

Moldova Land Re-Parceling Pilot Project

- Objectives, experiences and results

FAO Regional Workshop

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Moldova Land Re-Parceling Pilot Project

Morten Hartvigsen

Team Leader

moha@orbicon.dk

www.orbicon.dk



TERRA INSTITUTE LTD.



MOLDOVA LAND RE-PARCELING PILOT PROJECT

- The project has been funded by the World Bank and SIDA under the *Rural Investment and Services Project II (RISPII)*.
- A consortium of Niras AB (Sweden) (lead) and Terra Institute (USA) with ACSA (Moldova) and Orbicon A/S (Denmark) as sub-contractors has implemented the project together with the Ministry of Agriculture and Food Industry (MAFI).

Project objectives:

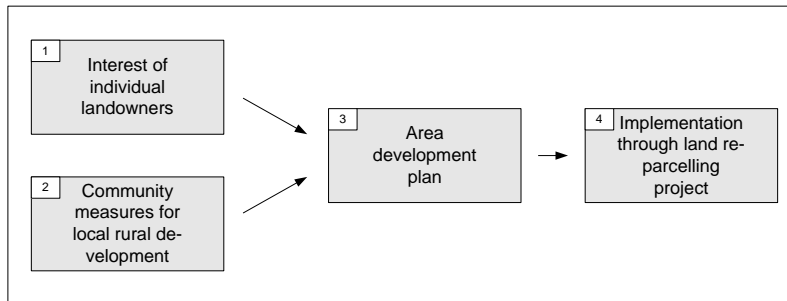
The specific objectives of the pilots have been (according to ToR) to:

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

The main concept of the project:

- 18 month project period from 1. August, 2007 – 31. January, 2009.**
- Simultaneous implementation of land re-parceling pilots in six pilot locations.**
- Voluntary participation of farmers, landowners and other stakeholders.**
- Land valuation based on local land market price.**
- Smaller family farmers are the main target group for the project but participation has been open for all stakeholder groups.**
- Land re-parceling as an integrated part of local rural development.**

Combination of individual- and community interests:



Project organization:

- **High level Project Steering Committee**
- **Technical Working Group**
- **International experts**
- **National experts (project office in MAFI building):**
 - **Dumitru Sevcenco, Deputy Team Leader**
 - **Maxim Gorgan, Project Assistant – GIS expert**
- **Six local teams:**
 - **One employed by the contractor.**
 - **One appointed by MAFI (Government contribution).**
 - **Local cadastral engineer (and other staff from local government).**

The contractor has prepared 5 project reports:



Minister A. Gorodenko opening the project launch workshop on 10 October, 2007



17 project activities according to Terms of Reference (1/3):

- 1. Finalize the selection of six pilot communities and ensure that they meet the selection criteria in the ToR (section D).**
- 2. In cooperation with MAFI, establish the framework for a project steering committee.**
- 3. Assist GOM in identifying international best practice for developing cooperation procedures for the project implementation (Between MAFI, other government agencies and local government).**
- 4. Develop an overall concept for how data from the land register of the NAGCC can be made available for the field work in the pilot locations.**
- 5. Establish framework principles to ensure that there are no adverse environmental impact from project activities.**
- 6. Develop and carry out a training program.**
- 7. Develop a public awareness campaign.**

17 project activities according to Terms of Reference (2/3):

- 8. Assist the pilot communities to establish a local stakeholder committee in each of the project sites, and ensure that they are integrated in the process.**
- 9. Review and if necessary revise ownership maps for the baseline situation in each village (prepare Plan 1).**
- 10. Conduct preliminary investigations and prepare and disseminate area development plans for each site.**
- 11. Develop and put in place an approach for valuation of land in the project areas.**
- 12. Prepare and publish draft re-parceling design in each pilot village.**
- 13. Prepare final re-parceling plans (Plan 2).**
- 14. Develop and apply simplified procedures for registration and implementation of agreements.**

17 project activities according to Terms of Reference(3/3):

- 15. Assist local stakeholders and landowners in registration process and obtaining of new land titles.**
- 16. Organize two study tours in one western and one eastern European country with successful experiences in land re-parceling / land consolidation.**
- 17. Describe implementation experiences and recommend national level approach.**

