



## Land Registration and Property Valuation Project (P161238)

EUROPE AND CENTRAL ASIA | Moldova | Urban, Resilience and Land Global Practice |  
IBRD/IDA | Investment Project Financing | FY 2019 | Seq No: 5 | ARCHIVED on 22-Dec-2020 | ISR44862 |

Implementing Agencies: Public Service Agency, Department of Cadastre, Ministry of Finance

### Key Dates

#### Key Project Dates

Bank Approval Date: 30-Aug-2018

Effectiveness Date: 14-Jan-2019

Planned Mid Term Review Date: 11-Apr-2022

Actual Mid-Term Review Date:

Original Closing Date: 30-Jun-2024

Revised Closing Date: 30-Jun-2024

### Project Development Objectives

Project Development Objective (from Project Appraisal Document)

To improve the quality and transparency of the land administration and property valuation systems.

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

### Components Table

Name

First Property Registration:(Cost \$17.80 M)

Property Valuation:(Cost \$5.80 M)

Land Administration System Strengthening:(Cost \$9.00 M)

Capacity Building and Project Management:(Cost \$2.40 M)

### Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Unsatisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Risk Rating	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate

### Implementation Status and Key Decisions

Activities on First Registration (Component A) and Valuation (Component B) are progressing in accordance with the revised implementation plan which reflects the delays that occurred early in implementation (2019) and during the COVID 19 crisis (2020). It is expected to have project activities launched in at least one district/region each month in a total of 12 regions by end of calendar 2021.

Revaluation is conducted on residential properties while the assessment of industrial and commercial properties is expected to start in Q1 2021.

There is good progress on developing National Spatial Data Infrastructure with strong donor's support, and digitizing cadastral records for establishing the Digital Archive is well underway.



## Risks

### Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	<input type="checkbox"/> High	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate
Macroeconomic	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Sector Strategies and Policies	<input type="checkbox"/> High	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate
Technical Design of Project or Program	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Institutional Capacity for Implementation and Sustainability	<input type="checkbox"/> High	<input type="checkbox"/> High	<input type="checkbox"/> Substantial
Fiduciary	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Environment and Social	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate
Stakeholders	<input type="checkbox"/> High	<input type="checkbox"/> High	<input type="checkbox"/> Moderate
Other	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Overall	<input type="checkbox"/> High	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate

## Results

### PDO Indicators by Objectives / Outcomes

Quality of the land administration and property valuation systems				
▶ Percentage of land in Moldova recorded in cadastre (private/public) (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	84.00	84.00	84.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Surveying works completed in two districts and public display ongoing for about 36,000 real estate units (about 23,000 in private and 13,000 in public domain). The data are being analyzed and once verified they will be reported under this indicator.			
□ Percentage of private land in Moldova recorded in cadastre (Percentage, Corporate Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	85.00	85.00	85.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	28-Jun-2024



<input type="checkbox"/> Percentage of public land in Moldova recorded in cadastre (Percentage, Corporate Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	7.00	7.00	7.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	28-Jun-2029
<b>► Percentage of urban residential and commercial properties revalued (Percentage, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Revaluation of residential properties ongoing. Owners of residential properties to be notified on new assessments by end 2021.			
<input type="checkbox"/> Percentage of urban residential properties revalued (Percentage, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
<input type="checkbox"/> Percentage of urban commercial properties revalued (Percentage, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
<b>► Percentage of customers satisfied with Cadastru services (Percentage, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	70.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Baseline survey substantially delayed but expected to start in first half of 2021.			
<input type="checkbox"/> Percentage of customers satisfied with Cadastru services - female (Percentage, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	70.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024



Transparency of land administration and property valuation systems				
▶ Land administration system information easily and widely accessible (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Limited availability	Limited availability	Limited availability	Data available online and/or offline
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
▶ Information on property values and property valuation methodologies easily and widely accessible (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Limited availability	Limited availability	Limited availability	Data available online and/or offline
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	28-Jun-2024

### Intermediate Results Indicators by Components

Component A: First Property Registration				
▶ Number of private land parcels registered (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	4,700,000.00	4,700,000.00	4,700,000.00	5,200,000.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Some 23,000 private property units have been surveyed in two districts. Data currently being verified by Cadastru before being reported.			
□ Number of private land parcels registered in women's names (Text, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	To be determined	to be determined	to be determined	No target; indicator to be monitored
▶ Number of public land parcels delineated (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	25,000.00	25,000.00	25,000.00	330,000.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Some 13,000 public property units have been surveyed in two districts. Results reported upon the endorsement of the area maps produced by the public authorities - the Delineation Committee.			



► Percentage of land parcels with known errors for which the quality of data was improved (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Data quality improvement currently conducted on around 26,000 land units.			

