



Property Registration System in Moldova

general overview



Structure of land relations and cadastral public sector

Agency of
Land Relations
and Cadastre
Of the
Republic of Moldova

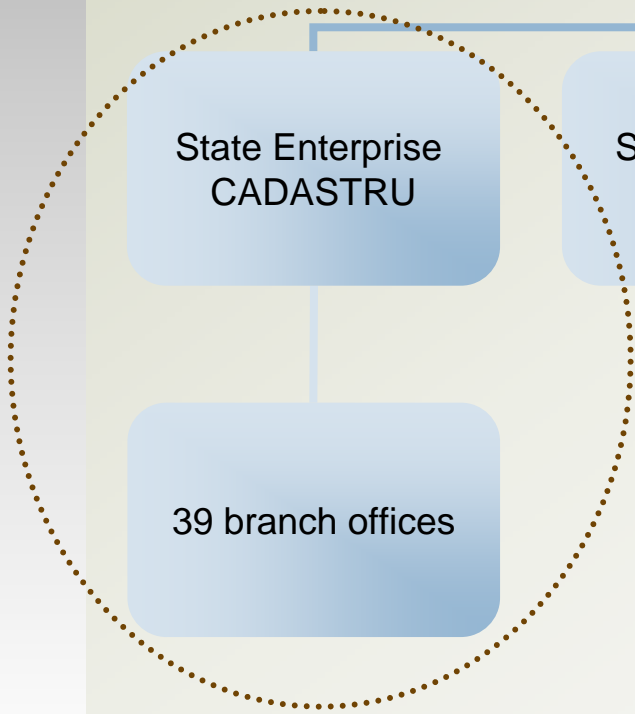
State Enterprise
CADASTRU

State Enterprise
INGEOCAD

State Enterprise
LAND PLANNING
INSTITUTE

State Association
of Soil Protection

39 branch offices



INTRODUCING STATE ENTERPRISE “CADASTRU”





State Info resources

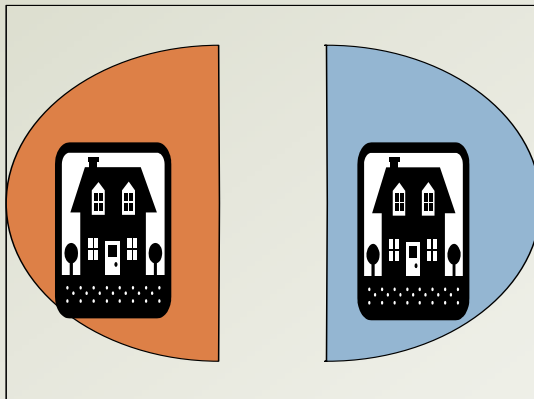
- Real property register
 - Real estate units
 - Real property rights
 - Real property value for taxation purposes

- Address register

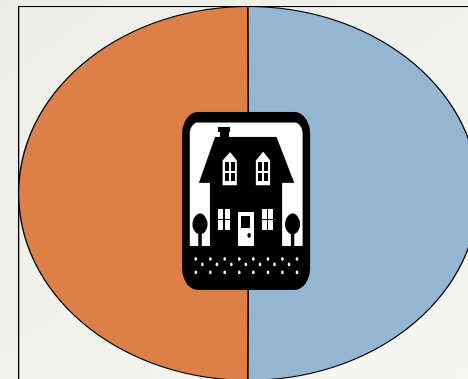
- Cadastral map

Historical context

Separated or unified cadastral and property registration systems



Austria
Croatia
Latvia
Poland
Slovenia



Czech Republic
Hungary
Lithuania
Moldova



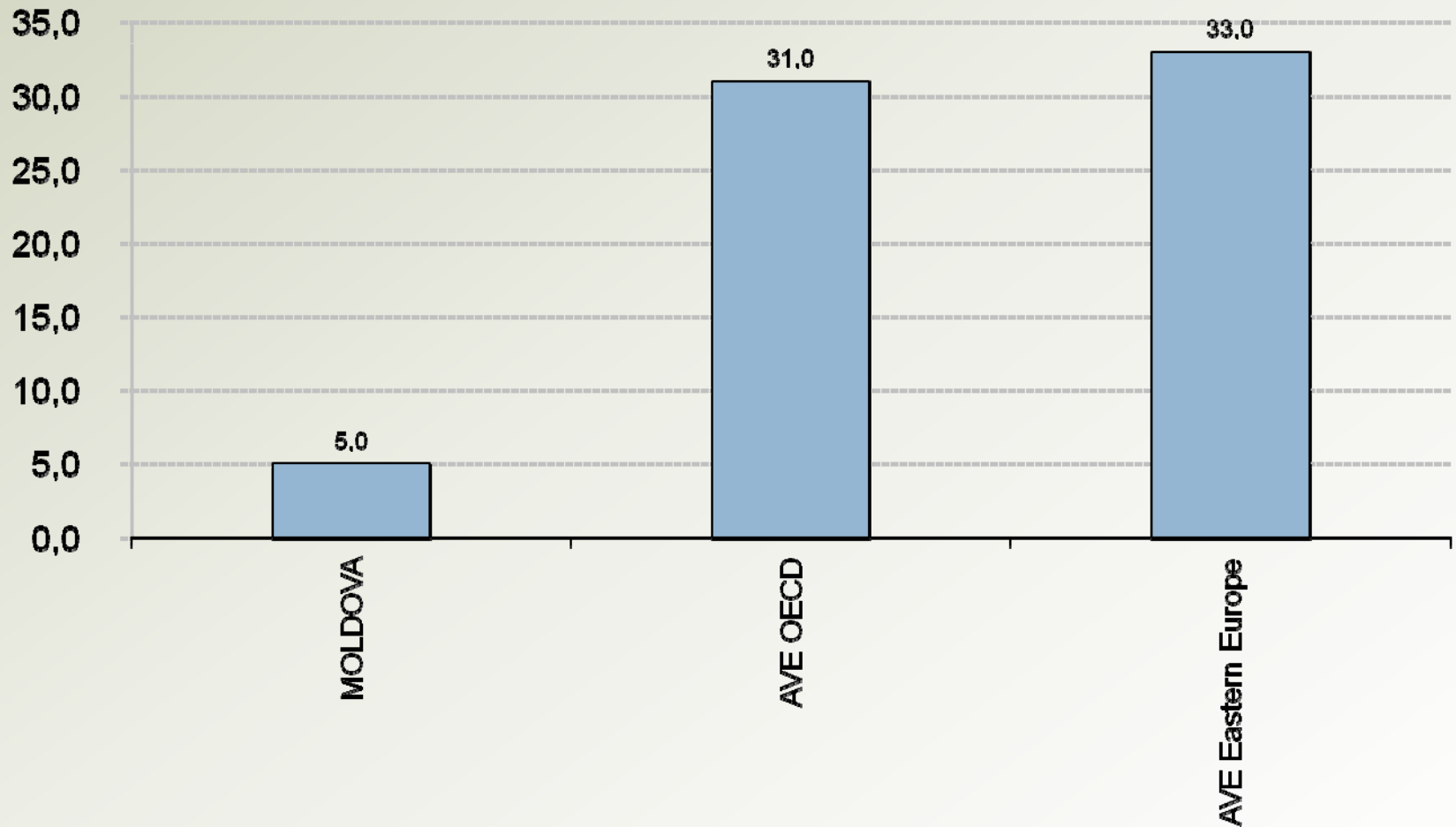
Statistical information *registered properties*

