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# LAND PRIVATIZATION SUPPORT PROJECT IN MOLDOVA

Contract No: LAG-I-00-98-00026-00, Order No: 808

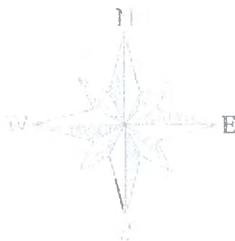
**BASIS IQC**

# WORK PLAN

June 1, 2004 to September 30, 2004

Prepared by

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Chief of Party  
LPSP



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## I. INTRODUCTION

The project consists of three interrelated components: 1 – the correction of land title problems; 2 – public education; and 3 – transaction and technical assistance.

The work plan for this period is structured along the following lines:

- first, is a discussion of the activities during the previous period which will be continued;
- next is a description of new activity that will be undertaken during this period;
- then a listing of activities that are being modified, suspended for the duration of the work plan period, or removed from the project in their entirety; and,
- a projection of the LPSP activities that are anticipated to take place during the work plan period.

## II. PROJECT ACTIVITIES THAT WILL BE CONTINUED

### A. COMPONENT 1 - CORRECTION OF LAND TITLE PROBLEMS

**1. Introduction.** The specific tasks for this component are to identify title and survey errors that resulted from the initial land privatization projects funded by USAID, categorize these errors, and take appropriate steps to correct them. The project has embarked on creating a comprehensive inventory of the overall prevalence and nature of these errors and has developed an approach to correcting them.

It should be noted that the project SOW correctly states that most of the problems with land acquired during privatization relate to the “early leavers”. Of the errors that have been identified so far, almost half relate to the early leavers.<sup>1</sup> However, the SOW requires only that the LPSP consult and coordinate with the early leavers prior to undertaking a program of corrective actions.

Our experience has shown that, not only all property owners (including the early leavers), but the mayors of the *primarias* as well, want to have all the property problems solved and not just those that came about after 1995 when the USAID privatization programs began. In their mind, privatization started in 1992 and, by correcting only the post-1995 problems, the LPSP will not satisfy anyone nor will it address a very large percentage of the problems in the 271 *primarias* that have experienced such problems.

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<sup>1</sup> For details, see Appendix 1

We propose that LPSP take on the task of resolving title and survey problems of the early leavers, even though not required to do so under the SOW. We believe that this can be accomplished within the scope of the budget.

**2. Gathering of information on errors.** The approach that we devised is to train cadastral engineers to gather errors and report their findings to our staff. We will continue to monitor the gathering of this information by the engineers who had previously participated in our training program<sup>2</sup> and anticipate that a significant number of the questionnaires (48) will be completed<sup>3</sup>.

The reports of the cadastral engineers will be reviewed, errors confirmed, and solutions determined. We anticipate that this review will encompass 220,000 properties and will result in the identification of 16,000 errors.

**3. Conduct of operations to correct survey and title errors.** As of May 2004, survey work was being conducted by seven survey firms in 24 *primarias*. We plan to add one more survey firm and expand this activity into 20 additional *primarias*,<sup>4</sup> as more communities complete the necessary procedures, such as the gathering of land owner signatures, before the survey work can be started.

The expected result of the survey activity will be the anticipated correction of 6,000 errors out of a total of 23,000 properties that will have been contracted for the correction of errors.

**4. Development of GPS survey capability.** Contracts which we have signed with survey firms are structured to allow for the purchase by the firms of GPS equipment at 50% of our price, with payment being made through performance of work. We have previously acquired three sets of such equipment<sup>5</sup> and anticipate that three firms will be interested in utilizing it in their work.

We have prepared training manuals in the use of the equipment, designed a training program and plan to train three firms in the use of GPS. After the completion of the training, we will sell the equipment to them and recover 50% of the cost from the work that they will be performing.

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<sup>2</sup> Through May 2004 we completed the training of 140 engineers and received completed questionnaires from 76.

<sup>3</sup> See the chart attached as Appendix 2 which shows a report status by months.

