

IV. Cadastre and Real Estate Publicity; Real Estate Valuation

1. Maricel Palamariu, Ioan Voina: *Realising the technical-judicial expertise using the topo-cadastral database created during the Habsburg Empire*

Being part of the European Union means for our country to assume all the responsibilities upon the settlements emitted by the institutions of the European community as a proof of recognising the importance of a functional state of law, characterised through a rapid and efficient judicially practice. In the domain of topography and cadastre, the Romanian specialists were closely preoccupied with the multitude of problems raised by the realisation of the judicial technical expertise and of the extra – judicial technical expertise. The means and the methods of conversion for the land register plans executed in the 19th century, from several projecting systems in the Stereografic 1970 national system, from analogic to digital format and the creation of a complex database for the dedicated executions, led to the administrative execution of the cadastre executions in good conditions for each administrative – territorial unit from the area of application of the Ordinance Law 155/1938. The present paper aims to present some means and methods that are currently used for the practical activity necessary for the identification and the delimitation of the administrative – territorial units using the old topo-cadastral database, created during the time of the Habsburg Empire on the territory of our country.

2. Gabriel Sandulache, Daniel Lepadatu, Loredana Judele, Viorica Mocreac: *Urban real estate cadastre of Iasi between past and present. Statistical analysis of price trend*

In a global economy built housing preservation and valorization is vitally important as long as requirements are met resistance and comfort. But while evolution of modern technology sometimes requires technical solutions that can preserve the existing housing stock and we have to accept modern conceptions of architects with innovative solutions that make the first human energy savings and comfort without compromising strength requirements. Therefore, newly constructed buildings are situated throughout the top real estate transactions and prices, although they have experienced a continuous decline in recent years, remains high relative to the financial possibilities of a regular citizen. The real estate market can be defined as the interaction between persons (individuals or companies) that change property rights against other assets such as cash. This market is defined based on the type of property, the potential to produce income, location and investors characteristics. The real estate market has experienced a downward trend in recent years due to the global financial crisis with a stagnation tendency. Thus, was noted that property values have continued to decrease in recent years in Romania, but in a slower tempo. One of the consequences of the national economy general decline can be assimilate with continues degradation of housing built quality and quantity. This is due, primarily, by the impossibility of individuals persons or companies to maintain a high quality standard. The purpose of this paper is to present a statistical analysis of the evolution of prices for urban real estate market of Iasi and in particular to highlight the differences between the acquisition prices for old and

new buildings. Thus we present the evolution of prices for the years 2012 - 2013 the apartments of 1 to 4 rooms for proper both those built recently and those built decades ago. This analysis will be divided into districts and present developments and highlight the differences in average prices in these areas between the two types of property.

3. Daniela Raboj, Dumitru Onose: *Statistical analysis in real estate valuation*

This article presents the modality of obtaining statistical models which help us to emphasize real estate, through market research. Valuers who manage to integrate this type of information, which was obtained from the inspection of the property, in combination with the technology, forming a statistical model which will lead to a new method of working. In this way, we get a precise assessment process automation. We consider that using this statistical tests, the human judgment will not be removed, it will be revealed through this tests. In present, the valuers use different statistical methods for valuation of real estate, a multitude of solutions that provides mathematical statistics can be applied in this area.

4. Efim Zubco: *Legal aspects concerning the regulation of land relations in the Republic of Moldova*

The land is the greatest natural wealth inherited by a country. In this context, the state has not only the right but also the obligation to protect and properly manage it by developing and implementing new mechanisms and methods. State policy concerning the regulation of land relations is reflected in the development of legal norms (normative acts). The regulation of land relations based on the legislative acts represents an objective necessity and it should correspond to the evolution of land reform. It should be also noted the need to harmonize land legislation of the Republic of Moldova with the law requirements of the European Union.