- **Land plots** - **4.40 mil**
 - **Buildings** - **1.07 mil**
 - **Premises** - **0.43 mil**
-
- *The property register covers 85% of the estimated property units*
 - *The average annual market activity ratio is 6%*
 - *AVE fee for registration 6Euro*
 - *AVE fee for register enquiry 3Euro*

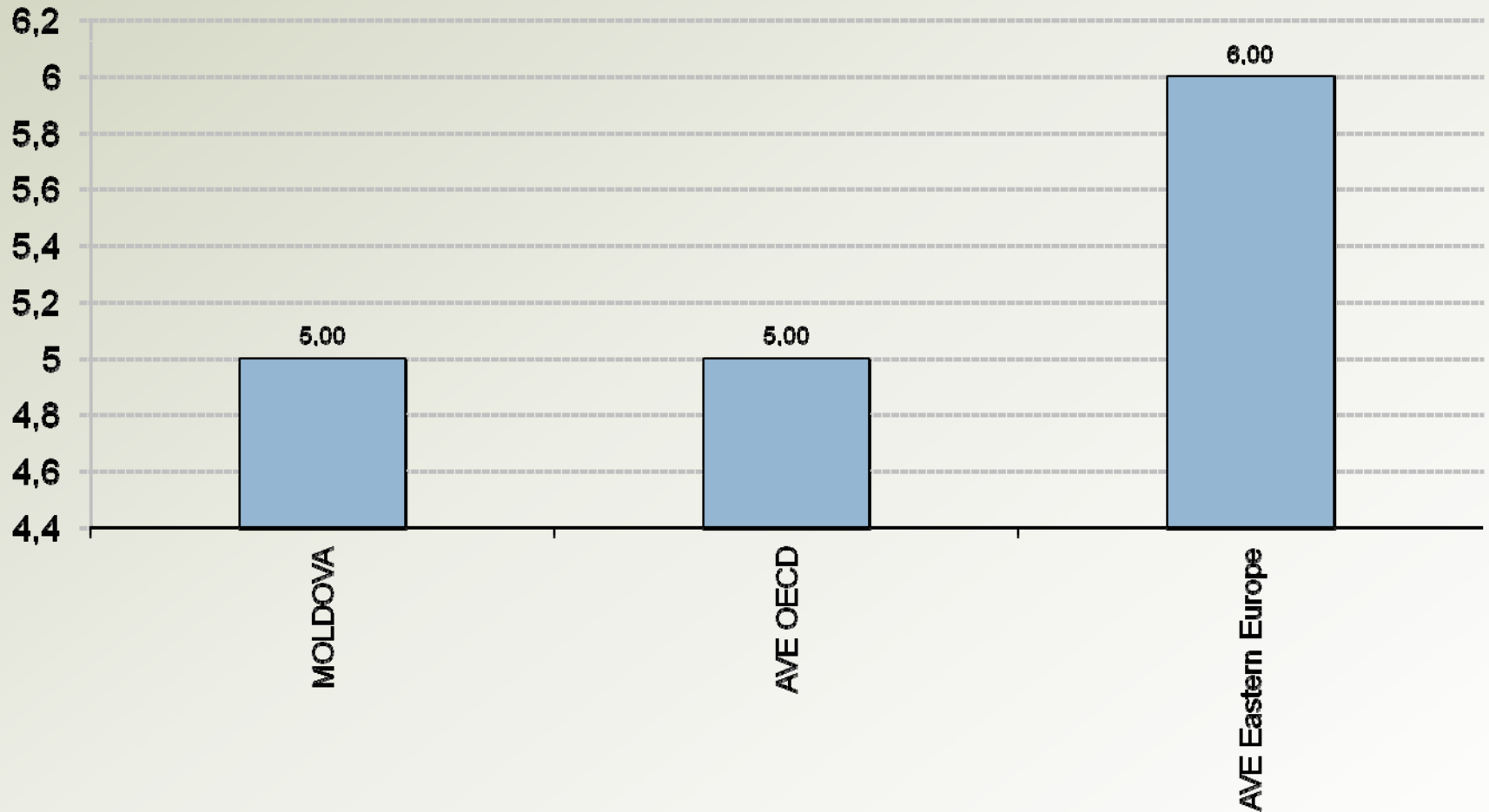


Time to register property rights (days)

