

Land Registration and Valuation Project

Progress Report

Public Services Agency

January 1 - June 30, 2022

{this is a translation from Romanian original}

This document represents the Report on the implementation progress of the Land Registration and Valuation Project. The report is prepared by the Implementation Unit and aims to present information about the Project, the results achieved and the current progress.

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Abbreviations and Acronyms

| | |
|----------|---|
| LPA/LPAs | Local Public Authority / Local Public Authorities |
| ALRC | Agency for Land Relations and Cadaster |
| PSA | Public Services Agency |
| WB | World Bank |
| CD | Cadaster Department |
| NSDI | National Spatial Data Infrastructure |
| MDL | Currency Moldovan Leu |
| LRVP | Land Registration and Valuation Project |
| PIU | Project Implementation Unit |
| PPA | Public Property Agency |
| PMGS | Project for Modernization of Government Services |
| EGA | The Electronic Government Agency |
| USAID | US Agency for International Development / Agency of the United States for International Development |
| EURO | Euro currency |

1. General data

This report includes information on the progress of the implementation of the Land Registration and Valuation Project (hereafter, LRVP) in the period January - June 2022 and includes data pertaining to the description of the status of activities included in each of the 4 components of the Project:

- **Component A: Primary registration of real estate goods**, which aims to support the primary registration of private and public real estate goods, thus completing the creation of the Cadaster of real estate goods in the Republic of Moldova, as well as strengthening the quality of cadastral data for already registered real estate goods.
- **Component B: Valuation of real estate goods**, which aims to extend the massive valuation for all categories of real estate goods and the re-evaluation of previously appraised real estate goods, thus contributing to improving transparency of the real estate market and maintaining an up-to-date real estate valuation system.
- **Component C: Strengthening the land administration system**, which aims to support the development of the land administration sector, including governance, information and communication technology and data management.
- **Component D: Capacity building and project management**, which aims to support capacity building of local public authorities and agencies active in the domain of land administration, as well as supporting the efficient management of the Project.

The purpose of the progress report is to:

- report on the achievement of the Project's annual activity plan, approved by the Project Council on February 25, 2022;
- report on the cumulative execution of the Project budget for the implementation period 2019 – 2022 (June month);
- maintain effective communication between the Project Implementation Unit and the stakeholders.

The Land Registration and Evaluation Project is implemented in accordance with the Financing Agreement between the Republic of Moldova and the International Development Association, signed in Chisinau on September 17, 2018, ratified by the Parliament of the Republic of Moldova on November 8, 2018 (Law no. 240/2018).

The project was initiated on January 14, 2019. Its completion date is June 30, 2024.

Between February and April 2022, the project was restructured jointly with representatives of the World Bank - the restructuring has been approved by the Parties on May 4, 2022¹. Restructuring of the Project concerned both the revision of the development objectives and of the budget of the project. This report reflects these aspects.

By performing the planned activities of the Project, it is aimed to achieve **the general objective** of improving quality and transparency of the land administration system and of the evaluation system in the Republic of Moldova.

The project is implemented by the Public Services Agency, through the Cadaster Department, with the support of the supporting agencies: **the Public Property Agency**, for the massive primary registration of public property real estate goods and **the Agency for Land Relations**

¹The restructuring document

(ENG):<https://documents1.worldbank.org/curated/en/099025005042241729/pdf/P1612380d4b6bc0a20905b0041b995126fe.pdf>

and Cadaster, for the assessment of real estate goods and for consolidation of the National Spatial Data Infrastructure.

2. Project progress by component

2.1 Component A: Primary registration of real estate goods

The activities planned in component A are carried out in accordance with the State Program for the creation of the real estate goods Cadaster for the years 2020-2023 and the State Program for the delimitation of real estate goods, including publicly owned lands, for the years 2019-2023². The Public Property Agency acts as a support agency for the delimitation of activities of public property real estate goods, based on the Collaboration Agreement signed between PSA and PPA on May 8, 2019.

Specific objectives:

- Massive primary registration of 320,000 privately owned real estate properties from approximately 490 localities in the rural area (about 292 Mayors Offices),
- The delimitation and registration of 125 thousand public real estate goods, located throughout the country,
- Improving the quality of cadastral data, by correcting the errors committed in the process of assigning ownership of land (about 130 thousand land parcels).

Results / Progress during the reporting period (January-June 2022):

Fulfilment of cadastral works

- The cadastral works required for the massive primary registration of privately owned real estate goods and the delimitation of public property are carried out in 503 localities located in 17 districts of the country, Balti municipality and Chisinau municipality. During the period January-June 2022, contracts were signed for performance of works in 31 territorial administrative units from the districts of Criuleni, Cimișlia, Rîșcani. Contracts were also awarded for the towns of Leova, Cantemir, Cahul, Hîncești.
- As of 01.06.2022, cadastral works were completed in the localities of Ocnîța district (7975 real estate goods), the errors correction works in 33 localities of Ocnîța and Edineț district (9790 plots of land). In the same way, the documentation for the Mereșeuca, Bîrnova, Gribova, Hădărăuți localities, Ocnîța district, was approved by the Commission for the Delimitation of Public Property.

Organization of public consultations

- During the reporting period, trainings were held on the method of organizing public consultations of cadastral documentation and the resolution of claims within 25 LPAs from Edineț, Dondușeni, Soroca, Florești, Strășeni, Sîngerei, Glodeni, Briceni and Bălți districts. Thus, in total, 73 local Commissions for the resolution of claims from 10 districts of the country were trained as for the process of examining and solving complaints that may appear during public consultations of the cadastral documentation in the districts concerned. In order to ensure the understanding of the subject of public consultations by all participants, trainings are conducted in two languages: Romanian and Russian, respectively.

²Approved by Government Decision no. 80/2019

- The cadastral documentation developed during the execution of the cadastral works for privately owned real estate goods and the works to correct errors in the cadastral plans, the geometric plan and the data on the real estate goods and the rights holders are displayed on the web page of PSA, to ensure the access of all interested persons located on the territory of the country and abroad³. If errors are found in the displayed documentation, the interested person can download and fill in the claims form and submit the claim according to the instructions described. So far, 58 claims have been submitted and solved. Out of the total number of complaints, only three were rejected because there was no conclusive evidence to support the information invoked by the contestants.
- In the town of Dîngeni, the town hall filed 13 complaints with reference to the unjustified possession of land owned by APL by several residents of the village, and in APL Hlina, the town hall filed 3 claims, aimed at the reduction of a land, merging of two lands and the creation of a land adjacent to the town hall;
- Out of the total number of complaints, 9 refer to the reduction of the land area, and 8 complaints invoke the ownership right over the land, 1 claim refers to a solicitation to change the location of the land, 1 claim to review the division of the land (quotas between spouses);
- According to the data provided by the employees of the Cadaster Department, in the next period, trainings in the field of public consultations and resolution of claims are to be carried out in 19 LPAs from 8 districts.

Registration of real estate goods and the rights concerned

- From the third quarter of 2021, the activities of registering real estate goods and rights over them in the localities of the Ocnița district have started. During the reporting period, registration of real estate goods was completed in 5 localities (7516 real estate goods). Titles of authentication of the rights of land owners and other documents issued in the massive primary registration process are sent to the town halls to be handed over to the rights holders.

During the reporting period, a positive evolution of the activities in Component A was recorded, regarding the compartment for the organization of tenders for the selection of executors of cadastral works. During the period January-June 2022, a total of 18 national tenders/COP including 1 international tender were/are in the process of being held. Although no bids were submitted in the international auction (the deadline being February 23, 2022), bids were collected for 29 plots in the national/COP contests out of 37 plots auctioned (estimated, at the end of June 2022, others will be collected, for up to 38 plots).

At the same time, in order to strengthen the coordination of activities in the process of delimiting public property, Terms of Reference were prepared and a competition was launched for the selection of an individual Consultant for the coordination of activities in the process of delimiting of public property. The contract is expected to be signed in July 2022.

