



Land Registration and Property Valuation Project

Progress report

Public Institution Real Estate Cadastre

December 31, 2025

The given document represents the Report on the implementation progress of the Land Registration and Property Valuation Project. The report is prepared by the implementation unit and aims to present information about the Project, the results achieved and the current progress.

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Abbreviations and acronyms

| | |
|--------|---|
| IPA | Local Public Authority / Local Public Authorities |
| AGCC | Agency for Geodesy, Cartography and Cadastre |
| ASP | Public Services Agency |
| WB | World Bank |
| CD | Cadastre Department |
| NSDI | National Spatial Data Infrastructure |
| MDL | Currency Moldovan Leu |
| GD | Government Decision |
| LRPVP | Land Registration and Property Valuation Project |
| PI REC | Public Institution Real Estate Cadastre |
| PIU | Project Implementation Unit |
| APP | Public Property Agency |
| MGSP | Modernization of Government Services Project |
| EGA | E-Government Agency |
| USAID | U.S. Agency for International Development |
| EURO | Currency Euro |
| ATU | Administrative Territorial Unit |
| TCS | Territorial Cadastral Service |
| RERE | Real Estate Registry |

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1. General data

This report includes information on the progress of the implementation of the Land Registration and Property Valuation Project (hereinafter, LRPVP) between January - December 2024 and data relevant to the status of activities foreseen for each of the 4 components of the Project:

- **Component A: First Property Registration**, which aims to support the first systematic registration of private and public real estate, thus completing the creation of the immovable property cadaster in the Republic of Moldova, as well as strengthening the quality of cadastral data for already registered real estate.
- **Component B: Property Valuation**, which aims to extend the mass valuation system for all categories of immovable property and the revaluation of previously assessed immovable property, thus contributing to improving the transparency of the immovable property market and maintaining an up-to-date property valuation system.
- **Component C: Land Administration System Strengthening**, which aims to support the development of the land administration sector, including governance, information and communication technology and data management.
- **Component D: Capacity Building and Project Management**, which aims to support capacity building of local public authorities and stakeholder agencies active in the field of land administration, as well as an efficient management of the Project.

The purpose of the progress report is to:

- To report on the implementation of the Annual Project Activity Plan as of December 31, 2025;
- To report on the cumulative execution of the Project budget for the implementation period January 14, 2019 – December 31, 2025;
- To maintain effective communication between the Project implementing entity and stakeholders.

The Land Registration and Property Valuation Project is implemented in accordance with the Financing Agreement between the Republic of Moldova and the International Development Association, signed in Chisinau on September 17, 2018 and ratified by the Parliament of the Republic of Moldova on November 8, 2018 (Law no. 240/2018).

The project was launched on January 14, 2019. Initially, its completion date was set for June 30, 2024. On March 15, through an exchange of letters between the Government of the Republic of Moldova and the World Bank, the project implementation period was extended by 22 months, with the new completion date being set for April 30, 2026.

During February – April 2022, the project was restructured together with the World Bank team – the restructuring was approved by the Parties on May 4, 2022¹The Project restructuring aimed at reviewing the project activities, reducing the target indicators, as well as revising the project budget (from 30.1 million EURO to 23.65 million EURO).

In December 2023, an institutional reform was carried out in the land administration sector by the Government of the Republic of Moldova, resulting in the separation of the Cadastre Department from the Public Services Agency and the establishment of the new Public Institution Real Estate Cadastre, founded by the Agency for Geodesy, Cartography and Cadastre (formerly

¹Restructuring document

(ENG):<https://documents1.worldbank.org/curated/en/099025005042241729/pdf/P1612380d4b6bc0a20905b0041b995126fe.pdf>

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the Agency for Geodesy, Cartography and Cadastre). This change was foreseen in Government Decision No. 959/2023 on the Organization and Functioning of the Agency for Geodesy, Cartography and Cadastre (AGCC) (restructuring the field of geodesy, cartography and cadastre and amending some normative acts) and assumed the amendment of Financing contract by replacing the Public Services Agency and the Project Implementation Agency with the Public Institution Real Estate Cadastre. Amendment 1 to the Financing Agreement was signed on June 20, 2024 and entered in force on August 16, 2024.

By carrying out the planned activities under the Project, *the overall objective* to improve the quality and transparency of the land administration system and the real estate valuation system in the Republic of Moldova will be achieved.

Since August 16, 2024 the project has been implemented by the Public Institution Real Estate Cadastre (which replaced the Cadastre Department) and with the support of: the Public Property Agency (PPA), for the first mass registration of public property and the Agency for Geodesy, Cartography and Cadastre (AGCC), for the valuation of real estate and the consolidation of the National Spatial Data Infrastructure.

2. Project progress by components

2.1 Component A: First property registration

The activities planned under component A are carried out in accordance with the State Program for the Creation of the Real Estate Cadastre for 2020-2023² and the State Program for the Delineation of Real Estate, Including Publicly Owned Land, for the Years 2019–2023³. The Public Property Agency acts as a support agency for the public property delineation activities, based on the Collaboration Agreement signed between PSA and PPA on May 8, 2019.

The specific objectives of component A include:

- First mass registration of 320 thousand privately owned land plots in approximately 490 rural localities (approximately 292 town halls) where no previous works have been carried out,
- Delineation and registration of 100 thousand public property properties, located throughout the country,
- Improving the quality of cadastral data by correcting errors made in the process of assigning ownership of land (approximately 130 thousand land parcels).

To achieve the specific objectives mentioned above, field cadastral and data collection works were contracted for 33 districts, comprising 620 administrative units.

Fig. 1 presents the districts in which cadastral works were contracted.

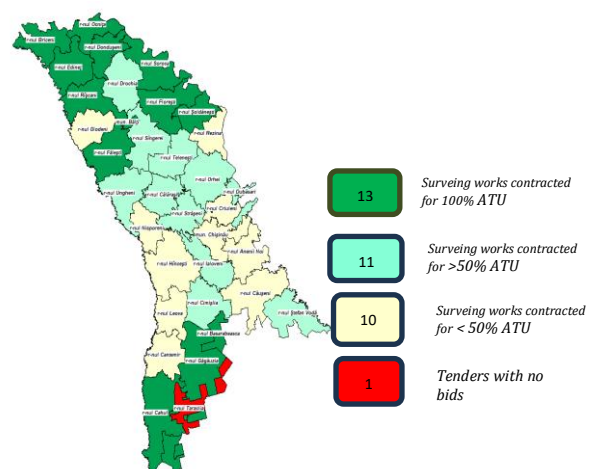


Fig. 1 Contracted cadastral works, by districts

²Government Decision No. 1030/1998

³Government Decision No. 80/2019

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The level of completion of the surveys varies from one district to another, with 9 districts having completed cadastral works at a rate of over 75%, and in 20 rayons at a rate of between 50 – 75%.

Component A consists of three subcomponents:

A1. Systematic registration of private land, including the implementation of public displays, information campaigns and an appeal mechanism;

A2. Systematic registration of public land;

A3. Data quality improvement.

Subcomponent A1 Systematic registration of private land supports the first registration of private land. Activities carried out under subcomponent A1 included the collection and preliminary acquisition of data from INGEOCAD and IPOT, updating and establishing territorial boundaries, cadastral surveys at field level, data verification, updating of documents and data registration.

Cadastral works were contracted for the registration of privately owned real estate for 325 administrative-territorial units, of which the works were completed in 168 (24 in 2025).

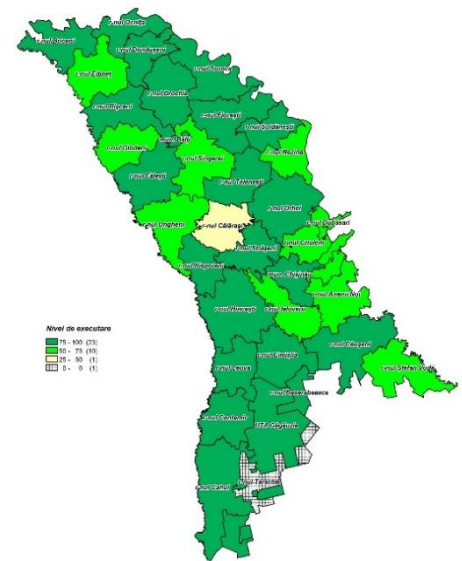


Fig. 2 Completion of cadastral works for private properties

The diagram below shows the dynamics of the completion of private land registration, as of December 31, 2025:

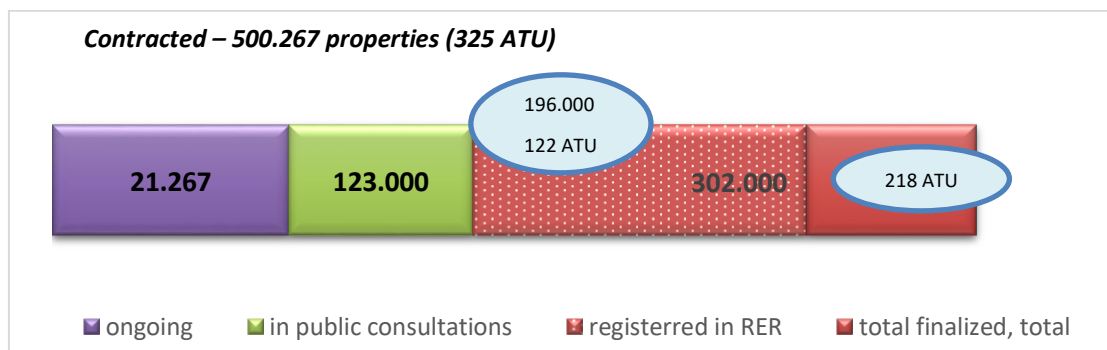


Diagram 1. Completion of private land registration

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Of the 500.267 private properties contracted to be registered, 302.000 (94% of the total project target) were completed (with 196.000 registered in the Real Estate Registry) and another 123.000 have passed the verification process and are in public consultations.

Subcomponent A2. Systematic registration of public land supports the registration of public land, both state and LPA property, these land plots representing approximately 45 percent of existing land in Moldova.

Cadastral works were contracted for the registration of public real estate in 620 administrative-territorial units, of which the surveys were completed in 232 (150 in 2025).

The work process for systematic registration of public land parcels follows the same general set of activities as the systematic registration of private land plots, but with some different sets of sources and preliminary data. For each ATU, the delineation of public land involves close coordination with representatives of the LPA and several state agencies, which constitutes a very difficult and lengthy process.

Although it was found that, in fact, the regulatory framework regarding the public land delineation is adequate for the implementation of project activities, further improvements were needed to streamline the process and accelerate the works.

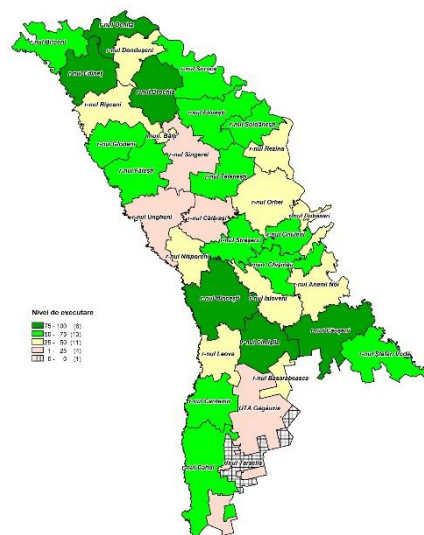


Fig. 3 Completion of cadastral works for public properties

Previously, the delimitation of public land was carried out only by the state institutions IPOT and Ingeocad, but with the initiation of mass delineation under the project, the legislation was revised, which allowed private companies that have a certified cadastral engineer to carry out the delineation work.

Although public land registration still lags behind the target, visible progress has been made.

The diagram below shows the status of public land delineation and registration works:

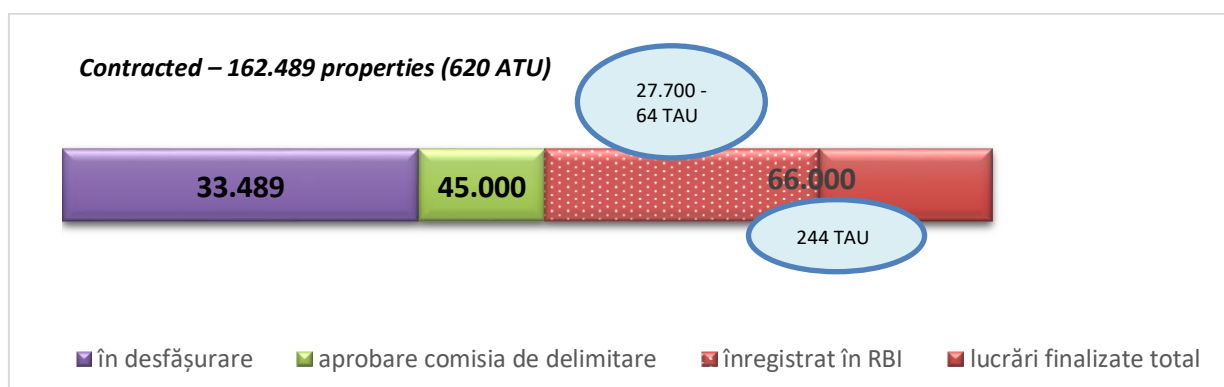


Diagram 2. Dynamics of public land registration completion, by year

Of the 162.489 public properties contracted to be registered, 66.000 (66% of the total project objective) were completed (27,700 being registered in the Real Estate Registry) and approximately 45,000 have passed the verification and are in the process of approval by the Public Delineation Commission, established by the PPA.

Subcomponent A3. Data quality improvement finances the streamlining of data collection procedures, error correction and other measures to improve data quality. Error correction is one of the four types of cadastral work for which companies performing cadastral work are contracted.

To correct errors, contracts were concluded for 614 administrative units, of which the work was completed in 457 (119 in 2025).

