates is measured, without being established an order. The documentation is subsequently reviewed by the National Agency for Real Estate Adaptation and Advertising and are introduced in the national system.

Currently, in Romania are registered approximately 15,500,000 properties, which represents 38% of the total number of properties approximately 40,000,000.

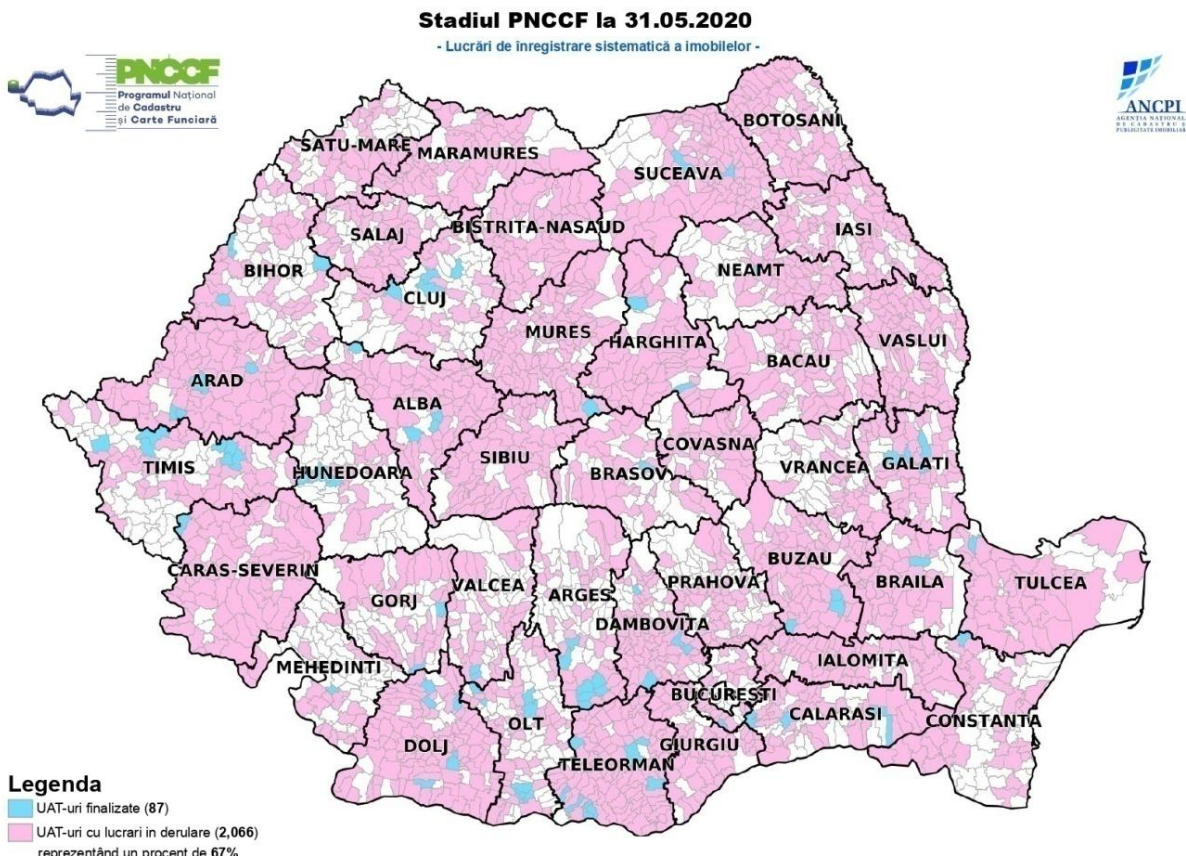
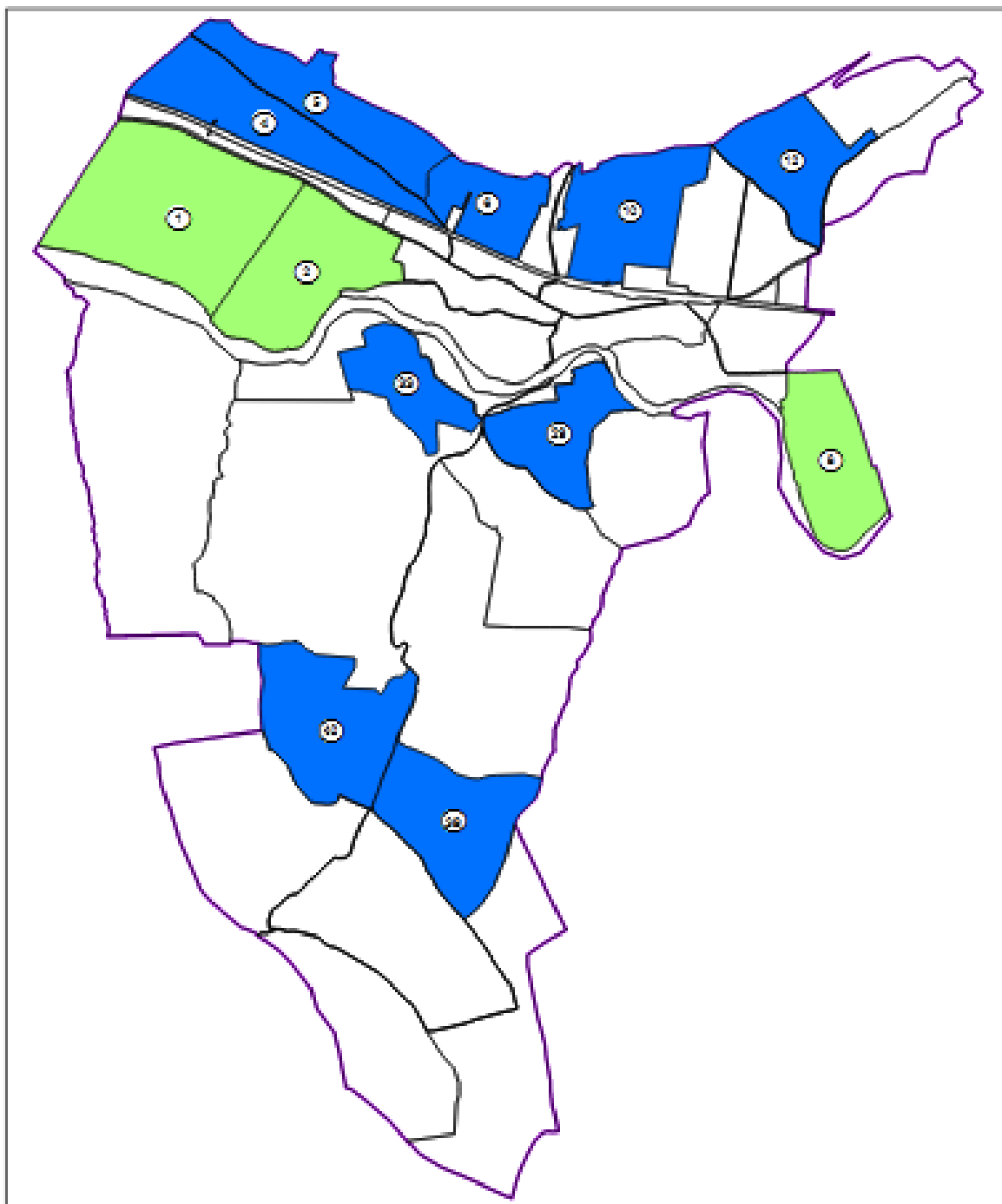


