

**Center for Strategic Studies and Reforms (CISR)**

**Assessment  
of the Land Titles Distribution**

**Findings of the study**

**Chisinau, November, 2001**

# **Contents**

<b>Introduction .....</b>	<b>3</b>
<b>1. Methodology and procedures of the study .....</b>	<b>4</b>
<b>2. The background: distribution of the land among rural inhabitants ...</b>	<b>6</b>
<b>3. Findings of the study</b>	
<b>3.1. Quantity of errors in land arrangement projects and land titles .....</b>	<b>9</b>
<b>3.2. Character of errors discovered in land arrangement projects         and land titles .....</b>	<b>12</b>
<b>3.3. Forecast of the volume of works (throughout the Republic of         Moldova) for correction of defects in land arrangement projects         and land titles .....</b>	<b>14</b>
<b>Conclusions and recommendations .....</b>	<b>17</b>
<b>Annexes:</b>	
<b>A. Tables I – VI .....</b>	<b>18</b>
<b>B. Form for the analysis of the results of the land distribution         in the process of privatization .....</b>	<b>22</b>

## *introduction*

Mass privatization of agricultural lands implemented in the Republic of Moldova in the framework of the National Programme “Pământ” has been mainly finalized to the end of 2000. More than 900 thou of rural inhabitants – citizens of the Republic of Moldova – became landowners; about 3,0 mil of *land titles* – acts confirming their right of land were processed for them.

Land reform, which has lead to the allotment of land among peasants on the basis of private property, conditioned on formation of private sector of the agriculture, enlargement of the network of peasant enterprises. There were 215 thou of individual peasant enterprises registered in Moldova in the spring of 2001. They own 290 thou ha of land or, on average, 1,4 ha per one enterprise.

Newly emerged *land market* showed both through land leasing (more than 1 mil quotas were leased out) and such operations as sale, exchange, demise and feofment – these operations regarded more than 65 thou of quotas of agricultural land. The scale of these operations, as land market develops, is growing.

*Problem.* As land relations develop in Moldova’s countryside, the problem of correspondence of land quotas borders, which are indicated in the land titles, to the real ones showed up. The first notifications of such discrepancies could already be seen in 1999. In the existing situation, disputes between landowners and local administration, between owners of neighboring plots began appearing. Persons planning to start independent tillage and demanding allotment in kind of their plots began facing problems. Persons willing to sell their land quotas or legalize their heritage or feofment certificates faced problems as well.

A part of corrections in titles concerning claims declared valid was realized by geodesic companies before the finalization of the National Programme «Pământ». After November 2000 when geodesic companies – participants in the National Programme finished ceased their activities, work on correction of errors in titles, except for some cases, practically stopped.

*The aim of the survey* is to establish quantity and character of errors committed in land titles and projects of land arrangement in the process of privatization and allotment of rural inhabitants with land. A task was also set to determine the estimated volume and cost of the work aimed at correction of errors discovered.

Towards this end, a selective survey (136 villages) throughout the territory of the Republic of Moldova, except for Transnistria, was organized. The database includes data on quality of land titles within 136 projects of land arrangement that constitutes about 15% of all such projects elaborated within the National Programme.

The survey was fulfilled by a non-governmental organization – Center for Strategic Studies and Reforms (CISR) on the basis of a target work group with attraction of the specialists with higher education – land engineers and agronomists.

According to the results of the study, quantity of titles and projects demanding reissue was determined, typical errors committed in land titles and projects were established, an evaluation of the presumptive volume and cost of the work aimed at correction of these errors throughout the country. Recommendations regarding organization of the work of revision of the respective titles and projects were presented.

## ***1. Methodology and procedures of the study***

According to the *aim* set before – to discover quantity and character of discrepancies of land quotas parameters delivered to peasants to those fixed in their land tiles – an analysis of the quality of land arrangement projects and land titles was realized; a *Form* taking into account specifics of the problem was used (see: Annex B).

*Object of the survey* are projects of land arrangement, landowners' titles and other land privatization instruments.

