



**Ministry of Agriculture
and Food Industry**

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

INCEPTION REPORT
November 2007

Rural Investment and Services Project II (RISPII)



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(Moldova Land Re-Parceling Pilot Project)

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WB Consultant: NIRAS AB
Sweden

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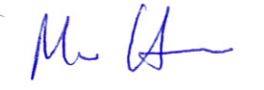
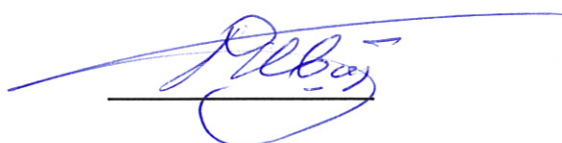
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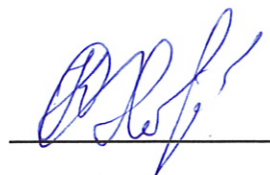
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Acronyms and abbreviations

| | |
|--------|---|
| 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 objective of the Inception Report has been to propose the details for the implementation of the World Bank and SIDA funded project: "Implementation of Land Re-Parceling Pilots in Six Villages". The technical assistance / project implementation has been awarded to a consortium consisting of Niras AB (lead)(Sweden) and Terra Institute Ltd. (USA) with sub-contractors ACSA (Moldova) and Orbicon A/S (Denmark).

The 18 month project period started 1. August, 2007, and the project will finish by 31. January, 2009. The inception period of the project has been the first three months of the project period.

A detailed plan for the implementation of the 17 project activities has been elaborated during the inception period. The organizational set-up for the project implementation has been put in place through contracting and appointment of project staff by the contractor and MAFI.

The main project activity in the inception period has been to finalize the selection of six pilot communities. MAFI had identified 100 candidate communities before the start of the project. 20 villages were shortlisted during July and August 2007. The 11 best villages were visited by the Technical Working Group (with participation of the international experts) and finally six communities were selected at the beginning of September 2007.

The concept for making cadastral data from the land register available for the project implementation in the pilot villages available has been developed in cooperation between MAFI, the Agency for Land Relations and Cadastre and the contractor during the inception period. The contractor has signed a contract with the Cadastre Agency and the data has been delivered. Preparation of ownership maps (Plan 1 maps) have been launched in the six pilot villages.

The project was officially launched at a project launch workshop in Chisinau on 10. October, 2007, with around 75 participants.

A project training program has been prepared and the first of five training seminars was organized on 10. October, 2007, with around 50 participants.

The next main activities in the pilot villages will be interviews of all landowners and stakeholders in the villages and elaboration of community area development plans. These activities will be launched at the second training seminar in November 2007.

1 INTRODUCTION

The present inception report proposes details for the implementation of the project *Implementation of Land Re-Parceling Pilots in Six Villages*, funded by the World Bank and SIDA. An international consulting firm will assist Government of Moldova (GOM) with the implement land re-parceling pilot projects in six villages in Moldova according to the Terms of Reference (ToR) for the project. The specific objectives of the pilots are to

- (i) test the demand and feasibility of land re-parceling with small landowners as the primary target group;
- (ii) use the pilot experience as the basis for designing a potential national-level approach, including techniques, resource requirements and legislative framework;
and
- (iii) assess the impact of re-parceling at the local level, including on land markets, agricultural production, and equity.

The principal implementing agency of the project is the Ministry of Agriculture and Food Industry (MAFI).

The main target group for the project is development of small and medium sized family farms (3-30 hectares). However, the project will be open for participation of all landowners, farmers and other stakeholders in the six pilot villages.

The technical assistance has been awarded to the consortium consisting of:

- *Niras AB*, Sweden, (leading partner),
- *Terra Institute Ltd.*, USA

with sub-contractors:

- *ACSA*, National Agency for Rural Development, Moldova,
- *Orbicon A/S*, Denmark

The project period is 18 month from 1. August, 2007 – 31. January, 2009. The inception period of the project has been the first three months of the project period (1. August – 31. October, 2007).

The project was launched during a short pre-project mission of the project manager (PM) and team leader (TL) in the period 1. – 4. July, 2007.

The first project mission took place in the period 27. August – 5. September, 2007, with the participation of the PM, TL and the international land management expert. The second project mission of the international experts was in the period 7. – 12. October, 2007, where the main project activities were the organization of a project launch workshop in Chisinau, the first project training seminar and the first village workshop.

This inception report follows basically the same lines of thought as the Niras Technical Proposal (dated January 2007), but has been detailed and adapted in accordance with the information gained during the inception period.

The World Bank / CAPMU is preparing terms of reference for a monitoring and evaluation project to be implemented in connection with the land re-parceling project. The monitoring and evaluation project is expected to assess the impact of the re-parceling, mainly in relation to the development of the local agricultural structures in the pilot villages. The contractor will make all information collected in the pilot villages available for the evaluator and cooperate in all possible ways.

2 DETAILED PLAN OF PROJECT ACTIVITIES

2.1 Introduction

In chapter 2, the detailed plan of all project activities will be presented. This will serve as the manual for the project implementation throughout the 18 month project period.

According to the Terms of Reference the project implementation will consist of 17 project activities / tasks (ToR, section F). These are:

1. *Finalize the selection of six pilot communities and ensure that they meet the selection criteria in the ToR (section D).*
2. *In cooperation with MAFI, establish the framework for a project steering committee.*
3. *Assist GOM in identifying international best practice for developing cooperation procedures for the project implementation (Between MAFI, other government agencies and local government).*
4. *Develop an overall concept for how data from the land register of the NAGCC can be made available for the field work in the pilot locations.*
5. *Establish framework principles to ensure that there are no adverse environmental impact from project activities.*
6. *Develop and carry out a training program.*
7. *Develop a public awareness campaign.*
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.*
9. *Review and if necessary revise ownership maps for the baseline situation in each village (prepare Plan 1).*
10. *Conduct preliminary investigations and prepare and disseminate area development plans for each site.*
11. *Develop and put in place an approach for valuation of land in the project areas.*
12. *Prepare and publish draft re-parceling design in each pilot village.*
13. *Prepare final re-parceling plans (Plan 2).*
14. *Develop and apply simplified procedures for registration and implementation of agreements.*
15. *Assist local stakeholders and landowners in registration process and obtaining of new land titles.*
16. *Organize two study tours in one western and one eastern European country with successful experiences in land re-parceling / land consolidation.*
17. *Describe implementation experiences and recommend national level approach.*

A *project implementation plan* has been elaborated during the inception period (see annex 1). This work plan gives the timeline of project activities, staff assignment and reporting and thus the overview of the project circle.

As mentioned in the introduction, this inception report follows basically the same lines of thought as the Niras Technical Proposal (dated January 2007), but has been detailed and

adapted in accordance with the information gained during the inception period. The experiences of the TL from similar pilot projects in Lithuania, Armenia and Croatia have been incorporated. This has also led to some adjustment of the proposed work plan and duration of some of the project activities.

The core activities of the field work of the project are (i) project activity 10 (preliminary investigations and development of area development plans in each pilot site), (ii) project activity 12 (draft re-parceling design) and (iii) project activity 14 (registration and implementation of agreements) together with project activity 15 (registration and obtaining of new land titles). These activities follow the sequence of the project implementation, from activity 10 to 12 and finally to 14/15. These are also the most time consuming activities of the project (for details see below in sections 2.3.10, 2.3.12, 2.3.14 and 2.3.15). This was for activities 10 and 12 not reflected very precise in the work schedule prepared by Niras in the Technical proposal from January 2007. In the newly elaborated *project implementation plan* (annex 1), these main project activities are allocated more time than previously foreseen (5 month for activity 10, 5½ month for activity 12 and 5 month for the implementation part of activity 14/15).

2.2 Project activities implemented during the inception period.

During the inception period (1. August – 31. October 2007) the project implementation has been prepared. The main project activity has been activity 1) *Finalize the selection of six pilot communities and ensure that they meet the selection criteria in the ToR*. In addition project activities 2, 3, 4 and 8 have been implemented together with the preparatory part of activity 6 (training program). Activity 7 (public awareness campaign) has been launched during the inception period and will continue through-out the project period (see the respective sections below). Activity 8 (assist in establishing local stakeholder committee) has also been implemented in all the six pilot communities during the first village project workshops in October 2007. Finally activity 9 (preparation of ownership map – Plan 1) and activity 10 (Preliminary investigations and preparation of area development plans) were launched at the end of the inception period (during the mission of the international experts in the period 7-12 October, 2007).

The main result of the work during the inception period has been the final selection of six pilot communities and the establishment of the project organization. Further has the inception period provided the necessary knowledge and understanding of context and key issues and resulting adjustments and fine tuning of the project implementation plan presented in this report.

2.3 Project activities

In the following sections of this chapter 2, each of the planned project activities (1-17) will be described and explained in details. The main purpose is to turn the proposed approach into operation and provide a practical guide for the implementation with specified roles and contributions for the involved institutions and individuals.

2.3.1 Project activity 1: Finalization of the selection of pilot communities

The selection of 6 very suitable pilot communities is crucial for a successful implementation of the project. This first project activity was started by MAFI before the beginning of the project, 1. August, 2007.

Criteria and process for selection of pilot communities

The Terms of Reference for the project (section D) specifies 15 criteria of importance for the selection of the six pilot communities. These are, not in order of priority:

1. *Existence of family farms with potential for commercial farming and a desire to form contiguous parcels and eventually enlarge the farms.*
2. *Fragmentation of parcels.*
3. *An existing land market (presence of both potential sellers and buyers).*
4. *Current and reliable land price information, or a robust alternative for valuing land.*
5. *Public land available (through sales and exchange) to catalyze the process.*
6. *A relatively small number of absentee owners.*
7. *A high level of completion of land reform / privatization and registration of land.*
8. *A relatively high level of satisfaction among local landowners and stakeholders with the privatization process and outcome.*
9. *Few land disputes and no problematic ones.*
10. *Soil with good potential for agricultural production.*
11. *Location within a designated economic growth area of the country (land re-parceling can be linked to other development activities, including locations participating in other RISP-II components).*
12. *Existence of digital cadastral maps and other thematic maps.*
13. *Plans / measures for sustainable local rural development and infrastructure improvement.*
14. *Initiative and commitment from local government, including the willingness and capacity of the Mayoralty Secretary to provide notary services for a reduced fee.*
15. *Potential availability of local expertise in land re-parceling design and land use planning (e.g. former staff of the USAID LPSP project or government Planning Institute for Land Management).*

Prior to the first mission of the PM and the TL during 1. – 4. July, 2007, the selection process was started by MAFI. The Council in each raion was by MAFI during the spring 2007 invited to propose each three candidate locations for the pilot communities of the project. According to MAFI, the raions were asked to appoint the candidate communities based on the above mentioned criteria in the ToR. through this process, a list of 100 candidate communities was elaborated. Subsequently and still prior to the project start, MAFI prepared a so-called "short-list" of 17 villages based on the list of 100 villages / communities. A document was prepared to try to show how these 17 communities meet the selection criteria.

