

SOME CONSIDERATIONS ABOUT THE REVITALIZATION OF THE URBAN SETTLEMENTS OF BRAȘOV COUNTY FROM THE COMMUNIST ECONOMY TO THE CONTEMPORARY TRENDS OF EVOLUTION BASED ON THE REAL ESTATE BUSINESS

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Abstract: Favoured by a real geographical, socio-economical and financial potential, the human settlements system from Brașov county has supported significant transformations as all the regions of Romania. The towns and cities from this space, especially Brașov, Codlea, Făgăraș, Predeal, Victoria etc, have strongly developed from the industrial point of view before 1990. In spite of the machine-building, chemical and forest industry predomination the urban landscape of these towns and cities was characterized by the standardized industrial platforms. The cross to the market economy from the planned one, typically for the communist period brings with itself many mutations in the urban evolution. An important role viewing these changes has been represented and it is representing in our days by the Romanian and foreign investments in the real estate field. This paper wants to analyze some aspects concerning the urban settlements evolution in the post-communist period considering at the same time the importance of the industrial field transition to the market economy through the lens of the real estate investments. The real estate market from Brașov, its reality, the transactions and the prices that confer itself individuality and stability, has an important role in the positively evolution of the towns at the beginning of the new millennium. This kind of investments can be regarded as new solutions and models for contemporary trends of development in the market economy field. The Brașov county towns landscape reflects the investments and the real estate business impact in the frame of economical evolution from this part of country.



At the same time, the geographical space that is analyzed in this approach confers many development opportunities for the future. Also, the present considerations grounded by the economical realities based on the industrial field before, but more of that, after 1990 can represent a real model for the economical revitalization of the others regions from Romania which are characterized by a critical situation in their process of crossing to the market economy.

Rezumat: Favorizat de un real potențial geografic, socio-economic și financiar, sistemul așezărilor umane din județul Brașov a suportat transformări semnificative, la fel ca mai toate regiunile României. Orașele de aici, în speță Brașov, Făgăraș, Codlea, Predeal, Râșnov, Rupea, Săcele, Victoria și Zărnești s-au dezvoltat puternic în context industrial înainte de 1990. Fie că predomina industria constructoare de mașini, chimică a lemnului ș. a., peisajul urban al acestor orașe, era dominat de platforme industriale standardizate. Trecerea de la economia planificată, specifică perioadei comuniste, la cea de piață, aduce cu sine numeroase mutații în evoluția orașelor și a peisajelor urbane. Un rol important în ceea ce privesc aceste transformări, l-au avut și îl au încă, investițiile românești și străine în domeniul imobiliar.

Lucrarea dorește să analizeze aspectele dezvoltării așezărilor urbane în perioada postcomunistă, ținând îndeaproape seama de tranziția de la contextul industrial, la cel al economiei de piață, din perspectiva investițiilor imobiliare. Piața imobiliară brașoveană, realitatea acesteia, tranzacțiile și prețurile care îi conferă individualitate și stabilitate, au un rol deosebit în evoluția pozitivă a așezărilor urbane la începutul noului mileniu. Investițiile în domeniul imobiliar se pot constitui în soluții viabile de dezvoltare în cadrul economiei de piață. Actuala configurație a orașelor brașovene, reflectă în mod direct, impactul pe care investițiile și afacerile imobiliare l-au avut asupra dezvoltării socio-economice în această parte a țării.

În același cadru de referință, spațiul geografic analizat, conferă numeroase oportunități de dezvoltare în viitor. De asemenea considerațiile prezentului demers privind dezvoltarea urbană în prezent și perspectivă, pe fundamentul unor realități economice bazate pe industrie se pot constitui într-un viabil model de revitalizare economică și pentru alte regiuni din România, care se află în prezent în situații critice, în trecerea lor, de la economia bazată pe industrie la cea de piață, dar și soluții de redresare socio-economică din perspectiva dezvoltării durabile.

Key words: *Brașov, communism, investments, real estate development, market economy.*

Cuvinte cheie : *Brașov, comunism, investiții, dinamică imobiliară, economie de piață.*

1. INTRODUCTION

ASPECTS VIEWING THE INDUSTRIAL SECTOR BEFORE 1990

For understanding the actual ambit of development that characterize the human settlements from this part of country and for a well knowing of the changes determined by all this in the landscape, to have a synthetic view over the industrial sector before 1990, become more than necessary.