Constraints and risks related to the performance of the activities of Component A

Constraints related to the implementation of the activities planned for the implementation of Component A during the reporting period were reported, including, during the previous period of implementation of the Project (years 2020-2021), and the measures implemented,

³<https://PSA.gov.md/ro/pief/cpdc>

although they accelerated the activities, did not manage to reduce significantly the risks that can lead to not reaching the Project's result indicators.

The respective constraints and the measures taken to reduce the negative impact are presented below:

- a) *The reduced capacity of local companies specialized in the domain of cadaster* to absorb the volume of cadastral works exposed for contracting under the Project. The cadaster companies, as a rule, are small companies (up to 10 employees), narrowly specialized, mainly located in the localities in the central area of the country. In order to stimulate the participation of a larger number of local companies in the tenders for the performance of cadastral works, the Project implementation team revised the size of the land plots exposed to the auction and the eligibility conditions of the companies. In the event that certain plots from the national auctions are not auctioned, a Request for Price Offer type auctions are organized, especially aimed at micro companies (2-4 employees). Such auctions were organized during the reporting period for Rîșcani district, Valea Perjei locality - Cimișlia, Orhei and Zubrești districts - managing to collect enough offers.
- b) *Public health emergency and restrictions imposed in relation to the epidemiological situation caused by SARS-COV2 infection (Omicron)*. The epidemiological situation (especially in the period January-February 2022) affected the process of execution of cadastral works, which involves works in the field, communication with a large number of people; the conduct of public consultations, but also the activities of the cadastral Department that ensures the general management of the Project and the activities of verification and reception of the works executed by the companies, and registration of real estate goods and the rights over them.
- c) *The poor state of documentation held by local public authorities*. During the LRPV implementation period, the executor of the cadastral work has the task of preparing the cadastral documentation based on the documents issued by the local public authorities during the privatization process, but also on the entries in the registers held by the local public authorities: the register of land owners, the register of households. During the primary data collection activities, but also during the execution of the works by the cadastral companies, it was found that the data held in the registers of the local public authorities are incomplete or contain wrong entries. In the same way, it was found that in some municipalities there is a lack of information regarding the owners of agricultural land and the way in which these lands are processed (the location of the lands in the field). This fact determines the need to extend the duration of the execution of the cadastral work in a territorial administrative unit. The team of the Cadaster Department provides the necessary support and consultations to APL representatives, including participating in meetings in the territory to identify legal solutions.
- d) *The lack of documented technical requirements for the delimitation of certain categories of public property real estate goods* - the formulation of rules in the process of performing the works, and sometimes their modification after the primary documentation has already been drawn up by the company responsible for the execution of the work, determines the extension of the period necessary for the execution of the delimitation works. The representatives of the PPA and the Cadaster Department of the PSA organize meetings with the interested parties to formulate recommendations and document them.

- e) *Inefficiency of organization of the activity of central public authorities/institutions in the process of delimiting public property real estate goods.* Although Government Decision no. 63/2019 provides for limited deadlines for the authorities to prepare inventory lists, the specific deadline for the coordination of the delimitation materials by the managers of the publicly owned land plots of the state, the lack of previous experience, the lack or insufficient staff trained and dedicated to the delimitation activities leads to the reversal of the delimitation process. In order to speed up the delimitation process and grant support to the institutions involved, the number of consultants within the Project will be expanded. During the second quarter of 2022, significant improvements were recorded in the work of the authorities, which made it possible to speed up the process of agreeing on delimitation materials.
- f) *Difficulties in hiring local consultants responsible for the verification and reception of the cadastral works performed within the Project.* The number of specialists specialized in the domain of cadaster is limited on the local market, so for the selection and hiring of consultants necessary for the verification and reception of cadastral works, the Public Services Agency enters into competition with the companies performing the works. During the reporting period, a tender was announced for the selection of 5 individual consultants to verify the quality of the cadastral documentation, but only 1 file was submitted and the specialist was contracted.

2.2 Component B: Valuation of real estate goods

The activities within Component B are implemented with the support of the Agency for Land Relations and Cadaster, based on the collaboration agreement signed between PSA and ALRC on July 2, 2019.

Specific objectives:

- Performing the initial assessment of residential real estate goods in rural areas (approx. 450 thousand real estate goods - residential houses with related land), agricultural real estate goods (approx. 3.8 million plots of land), special purpose real estate goods, including public property (estimated, 20 thousand real estate's goods)
- Performing re-valuation of real estate goods that were assessed until 2011 (715 residential real estate goods in urban areas, garages for individual transport and 145 thousand commercial and industrial real estate goods)
- The creation of the infrastructure for real estate goods valuation activities, ensuring the development of national standards in the domain of valuation and an independent system for examining claims regarding evaluation results.

Results / Progress during the reporting period:

Re-valuation of residential real estate goods in urban areas, vacation homes, individual garages from garage construction cooperatives.

- Model for apartments is presented in the 2nd iteration tested and submitted to CLRA for public consultation and to international consultant for quality analysis);
- Model on houses in urban localities is presented in the 2nd iteration and is in the process of testing at the local level.

Execution of massive re-valuation works of commercial and industrial real estate property, as part of the general revaluation

- Value modeling for business objects is in progress. According to the modeler statements - only the data for isolated rooms have an accessible result of creating a viable mathematical model. Elaboration research continues through different methods/techniques;

Elaboration of the methodology for the evaluation of agricultural land plots

- The establishment of value factors is in the process. The 2nd version of the Instruction for the collection of market data for agricultural land is proposed. The project is submitted to CLRA. i After approval by the CLRA of the normative act, the procedure for collecting market data for the analysis and modeling of the value of agricultural land plots will be initiated;
- Terms of Reference were prepared and tenders were organized for contracting of 3 local consultants who will develop the methodology for the evaluation of agricultural land plots. In May, contracts were signed with 2 consultants: Statistician, Evaluator. The competition for team leader was relaunched in May, due to a lack of applicants and later canceled at the request of the CLRA for the reason that it would be more appropriate to select another type of expert: *Specialist in real estate valuation to ensure the support of the Property Valuation Service of real estate goods of CLRA.*

Elaboration of the valuation methodology of residential real estate goods in rural localities

- Continue the process of collecting market data, necessary for establishing the methodology; In order to enhance the data collection process, in order to increase the volumes of data to be collected, during the reported period Terms of Reference were prepared and tenders were launched for contracting of 3 individual consultants responsible for collection of market data and evaluation of real estate goods for the districts: Cahul, Florești and Anenii Noi. The contracts with all 3 consultants were signed in June 2022.

Re-valuation of residential real estate goods and commercial and industrial real estate goods

- The process of collecting data on real estate goods transactions, necessary for calibrating the valuation models for residential real estate goods, vacation homes, garages for individual transport and commercial and industrial real estate goods, continues. During the entire period of the project, the database was completed with data on approximately 58 thousand transactions, during the reporting period (January-June 2022) the completion of approximately 9.5 thousand transactions was ensured;

Development of the infrastructure of the real estate goods valuation domain

- The technical-financial offer has been received from the selected local company that will prepare the technical document "Collection of combined indexes of the reconstruction (replacement) value of buildings and edifices built in the Republic of Moldova (component of the National Valuation Standards). The offer presented significantly exceeds the available budget. Following the meeting to clarify the offer as well as in agreement with the World Bank, the decision was made to cancel the tender concerned and the Terms of Reference and the budget will be revised, for the tender to be relaunched later.

Constraints and risks related to the performance of the activities of Component B

The evaluation activities of real estate goods located in rural areas (individual houses with related land, agricultural land plots) are dependent on the results of the cadastral works,

planned in Component A. Thus, the non-achievement of the result indicators on component A, will affect the result indicators of Component B.