During the July mission of the PM and TL the procedure for the finalization of the selection process was agreed with MAFI (note dated 9. July, 2007, included as annex 2). The main steps agreed to do before the first official project mission 27. August – 5. September, 2007, were to:

- *Ensure an open and transparent selection process.*
- *Add additional criteria for the selection.*
- *Amend the so-called "short-list" with additional villages from the initial list of the 100 villages in order to be sure to have enough good villages on the shortlist before the final selection.*
- *Collect more detailed information about the shortlisted villages.*
- *Develop an evaluation method to rate the villages against the criteria.*

- *Visit each of them to validate the collected information and (if necessary) add additional information / description of the situation in the village.*

Additional criteria

The PM and TL together with MAFI project coordinator, Mr. Horjan and deputy TL, Mr. Sevcenco and staff from ACSA (sub-contractor) visited during 3. July, 2007, two of the 17 candidate villages on the first shortlist; Opaci village and Tocuz village, both in Causeni raion, to get first hand information and to validate the collected information on how these villages meet the selection criteria. The team met with the Primaria and staff at the Primaria's office in both villages together with the head of the Department of Agriculture and Food Industry in Causeni raion and local farmers.

During this visit, it became clear to the contractor, that it will be necessary to add an additional criteria for the selection and also to collect more detailed information on how the shortlisted villages meet the criteria.

In Tocuz village it turned out that there is an unclear situation in relation to land ownership / use of parcels. During the privatization, the villagers each were allocated one parcel of arable land, one parcel of orchard and one parcel of vineyard. However, the villagers decided to further sub-divide the parcels after species of trees and type of grapes. This has resulted in the present situation where each landowner use 3-4 parcels of orchard (e.g. apple, plum and pear) and 3-4 parcels of vineyard. This was never registered on the cadastral maps and in the land register. Before a land re-parceling project could begin in the village, it would be necessary to register the actual situation with the high degree of fragmentation or alternatively to agree with the villagers that they should go back to using the land parcels which they have the title to. In Tocuz village around 800 hectares are affected by this problem. In relation to the selection of pilot communities, such an unclear situation should be avoided.

The collected information to assess to which degree the 17 already "short-listed" villages meet the selection criteria did not indicate this serious situation. Therefore more detailed information was necessary in form of a short description of the actual situation in relation to unclear ownership to the land parcels.

During discussions in Opaci and Tocuz villages, it was confirmed to the contractor that many villages in Moldova are dominated by big corporate farms that use (mainly through lease agreements) from 300 – 2000 hectares or more, often in more than one village. Development of private family farms, which are the main target group of the land re-parceling project, is very difficult in villages dominated by such corporate farms. Therefore an additional selection criteria has been added in agreement with MAFI:

16. Absence of big corporate farms in the village.

Method to rate the proposed villages against the criteria

It is the assessment of the contractor that all the selection criteria are not equal important for the selection of the best possible pilot communities (e.g. existence of family farms with potential for commercial farming is more important than the availability of a public land reserve, because it can be expected that many landowners will be willing to sell their land since it is not important to them and they are not engaged in farming activities).

The contractor has together with MAFI developed an evaluation sheet in order to be able to evaluate to what extent the villages match the now 16 different selection criteria. The candidate villages can score up to 100 points on 11 different issues. For some issues in the interval 0-15 (the most important issues) for other issues in the interval 0-10 or 0-5. The

evaluation process has been carried out by the established Technical Working Group (see section 2.3.2). It has been the intention to make the evaluation as thorough and objective as possible but also taking into consideration that limited time has been available. It was important for both the contractor and MAFI to finalize the selection process during the first official mission of the international experts (August-September 2007) in order to launch the project activities in the field and not delay the project implementation.



Discussions in Alunis village during selection of pilot villages.

Finalization of the selection process

During July and August, the activities agreed on the July mission of the PM and TL were carried out by MAFI together with ACSA. At the beginning of the first official project mission of the international experts on 27. August, 2007, a second shortlist of 20 candidate villages had been prepared by MAFI and ACSA, who also had visited the shortlisted villages to validate the collected information and to collect further information when necessary.

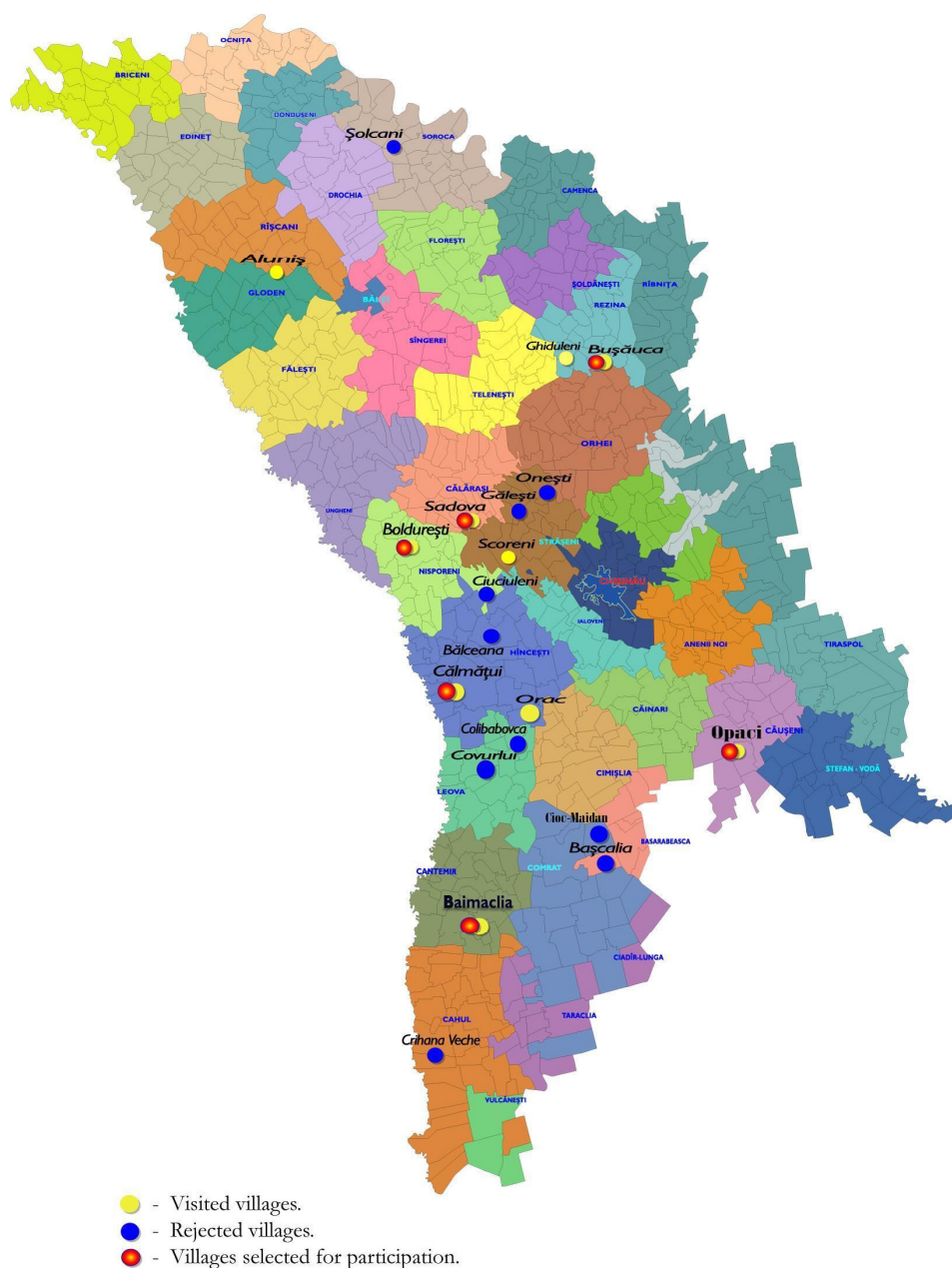
The Technical Working Group of the project (see section 2.3.2) met on 29. August 2007, and evaluated the 20 villages shortlisted with the use of the above mentioned evaluation sheet. Filled in evaluation sheets for each of the 20 villages are available in annex 3. The location of the villages is shown on figure 1 (Moldova map).

During the evaluation process, five villages were excluded from the shortlist, either because of a) a large number of land disputes / geodetic errors and / or b) very large number of absentee owners and / or c) lack of interest and commitment from local government.

The 11 best villages were selected and visited again by the Technical Working Group during four days of the mission.

4 October, 2007.

Moldova Agricultural Land Re-Parceling Project



It was the intention to try to select six village in different geographical areas of the country, two in the Northern raions, two in the Central raions and two in the Southern raions. However, only one village in the Northern raions has been selected. The reason for this is that only four villages were shortlisted in the North. Two of these were excluded from the list during the evaluation process and the remaining two were neighbouring villages that used to belong to the same Primaria. The best of these two villages was selected in the North together with three villages in the Central raions and two in the Southern raions.

The Technical Working Group made the final evaluation and selected the six best villages on 4. September 2007 and they were confirmed by Minister Gorodenco at a meeting on 5. September, 2007. The selected villages are:

- *Busauca village, Rezina Raion (North)*
- *Sadova village, Calarasi Raion (Central)*
- *Bolduresti village, Nisporeni Raion (Central)*
- *Calmatui village, Hincesti Raion (Central)*
- *Opaci village, Causeni Raion (South)*
- *Baimaclia village, Cantemir Raion (South)*

2.3.2 Project activity 2: In cooperation with MAFI, establish the framework for a project steering committee.

A high level Project Steering Committee has been established according to Governmental decision no. 416 of 17. April, 2007 (see annex 4), to ensure a smooth implementation of the project, and to coordinate the interest of the different line ministries. The committee is chaired by Mr. Anatolie Gorodenco, Minister of Agriculture and Food Industry. This high level steering committee has (as of October 2007) not yet met, but the Minister has informed the members about the project and start up of project activities.



Meeting in the Technical Working Group for selection of pilot villages.

To supervise and coordinate the practical project implementation, a Technical Working group has been established by order of Minister Gorodenco (see annex 5). Members of the working group are key experts from MAFI and the contractor. The working group is chaired by Mr.

Stefan Calancea, Deputy Minister of Agriculture and Food Industry. The Technical Working Group has met twice during both missions of the international experts in the inception period (August / September and October 2007). The Working group is coordinating the on-going project activities between the contractor and MAFI. Between the missions of the international experts, the local members of the working group meet regularly every Monday to coordinate the activities of the week. The working group played a key role during the finalization of the selection of the pilot communities (see section 2.3.1). It is the assessment of the contractor that the establishment of the Technical Working Group will be a very important tool for the on-going implementation of project activities (also see section 2.3.3 and chapter 3). Good working relations have been established between MAFI and the contractor during the inception period. The work in the Technical Working Group has contributed considerable to this.

2.3.3 Project activity 3: Assist GOM in identifying international best practice for developing cooperation procedures for the project implementation (Between MAFI, other government agencies and local government.)

The procedures for cooperation between the major project stakeholders (MAFI, Cadastre Agency and local government) have been identified during the inception period based on experiences from other similar international projects. A number of initiatives have been put forward to ensure a smooth project implementation and cooperation between the main stakeholders.

A high level Project Steering Committee (see section 2.3.2) has, as mentioned, been established with representatives from the different relevant government institutions to ensure the overall coordination of the project implementation.

The daily work is coordinated through the established Technical Working Group (see section 2.3.2).

A memorandum of understanding for the cooperation between MAFI and the Agency for Land Relations and Cadastre has been concluded (see section 2.3.4) and the contractor has subsequently signed a contract with the Cadastre Agency for purchase of cadastre data and register information.

