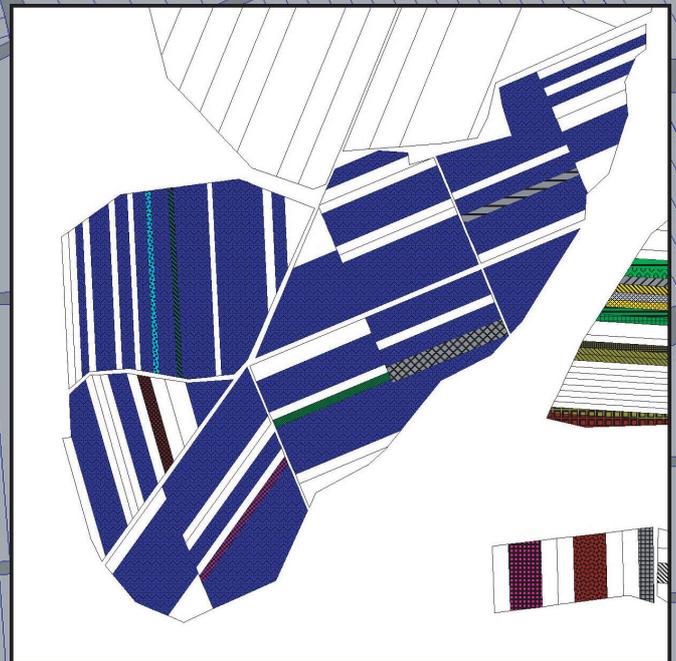




Ministry of Agriculture  
and Food Industry

# Implementation of Land Re-Parceling Pilots in Six Villages (Moldova Land Re-Parceling Pilot Project)



FINAL REPORT

February 2009

Rural Investment and Services Project II (RISPII)



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(Moldova Land Re-Parceling Pilot Project)

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## ACRONYMS AND ABBREVIATIONS

ACSA	Agency for Consultancy and Training in Agriculture
CAPMU	Consolidated Agricultural Projects management Unit
CIS	Commonwealth of Independent States
EIA	Environmental Impact assessment
FAO	Food and Agriculture Organization of the United Nations
GIS	Geographical Information System
GOM	Government of Moldova
LFA	Logical Framework Approach
LPSP	Land Privatization Support Project (funded by USAID)
MAFI	Ministry of Agriculture and Food Industry
NAGCC	Agency for Land Relations and Cadastre
NGO	Non Governmental Organization
PM	Project Manager
RISPII	Rural Investment and Services Project II
SIDA	Swedish Development Agency
TCO	Territorial Cadastral Office
TL	Team Leader
USAID	US Agency for International Development
WB	World Bank

## EXECUTIVE SUMMARY

*The present report is the final report of the **Moldova Land Re-parceling Pilot Project**. The project has been implemented in the period August 2007 – February 2009. This Final Report presents the project activities and results in the second half of the project period (15 April 2008 – 31 January 2009).*

*The land re-parceling project is so-far the largest land re-parceling / land consolidation pilot project in the Central and Eastern European region. It has been a major challenge to implement the project through a voluntary approach. It has been a huge organizational challenge for the contractor to deal with more than 6.000 landowners and land parcels in six pilot communities in the short (18 months) project period. In fact, the field work just began in October 2007 and thus only lasted for 16 months.*

*It was expected and reported in the Mid-term Report (May 2008) that in average for all six pilot communities around half (49%) of all landowners would like to participate in the project. In total, 40% of all identified landowners have participated in the six pilots. It is the assessment of the contractor that this overall result of the project is very satisfactory. In total 2.908 landowners participated in the project through selling, purchasing, exchanging or leasing land parcels.*

*The level of participation in the three most successful pilots (Busauca, Bolduresti and Calmatui) is very satisfactory and much better than what was expected in the beginning of the project. In all these three communities more landowners participated than what could be expected based on landowner interviews in the first part of the project. There are many very good examples of improved parcel structure in these communities through reduction of land fragmentation and enlargement of farm sizes.*

*In the other three pilot communities (Opaci, Baimaclia and Sadova), the results are substantial weaker than what could be expected before the beginning of the project and even after the Mid-term Report.*

*The pilot project has build up capacity at national and local level and gained valuable experiences and thus laid the foundation for the continued land re-parceling activities in Moldova. WB and SIDA has, based on the request from the Government, decided to implement land re-parceling in 40 new project communities from the spring of 2009.*

*In many areas of the pilot communities the degree of fragmentation before the project was so severe that it hampered the development of a normal land market. In the many cases where the fragmentation has been reduced through the project, a normal land market will begin to function in the future. Land re-parceling should not be implemented instead of normal land market development but as a supplement.*

## 1 INTRODUCTION

The present Final Report of the project (Group III Report) is covering the period from 15 April – 31 January 2009. The Progress Report II of the project (covering reporting period 15 April – 15 September 2008) was approved on 12 November 2008. The project has been implemented according to the Inception Report (approved on 19 November 2007) and the Project Implementation Plan which was last up-dated in May 2008 (annex 1 to the Mid-term Report).

This Final Report presents the project activities and results in the second half of the project period (15 April – 31 January 2009). A full overview of the project implementation and the results and experiences of the project can be achieved through the three comprehensive project reports:

- *Inception Report prepared November 2007 (1 August – 31 October 2007),*
- *Mid-term Report prepared May 2008 (1 November 2007 – 15 April 2008),*
- *Final Report prepared March 2009 (15 April 2008 – 31 January 2009).*

In September 2008, lack of time for the finalization of the project activities (mainly the re-parceling design and the registration of transactions) led the contractor to request CAPMU for a three month extension of the project period with additional budget. The extension was not granted and the project has been completed according to the planned schedule.

The Government of Moldova requested during the autumn 2008, the World Bank and SIDA to continue funding re-parceling activities under the RISP II program. Thus, It has been approved to scale up the re-parceling activities to 40 new project communities during the remaining period of RISP II (Spring 2009 – Summer 2010). The new projects will be implemented following the same voluntary concept and principles as used in the six pilot communities of this project. The 40 new project communities were selected during December 2008 and approved by Order no. 28 of 2 February 2009 issued by Minister Gorodenko.

*Chapter 2* of the report gives the details of the project missions of the international experts involved in the project implementation. *Chapter 3* reports about the project implementation activity by activity. *Chapter 4* gives the overview and the details of the results and experiences in each of the six pilot communities. In *chapter 5*, the contractor gives recommendations for continued re-parceling activities in Moldova, both in relation to the re-parceling process, organization of the work and the legal framework. *Chapter 6* reports about the project management, cooperation and reporting. While *chapter 7* gives the final summary of the conclusions.

The report consists of this main report with annexes 1-12. The list of annexes can be found on the last page of the report.

## 2 MISSIONS OF INTERNATIONAL EXPERTS

During the reporting period, six missions of the international experts were carried out:

- 19–23 May 2008 (TL),
- 1–9 September 2008 (TL, Land Management expert and GIS expert).
- 13-17 October 2008 (TL),
- 9-14 November 2008 (TL),
- 15-18 December 2008 (TL),
- 24-30 January 2009 (TL, Land Management expert).

### 3 PROJECT ACTIVITIES IMPLEMENTED DURING REPORTING PERIOD

#### 3.1 Introduction

In total, the project consists of 17 project activities (Project Inception Report, p. 5). Activities no. 1, 2, 3, and 4 were fully implemented during the inception period of the project (1 August – 1 November 2007) and the results were reported in the Project Inception Report (November 2007). Activities no. 5, 9 and 10 were fully implemented in the period November 2007 – April 2008 and reported in the project Mid-term Report (May 2008). Activities no. 6, 7, 8, 11 and 12 have been continued in the present reporting period. Activities no. 13, 14, 15, 16 and 17 have been launched during the reporting period. All project activities are fully implemented according to the Project Implementation Plan (annex 1 to Mid-term Report) by 1 February 2009 at the end of the project period.

The main activities during the reporting period has been:

- *project activity 12: Prepare and publish draft re-parceling design,*
- *project activity 13: Prepare final re-parceling plans (Plan 2) and*
- *project activity 15: Assist stakeholders and landowners in registration and implementation of land re-parceling agreements.*

The results and experiences of project activities in the reporting period are reported in the following.



*Fourth and last project training seminar in September 2008.*

### **3.2 Project activity 6: Develop and carry out training program**

The project training program was prepared during the inception period (see inception report, section 2.3.6). The main element in the training program is a series of four training seminars. In section 5.2.3, the contractor gives recommendations based on the pilot experiences for continued training and capacity building in relation to land re-parceling in Moldova.

#### Fourth project training seminar

The fourth and last project training seminar for directly involved stakeholders and counterparts was held on 4 September 2008 with approximately 50 participants.

The main purpose of the last training seminar was to build up capacity for the main project activities in the last six months of the project period. Topics covered were:

- Finalization of the re-parceling plan (see section 3.7).
- Registration and implementation of re-parceling agreements (see section 3.8 and 3.9).
- Results of the project.
- Preparation of digital ownership maps (Plan 1 and 2) using Mapinfo GIS software.
- Introduction to the EU Rural Development program.

FAO training units 10 (The re-allotment plan - Plan 2), 11 (Registration and implementation of the signed agreements of transfer) and 12 (The results of the project) were presented together with additional unit 6 (Introduction to EU Rural Development program) and additional unit 7 (Preparation of digital maps using Mapinfo GIS software).

Each of the six local teams gave a short status of the project progress in each of the pilot communities as it was done during the previous training seminars.

Following the fourth and last training seminar, 55 certificates of attendance was handed out to those trainees who participated in at least three out of the four training seminars.

#### GIS training

During the mission 1-5 September, the international GIS expert, Ms. Anne Damgaard, Orbicon, gave specific training and instructions to the project assistant on the detailed preparation of ownership maps (Plan 1 and 2), using Mapinfo GIS software. She also gave a presentation on preparation of digital ownership maps (Plan 1 and 2) using Mapinfo GIS software at the fourth training seminar.

#### On-going supervision of directly involved stakeholders and counterparts

An important element in the training and capacity building component has been the on-going supervision of the six field teams. During each mission, the international experts have spent as much time as possible in the pilot villages. On the daily basis the six field teams have been supervised by the two permanent national experts.

#### Training of staff from institutions not directly involved in implementation of the six pilots

In the Mid-term report, it was foreseen that two special training seminars for staff of local and central Government not directly involved in the implementation of the six pilot projects should be organized during September and November 2008.

During October 2008, MAFI requested that the above mentioned two special training seminars should be cancelled and replaced by one or more regional seminars instead.

The contractor agreed with MAFI and a regional training seminar was held in Nisporeni on 16 October 2008 with the participation of the TL. Representatives of all villages in Nisporeni region (primaria, secretary and cadastral engineer) were invited together with the regional authorities and representative for regional stakeholder groups. The regional seminar

disseminated the experiences and results of the project and prepared in this way for a scaling up of the re-parceling activities to the 40 new project communities. Subsequently, MAFI has organized similar regional meetings in other regions.



*Regional training seminar in Nisporeni (October 2008).*

#### Final project conference on 28 January 2009

In October 2007, a project launch workshop was held in Chisinau (see Inception Report, section 2.3.7) with the purpose of creating awareness about the project, the project concept and the expected outcome. From the beginning it was planned to organize a similar event at the end of the project.

An international conference – *The Moldova Land Re-parceling International Conference* – was held in Chisinau on 28 January 2009.

Around 70 people participated in the conference including 10 international experts. 9 countries were represented at the conference. Detailed information about the conference and its outcomes (agenda, list of participants, conference report, presentations etc.) is available from the project website ([www.re-parceling.md](http://www.re-parceling.md)).

During the conference, the TL presented the objectives, experiences and results of the project. The international participants presented experiences with land re-parceling / land consolidation from international institutions and countries such as UN/FAO, Croatia, Lithuania, Armenia, Georgia and Denmark. These presentations gave perspective to the experiences and results of the pilot activities in Moldova and hopefully also worked as an inspiration to the future re-parceling work in Moldova.



*Participants in Moldova Land Re-parceling International conference on 28 January 2009.*

### **3.3 Project activity 7: Develop a public awareness campaign**

A number of project activities in relation to the public awareness campaign were conducted before the reporting period (see mid-term report, section 3.4):

- Continued awareness raising about the project activities in the six pilot communities.
- Preparation and dissemination of a project brochure.
- Three village workshops were conducted in each of the pilot communities.
- Project website was established.

The daily project activities in the pilot villages were continuing to raise awareness among the landowners and other local stakeholders about the project activities.

The project website was launched in May 2008 and is available at [www.re-parceling.md](http://www.re-parceling.md). The website has regularly been up-dated with all relevant project documents and information.

Recommendations regarding public awareness campaigns in the future land re-parceling projects is available in section 5.2.4.

### **3.4 *Project activity 8: Assist the pilot communities to establish a local stakeholder committee in each of the project sites, and ensure that they are integrated in the process.***

Local stakeholder committees were elected in all six pilot communities at the first village workshops in October 2007 (see inception report, section 2.3.8 and mid-term report, section 3.5).