Fig. 1 The stage of the National Cadastre and Land Registry program  
([http://www.ancpi.ro/pnccf/documente/H3\\_-\\_Lucrari\\_de\\_inregistrare\\_sistematica\\_a\\_imobilelor\\_31052020.pdf](http://www.ancpi.ro/pnccf/documente/H3_-_Lucrari_de_inregistrare_sistematica_a_imobilelor_31052020.pdf))

Within the Crăciunelu de Jos Territorial Administrative Unit, both systematic cadastre works and sporadic cadastre works are carried out in parallel. This is possible due to the fact that the systematic cadastre works extend over a longer period of time (even years), while the sporadic cadastre works last about 2 months and serve the urgent needs of real estate transactions.

Stadiul lucrărilor de înregistrare sistematică pe sectoare cadastrale  
Județul ALBA  
UAT: CRĂCIUNELU DE JOS



Legendă

- |  |  |
|--|--|
|  Sectoare cadastrale finalizate |  Sectoare cadastrale necontractate |
|  Sectoare cadastrale în lucru   |  Limita UAT                        |

26.06.2020

Fig. 2 The stage of the systematic registration works in Crăciunelu de Jos Territorial Administrative Unit

([http://www.ancpi.ro/pnccf/documente/legea7/AB\\_Craciunelu%20de%20Jos\\_26.06.2020.pdf](http://www.ancpi.ro/pnccf/documente/legea7/AB_Craciunelu%20de%20Jos_26.06.2020.pdf))

The systematic cadastre works started in several cadastral sectors, being completed all the stages necessary for the work. The objective of the systematic registration works is the registration in the Integrated Cadastre and Land Registry System of the real estates located in the cadastral sectors selected by the Purchaser. At the completion of the systematic cadastral works it will be prepared the documents related to the work.

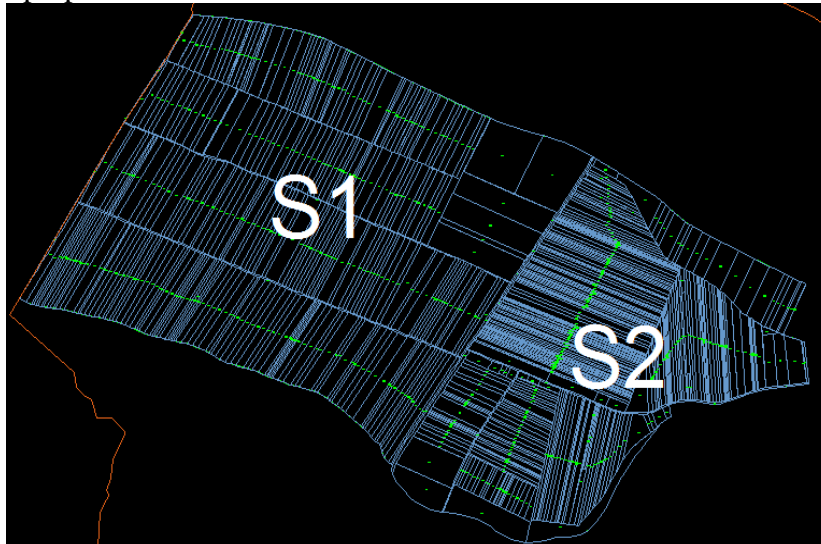


Fig. 3 Carrying out the systematic cadastre within the cadastral sectors 1 and 2

1	Solicitant	Identificatori	UAT	OCPI/BCPI	Deponent	Obiect
2	UAT CRACIUNELU DE JOS	IE72061	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
3	UAT CRACIUNELU DE JOS	IE72060	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
4	UAT CRACIUNELU DE JOS	IE72059	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
5	UAT CRACIUNELU DE JOS	IE72058	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
6	UAT CRACIUNELU DE JOS	IE72057	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
7	HIRCEAGA EMIL	IE72056	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
8	ARON FLORIN-SEBASTIAN	IE72055	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
9	ANDREIES IOAN	IE72054	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
10	STOICA ANA	IE72053	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
11	BERCEA MARIA	IE72052	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
12	OLTEAN ANA	IE72051	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
13	ARON ANA	IE72050	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
14	CIUFUDEAN IOAN EMIL	IE72049	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
15	RAZAILA DOMNICA	IE72048	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
16	DICOI MARIA	IE72047	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
17	BUCERZAN MARIA	IE72046	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
18	MATES VASILE	IE72045	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
19	UAT CRACIUNELU DE JOS	IE72044	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
20	HASA IULIANA	IE72043	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.
21	DUMITRU EVA	IE72042	Crăciunelu de Jos	Blaj	ALBA OCPI	Cad. Gen.

Fig. 4 The registrated real estates on the the systematic cadastre

During the sporadic cadastre works, at the request of the beneficiaries, cadastral documentation necessary for registration in the cadastral records and land book were performed.