The constraints identified for the activities of Component B, as well as the measures to eliminate or mitigate their impact, are presented below:

- a) *Limited number of specialists* in the Republic of Moldova who possess the necessary knowledge to develop mathematical models for the massive computerized evaluation of real estate goods. Hiring of international consultants to ensure the transfer of knowledge to CLRA and PSA employees.
- b) *The insufficiency of the qualitative market data* necessary for the analysis and calibration of the evaluation model - the main source of data are the sales - purchase contracts and the information about the offers exposed on the market, published on the media platforms. The development of partnerships with the private sector to ensure the exchange of information would allow the diversification of the source of information about market data. For this purpose, for April 2022, it was planned to organize a workshop dedicated to the development of the sector of valuation services and intensification of cooperation between the public sector and the private sector, but due to the start of the armed conflict in Ukraine (followed by the impossibility of making flights in the RM area), this workshop has been rescheduled for quarter 4, 2022.
- c) *Limited institutional capacity within the public authorities* responsible for the regulation and development of the domain of real estate goods valuation for taxation purposes. It is proceeding to strengthen the capacities of the CLRA by hiring local consultants to provide the necessary support for the achievement of planned activities.
- d) *Insufficient number of consultants in the territory for data collection.* Instead of the planned 45 specialists, only 9 are hired (plus 1 in June 2022 and 2 for two months)
- e) The Cadaster Department does not have specialists in IT technologies for the automation of the valuation system and its development. At the same time, the Working Group does not have specialists in the operation of GIS data, necessary for the processing of market information;
- f) *Local educational institutions do not train specialists of the necessary level to maintain the models proposed by international consultants.* As a result of this phenomenon, the Cadaster Department will have a complex evaluation tool that it will not be able to explain/protect, monitor and develop.

2.3.Component C: Consolidation of the land administration system

The activities planned for Component C are intended to ensure sustainability of development of components of the land administration sector, by optimizing the roles of public and private sector participants in the process, as well as streamlining the interaction between them.

The activities within component C are divided into 3 subcomponents:

Subcomponent C1: Developing and ensuring the sustainability of land administration;

Subcomponent C2: ICT development in the domain of cadaster;

Subcomponent C3: Development of the National Spatial Data Infrastructure (NSDI);

Activities on subcomponent C3 are implemented by CLRA based on the Collaboration Agreement signed between CLRA and PSA on July 2, 2019.

Results / Progress during the reporting period:

Subcomponent C1: Developing and ensuring the sustainability of land administration

The actions of the subcomponent are in the process of analysis by the PSA/Cadaster Department and the first activities are to be undertaken in quarter 4, 2022.

Subcomponent C2: Strengthening capacities of information and communication technology

Activity C 2.1 Development of SIA "eTranaction"

The purpose of the activity is the automation of work processes relevant to the completion of the documents in the transfer of ownership rights. Following the analysis of the complexity of the tasks and the available terms, it was decided to exclude this activity.

Activity C2.2: Digitization of documentation from cadastral archives

The conversion of the cadastral documentation from the archives of the territorial cadastral organs is an essential condition for eliminating the territorial division of the cadastral system and creates opportunities for the creation of new services and the transparency of cadastral information. The digitization of the cadastral documentation began in 2014, by the time the Land Registration and Evaluation Project was initiated, 38.3 million pages of documents had been scanned, which constituted 32% of the estimated 120 million pages stored in the cadastral archives. The digitization of the documentation within the Project was planned in 3 stages:

- **Stage 1** (scanning 21.15 million pages from 8 SCTs): the services were contracted on February 19, 2020. On June 28, 2022, 18.3 million pages or 86% of the contracted volume were scanned. The deadline for the execution of the contract – September 18, 2022. It should be noted that in March the scanning volumes were increased (by 5.45 million pages) under this contract in order to complete the digitization in the respective 8 SCTs.
- **Stage 2** (scanning 22.7 million pages from 10 SCTs): the services were contracted on May 15, 2021. On June 28, 2022 - 9.0 million pages were scanned (40% of the contracted volume). The term of execution of the contract – February 14, 2023.
- **Stage 3 (final)** (scanning 29 million pages from 12 SCTs): the tender was initiated in December 2021, and the contract with the provider signed on May 11, 2022.

At the time of writing this report, the project has completed scanning in 9 SGTs, in total, 17 cadastral archives have been fully scanned.

At the same time, to ensure the quality of the scanned documentation, 15 operators are employed in the LRVP through service contracts, who check and confirm by electronic signature the correctness of the scanned copy of the cadastral files. In order to cope with the increasing volumes of verification of scanned documents, a tender was launched in May to select 4 verifiers, to be contracted in July, 2022.

Constraints and risks related to the activity

During the reporting period, deviations from the calendar plan agreed upon in the signed contracts were found, the reason being (i) the fluctuation of the companies' executive staff; (ii) the situation generated by the COVID-19 pandemic (including in the months of January-February 2022); (iii) staff turnover employed by the Project to check the quality of scanned documents.

Activity C2.3: Elaboration of the strategic ICT development plan in the domain of cadaster

Given that most of the activities included in the strategic plan for the development of ICT in the field of the previous cadaster (developed in 2012) were not completed, the project beneficiary decided to exclude this activity from the Project implementation plan.

Activity C 2.4: Development of modules to support the execution of cadastral works and public consultations

The tender was held and the contract was signed in April with the individual local consultant, responsible for the development of 3 GIS (Geo-Informational System) modules that will facilitate the implementation of Component A of the project. The GIS modules under development will have the following functionality: 1 – data collection, systematization and reporting within the process of delimitation and massive registration of real estate goods by the companies performing cadastral works; component 2 – verification and reception of works by the Cadaster Department; component 3 – publication and public consultations in the process of examining and approving delimitation and ownership documents. Estimated deadline for completing the development of the modules - by quarter 4, 2022.

Activity C2.5: Carrying out the audit of SIA "MOLDLIS"

Tender was held and the contract was signed with the international audit company that performed the technical audit of SIA MOLDLIS. The contract was signed in March 2022, the audit deadline - until July 2022. The audit plan was presented and Approved, the source code verification process was completed, as well as the tripartite non-disclosure agreement was signed (PSA/Auditor/developer SIA Moldlis). The final audit results were presented on June 22 by the company in a meeting with the participation of PSA, WB, the developer of the system - the Sinergise company. PSA is currently analyzing, jointly with the World Bank - the subject of adopting a decision for the opportunity to complete the development of SIA MODLIS as well as its subsequent piloting.

Activity C 2.6: Development of the register of technical-construction infrastructure objects (ROITE)

To carry out the activities necessary for the development of ROITE, the services of an international consultant were contracted (December 2021-May 2022), responsible for the review and modification of the SIA ROITE Concept as well as the preparation of the technical specifications for the launch of the tender for the selection of a SIA ROITE developer (tender launched in May 2022). In order to facilitate the selection process of the ICT developer, a local consultant specializing in ICT system procurement was contracted in April. In April, the international consultant gave up fulfilling the contract due to health reasons, thus, in May, a tender to select a new international consultant was launched. Estimative, once a qualified consultant is identified, the tender for the selection of the developer SIA ROITE will be possible to start in the 4th quarter, 2022.

Constraints and risks related to the activity at the moment - the timely identification of a qualified international consultant - the completion of the selection is expected in the months of July-August.

Activity C 2.7: ICT equipment (for piloting SIA "MOLDLIS" / verifiers of cadastral works / PIU needs)

The specifications required for the purchase of 150 computers necessary for the piloting and efficient operation of SIA "MOLDLIS" in Chisinau were developed and coordinated with the Electronic Government Agency. In May, the national tender was launched and on June 15, 2 offers were collected, which are currently in the evaluation process. The delivery of the equipment is estimated to take place in quarter 3-4, 2022.

They were elaborated and coordinated with the Electronic Government Agency - the specifications required for the purchase of various ICT equipment (computers, notebooks, peripherals, etc.) intended for the personnel employed by the PIU for the verification of cadastral works, such as the employees of the PIU. In May, the COP tender was launched and the evaluation of the offers was completed on June 30. The delivery of the equipment is estimated to take place in quarter 3, 2022.

The constraints and risks related to the activity are determined by the lack of capacities within the implementation unit to manage the activities related to the ICT domain. For this purpose, between February and April, the competition for the selection of an ICT consultant was announced 3 times, but no CVs were submitted.

Subcomponent C3: Support for the National Spatial Data Infrastructure (NSDI).

According to the implementation plan of the Land Registration and Property Valuation Project, for subcomponent C3 - the ALRC has planned a series of activities that will ensure the development of the regulatory framework for the maintenance and functionality of the National Spatial Data Infrastructure (INSD / NSDI).

