



Development *Alternatives*, Inc.



LAND PRIVATIZATION SUPPORT PROJECT IN MOLDOVA

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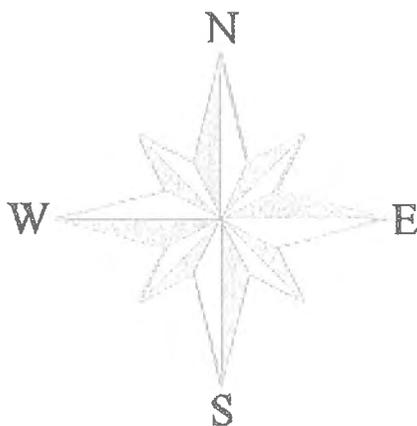
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REPORT

ON

PROJECT ACTIVITY

May 2003 to May 2004



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TABLE OF CONTENTS

I. INTRODUCTION	1
A. GENERAL APPROACH OF THE PROJECT	1
B. PROJECT SUPPORT THROUGH THE USE OF NGOs	1
1. ACSA	1
2. UAP	2
3. CCA	3
II. PROJECT ACTIVITES DURING THE YEAR	3
A. COMPONENT 1 – CORRECTION OF LAND TITLE PROBLEMS	3
1. Background	3
2. Review of the NCA record of errors	4
3. The gathering of data on errors	4
a. Verification of the prevalence of errors	5
b. Use of local resources to gather information	5
c. Training of cadastral engineers	6
4. Conduct of survey operations	7
a. Contracts with survey firms	8
b. Pilot survey and titling projects	8
5. Development of GPS surveying capacity	9
6. Relationship with the NCA	9
7. Summary	11
B. COMPONENT 2 – PUBLIC EDUCATION	12
1. Introduction	12
2. Distribution of information	12
a. Use of the media	12
b. Publications and other activity of ACSA	13
3. Public presentations on project activity	13
C. COMPONENT 3 – TRANSACTION AND TECHNICAL ASSISTANCE	14
1. Introduction	14
2. Activities of ACSA	14
3. Activities of CCA	14

APPENDIX 1 – ACSA REGIONAL CENTERS	15
APPENDIX 2 – PRIMARIAS WITH ERRORS	16
APPENDIX 3 - INFORMATION ABOUT MISTAKES IN THE NCA RECORD	17
APPENDIX 4 – CADASTRAL ENGINEERS TRAINING PROGRAM	19
APPENDIX 5 – QUESTIONNAIRE	21
APPENDIX 6 - CADASTRE ENGINEER TRAINING	22
APPENDIX 7 – PRIMARIAS WHERE ERRORS HAVE BEEN REVIEWED	23
APPENDIX 8 - PRIMARIAS WHERE CORRECTION OF ERRORS HAS BEEN COMPLETED	25
APPENDIX 9- SURVEY ACTIVITY	26

I. INTRODUCTION

Mission statement. To assist Moldova to achieve economic growth with the development of a land market and increase in investment in agriculture for small, medium, and large landholders through assistance with market-driven consolidation of land holdings, correction of survey and land distribution errors made during the initial land privatization projects funded by USAID, public education about land rights, markets, and investment opportunities, and legal assistance to title holders to make first-time land transactions by purchase, sale, exchange, lease, or mortgage of land.

A. GENERAL APPROACH OF THE PROJECT

The project consists of three major components: Component 1 – Correction of Land Title Problems; Component 2 – Public Education; and, Component 3 – Transaction and Technical Assistance. During the year, the activity in these components was being run concurrently so that they could complement the specific obligations in each area. For example, the identification, classification, collection, and resolution of survey problems was enhanced by the dissemination of information on this activity, utilizing the resources of the public education and technical assistance programs which deal directly with the main beneficiaries of the project, the individual land owners.

And, the extent and effectiveness of the program to provide information to the public on land activity and the opportunities that are available to them with land ownership, was enhanced through the coordination with a national network of centers that are used for delivery of technical assistance to land owners on land transfers and mortgages. In turn, these centers benefited from the information sources on Moldova-wide land market and mortgage activity that were made available to them.

B. PROJECT SUPPORT THROUGH THE USE OF NGOS

In order to bring about the above synergy between the three project components – correction of survey errors, public education, and technical assistance – we organized a coordinated network of support with the following NGOs:

1. ACSA. The key NGO is the Agency for Consultancy and Training in Agriculture (or ACSA – from the Romanian name). ACSA has a network of 35 regional centers and 400 village-based consultants¹. The village consultants are primarily agronomists who sit close to the mayor in the local villages and deal directly with farmers on agricultural issues.

¹ See Appendix 1 for location of the ACSA regional centers in relation to *primarias* with title problems.

In August 2003, we entered into a contract with ACSA and concluded the following activities:

- Jointly with ACSA, we identified and interviewed candidates for the position of the LPSP coordinator, to be located in Chisinau. In October 2003, ACSA hired Svetlana Moraru for this position.
- We prepared program material, instruction manual and forms, for the training of the ACSA regional consultants on land transfers, preparation of title documents, registration of property ownership, and the Component 1 (survey) activities.
- In coordination with ACSA, we trained 30 individuals (8 in October 2003, 18 in April 2004 and 5 in May 2004) to work as consultants at the regional centers. They are employed by those centers to provide advice and guidance to land owners, and government organizations, and to report to us on this activity.
- Since the village representatives are mainly agronomists who have now added to their activity the further responsibilities for dissemination of information and the provision of technical assistance to land owners on land transfers, to enable them to work in these relatively new areas, the regional consultants have been providing assistance and guidance to them in the performance of their new duties.
- We provide to the regional consultants information relative to land activity in various parts of Moldova and other information appropriate to their functions. They in turn pass this information on to the 400 local village representatives.
- The project funds all the cost of the new activity that has been added to the ACSA operations.

The results of the above activity has been that, through May 2004, ACSA has organized seminars in 30 regions which addressed an audience of 3093 people (1189 women and 1904 men). The audience included land owners and local government representatives.

2. UAP. Another key player in our NGO network is the Union of Agricultural Producers (UAP), an organization consisting of the majority of medium and large agricultural enterprises. UAP includes 14 associations from various parts of Moldova that provide a wide range of services to their members through a network of 14 regional Business Centers and 21 local branches.

In November 2003, we entered into a cooperation agreement with UAP, which covers the following areas:

- cooperation with the development of a land market;
- settlement of land-related disputes; and
- the provision of information and education support to the land owners in terms of their rights and responsibilities.

It is the requirement of our SOW that, before the project can carry out correction of title and survey errors, we must obtain the 100% consent of the affected land owners. To cover those instances where we are unable to obtain such consent, we entered into an agreement with UAP's Arbitration and Mediation Court to use their services to resolve land-related disputes that may arise in the process of error correction.

In December 2003, we provided training to 45 of UAP's arbitrators and specialists to familiarize them with project activity and the nature of errors and disputes that they would deal with.

3. CCA. We also entered into an agreement with Consulting Center for Agriculture (CCA), an NGO that specializes in agricultural finance and mortgage matters. CCA provided to us a wide range of services that cover the main areas of the project, and in November 2003, CCA conducted a baseline study of the Moldovan agricultural land market.

II. PROJECT ACTIVITIES DURING THE YEAR

A. COMPONENT 1 – CORRECTION OF LAND TITLE PROBLEMS

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.