<sup>4</sup> Progress chart on survey work is shown on Appendix 3

<sup>5</sup> ProMark2 – quality geodetic equipment which complies with the provisions of current legislation relative to use of such equipment to conduct survey work.

After a month of experience with the equipment, we will hold a working meeting with the firms to analyze the efficiency of its operation, and determine whether savings in survey work can be implemented as result of the use of this equipment.

A problem that we have encountered is the inability of the local cadastre office to evaluate the results of surveys done with GPS equipment. We are in the process of resolving this issue and anticipate that we will establish, in cooperation with the National Cadaster Agency (NCA), procedures for acceptance of this work.

**5. Development of a comprehensive data base.** In order to keep track of the multitude of information on the properties where errors are being corrected, we plan to establish an extensive system based on GIS to maintain and track these records. We have been working on this system for some time and will continue to work on its development. In the meantime, the Excel based system has been satisfactory, as the relative number of data entries has not been that large.

However, based on our experience, we expect that an additional 16,000 errors will have been identified during the work plan period and each error carries a multitude of information that needs to be included in the database. The development and implementation of the GIS based land record system is essential for the delivery and management of accurate land information and its analysis. We expect two major deliverables from this innovative geospatial system:

- First, is the automation and improvement of the processes for error tracking, as well as the analysis and correction of errors.
- Second, the system will offer the capability of spatial and statistical analyses on individual aspects of land data.

Thus the LPSP.GIS system will comprise two models: the Workflow model and the Survey model. The main purpose of the system is to work with the information behind the maps while synchronizing it. The model will assemble all categories of information with further ability to derive different but consistent informational reports in charts, graphics and maps. This will allow the planning of project activities in a more integrated and efficient way.

The advantage of the Survey model is the handling of preliminary and resulting survey work in the national geographic coordinate system (MoldRef 99) - a world recognized practice. The development of such a system calls for detailed information that is being maintained at the NCA. We will continue the dialogue with the Agency to obtain the remaining set of geographic data needed for the system.

Project specialists will get appropriate training in GIS and will be provided with GIS software to conduct their work using one source Geodatabase. Geospatial technologies adopted in the project will also serve to describe and effectively communicate the concern of land consolidation. The “Consolidation.GIS” project will be designed and implemented to see how land consolidates in individual ownership. This study will reveal that market based instruments are able to promote economic development.

## **B. COMPONENT 2 – PUBLIC EDUCATION**

**1. Introduction.** In order to achieve the objective of this component – increased understanding by farmers of their property rights, economic opportunities, and options in respect to land transactions – we have established an effective system for distribution of information which is current, informative, and is designed for the targeted audience of land owners.

We use a variety of sources and will continue the program of publications, articles, TV programs, and public meetings on a regular basis, but the majority of this activity will be conducted through ACSA and their 35 regional centers. The detail projections for this activity are found in Appendix 4.

**2. Use of the media.** We have been submitting articles for publication in the *Cadastrul*, a newspaper published by the NCA and distributed widely to all levels of government agencies and the business community. The paper is issued once per month and, at the moment, it is printed in 4250 copies, but the NCA plans to expand its circulation during 2004. We have been offered to use as much space in the paper as needed to reflect all project activities: progress of survey work, land market activity, public education, technical assistance, and significant events (such as conferences and public meetings). We will continue to submit articles to the *Cadastrul* on a regular basis.

At the beginning of 2004, we reached agreement with the popular TV program *Bastina*, which is broadcasted at 2pm every Sunday on the National Television of Moldova. There have now been several programs dealing with the activity of the project and we plan to continue to involve *Bastina* in further project activities.

**3. Public presentations on project activity.** The staff of the project is continually being invited to meet with various groups to present information on project activities. There are usually a minimum of 2 to 3 such presentations each month, and in some weeks, several presentations are scheduled for diverse groups and parts of the country at the same time. The presentations made by the COP are either in Russian (if for a Moldovan group) or English. Those by other members of the staff are usually done in Romanian. We will continue with these presentations.