The committees have played an active role in project the implementation in most of the pilot communities. It has been the intention that there should be organized regular (normally once a month) meetings between the local planning team and the committee. The committees have also in most of the pilots participated in some of the landowner interviews and discussions about the elaboration of the community development plans. Furthermore, most of the committees have played an active role in the valuation process (see section 3.5). However, during the September 2008 mission of the TL, it was experienced that in one or two of the pilots, the committees had not been as active in the project implementation as otherwise expected. The contractor subsequently ensured that the local planning teams (assisted by the national experts) have involved the committees much more directly in the daily work in all six pilot communities.

Recommendations regarding the future use of local stakeholder committees in land re-parceling projects is available in section 5.2.5.

### **3.5 *Project activity 11: Develop and put in place an approach for valuation of land in the project areas***

Land valuation in relation to the re-parceling project was introduced to the project staff and institutions involved in the project implementation at the third project training seminar in April 2008 (see Mid-term report, section 3.8). A valuation procedure was established based on experiences from land re-parceling / consolidation projects in other countries in the region.

The overall purpose of valuation in relation to land re-parceling is to find the market price for each of the land parcels in the project area. The land valuation in the project has been carried out in order to facilitate the negotiations regarding the price of each parcel between the potential buyers and potential sellers. The existence of a land market is a precondition for application of any valuation methods. If the land market is weak (only one or very few potential buyers for each parcel offered for sale) the price can be negotiated for each land parcel directly between the seller and the buyer.

The value of a single land parcel is determined by 1) the general market price level in the area / community and 2) characteristics of the single parcel. Issues of importance for the market value of a single parcel are:

- Parcel size,
- Parcel shape,
- Soil quality,
- Access to road,
- Cultivation condition,
- Irrigation condition (if irrigation),

- Draining condition (if draining),
- Position (distance from the residential areas of the village and for potential buyer).

The valuation has been conducted by the local planning teams and the elected local committee of stakeholders with support of the national experts. The main elements in the valuation process have been to:

- investigate recent land transactions in the community (last two years) to establish average market price and variation for different types of agricultural land parcels (e.g. arable land, orchard and Vineyard),
- break down the pilot communities in sub-areas defined mainly by natural boundaries,
- discuss and decide about the average value (price per hectare) in each of the sub-areas.

To begin with, each of the six pilot communities were divided into a number of sub-areas, normally defined by natural boundaries such as roads, channels, forest lines etc. The valuation process has been carried out by finding an average level for the market price for the parcels in each of the defined sub-areas in the villages. This price level has been used as guidance for the subsequent negotiations between the buyers and sellers.

It was the intention of the contractor to use a more sophisticated valuation method (see Mid-term report, section 3.8). Thus that the valuation approach should have led to the preparation of valuation maps where individual parcels or blocs of similar parcels were given a relative value (100, 95, 90, ...) where the value 100 represented the parcels with the highest value in the pilot community.

However, the contractor decided to abandon this approach during the process due to two main reasons. First of all, the land market in the pilot communities was too weak (weaker than expected). Often there was only one buyer for each parcel offered for sale. In this situation, the more sophisticated valuation is useless and the price of the parcels has to be negotiated directly between the sellers and the buyers facilitated by the land planners. The second reason is that the land planners did not have the technical background / necessary knowledge on land valuation to perform this task together with the local Committee of Stakeholders.

Recommendations regarding land valuation are available in section 5.2.9.

### **3.6 *Project activity 12: Prepare and publish draft draft re-parceling design in each pilot village***

Preparation of a draft re-parceling design in each of the six pilot communities was launched at the third project training seminar in April 2008 (see mid-term report, section 3.9).

The information collected through the landowner and stakeholder interviews, presented on the elaborated land mobility maps, have formed the basis for the continued negotiations about the best possible re-parceling design in each pilot community. At the fourth project training seminar in September 2008, it was announced that the final deadline for signing land re-parceling agreements by the landowners would be on 15 November 2008. Experiences from other land re-parceling / consolidation projects show that a definitive deadline is needed in

order to have the the last landowners make up their mind weather to participate or not. Thus, the last re-parceling agreements were signed during November 2008.

During the period April – June 2008, the local teams in all six pilot communities together with the elected local committees of stakeholders (see section 3.4) have divided the pilot communities into smaller sub-areas (normally with natural boundaries such as roads, channels etc.) and subsequently defined design goals for each of the sub-areas. The land valuation was conducted (see section 3.5) and the process of building up the best possible land re-parceling design for each sub-area in coordination with the planning in the other sub-areas in the village was initiated.

### 3.7 Project activity 13: Prepare final re-parceling plans (Plan 2)

The draft re-parceling plans for the six pilot communities were finalized around 1 December 2008 after the deadline for participation announced for 15 November 2008.

There have been some land transactions that were included in the draft re-parceling plans and approved by the landowners by signing the land re-parceling agreements, which could not be implemented in the final stages of the project. The main reason for this has been lack of time in the final stages of the project.

In September 2008 lack of time for the finalization of the project activities, as mentioned in the introduction of the report, led the contractor to request CAPMU for a three month extension of the project period with additional budget. The extension was not granted and the project has been completed according to the planned schedule.

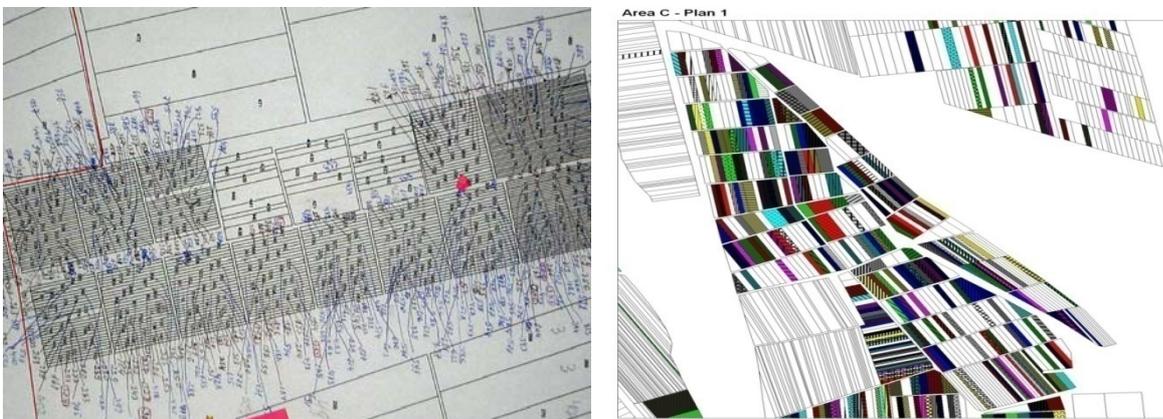


Figure 1: Section of ownership working map (left) and section of final digital map (right).

There has been other reasons (than lack of time) why the draft re-parceling plans have not been fully implemented. Amongst others have been missing powers of attorney, heritage cases that cannot be solved in due time etc.

Registration and implementation of land transactions (see section 3.8) was launched in June 2008 and many of the transactions were already fully completed when reaching the deadline of 15 November. This has without doubt minimized the number of transactions that have “fallen out” between the draft and final re-parceling plans.

The final ownership maps before and after the re-parceling projects (Plan 1 and 2) have been prepared using Mapinfo GIS software (see inception report, section 2.3.9 and 2.3.13). The final maps have been based on the draft analog plan 1 (working maps) for all six communities that

were prepared in the inception period of the project (see figure 1). The prepared land mobility maps, which were done digitally using Mapinfo software, were also used as a basis for the final maps.

The maps – Plan 1 and 2 – do not have any significant legal status since the project is a pilot project not using special legal provisions for re-parceling. However, these maps are of high value for the dissemination of the project results. Some of the most important results of the pilot re-parceling projects are the good examples (how landowners have used the project to increase farm sizes and reduce fragmentation) in a strictly voluntary and participatory project concept.

It has been a huge practical challenge to prepare the final maps showing the ownership situation for hundreds of landowners by serial number and colour / signature. The six local planning teams are using Mapinfo GIS software in the daily work after having been trained and supervised by the project assistant. However, it was the assessment of the contractor, that the local land planners were not able to prepare the final maps in a digital form. This has been done by the project assistant with supervision and assistance of the international GIS expert.

In the final stages of the project, a local software programmer has been contracted to develop a GIS software application to the Mapinfo software. The application has been used to automatically calculate number and sizes of parcels before and after the project and in this way to document the results of the project. In future projects the application can be further developed and thus be used also to monitor and evaluate the re-parceling process and results.

The maps, Plan 1 and Plan 2 for each pilot community is available as annexes 1 – 12.

A general overview of the results of the project is available in section 4.2. Results and experiences from each of the six pilot communities can be found in sections 4.3 – 4.8.

Recommendations regarding the re-parceling planning are available in section 5.2.

### **3.8 *Project activity 14: Develop and apply simplified procedures for registration and implementation of agreements and project activity 15: Assist local stakeholders and landowners in the registration process and in obtaining new land titles***

Project activity 14 and 15 are tightly connected and will be reported together in this section.

The simplified procedures for registration and implementation of land re-parceling agreements were developed in the previous reporting period (see mid-term report, section 3.10).

The terminology “simplified procedures” has been discussed at a meeting in the Technical Working Group on the request of MAFI. It is the opinion of MAFI that this terminology can lead to misunderstanding and confusion (e.g. that these transaction procedures are not according to the present Moldovan legislation”. Thus, it was instead agreed by the Technical Working Group to use the terminology “adjusted re-parceling transaction procedures”.

Registration and implementation of agreements in the six pilot communities was launched in June 2008 following the revised project implementation plan (annex 1 to the mid-term report). Activity 14 / 15 has continued until the end of the project at 1 February 2009. It was the assessment of the contractor that in order to be able to finalize the registration of all land transactions by the end of the project period, it was necessary with an ad-hoc registration at the time of the completion of the re-parceling plan in each sub-area of the pilot communities.

The project budget allocated in total 36.000 US\$ (6.000 US\$ in each pilot community) earmarked for registration costs. Based on the identified interest of the landowners and stakeholders, the contractor estimated in May 2008 that this amount would not be adequate (see mid-term report, section 3.10).

In June 2008, the contractor received the information from CAPMU that the expected additional costs for registration and implementation of transactions would be reimbursed to the contractor.

#### Land transactions completed

As mentioned, registration of re-parceling transactions was started in all six pilot communities in June 2008. All transactions have been prepared by the local re-parceling planner and approved by the deputy team leader. The purpose of this mechanism has been to try to ensure that these early transactions were registered only if the re-parceling design already had been finalized in the sub-area in question as mentioned above. It is the assessment of the contractor that this procedure has been working in most of the cases.

The number of registered transactions carried out through the project in each pilot location is shown in figure 3 in section 4.2. In total 3.612 land transactions have been registered as part of the project.

The results of the project are displayed in chapter 4. The number of land transactions in each pilot is displayed in figure 3.

#### Registration of heritage ownership

All six pilot cases have a large number of heritage cases where the owner listed in the Land Register is deceased without a new owner (often the heir of the former owner) is registered. Often, the families want to save the costs for registration. The extent of the problem varies between the pilot sites but all six villages have these cases (see mid-term report, section 3.10). The number of participating landowners with non registered heritage is around 1/4 of the total number of landowners willing to participate in the re-parceling project.

Registration of heritage ownership was also launched in June 2008 since the registration of the actual owner must be done before the re-parceling transaction can be registered. The notaries have a monopoly of registration of heritage ownership. Thus, their involvement in the project is crucial. The contractor proposed that the State notaries should be present in the pilot communities on certain pre-defined days in order for them to deal with the registration of heritage ownership. That would save the landowners from travelling individually to the raion centres to meet with the notaries. According to instructions from the Ministry of Justice, the State notaries are obligated to work in the villages of their geographical area of responsibility. However, during the summer 2008, 2-3 of the State notaries responsible for the pilot communities refused to work in the pilot villages. This major obstacle for the project implementation was discussed in the high level project Steering Committee on 22 August 2008. The problem was not directly solved at the steering committee meeting since the State notaries are independent and are not receiving orders from the Ministry of Justice.

The national experts, regional ACSA consultants and MAFI have all negotiated and discussed the issue with the State notaries. As from September 2008, all six notaries were willing to work in the pilot villages and the problem was solved.

#### Reimbursement of registration costs to participants

It has been necessary for the contractor to have transparent procedures for the financing of the transaction costs. The procedures for reimbursement of registration costs to the participants were described in the Mid-term Report (section 3.10).

The contractor elaborated in September 2008 detailed instructions for the practical procedures of reimbursement to the participant of the transaction costs. The money have in most cases been reimbursed by ACSA on behalf of the contractor. In practice, the buyers of land parcels paid the transaction costs and got the reimbursement after 1-3 weeks. In a couple of the pilot villages, especially in Opaci, some of the buyers had difficulties in finding the financial liquidity for the transaction costs in the period before the reimbursement. In these cases, the contractor has - through ACSA - paid transaction cost directly in order not to limit the result of the re-parceling project.