- As for the implementation of the activities for subcomponent C3 (support for the development of NSDI), with financing from the Project sources, the following actions were undertaken:
 - **Support in the implementation of the NSDI Action Plan and the implementation of the NSDI business model.** The terms of reference were prepared and the competition for the selection of the consulting company was held. Expressions of interest collected from 4 companies were evaluated and one company Ku Leuven (Belgium) was selected. The contract negotiation meeting took place - on June 27 and the contract is to be signed in July.
 - **NSDI geoportal development.** The selection of the service provider was completed and contracted in January 2022. The implementation of the contract is proceeding according to the terms established in the specifications. A series of meetings were held with the contracted company IGEA (Croatia), including the project launch workshop. The draft of the Initial Report is being developed. *The activity is in progress according to the Project Implementation Plan.*

- ***Development of national spatial data standards and data models.*** The competition was held and in April the selected service provider was contracted for 2 years - international consortium leader - KU Leuven (Belgium). The initiation meeting took place and the work plan was presented in June. *The activity is ongoing, according to the Project Implementation Plan.*
- ***Development of the MOLDPOS National GNSS Positioning Network:*** Tender was held in April and supplier was contracted in May 2022. Licenses were actually installed and commissioned by CLRA in June.
- ***Development of core datasets for the National Spatial Data Infrastructure:*** "CORINE Land Cover (CLC)" Land Cover of the Republic of Moldova. During the reporting period, the Terms of Reference for this sub-component were developed. Together with the finalization of the Terms of Reference, the Consultant selection procedures are to be started.
- ***Hiring a team consisting of 2 local consultants and 1 international consultant*** – for CLRA support services in order to implement the INDS/NSDI action plan. The consultant selection contest was announced 2 times. The position of international consultant was evaluated and the contract negotiation session was held on June 21 and the contract will be signed in July. The tender for the local positions failed due to lack of applicants.
- ***Hiring a team of 2 local consultants***– for CLRA support services in order to harmonize NSDI data. The selection competition was announced 2 times, but due to the lack of qualified applicants, it failed. An attempt was made to select a local consulting company, but no offers were received either. At the same time, the Terms of Reference were drawn up and a competition will be launched on July 1 for the selection of an individual in the harmonization of INDS data for roads.
- For information, during the reporting period (January-June 2022), in order to promote the development of the INDS framework, the CLRA developed the normative framework on spatial data infrastructure as follows:
 - The draft law on the modification of several normative acts (Law no. 778/2001 on geodesy, cartography and geo-informatics and Law no. 254/2016 on the national spatial data infrastructure (*action 1.5.4 PAG*)), adopted by Law no. 35 of 17.02.2022.
 - Government Decision no. 212/2022 "On the approval of the State Geographical Information System Concept "Thematic Geoportal for CLRA spatial data" and the Regulation on method of maintenance of the thematic geoportal for CLRA spatial data".
 - The draft Government decision "For the approval of the draft Law on geographical names", developed jointly with experts from the External Assistance Project from the Ministry of Foreign Affairs of the Kingdom of Norway, with the Norwegian Mapping Authority.
 - The draft Government decision "on the approval of the Program for the development of the national spatial data infrastructure (INDS/NSDI)" and the Action Plan for its implementation, developed in cooperation with the partners of the EU Twinning Project, including complementary to the UN GGIM IGIF/Integrated Framework project of Spatial Data, technical assistance project granted to the Agency for Land

Relations and Cadaster (ALRC) from the Government of the Kingdom of Norway. At the moment, the documents are at final stage of development and will undergo the established procedure for policy documents approval.

Constraints and risks related to the activity:

A risk factor for the successful implementation of activities planned for subcomponent C3 remains the limited number of CLRA human resources. In this sense, to exclude this risk, at the request of the CLRA, hiring of international and local consultants was agreed, who will provide support and ensure the transfer of knowledge in this field, which will contribute to strengthening the human capital at the CLRA. *At the same time, there is a lack of qualified personnel who express interest in filling several vacant positions for which repeated tenders have failed - e.g. Senior consultant and INDS component coordinator, INDS data harmonization consultants. In order to succeed in contracting local consultants for the failed tenders, the Terms of Reference were prepared to identify a local consulting company with the potential to provide CLRA with the necessary experts - but this tender also failed due to a lack of bids.*

2.4.Component D: Capacity Building and Project Management

The activities planned within this component have the objectives:

- Training and capacity building within the Public Services Agency, the Agency for Land Relations and Cadaster, the Public Property Agency and other entities involved in the land administration process and the provision of public services relevant to improving customer orientation and service delivery capabilities.
- Ensuring efficient implementation of the Project.

Results / Progress during the reporting period:

Strengthening the capacities of public authorities

- The study visit to the Netherlands at the "World Geospatial Forum" was organized for the employees of the Cadaster Department as well as for the CLRA representatives, between May 6-13, 2022. However, in the context of the emergence of the tense situation in the Transnistrian region (in the context of the war in Ukraine), CLRA representatives later refused the visit.
- The trainings and professional development plan from the Project sources for the year 2022 was developed. Terms of reference were developed for the selection of a qualified consultant in the domain of professional development. The selection tender is to be launched in the 2-3 quarter.

Constraints and risks related to the activity

Considering the pandemic situation, especially for the beginning of 2022, the trainings were mainly organized online, which also contributed to the underutilization of the budget established for the training program within the Project. The selection of a qualified professional development consultant would boost activities as for identification of training needs, beneficiaries as well as optimal solutions/programs.

Survey of beneficiaries of cadastral services

On May 12, 2021, the contract was signed with the Center for Analysis and Investments in Sociology, Political Science and Psychology "CIVIS" for conducting a sociological survey at the national level with the aim of providing a comprehensive assessment of the level of satisfaction of beneficiaries from cadastral services.

The survey was carried out between November and December 2021 based on a nationally representative survey, in all PSA multifunctional centers, covering customers from both rural and urban areas.

The target group was represented by a total of 1,100 individuals and 204 legal entities, who benefited from cadastral services in 41 territorial structures of the Cadaster Department.

At the same time, 10 in-depth interviews were conducted with different types of economic agents and group discussions were held with each target group, with 6-8 participants each. In total, 53 people participated in 8 group discussions.

The results of the assessment of customer satisfaction of cadastral services, together with the conclusions and recommendations for improving these services, were presented to PSA on March 4, 2022, the report was placed on PSA's website (<https://PSA.gov.md/index.php/ro/LRVP/general-data/survey>). It has been found:

- 81% of the natural persons and 80% of the interviewed legal persons beneficiaries - assessed the level of general satisfaction with the cadastral services with 8-10 points (out of a maximum of 10). The average satisfaction score was **8.5 points** for both categories of beneficiaries;
- 83% of female natural persons evaluated the degree of general satisfaction with 8-10 points, the average satisfaction score being of **8.6 points**.

Conclusions

According to the results of the evaluation of the satisfaction of customers of cadastral services, the sociological company proposed the following measures that can lead to an increase in the quality of cadastral services:

- Promotion and stimulation of online *scheduling for cadastral services and the online Order service for individuals*.
- Customers could be incentivized to use those services through a bonus program or discounts on the costs of services scheduled and requested online. The use of online scheduling and services would reduce the pressure on the Call Center Service, against which users have reservations on the performance and load of the telephone line.
- Training of Call Center staff to strengthen the capabilities of interacting with clients of cadastral services, as the level of satisfaction with the staff of the Telephone Service is 7.7 points for individuals and 7.3 points for legal entities, compared to the level of satisfaction with the front office staff – 9 points.
- Examining the possibilities of solving other shortcomings identified by clients of cadastral services, this would contribute to raising the level of satisfaction.

In this context, a short- and medium-term action plan was developed and approved by PSA, which includes activities that would lead to increasing the quality of services provided by cadaster employees and increase the level of satisfaction of the beneficiaries of these services.