At the regional level, the Raion Agricultural Departments have been involved in the selection of the pilot villages (see section 2.3.1). The deputies of these departments are normally responsible for land re-parceling activities in the raion and will act as liaison between the raion administration and the project implementation. Staff from the involved raions is participating in the training seminars (see section 2.3.6).

Support and initiative from the Primaria's office in the six selected villages is crucial for a successful project implementation of the pilot activities in the villages. This has been one of the most important criteria for selection of the villages (see section 2.3.1). To ensure the good cooperation with the Primaria's office in the six villages, the contractor has signed an agreement of cooperation with each of the Primarias. This took place at the project launch workshop in Chisinau on 10. October, 2007. An example of the six identical agreements is included as annex 6 to this report. The agreement specifies the task and responsibilities of both the Primaria's office and the contractor in relation to the project implementation in the village.

A national project office has been established in the MAFI building in Chisinau (room 303) to ensure the daily coordination of activities between MAFI and the contractor. The deputy team

leader, working full time on the project, is based here during the project period together with the project assistant.

In each of the pilot villages, a local project office is established during October – November 2007. These local offices will be the base for the three local team members (see chapter 3) throughout the project period and serve as a focal point for the project in the village where the villagers, landowners and farmers can get in contact with the project team. The local offices are being equipped with telephone, fax, PC and printer by the contractor.



The contractor signed an agreement of cooperation with the Primaria from each pilot village during the Project Launch Workshop on 10. October, 2007.

2.3.4 Project activity 4: Develop an overall concept for how data from the land register of the NAGCC can be made available for the field work in the pilot locations.

The overall concept for making data from the land register available for the project has been developed during the inception period. The Land re-parceling process shall be based on reliable and up to date cadastral information provided by the Agency for Land Relations and Cadastre (NAGCC). A memorandum of cooperation was already concluded between MAFI and NAGCC before the start of the project in August 2007 according to which NAGCC is obliged to provide the contractor with the required information.

The cadastre agency owns digital cadastral maps in MapInfo format, while registration data are provided in ArcView format. These two formats are not directly compatible to each other. This means that updated information cannot be reflected in both databases automatically.

Therefore, identification of the ownership of land parcels will have to be done manually. The contractor (Niras) has in October 2007 signed a contract with NAGCC for purchase of cadastral maps (printed and in electronical form) and register information from the land register. These data will be used to prepare ownership maps (Plan 1) for each pilot village (see section 2.3.9).

Cadastral data on pilot locations are available digitally and as a hard copy. Digital maps in MapInfo format and registration records in excel format is being provided on CDs. Hard copy maps has been printed out for each village separately. NAGCC has provided the plots of cadastral maps in scale 1:2.000 and plotted in A0 and A1 format. The six pilot villages are covered by 149 cadastral sectors. In total 60-70 maps in A0 and A1 format have been plotted. The land parcels on the maps are marked by the last 3 digits of the (10 digit) cadastral code as the first 7 digits (raion, zone, massif and sector) are the same for all parcels on one sheet.

2.3.5 Project activity 5: Establish framework principles to ensure that there are no adverse environmental impact from project activities.

The main objective of the project is to contribute to the development of the agricultural structures in the pilot sites through reduction of fragmentation of parcels, enlargement of farm sizes and development of the family farms. All countries in Western Europe have been through the same process since the end of World War II. The result in most countries has been agricultural structures that can compete in a globalizing economy. However, a side-effect in many countries has been a decline in valuable types of nature and loss of biodiversity.

It is very important to avoid that the re-parceling pilots can lead to a similar development in the pilot villages. Framework principles will be established to ensure that there are no adverse environmental impact from project activities. The project activity shall have as an output that the field teams in each village can prepare simple, low cost and quick environmental impact screenings (EIS) as an integrated part of the project activities in the pilot villages. This activity will be implemented together with the elaboration of a community area development plan for each pilot (see project activity 10, section 2.3.10).

According to the ToR for the project and also the Technical proposal presented by Niras (January 2007) it was foreseen that activity 5 was to be implemented during the inception period. The EIA is closely related to the up-start of the field activities in the six pilot sites, which has only just been started at the end of the inception period. Therefore, the activity will be implemented immediately after the inception period between November 2007 and February 2008. An international EIA expert will together with the TL be responsible for the activity, that will be carried out by each field team together with project activity 10.

The international EIA expert will at the second training seminar in November 2007 (see section 2.3.6) provide training and guidelines / checklist for assessment of the environmental impact of project activities. The expert will evaluate and supervise the activities at a second mission scheduled for January 2008.

2.3.6 Project activity 6: Develop and carry out a training program.

A well prepared training program is an essential precondition for successful implementation of land re-parceling projects in six villages in Moldova. According to Terms of Reference (section F) task (activity) 6 of the project is to *Develop and carry out a program of training for Moldovan counterparts and team members*. Again according to Terms of Reference (section

G), the training program is supposed to be developed as part of Group 1 activities immediately after the inception period. The contractor has however, developed the training program already during the inception period of the project. This has made it possible to carry out the first training seminar immediately after the recruitment / appointment of the six field teams in October 2007. The first training seminar was held on 10. October, 2007, in connection with the project launch workshop with a total of 50 participants.

The training program is based on international best practice for implementation of land re-parceling / land consolidation pilot projects. The Food and Agriculture Organization of the United Nations (FAO) has prepared training materials for land consolidation pilot project. The training materials (text part and powerpoint presentations) are based on experiences from land consolidation pilot projects in Lithuania and Armenia prepared by David Palmer, FAO Land Tenure Service, with assistance from the team leader.

Concept and target group for training program

It is not the intention of the contractor to carry out a regular training needs assessment (TNA) as part of the project. The reason for this is, that the contractor (Orbicon) has experience in implementation of similar land re-parceling / land consolidation projects and the connected training and capacity building from similar projects in Lithuania, Armenia and Croatia.

The Ministry of Agriculture and Food Industry (MAFI) has expressed an interest in extending the training program to involve not only the directly involved stakeholders and institutions. The background for this is a wish from MAFI to train as many as possible for the planned future scaling up of the pilot activities to a national land re-parceling / land consolidation program.

Two different target groups have thus been identified for the training:

- Staff at institutions and counterparts directly involved in the implementation of the six land re-parceling pilot projects.
- Staff from local and central Government not directly involved in implementation in the six pilot locations (e.g. staff from Raion Agricultural Departments in raions not selected for the pilots).

Training and supervision of directly involved stakeholders and counterparts

The training will be carried out through a combination of class room training and on-going supervision of the field teams. The class room training will be given by the international experts during 5 training seminars spread over the project period, each time introducing the next activities of the field work.

The main target group for the training program is the six field teams, relevant staff of MAFI, central and local staff of the Agency for Land Relations and Cadastre (NAGCC) and local Government (both at Raion and village level). It is expected that 40 – 50 people directly involved in project implementation will be trained during the project.

Objectives of the training program for directly involved stakeholders and counterparts

The training shall give the field teams and MAFI the necessary skills to implement the pilots. The training will give important contribution to capacity building in the field of land re-parceling / land consolidation and can thus build the basis for a subsequent national program for land re-parceling / consolidation (scaling up based on pilot experiences).

The training seminars will also serve as an important part of teambuilding and dissemination of experiences between the six field teams and the national level experts (both from the contractor and MAFI).

Content of training program for directly involved stakeholders and counterparts

The main basis for the training program will be the FAO training materials mentioned above. The FAO materials consist of 12 units (text part and powerpoint for each unit):

1. *The general concept of land consolidation pilot projects.*
2. *Selection of a community for the pilot project.*
3. *Public awareness campaigns.*
4. *Inventory of cadastral and registration records at the start of the project ("plan 1").*
5. *Situational analysis and needs assessment.*
6. *Community area development planning.*
7. *Starting negotiations with landowners and other stakeholders.*
8. *Valuation of land parcels.*
9. *Draft re-allotment plan ("plan 2").*
10. *Finalization of re-allotment plan ("plan 2").*
11. *Registration and implementation of the signed agreements of transfer.*
12. *Results of the project.*

In addition to the FAO materials the following issues will be covered in the class room training:

1. *The concept of voluntary and market based land re-parceling*
2. *Experiences with land re-parceling / land consolidation in Central and Eastern European countries during the last 15 years.*
3. *Practical experiences from land consolidation pilot projects in Lithuania, Armenia and Croatia.*
4. *Western European land consolidation practise.*
5. *Environmental impact assessment.*

The training materials have been translated into Romanian language.

The class room training will be conducted through 5 training seminars spread over the 18 month project period and each time introducing the up-coming activities of the next period. According to the Project Implementation Plan (annex 1), the training seminars are tentatively scheduled for:

1. *Training seminar: October 2007*
2. *Training seminar: November 2007*
3. *Training seminar: March 2008*
4. *Training seminar: August 2008*
5. *Training seminar: October 2008*

Each seminar (except the first) will include classroom training, practical demonstration (e.g. demonstration of landowner interviews and / or negotiations), and a presentation of the status for the work and experiences from each of the six teams.

First training seminar:

The first training seminar has been conducted on 10. October, 2007, immediately after the recruitment of the field teams. During the first seminar and the connected project launch workshop, the FAO training units 1-4 together with additional units 1-3 were the basis for the training.

Second training seminar:

The second training seminar will be conducted in November 2007. During the second seminar FAO training units 3 and 4 will briefly be repeated. FAO units 5 and 6 will be presented together with additional unit 5. Cases from the six pilots will be discussed.

Third training seminar:

The third training seminar is tentatively planned to be conducted in March 2008. During the third seminar, FAO training units 7-9 will be presented together with additional unit 4. Cases from the six pilots will be discussed.

Fourth training seminar:

The fourth training seminar is tentatively planned to be conducted in August 2008. During the fourth seminar FAO training unit 9 will be briefly repeated and unit 10 will be presented. Cases from the six pilots will be discussed.

Fifth training seminar:

The fifth training seminar is tentatively planned to be conducted in October 2008. During the fifth and final seminar FAO training units 11 and 12 will be presented. Cases from the six pilots will be discussed.

On-going supervision of directly involved stakeholders and counterparts

A very important element in the proposed training and capacity building in relation to the land re-parceling project will be on-going supervision of the six field teams. Thorough supervision is an important precondition for successful project implementation.

In the day to day work in the six pilot locations each team member will have a clear line of communication with the project team (Moldovan team at national level and international experts). The deputy team leader, Mr. Dumitru Sevcenco, will together with MAFI be responsible for the daily work in the pilot project locations. The international experts will visit the six pilot locations as much as possible during the missions and give direct supervision to each of the local teams during the different steps of the project.

The pilot experience will develop a training module for land re-parceling that will serve as input for the preparation of a training program for the larger scale re-parceling activity at national level envisaged in the Government Program for Farm Consolidation.

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

Two special training seminars for staff of local and central Government not directly involved in the implementation of the six pilots will be organized.

First training seminar:

The first training seminar for Government staff not directly involved in the pilot activities is tentatively planned to be conducted in February 2008. The one day seminar will 1) provide to the participants a comprehensive overview of the activities of the land re-parceling project, 2) the first experiences from the pilots, 3) experiences from similar pilot projects in other countries in Central and Eastern Europe and 4) Western European experiences with land re-parceling / land consolidation. An extract of FAO training materials will be used as well.

Second training seminar:

The second training seminar for Government staff not directly involved in the pilot activities is tentative planned to be conducted in November 2008. The seminar will disseminate experiences and results from the field activities in the six pilot locations together with recommendation for the scaling up of the pilot experiences.