1. Background. In the fall of 2001, the National Cadastre Agency (NCA) notified USAID that it had received a number of complaints regarding the land privatization work and that it had compiled a record of some 300,000 title and other errors, many of which were attributed to the survey done as part of privatization. A vast array of information on errors had been assembled and was being maintained at the central offices of the NCA, at its 36 territorial cadaster offices (TCOs), and at various *primarias* (towns and villages). The NCA indicated that they had specific locations for each error, the classification of the error as to the general type of problem, and some evaluation as to the solution for the problem.

At the very beginning of the project, we established contact with NCA to gain an understanding of the functional relationship within the Agency itself, their TCOs, and the *primarias*. In particular, we wanted to determine the sources and formats of information available at these institutions and how data was being exchanged between them. We visited several of the TCOs to determine what resources, in terms of survey technology and cadastral information, were being maintained at the TCO. And also we

visited more than thirty *primarias* to assess their functionality in terms of communication facilities, cadastral information dissemination, and basic survey services.

2. Review of the NCA record of errors. When we met with the NCA staff in June 2003, we were given an extensive list of errors. Our initial plan was to review this list, classify the errors by the type of problem, and come up with preliminary ideas for resolving the problems. The plan then called for our survey specialists to go over these initial findings when they arrive in July, and to come up with a plan for survey and other activity that would be necessary for the resolution of these problems.

The NCA records identify 271 *primarias* as having survey problems². It was originally planned that the review and assessment of these records would result in a formulation of a useable basis for an independent database of reliable information that would facilitate the efficient management and performance monitoring of various survey and titling tasks needed to correct errors. However, our review revealed that the locations for errors were given only in the most general fashion and, although there was an identification of the nature of the problem, this identification, in many cases, simply stated "technical errors in blocks # #..." or "allocation done illegally", etc.³

As a test, we plotted the errors and got completely bizarre results: in a few communities all the errors were in one class (illegal allocation of land, or missing land owners, or whatever) and practically none of the classes of errors (there were 9 of them) were distributed with any regularity across the country. That is, the information appeared to be spotty and sporadic, e.g. unexplainable. The only explanation that we were able to come up with was that the method used by the NCA to accumulate the list was to send out a questionnaire to the 800 or so *primarias* and, when the results were received, compile them into a list of "errors". Apparently, the analysis and the compilation of the final results was done by several individuals at NCA headquarters, each of whom interpreted the data in his own way. The list was, not only unreliable, but it was completely useless.

3. The gathering of data on errors. Due to the unforeseen problems that we encountered with the condition of information at the NCA data base (described above), in August 2003 we found ourselves in the following situation: 1) we would need to come up with a system for compiling a great deal of data and build a new data base; 2) during the process of accumulation of data, we would need to analyze the data and devise an approach for the resolution of problems that we categorize as being ones that can be resolved through the project; and, 3) we would need to accomplish these new tasks within the budgeted funds.

² See Appendix 2 for location of the *primarias*.

³ Appendix 3 is an extract of a few pages from the NCA list.

a. Verification of the prevalence of errors. We started by designing and distributing a questionnaire that could be used to determine the occurrence of errors in the various *primarias*. This questionnaire was the first step in the process of reducing the ambiguities that were found in the NCA records. The questionnaire was distributed by ACSA to the mayors of 392 *primarias* where ACSA had representatives and by UAP to 124 of the remaining communities that appeared on the NCA list of errors but did not have ACSA representatives. The purpose was to analyze the questionnaire returns to obtain indicators as to the number and spatial distribution of error occurrences.

The immediate result was that close to 1/3rd of the *primarias* on the NCA list were dropped for lack of any errors and another 1/3rd appear to have very few (<100) errors. Furthermore, field visits done to review the reported errors, demonstrated that errors were often the result of faulty planning rather than incorrect surveying.

b. Use of local resources to gather information. We devised an approach based on a hidden local labor resource that we uncovered – the position of the cadastral engineer. These individuals work for the mayor in each of the *primarias* and are charged with the maintenance of land records and resolution of land issues. We became aware of their existence, and spent time with them during field visits, but the full impact of their potential became apparent only as a result of a conference that we conducted at the end of July for a group of 40 mayors and their cadastral engineers.

What we found was that, not only did the engineers possess a fair amount of survey experience, but they also had intimate knowledge of the local land situation and problems. Actually, in most cases, it was the engineer and not the mayor who seemed to be best versed in the subject and, in addition to having the more extensive knowledge, the engineers appeared to have specific ideas for resolution of problems. They also spoke the same technical language as did our experts, at least to a certain point.

At the conference we also learned that the cadastral engineers needed our help, not so much with simply resolving their problems, but in helping them resolve the problems. There were three areas where they needed help immediately: first, some professional training; second, an improvement in the quality of the maps on which they maintain their records (theirs are uniformly of too small a scale to be useable); and, third, some modern land measuring tools (in many cases they had nothing better than an old 10 meter tape measure). Other than supplying the tools, we determined that help could be provided in the first two areas at minimal additional cost to the project through training.

c. Training of cadastral engineers. We designed a training program that would result in our getting extensive assistance with the gathering of data, by individuals

trained by us to accomplish that task. By using the cadastral engineers to gather data, we gained a large and very capable labor force at minimal cost. We will also gain a great deal of time since the work can be carried out simultaneously in many communities. As the engineers are trained and equipped, they go back to their communities and start working on the problems. In the meantime, others are being trained and sent out in an orderly fashion.

Prior to providing the training, we gathered background information about the individual engineers, including their work experience, education, the problems they are facing in the day-by-day activity, etc. This way we were able to group attendees by their background and experience and tailor the class material to the specific attendees. We then designed a training program which covers the following areas: basic land and registration law, basic survey concepts, field exercises, and practice in the use of the comprehensive questionnaire for the gathering of data⁴.

For each class, we prepare maps for all the participants that are designed specifically for their community. Since many of the classes are conducted by our local staff, the printing of the maps proved to be the single highest expense of these classes. We also developed a comprehensive questionnaire for use by the engineers to gather data, which covers key aspects of effective classification and categorization of errors so that, after our staff review, the information can be entered into our database⁵. This approach greatly facilitates the analysis of errors and the finding of ways for their resolution. After completion of the training course, each cadastral engineer is awarded a completion certificate.

We conducted our first week of training for 20 cadastral engineers in October 2003 and on a monthly basis thereafter.⁶ To date, we have trained 140 engineers and the training will continue until the cadastral engineers from all communities that report errors have been trained. Since the training is only a week long, it is mainly oriented toward the compilation of errors by the cadastral engineers using the questionnaire. After they complete the training, the cadastral engineers use the questionnaire to compile detailed information on the errors in their community.

As soon as the cadastral engineer completes the questionnaire, he notifies one of our staff surveyors to double check the reliability and accuracy of the data that was gathered. The surveyor goes to the *primaria*, works closely with the engineer and the mayor, checks the information in the questionnaire, and runs control measures using handheld GPS instruments to confirm the need for a re-survey of the property. He then prepares a report on his findings, submits it to the project review team, and suggests

⁴ See Appendix 4 for a sample of a recent program.

⁵ This questionnaire has undergone continuous revision. The current form was used for the training class in May 2004. It is attached as Appendix 5.

⁶ Through May 2004, seven classes of 20 engineers have been completed. The schedule of these classes is shown in Appendix 6.

possible solutions to the problems. The errors and the proposed solution are then entered into a database.

To date, with the assistance of the cadastral engineers, we have reviewed over 340,000 properties in 76 primarias⁷ and have identified close to 39,000 errors. Based on these results, we are projecting that there will be approximately 900,000 properties that will need to be reviewed and, if the current trend continues, we are likely to have to deal with over 100,000 errors.