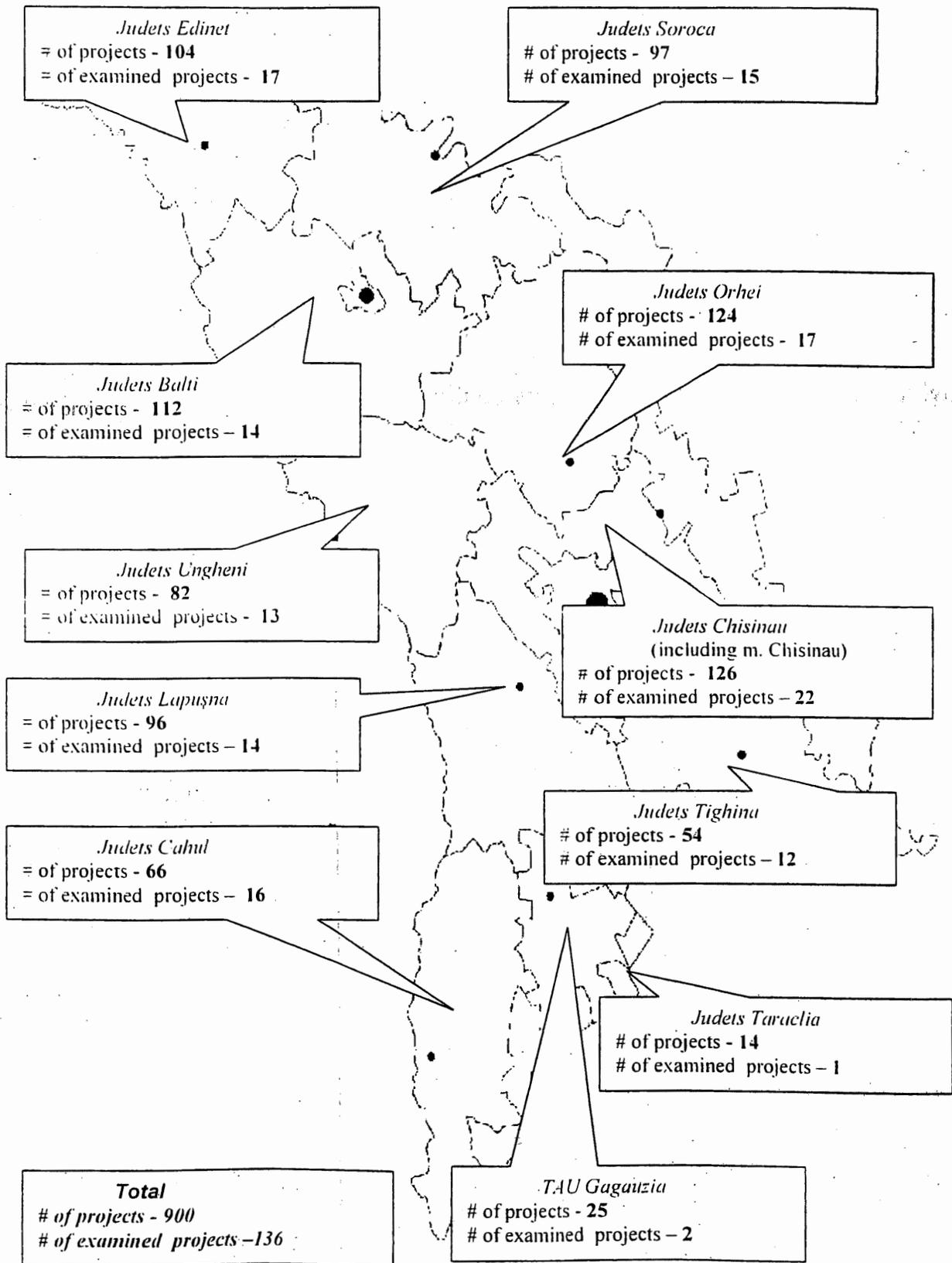
*Research procedures* included receiving, procession and data analysis. Selective analysis covered 136 land arrangement projects that are about 15% out of the total (approximately 900) of the projects implemented in the country (Booz-Allen & Hamilton (BAH), local geodesic companies).

Professionals (land engineers and agronomists) received information directly in local administrations – from the papers on land distribution and through familiarization with the land plots in kind and through contacts with mayors, land engineers and landowners. Instruction of operators preceded field work and, after its finalization, individual meetings with them were realized in order to get additional information that was not reflected in the final forms according to the results of each project. After finalization of the work, forms were countersigned by signatures of mayors and land engineers, and stamps of the respective local administrations.

*Methods of data procession and analysis.* Data procession was fulfilled on the basis of SPSS standards. Methods of analysis were: correlation, statistical grouping, and logical analysis.

*Terms.* Data collection has been realized during the period between 22 October – 5 November, 2001. Data control, procession, generalization and preparation of the analytical report were done up to 15 November, 2001.

# Geography of sample



## **2. The background: distribution of the land among rural inhabitants**

The Land Code of the Republic of Moldova, which declared the right of private property over agricultural land, came into force on January 1, 1992.

The Land Code of 1992 stipulated for allotment of land in kind among persons that have the right for equivalent land quotas only on the basis of written applications on wish to receive land for personal tillage from such persons to city administrations. At that, the land was allotted only to *groups of persons* and area of a land quota (no less than 50-60 ha) should have provided for preservation of crop rotation that is formed in a given enterprise. Beginning with 1994, due to changes into the Land Code, peasants obtained the right to get their land quotas in kind *separately one from another*.

Process of withdrawal of peasants from collective enterprises with subsequent transfer of the land into their ownership started in 1993. It was this, initial, period when the process of distribution of the land quotas among rural inhabitants was undigested.

Meanwhile, number of citizens that proceeded to individual tillage has been growing yearly. By the spring of 1998 number of rural inhabitants, who had left collective enterprises, has already constituted about 200 thou people throughout Moldova. The land transferred to these persons according to decisions of local administrations was considered as privatized, but final legalization of their property rights over land was realized during the period of the mass privatization in the framework of the National Land Programme during 1998 - 2000.

By the present time, 96% of land titles in the Republic of Moldova were distributed with assistance of the National Land Programme.

A part of citizens, which have left collective farms, formalized in their time a common land title for a group, but during the implementation of the National Land Programme these titles were nullified and individual titles for each personified plot were registered.

Those rural inhabitants that left collective enterprises did not participate in land distribution tenders, which were held in the framework of the National Programme.