Occupying the second place in the national economic top of the table, after Bucharest (*cf.* Ghinea, 2000) Brașov County is characterized by a complex system of human settlements composed by 3 municipalities (Brașov, Făgăraș and Codlea), 6 towns (Predeal, Râșnov, Rupea, Săcele, Victoria and Zărnești) and 43 parishes, that have permanently developed in function by the various factors: socio-economic, cultural and

politic. All these have influenced the human settlements among the time. Having a good geographical position in the central part of Romania and being included in Centre Development Region, Braşov County represents a dynamic space viewing the economical development and also, the transformations that continuous took place in the urban and rural landscapes. A synthetic diachronic analysis reflects the development periods beginning with the crafts and manufacturing activities and finalizing with the contemporary period, in which the human pressure of the urban space becomes very stronger. An acute impression has sealed the towns physiognomy for many years because of the communist trends. These ones are specific for the totalitarian regime before 1990 that was, consequently, promoting a planned economy based on the industrial development, ignoring the rank type, the particularities and the urban typically of the towns and cities.

The human settlements network has presenting before the events of 1989 a large complexity and diversity concerning the industrial branches and its specific products (table 1). However, some industrial traditions, strongly grounded in time, are preserved in our days in many industrial units and firms which endue new forms as the type of foreign and Romanian investments which characterize the contemporary market economy.

The analysis of this table shows the diversity of the industrial activities that have grounded in landscape during the communist years. The industrial profile of Braşov city is balanced one, it reflecting almost all the industrial branches (Ianoş, 1987, p. 57). A part of these are very old, as example the first oil refineries appear in Braşov since 1849 and the gas bind in the industrial process appear in towns that aren't situated in the gas areas.¹

At the same time, in Braşov, but more of that, in other towns of county as Făgăraş, Zărneşti, Victoria is developing the electric energy industry that is based on thermoelectric power stations which were built for supplying of current to the towns that was disposing by a continuous economical progress.

Thus, between 1949 and 1950, has appeared the synthesis chemical industry based on the capitalization of the Romanian raw materials; at that time appears new chemical units and, between 1951-1955, become functional the plant from Victoria. At that time, in the human settlements network of Braşov appears the new town Victoria (Herbst-Rădoi, 1969, p. 133-134). Regarding the machine building industry, after 1944 the Astra Plant begins to produce tractors (1947), cistern-cars, carriages and box barrows; since 1954, The Red Flag Plant starts to make camions.

In 1969 in the industrial structure of Braşov County were existing 69 industrial units, 53 from it by republican rank, 4 by local rank and 12 units belong to the co-operative industry² (Table 1):

¹ Şandru, I., (1975, p. 91).

² * * * * * (1969), Romanian Counties.

Table 1. The industrial towns profile from Braşov County before 1990.³

City/Town	Industry	Specific products
Braşov	electrical energy industry	electrical energy
	machine building industry	auto-trucks, camions, tractors, equipment for agriculture, electronics and electrotechnical products, technological equipment for oil and wood extraction and processing;
	ferrous metallurgy industry	steel, non-ferrous products;
	chemical industry	cellulose, paper, stuff, cosmetics;
	forest industry	sawn wood, wood prefabricates, furniture;
	building material	ceramics materials, bricks, binders, cement, lime, concrete prefabricates;
	construction industry	panification products, meat preparations dairy produces, alcoholic drinks, sugar produces;
	food industry	Knit-wears, wool produces, board produces, coats, leather produces, ready made clothes;
	textile industry printing industry	books, magazines, newspapers;
Codlea	electrical energy industry	electrical energy;
	chemical industry (42%)	dyestuffs, artificial rayon;
	forest industry	furniture
Făgăraş	chemical industry (76,7 %)	ammoniac, fito-pharmaceutics and zoo-pharmaceutics products, chlorine, hydrochloric acid, plastic masses, chemical fertilizers based on Nitrogen, bakelite;
	forest industry	furniture
	food industry	panificaton products,
	machine building industry	chemical equipment, oil equipment;
Predeal	building material construction industry	ceramic products
Râşnov	machine building industry	machine tools, tools, balls;
	textile industry	knit-wears, ready made clothes;
	chemical industry	polyvinyl acetate
	food industry	panificaton products
Săcele	machine building industry	electric equipments, electrotechnical machines and tools for energetic equipments;
	textile industry	wool processing, wool products, textile products;
	forest industry	wood products
Rupea	chemical industry	plastic masses
	textile industry	knit-wears, ready made clothes;
	food industry	panification products, aliments;