International experts involved in the implementation of the training program

The team leader will be overall responsible for implementation of the training program and conduct most of the class room trainings. The international land management expert, Mr. David Egiashvili, will be involved in the implementation of the training program, mainly in

relation to collecting data and information from the Cadastral Agency and the registration and implementation of land re-parceling agreements.

It is the proposal to involve extra international experts on topics where additional expertise is necessary. These topics are mainly:

- Land valuation (Mr. Jan Thaysen, Orbicon)
- Environmental impact assessment (Ms. Karina Kitnaes, Orbicon)
- Community area development planning and registration and implementation of land re-parceling agreements (additional input based on practical experiences from FAO pilot project in Armenia by Mr. Vahagn Grigorian, Armenia).

2.3.7 Project activity 7: Develop a public awareness campaign.

An important component in the initial stages of a land consolidation / re-parceling project is to provide information to a wide range of institutions, stakeholders and individuals about the project concept. The information will be targeted towards different audiences as part of the project implementation:

- Communities and local authorities in potential pilot areas (as part of the selection process)
- Communities and individuals in the 6 selected pilot sites
- Staff from relevant Government agencies and institutions
- Other interested



Minister Gorodenco opening the Project Launch Workshop

Public awareness campaign during the selection of pilot sites

Information about the project has been an important part of the selection of six good pilot sites (see section 2.3.1). Information about objective of the project, expected outcome, main principles and selection criteria and process has been given as part of the selection process during meetings with local government (at raion and village level).

Project launch workshop

A project launch workshop was organized on 10. October, 2007, in the MAFI conference hall in Chisinau with around 75 participants from MAFI, cadastre agency, other Government institutions, the agricultural departments in raions with pilot villages, from the pilot villages and staff of the contractor (including international experts). The launch workshop was opened by Mr. Anatolie Gorodenco, Minister of Agriculture and Food Industry.

The purpose of the workshop was officially to launch the project and create awareness about the project concept and expected outcome. The workshop program is included as annex 7 to this report.

Project brochure

The preparation of a project brochure has started during the inception period of the project. The main target group for the brochure is the local stakeholders (landowners, farmers, villagers and other stakeholders). The brochure will also serve as a short comprehensive introduction to the project for all other interested groups. The brochure will provide information about project objective and concept, expected outcome and timetable. It will be available in both Romanian and English language during November 2007.

Public awareness campaigns during implementation of the six land re-parceling pilots

Information to the six selected pilot communities is a very important part of the project implementation in order to ensure the local participation and interest in the pilots from the beginning. The information will besides the above mentioned brochure mainly be given through a series of four workshops in each of the pilot communities (see Project Implementation Plan – annex 1).

The first workshop in each pilot community was organized immediately after the recruitment of the six field teams in October 2007. The international experts participated in the first village (Sadova village) on 11. October, 2007. Around 50 landowners and villagers from Sadova participated together with representatives from the five other pilot villages. The Sadova workshop thus served as preparation of the subsequent five workshops that was organized by the local staff of the contractor together with MAFI.

All villagers, landowners, stakeholders and local authorities were invited in each of the villages. This first village workshop explained project objectives, expected project outcome, implementation principles, and the sequences of the activities. The first village workshop launched the first activities in the area, the preliminary investigation with elaboration of an area development plan and interviews with landowners and other stakeholders (see section 2.3.10).

The second workshop in each pilot community is tentatively scheduled for January 2008. Again, the international experts will participate in the workshop in the first village. Main

objectives are to present analysis of the collected data during the preliminary investigation and a first draft of the area development plan.

The third workshop is tentatively scheduled for March 2008. The main purpose is to present, discuss and hopefully reach consensus on the final area development plan (finalize project activity 10). The workshop will also launch the negotiation phase (individual landowner negotiations, valuation approach and finalization of the re-allotment plan).

The fourth and final workshop in each pilot community is tentatively scheduled for August – September 2008 and will take place when the landowner negotiations have been finalized. The main objective will be to present the final re-allotment plan and inform about the subsequent registration and implementation of the agreed land transactions.

In addition, the landowners will be informed individually about the project concept during the landowner interviews as part of the preliminary investigation (see section 2.3.10) and again during the detailed landowner negotiations (see section 2.3.12).

Project website

A project website has been established during the inception period in order to disseminate information about the project to a broader audience in-side and out-side Moldova with an interest in land re-parceling, land consolidation and other related issues. The website will be available at www.re-parceling-moldova.md.

2.3.8 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.

The project implementation will be based on a participatory and bottom up approach. Establishment of a local stakeholder committee in each pilot site is an important part of this approach. In Sadova village a local stakeholder committee with seven was elected at the first village launch workshop on 11. October, 2007. In the other five villages, similar committees were elected at the similar first village workshops during the second half of October:

- *Sadova: First village workshop organized on 11. October, 2007.*
- *Baimaclia: First village workshop organized on 19. October, 2007.*
- *Busauca: First village workshop organized on 23. October, 2007.*
- *Bolduresti: First village workshop organized on 25. October, 2007.*
- *Opaci: First village workshop organized on 26. October, 2007.*
- *Calmatui: First village workshop organized on 2.November, 2007.*

The overall task of the committee is to represent the general interest of the different types of landowners and villagers in the re-parceling design process. The committee is, as mentioned, an important part of the participatory and democratic approach and of the voluntary concept. The committee will thus serve as a safeguard, monitoring the negotiation and design process in each pilot site, to ensure that no-one is forced or put under pressure to participate against their interest or wish.

The committee of stakeholders will take an active part in project implementation mainly concerning more overall issues such as definition of sub-areas and design goals for these (see section 2.3.12) and the valuation process (see section 2.3.11). The main principles and “rules of the game” for the re-parceling design will also be discussed and agreed upon with the committee. The committee will thus be the interface between the pilot community / the large group of stakeholders and the local (and national) re-parceling planning team.

2.3.9 Project activity 9: Review and if necessary revise ownership maps for the baseline situation in each village (prepare Plan 1).

When dealing with an ownership situation, where several hundreds of landowners (each with 3, 4 or more parcels) in each village will have the possibility of participating in land re-parceling, it becomes essential to have the necessary tools to collect, structure, analyze and display the needed data. The basic data on “who owns what” can be provided by either the Territorial Cadastral Office (TCO) or by the Agency for Land Relations and Cadastre (NAGCC). The agreed cooperation with the cadastre agency is described in section 2.3.4. It has been the experience during the inception phase that the available cadastre and register information in the villages (at the Primaria’s office) is not updated in five of six villages since 1999. Therefore, it is necessary to receive up-dated cadastral data (maps and register data) from the cadastral agency. A contract for purchase of cadastral maps (printed and in electronical form) and register information from the land register has been signed by the contractor (Niras) and NAGCC in October 2007. The Cadastre Agency has delivered the maps and register information for all six pilot villages during the second half of October 2007.



Four of seven members of the stakeholder committee elected at the first village workshop in Sadova on 11. October, 2007.

In order to have a tool that provides the needed overview for the planning process, and for the need of visualizing the situation for the landowners, it is necessary to prepare owner maps – Plan 1 – that are especially designed for the re-parceling project. These maps are based on the cadastral maps, but have been refined by the use of different colors and / or patterns and serial numbers to identify the different landowners. It will most likely be necessary to sub-divide the cadastral map for the whole village into smaller geographical units in order to be able to identify the very small plots and their owners.

It is expected to use a local private engineering or surveying company to prepare the final versions of the maps (Plan 1) since the Agency for Land Relations and Cadastre does not have the technical possibility for doing so automatically. However, the first step of preparing the maps is before starting the preliminary investigation (project activity 10). Each local team in the six pilot villages will prepare draft Plan 1 maps by giving unique identification numbers to the each land parcel (each owner has a unique number to relatively easy identify his / hers parcels in the interview process).

The activity has been launched during the inception period. The draft Plan 1 maps will be finished during November 2007. Each field team will then verify the information on the map through the interviews with the landowners. Final versions of Plan 1 will be prepared based on this verification by a local private company.

2.3.10 Project activity 10: Conduct preliminary investigations and prepare and disseminate area development plans for each site.

Project activity 10 is one of the most complex activities of the project with several activities going on in the pilot villages at the same time. The two main elements are:

- Interviews with individual landowners and stakeholders
- Elaboration of community area development plans

Figure 2 illustrates the combination of individual - and community interests.

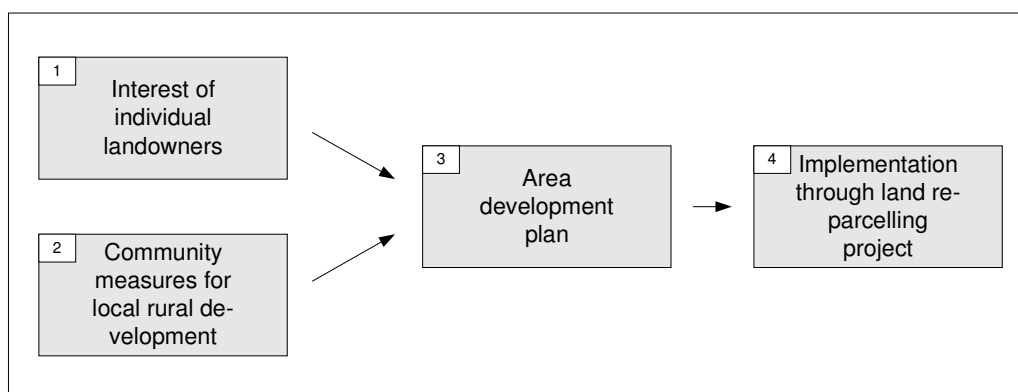


Figure 2: Combination of community- and individual interests in the project implementation.

2.3.10.1 Interviews with landowners and other stakeholders.

Based on the elaborated owner structure (register information and map – Plan 1), the local project team in each of the six pilot sites will interview the landowners and other stakeholders (including leaseholders). The purpose of the interviews is to collect data about the local agricultural structure (production data and user data) and to identify the individual landowners initial interest in the land re-parceling project (willing to participate or not, sell land, buy land, exchange land, lease land in or out). Since the project concept is completely voluntary, it is most important to discuss and explain the project concept with the individual landowners and observe their interest in participation.

It will be a special challenge for the six local project teams in a relatively short time period (November 2007 – March 2008) to conduct several hundred interviews. In practice, the landowners can be invited to the local project office at the Primaria building (see section 2.3.3) in order to reduce the time consume.

Output of the interviews will be a file on each landowner with register information about the land parcels owned and initial wishes for the landowner's participation in the project (filled in interview form). An interview form will be developed by the contractor immediately after the project inception period. Thematic maps can be prepared such as:

- User maps (the user of each land parcel)
- Land mobility map (map indicating parcels that the owner is willing to sell or exchange)

The preparation of the draft re-parceling design (see section 2.3.12) will be based on the information collected during the landowner interviews.

2.3.10.2 Focus group discussions.

As part of the participatory approach, a number (3-5) of focus groups will be established in each of the six pilot sites comprising members of different categories (e.g. women farmers, part-time farmers, subsistence farmers, commercial farmers, etc.).

Group discussions are important supplements to interviews with individuals as different (and sometimes dissenting) views on the same issue can be expressed by different people and can be discussed subsequently by the entire group. The local design teams should facilitate the discussions. Group discussions are also an instrument to ensure influence from the weaker groups (e.g. women and subsistence farmers) on the project design.