*The majority of errors during land titling was due to the fact that procedure of formalization of titles for persons that left collective enterprises earlier and received individual plots was more complicated than the one for land tender participants owing to the following causes:*

- a) Measurements in the time of distribution of quotas were fulfilled by land engineers of city administrations with the help of elementary at hand instruments and, sometimes, through the most primitive method – “pedometer”. This has led to the fact that dimensions of the distributed plots varied by 2 and more are. In this case, in order to form a final project and titles delivery it was necessary to fix coordinates of the borders of *each plot* on the field or to get consent in written form of *all* landowners for “equalization” of the area of the plots;
- b) There was no strict registration of land plots distributed in kind in a part of city administrations, while the respective geodesic company before formalization of a project needed a thorough description of the scheme of plots’ placement, with indication of placement of every plot and the name of the landowner. The process of production of titles was delayed or was fulfilled with a considerable deviation from the real picture of the land in kind distribution;
- c) As a rule, there were more than 4 plots distributed for each person (while in some villages – up to 12-14). In the meantime, the legislation does not allow fragmentation of the quota into more than 4 plots for each landowner (no more than 3 – from 1999). Low level or even complete lack of registration of the quotas distributed in kind earlier impeded extremely formalization of the titles according to the actual placement of quotas;
- d) There were cases when land was distributed among persons that did not confirm legally their right for equivalent land quotas, and cases of delivery to some persons of quotas that exceeded the average size of the land quota in the respective locality.

*Thus, a considerable part of works for correction of errors is linked to the problems mentioned above concerning citizens who left collective enterprises earlier. This is also confirmed by the results of this survey: share of titles with errors for those persons who left collective enterprises constitutes about 40% in the total number of titles that need revision, while share of these persons in the total contingent of landowners is about 25%.*

The main part of land arrangement projects (96% of their total number) and land titles delivery were realized during 1998 – 2000 in the framework of the National Land Programme with participation of experts of the *Booz-Allen & Hamilton* and more than 50 local geodesic companies licensed to fulfill the respective works. There were defects in the process of this large-scale work (there were about 3,0 mil land titles formalized) as well.

*The main causes that generated errors during formalization of land titles during 1998 – 2000 were:*

- a) Insufficient supervision over the quality of works both by the BAH and state geodesic services;
- b) Defects of methodical character. Thus, persons that left collective enterprises earlier received land quotas according to the scheme presented by local administration that did not often correspond to their real placement. This has led to the discrepancy between titles and actual placement of quotas in kind. Delimitation of the quotas in kind was done only for persons that participated in land tenders and decided to work independently, but the number of such was small. Shares of the majority of persons, who decided to lease out land or work jointly, were not delimited;
- c) Executors of projects lacked experience and local administration land engineers lacked proper qualification during the initial period;
- d) An insufficiently distinct coordination between the BAH and state land services took place.

One should take into account that such a large-scale work as formalization of about 3,0 mil of land titles, in short terms to boot, could not go off smoothly, without defects. Many of defects did not show up for the time being due to underdevelopment of land relations in the countryside of Moldova with the majority of land being leased and farmed in large plots.

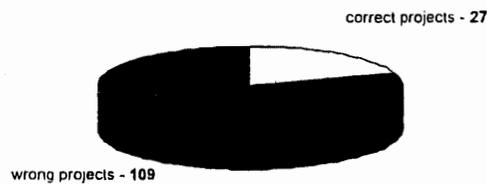
*As the number of people deciding to change lessees or create own farming structures, or other cases requiring land delimitation in kind, increase, the topicality of the quality of papers confirming rights of landowners will also increase. Due to this, a necessity of determination of the volume and character of defects in the existing land arrangement projects and land titles emerged, and of their further adjustment.*

### 3. Findings of the study

#### 3.1. Quantity of errors in land arrangement projects and land titles

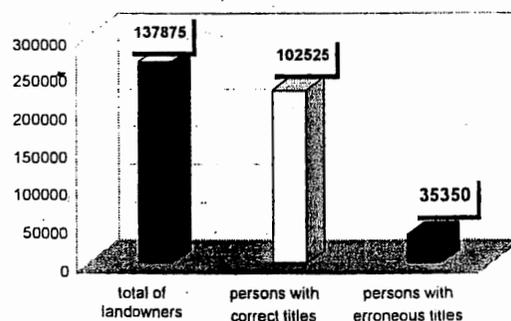
Results of the study of the situation in 136 of localities, for which 136 land arrangement projects were elaborated, show that there are defects in 80.1% of projects (Fig. 1), i.e. – in the overwhelming majority of cases. The largest number of wrong projects is in judetses Soroca and Lapusna and the least – in judetses Edinet and Orhei.

Fig.1. Errors in territorial organization projects reviewed



In total, land arrangement projects covered 137 875 of landowners in the reviewed villages: 25.6% of them, i.e. *every fourth landowner has titles containing errors* (see Fig. 2). The largest number of rural inhabitants with the erroneous titles is in judetses Tighina, Lapusna and Chisinau (38-47% of all landowners).

Fig. 2. Persons with erroneous titles



There are practically no erroneous titles in judetses Taraclia and UTA Gagauzia that, apparently, can be explained by the fact that projects were implemented here later than in other judetses during 2000 - 2001, when an experience has been already accumulated. Besides, land privatization in these regions enjoyed more attention from the state land-surveying services.

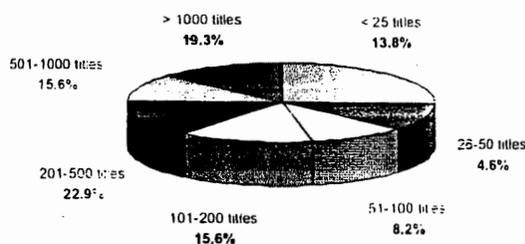
*Generalizing the results of the analysis of the totality of the land documents (land projects, land titles, cadastre registers, maps, etc.) in 136 rural localities, one can*

conclude that share of the erroneous land titles is 18.2%. Within this totality of projects that forms 15% of the whole totality of land projects implemented in the Republic of Moldova (900), 137,9 thou of landowners in the reviewed villages obtained 423,7 thou of titles.