The regional consultants of ACSA also structure frequent presentations to land owners and other interested groups in their regions.

### C. COMPONENT 3 – TRANSACTION AND TECHNICAL ASSISTANCE

Assistance to farmers with their first land transaction such as sale, purchase, exchange, and lease is being provided by ACSA. According to agreement with UAP, ACSA will also provide assistance to small or medium agricultural enterprises that wish to purchase of land from individual owners. We plan to assist ACSA with implementation of the more complex land acquisitions, as a training device for more effective operation by their regional consultants.

During the work plan year, the 30 newly hired regional consultants will continue to organize seminars and deliver assistance for the 400 of their village-based representatives.

The projections for this activity are found in Appendix 5.

## III. NEW PROJECT ACTIVITIES

### COMPONENT 3 – TRANSACTION AND TECHNICAL ASSISTANCE

**Land consolidation.** The mayors from Antonesti village, Stefan Voda rayon; Taraclia town, and ATU Gagauzia asked for our assistance to help with exchange of property between private landowners. We plan to assist them by implementing a pilot projects in two of the *primarias* (Antonesti and Taraclia) that will involve 420 landowners. Since each one owns at least three parcels, this will make up roughly 1260 parcels that will be exchanged. The activity is complex and, because it is likely to lead to many more such request, we plan to train ACSA representatives in its implementation.

The pilots involve several stages of activity. The most important are:

- entering into agreement with the *primaria*;
- negotiation with the NCA to simplify procedures for the registration of new landowners rights and reduction of registration fees;
- training the Secretaries of Local Councils on procedure for concluding land transactions and their authentication;
- holding meetings with landowners;
- preparing various forms and documents, such as of exchange agreements; and
- supervising all these operations.

**2. Agricultural land ownership study.** A study will be conducted by NGO “AGREX” which will be focused on the following:

- identifying the origins of current trends in agricultural land ownership and use;
- clarifying the landowners personal perspectives toward the future of land ownership and use;
- considering landowners understanding about mortgage issue and level of their willingness to exploit these opportunity for improving land tenure situation;
- analyzing the attitude of landowners toward the current intentions of the Moldovan Government to revive cooperative (read Soviet) system of farming;
- analyzing the attitude of the local public authorities toward the current situation and perspectives of the land ownership.

#### IV. ACTIVITIES BEING CHANGED OR DELETED

##### A. COMPONENT 1 - CORRECTION OF LAND TITLE PROBLEMS

**1. Suspension of the cadastre engineer training.** We have halted this program so that we can review the extent of the work that is remaining and revise our training plans to reflect the changing situation as the remainder of the *primarias* appear to have significantly fewer errors.

Through May 2004 we have trained 140 cadastral engineers out of a total of 300 *primarias* that are known to have errors. Of the remaining 160 *primarias*, 37 have very few errors (<20 in some cases) and the remaining 123 seem to have a relatively small number of errors as well. We have decided to redo the cadastral engineer training program to reflect the reality that we will not be dealing with cases of numerous problems in a community. What we are considering doing is increasing the class size, simplifying the program, and concentrating on fixing the few errors that they have in some form of group approach, when we are doing survey work nearby and not before that.

Based on the approaches mentioned above, and taking into account the fact that intensive agricultural work is being carried out in the field during the work plan period, we decided to suspend the training courses until late October. However, preparatory work for the resumption of training will take place to include:

- The review of the list of *primarias* that remain to be trained and the division of this list into two or more groups.
- Field visits by the staff surveyor to check out the situation and develop a brief report on the findings.

- Based on this report, development of several approaches for a new training program.
- Formulation of a new procedure for the printing of maps, giving consideration to the needs of *primarias* with few errors.
- Preparation of a new course program and course materials.

We anticipate resuming the training in late October or early November.

### **B. COMPONENT 3 – TRANSACTION AND TECHNICAL ASSISTANCE**

As a substitute for base line studies of the land market, we will be commissioning the agricultural land ownership study that will be conducted by Agrex and is described above in Paragraph III, 2.