2.3.10.3 Community Area Development Plan.

Elaboration of a community area development plan is an integrated part of the six land re-parceling pilot projects. Land re-parceling in the Moldovan context is seen as part of a broader rural development "package". The main target group of the project, the smaller family farmers, is facing a large variety of problems. Re-parceling alone (e.g. reduction of fragmentation and enlarged farm sizes) cannot stand alone. Elaboration of an area development plan for the pilot communities defines a local rural development context in each of the pilot sites in which the land re-parceling project will be implemented. The area

development plans will be prepared over a period of 5 months (October 2007 – March 2008) in parallel with the landowner interviews (see section 2.3.10.1).

The community area development plan will be prepared in each of the pilot areas during and after a series of three public workshops for the villagers and local leaders (see section 2.3.7). The main focus will be on change of land use (immediate changes and medium-long term changes). Elaboration of the plan is an iterative process with the following steps:

- Preparation of a plan that shows the current land use (baseline)
- Draft land use plan
- Final land use plan

It is the objective of the exercise through a participatory approach to seek and reach consensus in the community about the proposed changes in the land use / area development plan. The main tool for this is the above mentioned series of three workshops, consultations with the Primaria's office and other local leaders and also the input from the individual landowners and stakeholders from the conducted interviews. Existing village development plans will be taken into account. The process will identify local obstacles for development and try to address solutions to the problems, which will vary from community to community. A few examples illustrate the range of possible local planning issues:

- Fragmentation of land parcels
- Too small farm sizes for cost-effective production
- Lack of infrastructure (rural roads and access to parcels from roads)



From Busauca pilot village.

- Dysfunction of irrigation system
- Erosion problems
- Issues of nature and environmental protection
- Weak marketing of local agricultural products
- Lack of cold storage facilities
- Need for enlargement of resident areas of the community
- Need for enlargement of the cemetery
- Others

The output of the project activity is the community area development plan with immediate, medium- and long term measures for local development. The subsequent land re-parceling projects will not fully implement the area development plan but they will support the immediate changes of land use and try to re-structure the owner- and user structure to the identified measures for local rural development.

2.3.11 Project activity 11: Develop and put in place an approach for valuation of land in the project areas.

Valuation of the land in the pilot project areas is a core question in the implementation of land re-parceling projects. The overall purpose of valuation is to find the market price for each of the land parcels in the project area. The existence of a land market is a precondition for application of valuation methods. If the land market is weak (only one or very few potential buyers for each plot offered for sale) the price can be negotiated for each land plot directly between the seller and the buyer. This, however, is very time consuming and also has a limiting influence on the outcome of the project. Detailed valuation method and procedures will be developed, discussed and decided after the preliminary investigation (see section 2.3.10). The elected committee of stakeholders (see section 2.3.8) will participate in the valuation process. It is also a possibility to contract local valuers on a short-time basis. An international land valuation expert, Mr. Jan Thaysen, Orbicon, will participate in the training program in relation to land valuation (see section 2.3.6) and supervise the valuation in the pilot sites.

2.3.12 Project activity 12: Prepare and publish draft re-parceling design in each pilot village.

Elaboration of a draft re-parceling design will be done through detailed negotiations with the involved landowners, farmers and other stakeholders and thus directly continue project activity 10.

The preparation of the draft re-parceling design is scheduled for 5½ months of the project period (March – September 2008) (see annex 1). It is now the time to discuss with each landowner in details his or her wishes for the project: Which land parcels to sell, exchange or buy and subsequently in the best way for as many of the landowners as possible, to discuss and develop the first draft of the re-parceling design.

A method to make all the available information operational is for the local design team to break down the project area into several sub-areas, each defined by natural boundaries or land use in the field. Based on the above mentioned information, the design team will, together with the committee of stakeholders, identify measures for the re-parceling design in each of

the sub-areas. Examples of such design measures in sub-areas can be numerous and may include:

- To amalgamate land parcels for a commercial family farmer to buy (enlarged farm size)
- Area for small peasant farms (reduction of fragmentation)
- Area with public interest (for example area for planting of trees to protect against erosion)

The draft re-parceling design in each sub-area must be tightly coordinated with the design in the rest of the sub-areas. The use of sub-areas will also allow the local design team (three people) each to work on the draft design in different parts of the community and in this way use the available human resources in the best possible way.

The negotiations phase will be an open, transparent and democratic process, where the local design team will pay the same interest to the wishes of all the landowners. At a certain stage the design team will most likely realize, that it is not possible to offer the optimal solution to each and every of the landowners and the design team will have to make decisions whether to offer a certain solution to one or the other landowner. Again, it is crucial that such decisions are legitimate and based on objective criteria. The elected committee of stakeholders will be involved in the definition of such "rules of the game". A normal principle in land re-parceling design is that landowners whom will exchange land have a preference before landowners, whom are "only" willing to buy. This is a tool to preserve the "land mobility" for as long as possible and let as many landowners as possible benefit from the process.

The public land reserve, if available in the village, will be used to catalyze the planning process. Based on the experiences in the pilot villages during the inception period, it can be expected that several landowners in each of the six villages will be interested in selling their land parcels during the project since they are not engaged in farming activities. It is expected that the land mobility in the pilot villages mainly will come from these sales and not so much from the limited public land reserve.

2.3.13 Project activity 13: Prepare final re-parceling plans (Plan 2).

The main output of the individual landowner negotiations is the final re-allotment plan – Plan 2. The final design contains the best possible solutions for the majority of landowners based on the given pre-conditions and the landowners' voluntary participation.

The final stages of the re-parceling design will address both the owner structure and the user structure. The method will be to improve the owner structure as much as possible and then subsequently try to complement the result by facilitating new lease agreements or changes in existing lease agreements. If for example one farmer has amalgamated a number of land parcels except one or a few parcels, where the owner is neither willing to sell or exchange, he may be willing to consider to lease out the parcel. The process is illustrated in figure 3.

The individual negotiations with each of the landowners will be finalized during the last negotiation phase (August – September 2008). Each landowner will either sign a land re-parceling agreement or decide not to participate in the project.

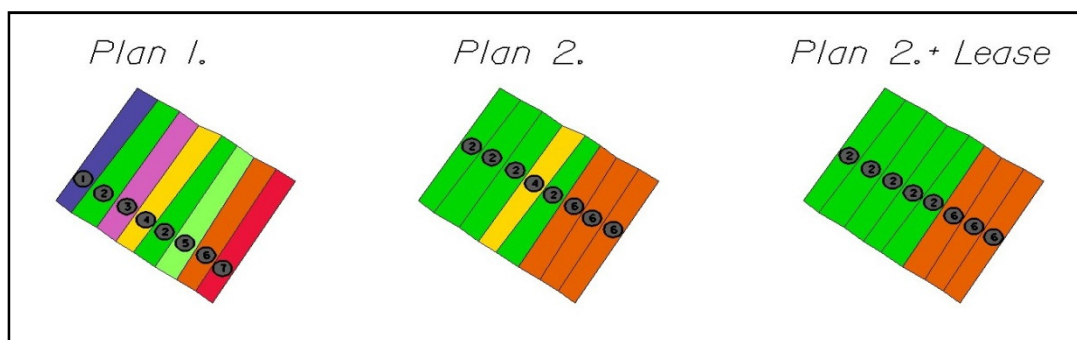


Figure 3: Illustration of the design process

A concept for a land re-parceling agreement form to be used in the project will be developed latest at the beginning of the activity. Since the pilot projects are implemented without special land consolidation / re-parceling legislation, the legal status of such an agreement form is a *declaration of intent*. The form specifies the participation of each owner including cadastral no. and size of land parcels sold and purchased and also the amount of money, the owners will pay or receive. Based on the total sum of agreement forms signed by the participating landowners, a *summary of agreements* will be prepared to give an overview of the transactions in each re-parceling pilot project together with the new owner map – Plan 2. Based on the agreement forms, signed by the participating landowners, the specified transactions will be registered and implemented following the modified LPSP procedures (see section 2.3.14).

2.3.14 Project activity 14: Develop and apply simplified procedures for registration and implementation of agreements.

The cadastral registration is one of the main outputs of every land re-parceling project and the specific procedures are often different in various countries. In Moldova there is an existing procedure according to the land code for normal sales and purchases of immovable properties such as agricultural land. In an ordinary land transaction in Moldova (non land re-parceling) there are different steps from the time when an agreement is made between a seller and a buyer and until the buyer receives a new title. Normally land transactions involve the participation of a notary.

A special simplified land registration procedure for multiple purchases and selling of land was developed as part of the USAID funded Land Privatization Support project (LPSP) between 2004 and 2006. The main purpose of the LPSP has been to correct the errors that were made in registration of private immovable property during the privatization program. During the LPSP program it became clear, that there was a need for a simplified and cheaper transaction procedure in the situation of mass purchase of land. For that reason a simplified land consolidation registration procedure was developed within the frames of the existing land code. The two main differences to the normal procedures are that in the LPSP procedure, more than one seller typically will be on each contract, and that the notaries function is being taken care of by the Primaria's office. A number of mass purchase consolidation projects were implemented in several villages in Moldova with funding from the LPSP project.

In the re-parceling pilot project these so-called LPSP-procedures will be the fundament for changing ownership of agricultural land plots. The project will try to develop the simplified procedures further in order to make them cheaper and even more flexible.

2.3.15 Project activity 15: Assist local stakeholders and landowners in registration process and obtaining of new land titles.

During the final stages of the project period (November 2008 – February 2009) the six local teams will based on the procedures developed under project activity 14 (see section 2.3.14) assist the local landowners and stakeholders in the registration of the land transactions agreed with the landowners individually (from signing land re-parceling agreements). As an important outcome of the project, the landowners will obtain new land titles to the parcels participating in the project.

2.3.16 Project activity 16: Organize two study tours in one western and one eastern European country with successful experiences in land re-parceling / land consolidation.

Two study tours will be planned, each for a group of up to 10 people and each of the duration of one week. The first study tour is tentatively planned for May 2008 and will go to an Eastern European country with successful land consolidation / land re-parceling pilot experiences. The first study tour will most likely go to Armenia where FAO has implemented a land consolidation pilot project during 2004 – 2006.

The second study tour is tentatively planned for September 2008 and will go to a Western European country with a successful tradition for implementation of land consolidation project under a national program. The second study tour is proposed to go to Denmark. The purpose is to see land re-parceling / consolidation in various contexts of agriculture and land use planning. The land re-parceling / land consolidation tradition in Denmark dates back to the 1780ties.

It will be further considered while planning the second study tour to include a visit to Lithuania on the way to Denmark. Lithuania has managed to come from the first small land consolidation pilot project started in 2000 to a full scale national land consolidation program six years later with EU co-financing under the Lithuanian Rural Development program.

The idea is that the first study tour will be concentrated on pilot experiences from a country with similar post-Soviet background as Moldova. The second study tour shall give an impression of the longer term potentials in a Governments program for land re-parceling in Moldova. The aim is to develop into an instrument for re-organization of land ownership and land use in order to facilitate a variety of needs in the development of the agricultural sector and rural development in a broader context.

2.3.17 Project activity 17: Describe implementation experiences and recommend national level approach.

This is the activity where all experiences in the project will be documented and expressed in a national approach to recommend further re-parceling activities (or turn it down). The pilot experiences of the project will feed into the preparation of the next steps of the Government Program for Farm Consolidation with recommendations for future re-parceling procedures.