From the territorial point of view: the largest share of erroneous titles is in judetses of the Central zone (there was the most considerable withdrawal of peasants from collective enterprises here – beginning from 1994 already), while the least one – in the Southern zone (Cahul, Taraclia, and Gagauzia), where land titling was launched later and in a more ordered way.

A circumstance attracts attention – there is a concentration of errors in a limited number of projects (see Fig. 3.). There is a rather successful zone though: 1/5 of the 136 examined projects have erroneous titles less than 50 in each project, and this constitutes 0.5% within the totality of erroneous titles. At the same time, there is a group of 21 projects, where 1000 and more erroneous titles were discovered in each of them. Thus, 70% of erroneous land titles fall on 19% of projects.

Fig. 3. Division of projects by number of erroneous titles in one project



Analysis showed that the largest part of errors committed in land titles takes place in villages where people have withdrawn from collective enterprises earlier, before implementation of the National Land Programme. For instance, in two villages of the Chisinau judets – Drasliceni and Galesti, where 100% of people have withdrawn from collective enterprises earlier, correspondingly 86% and 92% of inhabitants report titles with errors. The same situation is in villages Isacova, Gheltova, Podgoreni (Orhei judets), Loganesti, Bobeica (Lapusna judets), etc.

*Errors in titles of those who withdrawn earlier can be explained by the following:*

- Persons who withdrawn earlier were allotted with plots in kind often divided into 7 – 12 parcels. This work was done by land engineers of city administrations or other persons (foremen, agronomists, etc.) without proper measurements;
- Executors of projects (subcontractors of BAH) distributed the land among people (before amendments to the Land Code in 1999), including those who left collective enterprises earlier, in a more concentrated way, mainly in 3 – 4

parcels, which has led to the displacement of quotas boundaries and discontent of landowners;

- Amendments to the Land Code stipulate for authorization (preparation of titles, projects) of the plots to those who withdrawn earlier in that locality where the plots were allotted. At that, executors often relied on plots placement schemes presented by city administrations instead of realization of corresponding measurements on the spot with the presence of landowner. Due to this, plots boundaries do not coincide to the project and title;
- There often was no strict registration in local administrations of the quotas distributed in kind, which intensified the uncertainty of the situation. It was often difficult to discover even the owner of a plot.

All land quotas received by those who withdrawn earlier were delimited in kind. That is why further enlargement of the overall number of errors at the expense of this category of landowners is unlikely. The vast majority of erroneous titles within this group of people are already known and reported.

However, in the future, errors in the so-called "hidden zone" (large plots of leased land farmed by leaders entrepreneurs) could be discovered. This concerns those landowners that have participated in land distribution tenders and leased out their land right after the tender, or have been farming it jointly.

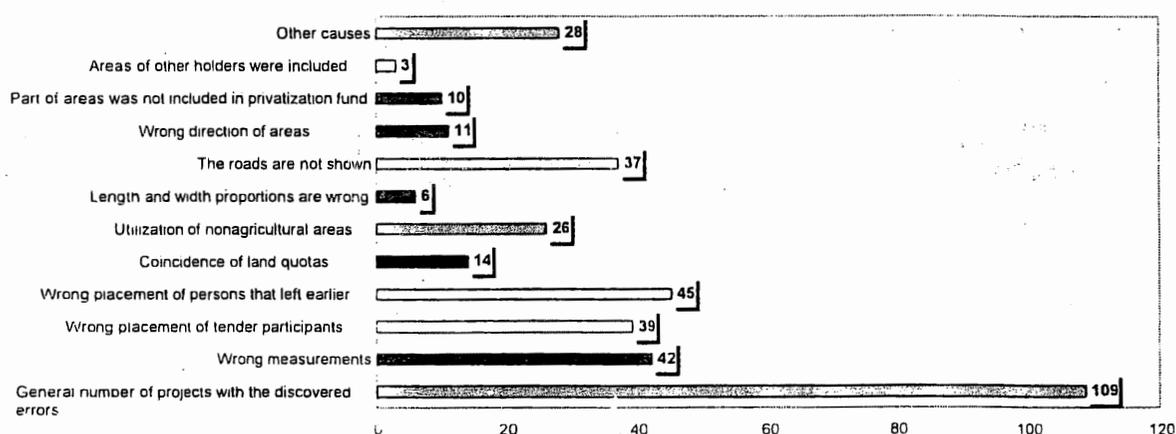
There could be also problems during the delimitation of these landowners' plots, but the rate of errors at that will be considerably smaller than in the category of those who withdrawn earlier. As the study shows, errors are reported in titles of persons who participated at tenders at a much lesser extent, than in the case of those who withdrawn earlier.

The reality of Moldova's countryside is now such that many landowners still do not consider land titles as "working papers". That is why one can foresee that, as the number of people requiring their land delimitation in kind (for whatever reason) increases, the number of reported erroneous titles will also slightly increase. The necessity of quality improvement of the documents confirming the right of property over the land will linger.

### 3.2. Character of errors discovered in land arrangement projects and land titles

From the analysis of information, obtained as the result of the field study, main types of errors, made in titles and territorial organization projects were determined. 136 projects were analyzed, defects were found in 109 of them (80%). With all this, in 77% of erroneous projects errors consist of the discrepancy between the placements of land plots in kind and those stipulated in titles. In 40% of projects geodesic measurements are done inexactly. In 1/3 of projects, there were no access highways and forest shelter belts envisaged.