source: Doing business 2012, Rank - 18

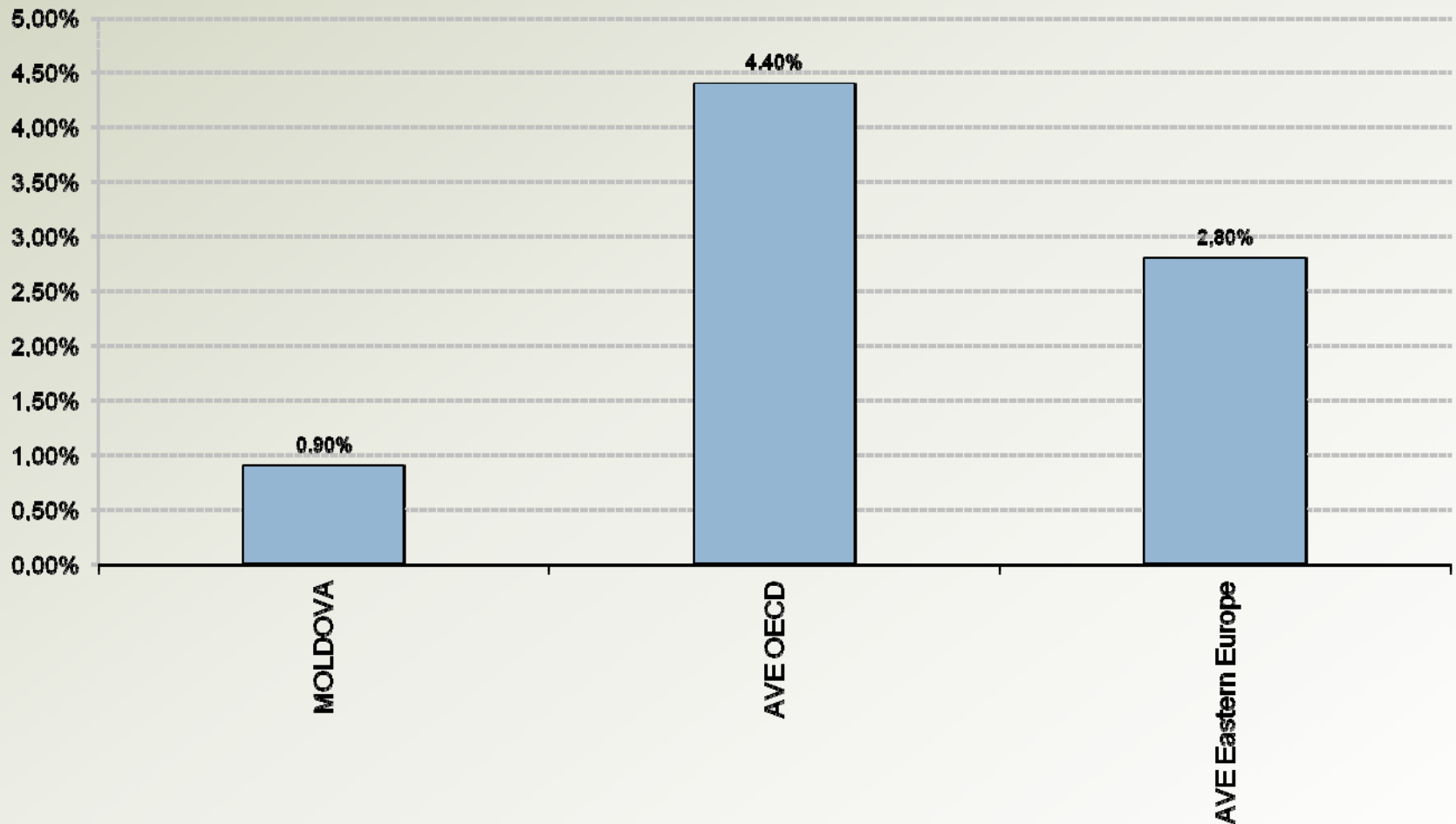


Number of legally required procedures



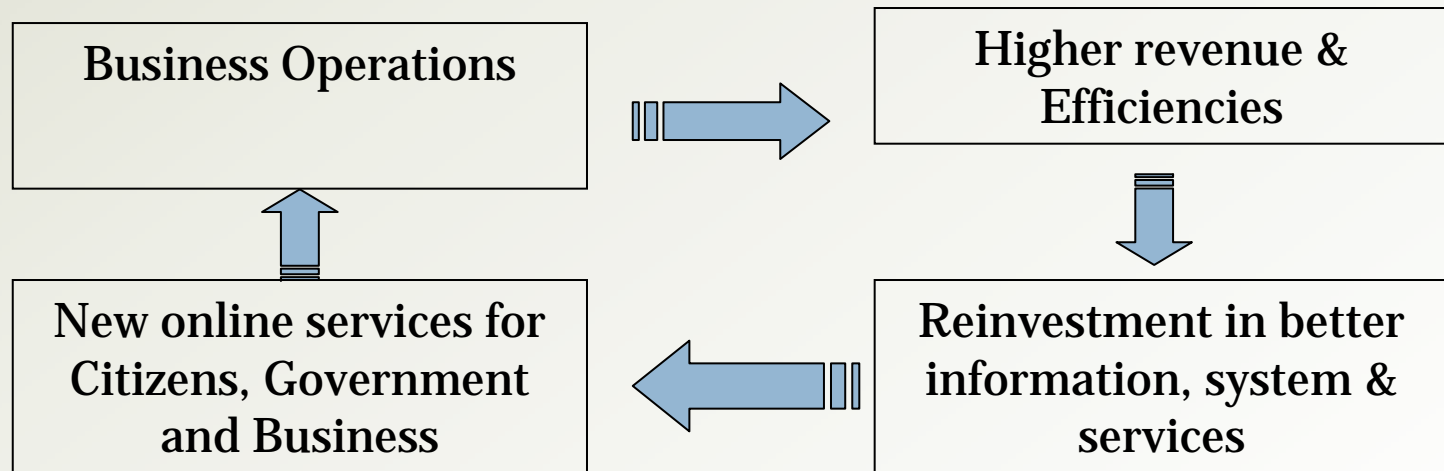