This project activity will be implemented in two phases, the first in March to May 2008 after the finalization of the preliminary investigations (project activity 10). The second will be implemented as the last project activity in December 2008 – February 2009. The final project experiences will be disseminated at a final project workshop, tentatively planned for January 2009 at the end of the project period.

If the land re-parceling pilots are successful and the Government will decide to scale up the activities to a full-scale national program, it can already now be foreseen that further technical assistance to the Government / MAFI will be necessary besides of what this project will provide. The contractor will deliver recommendations for the future re-parceling activities in Moldova based on the pilot experiences. However, the contractor will not in details contribute to the preparation of the legal framework that most likely will be necessary to regulate future re-parceling activities or in details provide technical assistance in developing the more detailed procedures for the re-parceling process. It is the recommendation of the contractor already now to develop terms of reference for additional technical assistance (e.g. legal framework, secondary legislation, organizational aspects and considerations for establishment of a land bank / land fund).

3 PROJECT MANAGEMENT, STAFF ASSIGNMENTS AND REPORTING

To ensure the overall coordination of the project implementation, the high level Project Steering Committee has been established by GOM (see section 2.3.2 and 2.3.3). At the operational level, the Technical Working Group has been established to ensure close cooperation between MAFI, NAGCC and the contractor.

The contractor has established a team of international and local experts as well as members of the six local planning teams to work on the project. MAFI has appointed a number of project counterparts at the national level and a planner for each of the six local teams. The following chapter will describe the staff assignments of the contractor and MAFI allocated for the project implementation as well as the reporting in relation to the project.

3.1 Staff assignments

The contractor has from the members of the project consortium allocated a number of experts for the project implementation. The project staff of the contractor and the time made available for them on the project is indicated in the *Project Implementation Plan* (annex 1). The staff members and their function will in the following be briefly presented:

International experts:

Project Manager, Mr. Bo Rosenqvist, Niras:

The PM has the overall responsibility for the project implementation on behalf of Niras AB, Sweden, the leading partner in the project consortium. The PM is responsible for all contractual matters. Besides the management activities, the PM will technically be involved in the agricultural aspect of the community development planning in the pilot villages. It is tentatively foreseen that the PM will be on a total of 7 missions to Moldova during the project period.

Team Leader, Mr. Morten Hartvigsen, Orbicon:

The TL is responsible for the technical implementation of all project activities. It is tentatively foreseen that the TL will be on a total of 13 missions to Moldova during the project period and will have a total input of around 7 months (including work from his home station).

Land Management Expert, Mr. David Egiashvili, Terra Institute:

The expert will participate throughout the project period. His main areas of responsibility are in relation to the cooperation with the Cadastre Agency and (maps and register data) and the subsequent registration and implementation of land re-parceling agreements. It is tentatively foreseen that the expert will be on a total of 10 missions to Moldova during the project period and will have a total input of around 4,25 months.

Land Valuation / Land Re-parceling Expert, Mr. Jan Thaysen, Orbicon:

The expert will be responsible for the land valuation process and contribute to the land re-parceling planning / negotiations (project activities 11 and 12). It is tentatively foreseen that the expert will be on a total of 3 missions to Moldova during the project period and will have a total input of around 0,75 months.

Expert in Environmental Impact Assessment, Ms. Karina Kitnaes, Orbicon:

The expert will be responsible for the establishment of the framework for assessment of project impact on environment and nature.). It is tentatively foreseen that the expert will be on a total of 2 missions to Moldova during the project period and will have a total input of around 0,50 months.

Community Development and Land Registration Expert, Mr. Vahagn Grigoryan, Niras:

The expert will participate in the preparation of community area development plans and in the registration and implementation of land re-parceling agreements.). It is tentatively foreseen that the expert will be on a total of 3 missions to Moldova during the project period and will have a total input of around 1,00 months.

Local experts:

ACSA, the local member of the project consortium, is providing the local experts of the contractor.

Deputy Team Leader, Mr. Dumitru Sevcenco, ACSA:

The deputy TL is responsible for the daily work at the project office in Chisinau and in the six pilot villages under the overall supervision of the PM and TL. He is working full-time throughout the project period.

Project Assistant / Office Manager, Mr. Maxim Gorgan, ACSA:

The project assistant is coordinating all project activities under the supervision of the deputy team leader. He is also the office manager and translator of the project.

Driver, Mr. Victor Cujba, ACSA:

The driver is employed full time during the project period.

Community Development Expert, N.N., ACSA:

It is the intention of the contractor to recruit from the beginning of November 2007 a local community development expert during the period of the preparation of community area development plans in the villages (November 2007 – Marts 2008). It will be a half time position for five months. The person will be based at the project office in Chisinau but spending most of the time in the villages supporting the field activities.

Six field teams:

Following the terms of reference for the project, it has been agreed with MAFI, to establish a local planning team in each of the six pilot villages. Each team is consisting of:

- One land re-parceling planner employed by ACSA and funded through the project budget.
- One land re-parceling planner appointed and funded by MAFI.
- Local Cadastral Engineer from the staff of the Primaria in the village (funded by the village budget).

The six local teams will be strongly coordinated and supervised by the deputy team leader, the project assistant and MAFI. The international experts will spend as much time as possible in the villages during the missions. A terms of reference for the position as land re-parceling planner (both from MAFI and ACSA) was developed by the contractor and approved by MAFI. The six positions were announced following the normal recruitment procedure that ACSA use in World Bank projects. During the October 2007 mission of the international experts, interviews were held for the six positions. In four of the pilot villages, the best candidate was contracted immediately. In the remaining two (Calmatui and Bolduresti) none of the candidates were acceptable and the search for good candidates continued. At the end of October the remaining two re-parceling planners were contracted.

The members of the six local teams are:

Sadova:

ACSA planner: Valeriu Agapie
MAFI planner: Evghenii Tihonov
Cadastral engineer: Petru Gavrilita

Busauca:

ACSA planner: Ion Ciobanu
MAFI planner: Aurel Scurtu
Cadastral engineer: Alexandru Donica

Calmatui:

ACSA planner: Angela Andreev
MAFI planner: Vasile Breahna
Cadastral engineer: Georghe Rusu

Bolduresti:

ACSA planner: Petru Andronache
MAFI planner: Grigore Florea
Cadastral engineer: Sergei Vitoroi

Opaci:

ACSA planner: Nicolai Blaj
MAFI planner: Ilie Gluh
Cadastral engineer: Petru Rau

Baimaclia:

ACSA planner: Vasile Goroshenco

MAFI planner: Constantin Gafenco

Cadastral engineer: Ghenadie Vovcenco

MAFI staff:*Deputy Minister of Agriculture and Food Industry, Mr. Stefan Calancea:*

The Deputy Minister is Chairman of the Technical Working Group, member of the Project Steering Committee and in charge of the land re-parceling activities in MAFI.

Head of Land Consolidation Department, Mr. Ion Botnarenco:

Technical responsible for land re-parceling activities in MAFI and member of the Technical Working Group.

MAFI project coordinator, Mr. Oleg Horjan:

Employed by the World Bank / CAPMU to coordinate project activities in MAFI and in relation to other governmental institutions.

3.2 Reporting.

Four regular project reports and two smaller bi-monthly reports will, in accordance with the terms of reference, be delivered during the 18 month project period:

- *Inception Report (early November 2007)*
- *First bi-monthly report (January 2008)*
- *Group I Report (March 2008)*
- *Second bi-monthly report (June 2008)*
- *Group II Report (September 2008)*
- *Group III Report / Final Report (January 2009)*

The two major reports are the Inception Report and the Final Report (Group III Report). The Inception Report describes the details of the implementation of the project activities, organizational aspects etc and resumes the activities during the inception period.

The next four reports (two larger and two smaller) are regular progress report, each time building on the previous reporting.

The Group III Report / Final Report give the full overview of the implementation of the project and the experiences gained during the project period.

4 ASSUMPTIONS AND RISKS

The implementation of the land re-parceling project according to the terms of reference and the outlined project activities in this Inception Report are based on a number of assumptions and involve a range of risk elements. It is the general conclusion of the contractor, that the level of uncertainty apparent in these aspects is acceptable in the pilot exercise.

4.1 Assumptions

Consensus on project concept.

The approach in the pilot projects reflects two principles. Firstly, the small peasants are the primary target group (but the re-parceling process will be open for all stakeholders in the villages). Secondly, the principle of voluntary participation means that the plan of the new situation of land ownership reflects the individual decisions of landowners.

The project approach has been thoroughly discussed between MAFI and the World Bank during the project preparation. The overall project concept was presented by the TL during the project launch workshop held in Chisinau on 10. October, 2007. The comments from MAFI during the workshop (from Deputy Minister Calancea) indicate that MAFI is sharing the same views on the project concept as the World Bank and the contractor.

Should disagreement between key institutional actors on the project concept emerge during implementation, this would frustrate and jeopardize the project implementation. Consensus on project concept is, therefore, a so-called "killer assumption".

Project organization (and overall budget)

It is a major challenge during the project implementation to manage simultaneous implementation of land re-parceling project in six pilot villages. The time allocated to the TL and the other international experts for the project implementation is limited compared with the waiting tasks. With six pilot locations, the presence of the international experts in the villages will be limited. It is a necessary assumption that the deputy team leader and the other local consultants at the national level will be able to manage and supervise the daily activities in the villages.

Transparency

The project concept holds the re-parceling planners / designers in each of the six pilot sites responsible for the overall / day-to-day transparency of the consultation and negotiation process. It is assumed that the re-parceling designers with their previous experience are capable of managing confidentiality and an overall fairness together with the elected committee of landowners.

4.2 Risks

Risk element in participative approach

The challenge is as mentioned above considerable: Simultaneous implementation of 6 land re-parceling pilot projects in different parts of Moldova and with involvement of several hundred landowners and up to 5-6 thousand land plots in each pilot area, all on a voluntary basis. Firstly, the scope of success with simultaneous and inter-related land exchanges depends on a certain capacity within the local community for internal mediation, flexibility and co-operation. Secondly, the participative approach requires time for genuine attention to each owner. These factors imply uncertainty and risks and they are hard to appraise beforehand. This is aggravated by the relative limited input of international experts.

LIST OF ANNEXES:

- Annex 1:** Project Implementation Plan
- Annex 2:** Note on the selection of 6 pilot communities for the land re-parceling project
- Annex 3:** Evaluation sheets for the 20 shortlisted candidate villages
- Annex 4:** Governmental order on establishment of a high level Project Steering Committee
- Annex 5:** Ministerial order on the establishment of a Technical Working Group for the project implementation.
- Annex 6:** Example of signed agreement on cooperation between the village (Primaria) and the contractor.
- Annex 7:** Program for Project Launch Workshop held on 10. October, 2007.

Morten Hartvigsen
Team Leader
19. November, 2007

ANNEX 1 - Project Implementation Plan (Preliminary Timeline of activities, staff assignments and reporting).