The project has been implemented in 3 major phases:

Phase 1 - Preparation for land re-parceling planning

Phase 2 – Land re-parceling planning

Phase 3 – Registration and implementation of signed agreements

Phase 1 - Preparation for land re-parceling planning:

- **Selection of six good pilot communities.**
- **Training and capacity building (prepared training program).**
- **Public awareness campaign.**
- **Ownership maps were prepared.**
- **More than 6.000 landowners were interviewed about their interest in and wish for the re-parceling project.**
- **Land Mobility Maps were prepared.**
- **A Community Area Development Plan for each of the six pilot communities were prepared.**

Selection of pilot communities:

- **Selection of good pilot communities are crucial for the success of the project.**
- **17 objective criteria used. Among the most important are:**
 - **Existence of family farms with potential for commercial farming and willingness to enlarge farm size and amalgamate parcels.**
 - **Fragmentation of land parcels.**
 - **Small number of absentee owners and parcels with not registered heritage ownership.**
 - **Low number of geodetic errors from land privatization.**
 - **Initiative and commitment from local mayor and council.**
 - **Availability and capacity of the mayoralty Secretary to provide notary services.**

First activity - SELECTION OF 6 PILOT COMMUNITIES



- Visited villages
- Rejected villages
- Selected villages

The six pilot communities have been:

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

Ensure no adverse environmental impact from the re-parceling projects:

- Environmental impact assessment (EIA) has been an integrated part of elaboration of Community Development Plans for each pilot location.
- Framework principles were established in autumn 2007.
- The concept of EIA screening was introduced.
- Project employed national short-term expert in community development planning (also responsible for EIA).
- EIA screening checklist filled in for each of the 6 plans.
- Appropriate protection measures have been incorporated for the planned activities.

Training and capacity building:

- A precondition for a successful project.
- A training program was prepared in the inception phase:
 - 4 training seminars conducted (October 2007 – November 2007 – April 2008 – September 2008).
 - Each time introduce next project activities using FAO land consolidation training materials (text and powerpoints).
 - On-going supervision of the 6 local teams by national experts and during missions of international experts.

Awareness campaign:

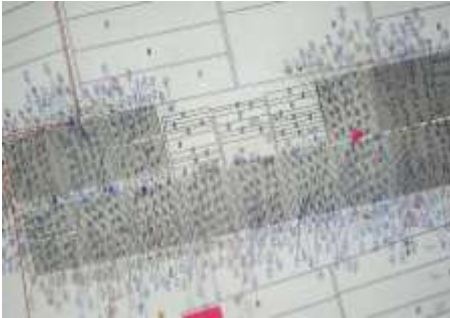
- Project brochure prepared and disseminated in pilot communities.
- 3 village workshops in each pilot community.
- Project website:
www.re-parceling.md
- Individual information during interviews and negotiations with landowners and farmers.



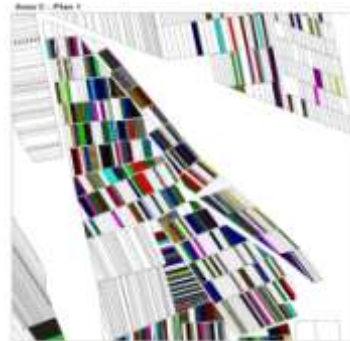
The role of the local Stakeholder Committees:

- Committee was elected in each of the six pilot communities during the first project village workshop in October 2007.
- A tool to ensure a participatory and bottom-up approach.
- Committee has represented the general interests of the different types of landowners and stakeholders.
- Has served as a safeguard to ensure that no-one has been forced to be involved in the project against their wish.
- Regular meetings between local planning team and committee.
- Some of the committees have participated in the re-parceling planning.
- Committees have participated in the land valuation process.

Who are the owners? Plan 1 has been prepared



Working maps prepared by local teams.