5. Ion Botnarencu: *Multi-purpose integrity of cadastre*

Cadastre, as a social process, experienced important profound and multilateral progresses. In this context, the slogan about the fact that „a modern and developed economy can't exist in the country without a modern and developed cadastre” is very widespread. Cadastral process comprises other various processes such as „GIS Information System”, real estate valuation and protection of scarce natural resources in terms of rapid population growth. Each of the mentioned social processes has its own tendency of integrity. Therefore, in these circumstances, the role of cadastre in the integrity of multiple processes becomes even more important. This study includes an analysis focused on the historical development of cadastral process viewed through the prism of multi-purpose integrity. Obviously, the dimensional analysis in time and space is limited. The main issues targeted by the author were the integrity and multi-purpose aspect of the cadastral process. The conclusions of this study point out the necessity of determining the components of these various processes for drafting the content of both current and future cadastre.

6. Sergiu Popescul: *The object of agricultural cadastre in the Republic of Moldova*

At present, it could be noticed a high level of agricultural land use. Therefore the need of creating a modern agricultural information system is obvious. In their turn, both agriculture, where agricultural land represents the main element, and the agricultural land, which is under intensive influence of agriculture, include a variety of forms, contents, qualitative and quantitative aspects, etc. With the purpose of determining the object of agricultural cadastre, the author of this article proposes to use the following definition: „Agricultural Cadastre is the specialized cadastre in the field of agriculture and as such it must provide systematic record and inventory of the real estate property considering its various aspects - surface, category and subcategory of land use, land owner etc. - as well as other information in order to meet the needs related to agriculture”.

7. Nicolae Pop: *Aspects regarding the delimitation of the Dumbrava Hunting Ground, Cluj county*

Based on the contract No.48/29.02.2012 for the management of Dumbrava Hunting Ground, covering 10244 hectares, between Territorial Inspectorate for Forestry and Hunting Cluj-Napoca and the Environment Association, Hunting and Fishing, Pro Environment, Cluj-Napoca, it was determined the management over a period of 10 years. Because of the inconsistencies between the description of the boundaries in the fund file and the marking according to the sketch, differences emerged on the field between the hunting grounds. The delimitation of the hunting ground No.46 Dumbrava and real estimation of the surface managed within the Environment Association, Hunting and Fishing, Pro environment, Cluj-Napoca. Geodetic coordinates of the contour points, related to the hunting ground No.46 Dumbrava were determined with an accuracy of 3-5 m, depending on the number of received satellites and geostationary satellites. The accuracy obtained at determining the geodetic coordinates with the aid of a single-frequency receiver, is attributed to the geostationary satellites of Wass system that transmit to the satellites ephemeris positioning corrections. To increase the accuracy of determining the geodetic coordinates, respectively Stereo 1970 coordinates, is imposed using the dual frequency receivers RTK and RomPos system.

8. Horatiu Iulian Hogas, Mihaela Cardei, Constantin Bofu: *Considerations regarding the achievement of sporadic cadastre in Romania*

Cadastral activity in Romania is limited mainly to the realisation of the cadastral sporadic works, which refers to the undefinable character registration in the Land Register of documents and legal facts referring to the properties. Legal and regulatory support for this category of works is the Order 700/2014 approving the Regulation regarding the content and the elaboration of the cadastral documentations for the registration in the Land Register, Cadastre and Real Estate Advertising Law no. 7/1996, amended and supplemented. This paper presents the sporadic cadastre works after the entry into force of Law no. 7/1996, and some problems that occurred in common practice.

9. Mihaela Cardei, Dan Padure, Constantin Savu: *Considerations regarding the acquisition of information used in cadastre*

This project aimed to contribute to the studies and research undertaken for the accomplishment of a Cadastral Informational System which could contribute to the development and implementation of a unitary data base used by the local public administration. The aims required in a first stage specialised research correlated to studies made up to the present, nationwide. During the second stage of the project there was created a graphic database at the level of Darmanesti village, county of Suceava, using a specialized software.