Costs to transfer property (as % of standard property value)



New vision on the cadastre

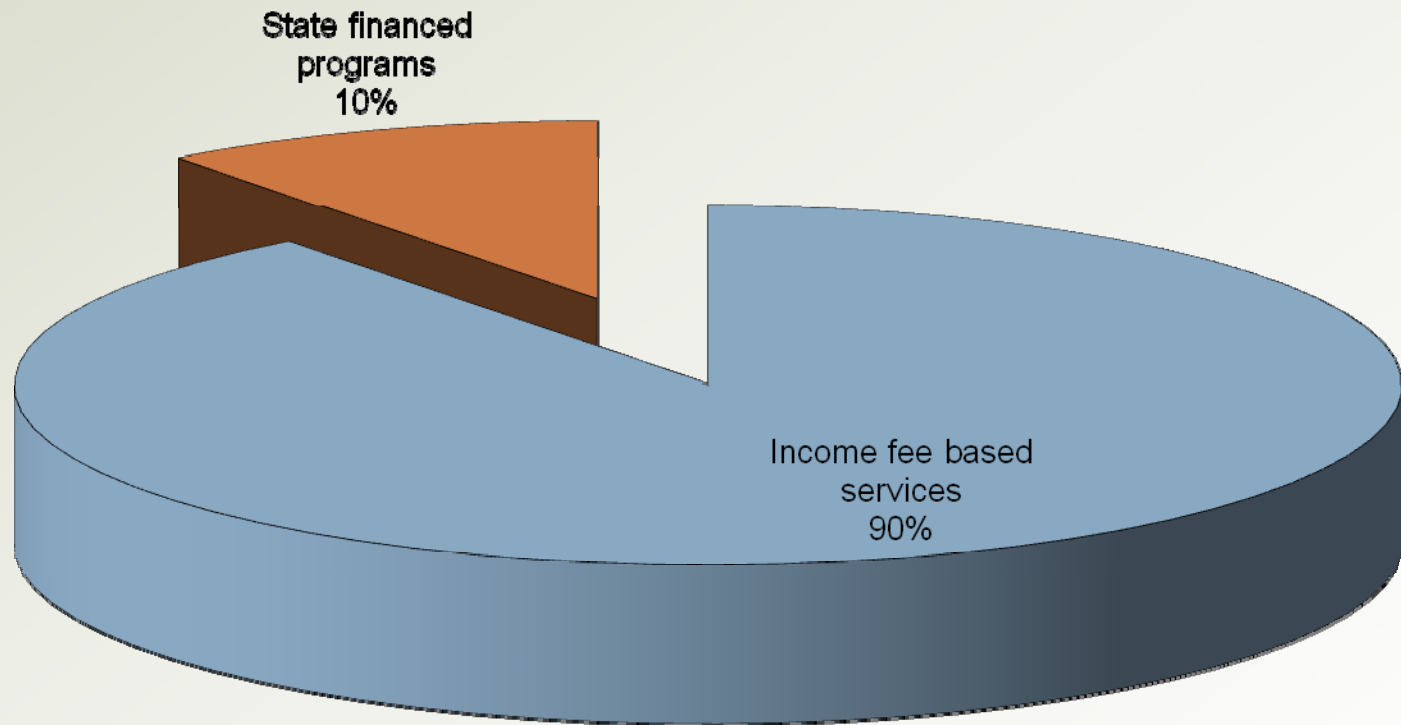
- New public management philosophy :
 - ▣ Client oriented
 - ▣ Business approach