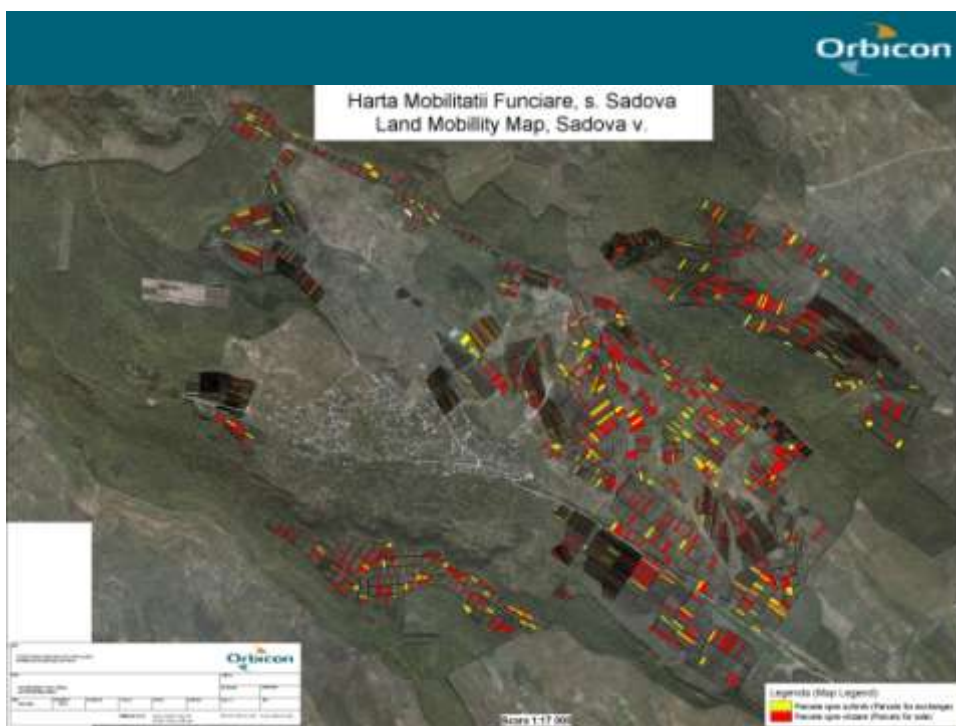


Final Plan 1 prepared in Mapinfo GIS software

MOLDOVA LAND RE-PARCELING PILOT PROJECT

Interviews with landowners:

- We have tried to interview all registered landowners in the six pilot communities (there are in total ~ 7.250 landowners) about their interest in and wish for the project (e.g. sell, buy or exchange parcels).
- More than 6.000 landowners were interviewed in less than 4 months (between 75% and 94% of all owners).
- 49% of interviewed landowners indicated initially that they were interested in participating in the project.
- A *Land Mobility Map* has been prepared for each pilot indicating parcels for 1) sale and 2) exchange.



Summary of interviews with landowners:

May 2008	Busauca pilot community	Sadova pilot community	Bolduresti pilot community	Calmatui pilot community	Opaci pilot community	Baimaclia pilot community
Total no. of registered agricultural land parcels	3.088	5.922	6.006	1.757	5.626	4.204
Identified no. of landowners	708	1.319	1.786	634	1.762	1.048
No. of interviewed landowners	640	1.300	1.400	476	1.409	828
Interviewed in % of all	90%	94%	78%	75%	80%	79%
Average parcel size	0,50ha	0,21ha	0,29ha	0,40ha	0,60ha	0,73ha
Average number of parcels pr. owner	4,72	4,49	3,36	3,69	3,19	5,08
No. of landowners willing to participate in re-parceling	426	535	1.202	286	589	540
% of landowners willing to participate in re-parceling	60%	41%	67%	45%	33%	52%
No. of land parcels for sale	792	808	1.692	227	829	830
No. of land parcels for exchange	50	432	189	194	69	77
% of landowners who lease out land	9%	0%	46%	90%	26%	25%
% of landowners who Lease in land	0,4%	0%	0,2%	0,3%	1,4%	0,7%
% of landowners who Lives permanent in village	86%	85%	89%	95%	87%	90%
Public owned agricultural land available for the project	15ha	45ha	46ha	1,4ha	19ha	7ha