It should also be noted that, as a class, cadastral engineers are among the lowest paid individuals in Moldova. Typically, they lack the relevant background for the job and the position is frequently vacated to be replaced by a new individual. Since the training that we provide is minimal, done primarily to ensure the accuracy of the information that is being gathered, we continue to work on improving our verification procedure.

4. Conduct of survey operations. Compliance with legal requirements in the resolution of title errors, whether of a survey or non-survey variety, will prescribe the sequence and allocation of tasks that lead to correction of titles problems. We have developed, and are now testing, a series of procedures to engage the relevant institutions and individuals in specific tasks, such as the obtaining of signatures of the affected property owners, all of which need to be carefully coordinated. For example, the relatively expensive technical survey tasks need to be scheduled so as to avoid delays due to failure of the *primaria* to complete the pre-requisite tasks concerning statutory compliances or to obtain all the necessary consents, such as that of the local council, all of which need to be in place prior to the commencement of survey work.

After the errors have been identified through the process described in Paragraph 3, above, for each error we determine whether the solution of the error requires survey work or whether the error can be solved through other means. In cases where the re-surveying of property is not required, the *primarias* obtain written consent from all the land owners and the project contracts with the survey firm to confirm that there are no boundary errors. After such confirmation, the survey firm then coordinates with the TCO on the implementation of the proposed solution, such as correction of title documents⁸.

In cases where there is a dispute among land owners over the proposed solution to the problems, the UAP mediation experts conduct mediation sessions with the parties to the dispute to find acceptable solutions.

⁷ See Appendix 7 for the complete list.

⁸ Title documents and instructions on changes in registered documents (a registration office form) will be printed by the project based on our agreement with the NCA. This will lower the cost of registration from 26 to 8 lei (\$2.18 and \$0.67 respectively as of the end of May 2004).

a. Contracts with survey firms. In February 2004, we organized a public tender soliciting firms for the conduct of survey work. From the 14 firms that participated in the tender, we selected 5 that were qualified to do the work, devised a rating system, and rated the 5 firms. The two top rated firms were then given contracts to start survey work. The contracts are structured to allow for the purchase of GPS equipment⁹ by the firm at 50% of the price, with payment being made through performance of work. Final payment under each contract is held back until the quality of the work has been independently verified.

As of May 2004, we have added 5 more firms and survey work is being conducted in 24 *primarias*¹⁰. Over 7,000 errors are in the process of being corrected by the 7 firms¹¹.

We conduct very close supervision over the survey contractors – particularly during the inception period of the contracts. For management purposes, the survey work is structured around the correction of errors on a field by field basis. As survey operations are conducted, we gain experience and are better able to forecast the approximate number of fields (and properties) that can be dealt with by a survey team per month. Performance parameters can then be established during the closely supervised first month of operations as compared against the experience being gained during the pilot surveys that are described below.

b. Pilot survey and titling projects. The role of the affected land owners, the duties of the mayor, land committees, cadastral engineers as well as the TCO personnel have a significant impact on the efficiency with which the solution of errors can be accomplished. In February 2004 we began the process of error resolution in three pilot areas (Geamana, Roscani, and Marinici). We tailored our approach in such fashion that it can be integrated efficiently into the tasks required from all the above parties. The result of these pilot projects will be used to design the full extent of strategies for the remaining tasks to correct errors.

In Marinici, survey work was completed in May and the first series of 228 title documents were handed out to property owners at a public ceremony on May 26, 2004. The ceremony was attended by representatives of international organizations which implement a variety of projects in the agricultural sector, business leaders, and members of various government structures. A brief address by the DCM was warmly received and the event was widely publicized in the press and on radio. Members of a national TV network taped the event and it is scheduled to be broadcasted on the *Bastina* TV program in June 2004.

⁹ See Paragraph 4c, below for description of the activity related to use of GPS in the conduct of survey work.

¹⁰ See Appendix 8 for the locations of *primarias* where survey work is being conducted.

¹¹ Appendix 9 is a chart identifying the progress with the survey work by each of the firms in each of the *primarias*.

c. **Development of GPS surveying capacity.** In May 2004, we received an initial three sets of GPS equipment¹² which will be used by the survey firms to ensure the accuracy and speed of surveys. We have developed a training course for the firms that elect to participate in this program. The course focuses on:

- theory concerning the use of the equipment
- practical field exercises; and
- data processing in the classroom.

Selection of firms and the conduct of the course is scheduled to take place this summer.

5. Development of a GIS based database. We believe that it is essential to create a comprehensive and reliable database of errors that would accurately reflect their nature, distribution, and disposition. Such a database will enable us to classify and categorize the errors, analyze them, devise a proper solution mechanism, and track the progress of the solution.

At the moment, our records are maintained in a database set up on Excel but we have started the process of designing a GIS based system which will serve the following functions:

- maintain a record of site specific locations of individual land parcels that are identified as having an error;
- maintain classification of all the errors by the nature of the problem;
- list the solutions that are proposed for rectification of each type error;
- provide the status on the progress of the specific process of error rectification, plot by plot;
- list the completion of the rectification process; and
- if the resolution of the error can not be accomplished, list an explanation for this reason and a recommendation for steps that could be taken to resolve the problem.

6. Relationship with the National Cadaster Agency. The relationship has been excellent throughout the project. Barring the difficulty of dealing with the faulty structure of the NCA (they are not fully integrated with their local offices or offshoot subdivisions and institutes), we have received full cooperation from the Director on down, other, as stated, from the "wayward" sub-agencies which continually hassle us for money. So far, we have taken a firm line that we will not pay for information, and in many cases this has helped, but we are still being held up on certain material that the project needs and its now down to the matter of will. The project will prevail.

¹² ProMark2 – quality geodetic equipment which complies with the provisions of current legislation relative to use of such equipment to conduct survey work.

In April 2004 we signed an MOU with the NCA that outlines our relationship and allows for a significant reduction in registration fees¹³ as well as a promise to assist us with the obtaining of certain information and the establishment of rules for the TCOs, as well as other activities that are within the NCA control. As an example of the cooperative effort with this agency:

- In May 2004, based on NCA recommendation, we bought 50,000 copies of blank title documents to be used for replacing the old incorrect titles and to issue new ones. By printing them ourselves, we achieve a further reduction in registration fees.
- As part of the process of studying the land market, with the cooperation of the NCA, we developed a computer module which will allow us to extract from the NCA records accurate information on land activity in Moldova, particularly the consolidation of land. This can be done for any past period, such as the previous year, as well as to periodically track this activity on, say, a quarterly basis.

¹³ See footnote 11 for details on registration savings

7. Summary.

- To date, the vast majority of the errors that we encountered¹⁴, we will be able to solve, although we have completed the actual correction of only 228 errors, which represents only slightly over ½% of the 38,982 errors that we identified.
- Our consistent findings have been that "errors" are generally attributable to problems related to the process of distribution of land, or the occupation or use of land which does not follow the legal title. The typical "error" is that the farmer farms at one place but his title is for another place and the farmer now wants title to the property that he is farming and not the property that was allocated to him during privatization.
- From our observation, it appears that the resolution of "problems", such as the one above, may be done through exchange of deeds or whatever. It may not call for a survey solution, unless we elect to resurvey fields that are being used improperly (overlap by farmers on adjoining lots or other disregards for boundaries) in order to satisfy the changes in location from those that were made during privatization.
- The approach for the resolution of errors that we developed provides an additional benefit, which is not one of the project tasks: and that is the strengthening of sustainable institutions that will be available in Moldova for resolution of land problems long after the project is finished. What is being developed is the increase in capability of existing organizations such as the offices of the cadastral engineers, the mayors, the TCOs, and the NCA itself.