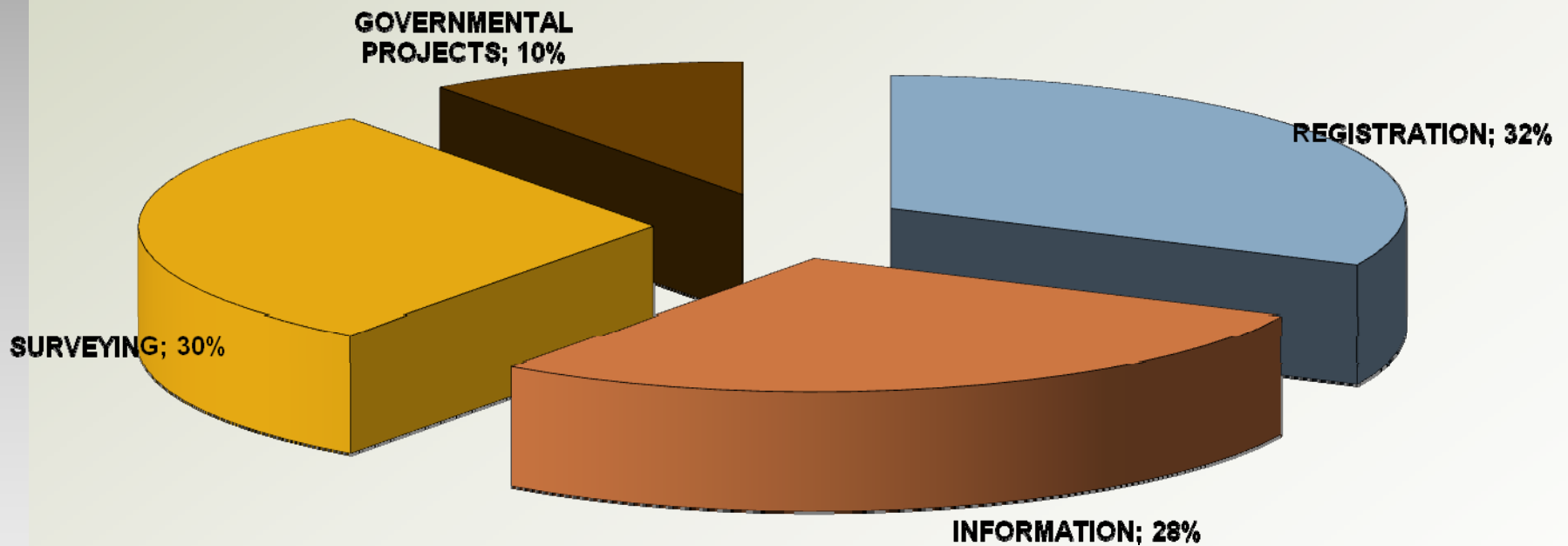


Financial sources of the cadastral system in Moldova

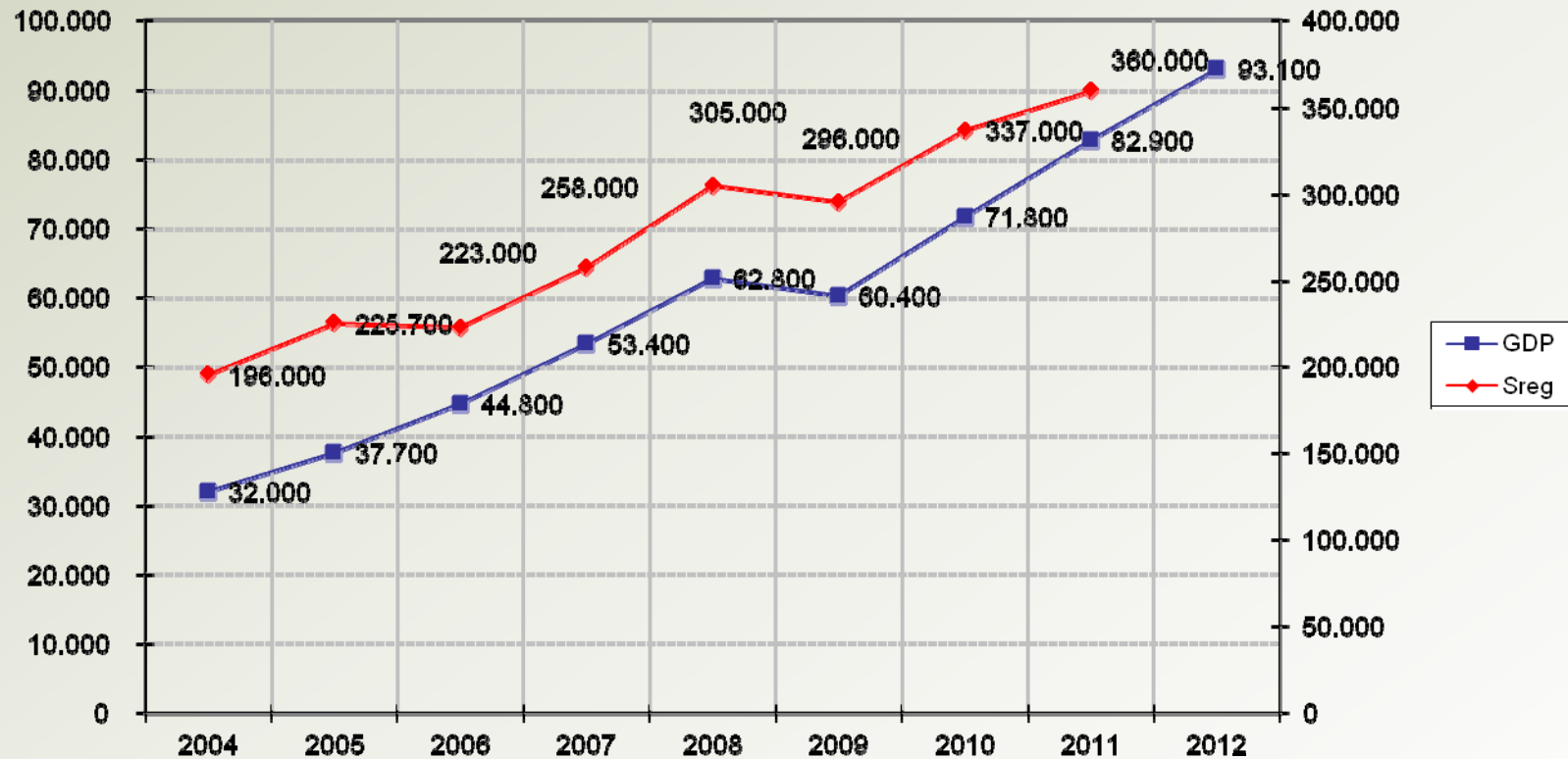
- **100% cost recovery basis**
- **SE “Cadastru” is a self-supporting entity**