1 November 2007

| November 2007 | | | | | | | | | | | | | | | | | | |
|--|---------------|--------|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Activities | | | | | | | | | | | | | | | | | | |
| Months | Aug 07 | Sep 07 | Oct 07 | Nov 07 | Dec 07 | Jan 08 | Feb 08 | Mar 08 | Apr 08 | May 08 | Jun 08 | Jul 08 | Aug 08 | Sep 08 | Oct 08 | Nov 08 | Dec 08 | Jan 09 |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| Simultaneous activities in 6 pilot communities | | | | | | | | | | | | | | | | | | |
| 1. Selection of six pilot communities | | | | | | | | | | | | | | | | | | |
| 2. Establish framework for Steering Committee | | | | | | | | | | | | | | | | | | |
| 3. Identification of best practices for co-operation between project stakeholders | | | | | | | | | | | | | | | | | | |
| 4. Develop overall concept for access to land register and cadastre data, design system... | | | | | | | | | | | | | | | | | | |
| 5. Establish framework principles for assessment of environmental impact | | | | | | | | | | | | | | | | | | |
| 6. Develop and carry out training of counterparts and team members | | | | | | | | | | | | | | | | | | |
| 7. Develop public awareness campaign | | | | | | | | | | | | | | | | | | |
| 8. Assist in establishing local stakeholder committees | | | | | | | | | | | | | | | | | | |
| 9. Review and revise ownership maps (prepare Plan 1) | | | | | | | | | | | | | | | | | | |
| 10. Conduct preliminary investigations, prepare and disseminate area development plans | | | | | | | | | | | | | | | | | | |
| 11. Develop and utilise an approach for valuation of land | | | | | | | | | | | | | | | | | | |
| 12. Prepare and publish draft re-parceling design | | | | | | | | | | | | | | | | | | |
| 13. Prepare final re-parceling plans (Plan 2) | | | | | | | | | | | | | | | | | | |
| 14. Develop and apply simplified procedures for for registration and implementation of agreements | | | | | | | | | | | | | | | | | | |
| 15. Assist local stakeholders and landowners in registration process and obtaining new land titles | | | | | | | | | | | | | | | | | | |
| 16. Organise study tour | | | | | | | | | | | | | | | | | | |
| 17. Describe implementation experience and recommend national level approach | | | | | | | | | | | | | | | | | | |
| Months | Aug 07 | Sep 07 | Oct 07 | Nov 07 | Dec 07 | Jan 08 | Feb 08 | Mar 08 | Apr 08 | May 08 | Jun 08 | Jul 08 | Aug 08 | Sep 08 | Oct 08 | Nov 08 | Dec 08 | Jan 09 |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| Reporting / Workshops / Seminars / Milestones | | | | | | | | | | | | | | | | | | |
| Workshops at national level | | | | | | | | | | | | | | | | | | |
| Workshops in the pilot areas | | | | | | | | | | | | | | | | | | |
| Training Seminars | | | | | | | | | | | | | | | | | | |
| Inception Report (0) - Group I Report (1) - Group II Report (2) - Group III Report (3) | | | | | | | | | | | | | | | | | | |
| Bi-monthly Reports | | | | | | | | | | | | | | | | | | |
| Months | Aug 07 | Sep 07 | Oct 07 | Nov 07 | Dec 07 | Jan 08 | Feb 08 | Mar 08 | Apr 08 | May 08 | Jun 08 | Jul 08 | Aug 08 | Sep 08 | Oct 08 | Nov 08 | Dec 08 | Jan 09 |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| Staff Assignment | | | | | | | | | | | | | | | | | | |
| Specialist | Name | Months | Missions | | | | | | | | | | | | | | | |
| Team Leader (International expert in Land Consolidation) | M. Hartvigsen | 7.00 | 13 | | | | | | | | | | | | | | | |
| Land Management Expert (International Expert) | D. Egiashvili | 4.25 | 10 | | | | | | | | | | | | | | | |
| Deputy Team Leader (Local expert) | D. Sevcencu | 18.00 | | | | | | | | | | | | | | | | |
| Project assistant / Office Manager / Interpreter | M. Gorgan | 17.50 | | | | | | | | | | | | | | | | |



TERRA INSTITUTE LTD.



Team Leader Morten Hartvigsen, Orbicon A/S
Project Manager Bo Rosenqvist, Niras AB
9. July 2007

Note on the selection of 6 pilot communities for the land re-parceling project

Criteria and process for selection of pilot communities

The selection of 6 very suitable pilot communities is crucial for a successful implementation of the project. The Terms of Reference for the project (section D) specifies 15 criteria of importance for this selection. These are, not in order of priority:

- 1. Existence of family farms with potential for commercial farming and a desire to form contiguous parcels and eventually enlarge the farms..*
- 2. Fragmentation of parcels.*
- 3. An existing land market (presence of both potential sellers and buyers).*
- 4. Current and reliable land price information, or a robust alternative for valuing land.*
- 5. Public land available (through sales and exchange) to catalyze the process.*
- 6. A relatively small number of absentee owners.*
- 7. A high level of completion of land reform / privatization and registration of land ownership (on a national level, 85 % of rural properties registration is expected to be completed by summer 2007).*
- 8. A relatively high level of satisfaction among local landowners and stakeholders with the privatization process and outcome.*
- 9. Few land disputes and no problematic ones.*
- 10. Soil with good potential for agricultural production.*

- 11. Location within a designated economic growth area of the country (land re-parceling can be linked to other development activities, including locations participating in other RISP-II components).*
- 12. Existence of digital cadastral maps and other thematic maps.*
- 13. Plans / measures for sustainable local rural development and infrastructure improvement.*
- 14. Initiative and commitment from local government, including the willingness and capacity of the Mayoralty Secretary to provide notary services for a reduced fee.*
- 15. Potential availability of local expertise in land re-parceling design and land use planning (e.g. former staff of the USAID LPSP project or government Planning Institute for Land Management).*

Prior to the first mission of the project manager and the team leader 1 – 4 July, 2007, the selection process was started by Ministry of Agriculture and Food Industry (MAFI) together with the RISP component coordinator, Mr. Oleg Horjan. The Council in each raion was invited to propose 3 candidate locations for the pilot communities of the project. According to MAFI (Mr. Botnarenco) the raions were asked to appoint the candidate communities based on the above mentioned criteria in the terms of reference. Based on this, a list of 100 candidate communities was elaborated. Subsequently and still prior to the mission, MAFI together with Mr. Horjan has prepared a so-called “short-list” of 17 villages based on the list of 100 villages / communities. A document has been prepared to try to show how these 17 communities meet the selection criteria.

It is the assessment of the contractor, that the importance of a thorough, open and transparent selection process can not be over-estimated.

It is the assessment of the contractor that it is necessary before the second project mission planned from 27 August 2007, to:

- *Add additional criteria for the selection.*
- *Amend the so-called “short-list” with at least additional 15 villages, partly from the initial list of the 100 villages and partly new villages proposed through the ACSA network. The additional villages will also be proposed based on the criteria (including the below mentioned additional criteria).*
- *Collect more detailed information about the situation in these at least 32 villages.*
- *Revise the format and content of the document that shall describe how the then 32 or more villages meet the selection criteria.*
- *Develop an evaluation method to rate the villages against the criteria.*
- *Based on the rating prepare a short-list of 15-20 villages and to visit each of them to validate the collected information and if necessary add additional information / description of the situation in the village.*

This should allow the contractor together with MAFI to make the final selection of the 6 pilot communities during the late August / September mission and have it confirmed by the project Steering Committee if this is found necessary by MAFI. To do this the contractor together with MAFI will set up an Evaluation Committee consisting of Ion Botnarenco, MAFI, Oleg Horjan, Dumitru Sevcenco, Morten Hartvigsen, David Egiashvili and Constantin Ojog, ACSA.

The tasks during July and August in relation to the selection of pilot villages will be carried out by the contractor (deputy team leader Mr. D. Sevcenco under the supervision of the team leader) together with Mr. Horjan (RISP component coordinator) and in cooperation with MAFI.

Additional criteria

The project manager and the team leader together with Mr. Horjan and Mr. Sevcenco and staff from ACSA (sub-contractor) visited during 3 July two of the proposed 17 candidate villages; Opaci village and Tocuz village, both in Causeni raion, to get first hand information and to validate the collected information on how these villages meet the selection criteria. The team met with the mayor and staff at the Mayor's office in both villages together with the agricultural director in Causeni raion and local farmers.

During this visit to the two villages, it became clear to the contractor that it will be necessary to add an additional criteria for the selection and also to collect more detailed information on how the short-listed villages meet the criteria.

In Tocuz village it turned out that there is an unclear situation in relation to land ownership / use of parcels. During the privatization the villagers each were allocated one parcel of arable land, one parcel of orchard and one parcel of vineyard. However, the villagers decided to further sub-divide the parcels after species of trees / type of grapes. This has resulted in the present situation where each landowner use 3-4 parcels of orchard (e.g. apple, plum and pear) and 3-4 parcels of vineyard. This was never registered on the cadastral maps and in the land register. Before a land re-parceling project can begin in the village, it would be necessary to register the actual situation with the high degree of fragmentation or alternatively to agree with the villagers that they should go back to using the land parcels which they have the title to. In Tocuz village around 800 hectares are affected by this problem. In relation to the selection of pilot communities, such an unclear situation should be avoided.

The collected information to assess to which degree the 17 already "short-listed" villages meet the selection criteria did not indicate this serious situation. Therefore more detailed information is necessary in form of a short description of the actual situation.

During discussions in Opaci and Tocuz villages, it was confirmed to the contractor that many villages in Moldova are dominated by big corporate farms that use (mainly through lease agreements) from 300 – 2000 hectares or more, often in more than one village. Development of private family farms, which are the main target group of the land re-parceling project, is very difficult in villages dominated by such corporate farms. Therefore an additional selection criteria shall be added:

16. Absence of big corporate farms in the village.

Method to rate the proposed villages against the criteria

It is the intention of MAFI that the 6 pilot locations shall be selected in different geographical areas of Moldova in order to ensure that different rural conditions are reflected in the project and also to spread project experiences to different parts of the country. Therefore, it is suggested to divide the country in three geographical “zones” for the selection; north, central and south. It is further the proposal of the contractor to select two pilot communities in each of these “zones”.

It is the assessment of the contractor that all the selection criteria are not equal important for the selection of the best possible pilot communities (e.g. existence of family farms with potential for commercial farming is more important than the availability of a public land reserve, because it can be expected that many landowners will be willing to sell their land since it is not important to them and they are not engaged in farming activities).

The team leader will within the next week try to develop a method to rate the now 16 selection criteria and transfer this information to the deputy team leader, Mr. Sevcenco, and Mr. Horjan as a basis for their continued work with the selection during July and August. The team leader will also give detailed input to the amendment of the form used to describe the already “short-listed” 17 villages.

Project organization

The local project staff will consist of the deputy team leader, Mr. Sevcenco and a project assistant contracted by the contractor, the RISP component coordinator, Mr. Horjan, and a Government contribution of 6 counterparts from MAFI (for monitoring and supervision).

The contractor will finance, equip and provide necessary transportation for 6 local land re-parceling planners, one for each pilot community. In addition the Government will contribute with and finance 6 full-time land re-parceling planners, one for each pilot community. These will come from the agricultural departments of the raions in which the pilot will be located. Terms of Reference for the two groups of the land re-parceling planners will be developed by project staff and will be discussed with MAFI and other counterparts at the August/September mission.



[ANNEX 3 - Evaluation Sheets for 20 shortlisted villages2.zip](#)

Available upon request

Please email request to:

jdstanfi@wisc.edu

ANNEX 4: Governmental order on establishment of high level Project Steering Committee

The appendix 2
To the Governmental Order
416 from April, 17th, 2007

Personal structure of a Steering Committee for implementation of a pilot project on land consolidation.