#### Proposed project extension

As mentioned earlier, the contractor proposed in September 2008 a project extension for three months. However, the extension was not approved. One of the main reasons for proposing an extension was to have more time to register all land transactions.

As mentioned in chapter 1, in the autumn 2008 the Government requested the World Bank and SIDA to continue funding re-parceling activities under the RISP II program. Thus, It has been approved to scale up the re-parceling activities to 40 new project communities during the remaining period of RISP II. The plan was that new projects should begin latest in February 2009 and it was the understanding between the contractor, MAFI and CAPMU that remaining land transactions in the six pilot communities could be finalized under the umbrella of the new project. Unfortunately, the start of the new re-parceling projects has been delayed and all project activities in the six pilot communities stopped at the end of the project period on 1 February 2009.

It is the assessment of the contractor that additional 600 land transactions could have been registered in the six pilots if there had been more time.

#### Transaction costs

In total 3.323 land transactions have been funded by the project. The total transaction costs have been 355.451 Lei (36.013 US\$). Transaction costs are displayed in figure 5 in section 4.2. The transaction costs can be divided into five different types of costs:

1. *Extracts from land registry (51 Lei pr. parcel)*
2. *Contract authorization (cost negotiated with secretary of local council – average cost 11,5 Lei)*
3. *Registration of new ownership (40 Lei pr. parcel)*
4. *State tax (5 Lei pr. parcel)*
5. *Registration of heritage ownership (in average 124 Lei pr. person)*

The two most costly types have been fees for the extracts from the land registry (46% of total costs) and the costs of registration of the new ownership (36%) of total costs. In the Mid-term Report (May 2008) it was, as mentioned, the assessment of the contractor that the allocated 36.000 US\$ ear-marked for transaction costs would not be enough. However, it turned out that the total transaction costs were exactly the allocated amount (36.013 US\$). The cost pr. transaction vary between the pilot communities (between 69 Lei and 147 Lei). The average cost pr. transaction in all six pilot is 109 Lei (11 US\$).

Total transaction costs turned out to be less than estimated in the Mid-term Report because of several reasons. First of all, the project period proved to be too short to implement all the planned transactions and the registration of heritage ownership in the pilot communities. A

second reason is that less people participated than initially expected (40 % instead of 49%) because of unsolved geodetic mistakes (mainly in Sadova) which hindered transaction and heritage registration (mainly in Opaci) as well too short period allocated for transaction implementation.

In the Mid-term Report it was assumed that 919 persons would register heritage ownership through the project. In fact only 120 were registered. In the discussions with State notaries, they assured the project management that heritage registration would be facilitated as much as possible through regular field visits and less bureaucratic registration procedure. Nevertheless good cooperation was established only with the State notary from Causeni raion (Opaci pilot community), while in the rest of the raions State notaries continued being reluctant to the project and avoided the planned heritage registration.

Average heritage costs are less than the Mid-term Report estimate (originally 195 lei / per case). Heritage cost was originally calculated using maximum rates (pessimistic scenario) and included in addition fees for parcels valuation (40 lei) and heritage refusal document (31 lei). The project team managed to economize with these two costs and thus obtained average heritage cost per person to be 124 Lei.

An overview of project results in terms of registered land transactions is available in section 4.2.

Results and experiences from each of the six pilot communities can be found in sections 4.3 – 4.8.

Recommendations regarding the land re-parceling planning are available in section 5.2.10.

### **3.9 *Project activity 16: Organize study tours to one Western and one Eastern European country with successful experiences in land re-parceling / land consolidation***

The contractor has in close cooperation with MAFI and the National Land Service under the Lithuanian Ministry of Agriculture, organized a study tour to Lithuania in the period 1 – 5 July, 2008. The main reason for going to Lithuania was that Lithuania has been through a similar process of introducing land re-parceling / land consolidation as part of the national land management and rural development policy. In Lithuania, the first pilot started in 2000, legal provisions for land consolidation were adopted in 2004 and the first land consolidation project under a national program was launched in 2006.

The participants in the study tour were:

- Ion Botnarenco, Head of Department, MAFI,
- Oleg Horjan, Re-Parceling Project Coordinator, MAFI,
- Sergiu Nohailic, Chief Specialist, MAFI,
- Eugen Tihonov, land re-parceling planner, Agricultural Department of Calarasi Region,
- Dumitru Sevcenco, Deputy Team Leader, Re-Parceling project,
- Maxim Gorgan, Project Assistant, Re-Parceling project,
- Morten Hartvigsen, Team Leader, Re-Parceling project.

During the study tour, the participants received thorough information about Lithuanian land re-parceling / land consolidation experiences from the hosts, the National Land Service under the Ministry of Agriculture.

A one day field trip was organized, where Dotnuva, the project area for two of the Lithuanian pilots were visited together with the County Land Management Department of Marijampole County. In Marijampole, two on-going land consolidation projects were presented and explained. The delegation met and discussed with local stakeholders / participants as well as local and regional Government.

Furthermore, the delegation visited the State Enterprise Center of Registers (cadastre and registration agency) and was given a detailed introduction to the registration system and procedures in Lithuania. Finally, the delegation visited the State Land Survey Institute, where an introduction to the work especially in relation to land reform and land consolidation was given.

In the project inception report and the original work plan it was foreseen, that a second study tour should have been organized in Autumn 2008 to a Western European country with a successful tradition for implementation of land consolidation projects under a national program. It was proposed to go to Denmark. In the Mid-term Report (section 3.11) it was proposed by the contractor to cancel this second study tour because of severe budget constraints. It has unfortunately been necessary to make some cuts in the project budget in order to compensate for un-foreseen costs.



*Supervision of land planner by national experts (Calmatui pilot community – December 2008).*

## 4 RESULTS AND EXPERIENCES IN THE SIX PILOT COMMUNITIES

### 4.1 Introduction

Chapter 4 describes the results of the six pilot re-parceling projects. The location of the six pilot communities is displayed in figure 2. In section 4.2, an overview of results is presented. In the subsequent sections, the results and experiences are presented for each of the pilot communities individually. In section 4.9, the contractor will try to assess the results of the six land re-parceling pilots.

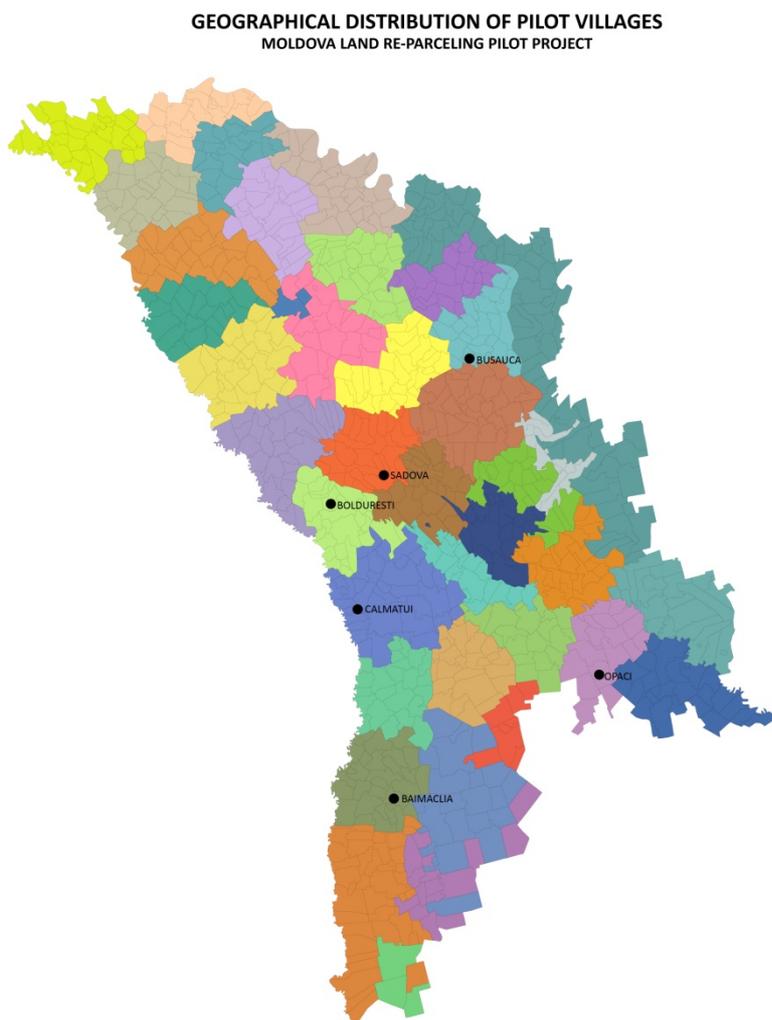


Figure 2: Location of pilot communities

### 4.2 Overview of project results

During the project, land re-parceling projects have been fully implemented from the beginning to the final registration of land transactions. More than **6.000** landowners have been involved in the process where in total **2.908** landowners participated in the project through selling, purchasing, exchanging or leasing land parcels. This is in total **40%** of all the identified

landowners in the six pilot communities. An overview of the project results in all six villages is available in figure 3.

In Bolduresti pilot community alone, 1.347 landowners participated in the project. The *Moldova Land Re-parceling Pilot Project* is so-far the biggest land re-parceling / land consolidation pilot project in the Eastern European region implemented through a voluntary approach. It has been a huge organizational challenge for the contractor to deal with this volume of landowners and land parcels in the short (18 months) project period. In fact, the field work only began in October 2007 and thus just lasted for 16 months.

Final Status of project	Busauca pilot site	Sadova pilot site	Bolduresti pilot site	Calmatui pilot site	Opaci pilot site	Baimaclia pilot Site	Total in all pilots
Total number of registered agricultural land parcels	3.011	5.922	6.006	2.022	5.626	4.204	26.791
Identified number of landowners	708	1.319	1.786	635	1.762	1.048	7.258
Number of landowners willing to participate based on interviews done Nov. 2007 – March 2008	426 (60%)	535 (41%)	1.202 (67%)	286 (45%)	589 (33%)	540 (52%)	3.578 (49%)
Number of signed re-parceling agreements	438	510	1.130	575	250	549	6.502
Number of transactions (buying-selling, exchange and heritage) fully registered as of 28 February 2009.	907	350	1.197	440	473	245	3.612
Number of reimbursed transactions.	773	350	1.180	410	450	160	3.323
Total area with changed ownership (hectars).	495,93	93,33	370,58	223,52	283,30	309,31	1.775,97
Number of parcels leased through the project.*	80	0	150	80	70	30	410
Total area leased through project (hectars)*	40	0	100	21	91	50	302
Total number of parcels participating in the project (change of ownership + lease)	987	350	1.347	520	543	275	4.022
Total number of participating landowners	578	240	1.270	430	240	150	2.908
Total number of participating landowners in % of all identified landowners	82%	18%	71%	68%	14%	14%	40%

\* estimated.

Figure 3: Final status of agreements and transactions.

Before the project there were in total 7.258 landowners with 26.791 land parcels in the six pilot locations. More than 6.000 landowner interviews were conducted in just four months (December 2007 – March 2008). Around half of the landowners (49%) indicated that they were willing / interested in participating in the re-parceling project (see Mid-term report, section 3.7.1).

As displayed in figure 3, the variation between the communities is huge when it comes to the level of participation. In Busauca as many as 82% of all landowners participated in the project, in Bolduresti, 71% of all landowners and in Calmatui 68%. The level of participation in these three pilot communities is amazingly high for a voluntary approach. In the other three pilot

communities, the participation is much less, 14% in both Opaci and Baimaclia and 18% in Sadova. The situation in each pilot is explained further in section 4.3-4.8.

#### Signed re-parceling agreements

When land re-parceling negotiations had been concluded with the individual landowners, the local land planners prepared a land re-parceling agreement that was then signed by the landowner (see example in figure 4). The re-parceling agreement form was developed by the contractor during the spring of 2008, and was based on experiences from similar pilot projects in Lithuania and Armenia. The agreement form is for each participating landowner filled in by the land planner with information on land parcels sold and bought (cadastral number and size of each parcel) and the value (market price) for each parcel sold and bought as agreed upon by the seller and the buyer.

In total **6.502** re-parceling agreements were signed by landowners in the six pilot communities. Again, the numbers vary considerably between the pilots. In Bolduresti (highest), 1.130 re-parceling agreements were signed. In Opaci (lowest), 250 were signed.