SE “CADASTRU” service structure



GDP & Secondary registration



Fundamentals of the economic structure of SE “Cadastru”

- The states regulates the operational and financial activity
- Financed by customers fees. No government subsidies are granted.
- The tariffs are regulated by the law – Methodology for calculating the tariffs for the services provided by the SE “Cadastru” and its branch offices (passed in 2006)
- Strategic development plan and annual business plan approved by the Administrative Council

The basic criteria of the pricing policy

- Coverage of operational costs
- Profitable activity in order to ensure sustainable development of the cadastral system & dividends to the State (~ 6%)
- Support the Guarantee fund in reasonable limits in order to fulfill the requirements
- Provide services at real cost

Response to the economic turbulence

- **Being efficient**
 - ▣ Simplified and automated procedures
 - ▣ Integrating professional society (notaries, real estate agents, cadastral co.)
 - ▣ Avoid sophisticated IT products
 - ▣ Exploit the potential of location based information and stress on value added services
 - ▣ Efficient use of HR

- **Reducing costs**
 - ▣ Optimize internal processes
 - ▣ Reduce performance time
 - ▣ Outsource IT (development & maintenance)
 - ▣ Flexible costs

**STAY ON-LINE instead of
STAY IN LINE**

Better, Faster and Cheaper



HIGH STANDARDS

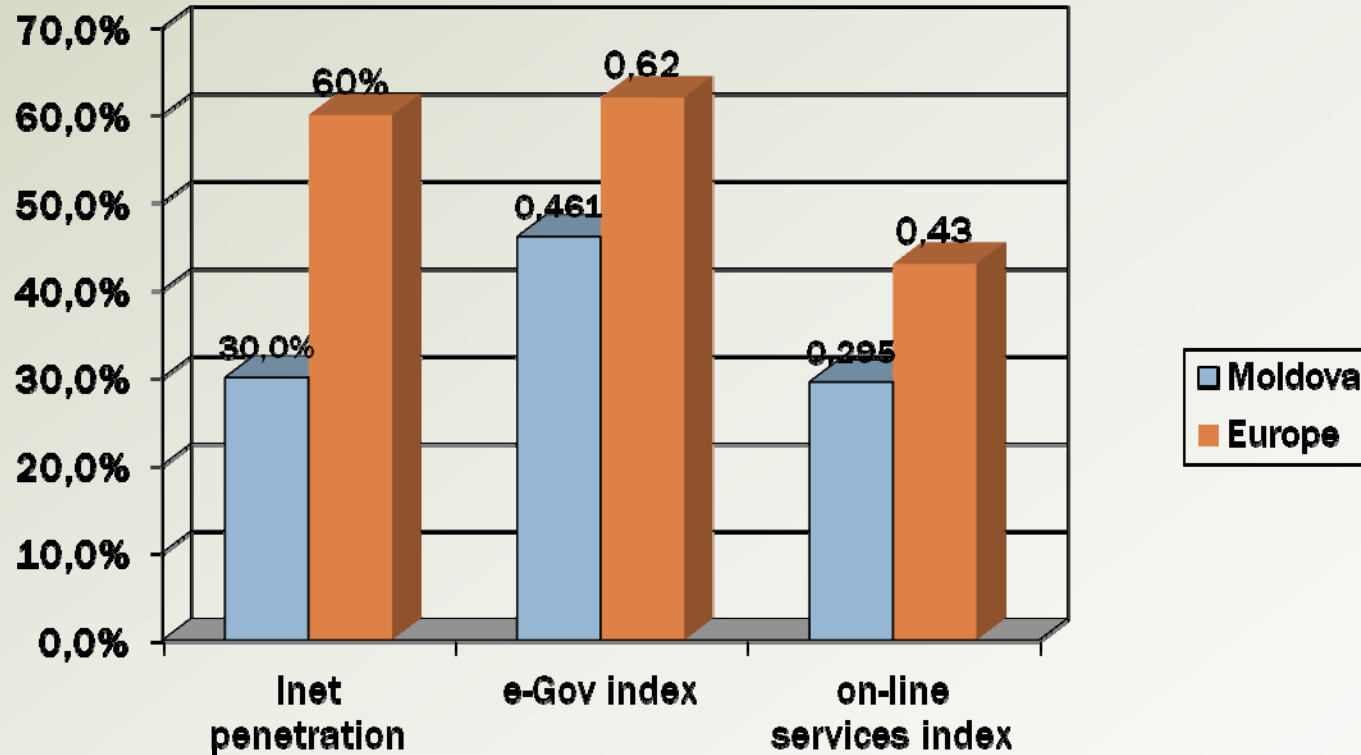
SPEED



**PRODUCTIVITY
PRODUCTIVITY
PRODUCTIVITY**

Source: John Manthorpe
HMLR (UK)

Who can access on-line services?