Fig.5. Categories of the errors found in the implemented land arrangement projects, number of projects



On the territory, the biggest number of wrong projects by difference between areas territory in kind and titles were discovered in judetses Chisinau, Lapusna and Soroca. The largest number of errors exists in projects concerning those villages where majority of peasants have withdrawn from collective enterprises earlier.

Table 1

#### Categories of errors discovered in Land Titles (number of titles)

	Categories of errors	General number of wrong titles	Share of the wrong titles, %
1	Geodesic measurements were done incorrectly	14538	18.9
2	Placement of plots indicated in titles does not correspond to placement schemes (tender participants)	27739	36.1
3	Placement of plots indicated in titles does not correspond to placement schemes (those who left collective enterprises earlier)	18897	24.3
4	Plots obtained after the tender intersect those of the persons who left collective enterprises earlier	1251	1.7
5	Titles are formalized for plots that include non-agricultural land	655	0.9
6	Direction of plots in the project does not correspond to the direction of tillage	2902	3.9
7	Length – width ratio of the plots does not correspond to requirements	4609	6.0
8	The plots are prone to floods, landslides, swamping	110	0.2
9	Other causes (wrong codes and names indicated in titles, new titles were formalized without register and Chapter 5, etc.)	6233	8.1
Total		76934	100

Types of errors, the biggest number of which are in land arrangement projects result from the errors of the same type in land titles. The majority of errors in titles committed after 1999 is due to “formal” approach of geodesic companies during the computer-based determination of land quotas boundaries. Thus, cases such as when a plot, according to the title, is 1,5 m wide and 1 – 1,5 km long, are not rare! The biggest number of wrong titles by this cause was discovered in judetses Chisinau, Lapusna and Ungheni.

The variety of errors admitted in preparation of land arrangement projects and titles was caused by a differentiated way of its elimination, in dependence of the acuteness, and of the terms and the size of financial resources.

### 3.3. Forecast for the volume of works (throughout the Republic of Moldova) for correction of defects in land arrangement projects and land titles

The present study of the quality of land titles and land arrangement projects realized on the basis of the field work in 136 localities delivered information on 136 land arrangement projects. Thereby, about 15% of all projects elaborated by the BAH in the framework of the National Land Programme was analyzed that can be considered as a quite representative basis for extrapolation and prognosis for a total number of land titles subject to reissue throughout the country.

Initial data for prognosis are:

- number of titles distributed by city administrations covered by the analysis – 423 668;
- number of titles with the established errors – 76 934;
- share of the wrong titles in the total number of the controlled titles – 18.2%;
- total number of land titles issued in the framework of the National Programme “Pământ” – 2 950 000.

Starting from the ratio 2 950 000 : 423 668, a coefficient of 7,0 has been established and used for determination of probable number of the wrong titles by all categories of errors, excluding the group of errors “Geodesic measurements fulfilled incorrectly”.

For this group of errors, the coefficient was reduced by half as the reliability of information obtained from mayors can be verified only after the organization of qualified recurring measurements of land quotas parameters at the scene.

*Table 2*

**Estimated number of wrong land titles (throughout the country)**

#	Categories of errors	Total number of wrong titles
<i>Total by the country</i>		487 655
<i>Including by categories of errors</i>		
1	Geodesic measurements were done incorrectly	50 883
2	Placement of plots indicated in titles does not correspond to placement schemes (tender participants)	194 173
3	Placement of plots indicated in titles does not correspond to placement schemes (those who left collective enterprises earlier)	132 279
4	Plots obtained after the tender intersect those of the persons who left collective enterprises earlier	8 757
5	Titles are formalized for plots that include non-agricultural land	4 585
6	Direction of plots in the project does not correspond to the direction of tillage	20 314
7	Length – width ratio of the plots does not correspond to requirements	32 263
8	The plots are prone to floods, landslides, swamping	770
9	Other causes (wrong codes and names indicated in titles, new titles were formalized without register and Chapter 5, etc.)	43 631

Thus, starting from the accepted assumptions, one can consider that the total number of the wrong land titles, which are subject to reissue, constitutes on the whole by Moldova about **500 000** land titles.

***Evaluation of the volume and cost of impending works.*** Character of defects and errors in land titles requires during their correction different works – by content and labor-intensiveness.

Taking this into account, it is advisable to mark out 4 groups in the totality of land titles depending on the category of complexity of impending works concerning correction of titles and land arrangement projects.

Final distribution of 9 types of errors by 4 categories of complexity with indication of work stages and quantity of titles that are subject to reissue by each category is represented in the table.

**Table 3**  
**Categories of complexity and types of works concerning correction of land titles**

Category of error correction complexity	Type of work	Titles		Type of error
		Number	%	
<b>I</b>	1. Geodesic works and composition of cartographical database 2. Elaboration of a preliminary project 3. Grouping and arrangement schemes 4. Land arrangement project 5. Formalization of titles, cadastre register and final file 6. Delimitation in kind of these plots 7. Formation of file for OCT 8. Registration of titles at the OCT	56238	11.5	1. Geodesic measurements were done incorrectly 2. Titles are formalized for plots that include non-agricultural land 3. The plots are prone to floods, landslides, swamping
<b>II</b>	1. Grouping and arrangement schemes 2. Land arrangement project 3. Implementation of titles, of cadastral register and of final file. 4. Delimitation in kind of these areas. 5. File elaboration for OCT. 6. Titles registration at OCT.	335209	68.7	1. Placement of plots indicated in titles does not correspond to placement schemes (tender participants) 2. The placement of areas shown in titles doesn't coincide with placement scheme 3. Areas of land received at the tender coincide with the areas of the persons left before.