Briefly, the Plan provides for actions such as:

1. Elaboration of a set of minimum quality standards for the provision of cadastral services, for ensure increase of quality of services provided by cadaster employees and of customer trust, such as:
 - infrastructure conditions for the provision of cadastral services, space suitable for tasks, adapted and equipped (accessibility);
 - availability (service delivery time);
 - informing (improving communication), providing informative materials for clients;
 - confidentiality (the provider ensures the confidentiality of personal data);
 - non-discrimination (equal approach for all customers);
 - staff training (employees are well trained, benefit from initial and continuous training); and so on
2. Elaboration of the Code of Conduct and Ethics for the employees of the Cadaster Department, which aims to: improving the behavior of employees, making them responsible, creating a climate of trust between the employee and the beneficiary of cadastral services;
3. Creation of a set of work procedures for call center employees with aspects specific to the cadaster domain;
4. Developing and mediating a video or video-graphic spot on the simplicity and convenience of using online scheduling and the online Order service.

The implementation period of the Plan is estimated to be at least 12 months.

3. Project management

The financial and operational management of the Project is ensured by the implementation team (Implementation Unit), currently consisting of 5 positions:

- Project Manager – 1 unit
- Financial management specialist – 1 unit
- Specialist in the social domain - 1 unit
- Procurement specialist - 2 units

During the months of March-June, terms of reference were drawn up and several tenders for the selection of the necessary personnel launched (some relaunched due to the lack of Applicants who meet the minimum qualification criteria), 9 units:

- Financial management specialist – 1 unit
- Monitoring and evaluation specialist - 1 unit
- Environmental specialist – 1 unit
- Visibility and communication specialist - 1 unit
- Assistant - translator – 1 unit
- Accounting assistant – 1 unit
- Contract management specialist - 1 unit
- Cadaster specialist – 1 unit
- ICT specialist – 1 unit

Depending on the activity plan and the priorities established for certain stages of the Project's implementation, the implementation team can be complemented with specialists in the field of cadaster and real estate registration, specialists in the field of real estate evaluation, ICT specialists. During the reported period, the Terms of Reference for the Professional Training-Development Specialist were developed, but his selection will take place once the office spaces necessary for the job, which are currently lacking, will be identified and equipped.

On the date of issuing the report, the following specialists were selected and will be contracted (in July-August, once the contract negotiation is completed):

- Monitoring and evaluation specialist - 1 unit
- Environmental specialist – 1 unit
- Visibility and communication specialist - 1 unit
- Accounting assistant – 1 unit
- Cadaster specialist – 1 unit

Risks

The staff turnover of the implementation unit has a negative impact on the capacities and management activities of the Project. During the reported period, a new project manager was hired. The accounting assistant resigned in May, and the financial management specialist notified that he will be active in the project until August. One of the procurement specialists according to the World Bank rules also announced that he will be active in the project until the end of July. Depending on the quality of the applicants, the availability of furnished and equipped office spaces - the selection of the majority of staff needs to be completed in the shortest possible time to ensure the continuity of ongoing processes (July-August, 2022).

In the reported period, in view of the need to provide jobs for employees within the PIU, the activity of identifying a new headquarters/office space for the implementation unit team took place. Initially, spaces were identified on 68 Vadul lui Voda str., for which the necessary furniture was estimated and the auction organized in June. Later, another space was proposed in A. Mateevici Street, which mainly has furniture. In the June-July period, together with the housekeeping/communication services of ASP, there are actions for the development of the respective spaces (connection to communications, arrangement, etc.) and the PIU team will change location in July (currently the PIU offices are located in headquarters of the Cadaster Department).

Communication and visibility

- To ensure transparency and extensive information of the general public regarding the activities of the Project, including procurement procedures, procurement plans and progress reports, the dedicated Project page on the website of the Public Services Agency www.PSA.gov.md/ is used LRVP.
- Once the selection of the Visibility and Communication Specialist will be completed – the communication strategy will be elaborated on the basis of which extensive country visibility actions will be initiated (planned to start in the 4th quarter). This process will require the selection of the company/s specialized in the production of audio/video materials, success stories, their dissemination in the national media (TV/radio/web);
- In order to raise awareness and involve citizens, technical specifications were developed and a company was contracted to edit and print informative/promotional materials regarding the activities performed within the project. At the same time, the geopolitical situation at the borders of the Republic of Moldova has generated an

imminent increase in the prices of raw materials (paper, ink, energy resources, etc.), both on the local and international markets, thus the Company selected for the printing services informed about the impossibility of honoring contractual obligations due to the skyrocketing cost of raw materials and energy. In this sense, a new competition to select a company for printing promotional materials is to be launched (in July).

We would like to mention that the content and design of the materials were developed and approved by the management of the Cadaster Department. The materials consist of: 2 types of leaflets with information about the activities within the project as well as about the process of consulting the cadastral documentation and solving disputes; informative posters in A2 format for informing citizens in localities, etc. The materials will be printed in 2 languages: Romanian and Russian and will be disseminated in the localities of the country, starting with quarter 3-4, 2022.

Financial management

According to the project implementation plan approved by the Project Council, for the year 2022, activities were foreseen on all four components of the Project, in a total amount of EUR 8.16 million (equivalent to 163.3 million lei).

Following the mid-term restructuring of the Project (approved by the Parties on May 4, 2022), the amount of the loan is EUR 23,650,913.40.

Between January 1 and June 30, 2022, 4 installments were disbursed from the loan account, in the amount of EUR 970 thousand. In total, 21 installments were disbursed during the course of the project in the amount of EUR 2,200 thousand (9.3% of the loan amount).

The total expenses within the Project during the period January 1 - June 30, 2022 constituted 674.3 thousand EUR (the equivalent of 13077.2 thousand MDL), which represents 8.26% of the specified budget for the year 2022. Total expenses within the Project, in the period January 14, 2019 – June 30, 2022 constituted EUR 1888.2 thousand, which represents 7.98% of the total project budget.

The estimated value of the works/services performed and the commitments of the Project on June 30, 2022 is approximately EUR 8.1 million (34.21% of the total value of the loan). We also mention the fact that at the moment several auctions are underway with the estimated total value of EUR 4.2 million (17.8% of the total value of the loan).

Thus, the sum of the works/services performed and the commitments of the Project in quarter 3-4, 2022 – is estimated to constitute approximately 52% of the total value of the credit (approx. EUR 12.3 million).

Annex 1 to the Report presents the budget execution situation by component, as of June 30, 2022 (EUR).

In the period April and June 2022, the financial audit of the Project for the year 2021 was carried out. For this purpose, the auditing company "Moor Stephens KSC" SRL was contracted. The objective of the audit of the financial statements of the project (FSP) was to express the professional opinion of the independent auditor whether the financial statements

for the management year 2021 have been prepared in all significant aspects, in accordance with the general financial reporting framework acceptable to the Project, as and to report on the correctness of the record of disbursed financing and the expenses incurred during the audited management periods. As a result of the audit procedures, no significant problems related to the project's internal control system were identified.

The audit report, including the audit opinion and the management letter, will be sent to the World Bank at the beginning of July 2022 and will be published on the website of PSA, the section dedicated to LRVP [https://PSA.gov.md/ro/LRVP/ general-data/audit-reports](https://PSA.gov.md/ro/LRVP/general-data/audit-reports).

Social and environmental management

According to the LRVP documentation ⁴, the implementation of the Project's environmental and social management framework is ensured by the Project Implementation Unit, through the environmental specialist and the social specialist. The CMMS was developed by the PSA team and published during the Project preparation period (May, 2018).

<https://PSA.gov.md/sites/default/files/transparenta/consultari-publice/cmms-moldova-cadastru-proiect-final.pdf>

During June 7-8, 2022, a supervision mission was held by World Bank experts whose objective was to monitor the social activity carried out within the Project. During the visit, the Bank's representatives got to know the work process of the social field specialist at the PIU headquarters and made a trip to the territory (in two localities where the public consultation of the cadastral documentation and the resolution of Claims took place).

Procurement and Contracting Management

Project procurement is carried out in accordance with *the World Bank's Procurement Regulations for the Debtors' Investment Financing Project (IFP) - Procurement of Goods, Works, Non-Consultancy and Consultancy Services under the IFP*, published in July 2016, revised in November 2017 (hereinafter referred to as "Procurement Regulation") and with the latest Guidelines on Preventing and Combating Fraud and Corruption in Projects Financed by IBRD Loans and International Development Association (IDA) Credits.