Phase 2 – Land re-parceling planning:

- Land valuation (giving guidance to the landowner negotiations about local market price in sub-areas).
- Preparation of land re-parceling agreement form.
- Preparation of draft land re-parceling plan (Plan 2) through negotiations with landowners and farmers

Land re-parceling planning:

- Preparation of draft land re-parceling plan (Plan 2) through negotiations with landowners and farmers:
 - Devide the pilot communities in sub-areas.
 - For each sub-area define the re-parceling design goals together with the local committee of stakeholders.
 - Facilitate re-parceling agreements between landowners according to the design goals.
 - When agreements have been finalized, the filled in agreement form is signed by the landowner.
 - At the final stages of the project, lease agreements has been negotiated as a supplement to the change of ownership.

Land valuation:

- The role of the land planners have among the other tasks been to facilitate agreements on the price between sellers and buyers.
- The objective has been to establish a framework for land valuation to be used as guidance in the negotiations between landowners and farmers on selling, buying and exchange of parcels (not the objective to make precise valuation of each land parcel).
- In each of the defined sub-areas to find the average market price pr. hectar.
- Local stakeholder committees have participated in the land valuation process.

Prepared land re-parceling agreement form

Land Re-parceling Agreement							
Owner: _____						Serial No.: _____	
Address: _____						Date of acceptance: _____	
Cadastral No.: _____						Size: _____ ha.	
The undersigned offers by my signature to participate in The Calmstad Land Re-parceling Pilot Project.							
Owner selling	Serial no.	Size ha.	Price Lst	Owner buying	Serial no.	Size ha.	Price Lst
Selling		Total		Buying		Total	
Net area:		The property increased by _____ ha.		Net payment:		The owner has to pay net _____ Lst	
		The property decreased by _____ ha.				The owner will receive net _____ Lst	
Seller warrants that the sold area can be obtained within the price stipulated.				Buyer provides a guarantee for payment of the price stipulated.			
Remarks: _____							
This offer is binding for the offeror until it is accepted by the offeree.							
This offer is stipulated if acceptance has not been given on or before the _____							
Date:	Place:	Calmstad		Owner signature		Land Re-parceling Project	

The first land re-parceling agreement signed in Calmatui in April 2008



The good land re-parceling plan:

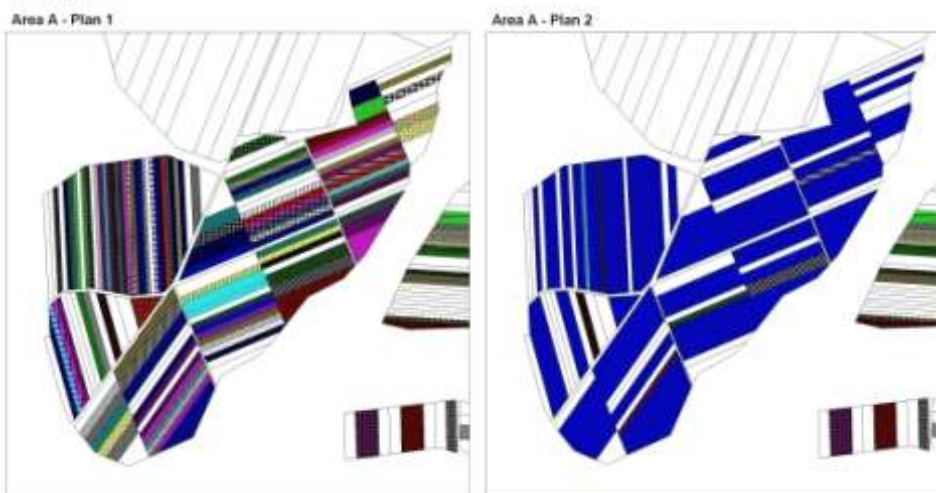
- We have tried to assist farmers, landowners and other stakeholders to open for bigger and better solutions.
- Land re-parceling is more than the sum of bi-lateral agreements.
- Have asked the farmers and landowners to be flexible.
- Farmers, who want to enlarge and buy additional parcels shall NOT themselves buy additional parcels and then exchange these parcels. It has to take place through the project (local team):

NOT 1 -> 2 -> 3 -> 4 BUT 1 -> 4 directly through the project through the land re-parceling agreement form (later in the process, we have submitted the official transaction documents).