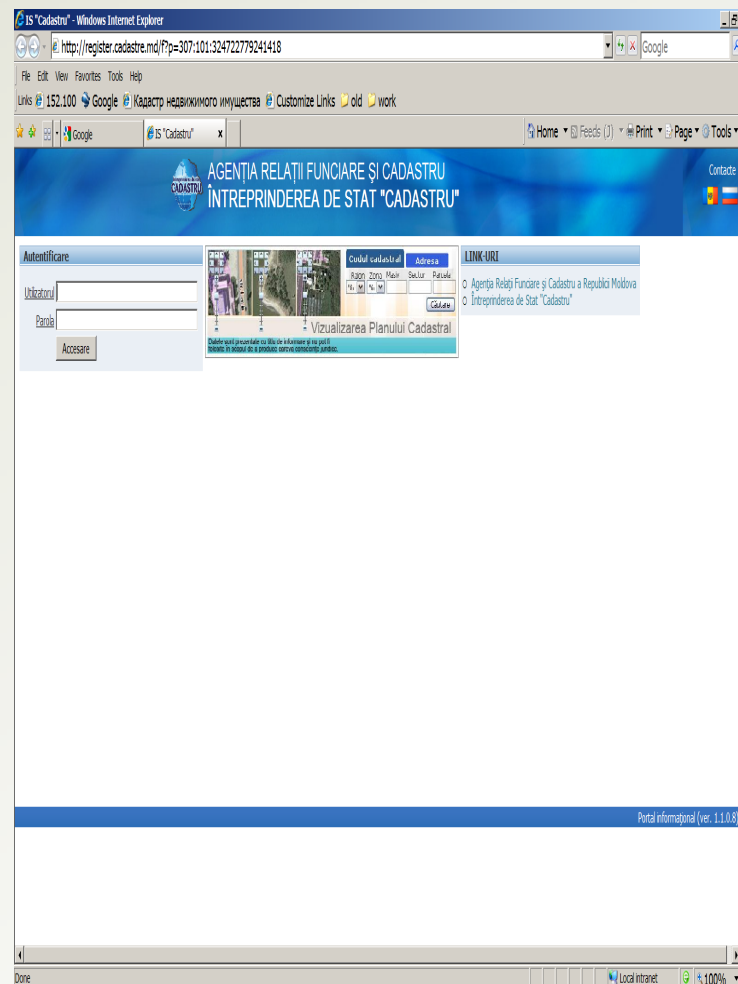


Source: UN E-Government survey 2010



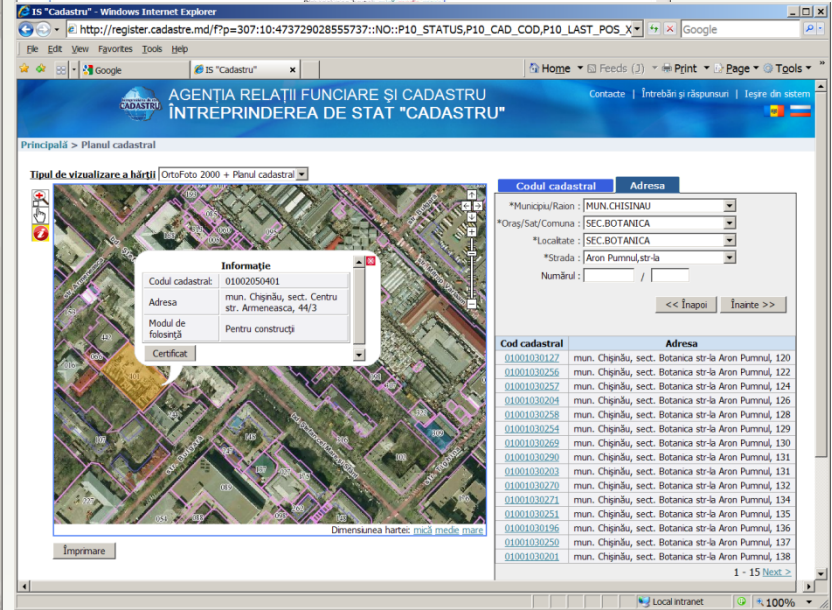
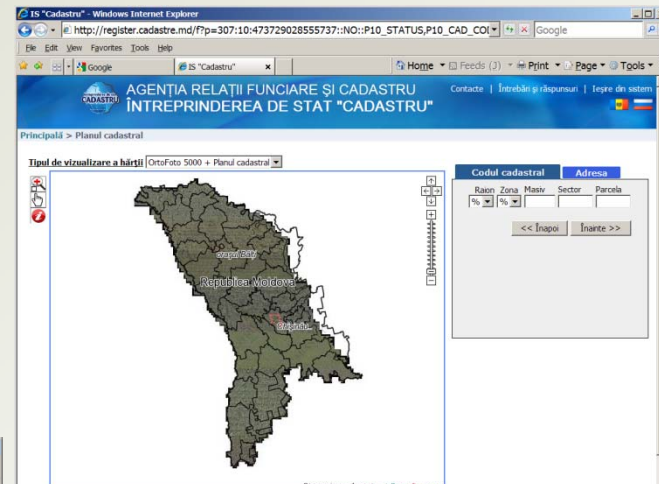
INFORMATION FOR the society

- Access to the data base
RP Register and cadastral information
(www.cadastre.md)
- Application submission
through I-net (launched
2010)
- Develop a new product:
cadastral information
through I-net (2012)