¹⁴ This excludes the cases where individual land owners can not be located or are unavailable to provide their concurrence for some other reason, such as death.

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 established an effective system for distribution of information and the means for gathering and preparing information which is current, informative, and is designed for the targeted audience of land owners.

The Public Information Campaign was launched with the publication of a promotional poster about Land Privatization Support Project and the first group of 8 Regional Consultants and their contact information. The informative poster was developed, edited and distributed to all ACSA service providers, other USAID projects and is handed out at various public meetings and conferences.

As a source for obtaining information on current activities in the land market, including the availability of mortgage financing, we retained the services of CCA, who compiled material of interest to land owners. This material has been disseminated through the ACSA network of service providers.

2. Distribution of information.

For distribution of information, we use a variety of sources. As was described previously, we have entered into a comprehensive service agreement with ACSA for the delivery of information, advice, bulletins, notices, and publications to the individual farmers and others in the villages. We also use the public media and other similar sources.

a. **Use of the media.** Since November 2003, 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. As of January 2004, for example, all ACSA centers have been receiving a subscription, which is provided for free. 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, mortgage of land, public education, technical assistance, and significant events (such as conferences and public meetings). And we have been submitting articles to the *Cadastrul* on a regular basis.

At the beginning of 2004, we reached agreement with the popular TV program *Bastina*, which is broadcast at 2pm every Sunday on the National Television of Moldova. So far there have been three programs dealing with the activity of the project. The first program, an interview with the COP and several of the instructors and participants in the cadastral engineer training, was aired on February 15, 2004. The second program,

based on the training of ACSA regional consultants, was filmed in April 2004 and was broadcasted on May 15, 2004. The third program dealing with project activities in the villages where errors are being corrected was filmed for *Bastina* in Marinici on May 26, 2004 and will be broadcast in June.

b. Publications and other activity of ACSA. The Regional Consultants (RC) employed by ACSA regularly publish articles in the local and national newspapers, use local TV and Radio programs to inform the public about their property rights and the availability of services being provided by the Regional Consultants at the ACSA Regional Centers.

Publication of material includes 4 articles on land law that were published in the National Paper "*Бизнесправо*" ("*Business Law*"), one article in the National Paper "*Fermierul*" ("*The Farmer*"), 12 articles reflecting the activities of the RC published in the local press: "*Ora Locala Ialoveni*" ("*Local Hour*" Ialoveni), Newspaper "*Causeni*", "*Business Info Leova*". The RC also promoted the project activities via "*Radio Moldova*", "*Radio Ialoveni*" as well as other local radio stations and TV.

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. During the past year, there have been a minimum of 2 to 3 such presentations each month, and in some weeks, several presentations were 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.

The groups for whom presentations have been made include:

- Meeting of GOM agencies and staff on consolidation of land, organized by the NCA
- Bank Association of Moldova
- Third International GIS Conference
- Ministry of Agriculture (twice)
- Third National Conference of Business Cooperatives
- CNFA Farm Stores Quarterly Meeting
- Representatives of Agriprojects, organized by the Parliament
- Cadastral Engineer classes (7)
- Members of the Executive Body of several regions
- Members of the Arbitration Court
- Mayors, registration officials, and others from Gagauzia
- ACSA Regional Consultant classes (3)

The regional consultants of ACSA also structure frequent presentations to land owners and other interested groups in their regions.¹⁵

C. COMPONENT 3 – TRANSACTION AND TECHNICAL ASSISTANCE

1. Introduction. Assistance with transactions has been developed at several levels: first, assistance to farmers with their first land transaction such as sale, purchase, exchange, and lease; and, second, to small or medium agricultural enterprises that wish to add the purchase or mortgage of land to their business loan.

2. Activities of ACSA. The assistance to individual land owners is being provided through ACSA, as described previously. To provide the ACSA personnel with appropriate knowledge, we designed a training program and, as of May 2004, trained transaction specialists in 30 of the 35 ACSA regional offices.

Our contract with ACSA calls for the maintaining of comprehensive records on the transaction services that they render and provide to us summaries of the activities on a monthly and quarterly basis. The records are kept at the regional offices and include:

- Names and passport identification of the individual who was provided the service;
- The date and a brief description of the service that was performed; and,
- Identification of the property involved in the service.

During the 7 months of ACSA activity, starting with the first employment of regional consultants (RC) in November, the RC have provided 4,634 consultancy and information services to 10,804 persons. These included: 158 seminars, 498 written consultancies, 111 round table discussions, 208 field visits, 3474 verbal consultancies, and 185 meetings.

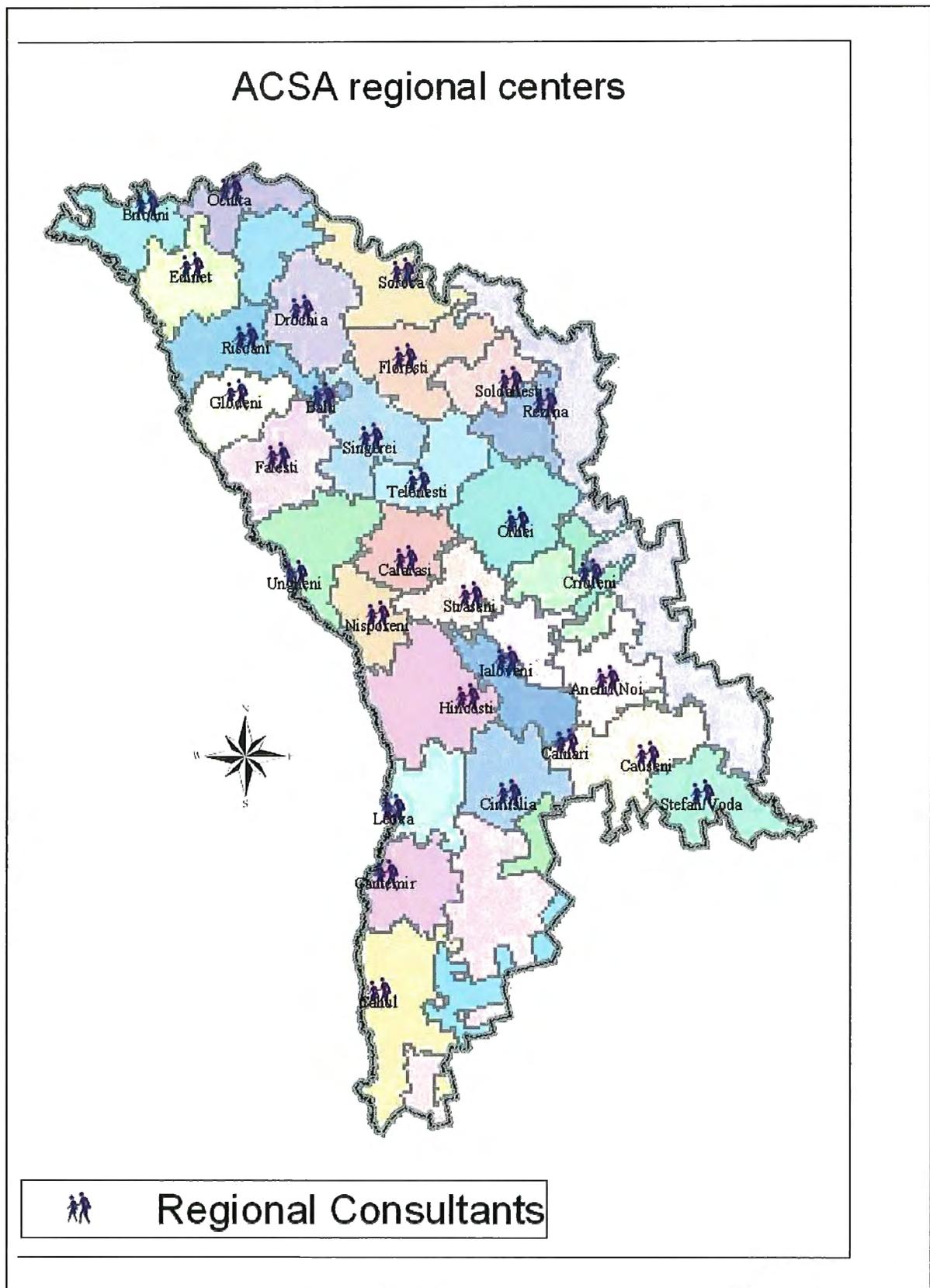
During the same period of time, with the direct support of the RC, there were concluded 9,782 contracts in their jurisdiction: 8,578 – land leases, 799 – buy-sell agreements, 35 exchanges, 12 – donations, 355 – inheritance, and 2152 existing land lease contracts that needed to be modified in line with the provisions of the Law on Land Lease in Agriculture (No.198-XV, May 15, 2003).