³ The table synthesis is based on the economic geography studies made and signed by Herbst - Rădoi, (1969), Cucu, V., (1970), Şandru, I., (1975), Ianoş, I., (1987). Viewing the Braşov area as an industrial region, Cucu, V., (1970, p.190), considers that in this space „are concentrated six towns one with others closed banded genetic, functional but more of that territorial: Săcele, Râşnov, Zărneşti, Codlea and Predeal.”

Victoria	chemical industry (97,6%)	sulphuric acid and derivations, plastic masses, chemical fertilizers based on Nitrogen, ammoniac;
	electrical energy industry	electrical energy
Zărneşti	electrical energy industry	electrical energy
	machine building industry	autocycles, motor bicycles, bicycles;
	forest industry	wood products
	chemical industry	cellulose, paper

Analyzing the evolution of the industrial context it can be observe that between 1959 and 1966 this sector has supported significant production grows at global level, between 500% and 1000% in Râşnov (640%), between 100% and 300% in Braşov, Făgăraş and Victoria and values between 100% and 200% in Rupea. Viewing the urban settlements from the second category, there can detach small and middle towns known as old industrial centers with continuous increase, respectively small and middle towns with mixed functions situated in agricultural areas, or which are disposing by subsurface resources.

As a conclusion, at the level of 1966, the industrial production of the towns has considerable grown.⁴ In connection with the ensemble economic development, grows the urban inhabitants. A higher percent of urban population, over 50% is detained by the counties with higher level of economic development (Braşov 61,5%); the habitants number grows in the suburban parishes (in the case of Braşov County with a value about 62,2%). Also, the number of inhabitants knows a real increase in the cities with complex industry as Braşov, and in towns with chemical and siderurgy industry as Făgăraş. In the same context, the migration ratio presents large variations being higher in the case of municipalities as towns with real possibilities in labor force occupying; the biggest values were enlisting in the towns in which the industry has known a strongly development as Victoria (Cucu, 1970, pp. 54-55; 69). The stronger industrial development of the small towns as Săcele, Rupea and Râşnov that were neglected in the past have been attracted in the national industrial circuit due to the industrialization policy (Ianoş, 1987, p. 57).

In the context of the urban settlements from Braşov County, based on the economic characteristics and respectively by the particularities generated by the industrial activities there can detached, (cf. Cucu, 1970, p. 99-111), industrial towns appeared on „free places” in the socialism construction period as Victoria, big towns with complex functions as Braşov⁵, towns with specialized industrial functions (chemical industry) as Victoria and services specialized towns (with touristic function) as Predeal. Grounded on these urban and economical features, that was characterizing the human settlements system before 1990, there will produce subsequent changes in the transition sphere to the market economy which, through its numerous difficulties brought with itself, will strongly affect

⁴ Cucu, V., (1970, p. 75-77).

⁵ The author, (1970, p. 191-193), considers that Braşov has „a complex industry with a higher level of specialization and diversification (...) through the functional and territorial relations with the towns from its proximity, it is creating a powerful urban agglomeration in which appear the formations as satellite type, formations that gradual take a part from the central city functions.”

the towns balance viewing the individualization of a new real structures that are typical for modern economy.

2. THE IMPACT OF THE ECONOMIC TRANSITION OVER THE URBAN SETTLEMENTS AND THE ECONOMIC REVITALIZATION THROUGH THE LENS OF THE INVESTMENTS

The artificial balance of the urban settlements, considered authentic before 1990 have been strongly disturbed through the 1989 political events. The fall of totalitarian regime bring to the Romanian society new important changes in all activities field; more of that, it determine deep mentality transformations and also, mutations in the approach mode of development through the sustainability lens. The alignment of the Romanian economical structure to the European one is a fact that will be producing in time and it will be meeting many difficulties, especially from the legislative point of view. New norms and laws will guide the economic activities. This revitalization represents a complex process due to created conditions before 1990. The re-dimensioning of Romanian economy, its re-contraction, the giant units who's functionality become uncertainly, the population shock towards the loss of the work place, the appearance of the unemployment phenomena and the first retiring investments are features that are specific for the transition to the market economy.

