

# **Key issues for faster and quality systematic land registration process in Romania**

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## **SUMMARY**

Firstly, the paper will introduce how, when and where land reform in Romania has produced in past 25 years more than 10.000.000 new property documents with poor paper cadastral maps and no centralized electronic geographic databases.

Sporadic registration system supported land market and mortgagees to function in the new market economy for more than 16 years with many limitations and risks has produced about land records for 9.000.000 properties out of about 40.000.000. A presentation of current situation and how it has influenced in both positive and negative manner land and credit market in Romania will be developed in the second part of the paper.

Furthermore, the main challenges for the systematic registration process will be introduced and presented as a result of about 10 years experiences in different countrywide projects. A special focus on the impact of systematic registration process on the land market will be presented.

At the end, in the conclusions of the paper, key issues for faster and quality land registration process will be identified, structured and proposed. Improvement of the legal framework and how local authorities will respond to the project responsibilities will be presented. On the other hand a special attention will be shown for a good financial mechanism and its setup that has to cover different implementation risks. As well as a better project management structure, procedures for inventory and automation of land information transfer from the paper documents in the databases, important geo-coding rules and standard quality control procedures will be presented as key factors for successful systematic registration process.