Out of the total number of land transactions (9,782), lease transactions make up 87.7%, buy-sell agreements - 8.2% and other types of transactions (exchange, donation, inheritance, mortgage) – 4.1%.

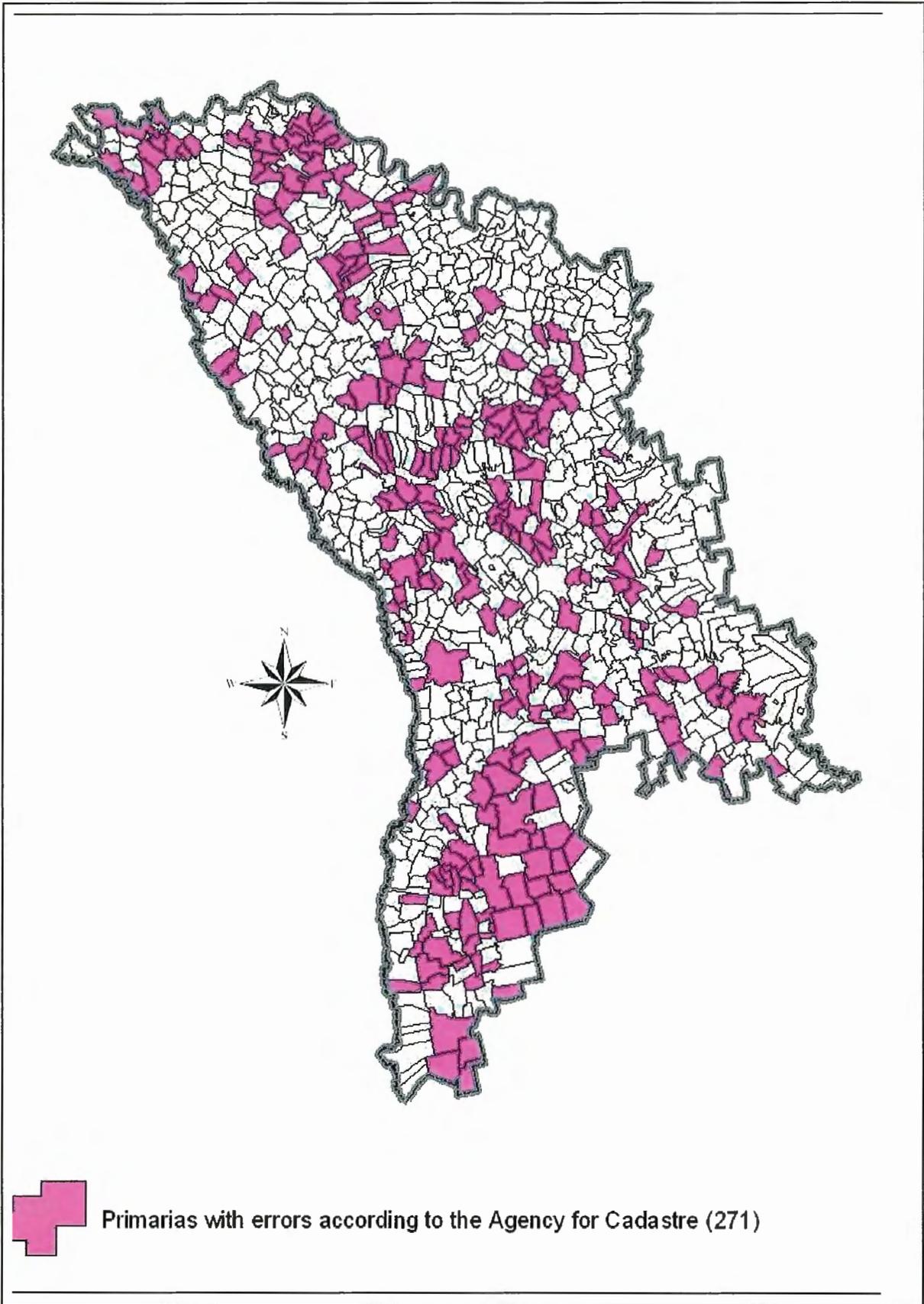
3. Activities of CCA. In November 2003, CCA conducted a baseline study of the land market activity. The information in this study, that may be of interest to individual land owners, such as the average price in a property transaction, was spread through the ACSA network.

¹⁵ See Appendix 2 for some of their recent activity

APPENDIX 1 – ACSA REGIONAL CENTERS



APPENDIX 2 – PRIMARIAS WITH ERRORS ACCORDING TO THE AGENCY FOR CADASTRE



APPENDIX 3 - INFORMATION ABOUT MISTAKES MADE WHEN DEVELOPING THE LAND ARRANGEMENT PROJECTS UNDER THE NATIONAL LAND PROGRAM

Name of the County, sector of the village, town	Name of contractor executing the Project (sole proprietorship, LLC), year when executed	Nature of mistakes made when developing the land arrangement projects
Ungheni County		
Ungheni Sector	Boghenii Noi Commune	Împroprietărire-Proiect LLC, 1999
		<ul style="list-style-type: none"> a) land slides and swamps included in the project; b) surface areas of land are not calculated correctly; c) mistakes were made when planning multi-annual plantations; d) mistakes were made when planning and arranging landowners;
	Hîrcești Commune	Guzun Nicolena sole proprietorship, 1999
		<ul style="list-style-type: none"> e) mistakes were made when planning multi-annual plantations; f) land slides and swamps; g) the land arrangement project does not include some plans;
	Hîrcești Commune, Condratești village	Guzun Nicolena sole proprietorship, 1999
		<ul style="list-style-type: none"> h) land slides and swamps included in the project; i) mistakes were made when planning and arranging landowners; j) some names from land titles do not correspond to the names from identification documents; k) cadastral registry is not filled out correctly; l) surface areas of land are not calculated correctly; m) mistakes were made when planning multi-annual plantations; n) the land arrangement project does not include some plans;
	Cornești village	Geo-Design-Gore sole proprietorship, 1999
		<ul style="list-style-type: none"> o) surface areas of land are not calculated correctly; p) - mistakes in planning and arranging landowners;
	Chirileni Commune	Guzun Nicolena sole proprietorship, 1999
		<ul style="list-style-type: none"> q) land slides and swamps included in the project;