The diagram below shows the status of error correction works completion as of December 31, 2025:

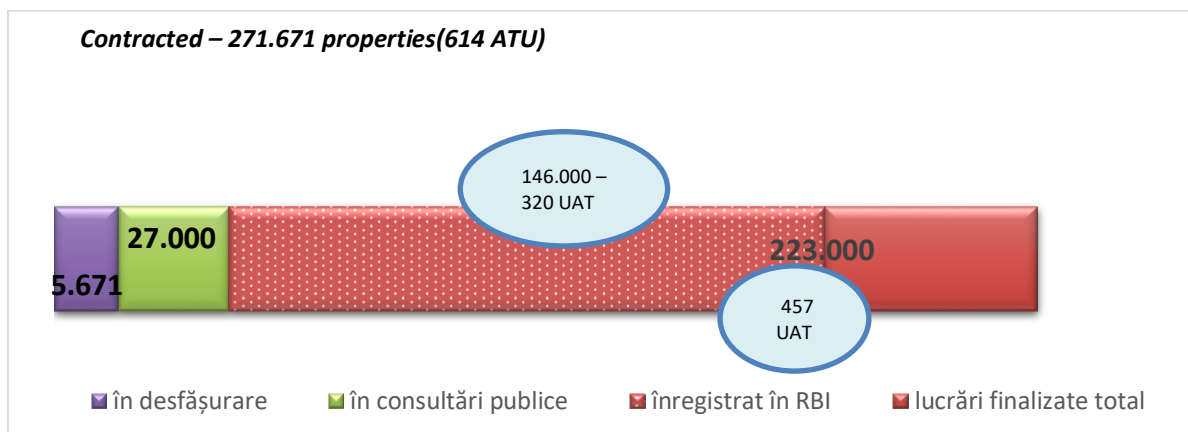
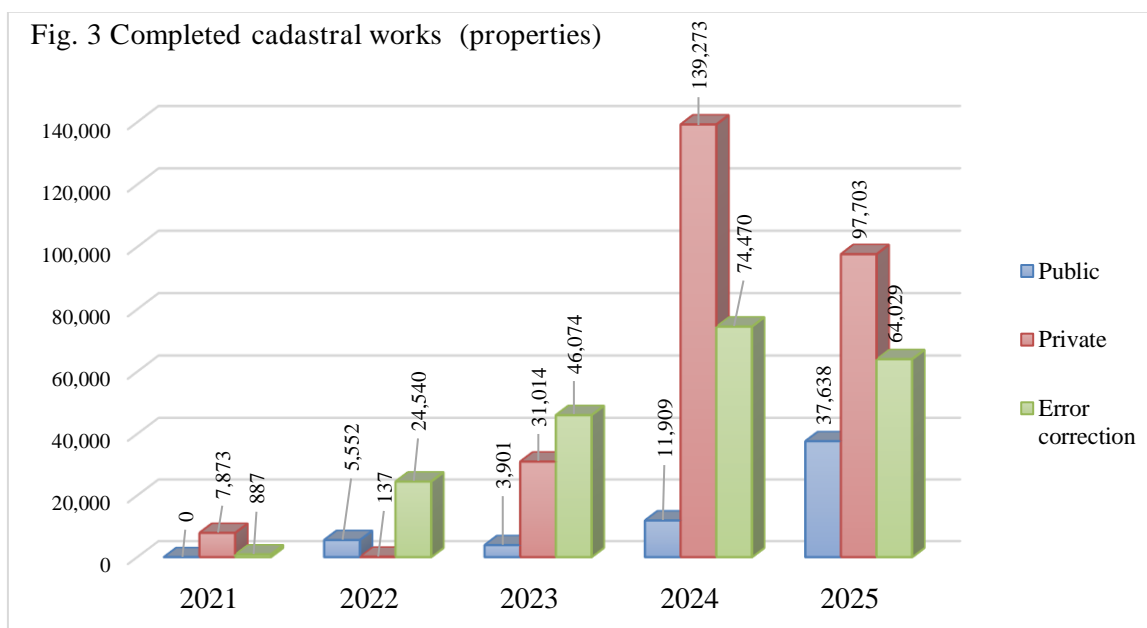


Diagram 3. Dynamics of completion of error correction works, by year

When correcting errors, contracts were signed for approximately 271.671 properties (since the actual number of corrected errors will only be known upon completion of the works) and of these, 223.000 were completed (172% of the total project objective), and about 27.000 are in public consultations.



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The overall progress of cadastral works has improved in the last 12 months, as shown in Figure 3, due to the involvement of the State Chancellery (especially in communication with LPAs), actions taken by AGCC (revising legislation and communicating with LPAs), PPA (communicating with public institutions to streamline the review and approval of public property delineation), PI REC (improving data verification processes, as well as increasing the efficiency and reducing the duration of these processes; providing support to LPAs at different stages of the systematic registration process, including data collection and public consultation), and PIU (channeling more efforts towards monitoring and contract management).

Initiatives to amend the legislation in this area are promoted by the Agency for Geodesy, Cartography and Cadastre (AGCC). Usually, these initiatives are promoted in reasonable terms and have had a broad consensus among specialized experts. It is worth noting that during the implementation of the Project, several reforms took place and the policy and process of public property delineation was under the aegis of the Public Property Agency.

Currently, the regulatory framework covers the regulatory needs for cadastral works, especially for private property. However, there are still challenges and circumstances that delay the deadlines for the execution of the works:

- Some local authorities do not meet the deadlines for submitting complete and correct initial materials, conducting public consultations, and examining and approving cadastral documentation at local councils.
- Managers of state-owned real estate do not comply with the regulatory deadlines for approving delineation documentation.
- Normative acts in the field of delineation do not provide reliable solutions in some situations (delineation of land for electricity grid pylons, historical sites, sites and others).

The process of examining and approving documentation at the delineation commissions is not clearly described in the legislation, which creates situations of non-approval of documentation in the field, and causes additional administrative costs for the executors.

The overall progress regarding the first property registration is presented in the table below:

Table 1 Conduct of cadastral works - number of properties and ATU, as of December 31, 2025

| Type of work | Project indicator ⁴ | Total contracted | Registered with RER | COMPLETED | % of project objective | In the process of public consultation/approval by public authorities ⁵ | In the quality control process at PI REC | Under execution by companies |
|--------------------------------|--------------------------------|----------------------|----------------------|----------------------|------------------------|---|--|------------------------------|
| Private property | 320,000 | 500,267 (325 ATU) | 196,000 (122 ATU) | 302,000 (218 ATU) | 94% | 123.000 | 54.000 | 21.267 |
| Delineation of public property | 100,000 | 162,489 (620 ATU) | 27.700 (64 ATU) | 66,000 (244 ATU) | 66% | 45.000 | 18.000 | 33.489 |

⁴Target indicators approved following the Project restructuring approved in May 2022.

⁵After approval, the documents are submitted to the Cadastre Department for reception and registration (the last stage in the execution of the works).

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| Type of work | Project indicator ⁴ | Total contracted | Registered with RER | COMPLETED | % of project objective | In the process of public consultation/approval by public authorities ⁵ | In the quality control process at PI REC | Under execution by companies |
|------------------|--------------------------------|----------------------|----------------------|----------------------|------------------------|---|--|------------------------------|
| Error correction | 130,000 | 271,671 (614 ATU) | 146,000 (320 ATU) | 223,000 (457 ATU) | 172% | 27.000 | 16.000 | 5.671 |

Completion of surveying works

Although the progress recorded at the end of 2025 indicates an acceleration in the implementation of cadastral works and creates the prerequisites for achieving the LRVP indicators, the full completion of all contracted works presents a high risk, given the objective circumstances encountered during implementation. In particular, contracts at early stages of implementation, including those recently signed,

As of 31 December 2025, the status of implementation of contracts for cadastral works concluded under the LRVP is as follows:

- 24 contracts completed 100%;
- 25 contracts completed at 75–99%;
- 21 contracts completed at 50–74%;
- 20 contracts completed at 25–49%;
- 16 contracts completed at 0–24%.

It should be noted that the contracts in the 0–50% progress category include those signed at the end of 2024 and 2025, which have completion deadlines in March–April 2026 and are subject to objective delays.

Therefore, it is estimated that approximately 60 contracts will not be completed by the project closing date, and since the LRVP contributes to the implementation of major state programs in the field of land administration, while the completion of the systematic initial registration of private and public property represents one of the 153 measures included in the Growth Plan of the Republic of Moldova for the period 2025–2027, discussions were initiated in December 2025 with the Ministry of Finance regarding the possibility for the implementing agency to take over the ongoing contracts after project closure, in order to ensure their completion.

At the end of December 2025, the Ministry of Finance was requested to approve the extension of the contracts for cadastral works concluded under the LRVP until 31 December 2026, in order to ensure the completion of the works, with financing from the state budget, from the budget support (Development Policy Operations – DPO) to be requested by the Ministry of Finance from the World Bank, in the amount of the unutilized balance of the Land Registration and Valuation Project (LRVP).

Public displays and appeal mechanism

In accordance with the provisions of Law on Real Estate Cadastre No. 1543-XIII of 25.02.1998, Government Decision No. 1030 of 12.10.1998 and GD No. 437 of 11.09.2019, the local public

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authority organizes the public consultation of the cadastral documentation prepared for the first mass registration, which includes the public display and appeal/grievance mechanism.

- ⇒ During the reported period, project consultants continued to provide training and support to LPAs in organizing public consultations on cadastral documentation and solving appeals in a citizen-centered and client-oriented manner.
- ⇒ Support was provided to 32 local commissions, which included mayors, land regulation specialists and representatives of territorial cadastral structures, in solving appeals. Representatives of cadastral companies and PI REC also participated in these courses, in order to monitor feedback received from beneficiaries and provide a formal appeal submittal way.
- ⇒ Since the beginning of the project, a total of 433 LPAs from 31 districts, Chisinau and Balti municipalities, have been trained.
- ⇒ To ensure understanding of the subject of public consultations by all participants, training courses are conducted in two languages: Romanian and Russian, as appropriate. Additionally, the project's consultants provide clarifications and explanations to local public authorities regarding the public consultation process, whenever requests are made and at any stage of the consultations (by phone, messages, or through field visits).
- ⇒ The cadastral documentation developed during the execution of cadastral works for private real estate and the works of error correction in cadastral plans, the geometric plan and data on the real estate and holders of property rights are displayed on the PI REC website and the LRPVP Facebook page, as well as on the web and social media pages of the LPA to ensure access to that information for all interested persons in the country and abroad. If errors are found in the displayed documentation, the interested person can download and complete the appeal form and submit it according to the instructions described.
- ⇒ During the reporting period, 111 complaints were submitted and resolved. Throughout the entire project, the total number of complaints submitted reached 2,039. Of these, only 39 were rejected due to a lack of conclusive evidence to support the claimants' statements. The remaining complaints served as the basis for amendments to the cadastral documentation.
- ⇒ In 71 LPAs, the public consultation procedure was repeated. This occurs at the request of the local public authority and is due to a series of amendments to the initially displayed cadastral documentation, identified by the LPA during the public consultation process.
- ⇒ According to legal provisions, the duration of public consultations is between 10 and 20 working days. In practice, the average duration of public consultations ranges between 20 and 30 working days. There are also some cases where the duration exceeds 30 days. These cases are rare and depend solely on the decision of the local public authorities.

The most common topics in appeals/complaints are:

- a) Claiming the ownership over the land;
- b) Change of the owner's name;
- c) Change of the land plot area;
- d) Correction of the land plot location.

Public awareness campaign

- To ensure transparency and inform the general public about the Project's activities, including procurement procedures, procurement plans and progress reports, regular announcements were published on the Project's dedicated page on the Public Services

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Agency website. www.asp.gov.md/PIEF, on various online job platforms including: civic.md, rabota.md, delucru.md; Once the project was submitted to the Public Institution Real Estate Cadastre, the migration of the project's web page from www.asp.gov.md/PIEF on <https://ipcbi.gov.md/ro/content/proiectul-de-inregistrare-si-evaluare-funciara> was coordinated, the information regarding the project has been updated.

- The project's Facebook page has been updated periodically with posts about all 4 components of the project – <https://www.facebook.com/PIEF.2019>, thus the number of posts for the entire implementation period reached over 240 and targeted the activities carried out under LRPVP, the results achieved, etc., being viewed by over 150,000 people. The number of page followers exceeded 1.2 thousand, from the maintenance of the page organically, without sponsored posts.
- Partnerships were established with companies carrying out cadastral works to create and maintain a database with photographs relevant to the project and to ensure information for citizens about the conduct of cadastral works within the project and the rights and obligations of citizens in public consultations by distributing information materials produced under the project;
- A series of materials were produced, including diaries, notebooks, pens, folders, x-stands, etc. with the project's branding to be used at various project activities and events for the purpose of visibility and strengthening the project's identity among beneficiaries and partners.
- For the purpose of informing interested parties about the Project's work related to the mass registration and valuation of real estate, for these two components a project sheet has been developed, which is updated and published monthly.
- Events for the handing over of property titles to privately owned real estate were organized and publicized in 7 ATUs in the districts of Falesti, Soldanesti, Briceni, Straseni, and Ocnita. As a result, 5 video reports were broadcast:
 - <https://tvn.md/video-de-ja-am-document-mai-multi-locuitori-din-briceni-si-au-primit-acte-cadastrale-de-inregistrare-a-bunurilor-imobile/>
 - <https://nordnews.md/ru/video-zhili-v-svoih-domah-no-ne-byli-ih-hozyaevami-sotni-zhitelej-brichanskogo-rajona-stali-polnopravnymi-sobstvennikami-zemel/>
 - https://www.jurnaltv.md/news/26ac729ac159c87d/asp-a-implementat-un-proiect-de-acordare-a-titlurilor-pentru-proprietatile-private-especialmente-pentru-agricultura-lands.html?fbclid=IwAR3A0EEUesrEeO61egOpBXvOGA4nDs4Me08x5kTfzvo_w_N0uuX6tcc4Zcg
 - <https://moldova1.md/p/6994/locuitorii-din-34-de-raioane-vor-beneficia-gratuit-de-acte-de-proprietate-a-terenurilor>
 - https://tvn.md/video-fara-mult-efort-si-cheltuieli-locuitorii-din-comunaiscalau-si-au-primate-cadastral-documents-pentru-bunurile-immobile/?fbclid=IwAR3VrOIGQLEC8TEkkqTCDB89OS0ixc6NYstTNDKrg5uu8GvbaR4mry_tawg
 - <https://moldova1.md/p/38977/oamenii-din-544-de-localitati-vor-beneficia-gratuit-de-acte-de-proprietate-asupra-terenurilor>

The project implements a public awareness campaign that is an essential element to provide both citizens, state institutions and the private sector with the necessary information and to improve awareness of the importance of land registration as well as the efforts of the Government of the Republic of Moldova to consolidate the land

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system and the valuation of real estate, in the context of the development of new methodologies for various real estate, about which citizens must be informed. Moreover, this campaign will tackle the positive impact resulting from the implementation of the project.

The campaign consists of a series of activities, including the creation of multimedia products - success stories with project beneficiaries; explanatory videos; organization of information events; media coverage of project activities through content placements on media channels and participation in various shows by representatives of PI REC, AGCC, PIU; social media campaigns.

In order to coordinate the communication campaign, a working group was created, the members of which include specialists from PI REC and AGCC.

The activities implemented within the information campaign included:

- Production of a video aimed at promoting the professions in the field of Cadastre and attracting young specialists in this field. As part of the video production, interviews were conducted with young specialists from the PI REC, from a private surveying company, with the director of PI REC and the President of the Association of Geodesists of Moldova. The video is available following the link:
<https://youtu.be/SWXIA7Wkszk>
- Production of a video aimed at informing the citizens about the presentation of project benefits at the national level and the need to participate in public consultations was initiated (<https://www.youtube.com/watch?v=8-WIS-kfgQ4>).
- The concept and agenda of a media brunch on the benefits of first mass registration of properties, for the regional press, was developed with the participation of the leadership of the implementing institutions.
- A series of explanatory videos regarding the first mass registration of properties in the Republic of Moldova have been produced, including:
 - Benefits of public land delimitation, based on the experience of Schineni village, Soroca district
<https://www.youtube.com/watch?v=ejpfVpcuo0o>
 - Benefits of public land delimitation, based on the experience of Ghelăuza commune, Strășeni district
<https://www.youtube.com/watch?v=a6YNKLpEs68>
 - Benefits of systematic initial registration in Gangura commune, Ialoveni district
<https://youtu.be/SohCnDNdPEk>
- An informational video for public entities and citizens on the benefits of using spatial data was produced. It explains the benefits of using spatial data by public entities (<https://youtu.be/1RaJCBRmxkA>).
- An explanatory video regarding the systematic initial registration of properties in the Republic of Moldova was produced. It explains what is the difference between an

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owner and a possessor, and what documents do citizens receive following systematic initial registration. The video is available following the link:

<https://www.youtube.com/watch?v=OutYj5zXo6c>

Together with the supporting agency, the Agency for Geodesy, Cartography and Cadastre - on June 13, a summarizing event was organized within the campaign regarding the results and benefits of activities aimed at strengthening the National Spatial Data Infrastructure (component C3 of the LRPVP).

In July 2025, as part of the project communication campaign, the event “Cadastre, Geodesy and Cartography: Foundations for Community – CONNECTING PEOPLE, TERRITORIES, FUTURE” was organized, marking the Day of Workers in Cadastre, Geodesy and Cartography and highlighting the importance of these fields for the economy, community development, and citizens.

Additionally, a communication plan was developed for the information campaign regarding the announcement of the results of the mass valuation and revaluation process.

Address plan improvement

According to the decision of LRPVP Council, during the period June 2023 – March 2024 the project supported the preparation and registration in the State Register of Administrative-Territorial Units and Addresses (RSUATA) of address plans for the remaining rural localities for which such plans had not been previously prepared (416 rural localities in 303 ATU). Thus, the intention was to provide more official data sets necessary for the decision-making process of central and local public authorities, but also to support the 2024 Population and Housing Census.