The Public Services Agency, by the Order 427 of July 9, 2019, on initiation of the Land Registration and Valuation Project, established two working groups;

- Working group for evaluation and selection of contractors for procurement of services/works/goods and individual consulting services;
- Working group for evaluation and selection of contractors for services related to the development of information systems and other ICT, procurement of ICT equipment.

At the same time, the Public Services Agency, by Order 868 of November 15, 2021, established a Working Group for the evaluation and selection of consultants for the PIU functions.

⁴Project appraisal Document for Land Registration and Property Valuation Project
<https://documents.worldbank.org/en/publication/documents-reports/documentdetail/491971535859109015/moldova-land-registration-and-property-valuation-project>

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Review group activity/meetings are organized as needed.

The Procurement Plan from LRVP sources for the year 2022 was developed and published ⁵.

The most significant contracts, in terms of the volume of work and contracted sums, under the administration of the Project Implementation Unit are the contracts for the execution of cadastral works, as well as the contracts for the digitization of the cadastral archive, are managed by the PIU based on a management plan that is informed and monitored jointly with the contracted companies.

Dividing by types of activities, the following financial means were contracted within the project - for cadastral works and services, between January and June 2022 (total 2,030,987.90 Euro):

| Type of activity | No contracts | Contract currency | Amount MDL | Amount, EUR |
|--|---------------------------|-------------------|---------------|-------------|
| Non-consulting services | | | | |
| Cadastral works | 6 contracts (4 districts) | MDL | 10,318,750.00 | 513,038.83 |
| Digitization of the cadastral archive | 1 contract | MDL | 14,326,000.00 | 713,961.78 |
| Financial audit for 2021 | 1 contract | EUR | 201,680.00 | 10,000.00 |
| Additional contracting of digitalization services for the cadastral archive | 1 contract | MDL | 3,242,750.00 | 160,786.89 |
| Consulting services | | | | |
| Audit of Moldis services | 1 contract | USD | 2,561,700.38 | 127,018.00 |
| Geoportal Creation Services (IGEA) | 1 contract | EUR | 3,264,560.00 | 163,228.40 |
| NSDI Spatial Data development services (Ku Leuven) | 1 contract | EUR | 1,711,759.00 | 84,875.00 |
| Goods | | | | |
| GNSS licenses and other options | 1 contract | MDL | 363,185.55 | 18,100.00 |
| Individual consulting services | | | | |
| <i>Individual local consultancy</i> | | | | |
| Quality control | 1 signed contract | MDL | 289,960.00 | 14,450.00 |
| Development of agricultural land valuation methods for taxation purposes | 1 contract | MDL | 483,266.00 | 24,084.00 |
| Development of agricultural land evaluation methods for taxation purposes (Statistician) | 1 contract | MDL | 390,479.00 | 19,460.00 |
| Carrying out procurement activities specific to the ICT field (procurement specialist) | 1 contract | MDL | 419,683.00 | 20,915.00 |
| GIS Information Technology Consulting. | 1 contract | MDL | 1,221,868.56 | 60,894.00 |
| Consultants for the collection of market data and the evaluation of real estate goods (for the district of Anenii Noi, Cahul and Floresti) | 3 contracts | MDL | 299843, 80 | 14,900.00 |
| <i>Individual international consultancy</i> | | | | |
| International Real Property Valuation Consultant (Richard Borst) | 1 signed contract | EUR | 1,711,105.58 | 85,276.00 |

In the reported period, the PIU managed more than 60 activities related to procurement, of which more than 50 tenders/competitions were ongoing (at the date of issuing the semi-annual report), as follows:

⁵<https://PSA.gov.md/sites/default/files/documents/pief/procurari/plan-procurari/plan-de-achizitii-PIEF.pdf>

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| Initiation date | Comp nents | Description of auctions/competitions – managed by the PIU in the period January-June 2022 |
|-----------------|------------|---|
| 27.06.2022 | A | 1. Cadastral works (North demarcation) in Glodeni, Rîșcani, Fălești |
| 31.05.2022 | A | 2. Cadastral works in Ungheni |
| 27.06.2022 | A | 3. Cadastral works in Strășeni |
| 27.06.2022 | A | 4. Cadastral works in Sărata Galbenă |
| 08.06.2022 | A | 5. Cadastral works in Drochia |
| 05/03/2022 | A | 6. Cadastral works in Orhei |
| 05/04/2022 | A | 7. Cadastral works in UTA Gagauzia |
| 19.05.2022 | A | 8. Cadastral works in Zubresti |
| 25.02.2022 | A | 9. Cadastral works in Leova |
| 03/09/2022 | A | 10. Cadastral works in Cantemir |
| 29.03.2022 | A | 11. Cadastral works in Cahul |
| 03/09/2022 | A | 12. Cadastral works in Rîșcani |
| 03/04/2022 | A | 13. Cadastral works in Hincești |
| 04/01/2022 | A | 14. Cadastral works in Cîmislia (Valea Perjei) |
| 04/05/2022 | A | 15. Cadastral works in Causeni |
| 03.03.2022 | A | 16. Cadastral works in Taraclia |
| 03.12.2021 | A | 17. Cadastral works in Cîmislia Basarabeasca |
| 13.04.2022 | A | 18. Cadastral works in Ștefan Vodă |
| 17.12.2021 | A | 19. 5 Consultants for verifying deliverables - cadastral works |
| 24.12.2021 | A | 20. International auction for cadastral works in Cebntru and North, RM |
| 14.03.2022 | A | 21. Equipment for measurements/cadastral works 5 (five) GPS/GNSS Receivers and 10 (ten) digital meters |
| 28.03.2022 | A | 22. Individual consultant in the delineation of public properties (for PPA) |
| 20.06.2022 | A | 23. 8 consultants for mobile teams – cadastral works |
| 15.12.2021 | B | 24. Individual consultant for the development of agricultural land evaluation methods (Team Leader) - for CLRA |
| 15.12.2021 | B | 25. Individual consultant for the development of agricultural land evaluation methods - Revetchi Veaceslav, for CLRA |
| 15.12.2021 | B | 26. Individual consultant for the development of agricultural land evaluation methods (Statistician) - Racul Anatol, for CLRA |
| 26.11.2021 | B | 27. Selection of the consulting company for the collection of composite indexes of the reconstitution value - for CLRA |
| 13.04.2022 | B | 28. 3 Consultants for data collection (Anenii Noi, Floresti, Cahul) |
| 20.06.2022 | c | 29. Individual consultant for road data harmonization, NSDI |
| 01.01.2022 | c | 30. Individual consultant – Elaboration of modules for cadastral works on the Local GIS platform |
| 14.02.2022 | c | 31. 150 computers for piloting SIA Moldis |
| 14.02.2022 | c | 32. 30 laptops; 20 computers and other peripherals for PIU and other selected consultants |
| 27.01.2022 | c | 33. Hiring an individual consultant - expert in ICT system acquisitions |
| 17.02.2022 | c | 34. Local Individual Consultant for INDS / NSDI Coordination Team – for CLRA |
| 10.02.2022 | c | 35. Local Senior Individual Consultant for INDS / NSDI Coordination Team – for CLRA |
| 18.02.2022 | c | 36. International consultant in Spatial Data Licensing - for CLRA |
| 20.05.2022 | c | 37. consulting company for strengthening the capacity of CLRA in NSDI |
| 18.02.2022 | c | 38. Technical assistance for CLRA support in the implementation of the INDS Action Plan |
| 16.02.2022 | c | 39. Licenses for GNSS Network Receivers (MOLPOS) – CLRA |
| 15.11.2021 | c | 40. Digitization of cadastral archives (contract no. 3) |
| 24.09.2021 | c | 41. Audit of SIA Moldis – Grant Thornton JV |
| 13.08.2021 | c | 42. INDS / NSDI Geoportal (CLRA) IGEA |
| 18.08.2021 | c | 43. INDS / NSDI Data Standards (CLRA) Ku Leuven |