	Sinești Commune		r) mistakes were made when planning multi-annual plantations; s) surface areas of land are not calculated correctly;
	Todirești Commune	Împroprietărire-Proiect LLC, 2000	t) mistakes were made when planning multi-annual plantations;
	Cioropcani Commune	Împroprietărire-Proiect LLC, 1999	u) land slides and swamps included in the project; v) surface areas of land are not calculated correctly;
Nisporeni Sector	Marinici Commune	Guzun Nicolena sole proprietorship, 2000	w) surface areas of land are not calculated correctly;
	Marinici village		x) direction of vineyard rows does not correspond to the direction in the project; y) surface areas of land do not correspond.
	Călinești village	Guzun Nicolena sole proprietorship, 2000	z) titles do not coincide with the actual arrangement;
	Iurceni Commune	Guzun Nicolena sole proprietorship, 1999	aa) privatization fund is not evaluated correctly; bb) landowners from block 110 (16 ha) are not arranged correctly; cc) roads planning is not done correctly;

APPENDIX 4 – CADASTRAL ENGINEERS TRAINING PROGRAM



LPSP

TRAINING COURSE FOR CADASTRAL ENGINEERS

Class 7

May 17 – 21, 2004

Agenda

Monday, May 17, 2004

- 09:30 - 10:00 Registration
- 10:00 – 10:30 Official opening and overview of the course
(Messrs. Șveț, Zabica and Turculeț)
- 10:30 – 11:00 Summary and overview of the laws on immovable property in Moldova
(Mr. Utica)
- 11:00 – 11:15** ***Coffee break***
- 11:15 – 12:30 Property rights: general terms and institutions (Mr. Utica)
- 12:30 – 12:50 Question and answer session (Mr. Utica)
- 13:00 – 14:00** ***Lunch***
- 14:00 – 15:00 Property transaction procedures: land contracts and their registration.
Procedure for changing the category of land use (Mr. Utica)
- 15:00 – 15:15** ***Coffee break***
- 15:15 – 16:15 Property transaction procedures: land contracts and their registration.
Procedure for changing the category of land use (Cont'd) (Mr. Utica)
- 16:15 – 16:45 Question and answer session (Mr. Utica)
- 16:45 – 17:00** ***Program announcements (Mrs. Captilova and Mrs. Iarincovschi)***

Tuesday, May 18, 2004

- 09:00 - 10:30 The role of cadastre entities and of local public administration bodies in
the process of carrying out the cadastral works during the primary
registration of immovable property (Mr. Gîrbu)
- 10:30 – 11:00 Question and answer session (Mr. Gîrbu)
- 11:00 – 11:15** ***Coffee break***
- 11:15 – 12:30 Procedures for the amendments of land arrangement plans and re-
registration of the rights on immovable property (Mr. Gînju)
- 12:30 – 12:50 Question and answer session (Mr. Gînju)
- 13:00 – 14:00** ***Lunch***
- 14:00 – 15:00 General overview of land arrangement projects (Mr. Zabica)
- 15:00 – 15:15** ***Coffee break***

- 15:15 – 16:15 Statutory requirements concerning the physical planning constraints
(*Mr. Zabica*)
- 16:15 – 16:45 Questions and answers (*Mr. Zabica*)
- 16:45 – 17:00 **Program announcements** (*Mrs. Captilova and Mrs. Iarincovschi*)

Wednesday, May 19, 2004

- 09:00 – 10:30 Introduction to cadastral and basic survey concepts (mathematical and applicative approach) (*Mr. Turculeț*)
- 10:30 – 11:00 Linear measurements (*Mr. Turculeț*)
- 11:00 – 11:15 **Coffee break**
- 11:15 – 12:00 Angular measurements without a theodolite (*Mr. Turculeț*)
- 12:00 – 13:00 **Lunch**
- 13:30 – 16:45 Practical field exercise in Măgdăcești Primaria, Criuleni District (*Messrs. Turculeț and Dragoman*)

Thursday, May 20, 2004

- 09:00 - 09:10 Distribution of new LAPs (*Mr. Chodsky*)
- 09:10 – 10:00 Introduction to the known categories of errors (*Mr. Zabica*)
- 10:00 – 11:00 Circulation of questionnaire and practice session on its use. (*Messrs. Zabica, Cernat, and Pogonii*)
- 11:00 – 11:15 **Coffee break**
- 11:15 – 12:40 General overview of LAPs developed for the Primarias of the attendees (*Messrs. Culminski, Zabica, Cernat, and Pogonii*)
- 12:40– 12:50 Group photographs (all participants and contributors)
- 13:00 – 14:00 **Lunch**
- 14:00 – 15:00 General overview of LAPs developed for the Primarias of the attendees (*Messrs. Culminski, Zabica, Cernat, and Pogonii*) (cont'd)
- 15:00 – 15:15 **Coffee break**
- 15:15 – 16:00 Input from cadastral engineers on the nature of their problems and discussion of plausible solutions that can be carried out by the cadastral engineers. (*Messrs. Zabica, Cernat, and Pogonii*)
- 16:00 – 16:45 Solution of problems for which outside assistance and support is needed (*Messrs. Zabica, Cernat, and Pogonii*)
- 16:45 – 17:00 **Program announcements** (*Mrs. Captilova and Mrs. Iarincovschi*)

Friday, May 21, 2004

- 09:00 – 10:30 Distribution of and discussion of the memorandum of agreement (*Messrs. Zabica and Uțica*)
- 10:30 – 10:50 Closing ceremony (*Messrs. Botezatu and Chodsky*)
- 10:50 – 11:00 Group Photographs (*if necessary*)
- 11:00 – 12:00 **Lunch**
- 12:00 Departure for home

APPENDIX 5 - QUESTIONNAIRE

CadZone (4 digits)
 CadSector (3 digits)
 Page
 from
 Pages

1	Parcel No. (4 digits)			
2	Owner's registration No.			
3	Full Name of Owners	of them:		
3a			left the country	
3b			left the village	
3c			died	
4	Vines V Orchards L Arable A			
5	Early leavers A1 Land Privatization Program A2			
6	in Block perimeter	Survey errors		
7	Sector overlap			
8	Primaria boundary overlap			
9	includes unsuitable land			
10	conflict with existing feature (terrace)			
11	has no road access		Projection errors	
12	danger of errorsion (slope)			
13	row alignment			
14	width/length ratio			
15	parcels assigned to early leavers A1			title in conflict with de-facto occupation because of:
16	parcels assigned to owners A2			
17	inverse allocation (mirror)			
18	PP projected by area			
19	Title in conflict with the LAP	Other errors		
20	Title has typographical errors			
21	other impediment			