We will also not deal with land owner access to credit, until a mortgage system has been developed in Moldova.

## V. KEY ACTIVITIES DURING THE WORK PLAN PERIOD

We see the period of the work plan as an opportunity to concentrate on two critical areas:

**1. Survey activities.** Our intention is to build on the momentum that has developed during the recent months in the areas of survey and resolution of errors. With the suspension of cadastre engineer training, there will be an opportunity to conduct review of activities to insure that the survey work is being done properly. We plan to have Paul Eaton, our outside survey consultant spot check the results of surveys and develop procedures for the proper oversight of the survey activities.

We will also study the contribution to quality, speed, and accuracy that is being added by the use of GPS equipment by some of the survey firms and determine whether such use justifies a renegotiation of contract terms and, if appropriate, the acquisition of additional equipment for the use by the other survey firms.

**2. Exchange of property.** This is a brand new area that is being undertaken by the project and, due to the circumstances that several mayors have requested our assistance on a large scale, we will take the time to develop and refine the process associated with completion of an exchange transaction.

From our brief look at this concept, it appears that there is sufficient complexity (and cost) to the process which merits our devoting the time to come up with new ideas for accomplishing this task. The benefit will be that we will devise an entire system of innovative approaches which can then be used by the ACSA regional consultants for implementing individual exchanges on their territories.

We believe that there is likely to be a very large number of requests for assistance with exchange transactions and, by developing a system, we will be better prepared to render this assistance, particularly through the use of the ACSA consultants.

**APPENDIX 1 – TYPES OF ERRORS**

**Report as of May 31, 2004**

**Total errors found - 38,982**

**Survey errors - 9,440**

- in sector boundary - 8,341
- sector overlap - 191
- primaria boundary overlap - 119
- property includes unsuitable land - 552
- overly steep lots - 237

**Projection errors - 29,542**

- has no road access - 958
- danger of erosion (slope) - 7
- lots aligned in wrong direction - 2,535
- improper width/length ratio - 640
- title in conflict with de-facto occupation because of:

➤ parcels assigned to early leavers - 17,755

The land holders had been assigned the parcels in the field before the Land Arrangement Project (LAP) was developed

➤ parcels assigned under privatization program - 3,554

The leaders and Primaria assigned the parcels to landholders in the field without waiting for the final version of the LAP

➤ inverse allocation of titles (mirror) - 1,731

The firm developed the LAP without taking into account the scheme of allocation of landowners, the latter being assigned the land like in a mirror

➤ title allocated by area and not direction of rows - 608

According to the LAP, the land was assigned by its area, while in fact it was distributed according to the rows

**Other errors - 1,754**

- title has typographical errors - 2
- other impediment - 1,750

109- were missing and not included in the list of landholders  
 428- according to the LAP, the landholders were entitled to get both vineyard and orchards, in fact, they were assigned either vineyard or orchard  
 26-the LAP was amended, but the relevant changes were not made in the TCO Register of landholders  
 111- included twice in the LAP, the extra-area should be redistributed  
 17- titles were not issued due to unknown reasons  
 1059- the LAP was not developed due to unknown reasons

**APPENDIX 2 – REPORT ON STATUS OF ERRORS**

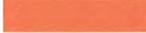
<u>Activity</u>	<u>Completion period</u>	<u>Expected result</u>	<u>Cumulative result</u>
1 MOU	June 2004	8	73
	July 2004	8	81
	August 2004	9	90
	September 2004	10	100
2 I - <span style="border: 1px solid black; padding: 2px;">Report status</span>	June 2004	11	87
	July 2004	11	98
	August 2004	11	109
	September 2004	11	120
3 Properties	June 2004	51590	395230
	July 2004	51590	446820
	August 2004	51590	498410
	September 2004	51590	550000
4 ERRORS FOUND	June 2004	4018	43000
	July 2004	4000	47000
	August 2004	4000	51000
	September 2004	4000	55000
5 Survey	June 2004	890	10330
	July 2004	890	11220
	August 2004	890	1210
	September 2004	890	13000
6 Other	June 2004	3458	33000
	July 2004	3000	36000
	August 2004	3000	39000
	September 2004	3000	42000
7 signing the agreement with survey firms	June 2004	6	30
	July 2004	6	36
	August 2004	6	42
	September 2004	7	49
8 ERRORS SOLVED	June 2004	391	619
	July 2004	500	1119
	August 2004	700	1819
	September 2004	1599	3418
9 decision on the approval of the new LAP and entering changes into the cadastre register, signing, registration and issuance of new titles	June 2004	1	2
	July 2004	2	4
	August 2004	6	10
	September 2004	8	18