As part of the project, 10 operators were contracted to draw up address plans for 184 localities. This activity was successfully completed in March 2024.

Constraints and risks related to the implementation of activities under Component A

Although many actions have been taken to address the challenges faced by the project during implementation, as mentioned above, there are still significant constraints that hinder the project implementing agencies in their efforts to successfully carry out all planned activities and achieve the proposed objectives. These constraints include:

- a) *The low capacity of companies specialized in the field of cadastre in the Republic of Moldova* to absorb the volume of cadastral works exposed to contracting under the Project. Cadastral companies, as a rule, are small entities (up to 10 employees), with a narrow specialization, being located mainly in the central area of the country.
- b) *The poor condition of the documentation held by local public authorities.* During the first data collection activities, but also during the execution of the works by the cadastral companies, it was found that the data held in the registers of local public authorities are incomplete or contain incorrect entries. In the same way, it was found that in some municipalities there is a lack of information regarding the owners of agricultural land and the way in which these land plots are processed (location of the land parcel in the field). This fact determines **the need to extend the duration of cadastral works in an administrative-territorial unit, including the repeated performance of some stages of the work (preparation of cadastral plans and lists of rights holders), but also the repeated performance of public consultations by local public authorities.**

- c) In some LPAs, **there are no cadastral engineers or there are staff reshuffles that delay both the execution process and the coordination and approval of documentation. This situation is remedied by fulfilling the functions by other specialists, including the mayor, but in any case, this risk persists in 15-20% of localities.**
- d) *Inefficient organization of the activity of central public authorities/institutions in the process of public property delineation.* Contrary to the provisions of the normative acts regulating the delineation activity (GD 63/2019, GD 80/2019), the central public authorities did not draw up the inventory lists within the established deadline; the deadline for delineation materials coordination by managers is not respected.
- e) Political processes, local and national elections have influenced and continue to influence the execution time frame of the works. The local election in 2023, followed by the Presidential elections in October – November 2024 and the Parliamentary elections in September 2025, delayed the process of coordination and approval of documents by 3-4 months.

Actions taken:

- To accelerate cadastral works in an administrative-territorial unit, the PI REC team provides the necessary support and consultations to LPA representatives. Starting with June 2023, a series of online working meetings were initiated for each district, with the participation of cadastral works executors, representatives of LPA, PPA, AGCC, local councils and territorial offices of the State Chancellery.
- To ensure the impetus of the public property delineation process, a workshop was organized, to which representatives of companies involved in the cadastral works performance under the Project were invited. The event was attended by over 70 people, both in person and online.
- The local elections held in the fall of 2023 led to the election of over 190 new mayors, who had to be informed about the project in a timely manner, in order not to delay the approval of the cadastral documentation submitted by the cadastral companies. An online seminar was held in early 2024 with approximately 90 mayors, most of whom showed great interest in the project activities, especially in the public property delineation.
- At the request of the State Chancellery, an informative seminar was held with the participation of the Territorial Offices of the State Chancellery, which subsequently provided support in unblocking the development of works in several villages, where things had not progressed for over a year.
- Meetings of LPAs, cadastral companies and project implementation agencies, organized to inform local and central authorities about the progress of cadastral works, initiated in 2023 (30 meetings held in 2023 with the participation of 400 LPAs) were organized repeatedly in 2024. These meetings facilitated dialogue between the parties involved in cadastral and delineation works, provided answers to many unresolved questions, and encouraged LPAs to become more actively involved in the real estate registration processes.

2.2 Component B: Property valuation

Activities under Component B are implemented with the support of the Agency for Geodesy, Cartography and Cadastre (former Agency for Land Relations and Cadastre).

Specific objectives of component B:

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- ⇒ Expanding initial mass valuation to incorporate those properties not currently included, particularly residential real estate in rural area (approx. 500 thousand properties - houses with associated land), agricultural land (approx. 3.8 million land plots), special-purpose real estate, including public property (estimated, 20 thousand properties);
- ⇒ Carrying out the revaluation of properties that were valued before 2011 (715 thousand residential properties in urban areas, garages for individual transport and 100 thousand commercial and industrial buildings);
- ⇒ Creating an infrastructure for real estate valuation activities, ensuring the development of national standards in the field of valuation and an independent system for reviewing appeals regarding valuation results.

To achieve the above-mentioned objectives and to develop mass valuation and revaluation models, a series of activities were carried out to address significant challenges in the field of real estate valuation, such as:

1. **Market data collection:** The project contracted 17 individual consultants to collect market data. The main source of data is represented by sales-purchase contracts, as well as information about offers on the market, published on various media platforms. The lack of data constitutes a significant challenge in developing valuation models.
2. **Strengthening the capacities of specialists:** Valuation specialists were contracted and training and capacity building activities were organized for the existing ones. The lack of specialists in the field of mass valuation in the Republic of Moldova, with the necessary knowledge to develop mathematical models for mass computerized valuation of real estate, and the shortage of specialists within the AGCC, who can analyze and review models for the valuation/revaluation of real estate for taxation purposes, represents a significant challenge.
3. **The complexity of the valuation process:** Real estate valuation is not limited to mathematical aspects, it involves specialized knowledge in areas such as real estate market analysis, property law and real estate valuation. Integrating this knowledge into mathematical models is a complex challenge. Two international consultants were contracted under the LRPVP to develop valuation models, verify the quality of the valuation models, develop the mass valuation methodology and test the real estate valuation models for taxation purposes. In addition to carrying out the contractual tasks, these consultants contributed to the training and guidance of local specialists, thus strengthening local capacities in the field of real estate mass valuation.

An important activity contributing to strengthening national capacities in the field of valuation is the accession of AGCC to TEGoVA, the pan-European association of real estate valuers' organizations, established with the purpose of setting European valuation standards for real estate, facilitating the exchange of information among national associations, promoting a uniform and high level of professional qualification of experts, as well as ensuring their continuous training. Within the PIEF, the participation of AGCC in the TEGoVA General Assembly 2024, held on May 9–11 in Bucharest, Romania, was organized. At this event, AGCC was accepted as an observer member of TEGoVA, confirming the Agency's commitment to promoting international cooperation and applying valuation standards in the Republic of Moldova.

Another important activity was the organization of a training event on the topic "Interpretation and Implementation of the Fundamental Principles from the Valuation Standards." The event was organized by the Agency for Land Relations and Cadastre (AGCC), in collaboration with

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the National Association of Authorized Valuers of Romania (ANEVAR), with the support of the Land Registration and Valuation Project (PIEF).

The main objective of this training session was to strengthen the quality and consistency of the valuation process, providing a solid methodological basis for all certified valuers and increasing public confidence in valuation reports. The program included in-depth presentations and interactive discussions on various topics, ranging from general valuation standards and property rights to the valuation of properties under construction, as well as machinery, equipment, and installations.

In addition, the Government of the Republic of Moldova approved the project concerning AGCC's accession to two European organizations: the European Group of Valuers' Associations (TEGoVA) and the SPACE4GEO Alliance.

Component B has three subcomponents:

B1. Initial mass valuations;

B2. Revaluation of properties which have not been revalued since 2008; and

B3. Valuation infrastructure and an independent appeals system to challenge valuations.

Subcomponent B1 Initial mass valuations supports the development of valuation models for types of real estate that have not been subject to the mass valuation procedure to date. These are:

1. *"The valuation model for residential houses located in rural localities of the Republic of Moldova, except for rural localities in the municipalities of Chişinău and Bălţi, for taxation purposes."*

The model was approved by AGCC through Order No. 60 of May 31, 2024, and published in the Official Gazette of the Republic of Moldova No. 247–250 of June 12, 2024. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.

2. *"The valuation model for land without constructions, with land-use categories 'agricultural' and 'garden,' for taxation purposes."*

The model was approved by AGCC through Order No. 59 of May 31, 2024, and published in the Official Gazette of the Republic of Moldova No. 247–250 of June 12, 2024. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.

Subcomponent B2. Property revaluation. This subcomponent supports the development of revaluation methodologies and models for various property categories that have not been revalued since 2004 (residential properties), 2009 (commercial and industrial properties) and 2011 (agricultural land with buildings). These models include:

1. *"Model for the valuation of apartments in residential blocks located in urban localities of the Republic of Moldova and in rural localities of the municipalities of Chisinau and Balti for taxation purposes."* The model is approved by ALRC Order No. 39 of May 17, 2023 and published in the Official Gazette of the Republic of Moldova No. 200-203 of June 20, 2023, art. 590. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.

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2. *"Model for the valuation of residential houses located in urban localities of the Republic of Moldova and rural localities in the municipalities of Chisinau and Balti for taxation purposes"*. The model is approved by ALRC Order No. 91 of December 19, 2023 and published in the Official Gazette of the Republic of Moldova No. 1-4 of January 5, 2024, Part III (1). The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.
3. *"Model for the valuation of apartments in residential buildings located in all localities of the Republic of Moldova for taxation purposes"*. The model was approved by AGCC Order No. 53 of May 10, 2024 and published in the Official Gazette of the Republic of Moldova No. 216-218 of May 21, 2024. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.
4. *Valuation model for holiday homes and orchard plots*. The model was approved by AGCC Order No. 49 dated May 26 2025 is being developed and published in the Official Gazette of the Republic of Moldova No. 297-300 of May 6, 2025. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.
5. *Valuation model for garages*. The model has been submitted to PI REC for testing. It will then undergo approval by the Ministry of Finance and the State Tax Service, as well as public consultations. Approval is planned for August 2025. The values have been calculated, and the preliminary results for all real estate properties registered in the Real Estate Register (RER) have been published on the geodata.gov.md website.
6. *Valuation model for simple commercial and industrial properties*. The model is under development and is planned to be approved in September 2025. The "Methodology for the valuation of commercial and industrial real estate (including administrative buildings), complex real estate such as hotels and petrol stations" has been accepted by AGCC and tested by IP CBI. The calculation of values is planned for March 2026 and the results will be published in April 2026.

For the valuation of complex commercial and industrial properties, two private companies were contracted to carry out individual assessments of approximately 1,000 properties. The valuation process is expected to be completed in April 2026.

Subcomponent B3. Development of valuation infrastructure and an independent appeals system for challenging the results of the mass valuation and revaluation. The sub-component supports the improvement of the valuation infrastructure (including the publication of valuation results to increase transparency) and the creation of an independent appeals system for challenging the results of mass valuation and revaluation. This component also supports the development of national valuation standards, the valuer code of ethics, and valuation guidelines for the practical application of standards in the Republic of Moldova.

Development of the regulatory framework

The License Agreement of November 1, 2024, between the International Valuation Standards Council (IVSC) and the Agency for Geodesy, Cartography and Cadastre, which grants the National Association of Authorized Valuers of Romania (ANEVAR) the right to translate the International Valuation Standards (IVS) into Romanian and allows the Agency for Geodesy, Cartography and Cadastre to publish and reproduce them in the Republic of Moldova. This agreement represents an important step in the standardization and efficiency of valuations in the Republic of Moldova, facilitating access to international quality standards.

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The Valuation Standards, developed by the International Valuation Standards Council and translated by the National Association of Valuers of Romania, were approved under Order No. 21 of 27.02.2025 of the Director General of the Agency for Geodesy, Cartography and Cadastre, published in the Official Gazette on 06.03.2025, No. 108–110, Article 160.

The Valuation Standards entered into force on **1 July 2025**.

The AGCC has also identified three Valuation Guidelines: (Valuation of Business Generating Property, Valuation for Pledging Real Estate and Valuation for Financial Reporting) for the practical application of the valuation standards. A consultant has been contracted by the LRPVP to develop and approve the above-mentioned guidelines, that will form an integral part of the Valuation Standards.

As part of the National Evaluation Standards, the Collection of Composite Indices of the reconstruction (replacement) value of buildings and edifices built in the Republic of Moldova is developed. By Order No. 41 of 25.05.2023, the Agency for Geodesy, Cartography and Cadastre approved the Concept of the technical document "Collection of Composite Indices of the reconstruction (replacement) value of buildings and edifices built in the Republic of Moldova".

The technical document "*Collection of Consolidated Indices of the Reproduction (Replacement) Value of Buildings and Structures Constructed in the Republic of Moldova*" was presented and discussed during the training event dedicated to the interpretation and implementation of the fundamental principles of the Valuation Standards, with the participation of over 120 property valuers and representatives of relevant institutions from the Republic of Moldova.

In this context, public consultations were organized. Coordination with the Ministry of Regional Development and Infrastructure and the Ministry of Finance is to follow. At the same time, a notice of initiation was published regarding the drafting of the order of the Director General of AGCC for the approval of this document. Its endorsement is pending.

Collection of Composite Indices of Reconstruction Value is a logical continuation of the Collections of Combined Indices of Reconstruction Value developed in 1969 and will be used by real estate appraisers in the process of assessment of real estate built after 2000, and in the valuation for taxation purposes in the case of real estate for which cannot be used other methods than the cost method.

AGCC (Agency for Geodesy, Cartography and Cadastre) amended Law No. 989/2002 on valuation activity by Law No. 202 of July 25, 2024. Thus it has been created the legal basis for amending and approving the "Regulation on the appeal review procedure regarding the results of property valuation and revaluation for taxation purposes". The respective regulation was approved by Decision of the Government of the Republic of Moldova No. 799 of November 27, 2024 and will enter into force on February 15, 2025.

Under Component B, the technical specifications were developed for the information system for the collection and analysis of market data – the IS "Real Estate Price Register," which will significantly contribute to improving the framework for property valuation and revaluation.

This system will enable the centralization and continuous updating of information on real estate transactions, facilitating access for valuers and relevant institutions to verified and standardized data. At the same time, it will support the monitoring of market trends, increase transparency, and ensure a more robust basis for the values used in the valuation process.

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The concept of the Information System “Real Estate Price Register” was approved by Government Decision No. 145 of 19 March 2025.

The development of the IS Real Estate Price Register is an objective included in the Growth Plan of the Republic of Moldova 2024–2027 and is planned to be launched at the beginning of 2026 with financial support from the EU. Additionally, a Regulation on the procedures for maintaining the Real Estate Price Register will be developed.

2.3. Component C: Land administration system strengthening

The activities planned under Component C are intended to support the consolidation of the land sector in Moldova by facilitating a policy dialogue and conducting an assessment of the institutional and regulatory framework, and will propose improvements, where possible.

This component supports:

- 1) land sector development and policies on land sector sustainability, on governance, organizational systems, the role of various project participants, notaries and the private sector, and registration and valuation processes, including, where applicable, preparation of legal or regulatory reforms (Subcomponent C1);
- 2) capacity building in information and communications technology (Subcomponent C2); and
- 3) development of NSDI, including preparation of a business plan, expansion of the geoportal, and capacity building activities for agencies responsible for providing basic reference datasets and data standards, maintaining metadata, and creating interoperable datasets (Subcomponent C3).

The activities under subcomponent C3 are implemented by AGCC based on the Collaboration Agreement signed between ALRC and PSA on July 2, 2019.

Subcomponent C1: Land sector policy development and sustainability

PI REC and AGCC were proactive in addressing policy or regulatory bottlenecks in the implementation of project activities, mainly in the areas of property registration and valuation. The government was effective in approving the necessary legal amendments, while PI REC, AGCC and PPA continued to streamline their internal decision-making processes. All these activities were financed from the funds of the agencies involved.

The first (baseline) customer satisfaction survey was conducted in 2021-2022 (with a two-year delay), and its results were used to develop an Action Plan for improving cadastral services.

The activities included in the Action Plan aim to strengthen the land administration system by 1) strengthening the capacity of institutions involved in the land administration sector, to be financed from subcomponent D1, and 2) developing regulations and codes that will contribute to improving cadastral services provided to the population, to be financed from subcomponent C1.

The documents developed as part of the Action Plan included:

- A set of minimum quality standards for the provision of cadastral services, to ensure the improvement of the quality of services provided by Cadastre employees,
- The Code of Conduct and Ethics of Cadastre Employees, which aims to improve employee behavior, make them responsible, create a climate of trust between the employee and the beneficiary of cadastral services,

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- A set of work procedures for call center employees with specific aspects of the cadastral field.

