

AIDE MEMOIRE
regarding
THE RESORT PALTINIS

The land was from the very beginning the ownership of the village Cristian.

1894 - The village Cristian leased the land to the SKV (Siebenburgischer Karpatenverein) and offered free wood for the building of the resort.

1943 - The expired lease is taken over by the University of Cluj, which had temporarily taken refuge in Sibiu, for a period of 7 years.

1950 - By the Decree 266 / 1948 the land is registered in the Land book as belonging to the Romanian State, in the use of the Ministry for Education and Public Instructing. The buildings are not registered.

1960 - By the Decision of the government (DG) 9 / 1960 all the buildings in the resort are transferred to the administration of the Executive Committee of the Stalin region through the founding of " The Economic Enterprise Paltinis and the Resort Paltinis and Crint".

1971 - OUT - Sibiu (The District Tourism Office) is founded and takes over the IBM - Paltinis patrimony. The Land book registers only the right for the management of the land. No building is registered. The buildings are not registered up to the present time.

1990 - By the Law 15 / 1990 and the DG 1041 / 1990 the company Paltinis SA is founded and takes over patrimony of the OUT - Sibiu in the Cibin Mountains, including the resort Paltinis, with a loss of 5 mil. lei up to June 1990.

PALTINIS SA

- owing to the lack of funds needs for modernization and in order to maintain the patrimony Paltinis SA transfers all the active into leasehold for a period extending from 3 to 15 years.

thus have been made possible :

- the retrieval of the losses and obtaining a 800.000 lei profit in 1992

- the stopping of burglaries and the commencement of repair works on the buildings, excepting the rotten ones for which no authorization could be obtained; these are going to be pulled down, although customers have offered to buy them.

- investments: 2,3 mil. lei CT Cindrelul, 0,5 mil. lei for securing the water supplies, 2,5 mil. for documentation, titles to property, 1,5 mil for the representation office in Sibiu, repairs on the roof and the foundation, etc.

- December 1991 - Paltinis SA, owing to the lack of funds for modernization, decides to start the selling-of-actives as a form of privatization,.

This would have allowed :

- cleaning station : at the present waters flow into reservoir in Gura Riului.

- financing the development project of the resort, development of entertainment activities

- the international airport in Sibiu

- a representation office in Sibiu as headquarters for services in multimedia and tourism .

- revival of the resort through the arising of the private sector : thus the selling of plots for secondary holiday residences.

this decision of the staff employed by Paltinis SA which comprises at the present : 4 employees.

- elaborating the documentation regarding property in Paltinis

- elaborating the documentation regarding titles to property.

- starting of informative activities and advertising.

REGARDING PROPERTY

- Law 2 / 1968 republished by Law 2 / 1988 stipulates that Paltinis belongs to the municipality in Sibiu.

Lax 18 / 1990 confirms the state of intravilane Sibiu

at the present there are:

- 234 private owners in Paltinis of whom 76 have claimed their plots

- the Romanian State represented by :

- Paltinis SA - 14 ha

- Romsilva RA
- the Ministry for Domestic Affairs
- the Radio and Television Station
- E.J.G.C.L. Sibiu
- Ministry for Education

The Sibiu Mayoralty does neither own nor administrative the land : it is only a body of the local administration. Through the General Board for Finances the Mayoralty cashes : 4 mil. lei / year - dues on the land + buildings from Paltinis SA + dues all the enterprises mentioned above.

ACHIEVEMENT OF TITLES TO PROPERTY

The documentation was elaborated in February 1991.

1. Registration of the buildings:

The documentation is blocked at the Sibiu Mayoralty which refuses to issues registration certificates for the buildings, illegally "conditioned" by the achievement of the titles to property on the land. On this account Paltinis SA and the Sibiu Mayoralty are in litigation at the disputed claims office.

2. Registration of the plots.

Paltinis SA has legally the right to operative administration of 14 ha . The company has deposited the documentation regarding the plots adjoining the building (ca. 6 ha 0 at the Sibiu Mayoralty three months ago, according to the DG 834 / 1991. The Sibiu Mayoralty, as the representative of the State which is the owner of the adjoining land, must sign the report regarding the neighbors, the last required document. The Mayoralty refuses to sign. Consequently we are in litigation at the disputed claims office.

3. The former owners claim their former properties. Paltinis SA is in law suit with 24 third parties (private persons or State companies). The proceedings have already cost the company 2 mil. lei - expenses on stamps partly retrieved.

CONCLUSIONS

- The development of Paltinis and its financing is entirely dependent on the decisions of the local administration / authorities.
- Customers who intended to buy or rebuild are knocking on locked doors.
- The locals are altogether fighting to get a share of the old and rotten buildings, whereas the land on which at least 200 residences could be built cannot be sold yet.

ROMANIAN WISDOM

"God my help, but don't rely only on that"

Ilie ROTARIU

Chairman