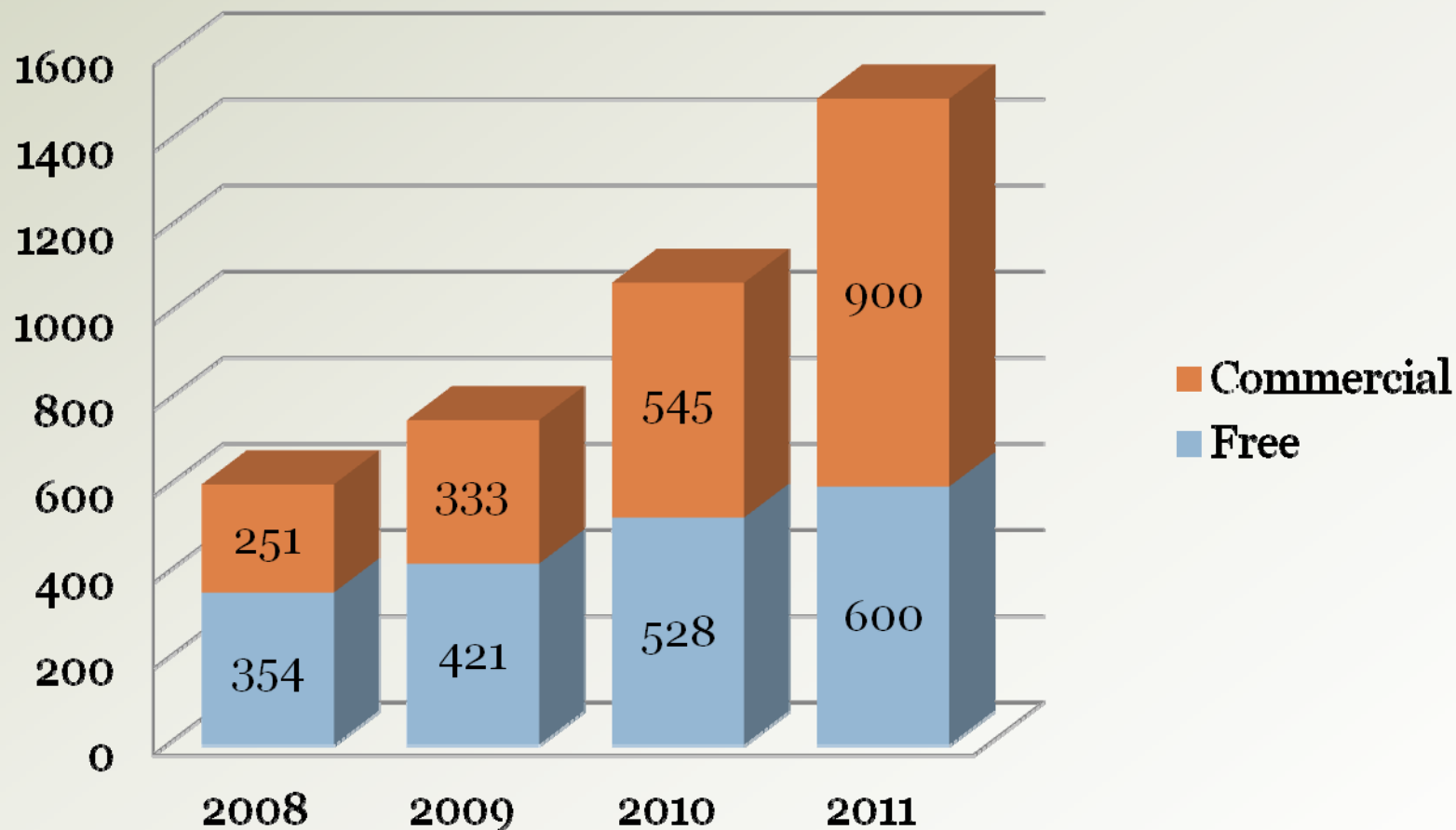


Information for the society

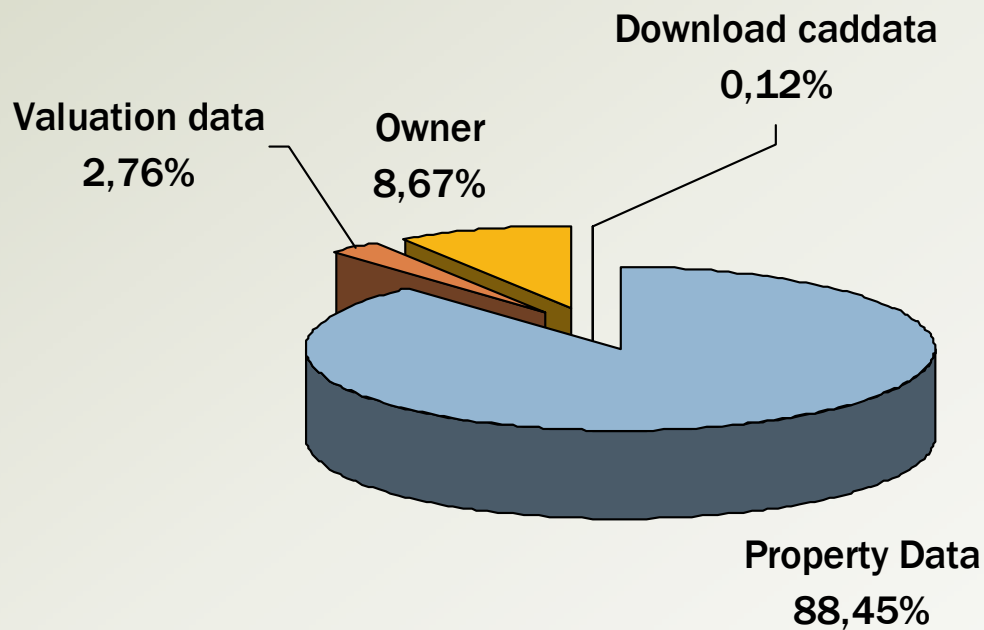
www.cadastre.md



Enquiries to the Property Register



Access to Cadastral portal



Challenges

- Privacy and personal data protection
- Authenticity and trust
- Acceptance of new technologies by both civil servants and citizens
- “Public data” does it mean FOR FREE as far as there are costs to maintain
- Governmental decision: by 2020 all public services in digital format



New projects to start in 2012

- **Third party access to the Property register**
(starting a pilot with law enforcement officers)
- **Digital documents from the Property Register**
(cadastral plans, valuation certificates, copies of the real property register)
- **Utilities Register**
- **Digital cadastral archive**

Priorities: Clients & Quality



2009-2010 : Implementing
Quality Management
System. 2011 ISO 9001
Certification



2011-2012: Continuous
Improvement. Holistic view
of the managerial system.

Thank you

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