All the documents developed were presented to all Cadastre employees in a series of workshops and were adopted by PI REC as Internal Regulations.

Subcomponent C2: Strengthening Information and Communications Technology Capacities

This sub-component supports a series of ICT measures needed to improve the efficiency of the cadastre and land registry and to support the development of new services.

Digitization of documentation from cadastral archives

The conversion of cadastral documentation from the archives of territorial cadastral bodies is an essential condition for eliminating the territorial division of the cadastral system and provides opportunities for the creation of new services and transparency of cadastral information. The digitization of cadastral documentation began in 2014, by the date of the LRPVP initiation, 38.3 million pages of documents had been scanned, which constituted 32% of the estimated 120 million pages stored in cadastral archives.

With the support of the project, the cadastral archive was fully digitized. 70.4 million pages were scanned under three contracts and over 20 operator-verifiers were contracted to verify the quality of the scanned documents. The cadastral archive is fully digitized (the target of the project indicator “percentage of the completed digital archive – 85%” being exceeded by 15%).

Development of the Utility Network Registry (RERE)

The contract for the development of utility networks record system (RERE) was signed in October 2023 and by the end of December 2025 all three Modules of the IS have been successfully installed and tested by the working group responsible for the development of RERE:

- Web-services
- Module for reception of requests and registration of applications (front office)
- RERE Functionalities for QC of Utility Networks and expanded portal for public access.

Following the testing carried out by the designated working group, the modules were duly accepted, after which the process moved to the next stage – system training and piloting. The developer prepared and delivered the materials and manuals related to RERE and conducted training sessions for system administrators. In December 2025, training was also provided for utility network operators, followed by the stages of system documentation approval. The IS Operational Acceptance will be signed in January 2026.

The development activity of RERE was at an impasse during the period September 2024 – May 2025, as the subsystems delivered by the developer (the web services and the request reception and registration module (front office)) could not be tested individually and therefore could not be partially accepted. It was agreed that the third subsystem would be installed, and that the testing plan and test cases would be prepared and presented. Only after the completion of these steps will installation certificates be issued and payments made.

Another challenge was the lack of infrastructure needed to host such an information system. In June, AGCC received the necessary resources for testing from STISC, and the developer

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initiated the installation of the modules. The first module was successfully tested, the installation certificate was issued, and the payment was made. The second subsystem is scheduled to be installed by July 25 and tested within the following two weeks.

Within the Project, a quality assurance expert was contracted to support the IPCBI and AGCC teams during the implementation of the system, as well as a legal specialist to provide support in reviewing the legislation and regulations related to RERE.

ICT modernization of PI REC

In the context of institutional change and the establishment of PI REC as the institution responsible for the real estate cadastre and real estate valuation, the need to support PI REC to modernize its ICT capabilities was addressed together with the Bank. The current IT systems in use apply old technical platforms, users face system performance issues, and most of the equipment is old and not suitable for the operation of systems of such complexity. The project supported a technical quality audit of the Moldovan Land Information System (MOLDLIS), which provided various recommendations for improving the system.

The Cadastre Department prepared a plan for further modernization of the PI REC which was approved by the Bank team and the Project Council.

In this context, the project supported PI REC in the development of the ICT Procurement Plan and its approval by E-Gov and initiated the procurement procedures for:

1. Procurement of ICT equipment

- 575 computers were procured and delivered to the institution's local offices;
- a batch of 12 servers was procured and delivered to STISC, which will expand the production capacity of the IPCBI;
- the procurement of a data storage solution with a usable capacity of 285 TiB (313 TB) was initiated, which will ensure secure and long-term storage of cadastral data, as well as operational continuity and protection of critical information of the cadastre system. The equipment is expected to be delivered at the beginning of 2026;
- the procurement procedure was initiated for a batch of 40 computers and 40 printers to facilitate the public consultation process of the results of property valuation and revaluation, as well as the population notification process;

2. Information Systems

- Consulting services were contracted for the modernization of the document management system and the migration of the cadastral archive, to be completed in March 2026;
- Consulting services were contracted for the audit of the CBI information system, with a focus on cybersecurity, to be completed by the end of February 2026.

Subcomponent C3. Supporting the national spatial data infrastructure

According to the implementation plan of the Land Registration and Property Valuation Project, subcomponent C3, the Agency for Land Relations and Cadastre has planned a series of activities aimed at ensuring the development of the regulatory framework necessary to maintain the functionality of the National Spatial Data Infrastructure (INDS).

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The objectives of Subcomponent C3 of the LRPV Project were to strengthen the national spatial data infrastructure, including the expansion of the Geoportal and its integration into the EU INSPIRE Geoportal, the development of NSDI standards and the strengthening of the capacity of agencies responsible for spatial data sets. This was achieved through the harmonization of spatial data for roads, soils and hydrographic networks, the maintenance of metadata, the creation of CORINE datasets and the development of the MoldPOS GNSS National Positioning System.

How were these objectives achieved? The development of the spatial data infrastructure of the Republic of Moldova has made significant progress in recent years, leading to the partial transposition of the EU INSPIRE Directive through the adoption of Law No. 254/2016 on the national spatial data infrastructure, the creation of reference spatial data and the establishment of a pilot geoportal containing interoperable data and network services (WFS, ATOM download services, WMS visualization services), metadata and a growing volume of geospatial data. The lack of an NSDI geoportal as a single access point for searching, viewing and downloading spatial data from various sources, the absence of basic standards and the lack of institutional capacity for data harmonization highlighted the need for support from the LRPVP project.

The project complemented a number of donor-funded projects, such as the EU-funded Twinning Project “Improving Spatial Data Services in the Republic of Moldova in line with EU standards” (September 2020 – October 2023) and the support of the Government of the Kingdom of Norway (2006 – 2023), which provided for the implementation of eight projects for the development of reference datasets. The United Nations Development Programme (UNDP) also supported the creation of the Address Register in line with the EU INSPIRE Directive.

A Donor Coordination Committee was established to avoid duplication of efforts, with the participation of AGCC, the World Bank, the Norwegian Mapping Authority and UNDP. The committee met regularly in six joint working sessions to monitor and coordinate project activities.

Revisions during implementation. During the implementation of the component, it was necessary to review and exclude certain activities, such as the development of institutional capacity for public entities responsible for spatial data sets. This activity was already part of the EU-funded Twinning project “Improving spatial data services in the Republic of Moldova in line with EU standards”.

Challenges during the implementation period. All subcomponents were implemented in accordance with the approved Terms of Reference and Implementation Plan. However, challenges arose during the project due to the COVID-19 pandemic (February 2020 – April 2022) and the state of emergency (February 2022 – December 2023) declared following the outbreak of the war in Ukraine, which prevented the completion of the missions by experts under the LRPV project.

Creation of the Geoportal of the spatial data infrastructure. The geoportal was developed as part of subcomponent C. The process involved the analysis of requirements, the design of the technical architecture of the platform, the implementation of a user-friendly web interface and the integration of three modules: the information page, the geoportal and the collaboration platform, together with analysis tools. The geoportal is currently active, offering 148 network services, 329 registered metadata and 47 NSDI subjects. It can be accessed via <https://geoportalinds.gov.md>. Ongoing activities prioritize the integration of the national geoportal with the EU INSPIRE geoportal.

Development of NSDI standards. The KU Leuven, Kadaster-Netherlands and Epsilon Italia Consortium was contracted for consultancy services. Standards were developed for eight core themes: coordinate reference system, geographic reference system, geographical names, administrative units, addresses, orthophotos, cadastral parcels and elevations. In addition, a data model aligned with the requirements of the EU INSPIRE Directive was created. These standards

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provide a uniform framework for the management and sharing of spatial data both nationally and internationally, ensuring interoperability between different datasets and facilitating integration with thematic geoportals.

Support for the Implementation of the NSDI Action Plan and Business Model. The consortium has also developed key documents including the Geospatial Innovation Strategy, Monitoring and Evaluation Methodology, Data Quality Management Plan, Data Harmonization Plan, AGCC Communication Plan and Innovation Hub Concept with various use cases. These documents will be used by AGCC to develop regulatory and strategic planning documents.

Training activities. Several training sessions were organized to strengthen the institutional capacities of central and local public authorities, the academic sector and civil society in the management and operation of spatial data according to the INSPIRE framework. Representatives of entities involved in the creation and maintenance of spatial datasets participated in exchanges of good practices and use cases, within workshops focused on data and metadata harmonization.

Challenges and lessons learned. The main challenges were related to funding limitations, outdated or incomplete data, and the lack of structured metadata, which reduced the efficiency of spatial data-based decisions. In addition, the lack of qualified personnel and technical expertise slowed down progress. In the future, continuous training and education, better funding mechanisms, and a focus on data quality and interoperability are needed to sustain progress in the development of Moldova's NSDI.

Next steps. To further develop the spatial data infrastructure of the Republic of Moldova, the project emphasizes the need to improve data accessibility and quality, accelerate standardization and harmonization processes, increase user engagement, and strengthen technical capacities for spatial data management. It is also essential to identify funding sources for the creation and harmonization of missing datasets from central public authorities.

2.4.Component D: Capacity Building and Project Management

This component supports capacity building of stakeholder agencies and institutions to ensure smooth implementation of project activities and support project sustainability, as well as to provide assistance to project implementation, inter alia, through: (i) training and capacity building and equipping of LPA staff as needed to support systematic registration and valuation at the local level; (ii) training and capacity building activities at the Cadastre to improve its client orientation and service skills; (iii) design and implementation of a comprehensive social assessment (including a social management plan) and three client satisfaction surveys; (iv) monitoring and evaluation (M&E) of the Project; and (v) functioning of the Project Implementation Unit (PIU).

Component D has three subcomponents:

- D1. Training and capacity building
- D2. Customer orientation and servicing
- D3. Project management

Subcomponent D1. Training and capacity building.

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The objective of this subcomponent is to strengthen the capacity of local public authorities (LPAs), the Cadastre, and other involved agencies to ensure the effective implementation of project activities and the sustainability of project interventions.

According to the project documentation, the Project Council annually approves a Training Plan, which ensures the professional development of stakeholders involved in the implementation of the project.

Capacity-building and training activities carried out within the Land Registration and Valuation Project (LRVP) in 2025 focused on improving institutional and individual capacities in land administration and real estate valuation.

- Strengthening dispute resolution capacity: **32 local commissions were trained (433 commissions trained during the entire project) in handling land-related disputes**, which enhanced the ability of local authorities to manage property boundary and registration conflicts transparently and efficiently. Participants acquired essential legal and administrative skills for proper interpretation and application of land regulations.
- **Supporting LPAs in the delimitation of public property:** An online information and training session was organized for mayors and other LPA representatives. More than 80 participants were introduced to the legal framework and best practices in mass delimitation of public property. This strengthened the role of LPAs as competent partners in the process, improving efficiency and reducing administrative errors.
- Addressing challenges in public property delimitation: **An analysis of delays and errors made by contractors revealed the need for a dedicated training session.** 79 representatives of contractors, together with administrators/managers of public land, participated in clarifying methodologies for setting boundaries according to land use and designation. This ensured a coherent and uniform application of technical norms, reducing the risk of overlaps and disputes.
- **Professional development in real estate valuation:** With project support, training was organized for certified and trainee valuers (over 120 participants) on the new Valuation Standards that came into force on 1 July 2025. This contributed to the harmonization of national practices with international ones and raised the professional standards in the valuation sector. The training, delivered by experts from AGCC and ANEVAR, provided high-level expertise, networking opportunities, and exchange of experience, contributing to quality assurance in valuations.
- **Digital competence development (QGIS training):** One of the project's main capacity-building objectives was to strengthen digital skills in land administration and cadastre. A major activity was the training program in the use of Quantum Geographic Information System (QGIS). Knowledge of QGIS is essential for cadastral and land administration professionals, as it enables accurate and efficient analysis, updating, and visualization of spatial data. It supports thematic mapping, identification of cadastral boundaries, and integration of geospatial data from various sectors. In 2025, four advanced training sessions and a practical workshop for the Public Property Agency were held on advanced QGIS use.

Training participants included representatives from local institutions (mayors, cadastral engineers, district council specialists, SCT staff, etc.) and central institutions (IP CBI, AGCC, APP, ASD, Environmental Agency, Hydrometeo, Agency for the Inspection and Restoration of Monuments, Moldatsa, General Inspectorate for Emergency Situations, Railway, ANIF, ADR Nord, Ministry of Culture, Moldsilva, Institute of Forestry Research and Planning, etc.).

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All planned QGIS training activities were completed: 24 beginner groups (278 people, 30 hours each over 5 days), 10 workshops for decision-makers (181 people, including 151 mayors and 64 SCT leaders nationwide), and 17 advanced training groups (190 participants, of which 186 successfully passed the beginner module).

In total, over 460 people were trained, improving institutional capacity to use GIS tools for cadastral and geospatial data analysis, visualization, and management. This directly contributes to updating land databases, identifying and mapping properties, more efficient territorial planning, and managing climate and disaster risks.

- International cooperation and exchange: The project funded AGCC and IP CBI participation in the Regional Workshop “Leveraging Property and Geospatial Data for Disaster and Climate Resilience” (Ankara, Turkey) and the International Conference of the Permanent Committee on Cadastre (Poland). Such events support improved **international collaboration and the exchange of best practices in cadastre and land administration**.
- Within the project, the participation of AGCC and IP CBI in **ANEVAR SUMMIT 2025**, the most important event dedicated to property valuation professionals, held in Bucharest, Romania, was financed. The event represents a valuable platform for exchanging best practices and knowledge relevant to ongoing activities, including the development of the Valuation Guidelines envisaged under Component B of the project.
- In order to promote the development and integration of a multifunctional cadastre—supporting housing policies, sustainable urban development, and efficient land administration by facilitating access to reliable geospatial data, supporting decision-making processes, and strengthening regional cooperation in land management—with financial support from PIEF, an AGCC representative was delegated to the **86th session of the UNECE Committee on Urban Development, Housing and Land Management in Geneva, Switzerland**, where she had an active presence both in the ministerial meeting and in the regional workshop and plenary session.
- The participation of AGCC and IPCBI representatives, with financial support from Project, in the **Joint International Conference of the Permanent Committee on Cadastre (PCC) and EuroGeographics (CLRKEN), held in Aalborg, Kingdom of Denmark**, ensured the gathering of European cadastral and mapping institutions and focused on the role of cadastre and land registers in adapting to climate change, as well as on the provision of high-value official data at the European level. The presentation of the Republic of Moldova highlighted the role of the digital cadastre in supporting climate change adaptation by integrating legal property data with thematic geospatial layers on risks (floods, droughts, landslides). The objectives of SICBI modernization were presented (unified data model at parcel and building level, resilience attributes, standardized recording of restrictions in risk areas), as well as the migration to a centralized PostGIS/MCloud architecture and the mechanisms for quality assurance and traceability of works.
- Following the official invitation to participate in the launch event of the **South-East Europe (SEE) Chapter of the International Association of Assessing Officers (IAAO), held in Belgrade, Republic of Serbia**, AGCC and IPCBI representatives carried out an important mission—the signing of a Memorandum of Cooperation between AGCC and the Serbian Cadastre Authority. The event was logistically and financially supported by Project.
- In the context of ongoing processes related to the modernization of the national spatial data infrastructure, the updating of geospatial services, and alignment with European and international standards, the project supported the participation of a representative of

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the Agency for Geodesy, Cartography and Cadastre (AGCC) in the **OGC iDays 2025 event, organized by the Open Geospatial Consortium**, which annually brings together international experts in geospatial domains, standardization, interoperability, and spatial data infrastructures.