**APPENDIX 3 – PROGRESS OF SURVEY WORK**

Firm's Name	Primarias	Rayon	June 01-15	June 16-30	July 01-15	July 16-31	Aug. 01-15	Aug. 16-31	Sept. 1-15	Sept. 16-30
"Vitovell" SRL 158	Cimiseni (110)	Criuleni	June 07							
	Budesti (48)	Chisinau Municipality	June 07							
"Lenveta" SRL 9540	Balaresti (144)	Nisporeni	June 04							
	Marinici (247)	Nisporeni	June 04	June 18						
			June 04	June 24						
	Iurceni (419)	Nisporeni	June 11		July 02	July 16				
			June 11							
	Draguseni Noi (2146)	Hincesti		June 30		July 15				
				June 25						
	Carbuna (108)	Ialoveni		June 25	July 09	July 23				
	Cigirleni (81)	Ialoveni		June 25	July 09	July 23				
	Horesti (174)	Ialoveni		June 25	July 09	July 23				
	Razeni (48)	Ialoveni		June 25	July 09	July 23				
Costesti (963)	Ialoveni	June 04			July 30	Aug. 27	Sept. 17			
		June 04								
Magdacesti (1619)	Criuleni	June 04			July 30	Aug. 27	Sept. 17			
		June 04								
Ghidighici (130)	Chisinau Municipality			July 16		Aug. 20		Sept. 30		
Bujor (282)	Hincesti			July 16		Aug. 20		Sept. 30		
Izbiste (2951)	Criuleni			July 16		Aug. 20		Sept. 30		
"Slavit Design" SRL 990	Saiti (549)	Causeni		June 25	June 30					

	Baimaclia (441)	Causeni	June 30		July 23	Aug. 18				
			June 18							
"Geolandex" SRL 1037	Limbenii Noi (35)	Glodeni	June 04	June 25	July 09					
			June 07							
	Petrunea (104)	Glodeni	June 04	June 25	July 09					
			June 07							
	Prepelita (16)	Singerei	June 04	June 25	July 09					
			June 07							
"Geolandex" SRL 1037	Chiscareni (34)	Singerei	June 04	June 25	July 09					
			June 07							
	Sigerei (108)	Singerei	June 25		July 09	July 30				
	Ochiul Alb (125)	Drochia	June 25		July 09	July 30				
	Elizaveta (227)	Balti Municipality	June 18			July 23	Aug. 20	Sept. 10		
	Hasnasenii Mari (161)	Drochia				July 23	Aug. 27	Sept. 24		
Cobani (12)	Glodani				July 23	Aug. 27	Sept. 24			
Singerei Noi (215)	Singerei				July 23	Aug. 27	Sept. 24			
"Florisentim" 7858	Ghetlova (22)	Orhei	June 04	June 25	July 02					
			June 18							
	Geamana (211)	Anenii Noi	June 18		July 02	July 16				
			June 18							
	Cucuruzeni (54)	Orhei	June 04	June 25	July 02					
			June 18							
	Codreanca (1018)	Straseni	June 04	June 25	July 02					
			June 04							
	Boghenii Noi (867)	Ungheni			July 09	Aug. 14	Sept. 03			
			June 25							
	Cobusca Veche (214)	Anenii Noi	June 18			July 02	Aug. 27	Sept. 10		
	Cruglic (1094)	Criuleni	June 18			July 02	Aug. 27	Sept. 10		
Braviceni (28)	Orhei			July 16	Aug. 20	Sept. 24				