The re-establishment of a real balance represents a central objective of the contemporary period and, at the same time, it is unfolding slowly but with positive valences. Thus, *„after 1989, once that the ideological barrier represented by the Iron Curtain started to disappear there begun the period of transition with all its difficulties, successes and insuccesses. Only a real economical development would mark real links between Romania and the West.”* (Voiculescu, 1997, p. 97). At the level of Romania and not only for Braşov County, the events of December 1989 *„have marked real critic moments in the towns evolution and especially for the urban system through the brusque disappearance of forces which have ensured its functionality, respectively the hierarchic construction of it.”* (Ianoş, Tălângă, 1994, p. 50). The economic revitalization in Braşov was favoured by many factors as the demographical growth (with more than 20%), the higher urbanization level of the county (78-80%), the availability of the labor force represented by the inhabitants from Braşov and more of that, by the population that are live in the proximity towns of Braşov city as Codlea, Săcele, Râşnov, they're coming to work in Braşov. It represents an urban settlement with a stronger dynamic concerning the ensemble urban development and especially the economic one. Disposing by complex resources, by an appreciable demographical power, by an optimal geographical position, and finally, by a considerable touristic potential, this city has attracted a lot of Romanian and foreign investors that have directly contributed to its progressive evolution and also, to the contemporary changes in the landscape conferring to it new European characteristics.

A lot of significant investments have been made in Predeal and Făgăraş too, and concerning the agricultural sector the investors have purchased land, especially in the periurban areas of all towns from county. From this point of view, an important role is represented by the real estate business. From the territorial perspective the land transactions

ensure the main sources to the urban development. In the latest years in Braşov have been invested considerable sums of money in the lands whose destination was for building of the new firms and companies, new commercial complexes as supermarkets and hypermarkets, new industrial and logistic parks, new productively units, and new development areas as *Noua District* from Braşov. The business complexes have appeared after 1990, the immobles with this destination built before 1990 are finalized after this year. It still reflects in part, in its physiognomy the communist style materialize often in flats with many floors.

An analytic sight over the last 13 years reflects the fact that after the revolution, there can be obviously a real lack of interest in the agricultural land purchase by the investors; in the recent period they are really concerned in this direction (Haller, 2003). An authentic explanation of this perspective consists in the fact that agricultural sector have been characterized by many difficulties in the market economy transition context. Indifferent by the scope, objectives and destinations of the investments, the real estate market have been characterized by a significant dynamic generated by the land prices evolution because of the new currency reform at European level. The investments, as a decisively factor regarding the human communities development, preserve the main role to contribute for creating an optimal socio - economical medium favourable for the habitants and for their existence. This one, must be conceived through the lens of the urban and economical development strategies in the spirit of sustainability development. The motivation for that is reflected by the fact that it has, as an essential coordinate, the comprehension of the man as a stabile and basic component into the geo-systems (Ianoş, Dobraca, 1987). The contemporary development of human settlements must be realized in connection with the sustainable development objectives because in this way the society progressive evolution will be able to confer real resources for the existence of the next generations.

The urban settlements evolution from the planned economy specific for the totalitarian regime to the market one, typically for advanced societies, wasn't the same for all the localities from Braşov County. Concerning the industrial sector and the investments from this activity field we can retain that „after the actually re-dimension, re-profile and re-technology process period, probably, the industrial activities from Romania will know a new development” (Ianoş, 1997, p. 141). Thus, the most significant mutations were present in Braşov, Predeal and Făgăraş, the other localities being characterized by lower evolution and a reduced investments volume. This reality can be argued through the development level that were existing here by the demographical power, the touristic potential and also, by the all traditions cumulated with the historical value of the towns, which has been founded among the time started with the medieval period and culminated with the communist one.