Component B: Property Valuation				
► Percentage of rural residential properties valued for the first time (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	95.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	As per the implementation plan for Valuation component, the focus in the first two years of project implementation is on revaluation. Valuation methodology and model for first valuation of rural properties is being developed.			
► National valuation standards developed (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024

Component C: Land Administration System Strengthening				
► Number of datasets in compliance with INSPIRE standards (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	4.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
► Percentage of Digital Archive complete (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	25.00	25.00	25.00	85.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024
Comments:	Work ongoing on digitizing and verifying additional 12% of records.			



Component D: Capacity Building and Project Management

► Percentage of local public authorities trained in supporting first property registration (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	2.00	9.00	85.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024

► Percentage of customers reporting that local participatory committees supporting the process of first property registration were helpful (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024

Comments: Participatory committees operate in two districts. Feedback will be collected through customer survey but also actively sought from citizens during the public display.

► Cadastru ICT system to report gender-disaggregated property ownership data for policy and decision making (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	01-Jan-2019	15-Jun-2020	10-Dec-2020	01-Jan-2024

Performance-Based Conditions

Data on Financial Performance

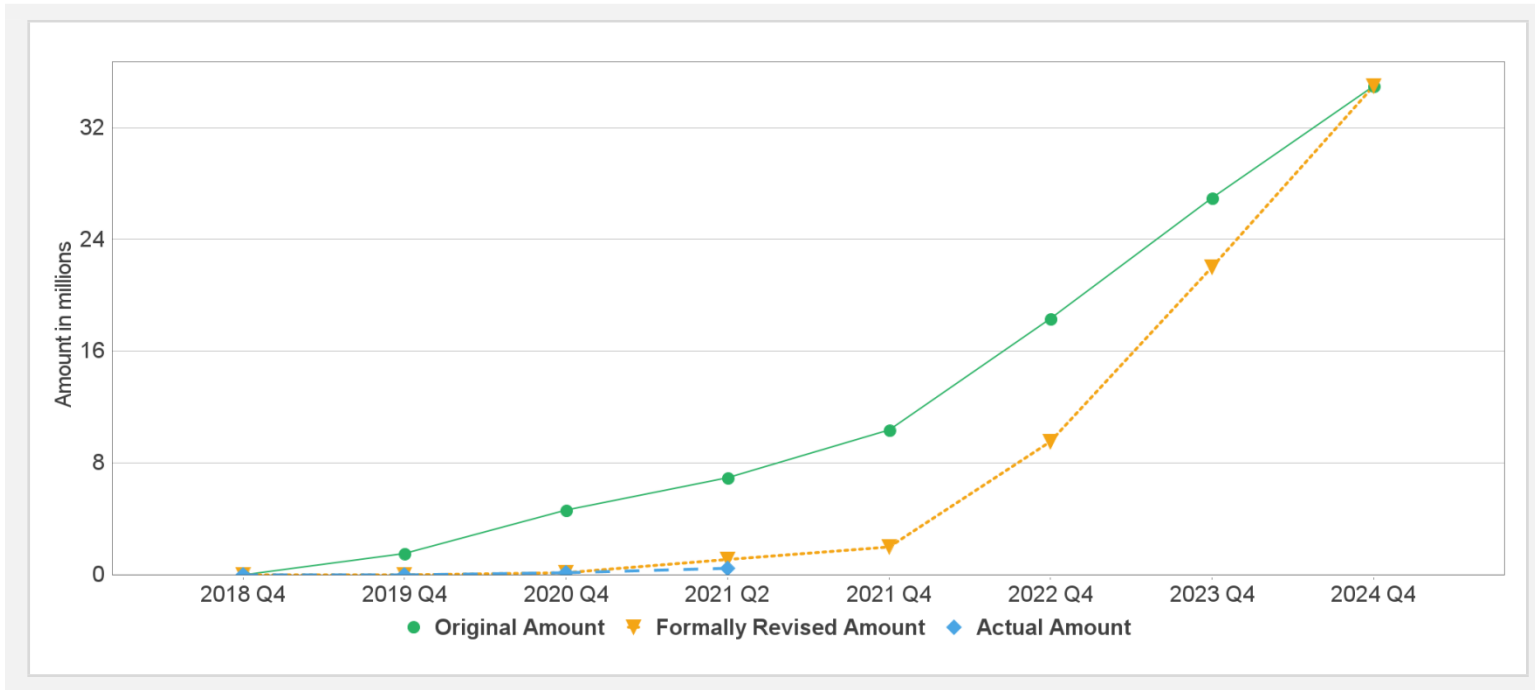
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P161238	IDA-63060	Effective	USD	35.00	35.00	0.00	0.42	36.16	1.2%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P161238	IDA-63060	Effective	30-Aug-2018	17-Sep-2018	14-Jan-2019	30-Jun-2024	30-Jun-2024

Cumulative Disbursements



**PBC Disbursement**

PBC ID	PBC Type	Description	Coc	PBC Amount	Achievement Status	Disbursed amount in Coc	Disbursement % for PBC
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**Restructuring History**

There has been no restructuring to date.

**Related Project(s)**

There are no related projects.