Acordul de Reparcelare a Terenurilor						Anexa 4	
Proprietar: <u>Celeonis SPC</u>					Nr. de serie: <u>1</u>		
Adresa: <u>Baimaclia</u>					Data completării:		
Nr. cadastral a parcelelor:				Suprafața (totală):		ha.	
Prin semnătura mea eu dau acordul să particip în Proiectul de Consolidare a Terenurilor Agricole.							
Proprietarul vinde (nr. cadastrale a parcelelor)	Suprafața (ha)	Prețul, (Lei)	Proprietarul cumpără (nr. cadastrale a parcelelor)	Suprafața (ha)	Prețul, lei		
<u>-2112 20 30059</u>	<u>0,86</u>	<u>4300</u>	<u>parcela 206</u>		<u>5000</u>		
<u>-2112 20 50050</u>	<u>0,43</u>	<u>2150</u>	<u>104</u>		<u>5000</u>		
<u>-2112 20 30098</u>	<u>1,94</u>	<u>9700</u>	<u>201</u>		<u>5000</u>		
<b>Vinde</b>		<b>Total</b>	<b>Cumpără</b>	<b>Total</b>			
		<u>3,23</u>					
		<u>16150</u>					
<b>Suprafața netă:</b>	Dimensiunea s-a mărit cu	ha.	<u>49 ha</u>	<b>Plata netă:</b>		Proprietarul va achita, net	
	Dimensiunea s-a micșorat cu	ha.				Lei <u>245000</u>	
Proprietarul garantează că parcelele enumerate vor fi vândute la prețul indicat.				Proprietarul garantează că parcelele vor fi cumpărate la prețul indicat.			
Remărci:							
Cererea de procurare se fixează după cumpărător dacă este acceptată către vânzător.							
Cererea se consideră nulă dacă vânzătorul nu acceptă cererea de cumpărare până pe data de:							
Data:	Localitatea:	<u>[Signature]</u> Semnătura proprietarului			<u>[Signature]</u> Planificator reparcelării terenurilor:		

Figure 4: Example of filled in and signed re-parceling agreement

#### Land transactions and transaction costs

The total number of registered land transactions in the six pilots is **3.612**. Again, there is a huge variation between the six pilots (see figure 3). In total, 3.323 land transactions were funded by the project through reimbursement of the costs to the buyers. The reason why not all transactions were reimbursed is that in some of the pilots transactions continued after the official finalization of the project on 1 February 2009. After this date it was not possible for the project to cover expenses.

In total in all six pilots, **1.776 ha** have changed owner through the project. In Busauca (highest), 496 ha changed owner. In Sadova (lowest), 93 ha changed owner in the project. Transaction costs are displayed in figure 5.

	Community	Total nr. of transactions	Extracts	Authentication	Registration	State tax	Heritage registration	Total sum, lei
1	Baimaclia	160	11107,14	2613,44	8711,48	1088,94	0	23521,00
2	Bolduresti	1180	55379,39	13030,44	43434,81	5429,35	1740	119014,00
3	Busauca	773	48541,61	11421,56	38071,85	4758,98	609	103403,00
4	Calmatui	410	25275,54	5947,19	19823,96	2477,99	0	53524,68
5	Opaci	450	10899,83	2564,67	8548,89	1068,61	8700	31782,00
6	Sadova	350	11430,61	2689,56	8965,19	1120,65	0	24206,00
		<b>3323</b>	<b>162634,13</b>	<b>38266,85</b>	<b>127556,18</b>	<b>15944,52</b>	<b>11049</b>	<b>355450,68</b>

Figure 5: Transaction costs (Exchange rate: 1 US\$ = 9,87 Lei).

The total transaction costs for the 3.323 transactions that have been funded by the project have been 355.451 Lei (36.013 US\$). (Also see section 3.8).

#### Lease agreements

It has been an integrated part of the project concept to apply and facilitate lease agreements in the final stages of the project (see Inception Report, section 2.3.13). The process is illustrated in figure 6. Facilitation of lease agreements has been targeted towards land parcels and landowners where change of ownership could not be agreed.

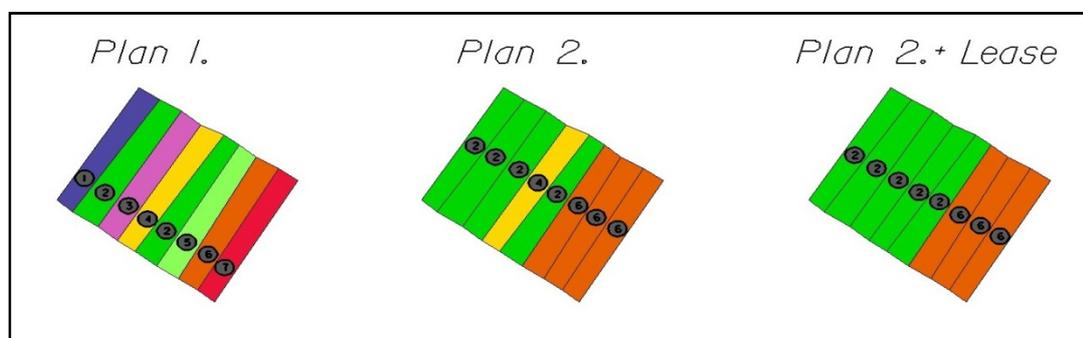


Figure 6: Re-parceling process: First change of ownership, then lease as supplement.

As mentioned in section 1 and section 3.8 there was not enough time to finalize all land transactions and/or facilitate the lease agreements before the official work of the local land planners finished by 1 February 2009. The contractor has been informed that in some of the pilots project activities have continued on a private initiative between the landowners and stakeholders. This gives a clear indication that the project has been important for the participants. Unfortunately, it also means that the volume of lease agreements can only be estimated. Based on the last information submitted by the local land planners, it is the assessment of the contractor that around 410 land parcels have been leased on long term lease agreements (more than 3 year lease period) in the pilot communities. It is estimated that around 300 ha is involved in these lease agreements.

### Impact on agricultural structures

The re-parceling projects in all six pilot communities have improved the agricultural structures through reduction of fragmentation of land parcels and enlargement of farm sizes. In sections 4.3 – 4.8 below examples of maps show the land ownership in parts of each of the pilot communities. It is easy to see on the before – after maps that the project will have a considerable impact on the agricultural structures in all six pilots. In figure 7, the reduction of fragmentation is illustrated in a quantitative way.

<b>Reduction of land fragmentation</b>	<b>Busauca pilot site</b>	<b>Sadova pilot site</b>	<b>Bolduresti pilot site</b>	<b>Calmatui pilot site</b>	<b>Opaci pilot site</b>	<b>Baimaclia pilot Site</b>	<b>Total</b>
Total number of participating landowners (incl. Lease)	578	240	1270	430	240	150	2908
Number of landowners participating through change of ownership	435	240	715	213	243	81	1928
Total number of participating landowners after the project	415	221	666	207	142	56	1707
Total number of land parcels owned by participating landowners before the project	1573	1171	2794	684	726	272	7220
Total number of land parcels owned by participating landowners after the project	1199	977	2061	517	563	198	5515
Average number of land parcels per participating landowner before the project	3.62	4.86	3.91	3.21	2.99	3.36	3.74
Average number of land parcels per participating landowner after the project	2.89	4.42	3.09	2.50	3.96	3.54	3.23

Figure 7: Reduction of land fragmentation in the pilot communities (Neighboring parcels calculated as one parcel).

Both the number of land parcels and the number of landowners is reduced considerably in all six pilots. In four of the six pilots, the average number of land parcels per participating landowner is reduced through the project. In total for all six pilots the total number of land parcels per owner is reduced from 3,74 before the project to 3,23 after the project. As mentioned, the total number of parcels has been reduced in all six pilots, in total from 7.220 parcels to 5.515 parcels. In two of the pilots, Opaci and Baimaclia (the two locations with the weakest results), the total number of land parcels is reduced but the average number of parcels per owner has increased. The reason for this is that the number of landowners has been reduced even more than the reduction in number of parcels. Figure 7 illustrates that it has been difficult for the contractor to describe the reduction of fragmentation alone in a quantitative way. The ownership maps (annexes 1-12) give evidence that the improvements of the agricultural structures are much higher than a reduction in average number of land parcels per owner from 3,73 to 3,23.

### **4.3 Busauca pilot community**

#### Background for land re-parceling

Busauca is located in Rezina Raion close to the Chisinau – Rezina highway, around 70 km north of Chisinau. The landscape is hilly. The average soil quality is around 48 soil points which is lower than the average for Rezina Raion (62) and the average of the country (63). Land

resources are intensively used in the community. The detailed background information about Busauca pilot community is available in the Mid-term Report, Annex 6 (May 2008).

In total 708 landowners were identified in Busauca with in total 3.011 registered land parcels. The average parcel size before the project was 0,50 ha. Average number of parcels pr. owner was 4,72. Only 9% of landowners lease out land parcels. Of the six pilots, only in Sadova fewer lease out land. It is thus a characteristic that most of the landowners farm their own land parcels and the agricultural structure in the pilot community is dominated by small scale family farmers.

90% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 60% of all landowners indicated during the interviews that they were interested in participating in the project. Most of them were interested in selling land parcels, some in exchanging and some in purchasing land parcels.

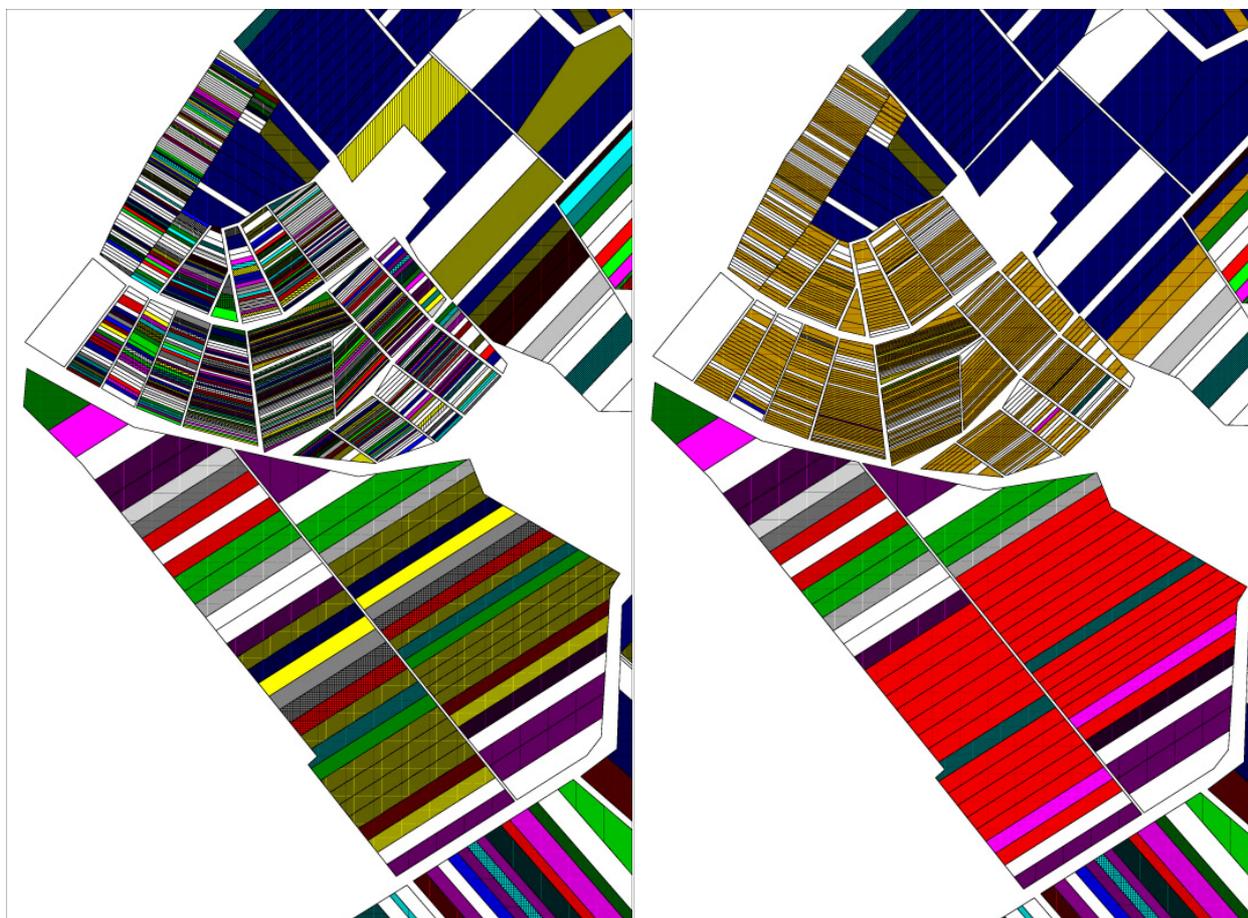


Figure 8: Landownership in part of Busauca pilot community before (left) and after (right) the project.

#### Land re-parceling plan

In total, 438 land re-parceling agreements have been signed in Busauca pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Busauca pilot community (annex 1). The landownership after the project is displayed in Plan 2 (annex 2). 578 out of the 708 identified landowners in Busauca have participated in the re-parceling project. This is as much as 82% of all and the highest of all six pilots. 987 land

parcels participate in the project through change of ownership and lease. 496 ha have changed ownership through the project. In figure 8 and 9 parts of the landownership maps before (Plan 1) and after (Plan 2) the project are displayed.

It is obvious that the agricultural structure in the community has been improved through the project. 578 landowners participated in the project. Of these, 435 with 1573 land parcels changed ownership to land parcels. After the project, 415 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 24% to 1199.

A part of the land ownership maps (Plan 1 and 2) is showed before and after the project in figure 8 and 9. It is obvious that many parcels have been amalgamated and therefore the agricultural structure has been strongly improved.

It is estimated that 80 parcels (covering 40 ha) have been leased on long term lease agreements through the project.