3. THE INFLUENCE OF THE REAL ESTATE INVESTMENTS OVER THE ECONOMICAL DEVELOPMENT

Analyzing the urban settlements economical evolution, the investments and the impact of the real estate companies over all these we can consider that Braşov County has supported positively mutations that are directly reflected in the town's landscapes. The most significant industrial units of the county were before 1990 Victoria Chemical Plant, Râşnov

Chemical Plant, Ball Plant, Tractor Plant and Red flag Plant from Braşov. Today, The Tractor Plant is disposing by a functional part, as the same in part, is functional The Red Flag Plant and The Hydromechanics Unit. The future of this giant industrial complexes consist in their moving out of the town, in new industrial areas and in their fragmentation in little units that will independently function (sections from the pre-existing factories become little productive units which dispose by their own management norms and administration).

Collateral with the restructuring of the big enterprises that were been existing before 1990 there appeared many notable investments as the German ones as Ina Schaeffler with over 4000 employments, the Swedish ones as Losan, Autoliv, and many units of light industry that produce clothes and shoes and which are attracting the feminine labor force. The present and perspective economical development, in connection with the human settlements sustainable development, must be a controlled process which shouldn't determine more powerful antropic pressure as it already exists in this space. In the same context, „*the past super-centralizing regime's industrial monsters have represented elements with a strong pressure in geo-systems, still of its creation and today, through their dramatically decline are exerting the same pressure that is felt especially at the social level*” (Ianoş, 1997, p. 141).

The next years development policy will be sustaining the appearance of new industrial parks in Braşov and in its proximity. These will ensure the all necessary substructure for the new firm's functionality. So, these projects will attract many societies from the various activity fields. In present in Braşov and its nearness are existing, as a project level, Roman Industrial Park, Metrom Industrial Park, Carfil Industrial Park, Industrial Park from Zărneşti, Spanish Industrial Park from Prejmer and Industrial park from Hărman. Important towns from the county that present a real interest from the investor's side are Făgăraş, Săcele and Zărneşti. The positively evolution of the industrial field in our days, but also for the future is sustained by the fact that „*industry attracts industry (...) the positively evolution of an industrial unit attract obviously an increasing of the number of habitants in the proximity area*” (Ianoş, 1997, p. 140).⁶ In the city of Braşov, and more of that, in all urban settlements from the county, the investments are considerable. The main fields that have supported major investments are the food and light industry, the tertiary sector, especially the commercial and touristic field and finally, the agricultural sector.

Viewing the land dynamic from the urban development perspective the investors are looking for terrains because they want to invest in real estate profitable goods that will bring certainly gains (Haller, 2002). Thus, on the purchased lands are built pensions with touristical destination and commercial complexes. Possible land investments, as an ensuring modality of the agricultural sector viability, are the agricultural terrain and the farms. In the latest years, collateral with diminishing of many difficulties from agriculture it was strongly developed due to the favourability of the environmental conditions. These offer an optimal frame to the hill and depression cultures. Very profitable have been the land purchase for re-sailing, especially of those that are located in the urban development areas. Notable solicitations are expressed for Bucharest Highway, one of the most dynamic

⁶ The author, (1997, p. 140), consider that „*...the location of an industrial activity determine the appearance of the connectives industrial units....*”

areas from Braşov. It is destined to the various firms, show-rooms, supermarkets, productive units and deposits.

The investors are also interested to buy land plots in the industrial development areas. These are situated at the city's exits to Bucharest, Sighişoara, Sfântu Gheorghe, Sibiu and Bran. The analysis of these areas reflects a complex functionality. For example, Bucharest Highway is destined for complex services and disposes by industrial function, here being relevant small industrial units. Some representatively units are Mobexpert, Metro, MacroMall, Romstall, Praktiker and show-rooms as Mercedes, Chrysler, Jeep, Renault, Seat etc. Beside this firms here will be materialized a new urban development project called Braşov Business Park. Sighişoara exit is specialized in industry and for deposit. Finally, the exits to Sibiu and Bran offer its space to the industry. In the last two years in these areas was built a significant number of productive units (Haller, 2003). Through the future directions of the urban development, it can be remarked the touristic sector, the industrial field and also, the agriculture. In the lands solicitations by the investors the motivation consist in the appearance of their own business. In the services context, the commercial activities have known the most powerful dynamic. Thus, in downtown prevail the commercial complexes destined for the urban habitants and also for the tourists; on the main roads are firms, commercial units and on the exit roads are big deposits, supermarkets and industrial units.