- Following consultations with World Bank representatives and in the context of implementing the Project task related to the development of Technical Specifications for the “Real Estate Price Register” in the Republic of Moldova, **a working visit was carried out to the Geodetic Authority of the Republic of Serbia**. This visit was essential for ensuring direct coordination between AGCC and IP CBI specialists and the developer at a decisive stage of drafting the Technical Specifications. The mission enabled the integration of practical findings obtained during the visit, the timely provision of feedback, and the final refinement of the specifications to fully meet institutional requirements and international quality standards.
- A delegation composed of AGCC and IPCBI representatives conducted a **study visit to Lantmäteriet, the national public authority of the Kingdom of Sweden** responsible for the cadastral, mapping, and land registration system. The main purpose of the visit was to exchange experience and adopt best practices in cadastre, digital public services, and spatial data management, in the context of the continuous modernization of the national cadastral system of the Republic of Moldova and its alignment with European standards.
- In order to strengthen the capacity for efficient and compliant project management—contributing to transparency, accountability, and implementation in line with international standards—PIU specialists participated in training sessions organized by the World Bank in areas such as public procurement, finance, and social aspects.

All these activities have led to a systemic improvement of institutional and professional capacities at both local and national levels. They have contributed to the professionalization and modernization of land administration and real estate valuation processes in the Republic of Moldova, supporting the transition toward a modern, efficient, and citizen-oriented cadastral system.

Subcomponent D2. Customer orientation and servicing. The objective of this subcomponent is to improve customer orientation and service at the Cadastre.

Activities carried out under this subcomponent include: three client satisfaction surveys (at the beginning, mid-term and close to the end of the project) and the design and implementation of a comprehensive social assessment, including a review of the institutional and regulatory framework, suggesting improvements where possible.

According to discussions with social specialists from the World Bank, as well as based on the suggestions of AGCC and IPCBI, it was decided to conduct a single (final) survey to assess the level of customer satisfaction with cadastral services, in order to allow for the implementation of recommendations prior to the final survey by the end of the project.

The first customer satisfaction survey was conducted in 2022 and, based on its findings, an Action Plan for improving cadastral services was developed and successfully implemented.

The local consulting company, Public Policies Institute, was contracted to develop and implement the Action Plan. This work was completed in July 2024 and included:

- focus group with PSA representatives, to identify the organization's common values, in the context of developing a new PSA Code of Conduct and Ethics;

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- analysis of the activity of the PSA Customer Support Service (former Call-center), in the context of the need to identify new working procedures for specialists in this subdivision, under specific aspects of cadastral services;
- conducting a survey among beneficiaries, registrars, valuers, cadastral engineers and employees of information offices on the analysis of the current conditions for the provision of cadastral services and telephone calls (10 multifunctional centers/territorial cadastral services (TCS) from the north, south and center of the country were included in the survey);
- development of internal procedure documents (Minimum Quality Standards; Code of Conduct and Ethics and Work Procedures for Customer Support Service) and training of over 200 PI REC and PSA specialists to ensure understanding of the respective documents. The documents were adopted by both institutions.
- ensuring training of PSA Customer Support, Information and Release Office and Multifunctional Centers employees (over 100 participants) on the Rules of Conduct (working procedures).
- making an informative video/script tutorial for the Minimum Quality Standards, the Code of Ethics and Conduct, the Customer Support Service Work Procedures and Online Programming;
- production of 3 informative animated videos (tutorials) regarding the Code of Conduct and Ethics, Minimum Quality Standards and working procedures for the Customer Support Service and an informative video for the clients of Multifunctional Centers regarding "Online Programming".

Conducting the Intermediate Survey to assess the satisfaction of cadastral services customers (survey no. 2)

The final customer satisfaction survey on cadastral services, carried out under the Project, aims to improve the quality of the land administration system, enhance real estate valuation, and increase the transparency of the property taxation system.

The customer satisfaction survey is a subcomponent of Component D, which involves the development and implementation of two customer satisfaction surveys (at the beginning of the project implementation and near its completion). The survey results will be published on the website of the Public Institution “Cadastru of Real Estate” and will serve as evidence-based support for addressing the issues and gaps identified through the customer surveys.

The comprehensive final assessment of customer satisfaction with cadastral services aims to measure the evolution of customer satisfaction during the period 2022–2025. The analysis will be carried out by comparing the results with the baseline study data.

With the support of the Project team, a series of activities were carried out to implement the final customer satisfaction survey on cadastral services:

- based on the terms of reference for contracting a consulting company, coordinated with World Bank specialists in the field, the sociological company AO “CIVIS” was contracted;
- a kick-off meeting was held with the participation of the working group members, composed of representatives of the Public Institution Cadastru of Real Estate involved in the implementation of this task;

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- the Inception Report and research instruments (questionnaires, focus group discussion guides) were developed, consulted, and approved by the working group members and World Bank social specialists;
- interviews were conducted with 1,100 individuals and 200 legal entities, as well as 10 focus groups, across all territorial cadastral offices/municipal offices in the country, in accordance with contractual provisions;
- after data processing, the company will present the results of the customer satisfaction assessment in an online meeting and will finalize the Final Report in line with the working group's feedback.
-

The aforementioned survey will assess the quality, efficiency and effectiveness of the service provision by the PI Real Estate Cadastre and will establish whether the measures taken since the first survey (development of procedural documents: conduct and ethics, minimum quality standards, staff training, etc.) have led to an improvement in the quality of cadastral services. This will also serve as a means of citizen engagement and as a tool to assess the inclusiveness of customer-oriented services provided by cadastral offices.

Social evaluation

Component D envisaged the design and implementation of a comprehensive social assessment to analyse the risks identified at the project preparation stage, how they were mitigated, gaps in legislation and the emergence of new risks during the Project implementation period. At the project design stage, a social risk assessment study was carried out, which identified certain social risks, including potential land use violations, absentee owners, unidentified land, as well as risks associated with the lack of legal clarity.

The social assessment is a key project activity, focusing on identifying and evaluating potential social risks and impacts during project implementation, while analyzing gaps and opportunities in Moldova's land administration system. The results provided recommendations to the Government on aligning legislation with international standards and include measures to mitigate possible negative project impacts, in line with the World Bank's environmental and social policies.

The Final Report on the customer satisfaction survey for cadastral services confirms that the systematic land registration process implemented under the project has generated important results, while also highlighting areas that require further improvement. Based on the evaluation of the mass registration process—piloted in 2023 and later scaled nationally—the report provides a set of recommendations aimed at consolidating achievements, addressing remaining gaps, and ensuring the long-term inclusiveness and sustainability of cadastral services in the Republic of Moldova. These recommendations are already reflected in the proposed 2026 Action Plan, ensuring their practical implementation.

A key priority is increasing public awareness and access to information, as many property owners remain insufficiently informed about the need to verify and update their property data. Strengthening communication efforts through targeted campaigns and user-friendly guidance materials is essential. At the same time, the report emphasizes the need to enhance the role of local public authorities by improving their access to cadastral data, increasing transparency, and building institutional capacity through training and digital tools.

The findings also point to existing inequalities in access to services, particularly affecting women, low-income groups, the elderly, and persons with disabilities. Addressing these disparities requires targeted outreach, financial support mechanisms, and the integration of

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gender-sensitive approaches in service delivery. In parallel, improving data quality, monitoring systems, and transparency is critical for ensuring a reliable and accountable cadastral system, including through unified procedures for correcting errors and regular analytical reporting.

Finally, the report underlines the importance of preventing unauthorized construction and strengthening legal compliance, through public awareness efforts and clearer guidance on permitting and registration procedures. Overall, the recommendations contribute to advancing a modern, transparent, and citizen-oriented cadastral system.

The full version of the report is available on PIREC website, LRPVP section.

Subcomponent D3. Project Management

Administrative aspects

In March 2024, the World Bank approved the extension of the LRPVP implementation period by 22 months, until April 30, 2026, justified by the analysis and evaluation of the Project's activity for each component, as well as by the importance of continuing the implementation of the initiated activities, in order to achieve the following objectives:

- Completion of cadastral works for privately owned real estate
- Execution of delineation works for as many ATUs as possible
- Valuation of commercial & industrial real estate and special public property
- Modernization of critical cadastral ICT infrastructure and modernization of basic cadastral information systems.

The WB approved the project extension request in March 2024.

In December 2023, following the establishment of the Public Institution "Real Estate Cadastre" by restructuring (separating from) the Public Institution "Public Services Agency", in accordance with the provisions of Government Decision no. 959/2023 on the Organization and Functioning of the Agency for Geodesy, Cartography and Cadastre (AGCC) (restructuring the field of geodesy, cartography and cadastre and amending some normative acts) and based on the amendment to the Financing Agreement, the Public Institution Real Estate Cadastre (PI REC) becomes the implementing agency of the LRPVP. Amendment 1 to the Financing Agreement was signed on June 20, 2024 and entered into force on August 16, 2024.

During 2025, the World Bank team carried out two monitoring and implementation support missions for the Project, which focused on assessing progress in achieving the project's development objectives, reviewing progress on the action plan agreed upon during the previous mission (September 30 – October 4, 2024), and agreeing on an action plan to improve project implementation.

Following the monitoring mission in June, the WB team concluded that the implementation pace of key activities had improved since February 2025 but still required further acceleration to achieve the project targets. In particular, the approval speed of the Delineation Committee must be enhanced in order to meet the end-project target of registering 100,000 public parcels for the first time, and PIREC needs to expedite the property rights registration process. Since most contracts are unlikely to be fully implemented, it was agreed to establish and communicate to contractors firm cut-off dates for the delivery of works: June 30, 2025, for older contracts and December 31, 2025, for contracts signed from 2024 onwards. It had been decided that after those deadlines, no new deliverables will be accepted.

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However, In November 2025 it was agreed by the PIREC and AGCC that the possibilities to take over the ongoing contracts after project closure, in order to ensure their completion need to be explored. And the Ministry of Finance supported that idea. That lead to the decision that the contracted companies continue with the surveying works and all invoices submitted by the project closing date – April 30, 2026 will be paid from the project account and all the works carried out beyond that date shall be paid from the state budget resources.

The operational and financial management of the Project is ensured by the implementation team (Implementation Unit), currently consisting of:

1. Project Manager – vacant position, tasks fulfilled by the financial management specialist
2. Financial Management Specialist / Project Manager – 1 unit
3. Cadaster and property registration specialist – 1 unit
4. Specialist in the social field and training – 1 unit
5. Monitoring and Evaluation Specialist – 1 unit - unfilled
6. Visibility and communication specialist – 1 unit
7. Accounting/contract management specialist – 1 unit
8. Procurement specialist – 2 units
9. Environmental specialist (part-time) – 1 unit

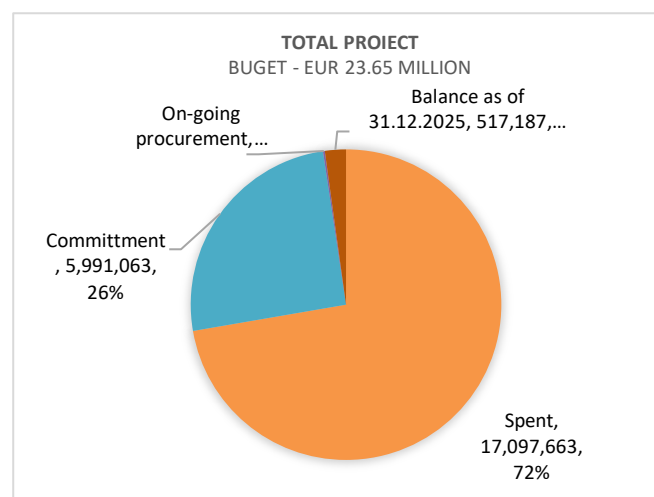
3. Financial management

In February 2022, based on the letter of the Ministry of Finance of the Republic of Moldova No. 14/3-07/213 of 26.04.2022, addressed to the World Bank, the Land Registration and Property Valuation Project was restructured, the planned activities were revised and the budget was reduced from EUR 30,1 million to EUR 23,65 million.

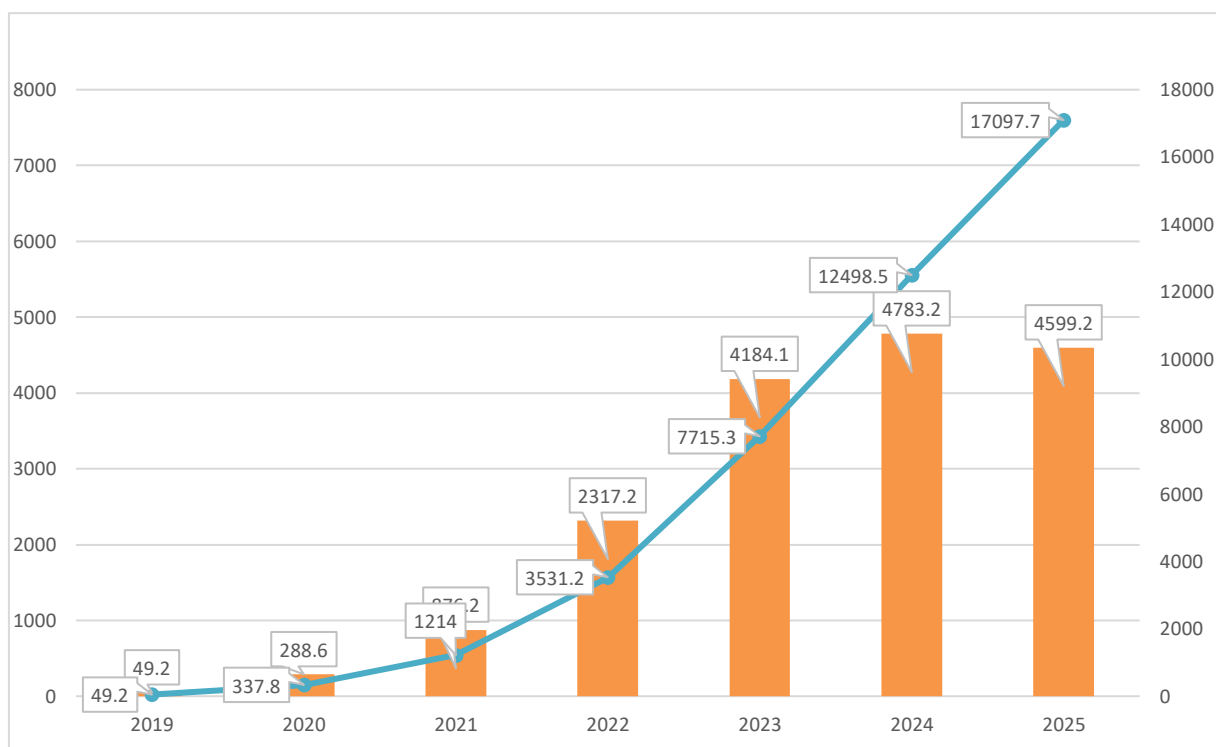
For 2025, expenses worth 100 million lei (EUR 5.2 million) have been planned and two withdrawals were made from the loan account in the amount of EUR 4.5 million.

The total amount of the loan disbursed as of 31 December 2025 is EUR 17.27 million (73% of the loan). Total expenditures constitute EUR 17.1 million (72% of the loan) while project commitments - EUR 6.01 million. The unused balance as of 31 December 2025 is EUR 0.5 million (2%).

The diagram below shows the dynamics of the total project expenses:



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Expenditures and balances by component are presented in Annex 1.

During March – August 2025, the financial audit of the Project for the year 2024 was carried out. For this purpose, Grant Thornton Ltd audit firm was contracted. The objective of the audit of the project financial statements (SFP) was to obtain the professional opinion of an independent auditor on whether the financial statements for the management year 2024 were prepared in all key elements, in accordance with the generally accepted financial reporting framework of the Project, as well as to assess the accuracy of the records of the disbursed financing and the expenses incurred during the audited management periods. As a result of the audit procedures, no significant issues related to the project's internal control system were identified.

The audit report is available on the PI REC website, LRPVP section.