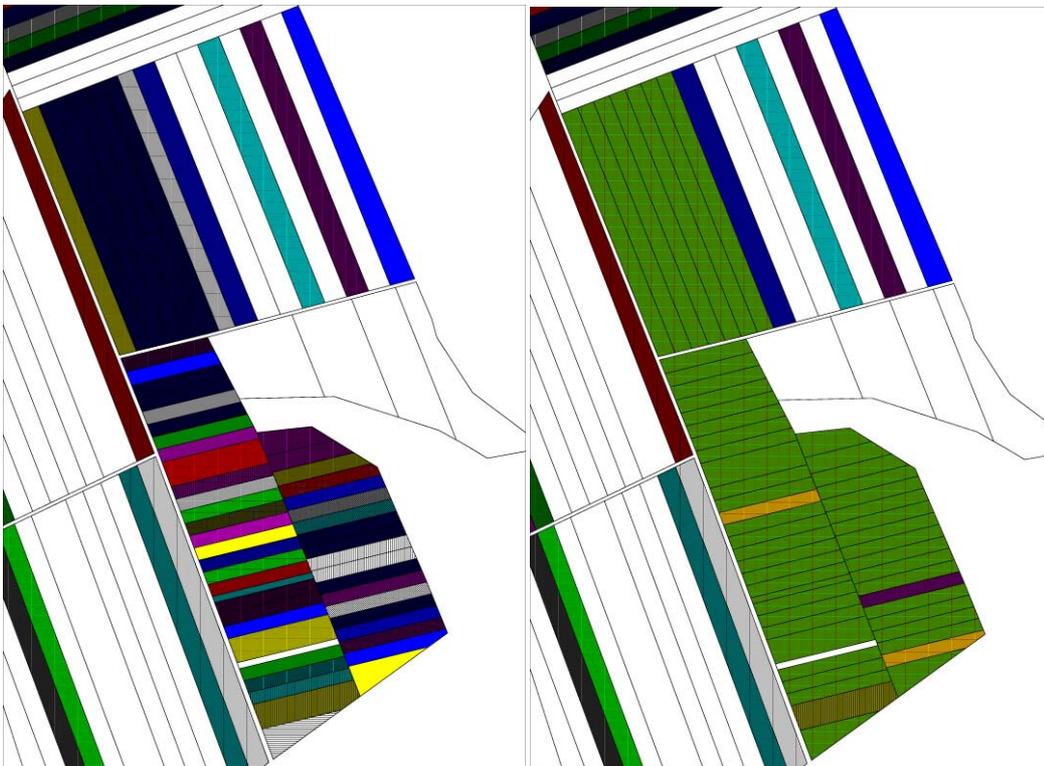


Figure 9: Landownership in part of Busauca pilot community before (left) and after (right) the project.

#### Land transactions

907 land transactions have been registered as part of the implementation of the land re-parceling project in Busauca. The transaction costs have been funded by the project for 773 transactions (see section 4.2).

The total transaction costs covered by the project in Busauca are 103.403 Lei (10.476US\$). The average cost pr. transaction is 134 Lei (13,6 US\$).

#### 4.4 Sadova pilot community

##### Background for land re-parceling

Sadova is located in Calarazi Raion, around 45 km northwest of Chisinau and 15 km from Calarasi. Almost half (46%) of the lands in the village is covered by forests. The average soil quality is around 59 soil points which is lower than the average for Calarasi Raion (50) and the average of the country (63). Land resources are intensively used in the community. The detailed background information about Sadova pilot community is available in the Mid-term Report, Annex 7 (May 2008).

In total 1.319 landowners were identified in Sadova with in total 5.922 registered land parcels. The average parcel size before the project was 0,21 ha which is the lowest of the six pilots. Average number of parcels pr. owner was 4,49. It is characteristic for Sadova that almost all of the landowners farm their own land parcels (very few parcels are leased out). The agricultural structure in the pilot community is almost completely dominated by small scale family farmers.

As many as 94% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 41% of all landowners indicated during the interviews that they were interested in participating in the project. Most of them were interested in selling land parcels, but also many were interested in exchange and some in purchasing land parcels.

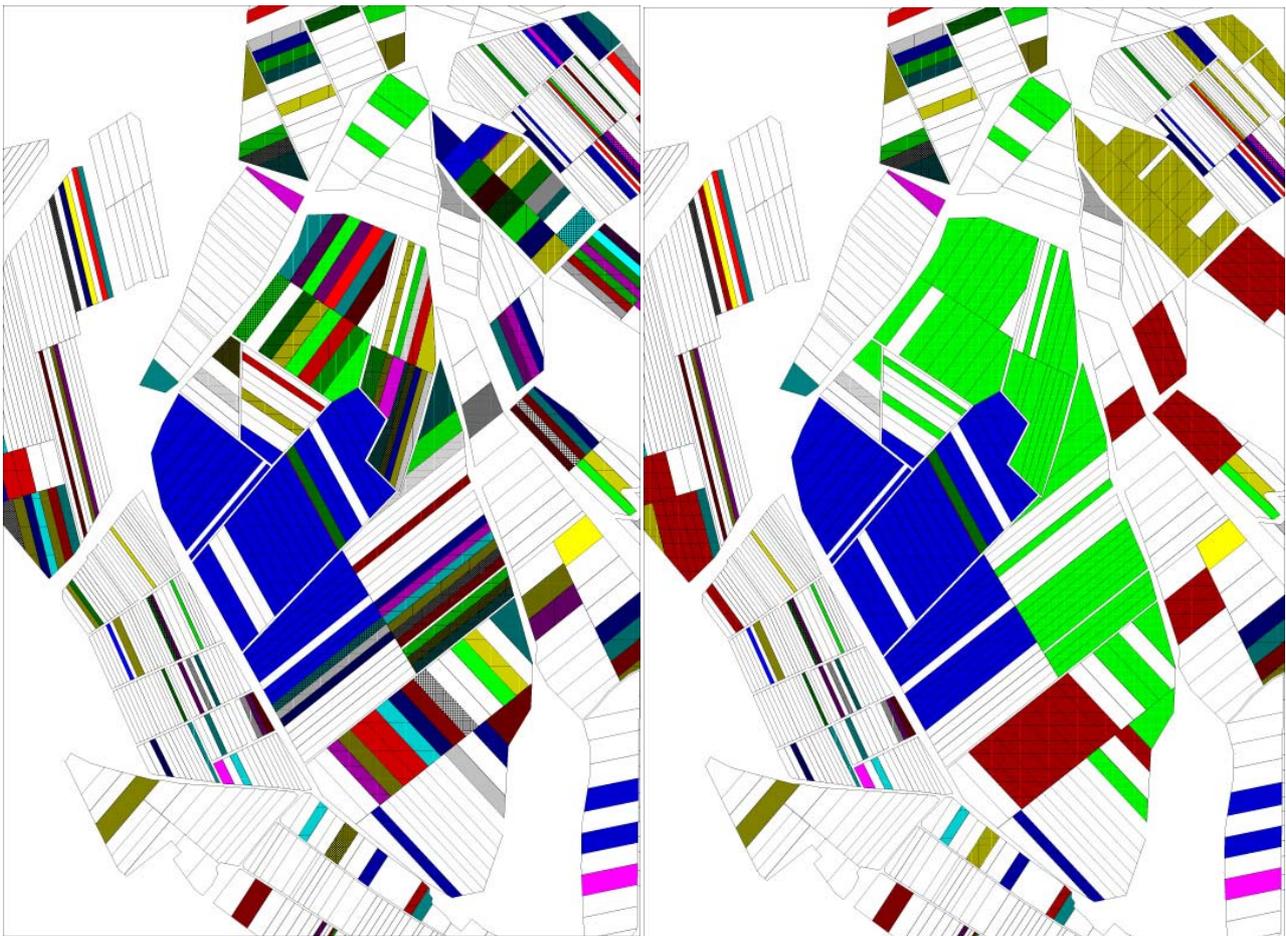


Figure 10: Landownership in part of Sadova pilot community before (left) and after (right) the project.

### Land re-parceling plan

In total, 510 land re-parceling agreements have been signed in Sadova pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Sadova pilot community (annex 3). The landownership after the project is displayed in Plan 2 (annex 4). 240 out of the 1.319 identified landowners in Sadova have participated in the re-parceling project. This is only 18% of all. 350 land parcels participate in the project through change of ownership and lease. 93 ha have changed ownership through the project.

The agricultural structure in the community has been improved through the project. As mentioned 240 landowners participated in the project. All these with a total of 1171 land parcels changed ownership to land parcels. After the project, 221 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 17% to 977.

A part of the land ownership maps (Plan 1 and 2) is shown in figure 10 and 11. It is obvious that many parcels have been amalgamated and therefore the agricultural structure has been improved.

In Sadova, as the only pilot, no parcels have been leased on long term lease agreements through the project.

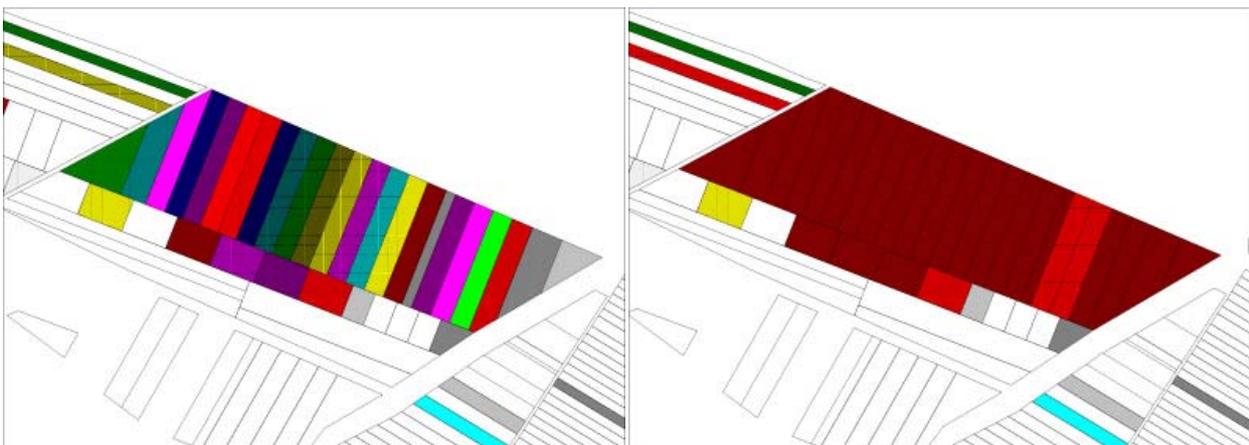


Figure 11: Landownership in part of Sadova pilot community before (left) and after (right) the project.

As mentioned, 41% of the landowners indicated that they were interested in participating in the project but only 18% actually ended up doing so. There are a number of reasons for this. The main reason is that geodetic mistakes have occurred during the land privatization process in the community in the 1990ties. For almost all of the areas of the community (cadastral massifs) the boundaries in the field are not in accordance with the layout of boundaries on the cadastral map. To really solve this problem it will be necessary to re-survey the parcel boundaries in most massifs in Sadova. This has been too time consuming and costly to be done in the re-parceling pilot project. In the 350 land transactions that have been implemented in Sadova, the cadastral agency (TCO) has accepted the change of ownership without the surveying. This has only been possible in cases where all parts have accepted the transaction. If the contractor had known about these registration problems in Sadova when the village was selected for the pilot project in September 2007, the contractor would have

recommended to the Technical Working Group not to select the village. Other villages were excluded due to the same reason during the selection process.

#### Land transactions

350 land transactions have been registered as part of the implementation of the land re-parceling project in Sadova. The transaction costs have been funded by the project for all 350 transactions (see section 4.2).

The total transaction costs covered by the project in Sadova are 24.206 Lei (2.452US\$). The average cost pr. transaction is 69 Lei (7 US\$).

### **4.5 Bolduresti pilot community**

#### Background for land re-parceling

Bolduresti is located in Nisporeni Raion, around 100 km west of Chisinau. Bolduresti primaria includes three villages. The average soil quality is around 70 soil points which is higher than the average for Nisporeni Raion (54) and the average of the country (63). The detailed background information about Bolduresti pilot community is available in the Mid-term Report, Annex 8 (May 2008).

In total 1.786 landowners were identified in Bolduresti with in total 6.006 registered land parcels. The average parcel size before the project was 0,29 ha which is the second lowest of the six pilots. Average number of parcels pr. owner was 3,36. It is characteristic for Bolduresti that a relative high number (46%) of landowners leased out land parcels.

78% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 67% of all landowners indicated during the interviews that they were interested in participating in the project. The majority of them were interested in selling land parcels, but also some were interested in exchange and some in purchasing land parcels.

#### Land re-parceling plan

In total, as many as 1.130 land re-parceling agreements have been signed in Bolduresti pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Bolduresti pilot community (annex 5). The landownership after the project is displayed in Plan 2 (annex 6). 1.270 out of the 1.786 identified landowners in Bolduresti have participated in the re-parceling project. This is 71% of all and the second highest of all six pilots. 1.347 land parcels participate in the project through change of ownership and lease. 371 ha has changed ownership through the project. In figure 12 and 13 are displayed parts of the landownership maps before (Plan 1) and after (Plan 2) the project. It is obvious that many parcels have been amalgamated and therefore the agricultural structure has been strongly improved.