From touristic point of view, Poiana Braşov, one of the most solicited station, has known a powerful development that was based on the land business. Here, and in Predeal the investments were materialized in the building of new hotels, motels and touristic pensions. The real estate renovations from Braşov County show a positively urban dynamic that reflects the adaptation to the economic transition and at the same time its own evolution in the sustainability development context.

4. FROM THE INDUSTRIAL PLATFORMS TO THE INDUSTRIAL PARKS

Generally, before 1990 all the industry units were placed on the industrial platforms. These characterize the majority towns from Romania and confer a specific landscape in which, the physiognomy is imprinted by the communist features. Big industrial halls, giant equipments, big blast furnaces and water-towers, all this components show a typical planned industry. Today, in spite of this considerable structures, in the Romanian towns appear new industrial areas that are represented by the industrial parks. In Braşov County in a project phase are: Braşov Industrial Park, Roman Industrial Park, Metrom Industrial Park, Carfil Industrial Park, Industrial Park from Zărneşti, Spanish Industrial Park from Prejmer and Industrial park from Hărman. The first one, is most representatively. The main product is offering to interested parties "Greenfield" type of industrial/production facilities within an Industrial Park that are specifically designed to offer the expected facilities to those multinational/foreign companies which intend to relocate their activities in Romania. In addition to the expected services of management and administration (e.g. security, cleaning, facility management, etc), Braşov Industrial Park (figure 1) will offer also many business and social services.

Figure 1: The structure of Braşov Industrial Park.



1 - 3 production halls of 20.000 sqm; 2 - 9 production halls of 10.000 sqm; 3 - technical areas; 4 - restaurant and canteen; 5 – kindergarten; 6 - four stars hotel; 7 - two stars hotel; 8 - gate house and security; 9 - non-stop store; 10 - office buildings.

(Source: S. C. Zoltim Trading Braşov)

The business services are: letting out 12 production halls covering a total area of 160,000 sqm, 3 halls, each covering 20,000 sqm, 9 halls, each covering 10,000 sqm; parking and storage facilities for each building; conference centre, 3 conference halls (with 200, 50 and 30 places), offering the necessary audio-visual equipment; further storage facilities (for back up and self-storage); T.I.R. parking. The social services are: restaurant/canteen 2 dining rooms accommodating 300 people; non-stop food store; kindergarten; accommodation facilities for visitors: one 4 stars hotel, restaurant, swimming pool, gym, tennis court; accommodation facilities for T.I.R. drivers: one 2 stars hotel; sports and leisure facilities for the Park’s employees.

Tabel 2: The proposed objectives viewing the project finalization.

Year	Year 1 (2006)	Year 2 (2007)	Year 3 (2008)	Year 4 (2009)	Year 5 (2010)
Objective	Design	Construction Phase 1-3	Construction Phase 4-10	Construction Phase 11-15	Construction Phase 16-20
Let out area	0%	20%	40%	80%	100%

(Source: S. C. Zoltim Trading Braşov)