APPENDIX 6 - CADASTRE ENGINEER TRAINING

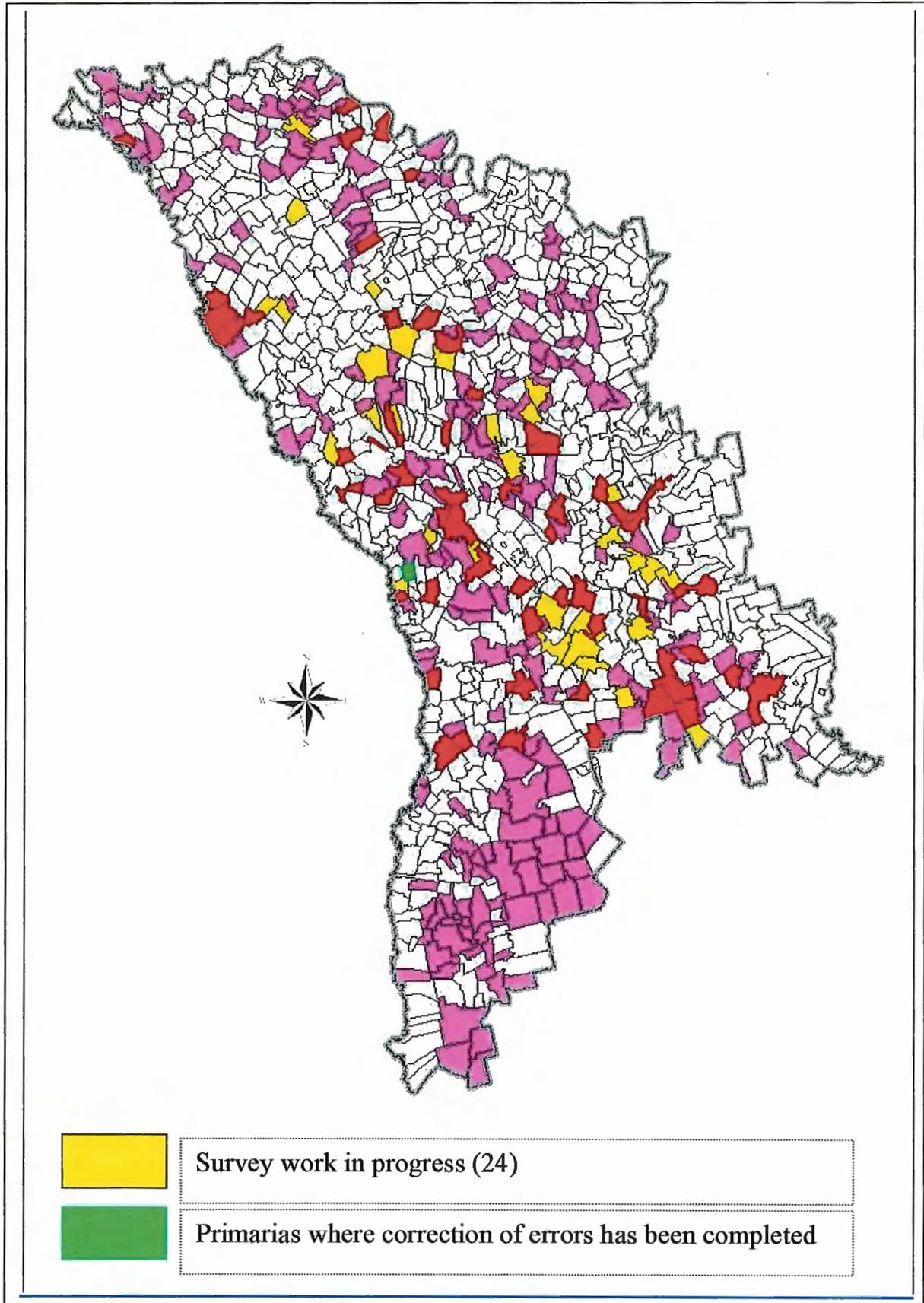
Class Number	Training program	Number trained
1	October 27 – 31, 2003	20
2	December 8 – 12, 2003	20
3	January 19 – 23, 2004	20
4	February 16 – 20, 2004	20
5	March 15 – 19, 2004	20
6	April 5 – 9, 2004	20
7	May 17 – 21, 2004	20

APPENDIX 7 – PRIMARIAS WHERE ERRORS HAVE BEEN REPORTED

	Village	Rayon	Original Survey firm	Survey firm making correction	Land plots	Survey errors	Other errors	Total errors
1	Geamănă	Anenii Noi	ÎI "Geo-Design-Gore"	"Florisentim" SRL	4588	50	161	211
2	Gura Bîcului	Anenii Noi	ÎI "Bişliu-Basoc"		3656	177	898	1075
3	Roşcani	Anenii Noi	SRL "Împroprietărire-Proiect"		3687	7	152	159
4	Bălăureşti	Nisporeni	ÎI "Cabac Vladimir"	"Lenveta" SRL	4424	34	148	182
5	Măgdăceşti	Criuleni	ÎI "Sergiu Gore"		1783	635	984	1619
6	Coşniţa	Dubăsari	ÎI "Geo-Design-Gore"		4211	0	23	23
7	Cobani	Glodeni	SRL "Agrimensor"		3531	0	12	12
8	Horeşti	Ialoveni	ÎI "Geo-Design-Gore"	"Lenveta" SRL	4851	174	0	174
9	Duşmani	Glodeni	SRL "Agrimensor"		2341	0	23	23
10	Hăsnăşenii Mari	Drochia	SRL "Agrimensor"		4582	154	7	161
11	Plop-Ştiubei	Căuşeni	ÎI "Puică-Zenit"		3149	0	448	448
12	Budeşti	Criuleni	ÎI "Radu Violeta"	"Vitoveli" SRL	2986	15	0	15
13	Elizaveta	Bălţi	SRL "Agrimensor"		2350	93	805	898
14	Cărbuna	Ialoveni	ÎI "Geo-Design-Gore"	"Lenveta" SRL	2430	3	105	108
15	Marinici	Nisporeni	ÎI "Guzun Nicolena"	"Lenveta" SRL	4424	71	450	521
16	Limbenii Noi	Glodeni	SRL "Agrimensor"	"Geolandex" SRL	1577	1	34	35
17	Sarata Nouă	Leova	ÎI "Svesla Focşa"		1465	0	8	8
18	Petrunia	Glodeni	SRL "Agrimensor"	"Geolandex" SRL	1497	0	104	104
19	Corneşti	Ungheni	ÎI "Geo-Design-Gore"		1850	66	50	116
20	Cobusca Veche	Anenii Noi	ÎI "Băluţel-Eland"		2913	81	133	214
21	Ochiul Alb	Drochia	ÎI "Geo-Design-Gore"	"Geolandex" SRL	3367	125	0	125
22	Voinescu	Hînceşti	SRL "Proiectterra"		6000	194	1225	1419
23	Răzeni	Ialoveni	SRL "Structura"	"Lenveta" SRL	10529	9	39	48
24	Cimişeni	Criuleni	ÎI "Geo-Design-Gore"	"Vitoveli" SRL	4008	110	0	110
25	Ţîntăreni	Anenii Noi	ÎI "Geo-Design-Gore"		2516	1133	0	1133
26	Sălcuţa	Căuşeni	ÎI "Geo-Design-Gore"		6666	0	1340	1340
27	Balatina	Glodeni	SRL "Agrimensor"		4878	127	1	128
28	Lozova	Străşeni	SRL "L.B.Z"		9265	70	1242	1312
29	Plop	Dondiuşeni	ÎI "Samoteev Dinov"	"Muscat" SRL	2354	27	46	73
30	Drăguşenii Noi	Hînceşti	ÎI "Geo-Design-Gore"	"Lenveta" SRL	4165	0	2146	2146
31	Cremenciug	Soroca	ÎI "Sniţhii"		2757	0	191	191
32	Baimaclia	Căuşeni	ÎI "Tanjar S.B"	"Slavit Design" SRL	3891	103	338	441
33	Rudi	Soroca	SRL "Agrimensor"		1347	553	89	642
34	Cîgîrleni	Ialoveni	ÎI "Tanjar S.B"	"Lenveta" SRL	3994	0	81	81
35	Visoca	Soroca	SRL "Agrimensor"		2977	1413	248	1661
36	Costeşti	Ialoveni	SRL "Geocadastru"		14450	169	794	963
37	Boghenii Noi	Ungheni	SRL "Agrimensor"	"Florisentim" SRL	5451	48	819	867
38	Ruseştii Noi	Ialoveni	ÎI "Geo-Design-Gore"		2994	222	0	222