GORODENCO Anatoly - Minister of Agriculture and Food Industry (chairman)

CALANCEA Stefan - Deputy Minister of Agriculture and Food Industry

ESHANU Nicolai - Deputy Minister of Justice

CHICU Ion - Deputy Minister of Finance

MELINIC Viorel - Deputy Minister of Economy and Trade

SILIVESTRU Petru - Deputy Minister of Ecology and Natural Resources

GUZNAC Valentin - Deputy Minister of Local Public Administration

CRIGAN Stefan - Deputy Director of the Agency of Land Relations and Cadastre

TOMA Semion - Academic, coordinator of a department on Agricultural Sciences of Academy of Sciences of the Republic of Moldova.

GUMOVSKI Liviu - Executive Director of the Consolidated Agricultural Project Management Unit, financed by the World Bank.

ANNEX 5: Ministerial order on establishment of a Technical Working Group for the project implementation

MINISTRY OF AGRICULTURE
AND FOOD INDUSTRY OF THE
REPUBLIC OF MOLDOVA



MINISTERUL AGRICULTURII ȘI
INDUSTRIEI ALIMENTARE AL
REPUBLICII MOLDOVA

ORDER

Chisinau district

13/September/2007

№ 178

**As regards to constitution
of Technical Committee for administration
of agricultural land re-parceling pilot-projects.**

In order to achieve a better administration and to facilitate implementation of the agricultural land re-parceling pilot project and in accordance to terms of reference of International Consultancy company, constitute Technical Committee for administration of pilot agricultural land re-parceling project in the following compound:

Stefan Calancea - Deputy Minister of Agriculture and Food Industry, chairman;
Stefan Crigan - Vice director of the "Agency of land relations and Cadastre";
Ion Botnarenco - Chief of the Agricultural Land Consolidation Department at the MAFI, vice chairman;
Morten Hartvigsen - Leader of the team of international experts;
Liviu Gumovschi - Executive Director of Consolidated Agricultural Projects Management Unit, financed by the World Bank;
Constantin Ojog - Executive Director of the National Agency for Rural Development.
Oleg Horjan - coordinator of a land re-parceling component, RISP II;
David Egiashvili - land management international expert;
Dumitru Sevcenco - Deputy Team Leader



Responsibility for execution of the following order is imposed on Deputy Minister, Stefan CALANCEA.

Minister

Anatolie GORODENCO

ANNEX 6: Example of signed agreement on cooperation between the pilot village (Primaria) and the contractor

| ACORD | AGREEMENT |
|---|--|
| <p>privind colaborarea dintre Proiectul Pilot de Re-parcelare a terenurilor agricole și Primăria <u>Busăuca, r-nul Rezina</u></p> | <p>on cooperation Land re-parceling pilot project and Primăria <u>Busăuca, r-nul Rezina</u></p> |
| <p><i>mun. Chișinău 10 octombrie 2007</i></p> | <p><i>District Chisinau 10 October 2007</i></p> |
| <p>Proiectul Pilot de Re-parcelare a terenurilor agricole, reprezentată de managerul de proiect Bo Rosenqvist (în continuare „Proiect”) și Primăria Busăuca, r-nul Rezina, reprezentată de Primarul Ciobanu Nicolai (în continuare „Primăria”), numite în continuare Părți, au convenit asupra următoarelor:</p> | <p>Land Re-parceling Pilot Project, officially represented by project manager Mr. Bo Rosenqvist, hereinafter called „Project” and Mayorality of Busăuca village, Rezina raion, officially represented by Mayor Ciobanu Nicolai, hereinafter called „Primăria”, hereby agree on the following:</p> |
| <p>I. OBIECTUL ACORDULUI</p> | <p>I. AGREEMENT PROVISIONS</p> |
| <p>1.1. Obiectul prezentului Acord constă în colaborarea dintre Părți în scopul implementării proiectului „Implementarea Proiectelor Pilot de Re-parcelare a terenurilor agricole în șase sate” în Moldova, finanțat de Banca Mondială și SIDA și implementat de consorțiuul condus de Compania NIRAS AB din Suedia. În sensul prezentului Acord, prin colaborare se înțelege:</p> <ul style="list-style-type: none"> • din partea Proiectului: acordarea consultanței Primăriei conform prevederilor cap. III din prezentul Acord, precum și suportarea cheltuielilor specificate la pct.3.4. din prezentul Acord; • din partea Primăriei: efectuarea unui set de lucrări conform cap. II din prezentul Acord. | <p>1.1. Objective of the current agreement is to establish cooperation between parties of the current agreement in order to implement „Land re-parceling pilot project in 6 villages” in Moldova, financed by „World Bank” and „SIDA” and implemented by consortium of companies lead by Sweedish company NIRAS AB. As cooperation it is understood:</p> <ul style="list-style-type: none"> • From Project side: Provide consultancy to Primăria and execute set of activities according to terms of cooperation stated in chapter 3 of the current agreement, and to finance costs specified in paragraph 3.4. of current Agreement; • From Primăria side: to execute a set of activities stated in chapter II of current agreement. |
| <p>1.2. Prevederile prezentului Acord vor fi interpretate pe larg, reieșind din conținutul obligațiilor Părților</p> | <p>1.2. Statements of the current Agreement are interpreted widely, as a result of parties obligations.</p> |
| <p>II. OBLIGAȚIILE PRIMĂRIEI</p> | <p>II. PRIMARIA OBLIGATIONS</p> |
| <p>2.1. Primăria se obligă:</p> <ul style="list-style-type: none"> • să asigure cu spațiu și telefon echipa locală și să asigure paza echipamentului utilizat în perioada implementării proiectului de re-parcelare; • să delegeze din partea Primăriei ingenerul cadastral al primăriei în echipa ce va efectua lucrările de implementare a proiectului de re-parcelare a terenurilor; • să acorde asistență echipei locale și Proiectului la implementarea proiectului pilot de re-parcelare benevolă a terenurilor agricole; • să asigure autentificarea de către secretarul consiliului local a contractelor de înstrăinare (vînzare-cumpărare, donație, schimb) a terenurilor cu destinație agricolă la preț redus și să le prezinte Oficiului cadastral teritorial pentru înregistrarea drepturilor născute în temeiul lor. | <p>2.1. Primăria is obliged to:</p> <ul style="list-style-type: none"> • Provide a local team implementing the project with office space and telephone line and to guarantee safety of the provided equipment during whole implementation period. • To delegate cadastral engineer which is employed by primăria, in the local team for a period of land re-parceling project implementation. • To provide assistance to the „Project” and to fully support activities undertaken for successful implementation of the voluntary based land re-parceling pilot; • To assure that local council secretary will provide notary services and contract legalization procedurs (selling-buing, donation, exchange) for a reduced fees and to present contracts to Raional Cadastral Office for registration of property rights which result from transaction. |

| V. DISPOZIȚII FINALE | V. FINAL PROVISIONS |
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| <p>5.1. Primăria este responsabilă pentru executarea condițiilor, stipulate la cap. II din prezentul contract. În cazul în care Primăria nu va respecta obligațiunile asumate în cadrul prezentului Acord, Proiectul își rezervă dreptul de a suspenda unilateral executarea prezentului Acord până la onorarea de către Primărie a obligațiilor asumate. În acest caz, Proiectul va notifica Primăria despre decizia de suspendare a implementării proiectului de re-parcelare și va informa autoritatea administrației publice locale de nivelul întâi, Ministerul Agriculturii și Industriei Alimentare și Banca Mondială.</p> <p>5.2. Acordul intră în vigoare și are forță juridică de la data semnării de către Părțile acestuia;</p> | <p>5.1. Primaria is responsible for execution of statements from chapter 2 of current agreement. In case if Primaria will not fulfill conditins of present agreement, Project has the right to unilaterally stop execution of agreement until Primaria will follow its obligations. In case if Primaria will continue violating terms of the project, management of the Project will notify Primaria, about decision to cancel project implementation, as well as Ministry of Agriculture and Food Industry together with World Bank.</p> <p>5.2. The following Agreement is juristically valid and enters into force from day when signed.</p> |
| VI. ADRESELE ȘI SEMNĂTURILE PĂRȚILOR | VI. ADDRESSES AND SIGNATURES OF PARTIES |
| <p><u>Primăria Buzăuca, r-nul Rezina</u></p>  <p><i>[Signature]</i> /Clobanu Nicolai /</p> | <p>Proiectul Pilot de Re-parcelare a terenurilor agricole</p> <p>Manager <i>[Signature]</i> NIRAS</p> <p>I.s.</p>  |



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National workshop

„Agricultural land re-parceling project in 6 pilot villages in Moldova”

AGENDA

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| 09.00 – 10.00 | Registration of participants. |
| 10.00 – 10.10 | Welcoming remark by Minister of Agriculture Mr. Gorodenco and Vice President of Parliamentary commission on agriculture and food industry Mr. D. Todoroglo . |
| 10.10-10.20 | Presentation of the team implementing the Land Re-parceling Agricultural Project - Niras AB, Terra Institute Inc., Orbicon and ACSA. Mr. Bo Rosenqvist , Project Manager, Niras AB |
| 10.20 – 10.40 | Experiences with land re-parceling / land consolidation in Central and Eastern European countries (from pilots to a national program) Mr. Morten Hartvigsen , Team Leader, Orbicon A/S. |
| 10.40 – 11.00 | FAO's approach and experience with land consolidation. Mr. David Palmer , FAO. |
| 11.00 – 11.20 | The concept of voluntary and market based land re-parceling (an overview of the project cycle). Mr. Morten Hartvigsen , Team Leader, Orbicon A/S. |
| 11.20 - 11.35 | Signing agreements on cooperation between the Project and Primarias in the six pilot villages. Mr. Bo Rosenqvist , Project Manager, Niras AB |
| 11.35 – 11.50 | Questions and discussion. |

The training seminar will take place on Wednesday, 10th of October, 2007 within the Ministry of Agriculture and Food Industry, 162, Stefan cel Mare str., conference hall, first floor, with beginning at 13.00 PM after the Project Launch Workshop in the morning.



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| 12.00 - 13.00 | Lunch. |
| 13.00 - 13.10 | The general concept of land consolidation pilot projects (Unit 1). <i>Morten Hartvigsen, Team Leader.</i> |
| 13.10 - 13.20 | Selection of a community for the pilot project (Unit 2). <i>Morten Hartvigsen, Team Leader.</i> |
| 13.20 - 13.40 | Public awareness campaigns (Unit 3). <i>Morten Hartvigsen, Team Leader.</i> |
| 13.40 - 14.00 | Inventory of cadastral and registration records at the start of the project (Unit 4). <i>Morten Hartvigsen, Team Leader.</i> |
| 14:00 - 14.20 | Questions and discussion. |
| 14.20 - 14.30 | Coffee break. |
| 14.30 - 15.00 | Additional unit # 3. |
| 15.00 - 15.30 | Questions, discussion and finalisation of the training seminar (including tasks to do in the next month). |
| 11.50 - 12.00 | Closing of the workshop. Mr. Stefan Calancea , Viceminister of Agriculture and Bo Rosenqvist , Niras |

Agenda for first project training seminar

The training seminar will take place on Wednesday, 10th of October, 2007 within the Ministry of Agriculture and Food Industry, 162, Stefan cel Mare str., conference hall, first floor, with beginning at 13.00 PM after the Project Launch Workshop in the morning.