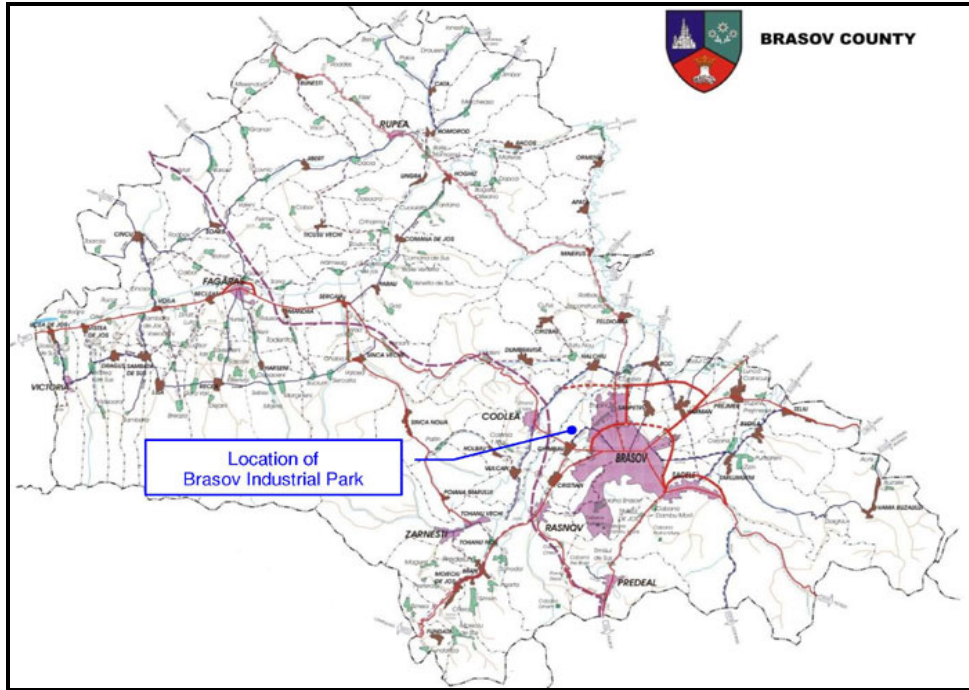


Figure 2: *The location of Braşov Industrial Park in Braşov county.
(Source: S. C. Zoltim Trading Braşov)*

Braşov Industrial Park (figure 2 and figure 3) will be developed following series of phases (tabel 2). This will allow a proper scheduling of both, the construction activity and its financing. It is planned that each production facility (hall) will correspond to a development phase, given that each hall will be built following the exact client's specifications. A conservative estimation of the development phases extends to five years. There is also a strong possibility that this time will be reduced to about three years if both the market demand and construction pace will permit it. The phased development of the Park permits also an optimization of the timing of the introduction of infrastructure and utilities in the area.

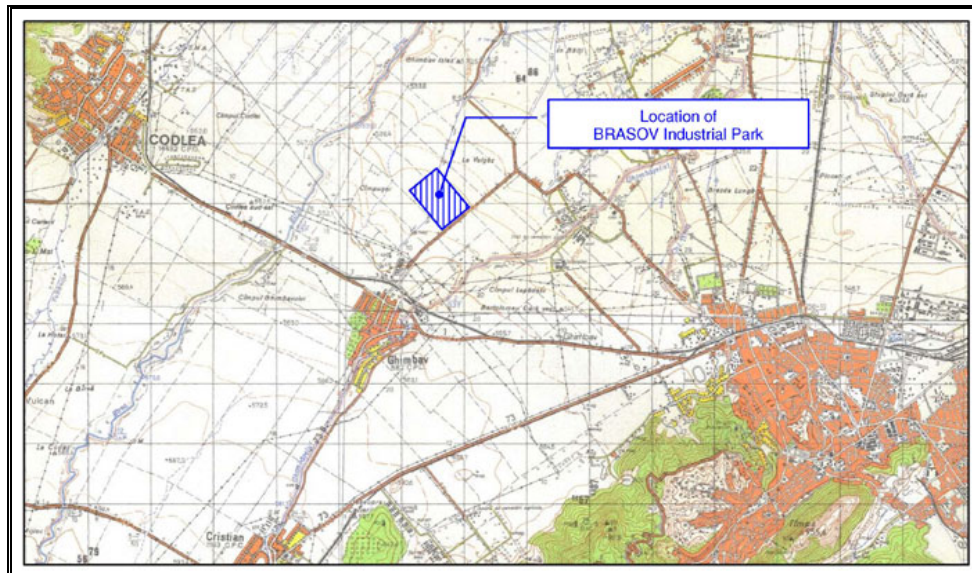


Figure 3: The location of Braşov Industrial Park in the city
(Source: S. C. Zoltim Trading Braşov)

5. CONCLUSIONS

The facts presented in this paper have tried to show some relevant considerations that characterize the settlements from Braşov County in its effort to adaptation to the market economy. The city of Braşov is the most favoured from all towns from this part of country. The real and objective development strategies can represent veritable action models that in function by the local resources and conditions can be applied for others urban settlements from Romania. For a good management in the urban development process from the economical point of view it can be detached some aspects as:

- the existence of an optimal legislative frame which can sustain the urban development through the real estate business;
- the authorities and decision factors opening to the investors attraction which contribute to the positively re-dimension of the socio-economical activities;
- the existence of many firms and real estate agencies that can have an important role in consultancy ensuring regarding the optimal investments which determine new ratios in the localities development.

The appearance of the new industrial parks by authentic viability is a real need in the conditions of the contemporary trends of evolution marking in the landscape physiognomy the transition from the communist economy to the market one, that are specific for the advanced European societies.

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