<b>III</b>	1. Changes within territorial organisation project. 2. Implementation of titles, of cadastral register and at final file. 3. Delimitation in kind of these areas. 4. File elaboration for OCT. 5. Titles registration at OCT.	52577	10.8	1. The direction of areas in project doest correspond to with areas amelioration direction 2. Length and width proportions are wrong
<b>IV</b>	1. Implementation of titles, of cadastral register and at final file. 2. File elaboration for OCT. 3. Titles registration at OCT.	43631	9.0	1. Another causes (title codes and persons name are wrong, new titles were implemented without Register and Chapter A, etc.)

Depending on the category of work complexity we propose to differentiate its cost in accordance with the correction of one title and its reissue:

*Category I* – all works beginning with geodesic measurements and finishing with titles registration - 4,5 USD

*Category II* - all works beside geodesic measurements – 4,0 USD

*Category III*- beginning with changes in territorial organization project, until title registration – 3,5 USD

*Category IV* – implementation and registration of titles – 2,5 USD

**Table 4**

**Expenses estimation for errors correction within titles/territorial organization and its registration at cadastral services projects \***

	Category of errors correction complexity			
	Category I	Category II	Category III	Category IV
Number of wrong titles	56 238	335 209	52 577	43 631
Estimated expenses on an average of 1 title. USD	4,5	4,0	3,5	2,5
Estimated expenses for project category by its complexity, USD	253 071	1 340 836	184 020	109 077
Estimated expenses for Republic. USD	1 887 004			

\* **Note:** the obtained estimate of the cost of the impeding works concerning correction of errors in land titles and land arrangement projects does not include: works for project transfer in kind; overhead expenses of the organizer of the works (personnel, equipment, transport, rent of space, consumables, etc.)

## ***Conclusions and recommendations***

The scale of the problem (according to the Study 18.2% of all land titles were formalized with errors) and diversity of defects committed in the process of land titles delivery to rural inhabitants and practical allotment of land quotas among them has a quite considerable cumulative effect of a negative character.

The considerable amount of errors can be explained mainly by the pioneer character of the work, its large scale and limited terms for the execution. Sporadic land privatization (1992-1995) that preceded broadly its formal legalization during the National Land Program mass land titling (1998-2000) also contributed to the accumulation of errors. Along with this, the fact that executors lacked experience during the initial period also could be one of the reasons.

*Elimination of the mistakes in the land arrangement projects and land titles will contribute to a more organized development of the land market throughout the country as a whole and reduction of the number of conflict situations concerning the land in particular localities.*

Starting from the necessities of the agricultural reform and land market development, the following actions could favor the goals mentioned above:

1. Creation of the *legal base* that would allow simplifying of the procedure of introduction of changes into the titles and registration of the corrected titles at “Oficiul Cadastral Teritorial”;
2. *Local administration should be invested with the right* to nullify titles and projects (or a part of a project), but only on the basis of a personal consent of a landowner or a court decision. Changes into a project must be coordinated with the land service of the respective judets. It would be also expedient to provide city administrations with a capability, in agreement with the land service, to transfer lands of the reserve fund or lands of the public use into the privatization fund;
3. *Monitoring of the whole totality of projects is advisable* – in order to discover their defects and establish a general volume of the work by expert groups, including representatives of the customer, judets land service, city administration land engineers, and the executor of the work of error correction in the titles. The expert group will supervise quality and fulfill acceptance of work from the executor with the following transfer of papers into city administrations and respective official institutions;
4. After the introduction of the necessary corrections into normative acts and issuing of a decision on financing of the work for eliminations of errors in titles, it would be worthwhile to effectively organize *an informational campaign*. At the beginning, city administrations not covered by the study should present information on the quality of available titles and projects. After a thorough examination of this information and making of a decision on the beginning of the work for error correction, all interested parties in the respective locality should be informed in order to avoid defects in the process of the new projection. All new decisions on the placement and area of land quotas indicated in the titles should be brought to the notice of the respective landowners.

# Annexes

## A. Tables I - VI

**Table I**

**Number of persons with wrong titles within the total number of land holders**

Judets	General number of land holders	Including:			
		Persons with correct titles		Persons with wrong titles	
		Number of persons	%	Number of persons	%
Balti	18432	17350	94.1	1082	5.9
Cahul	8333	7365	88.4	968	11.6
Chisinau (including mun. Chisinau)	19492	10252	52.6	9240	47.4
Edineț	16796	13568	80.8	3228	19.2
Lapusna	19402	12079	62.2	7323	37.8
Orhei	11748	8819	75.1	2929	24.9
Soroca	14278	12134	84.9	2144	15.1
Taraclia	446	408	91.5	38	8.5
Tighina	14116	8772	62.1	5344	37.8
Ungheni	11929	8884	74.5	3045	25.5
TAU Gagauzia	2903	2894	99.7	9	0.3
<i>Total</i>	<b>137875</b>	<b>102525</b>	<b>74.4</b>	<b>35350</b>	<b>25.6</b>