4. Procurement and contracting management

The implementation of procurement procedures under the Land Registration and Property Valuation Project became possible after the finalization of the Project Procurement Strategy for Development (PPSD). The procurement process was launched on September 17, 2019, with the publication of the Request for Quotations (RFQ) for cadastral works in Ocnita district. Following these procedures, the first contracts for the execution of cadastral works were signed in November–December 2019.

Subsequently, procurement procedures were published for other localities/ATUs, mainly in the northern part of the country.

During the course of the Project, the vision and strategy for carrying out the procurement and contracting procedures for the delineation works varied.

Thus, although initially the contracting of service providers was carried out through procedures such as RFQ, with the aim of contracting providers for each locality separately, it was later decided to organize RFB (Request for Bids / Public Tender) procedures, at the international level, with the aim of contracting larger regions, which could have been contracted by larger providers, mostly from outside the Republic of Moldova, with experience in the field, technical equipment and professional capacity. The attempt to contract considerable volumes of delineation works, however, proved to be unsuccessful, given the fact that the organized procedures did not have offers, although they were organized several times.

Following the reanalysis of the market potential in the Republic of Moldova in terms of the number of companies in the field with technical potential, the minimum required experience and potential capacity to provide delineation services, the decision was made to return to contracting delineation works by localities, by organizing RFB procedures at the national level. The advantage of RFB procedures is to minimize risks by requesting a performance guarantee. At the same time, the mandatory requirements imposed in terms of the minimum annual values of similar services, the minimum value of liquid services, the minimum similar experience have limited to a certain extent the participation of economic agents in the organized tenders.

The slow dynamics of the implementation of contracts by economic agents, which were contracted within the initial procurement procedures, generated the need to extend the validity period of these contracts and respectively rectify the implementation schedules of the delineation works.

Failure to comply with contract implementation deadlines was also influenced by the COVID-19 pandemic.

In this context, the capacity of the delineation services market in the Republic of Moldova, of the existing economic agents, was analyzed, in terms of their technical capabilities / experience, but also of their potential for employment in the delineation services / works required to be carried out under the LRPVP. Thus, in order to cover the uncontracted administrative-territorial units, in order to use the maximum capacity of the market, it was decided to contract economic agents to carry out the delineation works by applying the RFQ procedure.

The disadvantage of this procedure is the non-obligatory request for a performance guarantee. On the other hand, this procedure allowed a larger number of economic agents to participate in the delineation services/works. This led to the diversification of the risk of non-fulfillment of contractual obligations which would have the effect of compromising the delineation works for considerable regions.

In parallel, procurement procedures for components B, C and D were also organized. The type of procedures used was selected depending on the estimated values, the subject matter of the contracts, the type of services requested (consulting or non-consulting), etc.

In 2025, procurement-related activities are/were managed by the PIU (tenders, contract amendments, etc.), a more detailed presentation is provided in Annex 4.

5. Environmental management

According to the LRPVP documentation⁶, the implementation of the Project's Environmental and Social Management Framework is ensured by the Project Implementation

⁶Project Appraisal Document for Land Registration and Property Valuation Project <https://documents.worldbank.org/en/publication/documents-reports/documentdetail/491971535859109015/moldova-land-registration-and-property-valuation-project>

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Unit, through the environmental specialist and the social specialist. The ESMF was developed by the PSA team and published during the Project preparation period (May, 2018).

<https://asp.gov.md/sites/default/files/transparenta/consultari-publice/cmms-moldova-cadastru-proiect-final.pdf>.

Upon approval of the project proposal, in accordance with the World Bank's safeguard policies and procedures, including OP/BP/GP 4.01 Environmental Assessment, the Project was placed in environmental risk category B. The main project interventions related to supporting cadastral data processing and registration activities, public awareness and capacity building, as well as minor renovation and remodeling works of office spaces, as appropriate.

At the same time, following the restructuring of the project document in August 2018, it was determined that the renovation activities, which were placed in category "B" in accordance with the project's Environmental and Social Management Framework (ESMF), will be excluded, thus, the project will implement only activities in category "C".

For Category C projects, an Environmental Impact Assessment or an environmental analysis is not required, as these activities are unlikely to have a negative impact; they normally have insignificant or minimal actions regarding the location, physical setting. The assessment carried out within the ESMF has determined that the project has an insignificant or minimal impact on the environment. In this regard, apart from the initial screening, no additional actions are required in the field of Environmental Assessment. The World Bank Category "C" projects correspond to the activities that refer to the third Category of projects (according to the legislation of the Republic of Moldova), which are expected to have minor impacts on the environment and therefore do not need to go through the formal Environmental Impact Assessment and State Ecological Expertise procedures.

During the reporting period, the project supported only a series of Category "C" interventions, such as processing and recording cadastral data, developing and strengthening the capacities of the institutions involved, technical assistance and procurement of software/hardware, etc.

An environmental impact analysis was also carried out under the Project, along with an assessment of its positive and negative effects on the environment, in accordance with national legislation and World Bank procedures (e.g., OP/BP 4.01).

The identified positive impacts include:

- Sustainable development: Supporting the implementation of the National Development Strategy "European Moldova 2030."
- Energy efficiency and real estate sustainability: Building assessments include ecological criteria, in line with the Law on Energy Efficiency.
- Optimized land use: Improved planning for agriculture, forestry, and construction zones.
- National Spatial Data Infrastructure (NSDI): Efficient collection and analysis of environmental data (forests, Emerald sites, erosion).
- Environmental data management: Digitalization of the cadastre supports environmental monitoring.
- Public property delineation: Protects natural resources through mapping of public lands.

Recommendations were also presented to maximize benefits, including: integrating environmental aspects into trainings, encouraging sustainable land-use planning, and improving access to spatial environmental data.

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In addition, the analysis outlines recommendations to reduce negative impacts, such as ensuring transparency in ICT waste collection, training staff on electronic waste legislation, introducing environmental protection clauses in contracts, and monitoring activities in sensitive areas by environmental consultants, among others.

During project implementation, the environmental specialist contributed to strengthening the positive environmental impact, including through inputs to the Terms of Reference (ToR) for Corine Land Cover and QGIS trainings for Local Public Administrations. The QGIS course was enhanced with modules on sustainable natural resource management, integrated land management, and climate change adaptation.

The specialist also reviewed the ToR for developing the Commercial Space Valuation Methodology, ensuring alignment with international standards that emphasize energy efficiency and climate change adaptation.

The project's communication strategy promoted awareness among decision-makers and residents about protecting natural areas and water basins. Draft leaflets addressed topics such as GIS benefits, identifying climate-vulnerable regions, river protection areas, and steps toward sustainable community development.

Systematic land registration (Subcomponents A.1–A.3) strengthens resilience to climate disasters by safeguarding property rights and providing reliable data on land ownership and location. Public land registration (Subcomponent A.2) similarly supports recovery and enhances government capacity for climate monitoring and planning.

To further promote sustainable land management, the webinar “**Sustainable Land Management. Climate Vulnerability**” was developed and piloted for cadastral engineers in Cahul district, receiving positive feedback. The webinar introduced concepts and tools for disaster management, vulnerability assessment, resilience, and adaptation planning.

Starting September 2025 a new Environmental specialist joined the PIU and her activities were guided by the need to ensure an effective transition from data collection to the implementation of sustainable land management measures on delineated lands. Although the Land Registration and Valuation Project (LRVP) is classified as Category C for environmental risk under World Bank standards (OP/BP 4.01), the efforts went beyond simple compliance monitoring, focusing on generating additional ecological benefits and strengthening local climate resilience. The underlying rationale is that property registration alone is not sufficient for sustainable development unless it is accompanied by clear information on the legal regime and environmental restrictions. Therefore, the activities aimed to transform cadastral technical data into practical tools for local public authorities (LPAs) and essential information for citizens, contributing to increased institutional capacity and better-informed communities.

Key outputs included the development of an informational leaflet on the protection regime in protected areas, designed to help landowners understand land-use restrictions, avoid legal violations, and recognize the importance of biodiversity conservation (including Emerald sites and nature reserves). A structured training program for 2026 was developed, covering legal zoning, sustainable land use, and registration of restrictions, while introducing tools such as QGIS to improve spatial analysis and support modern cadastral practices.

The extension of the project until April 2026 enabled the shift from planning to practical implementation. Planned actions include training sessions for LPAs, dissemination of informational materials, and finalization of the environmental report based on full implementation results. Strategic recommendations emphasize digital integration of materials into GIS platforms, strengthened institutional cooperation (including with CALM), and

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systematic feedback monitoring to improve procedures and ensure effective, transparent, and sustainable land administration.

Conclusions and recommendations regarding the reporting period

The Land Registration and Property Valuation Project (LRPVP) in the Republic of Moldova is a major, ambitious and essential initiative for the development of cadastral infrastructure and land management in the country. The implementation of this project, financed by the World Bank, targeted a series of complex and interconnected objectives relating to modernizing and streamlining the land registration and valuation systems.

Starting in January 2019, LRPVP aimed to respond to the pressing needs of the Moldovan state by creating a comprehensive cadastral framework, including the first registration of private and public properties and their valuation for taxation purposes. By developing and strengthening the spatial data infrastructure and land administration, the project contributes to the transparency and accessibility of information on land and immovable properties, thus facilitating transactions and economic planning.

The activities carried out under the LRPVP are divided into four main components, each contributing to the achievement of the overall objective of the project. First property registration was a central pillar, meant to complete the cadastre for hundreds of thousands of properties. This component also involved improving the quality of existing cadastral data, a process required to ensure the accuracy and integrity of the information.

Real estate valuation is another strategic direction, aiming to expand and update valuations for various property categories. This activity has been essential for improving the transparency of the real estate market and for maintaining an up-to-date and accurate valuation system. With the support of the Agency for Land Relations and Cadastre, valuation models have been developed and tested, addressing complex challenges related to data quality and the shortage of specialists in the field.

Strengthening the land administration system is a key objective, involving the development of the national spatial data infrastructure and its integration into the European INSPIRE framework. The project's contribution to the creation of the Spatial Data Geoportal and the harmonization of spatial data sets represents the project's commitment to modernizing territorial information management.

Also, institutional capacity building and project management were vital to ensure the sustainability and efficiency of the project interventions. Training courses organized for specialists and local authorities played a fundamental role in improving the skills and capacities to manage cadastral services. Information campaigns and public consultations contributed to increasing awareness and acceptance of the project among citizens.

During implementation, the project encountered and overcame numerous challenges, including legislative changes, institutional restructuring, and bureaucratic difficulties. The flexibility and adaptability of the implementation team were essential in navigating these obstacles and ensuring the continuity of activities.

Thus, the Land Registration and Property Valuation Project has made significant progress in modernizing the cadastral system in the Republic of Moldova. Although there are still aspects that require attention and improvement, the success of the Project so far highlights the importance of an integrated and collaborative approach to land resource management. The extension of the implementation period until April 2026 provides an opportunity to consolidate and complete the initiatives started, thus ensuring long-term benefits for the country's citizens and economy.

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To ensure the successful implementation of the Land Registration and Property Valuation Project (LRPVP) by April 2026, a series of strategic and operational measures are being adopted. First, the extension of the implementation deadline has been approved, which provides a vital opportunity to recalibrate and intensify efforts to ensure the achievement of all set objectives.

Another key aspect for the success of the Project is the improvement of the institutional capacities of the stakeholders. The continuation and expansion of training and professional development programs for employees will significantly contribute to strengthening the necessary technical and managerial skills. This includes continuous training in the use of modern IT systems, such as QGIS, and familiarization with new cadastral and valuation procedures and regulations.

Improving cooperation between the PI Real Estate Cadastre, the Agency for Geodesy, Cartography and Cadastre, the Public Property Agency and local authorities is also very important. Strengthening inter-institutional collaboration has facilitated the coordination of activities and ensured a coherent and uniform implementation of the project.

In parallel, efforts to increase the transparency and visibility of the project has been continued. Informing citizens about the project's activity is well-targeted, as it is necessary to inform the population about the initiation of works in localities, the progress and benefits of the project, thus contributing to strengthening citizens' trust in the process of registration and valuation of real estate.

In 2025, all necessary efforts were made to complete the first registration of all properties contracted in the period 2020-2023, and works were contracted in all localities where mass cadastral works for private real estate had not previously been carried out. Works were also contracted to delineate public property and to correct errors, priority being given to mayor halls that had the necessary documentation and capacities to carry out the respective works, as well as to those where infrastructure investment projects are planned.

Significant progress has been made in developing and implementing mass valuation models across all property categories, with rural housing and agricultural land nearing full completion. Programming of models in ValueCAD and the development of appeal modules are advancing steadily, ensuring that citizens will have transparent access to property assessments and user-friendly mechanisms for appeal. Preparations for the valuation of commercial and industrial properties, including complex assets, are well underway, supported by clear timelines, consultant engagement, and the forthcoming development of detailed guidelines and training for valuers. The adoption of international valuation standards and supporting guidelines marks a major step toward institutionalizing a transparent, consistent, and equitable property valuation system in Moldova.

Given the intention of the Government of the Republic of Moldova to consolidate the land administration system, by restructuring the PSA and separating cadastral functions and activities into a new entity, ICT activities are prioritized in order to achieve:

- Modernization of the ICT infrastructure that supports the activities of the real estate cadastre,
- Modernization of the information systems of the real estate cadastre, which ensure the maintenance of the Real Estate Register, the cadastral plan of the territory and the real estate valuation system for taxation purposes.

The adoption of these measures is expected to facilitate the timely implementation of the project activities and achievement of its objectives.

6. Results monitoring and evaluation framework

During the reporting period, relatively positive results were achieved due to the consolidation of all teams working within the components, which led to a certain improvement in the performance indicators. Detailed information on the degree of achievement of each action can be viewed by consulting tables 4 and 5.