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| | | |
|------------|---|--|
| 14.02.2022 | c | 44. Additional volumes for the digitization of the cadastral archive (under contract no. 1 with Andmevara) |
| 15.03.2022 | c | 45. 2 Consultants for the Harmonization of Spatial Data (CLRA) |
| 04/01/2022 | c | 46. INGEOCAD direct selection for CORINE Land Cover, Moldova (CLRA) |
| 03/04/2022 | c | 47. ICT consultant within the PIU |
| 21.04.2022 | c | 48. International consultant for the elaboration of the ROITE specification |
| 17.05.2022 | c | 49. 4 Individual consultants for checking scanned works (archive digitization) |
| 03/04/2022 | d | 50. Cadaster specialist within the PIU |
| 03/04/2022 | d | 51. Visibility Consultant within the PIU |
| 26.12.2021 | d | 52. Annual financial audit services |
| 25.02.2022 | d | 53. Medium consultant within the PIU |
| 03/04/2022 | d | 54. Administrative assistant-translator within the PIU |
| 03/04/2022 | d | 55. Monitoring and evaluation consultant within the PIU |
| 14.03.2022 | d | 56. Professional development consultant within the PIU |
| 24.02.2022 | d | 57. Specialist in contract management within the PIU |
| 05/03/2022 | d | 58. Assistant accountant in the PIU |
| 16.06.2022 | d | 59. Financial management specialist within the PIU |
| 15.06.2022 | d | 60. Furnishing of furniture for the PIU office |

Other activities relevant to the implementation of the Project

During the reporting period, other activities necessary to ensure the effective implementation of the Project were carried out, such as:

- The tender procedure for contracting the financial audit services of the Project for the year 2021 was completed. The offers were submitted in December 2021 and the contract was signed on March 4, 2022 and is currently being implemented (*ongoing activity*).
- During February 2-8, 2022, a mission of the World Bank team took place (conducted online) on the mid-term review of the Project. As a result of the mission, the revised budget was approved as well as the necessary actions to be implemented to provide a satisfactory status for the Project. Following coordination with all parties involved (PPA, Ministry of Finance, State Chancellery, CLRA, etc.) on May 11, 2022; the restructuring of the Project was approved by the World Bank.

4. The framework for monitoring and evaluating the results

During the reporting period, there was a positive evolution of activities carried out under the project, especially those related to Components A and C, which led to a significant improvement in performance indicators. Detailed information on the degree of achievement of each action can be viewed by consulting tables 1 and 2. Also, for a detailed analysis of progress since the beginning of the project, table 3 presents dynamic indicators for the period 2019-2022.

Table 1. Indicators for measuring the development objectives of the Project (PDO)

| No. | Name of ODP | Base value | Target Value | Value on date of reporting 30.06.2022 | Comments |
|---------------|--|------------|--------------|---------------------------------------|--|
| PDO-01 | Percentage of real estate in the Republic of Moldova registered in the cadaster (private and public) | 84% | 93,50% | 84,30% | Cadastral works are carried out in 462 localities (279 UAT). During the reporting period, 7.516 real estates were registered. |
| PDO-02 | Percentage of privately owned real estate in the Republic of Moldova registered in the cadaster | 85% | 95,00% | 87,61% | During the reporting period, works were received and registered in the real estate register, in the amount of 7.516 privately owned real estate objects. |
| PDO-03 | Percentage of public real estate in the Republic of Moldova registered in the cadaster | 7% | 52,00% | 7,00% | Cadastral work related to the registration of public real estate should begin in July 2022. |
| PDO-04 | Percentage of revalued residential and commercial real estate | 0% | 95,00% | 0,00% | Activities expected to begin in Q4 2022 |
| PDO-05 | Percentage of revalued residential real estate | 0% | 95,00% | 0,00% | Activities expected to begin in Q4 2022 |

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| No. | Name of ODP | Base value | Target Value | Value on date of reporting 30.06.2022 | Comments |
|---------------|---|----------------------|--|---------------------------------------|--|
| PDO-06 | Percentage of revalued commercial real estate | 0% | 95,00% | 0,00% | Activities expected to begin in Q4 2022 |
| PDO-07 | Percentage of consumers satisfied with cadastral services | 0% | 70,00% | --- | The customer satisfaction survey will be conducted in 2023. |
| PDO-08 | Percentage of consumers - women satisfied with cadastral services | 0% | 70,00% | --- | The customer satisfaction survey will be conducted in 2023. |
| PDO-09 | Easily and widely available real estate information and valuation methodology | Limited availability | Data available online and / or offline | Limited availability | Information on this indicator will be presented in the customer satisfaction survey in 2023. |

Table 2. Intermediate result indicators (IR)

| No. | Name of IR | Base value | Target value | Value on date of reporting 30.06.2022 | Comments |
|--------------|--|------------|--------------|---------------------------------------|---|
| IR-01 | Number of registered private property | 4.700.000 | 5.100.000 | 4.707.516 | Cadastral works are carried out in 462 localities (279 UAT). During the reporting period, 7.516 real estates were registered. |
| IR-02 | Number of private real estate registered in women's property | --- | --- | 2.180.000 | By querying the database, the amount of real estate registered by women was determined. |

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| No. | Name of IR | Base value | Target value | Value on date of reporting 30.06.2022 | Comments |
|--------------|--|------------|--------------|--|---|
| IR-03 | Number of delimited public real estate | 25.000 | 125.000 | 25.000 | Cadastral work related to the registration of public real estate should begin in July 2022. |
| IR-04 | Percentage of lands for which errors were corrected in the cadastral plan | 0% | 47% | 3,55% | Data improvement works for 33 localities of Ocnița and Edineț district. During the reporting period, the error correction verification acceptance was received for 9790 real estates. |
| IR-05 | Percentage of residential real estate in rural localities assessed for the first time | 0% | 50% | 0% | According to the Project Plan the activities will start in Year 4. |
| IR-06 | Developed national assessment standards | No | Yes | No | Activities expected to begin in Q4 2022 |
| IR-07 | Number of datasets conforming to INSPIRE standards | 0 | 3 | 0 | Activities expected to begin in Q4 2022 |
| IR-08 | Percentage of digitized cadastral archives | 32% | 85% | 54,67% | During the reporting period, 27.3 million pages of cadastral documents were scanned and digitized. |
| IR-09 | Percentage of local public authorities trained to support the primary real estate registration process | 0% | 30% | 8,30% | The trainings were organized for 25 APLs from Edineț, Dondușeni, Soroca, Florești, Strășeni, Glodeni, Briceni and Bălți districts. |

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| No. | Name of IR | Base value | Target value | Value on date of reporting 30.06.2022 | Comments |
|--------------|--|------------|--------------|---------------------------------------|--|
| IR-11 | Cadaster information systems deliver gender-disaggregated data to support policy-making and decision-making. | No | Yes | Yes | <p>By querying the database conducted by the IT Department of ASP, we obtained data disaggregated by gender. During the reporting period we have the following records:</p> <p>Land plots:</p> <ul style="list-style-type: none"> • women - 2.18 million real estate. • men - 2.70 million real estate. <p>Construction:</p> <ul style="list-style-type: none"> • women - 0.88 million real estate, • men - 1.00 million real estate. <p>Isolated rooms:</p> <ul style="list-style-type: none"> • women - 0.44 million real estate • men - 0.41 million real estate. |