**Table II**

**Number of wrong titles within the total number of issued titles**

Judets	General number of issued titles	Including:			
		correct titles		wrong titles	
		Number	%	Number	%
Balti	48106	45885	95.4	2221	4.6
Cahul	30716	29013	94.4	1703	5.6
Chisinau (including mun. Chisinau)	66872	46668	69.8	20204	30.2
Edineț	31213	26912	86.2	4301	13.8
Lapusna	63147	39993	63.3	23154	36.7
Orhei	35436	29327	82.8	6109	17.2
Soroca	33665	31002	92.1	2663	7.9
Taraclia	497	459	92.3	38	7.7
Tighina	55170	46491	84.3	8679	15.7
Ungheni	47566	39740	83.5	7826	16.5
TAU Gagauzia	11280	11244	99.7	36	0.3
<i>Total</i>	<b>423668</b>	<b>346734</b>	<b>81.8</b>	<b>76934</b>	<b>18.2</b>

**Table III**

**Number of projects with errors within the total number of examined projects**

Judets	General number of examined projects	Including:	
		Correct projects	Wrong projects
Balti	14	4	10
Cahul	9	1	8
Chisinau (including mun. Chisinau)	22	2	20
Edineț	17	9	8
Lapusna	14	-	14
Orhei	17	7	10
Soroca	15	-	15
Taraclia	1	-	1
Tighina	12	2	10
Ungheni	13	2	11
TAU Gagauzia	2	-	2
<b>Total</b>	<b>136</b>	<b>27</b>	<b>109</b>

**Table IV**

**Number of persons that left enterprises earlier**

Judets	General number of land holders	Including:	
		Number of persons that left before	% of total number
Balti	18432	2697	14.6
Cahul	8333	1738	20.8
Chisinau (including mun. Chisinau)	19492	7533	38.6
Edineț	16796	1403	8.3
Lapusna	19402	2681	13.8
Orhei	11748	5339	45.4
Soroca	14278	1190	8.3
Taraclia	446	137	30.7
Tighina	14116	4738	33.6
Ungheni	11929	6058	50.8
TAU Gagauzia	2903	95	3.3
<b>Total</b>	<b>137875</b>	<b>33609</b>	<b>24.4</b>

Table V

### Categories of errors found in the land titles (*number of titles*)

Judets	Total number of wrong titles	Including:								
		Geodesist measurements are wrong	The placement of areas shown in titles doesn't correspond to schemes of placement (tender participants)	The placement of areas shown in titles doesn't correspond to schemes of placement (left before)	Land quotas received at the tender coincide with the quotas of persons that left before	The titles are corrected for the areas which include non agricultural areas	Direction of areas in project doesn't correspond with direction of land cultivation	Length and width proportions are wrong	Areas are inundated.. landslips and marshes	Other causes
Balti	2221	254	504	1370	78	3	-	-	-	71
Cahul	1703	174	2	446	564	35	388	-	-	96
Chisinau ( <i>including mun. Chisinau</i> )	20204	6551	4276	2924	400	307	1140	2333	88	2096
Edinet	4301	-	234	819	115	1	105	2276	-	731
Lapusna	23154	1061	21604	103	11	2	240	-	-	133
Orhei	6109	75	112	2889	21	71	-	-	-	2957
Soroca	2663	1711	856	6	50	39	-	-	-	-
Taraclia	38	36	-	-	2	-	-	-	-	-
Tighina	8679	4372	58	3706	-	61	515	-	-	-
Ungheni	7826	304	93	6634	10	136	514	-	22	113
TAU Gagauzia	36	-	-	-	-	-	-	-	-	36
<b>Total</b>	<b>76934</b>	<b>14538</b>	<b>27739</b>	<b>18897</b>	<b>1251</b>	<b>655</b>	<b>2902</b>	<b>4609</b>	<b>110</b>	<b>6233</b>
<b>%</b>	<b>100.0</b>	<b>18.9</b>	<b>36.1</b>	<b>24.3</b>	<b>1.7</b>	<b>0.9</b>	<b>3.9</b>	<b>6.0</b>	<b>0.2</b>	<b>8.1</b>

Table VI

### Categories of found errors in issued land arrangement projects

Judets	General number of wrong projects	Including:										
		Geodesist measurements are wrong	The placement of areas shown in titles doesn't correspond with schemes of placement (tender participants)	The placement of areas shown in titles doesn't correspond with schemes of placement (left before)	Land quotas received at the tender coincide with the quotas of persons that left before	In land Fund weren't included the nonagricultural areas, landslip and marshes	Length and width proportions are wrong	The access ways roads and forest strips are not shown	Direction of areas in project doesn't correspond with direction of land cultivation	A part from agricultural areas for privatisation weren't included in privatisation fund	In privatisation fund were included areas of other holders (neighbouring village)	Other causes
Balti	10	3	3	7	2	1	0	3	0	1	0	2
Cahul	8	3	2	5	2	1	0	1	1	0	0	1
Chisinau (including mun. Chisinau)	20	4	9	9	3	7	6	8	2	0	1	8
Edineț	8	5	2	3	1	4	0	3	3	1	0	3
Lapusna	14	6	11	2	2	1	0	2	1	1	0	4
Orhei	10	2	1	3	1	3	0	9	0	1	0	7
Soroca	15	7	8	1	1	2	0	1	0	0	0	0
Taraclia	1	1	0	0	1	0	0	0	0	0	0	0
Tighina	10	7	1	7	0	1	0	10	1	0	0	0
Ungheni	11	4	2	8	1	6	0	0	3	6	2	1
TAU Gagauzia	2	0	0	0	0	0	0	0	0	0	0	2
<b>Total</b>	<b>109</b>	<b>42</b>	<b>39</b>	<b>45</b>	<b>14</b>	<b>26</b>	<b>6</b>	<b>37</b>	<b>11</b>	<b>10</b>	<b>3</b>	<b>28</b>