Table 4. Project development objective (PDO) indicators

| No. | Indicator | Base value | Value on reporting date 31.12.2025 | Target Value | Comments |
|---|--|------------|------------------------------------|--------------|---|
| Quality of land administration and valuation systems | | | | | |
| PDO-01 | Percentage of land in Moldova recorded in cadaster (private/public) (Percentage) | 84% | 90.8% | 93.50% | Cadastral works were contracted in 620 ATUs for a volume of 500,267 private immovable properties and 162,489 public properties. During the period 2019-December 2025, a total of 321.721 plots of land were registered in the RER (including sporadic registrations), of which 218.919 under the project. |
| | Percentage of private land in Moldova recorded in cadaster (Percentage) | 85% | 93.8% | 95.00% | During the period 2019-December 2025, cadastral works were received for 302.000 private properties from 218 ATUs |
| | Percentage of public land in Moldova recorded in cadaster (Percentage) | 7% | 30.3% | 52.00% | As of the end of the reporting period, cadastral works were recorded for 66,000 public properties. (244 UAT). Considering the base value of 25,000, the value on the reporting date represents 91,000 properties, which represents 30,3% of the estimated total of 300,000 properties. |
| PDO-02 | Percentage of urban residential and commercial | 0% | 0.00% | 95.00% | Values for urban residential properties have been calculated. The model for commercial properties |

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| No. | Indicator | Base value | Value on reporting date 31.12.2025 | Target Value | Comments |
|---|---|----------------------|---------------------------------------|-----------------------------------|--|
| | properties revalued (Percentage) | | | | will be completed by February 2026, and values will be calculated in April 2026. |
| | Percentage of urban residential properties revalued (Percentage) | 0% | 0.00% | 95.00% | Values for urban residential properties have been calculated, but the process is not complete because the population has not been notified and the new values are not yet applied for taxation purposes. |
| | Percentage of urban commercial properties revalued (Percentage) | 0% | 0.00% | 95.00% | The commercial property model will be completed by February 2026, and values will be calculated in April 2026. |
| PDO-03 | Percentage of customers satisfied with Cadaster services (Percentage) | 85% | 85.00% | 70.00% | The first customer satisfaction study was conducted in 2023. The second study was conducted at the end of 2025. The report will be available at the beginning of 2026. |
| | Percentage of customers satisfied with Cadaster services - female (Percentage) | 0% | 83.00% | 70.00% | The first customer satisfaction study was conducted in 2023. The second study was conducted at the end of 2025. The report will be available at the beginning of 2026. |
| Transparency of land administration and property valuation systems | | | | | |
| PDO-04 | Land administration system information (cadastral data) easily and widely accessible (Text) | Limited availability | Data available online and offline | Data available online and offline | The information is available and accessible to the population both online and offline. This indicator will be updated based on the results of the customer satisfaction survey, conducted in 2025. |

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| No. | Indicator | Base value | Value on reporting date 31.12.2025 | Target Value | Comments |
|---------------|---|----------------------|---------------------------------------|-----------------------------------|--|
| PDO-05 | Information on property values and property valuation methodologies easily and widely accessible (Text) | Limited availability | Data available online and offline | Data available online and offline | The population will be informed about the property valuation/revaluation process and how they can obtain information about the value of real estate and the valuation methodology. A Digital platform (IS) is under development within the LRPVP that will contain the relevant information and provide citizens with the opportunity to submit appeals. The module will be completed in October 2025. |

Table 2. Intermediate result indicators (IR)

| No. | Indicator | Base value | Value on reporting date 31.12.2025 | Target value | Comments |
|---|---|------------|---------------------------------------|--------------|---|
| Component A: First property registration | | | | | |
| IR-01 | Number of private land parcels registered (Number) | 4,700,000 | 5,002,000 | 5,100,000 | During the period 2019-December 2025, cadastral works were received for 302,000 private properties from 218 ATUs. |
| | Number of private land parcels registered in women's names (Text) | | 2,350,780 | | By querying the database, the number of property rights registered by women was ascertained. |

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| | | | | | |
|--|--|--------|-------------|---------|--|
| IR-02 | Number of public land parcels delineated (Number) | 25,000 | 91,000 | 125,000 | During the reporting period, cadastral works were received for 66,000 public immovable properties (244 ATUs). |
| IR-03 | Percentage of land parcels with known errors for which the quality of data was improved (Percentage) | 0% | 82% | 47% | During the reporting period, error correction works were completed for 223,000 properties (457 ATUs), which exceeds the established target value by 72%. |
| Component B: Property valuation | | | | | |
| IR-04 | Percentage of rural residential properties valued for the first time (Percentage) | 0% | 0% | 50% | The valuation model was developed and approved by the AGCC. The values were calculated for the registered properties (1 million properties (45% of the total number). The calculation of the remaining properties will be done upon completion of the mass registration process within the LRPVP. |
| IR-05 | National valuation standards developed (Yes/No) | No | Partially | Yes | It was decided by the AGCC that the International Valuation Standards (adjusted to local requirements) should be adopted in Moldova. The first public discussion on the Valuation Standards took place in December. Guidelines for the use of the standards are developed and will be finalized in the first half of 2025. |
| Component C: Land administration system strengthening | | | | | |
| IR-06 | Number of datasets in compliance with INSPIRE standards (Number) | 0 | 4 | 3 | 4 datasets were standardized and brought in compliance with INSPIRE Standards: soils, roads, hydro and CORINE land cover |
| IR-07 | Percentage of Digital Archive complete (Percentage) | 32% | 100% | 85% | Under the LRPVP 70.4 million pages of cadastral documents were scanned and converted into digital |

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| | | | | | |
|--|--|----|-------|-----|--|
| | | | | | format. Thus, the target value of the project was exceeded. |
| Component D: Capacity Building and Project Management | | | | | |
| IR-08 | Percentage of local public authorities trained in supporting first property registration (Percentage) | 0% | 44.5% | 30% | The trainings were organized for 401 LPAs from 33 districts, out of approximately 901 LPAs. Thus, the target value was exceeded. |
| IR-09 | Cadaster ICT system to report gender-disaggregated property ownership data for policy and decision making (Yes/No) | No | Yes | Yes | Through a database query conducted by the PI REC IT Department, data broken down by gender were obtained. During the reporting period, we have the following property rights records: Land plots: • women - 2.35 million properties. • men - 2.9 million properties. Construction: • women – 1.04 million properties, • men - 1.16 million properties; Isolated rooms: • women - 0.54 million properties • men - 0.49 million properties. |

Annex 1. LRPVP budget execution by components (January 14, 2019 – December 31, 2025)

| Components and sub-components | Restructured budget | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Fully executed | Total balance |
|--|---------------------|---------------|----------------|----------------|------------------|------------------|------------------|------------------|-------------------|------------------|
| TOTAL | 23,650,913 | 49,220 | 288,548 | 876,210 | 2,317,188 | 4,184,134 | 4,783,191 | 4,599,173 | 17,097.663 | 6,553.250 |
| | | | | | | | | | 72,29% | 27,71% |
| Component A: First property registration | 13,321,363 | 12,690 | 76,511 | 143,501 | 440.965 | 2,055.852 | 3,371.566 | 3,096.385 | 9,197.470 | 4,123.893 |
| A.1 Systematic registration of private land | 7,074,863 | 12,690 | 76,511 | 143,501 | 429.910 | 1,934.761 | 1,785.673 | 511.021 | 4,894.067 | 2,180.796 |
| A.2 Systematic registration of public land | 4,288,280 | | | 0 | 11.055 | 91.553 | 752.102 | 1,718.636 | 2,573.346 | 1,714.934 |
| A.3 Data quality improvement | 1,958,220 | | | 0 | 0 | 29.538 | 833.791 | 866.728 | 1,730.057 | 228.163 |
| Component B: Property valuation | 2,020,200 | 0 | 48,829 | 85,725 | 185.106 | 420.105 | 329.145 | 171.708 | 1,240.618 | 779.582 |
| B.1 Initial valuations | 970,000 | | | 0 | 64.178 | 119.274 | 111.633 | 39.409 | 334.494 | 635.506 |
| B.2 Initial revaluations | 563,200 | | 43,343 | 83,944 | 90.993 | 150.591 | 70.235 | 0 | 439.107 | 124.093 |
| B.3 Valuation infrastructure | 487,000 | | 5,486 | 1,780 | 29.934 | 150.240 | 147.278 | 132.299 | 467.018 | 19.982 |
| Component C: Land administration system strengthening | 6,121,750 | 0 | 64,404 | 507,533 | 1,412.742 | 1,283.408 | 568.082 | 1,000.668 | 4,836.837 | 1,284.913 |
| C.1 Land sector policy development and sustainability | 100,000 | | | 0 | 0 | 0 | 28.107 | 0 | 28.107 | 71.893 |
| C.2 Strengthening the ICT system | 4,963,000 | | 64,404 | 507,533 | 1,307.815 | 882.615 | 253.515 | 1,000.668 | 4,016.550 | 946.450 |
| C.3 Supporting the National Spatial Data Infrastructure | 1,058,750 | | | 0 | 104.928 | 400.793 | 286.459 | 0 | 792.180 | 266.571 |
| Component D: Capacity Building and Project Management | 2,187,600 | 36,531 | 98,804 | 139,452 | 278.375 | 424.768 | 514.397 | 330.412 | 1,822.738 | 364.862 |
| D1 Training and capacity building | 325,100 | | | 0 | 25.689 | 56.606 | 155.704 | 37.841 | 275.840 | 49.261 |
| D2 Customer orientation and servicing | 195,000 | | | 5,146 | 21.980 | 24.000 | 27.614 | 19.651 | 98.391 | 96.609 |
| D3 Project Management | 1,667,500 | 36,531 | 98,804 | 134,305 | 230.707 | 344.162 | 331.079 | 272.920 | 1,448.508 | 218.992 |

Annex 2. Tenders/contests held/in progress under the LRPVP as of December 31, 2025

| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------------|--|------------------------|------------------|--|
| 1. | | 03.12.2021 | A | <i>Cadastral works in Cimisia Basarabasca</i> |
| 2. | | 17.12.2021 | A | 5 Consultants for verification of deliverables – cadastral works |
| 3. | | 24.12.2021 | A | International tender for cadastral works in the Center and North, RM |
| 4. | | 25.02.2022 | A | <i>Cadastral works in Leova</i> |
| 5. | | 03.03.2022 | A | <i>Cadastral works in Taraclia</i> |
| 6. | | 04.03.2022 | A | <i>Cadastral works in Hincesti</i> |
| 7. | | 09.03.2022 | A | <i>Cadastral works in Cantemir</i> |
| 8. | | 09.03.2022 | A | <i>Cadastral works in Riscani</i> |
| 9. | | 14.03.2022 | A | Equipment for measurements/cadastral works 5 (five) GPS/GNSS Receivers and 10 (ten) digital meters |
| 10. | | 28.03.2022 | A | Individual consultant on the delineation of public properties (for PPA) |
| 11. | | 29.03.2022 | A | <i>Cadastral works in Cahul</i> |
| 12. | | 01.04.2022 | A | <i>Cadastral works in Cimisia (Valea Perjei)</i> |
| 13. | | 05.04.2022 | A | <i>Cadastral works in Causeni</i> |
| 14. | | 13.04.2022 | A | <i>Cadastral works in Stefan Voda</i> |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|-----|--|-----------------|-----------|--|
| 15. | | 03.05.2022 | A | <i>Cadastral works in Orhei</i> |
| 16. | | 04.05.2022 | A | <i>Cadastral works in Gagauzia Autonomous Region</i> |
| 17. | | 19.05.2022 | A | <i>Cadastral works in Zubresti</i> |
| 18. | | 31.05.2022 | A | <i>Cadastral works in Ungheni</i> |
| 19. | | 08.06.2022 | A | <i>Cadastral works in Drochia</i> |
| 20. | | 20.06.2022 | A | 8 consultants for mobile teams – cadastral works |
| 21. | | 27.06.2022 | A | <i>Cadastral works (North delineation) in Glodeni, Rîșcani, Fălești</i> |
| 22. | | 27.06.2022 | A | <i>Cadastral works in Straseni</i> |
| 23. | | 27.06.2022 | A | <i>Cadastral works in Sărata Galbenă</i> |
| 24. | | 28.06.2022 | A | 5 Consultants for quality control of cadastral works |
| 25. | | 08.07.2022 | A | <i>Cadastral works in Ialoveni</i> |
| 26. | | 15.07.2022 | A | <i>Cadastral works in Criuleni</i> |
| 27. | | 20.07.2022 | A | <i>Contract extension with Terralex Plus - Cadastral works in Straseni</i> |
| 28. | | 23.07.2022 | A | <i>Cadastral works in Basarabeasca</i> |
| 29. | | 08.08.2022 | A | <i>Contract extension with AlionGeocad - Cadastral works in Ocnîța</i> |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|-----|--|-----------------|-----------|---|
| 30. | | 22.08.2022 | A | Cadastral works in Telenesti |
| 31. | | 26.08.2022 | A | Cadastral works in Rezina |
| 32. | | 26.08.2022 | A | Cadastral works in Gagauzia Autonomous Region |
| 33. | | 01.09.2022 | A | LPA training in Qgis |
| 34. | | 06.09.2022 | A | 4 Consultants for quality control of cadastral works |
| 35. | | 26.09.2022 | A | Contract extension with Molbak - cadastral works in Florești |
| 36. | | 17.10.2022 | A | Cadastral works in Nisporeni (A) |
| 37. | | 17.10.2022 | A | Cadastral works in Nisporeni (B) |
| 38. | | 26.10.2022 | A | Contract extension with the Association of 3 companies for cadastral works in Orhei |
| 39. | | 18.11.2022 | A | 5 Consultants for quality control of cadastral works |
| 40. | | 23.12.2022 | A | Communication campaign development and organization services |
| 41. | | 25.01.2022 | A | Metrology services for 2 GNSS equipment |
| 42. | | 24.11.2022 | A | Cadastral works in Criuleni A |
| 43. | | 24.11.2022 | A | Cadastral works in Criuleni B |
| 44. | | 24.11.2022 | A | Cadastral works in Calarasi A |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|-----|--|-----------------|-----------|--|
| 45. | | 24.11.2022 | A | Cadastral works in Calarasi B |
| 46. | | 28.11.2022 | A | Cadastral works in Chisinau A |
| 47. | | 28.11.2022 | A | Cadastral works in Chisinau B |
| 48. | | 28.11.2022 | A | Cadastral works in Chisinau C |
| 49. | | 13.01.2023 | A | Cadastral works in Anenii Noi A |
| 50. | | 13.01.2023 | A | Cadastral works in Anenii Noi B |
| 51. | | 13.01.2023 | A | Cadastral works in Dubasari |
| 52. | | 13.02.2023 | A | Cadastral works in Calarasi (Dereneu, Hoginesti) |
| 53. | | 13.02.2023 | A | Cadastral works in Sîngerei A |
| 54. | | 13.02.2023 | A | Cadastral works in Sîngerei B |
| 55. | | 13.02.2023 | A | Cadastral works in Sîngerei C |
| 56. | | 24.02.2023 | A | Cadastral works in Ialoveni A |
| 57. | | 24.02.2023 | A | Cadastral works in Ialoveni B |
| 58. | | 24.02.2023 | A | Cadastral works in Ungheni A |
| 59. | | 24.02.2023 | A | Cadastral works in Ungheni B |
| 60. | | 24.02.2023 | A | Cadastral works in Ungheni C |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|-----|--|-----------------|-----------|---|
| 61. | | 10.03.2023 | A | Cadastral works in Ialoveni (Gangura) |
| 62. | | 24.03.2023 | A | Cadastral works in Drochia |
| 63. | | 04.04.2023 | A | Individual consultant for the coordination of activities in the process of public property delineation |
| 64. | | 14.04.2023 | A | Cadastral works in Sîngerei A |
| 65. | | 14.04.2023 | A | Cadastral works in Sîngerei B |
| 66. | | 14.04.2023 | A | Cadastral works in Sîngerei C |
| 67. | | 14.04.2023 | A | Cadastral works in Sîngerei D |
| 68. | | 14.04.2023 | A | Cadastral works in Anenii Noi A |
| 69. | | 14.04.2023 | A | Cadastral works in Anenii Noi B |
| 70. | | 05.05.2023 | A | Cadastral works in Ungheni A |
| 71. | | 05.05.2023 | A | Cadastral works in Ungheni B |
| 72. | | 12.05.2023 | A | Cadastral works in Calarasi A |
| 73. | | 12.05.2023 | A | Cadastral works in Calarasi B |
| 74. | | 12.05.2023 | A | Cadastral works in Calarasi C |
| 75. | | 22.06.2023 | A | Individual consultant for the coordination of activities in the delineation process of public property (belonging |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|-----|--|-----------------|-----------|---|
| | | | | to public institutions founded by the Ministry of Culture) |
| 76. | | 25.07.2023 | A | Individual consultant on covering 100% of localities with address plans (35 consultants) |
| 77. | | 06.10.2023 | A | Individual consultant for quality assurance (5 consultants) |
| 78. | | 07.03.2024 | A | Individual consultant for quality assurance (5 consultants) |
| 79. | | 18.04.2024 | A | Individual consultant for quality assurance (4 consultants) |
| 80. | | 27.06.2024 | A | Services for creating and modifying information (schemas) in the Q-GIS Information System |
| 81. | | 23.08.2024 | A | Individual consultant for monitoring the process of executing cadastral works (3 consultants) |
| 82. | | 29.11.2024 | A | Individual consultant for the provision of legal consultancy services under the LRPVP |
| 83. | | 29.12.2023 | A | Cadastral works in Hinceti and Cantemir |
| 84. | | 02/15/2024 | A | Cadastral works in Ungheni A |
| 85. | | 02/15/2024 | A | Cadastral works in Ungheni B |
| 86. | | 01.03.2024 | A | Cadastral works in Ungheni C |
| 87. | | 01.03.2024 | A | Cadastral works in Rezina |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 88. | | 01.03.2024 | A | Cadastral works in Falesti and Glodeni |
| 89. | | 05.04.2024 | A | Procurement of Title Forms |
| 90. | | 08.04.2024 | A | Cadastral works in Sîngerei A |
| 91. | | 08.04.2024 | A | Cadastral works in Sîngerei B |
| 92. | | 12.04.2024 | A | Cadastral works in Telenești |
| 93. | | 16.05.2024 | A | Cadastral works in Ialoveni A |
| 94. | | 16.05.2024 | A | Cadastral works in Ialoveni B |
| 95. | | 17.05.2024 | A | Cadastral works in Sîngerei C |
| 96. | | 17.05.2024 | A | Cadastral works in Calarasi A |
| 97. | | 07.06.2024 | A | Cadastral works in Ștefan Vodă A |
| 98. | | 07.06.2024 | A | Cadastral works in Ștefan Vodă B |
| 99. | | 13.06.2024 | A | Cadastral works in Calarasi B |
| 100. | | 13.06.2024 | A | Cadastral works in Calarasi C |
| 101. | | 13.06.2024 | A | Cadastral works in Calarasi D |
| 102. | | 20.06.2024 | A | Cadastral works in Calarasi E |
| 103. | | 20.06.2024 | A | Cadastral works in Criuleni A |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 104. | | 20.06.2024 | A | Cadastral works in Criuleni B |
| 105. | | 21.06.2024 | A | Cadastral works in Criuleni C |
| 106. | | 21.06.2024 | A | Cadastral works in Hincesti |
| 107. | | 27.06.2024 | A | Cadastral works in Dubasari A |
| 108. | | 27.06.2024 | A | Cadastral works in Dubasari B |
| 109. | | 27.06.2024 | A | Cadastral works in Dubasari C |
| 110. | | 28.06.2024 | A | Cadastral works in Orhei |
| 111. | | 28.06.2024 | A | Cadastral works in Anenii Noi A |
| 112. | | 28.06.2024 | A | Cadastral works in Anenii Noi B |
| 113. | | 11.11.2024 | A | Execution of works for the Delineation of public property in the districts of Călărași, Nisporeni, Strășeni, Ungheni |
| 114. | | 11.11.2024 | A | Execution of works on the Delineation of public property in the districts of Orhei, Telenești, Rezina |
| 115. | | 11.11.2024 | A | Execution of works on the Delineation of public property in the districts of Glodeni, Singerei and Drochia |
| 116. | | 12.11.2024 | A | Execution of works for the Delineation of public property in the Rîșcani-1 district |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 117. | | 12.11.2024 | A | Execution of works for the Delineation of public property in the Rîșcani-2 district |
| 118. | | 12.11.2024 | A | Execution of works on the Delineation of public property in Ialoveni and Căușeni districts |
| 119. | | 13.11.2024 | A | Execution of works on the Delineation of public property in the districts of Basarabasca, Cimișlia and Hincești |
| 120. | | 13.11.2024 | A | Execution of works on Delineation of public property in ATU Gagauzia-1 and Cantemir district |
| 121. | | 13.11.2024 | A | Execution of works on Delineation of public property in ATU Gagauzia-2 and Leova district |
| 122. | | 26.11.2021 | B | Selection of the consulting company for the Collection of the combined indices of the reconstitution value - for ALRC |
| 123. | | 28.01.2025 | A | Consultant Individual Operator introducerea în RBI a datelor pentru înregistrarea bunurilor imobile și a drepturilor asupra acestora |
| 124. | | 23.05.2025 | A | Consultant individual pentru verificarea calității |
| 125. | | 15.12.2021 | B | Individual consultant for the development of agricultural land valuation methods (Team Leader) - for ALRC |
| 126. | | 15.12.2021 | B | Individual consultant for the development of agricultural land valuation methods - Revetchi Veaceslav, for ALRC |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 127. | | 15.12.2021 | B | Individual consultant for the development of agricultural land valuation methods (Statistician) - Racul Anatol, for ALRC |
| 128. | | 13.04.2022 | B | 2 Data collection consultants (Anenii Noi, Floresti) |
| 129. | | 03.05.2022 | B | 1 Data collection consultant for Cahul district |
| 130. | | 17.06.2022 | B | Extended contract for 9 individuals, for market data collection |
| 131. | | 06.07.2022 | B | 2 property valuation consultants, ALRC |
| 132. | | 18.07.2022 | B | Cost TABLE Volume 1 / 2 |
| 133. | | 08.08.2022 | B | Amendment to the R. Borst contract, regarding the disaggregation of deliverables |
| 134. | | 21.10.2022 | B | Amendment to the Aivar Thomson contract - additional activities introduced for ALRC |
| 135. | | 03.11.2022 | B | Amendment to the Paul Bidanset contract - extending the duration and adding additional activities |
| 136. | | 11.11.2022 | B | Direct contracting - IPOT, for collecting information on soil quality |
| 137. | | 30.12.2022 | B | 2 Market data analysis consultants |
| 138. | | 20.01.2023 | B | 2 Market data analysis consultants |
| 139. | | 15.11.2022 | B | 1 Geospatial Systems Consultant |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|---|
| 140. | | 25.11.2022 | B | 7 Consultants for collecting market data and valuing real estate |
| 141. | | 09.12.2022 | B | 7 Consultants for collecting market data and valuing real estate |
| 142. | | 17.03.2023 | B | Consultant for market data collection and real estate valuation (5 consultants) |
| 143. | | 08.12.2022 | B | Consultant who will prepare the Technical Specifications (TS) necessary for the procurement/contracting of the developer of an AIS for the Collection and Processing of Real Estate Market Data (AIS "Real Estate") |
| 144. | | 24.02.2023 | B | Training for Mathematical Modeling and Economic Analysis |
| 145. | | 13.03.2023 | B | Consultant for market data collection and real estate valuation (5 consultants) |
| 146. | | 03.04.2023 | B | Individual consultants for the development of agricultural land valuation models |
| 147. | | 26.05.2023 | B | Individual consultants (3 consultants) for the development of a methodology for the valuation of commercial and industrial immovable properties (DIRECT CONTRACTING) |
| 148. | | 26.05.2023 | B | Individual Consultant (team leader) for the development of a methodology for the valuation of commercial and industrial immovable properties (DIRECT CONTRACTING) |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|---|
| 149. | | 26.05.2023 | B | Individual Consultant for the development of methodology and models for the valuation of agricultural land for tax purposes (Team Leader) (DIRECT CONTRACTING) |
| 150. | | 09.06.2023 | B | Coordinator Component B (Valuation), under the Land Registration and Evaluation Project (LRPVP) |
| 151. | | 01.12.2023 | B | Individual Consultant for market data collection and real estate valuation (2 Consultants), under LRPVP |
| 152. | | 18.01.2024 | B | Individual consultant for the review of interim reports and the final report, regarding the development of the technical document “Collection of composite indices of the reconstruction (replacement) value of buildings and edifices, built in the Republic of Moldova (Direct contracting) |
| 153. | | 18.01.2024 | B | Individual Consultant for the development of real estate valuation infrastructure (Direct contracting) |
| 154. | | 09.07.2024 | B | Individual Consultant Local specialist in real estate market analysis (Direct hiring) |
| 155. | | 09.07.2024 | B | Individual Consultant for calibrating and testing real estate valuation models for taxation purposes (Direct Contracting) |
| 156. | | 06.09.2024 | B | Individual Consultant Local specialist in geospatial information systems (creation/development of the information presentation module regarding the revaluation of real estate for taxation purposes) (Direct Contracting) |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 157. | | 29.11.2024 | B | Local specialist in web application development Under LRPVP |
| 158. | | 29.11.2024 | B | Individual Consultant for the development of the valuation model for simple commercial and industrial real estate, for the purpose of taxation within the |
| 159. | | 10.02.2025 | B | Individual consultant for the development of Valuation Guidelines, an integral part of the Valuation Standards. |
| 160. | | 13.02.2025 | B | Individual Consultant, Local Information Systems Specialist for the development of Technical Specifications for the Real Property and Buildings Information System (RPBI). |
| 161. | | 28.02.2025 | B | Services for calculating the values of complex commercial and industrial real estate properties for taxation purposes. |
| 162. | | 25.06.2025 | B | Individual Consultant, Team Leader for coordinating the valuation process of complex commercial and industrial real estate properties for taxation purposes. |
| 163. | | 13.08.2021 | C | INDS/NSDI Geoportal (ALRC) IGEA |
| 164. | | 18.08.2021 | C | INDS /NSDI Data Standards (ALRC) Ku Leuven |
| 165. | | 24.09.2021 | C | Audit of Moldlis AIS – Grant Thornton JV |
| 166. | | 15.11.2021 | C | Digitization of cadastral archives (contract no. 3) |
| 167. | | 01.01.2022 | C | Individual consultant – Development of modules for cadastral works on the Local GIS platform |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 168. | | 27.01.2022 | C | Hiring an individual consultant - expert in ICT systems acquisitions |
| 169. | | 10.02.2022 | C | Local Senior Individual Consultant for the NSDI Coordination Team – for ALRC |
| 170. | | 14.02.2022 | C | 150 computers for piloting Moldlis AIS |
| 171. | | 14.02.2022 | C | 30 laptops; 20 computers and other peripherals for the PIU and other selected consultants |
| 172. | | 14.02.2022 | C | Additional volumes for the digitization of the cadastral archive (under contract no. 1 with Andmevara) |
| 173. | | 16.02.2022 | C | Licenses for GNSS Network Receivers (MOLPOS) – ALRC |
| 174. | | 17.02.2022 | C | Local Individual Consultant for the NSDI Coordination Team – for ALRC |
| 175. | | 18.02.2022 | C | International Consultant in Spatial Data Licensing – for ALRC |
| 176. | | 18.02.2022 | C | Technical assistance to support ALRC in implementing the NSDI Action Plan |
| 177. | | 04.03.2022 | C | ICT Consultant within the PIU |
| 178. | | 15.03.2022 | C | 2 Spatial Data Harmonization Consultants (ALRC) |
| 179. | | 01.04.2022 | C | INGEOCAD direct selection for CORINE Land Cover, Moldova (ALRC) |
| 180. | | 21.04.2022 | C | International consultant for the development of ROITE specifications |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 181. | | 17.05.2022 | C | 4 Individual consultants for checking scanned works (archive digitization) |
| 182. | | 20.05.2022 | C | Local consulting company for strengthening the capacity of ALRC in NSDI |
| 183. | | 20.06.2022 | C | Individual consultant for road data harmonization, NSDI |
| 184. | | 25.07.2022 | C | Amendments to 3 contracts with Andmevara LTD |
| 185. | | 06.09.2022 | C | 4 Individual consultants for checking scanned works (archive digitization) |
| 186. | | 23.09.2022 | C | Purchasing barcode labels |
| 187. | | 26.09.2022 | C | NSDI: development of the soil map in accordance with the INSPIRE Directive |
| 188. | | 27.09.2022 | C | Amendment to individual consultant contracts for verification of scanned works (archive digitization) |
| 189. | | 27.09.2022 | C | Amendment to the contract with IGEA Ltd – Geoportal |
| 190. | | 26.10.2022 | C | Selecting the developer for the ROITE system |
| 191. | | 03.03.2023 | C | Supply and Installation of the State Register of Objects of Technical-Building Infrastructure (ROITE) Information System |
| 192. | | 16.03.2023 | C | Local Consultant in Harmonization of Spatial Data for Soils |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 193. | | 03.03.2023 | C | Supply and Installation of the Information System of the State Register of Technical-Building Infrastructure Objects (ROITE) |
| 194. | | 02.05.2023 | C | Consultant for the harmonization of hydrographic spatial data |
| 195. | | 08.09.2023 | C | Individual consultant for the development and amendment of normative acts related to the Register of Technical-Building Infrastructure Objects (ROITE) |
| 196. | | 11.09.2023 | C | Consultant for the coordination and facilitation of the DATUM Ltd company's kick-off visit |
| 197. | | 11.01.2024 | C | Quality assurance / Quality control and Contract management Consultant for ROITE development & implementation activity |
| 198. | | 22.04.2024 | C | Individual consultant for carrying out procurement activities specific to the ICT field |
| 199. | | 09.09.2024 | C | Purchase of ICT equipment for PI REC needs (computers, server, notebooks, HDDs) |
| 200. | | 20.11.2024 | C | Procurement of ICT equipment (HDD - not covered) |
| 201. | | 10/16/2024 | C | Individual consultant for the provision of consulting services in the topo-geodetic field in the context of the development of the Utility Networks Registry (RERE) (direct contracting) |
| 202. | | 16.12.2024 | C | Graphical database modernization and SMD migration |
| 203. | | 10.12.2024 | C | Purchasing servers for PI REC needs |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|---|
| 204. | | 07.11.2025 | C | Data Storage solution |
| 205. | | 20.06.2025 | C | IT Infrastructure and cyber security audit |
| 206. | | 17.07.2025 | C | IT equipment procurement (computers – 300 units). |
| 207. | | 26.12.2021 | D | Annual financial audit services |
| 208. | | 24.02.2022 | D | Contract Management Specialist within the PIU |
| 209. | | 25.02.2022 | D | Environmental consultant within the PIU |
| 210. | | 04.03.2022 | D | Cadastral specialist within the PIU |
| 211. | | 04.03.2022 | D | Visibility Consultant within the PIU |
| 212. | | 04.03.2022 | D | Administrative Assistant-translator within the PIU |
| 213. | | 04.03.2022 | D | Monitoring and Evaluation Consultant within the PIU |
| 214. | | 14.03.2022 | D | Professional development consultant within the PIU |
| 215. | | 03.05.2022 | D | Accounting assistant within the PIU |
| 216. | | 15.06.2022 | D | Furnishing of the PIU office |
| 217. | | 16.06.2022 | D | Financial management specialist within the PIU |
| 218. | | 12.07.2022 | D | Procurement Specialist |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|---|
| 219. | | 19.07.2022 | D | 2 Translators for Paul Bidanset, for the visit to Moldova (15-19 Aug) |
| 220. | | 27.09.2022 | D | The security system for street access to the PIU office |
| 221. | | 12.10.2022 | D | Selecting the company for the project visibility campaign |
| 222. | | 15.12.2022 | D | Annual financial audit services |
| 223. | | 24.02.2023 | D | Consulting services - Implementation of the Action Plan for improving cadastral services |
| 224. | | 26.01.2023 | D | Office Supplies |
| 225. | | 09.06.2023 | D | Selecting the consultant for the project manager position |
| 226. | | 15.09.2023 | D | Project Monitoring and Evaluation Specialist |
| 227. | | 13.10.2023 | D | Purchasing color toner cartridges |
| 228. | | 29.02.2024 | D | Procurement of simultaneous translation services from Serbian into Romanian for the date 05.03.2024 |
| 229. | | 15.01.2024 | D | Financial audit services for 2023 under LRPVP |
| 230. | | 01.04.2024 | D | Purchase of furniture for the new headquarters of the PIU |
| 231. | | 20.05.2024 | D | Purchasing office supplies for LRPVP needs |
| 232. | | 01.06.2024 | D | Purchasing office chairs for the LRPVP team |

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| No. | | Initiation date | Component | Description of tenders/contests – managed by PIU |
|------|--|-----------------|-----------|--|
| 233. | | 03.06.2024 | D | Purchase of bottled drinking water and cooler for LRPVP needs |
| 234. | | 02.07.2024 | D | Project Manager under the Land Registration and Property Valuation Project |
| 235. | | 22.07.2024 | D | Services for organizing and conducting the Workshop for PI REC employees on October 3-4, 2024 |
| 236. | | 06.09.2024 | D | Project Monitoring and Evaluation Specialist |
| 237. | | 06.09.2024 | D | Environmental Consultant |
| 238. | | 03.01.2025 | D | Accounting software maintenance services |
| 239. | | 20.01.2025 | D | Financial audit services for the year 2024 |
| 240. | | 13.06.2025 | D | Consulting services for conducting the final survey on customer satisfaction with cadastre services |
| 241. | | 16.06.2025 | D | Organization of the training session dedicated to certified valuers and trainees from across the country, scheduled for June 17–18, 2025 |