	Toderesti (201)	Ungheni			July 16		Aug. 20		Sept. 24
	Condratesti (117)	Ungheni			July 16		Aug. 20		Sept. 24
	Telita (646)	Anenii Noi			July 16		Aug. 20		Sept. 24
	Sadova (3386)	Calarasi			July 23		Aug. 27		
"Muscat" SRL 73	Plop (73)	Donduseni	June 25		July 09	July 23			
Forecasted 3952	Cremenciug (191)	Soroca					Aug. 02		Sept. 17
	Rusestii Noi (222)	Ialoveni					Aug. 02		Sept. 17
	Plop - Stiubei (448)	Causeni					Aug. 02		Sept. 17
	Bobeica (336)	Hincesti					Aug. 02		Sept. 17
Forecasted 3952	Zaim (858)	Causeni					Aug. 16		Sept. 24
	Cenac (426)	Cimislia					Aug. 16		Sept. 24
	Roscani (159)	Anenii Noi						Sept. 06	Sept.30
	Lozova (1312)	Straseni						Sept. 15	
<b>Total errors according to the contract</b>			<b>3449</b>	<b>1535</b>	<b>4355</b>	<b>3774</b>	<b>1197</b>	<b>1284</b>	<b>1471</b>
<b>Total errors according to the contract cumulatively</b>			<b>9992</b>	<b>11527</b>	<b>15882</b>	<b>19656</b>	<b>20853</b>	<b>22137</b>	<b>23608</b>
<b>Total errors effectively corrected</b>			<b>144</b>	<b>247</b>					
<b>Total errors effectively corrected cumulatively</b>			<b>372</b>	<b>619</b>					

	- I-III stages		- I-III stages completed
	- IV-V stages		- IV-V stages completed
	- VI stage		- VI stage completed

## APPENDIX 4- COMPONENT 2 PUBLIC EDUCATION

	<i>Activity</i>		<i>Expected result</i>	<i>Cumulative result</i>
1	Articles in the newspapers	July	Publish article in Cadastral newspaper	1 Article published
		August	Publish article in Cadastral newspaper	1 Article published
2	Publications	June	Publications printed	Collection of Legislative and Normative Acts in the Field of Land Relations printed (1000 books)
		June	Publications printed	Transactions with Agricultural Land - Private Property publication printed (1000 books)
		September	Publications printed	Comments on the Land Lease Law printed (1000 booklets)
3	Promotional materials	June	1000 posters on buy-sell of land printed	1000 Posters on buy-sell printed
		June	1000 posters on land lease printed	1000 Posters on land lease printed
		June	3000 LPSP Promotional posters	3000 LPSP Promotional posters printed
4	Presentations	July	Presentation of LPSP activities, objectives and achievements in village Antonesti, rayon Stefan Voda	Presentation performed
		July	Presentation of LPSP activities, objectives and achievements in Taraclia	Presentation performed
		September	“One Year of Cooperation LPSP-ACSA” Press Conference	Press Conference Conducted
5	Meetings	September	Meeting with the LPSP Advisory Committee	1 meeting took place
6	TV/Radio programs	August	LPSP activities aired via TV/Radio programs	1 TV/Radio program broadcasted

## APPENDIX 5 - COMPONENT 3 TRANSACTIONS AND TECHNICAL ASSISTANCE

	<i>Activity</i>	<i>Completion period</i>	<i>Expected result</i>	<i>Cumulative result</i>
1	Individual consultations	June-September	2000 land owner consultations	2000 individuals received consultations on land related issues
2	Group consultations	June-September	500 Field visits, round tables, seminars, meetings/discussions organized	500 group consultations organized
3	Legal/Technical Assistance	June-September	Legal/Technical assistance offered to 1000 land owners	1000 land owners received Legal/Technical assistance
4	Opinion Pool	September	Opinion Pool conducted	Opinion Pool conducted