It is obvious that the agricultural structure in the community has been improved through the project. 1270 landowners participated in the project. Of these, 715 with 2929 land parcels changed ownership to land parcels. After the project, 666 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 28% to 2117.

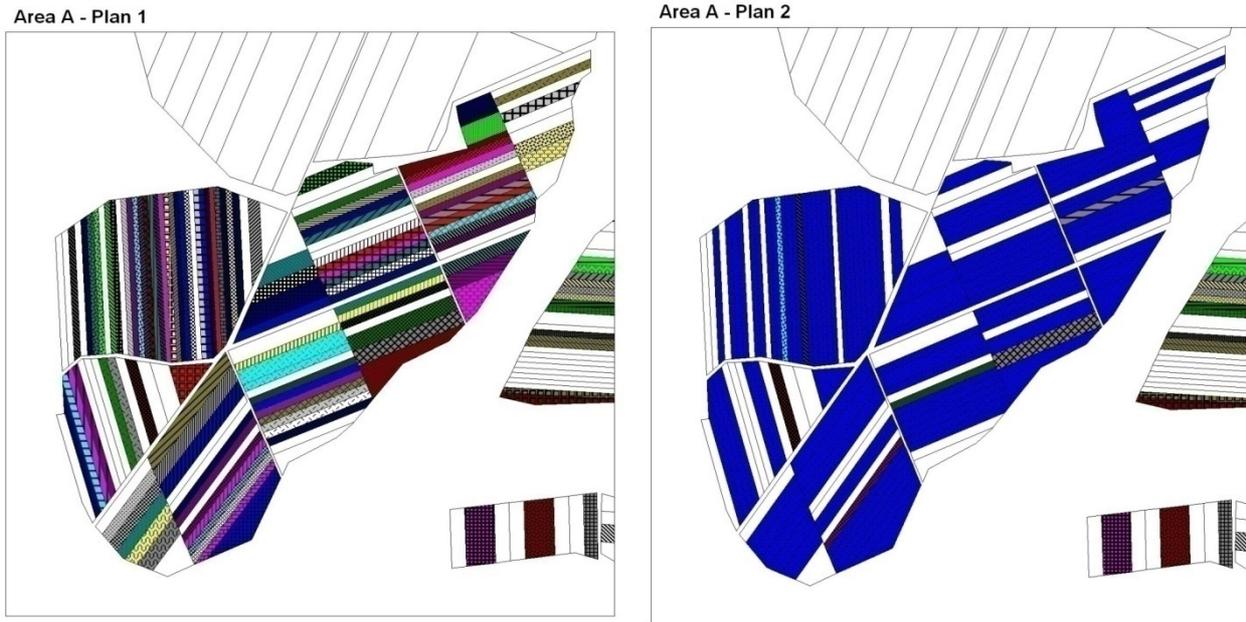


Figure 12: Landownership in part of Bulduresti pilot community before (left) and after (right) the project.

It is estimated that 150 parcels (covering 100 ha) have been leased on long term lease agreements through the project.

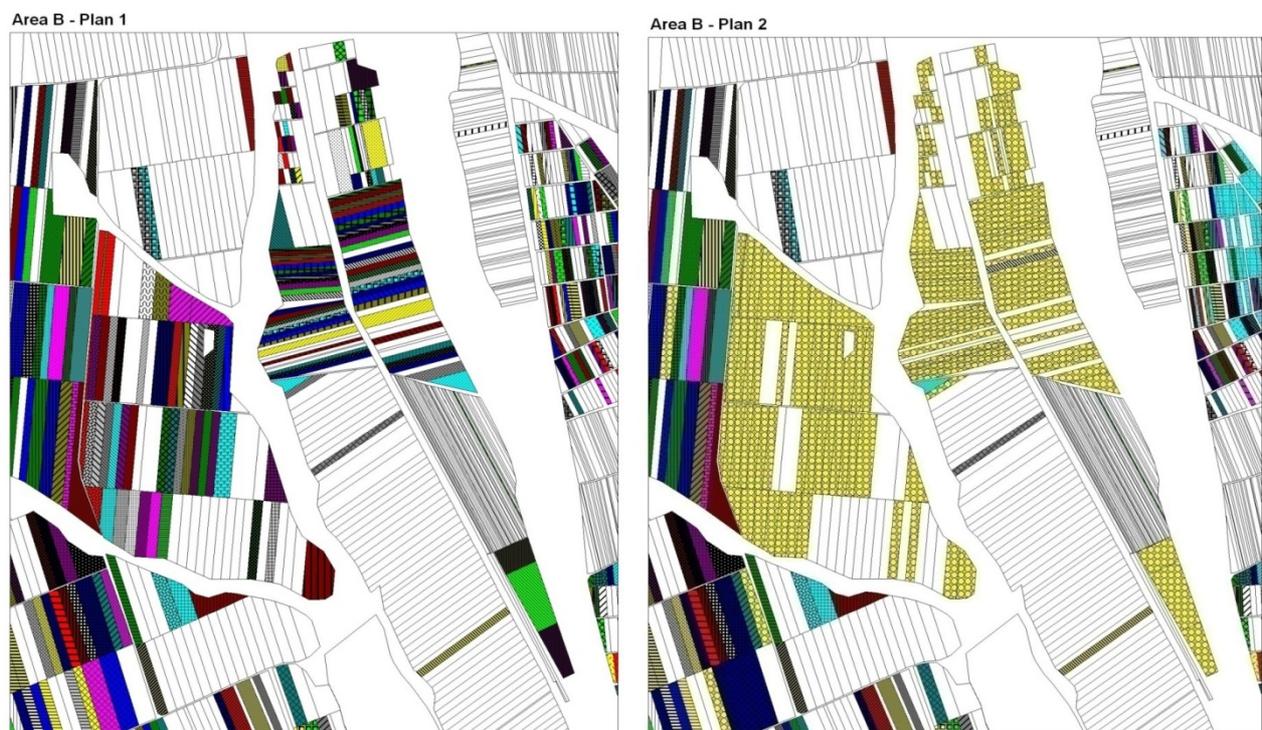


Figure 13: Landownership in part of Bulduresti pilot community before (left) and after (right) the project.

In Bolduresti, a part of the area of the community was covered by a non-productive orchard of 92 ha that had been partly cut down by the landowners before the beginning of the project. The area consisted after the land privatization of more than 500 land parcels. One of the local

farmers wanted to purchase the bloc of parcels and plant a new orchard. During the project, an area of 60 ha has been amalgamated through a combination of change of ownership and lease. The new orchard will be planted in the spring of 2009. This will contribute considerably to the agricultural development in the village. Before the project, the severe degree of fragmentation of land parcels hindered the land market to function. It was simply impossible for the farmer, who wanted to invest, to negotiate with 500 landowners. After the re-parceling project the normal land market will begin to work and the farmer can continue to buy parcels in the area as the owners are willing to sell.

#### Land transactions

1.197 land transactions have been registered as part of the implementation of the land re-parceling project in Busauca. The transaction costs have been funded by the project for 1.180 transactions (see section 4.2).

The total transaction costs covered by the project in Bolduresti are 119.014 Lei (12.058US\$). The average cost pr. transaction is 101 Lei (10 US\$).

### **4.6 Calmatui pilot community**

#### Background for land re-parceling

Calmatui is the smallest of the six pilot communities. It is located in Hincesti Raion west of Chisinau close to the Chisinau – Leuseni national road (continues to Romania). The village is bordering the river Prut (border to Romania). The average soil quality is around 59 soil points which is similar to the average for Hincesti Raion (58) and a little less than average of the country (63). The detailed background information about Bolduresti pilot community is available in the Mid-term Report, Annex 9 (May 2008).

In total 635 landowners were identified in Bolduresti with in total 2.022 registered land parcels. The average parcel size before the project was 0,40 ha. Average number of parcels pr. owner was 3,69. It is characteristic for Calmatui that a very high number (90%) of landowners leased out land parcels. This is the highest percentage of all six pilots.

75% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 45% of all landowners indicated during the interviews that they were interested in participating in the project. The majority of them were interested in selling land parcels, but also many were interested in exchange and some in purchasing land parcels.

#### Land re-parceling plan

In total, 575 land re-parceling agreements have been signed in Calmatui pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Calmatui pilot community (annex 7). The landownership after the project is displayed in Plan 2 (annex 8). 430 out of the 635 identified landowners in Calmatui have participated in the re-parceling project. This is 68% of all and the third highest of all six pilots. 520 land parcels participate in the project through change of ownership and lease. 223 ha have changed ownership through the project. In figure 14 are displayed parts of the landownership maps before (Plan 1) and after (Plan 2) the project. Many parcels have been amalgamated.

It is obvious that the agricultural structure in the community has been improved through the project. As mentioned, 430 landowners participated in the project. Of these, 213 with 684 land parcels changed ownership to land parcels. After the project, 207 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 24% to 517.

It is estimated that 80 parcels (covering 40 ha) have been leased on long term lease agreements through the project.

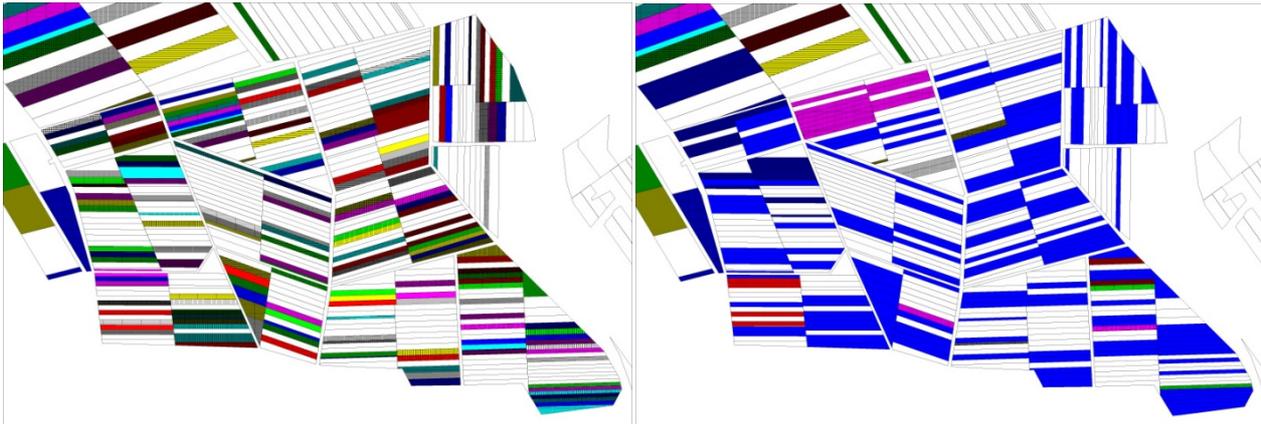


Figure 14: Landownership in part of Calmatui pilot community before (left) and after (right) the project.

#### Land transactions

440 land transactions have been registered as part of the implementation of the land re-parceling project in Calmatui. The transaction costs have been funded by the project for 410 transactions (see section 4.2).

The total transaction costs covered by the project in Calmatui are 53.525 Lei (5.423 US\$). The average cost pr. transaction is 131 Lei (13 US\$).

### **4.7 Opaci pilot community**

#### Background for land re-parceling

Calmatui pilot community is located in Causeni Raion 100 km southeast of Chisinau. The average soil quality is around 64 soil points which is similar to the average for Hincesti Raion (62) and the average of the country (63). The detailed background information about Bolduresti pilot community is available in the Mid-term Report, Annex 10 (May 2008).

In total 1.762 landowners were identified in Opaci with in total 5.626 registered land parcels. The average parcel size before the project was 0,60 ha. Average number of parcels pr. owner was 3,19 which is the lowest of the six pilots. It is characteristic for Opaci that relatively few of the landowners (26%) leased out land parcels.

80% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 33% of all landowners indicated during the interviews that they were

interested in participating in the project. The big majority of them were interested in selling land parcels, but also some were interested in exchange and some in purchasing land parcels.

#### Land re-parceling plan

In total, 250 land re-parceling agreements have been signed in Opaci pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Opaci pilot community (annex 9). The landownership after the project is displayed in Plan 2 (annex 10). Only 240 out of the 1.762 identified landowners in Opaci have participated in the re-parceling project. This is 14% of all and together with Baimaclia the lowest of all six pilots. 543 land parcels participate in the project through change of ownership and lease. 283 ha have changed ownership through the project. In figures 15-17 are displayed parts of the landownership maps before (Plan 1) and after (Plan 2) the project.



Figure 15: Land ownership and use in part of Opaci pilot community before (left) and after (right) the project (leased parcels with yellow frame).

The agricultural structure in the community has been improved through the project. 240 landowners participated in the project. All of these with 726 land parcels changed ownership to land parcels. After the project, 142 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 22% to 563.

It is estimated that 70 parcels (covering 30 ha) have been leased on long term lease agreements through the project.