39	Nemțeni	Hîncești	SRL "Proiectterra"		5360	12	1241	1253
40	Cuhnești	Glodeni	SRL "Agrimensor"		3648	168	0	168
41	Ghidighici	mun.Chișinău	ÎI "Geo-Design-Gore"		1951	127	3	130
42	Zaim	Căușeni	ÎI "Geo-Design-Gore"		8757	766	92	858
43	Drăslăceni	Criuleni	ÎI "Geo-Design-Gore"		5960	185	30	215
44	Cruglic	Criuleni	ÎI "Geo-Design-Gore"		2500	137	957	1094
45	Brăviceni	Orhei	SRL "AfinaVSh"		3084	16	152	168
46	Cenac	Cimișlia	ÎI "Geo-Design-Gore"		6510	315	111	426
47	Chișcăreni	Sîngerei	SRL "Agrimensor"	"Geolandex" SRL	3100	0	34	34
48	Săiți	Căușeni	ÎI "Puică-Zenit"	"Slavit Design" SRL	4852	285	264	549
49	Bobeica	Hîncești	"Talmaci"		5042	0	336	336
50	Codreanca	Strășeni	"LBZ"	"Florisentim" SRL	4819	0	1018	1018
51	Todirești	Ungheni	SRL "Împroprietate"		6979	105	96	201
52	Baccealia	Căușeni	ÎI "Puica Zenit"		4325	17	110	127
53	Iserlia	Basarabeasca	SRL "Proiectterra"		2570	113	0	113
54	Ghetlova	Orhei	SRL "Afina Vsh"	"Florisentim" SRL	5655	0	22	22
55	Prepelița	Sîngerei	ÎI "Geo-Design-Gore"	"Geolandex" SRL	3500	16	0	16
56	Condratești	Ungheni	SRL "Agrimensor"		2547	0	117	117
57	Iurceni	Nisporeni	ÎI "Vitoveli"	"Lenveta" SRL	2400	34	385	419
58	Cucuruzeni	Orhei	SRL "Afina"	"Florisentim" SRL	2435	3	51	54
59	Filipeni	Leova	SRL "Proiectterra"		5666	0	1085	1085
60	Cetfreni	Ungheni	"AGRICO" SRL		3323	71	158	229
61	Izbiște	Criuleni	ÎI "Geo-Design-Gore"		2951	0	2951	2951
62	Hîrcești	Ungheni	ÎI "Guzun Niconela"		3320	14	114	128
63	Pîrlița	Ungheni	SRL "Agrimensor"		1962	0	68	68
64	Opaci	Căușeni	ÎI "Diana-Popov"		5385	31	618	649
65	Hirtop	Cimislia	ÎI "Ingener-cadastral Kaminschii"		4502	13	135	148
66	Telita	Anenii Noi	ÎI "Geo-Design-Gore"		2213	147	499	646
67	Sadova	Călărași	ÎI "Geo-Design-Gore"		28350	0	3386	3386
68	Bălănești	Nisporeni	SRL "Structura"		6177	58	77	135
69	Sîngerei	Sîngerei	ÎI "Geo-Design-Gore"	"Geolandex" SRL	7450	0	108	108
70	Talmază	Ștefan Vodă	ÎI "Geotop-Ozarenschii"		12968	513	78	591
71	Hristici	Soroca	ÎI "Ursu-Azimut"		1851	0	26	26
72	Seliște	Orhei	SRL "Metan-R"		2815	0	120	120
73	Țipala	Ialoveni	ÎI "Geo-Design-Gore"		1471	430	36	466
74	Buțeni	Hîncești	SRL "Proiectterra"		5697	0	375	375
75	Micleușeni	Strășeni	ÎI "Caminschii"		2950	0	220	220
76	Isacova	Orhei	"Afina VSh" SRL		4691	0	1325	1325
	Total				343640	9440	29542	38982
	%				100%	2.75%	8.60%	11.34%

APPENDIX 8 - PRIMARIAS WHERE CORRECTION OF ERRORS HAS BEEN COMPLETED



APPENDIX 9- SURVEY ACTIVITY

Firm's Name	Primarias	Rayon	March 15-31	April 01-15		April 16-30		May 01-15		May 16-31	
"Vitoveli" SRL 158	Cimiseni (110)	Criuleni			Apr. 14			May 04	May 07		
					Apr. 14					May 28	
	Budesti (48)	Chisinau Municipality			Apr. 14			May 04	May 07		
					Apr. 14					May 28	
"Lenveta" SRL 3595	Balauresti (144)	Nisporeni	Mar. 31	Apr. 08		Apr. 23	Apr. 28				
			Mar. 31	Apr. 08							May 31
	Marinici (228)	Nisporeni	Mar. 31	Apr. 08		Apr. 23	Apr. 28				
			Mar. 31	Apr. 08		Apr. 23					May 26
	Marinici (247)	Nisporeni							May 14		May 21
									May 14		Mai 21
	Iurceni (419)	Nisporeni							May 14		
									May 14		
	Draguseni Noi (2146)	Hincesti				Apr. 23					May 21
						Apr. 23					
	Carbuna (108)	Ialoveni									May 27
	Cigirleni (81)	Ialoveni									May 27
	Horesti (174)	Ialoveni									May 27
	Razeni (48)	Ialoveni									May 27
Saiti (549)	Causeni						Apr. 28			May 28	
							Apr. 28			May 28	
Baimaclia (441)	Causeni									May 24	
										May 24	
"Geolandex" SRL 422	Limbenii Noi (35)	Glodeni						Apr. 30			
								Apr. 30			
	Petrunca (104)	Glodeni						Apr. 30			
								Apr. 30			
Prepelita (16)	Singerei						Apr. 30				

						Apr. 30		
	Chiscareni (34)	Singerei				Apr. 30		
						Apr. 30		
	Sigerei (108)	Singerei						May 31
								May 31
	Ochiul Alb (125)	Drochia						May 31
								May 31
"Florisentim" 2172	Ghetlova (22)	Orhei					May 07	
							May 07	
	Geamana (211)	Anenii Noi						May 21
								May 21
"Florisentim" 2172	Cucuruzeni (54)	Orhei					May 07	
							May 07	
	Codreanca (1018)	Straseni					May 07	
							May 07	
"Muscat" SRL 73	Boghenii Noi (867)	Ungheni						May 21
								May 21
	Plop (73)	Donduseni						May 28
								May 28
Total errors according to the contract			372	158	2884		1760	2236
Total errors according to the contract cumulatively			372	530		3414	5174	7410
Total errors effectively corrected								228
Total errors effectively corrected cumulatively								228

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

Survey stages

- Stage I** Initial data reception and analysis
- Stage II** Conduct of survey in the field
- Stage III** Map with a scale 1:2000 completed and delivered to LPSP (pay 35 %)
- Stage IV** Reception of confirmed lists of owners, as well as approval for the placement of lots in each field, submitted by the Primaria
- Stage V** Preparation of the final map with a scale 1:2000 for each corrected cadastre sector, based on prior Primaria approval
- Stage VI** Final Report, maps, and field notes