

Request Expressions of Interest for the Performance Audit of Moldlis



Employer: Public Services Agency
Project: Land Registration and Property Valuation Project
Contract title: Performance Audit of MOLDLIS
Country: Republic of Moldova
RFB No.: MD-PSA-253643-CS-CQS
Credit No.: 6306-MD
Issued on: September 24, 2021

The Government of Moldova received a credit from the World Bank Group - International Development Association for implementing Land Registration and Property Valuation Project (LRPVP), aimed at improving the quality of the land administration and property valuation systems and enhancing transparency of the property taxation system.

The Project consists of four components, one of which is: Land Administration System Strengthening' will support the strengthening of the land sector in Moldova by facilitating policy dialogue and conducting a review of the existing institutional and regulatory frameworks, proposing improvement where possible. It will also encourage a development of simplified business processes and modernization of cadastre services through use of ICT, and support development of NSDI.

Thus, the Public Services Agency seeks to contract Consultant Services for **THE PERFORMANCE AUDIT OF MOLDLIS**.

Regarding MOLDLIS – a Real Property Information System in Moldova, a national IT solution for land administration and mass valuation. At this moment (from 2013), the state of MOLDLIS - not implemented yet, it has been develop by Sinergise Limited company (www.sinergise.com), funded by Norwegian Mapping Authority, to be used by PSA.

MOLDLIS comes to replace the current cadastral systems that are morally outdated and that can hardly cope with the flow of information, the requirements for interoperability with other systems and cyber security.

The main destination of MOLDLIS is to ensure the process of registration of real estate objects, property rights over them, assessment of the value of real estate for tax purposes, as well as the exchange of data with third parties through the government interoperability platform MConnect.

MOLDLIS is hosted on the common government platform MCloud and incorporates the services and technological solutions offered by the e-Government Agency, such as: MPass authentication and authorization service, MSign electronic signature service, MPay electronic payment service.

MOLDLIST will contain several modules, amongst the most important being:

- Administration and Management;
- Project Management;
- Change management;
- Business process analysis;
- Land management, land registration & Cadastre;
- Work of International Finance Institutions and/or Development Agencies (such as World Bank , UN system, etc.)

MOLDLIS technologies:

- PostgreSQL / PostGIS database;
- Java Topology Suite (JTS) for Advanced Spatial Operations;
- Jasper Reports for statistics and reports;
- Enterprise Service Bus (ESB) WSO2;
- Programming languages: Java, JavaScript;
- GDAL, OGR toolkit for support of all required spatial formats;
- Giselle WebGIS libraries for server side spatial operations, storage and management of spatial data. Giselle WebGIS supports use of standardized OGC web-services (WMS, WFS) either for incoming or outgoing data. Therefore it will be easy to integrate it with existing infrastructure (BusinessCad, AddressRegiste, Inventory, etc.). Additionally, as Giselle Web supports all vector and raster operations, including tiled cache, we can on Client's request add some of the services, which should originally be served by existing infrastructure and rendering of maps;
- Floor plans: Inventory.

The main objective of the assignment is to complete an independent quality review of the contract implementation and MOLDLIS source code and to provide recommendation for the necessary actions and activities for the performance and continuity of the MOLDIS (contract management, IT management and technical), to ensure the successful implementation of MOLDLIS and to make the necessary tools available to the Project.

Working conditions:

The Consultant will work remotely, being provided with office space at PSA, upon request. The Consultant will be required to attend meetings relevant to the assignment at the PSA premises or project partners locations. The communication with designated PSA and Supporting agencies staff will be by emails, phone calls, virtual and personal meetings, at meetings, the consultant should provide translation in Romanian or Russian if necessary. The Consultant will work in close collaboration with PSA relevant staff. The consultant will be provided with all the necessary

documentation for the project, the main list of which is attached below:

1. Agreement between the Agency for Land Relations and Cadastre of Moldova and the Norwegian Mapping Authority on implementation of a project “Real Estate Registration System for Moldova”, 7 May 2012;
 - Addendum no.1574 of 07.09.2018 on amending the Contract between the Agency for Land Relations and Cadastre of the Republic of Moldova and the Norwegian Mapping Authority on implementation of a project “Real Estate Registration System for Moldova” of May 7, 2012;
1. Agreement for the development of software between Sinergise Ltd, Slovenia and Statens Kartverk – Norwegian Mapping Authority, Agency for Land Relations and Cadastre of Moldova and State Enterprise “Cadastru”, Moldova co-sign the agreement, of 24.04.2014;
 - Amendment no.1 of 17.09.2014 to Agreement for the development of software;
 - Amendment no.2 of 12.01.2016 to Agreement for the development of software;
 - Amendment no.3 of 14.10.2016 to Agreement for the development of software;
 - Amendment no.4 of 22.08.2017 to Agreement for the development of software.
1. Terms of Reference (ToR)
 - MOLDLIS Requirements Volume 0: Background Information and Guidelines;
 - MOLDLIS: Technical Requirements Volume 1: General requirements;
 - MOLDLIS: Technical Requirements Volume 2: Register of Physical Objects;
 - MOLDLIS: Technical Requirements Volume 3: Legal Register of Rights;
 - MOLDLIS: Technical Requirements Volume 4: Real Estate Valuation;
 - MOLDLIS: Technical Requirements Volume 5: E-Services;
 - MOLDLIS: Technical Requirements Volume 6: Auxiliary Modules and Integration;
 - MOLDLIS: Non-Technical Requirements Volume 7: Implementation Requirements;
1. Business Process Analysis (BPA)
 - Change request;
 - Background;
 - Cadastral Works;
 - Legal Works;
 - Valuation;
 - Provision of information.
1. Information & Communication Technology Requirements Specifications (ICT Requirements)
2. Software Requirements Specifications (SRS intermediate)
 - 1.1 General Architecture and Infrastructure;
 - 1.2 Security;
 - 1.3 Data Migration;
 - 2 Register of Physical Objects;
 - 3 Legal Register of Rights;
 - 4 Real Estate Valuation;
 - 5.1 Web portal
 - 5.2 Direct Services & e-Gov Port;

- 6.1 Register of persons;
- 6.2 Classifiers;
- 6.3 Statistics;
- 6.4 Case Management;
- 6.5 Document Management;
- 6.6 Address Register Integration;
- 6.7 Integration with Inventory;

1. Software Architecture Description (SAD intermediate)

Also, please note that the User Manual is available in the system. All documentation is available in English. All project documentation that will be presented is co-confidential and cannot be submitted to third parties.

Work Products / Deliverables

The Consultant must deliver a Performance Audit Work Plan, Audit Report, and a Final Report with recommendation.

Profile of Consultant

5 years of experience (proved by company references) in ICT consulting services in carrying out performance and quality IT audits on multi-agency information systems including:

- Software and IT Testing and Auditing experience in a distributed environment preferably in the context of land administration and web browser-based presentation of graphical/geographical data;
- ISO9001 and ISO27001 accreditation;
- Contract and IT Management skills;
- System and software architecture analysis;
- Application performance testing.

The Consultant/Company should demonstrate proven experience in quality audits, performed during the last 3 years, where the system has similar complexity and size;

It is also desirable that at least one member of the Consultant's team has excellent Romanian/Russian skills.

The Consultant must have no Conflicts of Interest as described in the Guidelines.

M = Mandatory; D = Desirable

Solid Project Management and Contract Management experience in IT quality audits of complex M information systems (proven relevant experience in project planning, resource planning related to IT projects)

M Significant experience in software development contract management;

M Comprehensive knowledge of methods, technologies and quality standards for contract management, project management, system and software development.

M Strong analytical skills and understanding of needs and issues of public registers;

M ISO or equivalent software audit certification

M Solid experience in the IT quality audits of complex information systems.

M In-depth understanding of the software development lifecycle and be able to communicate on project status, issues, and resolutions.

M Solid experience with testing modern IT and web software IT architecture projects.

M Experience in the testing of software in both 'black box' (code unseen) and 'white box' (code available) environments.

M Excellent reporting and writing skills preferably in the context of software auditing.

M Excellent English language skills.

M Comprehensive knowledge of IT Architecture elements related to performance, security, authorisation and authentication.

M Excellent English language skills. Knowledge of Romanian/Russian language will be considered as an advantage.

D Experience in developing governmental or other public IS would be an advantage;

D Certificates in the field of the IT systems management;

Selection

The selection of the Consultant will be conducted in accordance with the World Bank Procurement Regulations for IPF Borrowers, dated July 2016, revised November 2017. Deliverables will be the basis for the payment schedule. All documents will be submitted in draft for comments and then final. All final documents must be present in English language. The payment will be done upon the submission of final version of the deliverable.

Interested qualified candidates should submit their expressions of interest, with the mark **LRPV, INTERNATIONAL CONSULTANT FOR THE PERFORMANCE AUDIT OF MOLDLIS** by 15th of October, 2021, Moldova time: 11:00 hrs. to the address below:

Public Services Agency of the Republic of Moldova

Department of Cadastre

Attn: Vitalie Antociuc, LRPV Project Manager

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[Terms of References for the Performance Audit of Moldlis](#)

Data limit?

15.10.2021 08:00