An overview of the results of the project:

Final Status of project	Busauca pilot site	Sadova pilot site	Bolduresti pilot site	Calmatui pilot site	Opaci pilot site	Baimaclia pilot Site	Total in all pilots
Total number of registered agricultural land parcels	3.011	5.922	6.006	2.022	5.626	4.204	26.791
Identified number of landowners	708	1.319	1.786	635	1.762	1.048	7.258
Number of landowners willing to participate based on interviews done Nov. 2007 – March 2008	426 (60%)	535 (41%)	1.202 (67%)	286 (45%)	589 (33%)	540 (52%)	3.578 (49%)
Number of signed re-parceling agreements	438	510	1.130	575	250	549	6.502
Number of parcels where ownership is registered through heritage certificates	65	144	35	9	300	19	572
Number of transactions fully registered (26 January, 2009)	907	350	1.1097	440	473	245	3.612
Estimated total number of parcels sold, bought or exchanged in the project	893	345	1.185	354	457	245	3.479
Estimated total area with changed ownership (hectars)	496ha	93 ha	371 ha	224 ha	283 ha	309 ha	1.776 ha
Number of parcels to be leased through the project (at least 3 year contract)	80	0	150	80	70	30	410
Estimated total area leased (hectars)	40 ha	0 ha	100 ha	21 ha	91 ha	50 ha	302 ha
Total number of parcels participating in the project (change of ownership + lease)	987	350	1.347	520	543	275	4.022
Total number of participating landowners	578	240	1.270	430	240	150	2.908
Estimated total number of participating landowners in % of all identified landowners	82%	18%	71%	68%	14%	14%	40%

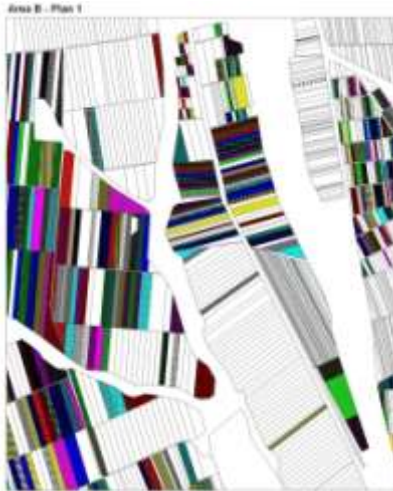
Land ownership in part of Bolduresti – before and after the project (first example):



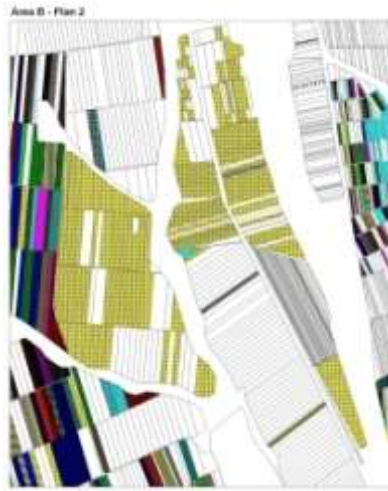
Part of Plan 1

Part of Plan 2

Land ownership in part of Bolduresti – before and after the project (second example):