It is obvious that the agricultural structure in the community has been improved through the combination of change of ownership and long term lease agreements.

There has in Opaci been many more cases than in the other five pilots where heritage ownership had to be registered before the land parcels could participate in a land transaction (see figure 5). Registration of heritage ownership is a relative long procedure involving the State notaries. In some of the communities including Opaci, they have hesitated to meet in the villages in a regular basis. The many heritage cases have complicated the re-parceling planning and been very time consuming for the local land planner. He has spend a lot of time on registration of heritage ownership that could have been better spend on the re-parceling planning itself.



Figure 16: Landownership in part of Opaci pilot community before (left) and after (right) the project (leased parcels with yellow frame).



Figure 17: Landownership in part of Opaci pilot community before (left) and after (right) the project. (leased parcels with yellow frame).

### Land transactions

473 land transactions have been registered as part of the implementation of the land re-parceling project in Opaci. The transaction costs have been funded by the project for 450 land transactions (see section 4.2).

The total transaction costs covered by the project in Calmatui are 31.782 Lei (3.220 US\$). The average cost pr. transaction is 71 Lei (7 US\$).

## **4.8 Baimaclia pilot community**

### Background for land re-parceling

Baimaclia pilot community is located in Cantemir Raion 140 km southwest of Chisinau. The average soil quality is around 66 soil points which is higher than the average for Cantemir Raion (54) and the average of the country (63). The detailed background information about Bolduresti pilot community is available in the Mid-term Report, Annex 11 (May 2008).

In total 1.048 landowners were identified in Opaci with in total 4.204 registered land parcels. The average parcel size before the project was 0,73 ha which is the highest of the the six pilots. Average number of parcels pr. owner was 5,08 which also is the highest of the six. It is characteristic for Baimaclia that relatively few of the landowners (25%) leased out land parcels.

79% of all landowners were interviewed during the first phase of the project (December 2007 – March 2008). 52% of all landowners indicated during the interviews that they were interested in participating in the project. The big majority of them were interested in selling land parcels, but also some were interested in exchange and some in purchasing land parcels.

#### Land re-parceling plan

In total, 549 land re-parceling agreements have been signed in Opaci pilot community. The land ownership of the participating landowners before the project is displayed in Plan 1 for Baimaclia pilot community (annex 11). The landownership after the project is displayed in Plan 2 (annex 12). Only 150 out of the 1.048 identified landowners in Baimaclia have participated in the re-parceling project. This is 14% of all and together with Opaci the second lowest of all six pilots. 275 land parcels participate in the project through change of ownership and lease. 309 ha have changed ownership through the project. In figure 18 are displayed parts of the landownership maps before (Plan 1) and after (Plan 2) the project. It is obvious that many parcels have been amalgamated and therefore the agricultural structure has been improved.

The agricultural structure in the community has been improved through the project. As mentioned, 150 landowners participated in the project. Of these, 81 with 272 land parcels changed ownership to land parcels. After the project, 56 of the participating landowners are still landowners in the village. Through the project, the number of land parcels was reduced with 27% to 198.

It is estimated that 30 parcels (covering 50 ha) have been leased on long term lease agreements through the project.

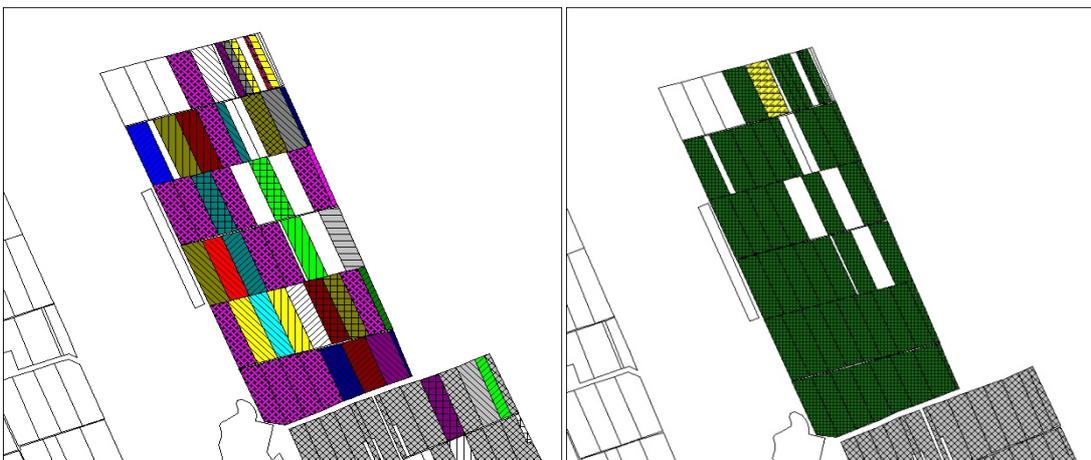


Figure 18: Landownership in part of Baimaclia pilot community before (left) and after (right) the project.

### Land transactions

245 land transactions have been registered as part of the implementation of the land re-parceling project in Baimaclia. The transaction costs have been funded by the project for 160 land transactions (see section 4.2).

The total transaction costs covered by the project in Baimaclia are 23.521 Lei (2.383 US\$). The average cost pr. transaction is 147 Lei (15 US\$).

There is not one single reason why the results in Baimaclia have been weaker than expected. One of the reasons are that the land market in the community is more "speculative" than in the other pilots. In some cases landowners have hesitated to sell land parcels in the middle of blocs of parcels that are already amalgamated because they think that in the future, the owner of the surrounding land will pay a price for the parcel that is much higher than the normal market price in the community. Another reason is that the community already had many land transactions before the beginning of the project. Thus, some of the land mobility was already spend before the start of the project (many of those who just wanted to sell already had done that). The secretaries of the local council have been key persons in relation to the registration of transactions. A third reason for the weak result is that the secretary in the community has been a bottle neck. She was replaced during the project period and it also took time before the new person knew about the project and registration procedures.

## **4.9 Assessment of pilot results**

### Landowner participation

It was expected and reported in the Mid-term Report (May 2008) that for all six pilot communities in average around half (49%) of all landowners would like to participate in the project. In total, 40% of all identified landowners have participated in the six pilots. It is the assessment of the contractor that this overall result of the project is very satisfactory. It doesn't come as a surprise that the actual number of participants is a little lower than the interest indicated during the landowner interviews. Some of the reasons for this are that in many cases in all six pilots there are situations where it has not been possible to accommodate the wishes of individual landowners through the re-parceling process. For example if they wanted to sell land parcels but no buyers were found or if they could not reach an agreement with the potential buyer about the price. In other cases, landowners and farmers have wanted to purchase very specific parcels, often neighboring their own parcels. If the specific owner did not want to participate, they also ended up not participating. As always, the most flexible landowners got the best solutions. There are also many cases where landowners that stated in the interviews that they were not interested in participating actually did (often because they saw how neighbors or relatives had benefitted from the project).

The level of participation in the three most successful pilots (Busauca, Bolduresti and Calmatui) is very satisfactory and much better than what could be expected from the beginning of the project. In all these three communities more landowners participate than expected based on the interviews. There are many very good examples of improved parcel structure in these communities through reduction of land fragmentation and enlargement of farm sizes.

In the other three pilot communities (Opaci, Baimaclia and Sadova), the results are substantially weaker than what could be expected before the beginning of the project and even after the Mid-term report (May 2008). As described in section 4.4 (Sadova), 4.7 (Opaci) and 4.8 (Baimaclia) there are some specific reasons for this.

In Sadova, the main reason for the weak result is the fact, that almost all land parcels are affected by geodetic mistakes and errors that have occurred during the land privatization in the community in the 1990ties. This has slowed down and made the re-parceling process very difficult in the community. In fact, if the contractor had known about the degree of geodetic mistakes at the start of the project, it would have been the recommendation to the Technical Working Group not to select Sadova as pilot community.

In Opaci, a main reason for the weak result has been the large number of parcels where the registered owner is deceased and a new owner (often the heir) is not registered. In total for all six pilots, 11.049 Lei have been spend to register ownership in heritage cases. Of these almost 79% (8.700 Lei) were spend in Opaci alone. The many heritage cases have complicated the re-parceling planning and been very time consuming for the local land planner. Thus he has spend a lot of time on registration of heritage ownership that could have been better spend on the re-parceling planning itself. On the other hand it has been impossible to avoid dealing with the heritage cases since registration of the present owner is a precondition for any further land transaction with a certain parcel.

There is, as mentioned, not only one single reason why the results in Baimaclia have been weaker than expected. One of the reasons is that the land market in the community is more "speculative" than in the other pilots. Another reason is that the community already had many land transactions before the beginning of the project. A third reason for the weak result is that the secretary in the community has been a bottle neck in the registration of transactions.

#### Project impact on the agricultural structures in the pilot communities

The full impact of the project on the agricultural development in the pilot communities will only be visible after 2-3 years and in some cases after an even longer period. Most of the land parcels where the ownership and / or user have been changed during the project will be used by the new owner / user from spring 2009. In some cases (e.g. in Bolduresti) farmers have bought a large number of land parcels with the intention to cut an old orchard and plant a new one (see section 4.5). This investment will have considerable positive impact on the development of agriculture in the community but only after 3-5 years when the new orchard produces fruit.

Through the project, the average number of land parcels per participating landowner has been decreased from 3,73 to 3,23 (see figure 7). However, it is the assessment of the contractor that the impact of the project is much higher than these figures indicate.

In many areas of the pilot communities the degree of fragmentation before the project was so severe that it hampered the development of a normal land market. If a farmer who wants to amalgamate parcels and enlarge the farm size has to deal with hundreds of landowners, he will often give up. But in the many cases where the fragmentation has been reduced in sub-areas of the communities, a normal land market will begin to function in the future. This is a very good example of the fact, that land re-parceling or land consolidation should not be implemented instead of normal land market development but as a supplement mainly in cases

where the degree of fragmentation is high, as it is the case in most villages of Moldova and in many countries in Central and Eastern Europe and CIS countries.

#### Quality of the re-parceling planning

As mentioned in section 4.2, it is the assessment of the contractor that the quantitative results of the six pilots (e.g. number of participating landowners and parcels) are satisfactory. It is much more difficult to assess the qualitative results of the project but. The pilots have been the first land re-parceling experiences in Moldova and none of the people (in Moldova) involved in the project had any experience in re-parceling planning before the beginning of the project. It has been the approach of the contractor that land re-parceling should be more than the sum of bilateral agreements. It is not so complicated to train the land planners in amalgamating the land parcels in big(ger) blocs of parcels in sub-areas with clearly defined design goals. It is much more difficult to train them how to find optimal solutions with landowners who don't want to sell but instead exchange parcels (e.g. reduce from three to one parcels and maintain the same size of owned land. In the future, the land planners will be able to do a more advanced (and complicated) land re-parceling planning.

#### Organization of the work

The project period has been 18 months with the field work in the pilots running for 15-16 months. It is the assessment of the contractor that this period has been too short.

The project implementation could also have benefitted very much from a permanent international expert staying in Moldova throughout the project period. It has been difficult for the TL and the other international experts to keep an overview of the project at all stages and times.

The situation is similar with the national experts. The project implementation would have benefitted from the support of at least one more national expert. It is a large task to keep track on and supervise six on-going pilots at the same time.

At the local level in the pilot communities it was the agreement between WB and MAFI that the ministry should appoint one person (counterpart) to take active part in the daily field work in the pilots. These persons were appointed at the beginning of the project but only in Sadova the person appointed worked in the community on a regular basis. Because of this, only the land planner employed by the contractor worked full time on the project at the local level assisted by the staff of the local council. It is the assessment of the contractor that the project results would have been better if two persons could have worked almost full-time in the village during project implementation.

## **5 RECOMMENDATIONS FOR CONTINUED LAND RE-PARCELING ACTIVITIES IN MOLDOVA**

### **5.1 Introduction**

In chapter 5, the contractor will give recommendations for different aspects of continued re-parceling activities in Moldova. As mentioned in chapter 1, the World Bank / SIDA has based on a request from the Government of Moldova decided to continue the re-parceling activities with the launch of 40 new re-parceling projects from spring 2009 also funded under RISP II. It is therefore very relevant to give practical recommendations based on results and experiences in the six re-parceling pilots.

### **5.2 Recommendations for the re-parceling process**

It is the recommendation that the continued land re-parceling shall be based on the same main concept as for the pilots – voluntary participation of the landowners, use of local land market price for transactions and a participatory and bottom-up approach.

Land re-parceling shall be seen as supplement tool for land market development – not instead of normal land market development. Thus, re-parceling projects can kick-start the local land markets.

It is important to see land re-parceling as an integrated part of local rural development as it has been done in the project but in the future it is recommended mainly to focus on agricultural development such as improvement of rural roads, irrigation and drainage.

As discussed in section 4.9, land re-parceling planning shall be more than the sum of bilateral agreements. Continued capacity building is extremely important for the success of the continued efforts.

It has been the experience of the project that successful re-parceling projects can only be implemented with strong support and commitment from the Mayor and the local council. Thorough discussions with the local government in the initial stages of new projects about their role and tasks in the project implementation are necessary.