## **B. Form for the analysis of the results of the land distribution in the process of privatization**

Operator \_\_\_\_\_ Date \_\_\_\_\_ 2001 \_\_\_\_\_

City administration \_\_\_\_\_ District (Judets) \_\_\_\_\_ Sector \_\_\_\_\_

Project of the territory organization for the village \_\_\_\_\_

*Note: the present form is drawn up directly at city administrations (of a commune, village) for each land arrangement project on the basis of:*

- a) familiarization with the respective documentation on the land privatization (cadastre register, land tender results, cartographical documents, land titles);*
- b) familiarization with the land plots in kind;*
- c) contacts with mayors, land engineers and landowners.*

*In case two or more projects of land arrangement have been carried out in city administrations, the form is filled out for every village apart, indicating the name of the village and, if necessary, the name of the agricultural enterprise.*

### **A. General Data**

*A1. The number of persons, which have right for a land quota \_\_\_\_\_ persons, including those that left before (persons that received land in kind before the land tender in the city administration) \_\_\_\_\_ persons*

*A2. The number of landowners (persons for whom titles have been prepared) \_\_\_\_\_ persons including those that left-before \_\_\_\_\_ persons*

*A3. Privatization of agricultural lands was realized in the following terms:*

- Persons that left received the land in kind (\_\_\_\_\_) (Year (years))
- The land tender took place (\_\_\_\_\_) (Month, year)

*A4. The number of titles delivered to local administration \_\_\_\_\_ titles Including those that left before \_\_\_\_\_ persons*

*A5. Titles were given to local administration for:*

- Those that left before \_\_\_\_\_ persons
- The tender participants \_\_\_\_\_ persons

*A6. The number of land quotas delimited in kind:*

- a) number of the quota holders \_\_\_\_\_ persons
- b) number of land quotas \_\_\_\_\_ quotas

**A7. Titles were made:**

- within the National Programme "Pământ" \_\_\_\_\_ %
- on the account of the budget \_\_\_\_\_ %
- on the account of the holders \_\_\_\_\_ %

**A8. Is there in the city administration an unused reserve fund:**

Yes \_\_\_\_\_, no \_\_\_\_\_, if yes – area \_\_\_\_\_ hectares

**B. The data on errors made during the titles delivery:**

**B1. The number of the landowners with wrong titles \_\_\_\_\_ persons**

**B2. The number of wrong titles \_\_\_\_\_ titles**

including those that are still in the city administration (not delivered to the owners) \_\_\_\_\_ titles

**B3. The area of plots with wrong titles \_\_\_\_\_ hectares**

**B4. Are the wrong titles registered at the Territory Cadastre Office?**

Yes \_\_\_\_\_, no \_\_\_\_\_, don't know \_\_\_\_\_, if yes, how many \_\_\_\_\_ titles

**Including categories of errors:**

**B5. Geodesy measurements were fulfilled inexactly:**

- a) the area of plots \_\_\_\_\_ ha
- b) the number of owners \_\_\_\_\_ persons
- c) the number of titles \_\_\_\_\_ titles

**B6. The placement of plots shown in the titles doesn't correspond to the placement outlines presented after the tender:**

- a) the number of owners \_\_\_\_\_ people
- b) the number of titles \_\_\_\_\_ titles

**B7. The placement of plots shown in the titles doesn't correspond to the actual placement of plots in kind for the person left enterprise before:**

- a) the number of owners \_\_\_\_\_ persons
- b) the number of titles \_\_\_\_\_ titles

**B8. Land plots received at the tender coincide with the plots of the persons that left the enterprise before (two or more owners of the one plot):**

- a) the number of owners \_\_\_\_\_ persons
- b) the number of titles \_\_\_\_\_ titles

**B9. A number of persons from the general list of those that have the right of land, not ensured with plot areas \_\_\_\_\_ persons.**

**B10. Titles given for the plots that include lands of non-agricultural purpose (forest strips, ravines, protection strips and other unproductive lands):**

- a) the area of the plot \_\_\_\_\_ ha
- b) the number of owners \_\_\_\_\_ persons
- c) the number of titles \_\_\_\_\_ titles

**B11. Have new titles been prepared without withdrawal and canceling of those executed before:**

- a) the number of owners \_\_\_\_\_ persons
- b) the number of titles \_\_\_\_\_ titles

**B12. Other cases (describe in short)**

- 
- 
- a) the number of owners \_\_\_\_\_ persons
  - b) the number of titles \_\_\_\_\_ titles

**C. Information on errors made in the project of the territory organization:**

- a part of the roads is not indicated in the project
  - a part of the forest strips is not indicated in the project
  - a part of the agricultural land is not included in the privatization fund
  - land plots of other owners (neighboring village, neighboring enterprise, etc.) were included in the privatization fund
- 
- 
- 

**D. Suggestions for correction of errors:**

**D1. Which of the methods for correction of errors do you consider to be the most acceptable for your city administration?**

- canceling the wrong titles on the basis of a court decision
- canceling the wrong titles on the basis of a written agreement of every owner

**D2. What part of the work concerning correction of errors could be done on the account of city administration?**

(in percents from the general cost of correction of errors) \_\_\_\_\_ %

**D3. What part of the work concerning correction of errors could be done on the account of owners?**

(in percents from the general cost of mistakes correction ) \_\_\_\_\_ %

Mayor

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Signature)

Land engineer

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Signature)