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Table 3. Project Development Objective Indicators, presented in dynamics (2019-2022)

| No. | Indicator | Baseline | Data Collection and Reporting | | | | |
|--|--|----------------------|-------------------------------|----------------------|----------------------|----------------------|--------------------------------------|
| | | | YR1 | YR2 | YR 3 | YR4 | YR5 |
| | | | 2019 | 2020 | 2021 | iun-22 | 2023 |
| Project Development Objective Indicators (PDO) | | | | | | | |
| PDO-01 | Percentage of real estate in the Republic of Moldova registered in the cadaster (private and public) | 84,00% | 84,00% | 84,00% | 84,00% | 84,30% | 93,50% |
| PDO-02 | Percentage of privately owned real estate in the Republic of Moldova registered in the cadaster | 85,00% | 85,00% | 85,00% | 85,06% | 87,61% | 95,00% |
| PDO-03 | Percentage of public real estate in the Republic of Moldova registered in the cadaster | 7,00% | 7,00% | 7,00% | 7,00% | 7,00% | 52,00% |
| PDO-04 | Percentage of revalued residential and commercial real estate | 0,00% | 0,00% | 0,00% | 0,00% | -- | 95,00% |
| PDO-05 | Percentage of revalued residential real estate | 0,00% | 0,00% | 0,00% | 0,00% | -- | 95,00% |
| PDO-06 | Percentage of revalued commercial real estate | 0,00% | 0,00% | 0,00% | 0,00% | -- | 95,00% |
| PDO-07 | Percentage of consumers satisfied with cadastral services | -- | -- | -- | 85,00% | -- | 70,00% |
| PDO-08 | Percentage of consumers - women satisfied with cadastral services | -- | -- | -- | 83,00% | -- | 70,00% |
| PDO-09 | Easily and widely available real estate information and valuation methodology | Limited availability | Limited availability | Limited availability | Limited availability | Limited availability | Data available online and offline |
| Intermediate result indicators (IR) | | | | | | | |
| IR-01 | Number of registered private property | 4.700.000 | 4.700.000 | 4.700.000 | 4.703.480 | 4.707.516 | 5.100.000 |
| IR-02 | Number of private real estate registered in women's property | 2.160.000 | 2.160.000 | 2.160.000 | 2.160.000 | 2.180.000 | No target; indicator to be monitored |

Land Registration and Valuation Project

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| | | | | | | | |
|--------------|--|--------|--------|--------|--------|--------|------------|
| IR-03 | Number of delimited public real estate | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 125.000,00 |
| IR-04 | Percentage of lands for which errors were corrected in the cadastral plan | 0 | 0 | 0 | 2,80% | 3,55% | 47,00% |
| IR-05 | Percentage of residential real estate in rural localities assessed for the first time | 0 | 0 | 0 | 0 | -- | 50,00% |
| IR-06 | Developed national assessment standards | No | No | No | No | -- | Yes |
| IR-07 | Number of datasets conforming to INSPIRE standards | 0 | 0 | 0 | 0 | -- | 3 |
| IR-08 | Percentage of digitized cadastral archives | 32,00% | 32,00% | 32,00% | 45,00% | 54.67% | 85,00% |
| IR-09 | Percentage of local public authorities trained to support the primary real estate registration process | 0 | 0 | 0 | 5,50% | 8,30% | 30,00% |
| IR-11 | Cadaster information systems deliver gender-disaggregated data to support policy-making and decision-making. | No | No | No | Yes | Yes | Yes |

5. Conclusions regarding the reporting period and recommendations for the next period

During the reported period, in the mid-term project restructuring process, the optimal options for re-planning several activities were identified, which will lead to more efficient risk management and will contribute to the acceleration of the Project implementation.

Following this process, the development objectives of the Project were also updated considering the remaining implementation period.

In the same way, several activities were boosted, especially related to the tendering of cadastral works, the tendering of consulting services for the National Spatial Data Infrastructure, in the domain of the implementation of the Moldis information system (including preparatory actions for piloting) and the finalization of the purchase of the technical services that will lead to completion of cadastral archives digitization.

Once the vacant positions within the PIU will be filled and the necessary office spaces will be available, it will be possible to strengthen the capacities of the Implementation Unit - a fact that will contribute to boosting the implementation and systematization of all activities. Most of the vacant positions concern key areas that are not covered by staff – since 2021. Such positions are: monitoring and evaluation (vacant November 2021); cadastral domain (vacant from January 2022); environment (vacant from September 2021); visibility and communication (there was no such function); ICT, training/professional development. The (announced) departure from the PIU of some key specialists (procurement specialist, financial management specialist, assistant accountant) – will have an immediate negative impact on the implementation pace, the mitigation of which will depend on the ability of PSA/PIU to promptly attract new and qualified personnel.

Annex 1. Execution of the LRVP budget by components

| Components and sub-components | Restructured budget | 2019 executed | 2020 executed | 2021 executed | 2022 | | | | | Totally executed | Total balance |
|---|----------------------|------------------|------------------|-------------------|---------------------|-------------------|--------------------------------|---------------------------------|---------------------|-------------------|----------------------|
| | 23,650,913.40 | 49,220.03 | 288,548.12 | 876,209.77 | Plan Approved | Q.1 executed | Q.2 executed (on May 20, 2022) | Total executed on June 30, 2022 | Balance | 1,888,241.40 | 21,762,672 |
| TOTAL | | | | | 8,163,400.00 | 295,594.95 | 378,668.53 | 674,263.48 | 7,489,136.52 | 7.98% | 92.02% |
| Component A: Primary registration of real estate goods | 13,321,363.00 | 12,689.51 | 76,511.02 | 143,500.60 | 6,094,800.00 | 60,778.77 | 96,052.17 | 156,830.94 | 5,937,969.06 | 389,532.07 | 12,931,830.93 |
| A.1 Systematic registration of private land plots | 7,074,863.00 | 12,689.51 | 76,511.02 | 143,500.60 | 5,384,800.00 | 60,778.77 | 93,135.99 | 153,914.76 | 5,230,885.24 | 386,615.89 | 6,688,247.11 |
| A.2 Systematic registration of public land plots | 4,288,280.00 | | | | 650,000.00 | | 2916.18 | 2,916.18 | 647,083.82 | 2,916.18 | 4,285,363.82 |
| A.3 Improving data quality | 1,958,220.00 | | | | 60,000.00 | | | | 60,000.00 | | 1,958,220.00 |
| Component B: Valuation of real estate goods | 3,450,200.00 | 0 | 48,829.12 | 85,724.55 | 318,600.00 | 18,137.48 | 25,774.03 | 43,911.51 | 274,688.49 | 178,465.18 | 3,271,734.82 |
| B.1 Initial valuations | 2,000,000.00 | | | 0 | 175,000.00 | | | 0.00 | 175,000.00 | 0.00 | 2,000,000.00 |
| B.2 Initial re-valuations | 963,200.00 | | 43,343.24 | 83,944.15 | 118,600.00 | 13,532.43 | 18,753.37 | 32,285.80 | 86,314.20 | 159,573.19 | 803,626.81 |
| B.3 Evaluation infrastructure | 487,000.00 | | 5,485.88 | 1,780.40 | 25,000.00 | 4,605.05 | 7020.66 | 11,625.71 | 13,374.29 | 18,891.99 | 468,108.01 |
| Component C: Consolidation of the land administration system | 5,321,750.40 | 0 | 64,403.92 | 507,532.92 | 1,455,000.00 | 165,263.76 | 212,716.23 | 377,979.99 | 1,077,020.01 | 949,916.83 | 4,371,833.57 |
| C.1 Development of land sector policies and sustainability | 100,000.00 | | | | | | | | | | 100,000.00 |
| C.2 Consolidation of the ICT system | 4,163,000.00 | | 64,403.92 | 507,532.92 | 1,210,000.00 | 145,912.00 | 212,716.23 | 358,628.23 | 851,371.77 | 930,565.07 | 3,232,434.93 |
| C.3 Support of the national spatial data infrastructure | 1,058,750.40 | | | | 245,000.00 | 19351.76 | | 19,351.76 | 225,648.24 | 19,351.76 | 1,039,398.64 |
| Component D: Capacity Building and Project Management | 1,557,600.00 | 36,530.52 | 98,804.06 | 139,451.70 | 295,000.00 | 51,414.94 | 44,126.10 | 95,541.04 | 199,458.96 | 370,327.32 | 1,187,272.68 |
| D1 Training and capacity building | 115,000.00 | | | | 60,000.00 | 2913.08 | 7156.81 | 10,069.89 | 49,930.11 | 10,069.89 | 104,930.11 |
| D2 Customer orientation and service | 165,000.00 | | | 5,146.45 | 15,000.00 | 21,979.84 | | 21,979.84 | -6,979.84 | 27,126.29 | 137,873.71 |
| D3 Project management | 1,277,600.00 | 36,530.52 | 98,804.06 | 134,305.25 | 220,000.00 | 26,522.02 | 36,969.29 | 63,491.31 | 156,508.69 | 333,131.14 | 944,468.86 |