It is the recommendation of the contractor that more human resources should be available for the project implementation both at national (national experts) and local level (land planners).

#### **5.2.1 Selection of re-parceling communities**

It is the experiences from the six re-parceling pilots that it is crucial for the final results of the project to select the best possible project locations. The six pilots were selected using 16 objective selection criteria to ensure selection of good pilots (see Inception report (November 2007), section 2.3.1). It is the assessment of the contractor that the selection criteria that have been used in the project have been very relevant. Almost the same criteria have already been used again in November-December 2008 for the selection of the 40 new land re-parceling project communities to be implemented from spring 2009.

It is at the same time the experience of the project that it is really important to check and validate the information collected on how each potential project community match each selection criteria. The weak project results in Sadova pilot community is as mentioned in section 4.4 mainly caused by the fact that almost all land parcels in the community are affected by geodetic mistakes that must be corrected before a re-parceling project can be implemented. When Sadova was selected for the project, the contractor had no knowledge about the degree of geodetic problems. Such knowledge would, as mentioned, have let to exclusion of Sadova from the shortlist of potential pilot locations. In villages with similar problems, the geodetic / register problems should be corrected before a land re-parceling project can begin, especially when the time and funds available for the project implementation is limited.

### **5.2.2 Framework principles to ensure that there are no adverse environmental impact from re-parceling projects**

The project has established framework principles to ensure that there has been no adverse environmental impact from the project activities (see Mid-term Report, section 3.2).

It is the recommendation, that the environmental Impact Assessment (EIA) screening checklist that has been elaborated and used in the project can be used also for the continued re-parceling activities. Protection of nature and environment through EIA screening of the projects is recommended to be an integrated part of future legal framework for land re-parceling in Moldova.

### **5.2.3 Training and capacity building**

Perhaps the single most important objective for the land re-parceling pilot project has been to train and build up capacity for implementation of land re-parceling projects in Moldova.

The basis for the training program has been the FAO training materials that has been elaborated based on experiences from similar pilot experiences in other countries in the region. As mentioned, the project has implemented the so-far largest land re-parceling / land consolidation pilots in the region. The many experiences from the six pilots will be of very high value for the continued activities in Moldova.

It is the assessment of the contractor that there will be a need for a new training program as an integrated component of the continued re-parceling this time building mainly on the experiences from the pilots supported by the FAO materials.

It is also the recommendation of the contractor that a Land Re-parceling Manual shall be prepared to give guidance to the many new people there are to be involved in re-parceling for the first time. The guidelines shall be practical guidelines on how to implement a re-parceling project step by step.

### **5.2.4 Public awareness campaign**

A public awareness campaign is an important part of any land re-parceling project. It is recommended to organize public meetings / workshops in future project communities at least at the beginning and at the end of projects. This will be a way to inform the stakeholders about the project objective and process.

However, the on-going information from the local land planners directly to the stakeholder through individual interviews and negotiations is just as important in order to ensure that all stakeholders and potential participants are informed about the project conditions. During the implementation of the six pilots, a brochure was prepared (annex 2 to the Mid-term Report). It is recommended to distribute similar brochures in future projects.

#### **5.2.5 The role of the local stakeholder committee**

The local stakeholder committees have played an important role in the project implementation, especially in order to build bridge between the local land planners and the individual stakeholders in the community. This “soft” task has been significant for the creation of trust in the project and the project team among the villagers. The committees have also played an important role in relation to the land valuation.

It is recommended in the same way to select local committees in future projects and to involve them as much possible in the project implementation.

#### **5.2.6 Preparation of ownership maps / Plan 1**

In the project, draft ownership maps (Plan 1) have been prepared in an analog way by giving serial numbers to the parcels belonging to each landowner. In the final stages of the project, digital ownership maps (Plan 1 and 2) have been prepared using Mapinfo GIS software. For the future re-parceling projects it is recommended only to work digitally and to prepare digital ownership maps from the beginning. It is the assessment of the contractor that the local land planners do not have the necessary skills and background to easily learn to use GIS software. Therefore, it is recommended to prepare all the maps in a national project unit.

A GIS software application to the Mapinfo software has been developed on the initiative of the contractor. It is the recommendation to develop this further and to use it for on-going monitoring and for final documentation of project results. It is also recommended to develop a GIS software application that will allow for a more automatic production of Plan 1 and 2 and other thematic maps.

#### **5.2.7 Stakeholder interviews**

Participation in the project has been completely voluntary for the stakeholders in the pilot communities. Therefore, it has been the concept to offer solutions to the landowners and farmers that they have found attractive. To be able to do that, it is essential to know in details how each stakeholder would like to participate in the project. The only way to do so is in a systematic way to interview all landowners and farmers about their interest in and wish for the project. This means in practice that the local team of land planners must discuss and negotiate with each individual person in details about which land parcels the person would be interested to sell, buy or exchange in the community. In the perfect world, even with the alternatives in order of priority. It is recommended to continue this approach for the future activities with detailed focus on the interests of the individuals.

#### **5.2.8 Local rural development issues**

It has been the approach of the pilot project to see the land re-parceling as an integrated part of local rural development. Re-parceling alone does not solve all the development constraints in the villages. It is very much recommended to continue this approach in the future.

In the pilot project, the local rural development was facilitated by the preparation of community area development plans (see Mid-term Report, section 3.7.2). These plans

consisted not only of topics related directly to agricultural development but also contained socio-economical issues. It is the experience of the project that some of the parties involved did not fully understand the need for development initiatives not related to land and agriculture. It is the recommendation of the contractor that future development plans prepared in conjunction with land re-parceling projects shall focus on land and agricultural issues (e.g. local rural roads, irrigation etc.).

#### **5.2.9 Approach for valuation of land in land re-parceling projects**

As it was described and discussed in section 3.5, the land valuation process was not fully implemented as otherwise expected. It was the intention of the contractor to use a more sophisticated valuation method. The contractor decided to abandon this approach during the process. First of all, the land market in the pilot communities was too weak (weaker than expected). Often there was only one buyer for each parcel offered for sale. In this situation, the more sophisticated valuation is useless and the price of the parcels has to be negotiated directly between the sellers and the buyers facilitated by the land planners. Secondly, the land planners did not have the technical background / necessary knowledge on land valuation to perform this task together with the Local Committee of Stakeholders.



*Apple harvest in Baimaclia pilot community (October 2008).*

It is the recommendation in the future to involve professional land valuers for the land valuation in re-parceling project and still try to apply the more sophisticated valuation methods (see section 3.5). It is the experience that the alternative of negotiating the price between the seller and the buyer parcel by parcel is limiting the outcome of the projects.

### **5.2.10 Registration and implementation of land re-parceling agreements**

Registration and implementation of the land transactions have been based on the so-called adjusted re-parceling transaction procedures based on the experiences from the LPSP project. The procedures have been further developed and a pragmatic approach was used allowing small differences between the pilots based on what could be agreed with counterpart such as Territorial Cadastre Office (TCO), the State notary and the secretary of the local council.

Hopefully, a legal framework for land re-parceling in Moldova will be in place (see section 5.3.2) within the next 2-3 years. These new provisions should also regulate and contain further simplified registration procedures. In the meantime, the next wave of re-parceling projects will most likely have to be implemented using the existing legislation. It is the recommendation that the now adjusted procedures are followed in the up-coming projects and that law provisions for land re-parceling are developed over the next two years.

### **5.3 Recommendations concerning the legal framework for land re-parceling**

It is, as mentioned, the recommendation of the contractor that the legal framework in Moldova is adjusted in order to simplify and make the project implementation more effective. This should be addressed through the adoption of legal provisions for land re-parceling but also through adjustment of existing legal framework.

#### **5.3.1 Proposed amendments of existing legislation to facilitate the re-parceling process**

According to the law on cadastre and real estate, each landowner must personally request extracts from the land registry. It has been the experience of the project that this has created bottle necks and slowed down the re-parceling process unnecessary. It is recommended that one person in the project community (e.g. the land planner or secretary of the local council) can obtain extracts and apply for registration of the new land ownership on behalf of all participants.

It is the experience that it has been difficult to get the State notaries to work on the pilot communities on a frequent basis in order to assist in the registration of heritage ownership. It is recommended to make it obligatory for the State notaries to have consultations in the project communities. This would be a simple and cost less way to ensure easier registration of heritage ownership in re-parceling projects.

Finally, it was identified as an obstacle in the project implementation that the law on local public administration only allows the local council to sell redundant roads at auctions. The law should be amended to allow that such roads (owned by the local council) in re-parceling projects can be sold to landowners with neighboring land parcels.

#### **5.3.2 Proposed general concept for land re-parceling legislation**

It is the project experience that even when using the adjusted re-parceling transaction procedures, the simultaneous implementation of so many (hundreds) land parcels is difficult without specific legal framework. It is especially problematic when land transactions are inter-dependant (e.g. exchange transactions or series of selling – buying transactions). In these cases, the re-parceling plan can fall apart as a house of playing cards if one transaction that leads to the next is not implemented.

It is recommended that the future re-parceling legal framework shall establish a land re-parceling procedure (describing which individuals that can take the initiative, responsible authorities and their tasks etc.) and ensure a smooth and cost-effective registration and implementation of land transactions.

It is recommended that the legal provisions shall ensure simultaneous implementation of the re-parceling plan with its inter-dependant transactions and agreements. It can be considered to introduce special land commissions, perhaps at regional level, that are empowered to take decision about a "judgement" that is the legal approval of the re-parceling transactions in the project community as one big "contract". In the case that all the transactions are approved by the judgement, the registration of new ownership in the land register and on the cadastral maps is only a technical issue. It is no longer a question whether the transactions will be registered.

## 6 PROJECT MANAGEMENT, COOPERATION AND REPORTING

### 6.1 Project management and cooperation

In general the organizational set-up for the project and cooperation between the main stakeholders (MAFI, CAPMU, NAGCC and the contractor) has worked out as planned in the project Inception Report (November 2007).

#### Cooperation with MAFI

The on-going cooperation between MAFI and the local team of the contractor has been going well in most periods. Regular meetings were organized, often on a weekly basis. During these meetings project progress and constraints for project implementation was discussed.

#### Meetings of Technical Working Group and high level Steering Committee

Meetings in the Technical Working Group (TWG) have been organized during all the missions of the international experts. The creation of the TWG has been a good tool to ensure coordination of project implementation.

The contractor proposed in May 2008 to MAFI to organize a first meeting in the committee to discuss the estimated increased transaction costs and the need for cooperation with the Ministry of Justice about bringing State notaries to the pilot communities to assist in solving the heritage registration. The first and only meeting in the high level steering committee was organized on 22 August 2008. The meeting was chaired by Minister Gorodenco. It was reported that project progress as well as constraints (the problems related to State notaries) was discussed together with the possibility of scaling up the land re-parceling activities in a number of new villages with funding from RISPII.

### 6.2 Project Staff

The contractor has in the reporting period implemented the project with the staff of local (village), national and international experts as planned and approved in the project Inception Report and adjusted in the Mid-term Report. The project implementation plan (annex 1 to the Mid-term report) was last revised in May 2008.

The contractor has reduced the input of the international land management expert and the international land valuation expert in order to allocate more time to the TL and has also included an international GIS expert to train and supervise the national consultants in the finalization of project maps (e.g. Plan 1 and 2) using Mapinfo GIS software.

### 6.3 Reporting

The contractor has prepared and submitted in total five project reports throughout the project period:

1. Inception Report (November 2007),
2. Progress Report (February 2008),
3. Mid-term Report (May 2008),
4. Progress Report II (September 2008) and
5. Final Report (March 2009).

All the reports are available from the project website: [www.re-parceling.md](http://www.re-parceling.md).



*In total five project reports have been prepared and submitted.*

## 7 CONCLUSION

The project has been implemented in accordance with the project Inception Report and slightly adjusted through the approval of the Mid-term Report.

The project has implemented the so-far largest scale land re-parceling / land consolidation pilots in any country in the region.

The pilot project has established a strong foundation for the continued land re-parceling activities in Moldova that have been decided by the World Bank to begin from spring 2009 after request from the Government of Moldova.

## LIST OF ANNEXES

- Annex 1:** Busauca Plan 1 (map of land ownership before the project)
- Annex 2:** Busauca Plan 2 (map of land ownership after the project)
- Annex 3:** Sadova Plan 1 (map of land ownership before the project)
- Annex 4:** Sadova Plan 2 (map of land ownership after the project)
- Annex 5:** Bolduresti Plan 1 (map of land ownership before the project)
- Annex 6:** Bolduresti Plan 2 (map of land ownership after the project)
- Annex 7:** Calmatui Plan 1 (map of land ownership before the project)
- Annex 8:** Calmatui Plan 2 (map of land ownership after the project)
- Annex 9:** Opaci Plan 1 (map of land ownership before the project)
- Annex 10:** Opaci Plan 2 (map of land ownership after the project)
- Annex 11:** Baimaclia Plan 1 (map of land ownership before the project)
- Annex 12:** Baimaclia Plan 2 (map of land ownership after the project)

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