Thus, the buildings registered within the sporadic cadastral works in Crăciunelu de Jos Territorial Administrative Unit were the subject of cadastral documentation such as:

- documentation for the first registration in the integrated system of cadastre and Land Registry;
- documentation for updating the cadastral information of the real estates registered in the cadastral and Land Registry records;
- identification documentation of the location of the real estates located on another Territorial Administrative Unit than the one in whose records it was registered in the Land Registry;
- documentation in order to reconstruct the lost, destroyed or stolen Land Registry, etc.

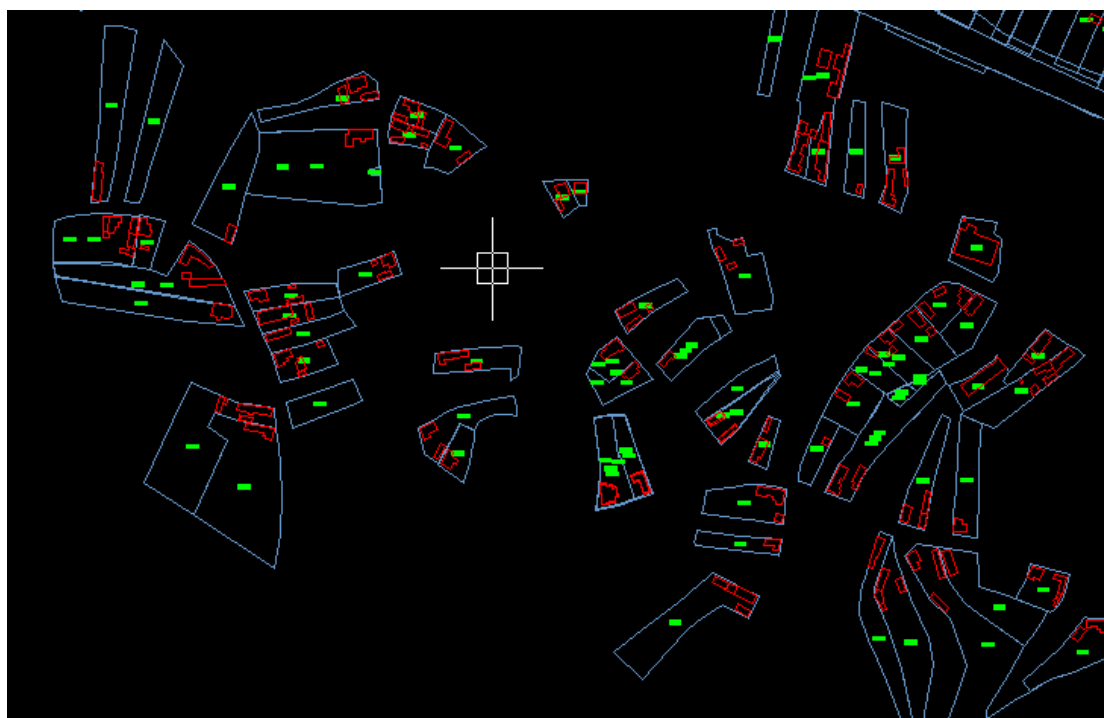


Fig. 4. Positioning of the real estates that have been the object of sporadic cadastral works

Also within the sporadic cadastre works, were made cadastral plans, the main beneficiary of which was Crăciunelu de Jos City Hall.