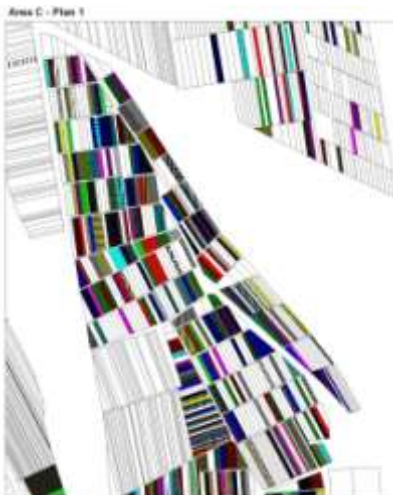


Part of Plan 1

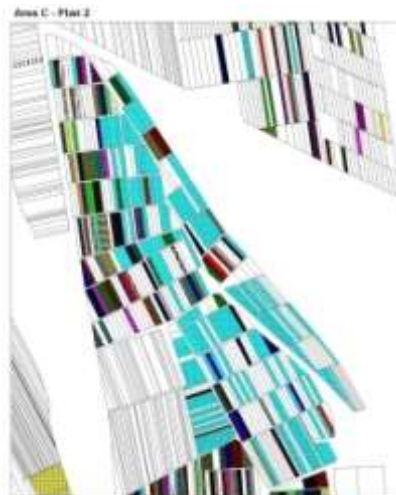


Part of Plan 2

Land ownership in part of Bolduresti – before and after the project (third example):

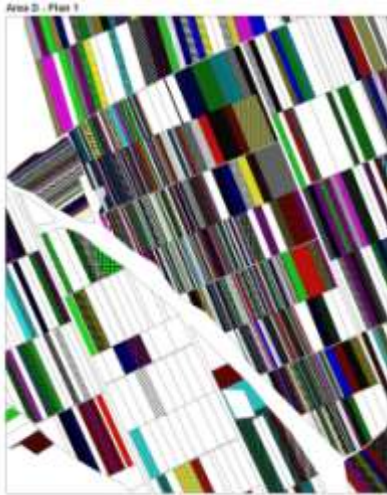


Part of Plan 1

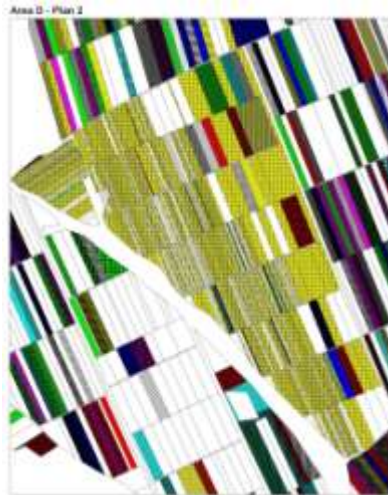


Part of Plan 2

Land ownership in part of Bolduresti – before and after the project (fourth example):



Part of Plan 1

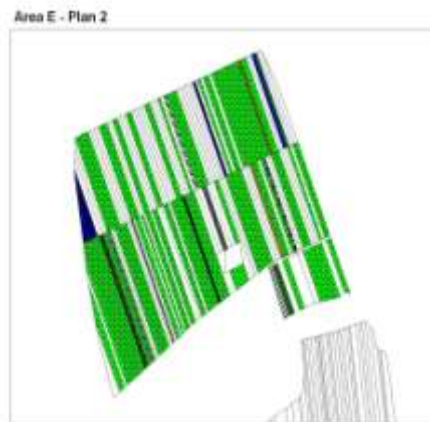


Part of Plan 2

Land ownership in part of Bolduresti – before and after the project (fifth example):

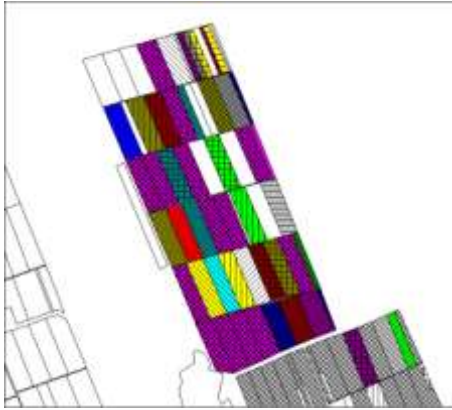


Part of Plan 1

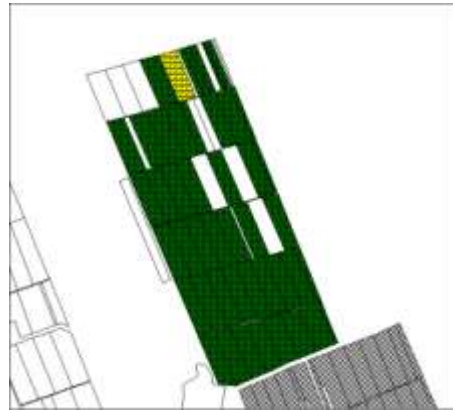


Part of Plan 2

Land ownership in part of Baimaclia – before and after the project:



Part of Plan 1



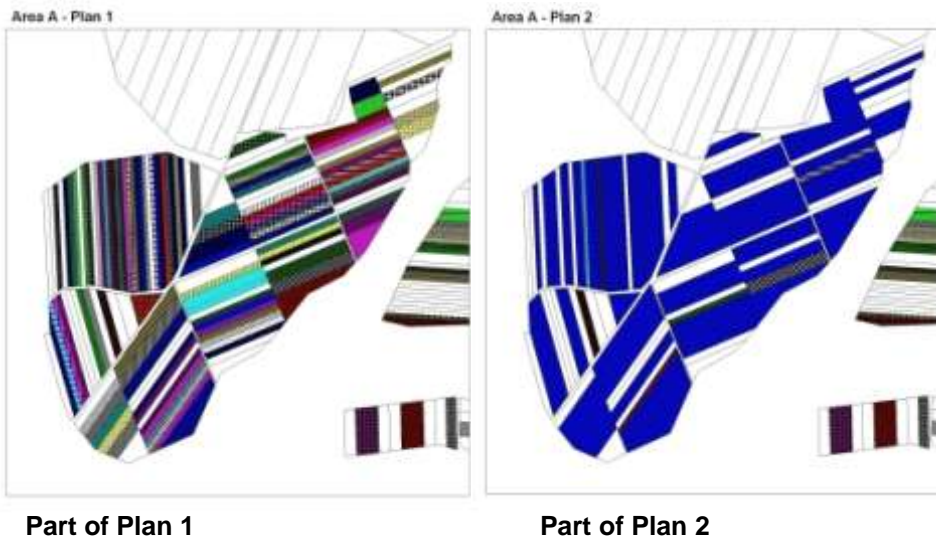
Part of Plan 2

Lease of land in the project:



- Lease agreements are being applied in the final stages of the project (targeted towards improvement after change of ownership)
- All lease agreements are not yet finalized.
- This will be done in the next weeks.

Targeted use of lease agreements in the project:



Phase 3 – Registration and implementation of land re-parceling agreements:

- Develop procedures for registration and implementation of land re-parceling agreements signed by the landowners.
- Registration and implementation land transactions.

Registration and implementation procedures:

- Based on procedures developed under LPSP project but still according to the Land Code.
- Land transactions were started in June 2008 in sub-areas where the re-parceling plan was ready (clear design goals).
- Only transactions that improve the parcel structure are funded under the project (approved by deputy team leader).
- Secretary of Local Council have done authorization of contracts (instead of notary) applying also additional agreements between landowners and the secretary which allowed to decrease transaction costs.

Comments on project results:

- Excellent results in 3 out of 6 pilot communities.
- Weaker results in 3 of the pilots.
- In Sadova – large number of geodetic mistakes from land privatization and difficult agricultural structure with many small farmers characterized by low interest in enlargement.
- In Opaci – very many heritage cases (time consuming) and few farmers who wish to enlarge.
- In Baimaclia – few interested buyers and low fragmentation level.
- All in all a good results.
- Many good lessons learned also from the less successful pilot communities.

Study tour to Lithuania (July 2008)



On-going land re-parceling projects in 40 villages:

- Scale up to 40 projects based on pilot experiences.
- Implemented during May 2009 – January 2011.
- Also funded by WB/SIDA under RISPII.
- Same methodology used as in the 6 pilots.

Initial input to the development of National Strategy for Land Re-parceling - May – September 2010:

Major objectives of assignment of internal consultant:

- 1) To provide input for the development of a re-parceling strategy for implementation by MAFI after the completion of work in the 40 villages and;**
- 2) To provide input to the amendment / adjustment of the legal framework for implementation of land re-parceling projects under a national program in the Republic of Moldova.**

Request from GoM to FAO for support to the finalization of the land re-parceling strategy through a FAO TCP-facility (June 2010).

Funding for land re-parceling / land consolidation from 2011 ??