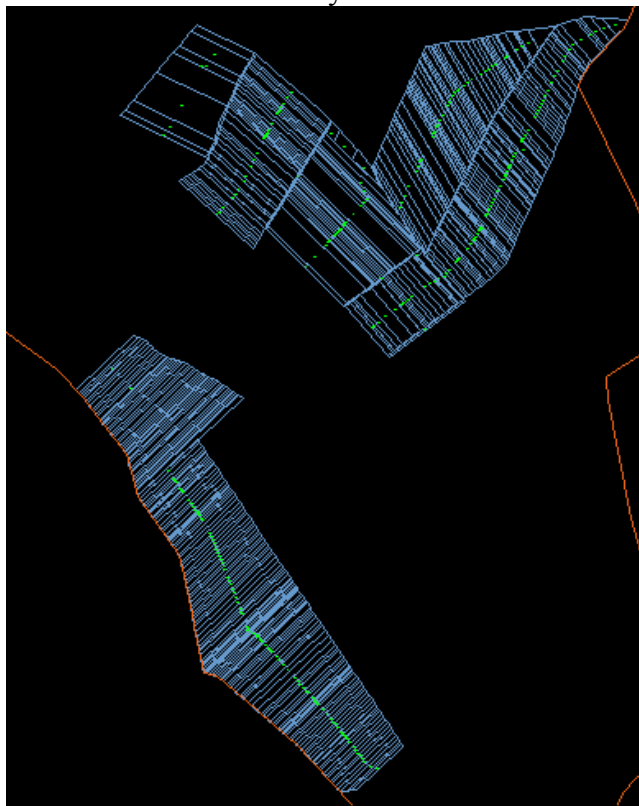


Fig. 5. Plot cadastral plans drawn up at the request of Crăciunelu de Jos City Hall

### 3. Results and Discussion

Following the development of the systematic cadastre works, a number of 723 buildings related to the 3 completed cadastral sectors (1, 2 and 8) within the systematic cadastre in Crăciunelu de Jos Territorial Administrative Unit were registered.

During the sporadic cadastre works, a number of 543 buildings were registered.

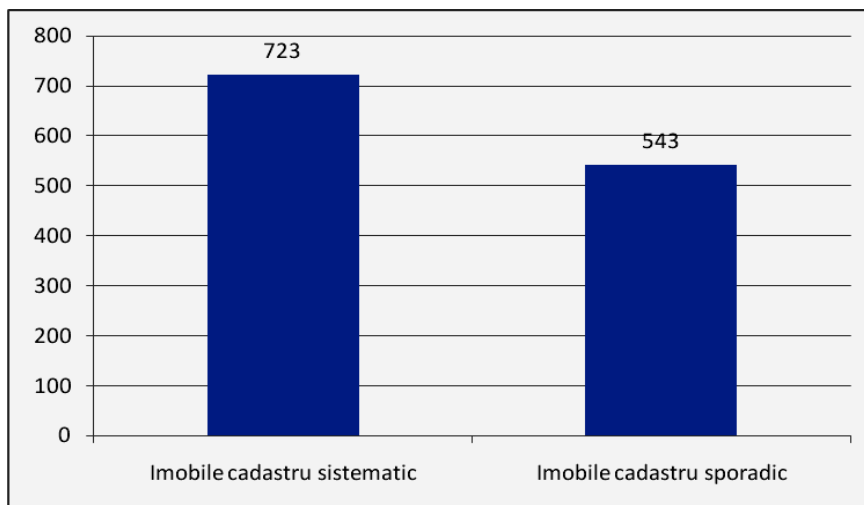


Fig. 6 Cadastral registration of real estate in Crăciunelu de Jos Territorial Administrative Unit



As can be seen, the number of real estates from the systematic cadastre is higher than the number of real estates from the sporadic cadastre.

#### **4. Conclusions**

The benefits offered by the systematic cadastre compared to the sporadic cadastre are clearly superior, considering the defining character of the main functions that define a cadastral system.

By carrying out the systematic cadastre works, the persons, whether legal or physical entity, benefit on a large scale from the regulation of the technical, economic and legal situation of the real estates they own, avoiding the problems related to the property and / or possession right, virtual overlaps of the geometries that define the location of the building, as well as the regulation of the real situation regarding the value of the building.

Following the study, comparing the registration of real estates in the cadastre and Land Registry system sporadically with that carried out systematically, it can be concluded that at the level of the territorial administrative unit studied there was clearly a significant increase in the registration of real estates in the cadastre and Land Registry system made in systematic cadastre rather than sporadic cadastre.

Analyzing a series of advantages and disadvantages regarding the two ways of accomplishing the cadastre, the following can be stated:

- the negative effect of the systematic cadastre represented by the long time of cadastre of a territorial administrative unit is removed by the benefits obtained by the owners in relation to the financial contribution from which they are exempted and the legal settlement of the property;

- the negative aspects of the sporadic cadastre represented by the eventual virtual meetings in real estate, the incomplete situation regarding the cadastre at Territorial Administrative Unit level and the costs borne by the beneficiaries are eliminated by the rapidity of the cadastral works necessary for short-term real estate trading.

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