

***Report regarding the implementation of the recommendations from Country Profile on
Housing and Land Management of Republic of Moldova
at the 80th session of the Committee on Urban Development, Housing and Land
Management***

Republic of Moldova expresses its gratitude for UNECE's support in the elaboration of the Country Profile on Housing and Land Management, which is a complex and necessary study for us.

In this context, we want to mention that a large part of the recommendations set in this document has been implemented, and some of them will be made in the near future.

So, regarding **Housing sector** we want to inform that several normative acts have been developed and adopted, such as:

In 2015 it was adopted the law on housing no. 75/2015, which repealed the Housing Code of the Moldovan RSS no. 2718/1983.

The new law reformed the entire housing policy, which led to the establishment of new principles for regulating housing relationships.

Subsequent to the adoption of Law no. 75/2015 were approved a series of secondary normative acts, necessary for the implementation of the mentioned law:

Government Decision no. 447/2017 for the approval of the Regulations regarding the records, the allocation and use of social housing;

Government Decision no. 914/2016 for the approval of the Regulation regarding the allocation of service housing;

Government Decision no. 1055/2016 for the approval of the Regulations regarding the way of recording the persons who need the living space in dormitories.

Also in 2018, Parliament of the Republic of Moldova adopted a new Law on the condominium, which will repeal the Law on the condominium in the housing fund no. 913/2000.

In contrast to law no. 913/2000, the new law on the condominium provides: legal basis for efficient management, exploitation and maintenance of multi-apartment housing found, solve the basic problems of ownership in condominium, provides the way of establishment and registration of property rights on the common areas of the condominium, provides the rights and obligations of all subjects involved in the operation of the condominium, management of the condominium, operation and maintenance of common assets, adequate and transparent financial management, condominium administration responsibilities.

Also in March 2019, the modernized Civil Code of the Republic of Moldova entered into force, and which regulates the procedure for acquiring the right of superficies of the homeowners in the residential blocks on the public lands, on which the blocks are built.

With reference to the energy efficiency in buildings, we mention that in 2014 was adopted the Law no. 128/2014 regarding the energy performance of buildings which

transpose DIRECTIVE 2010/31/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 19 May 2010 on the energy performance of buildings.

Law no. 128/2014 establishes the general framework for the methodology of calculating the energy performance of buildings; application of minimum energy performance requirements for energy certification of buildings, the national plan for increasing the number of buildings whose energy consumption is almost equal to zero.

In 2018 was adopted Law no. 139/2018 on energy efficiency which transpose Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives 2009/125/EC and 2010/30/EU and repealing Directives 2004/8/EC and 2006/32/EC.

Regarding energy efficiency projects we inform that in the period 2011-2018 in the Republic of Moldova was implemented the project MoREEFF developed by the EBRD

The objective of this project was to increase the energy efficiency of the residential buildings in the Republic of Moldova. MoREEFF provided long-term commercial financing to participating commercial banks for financing energy efficiency measures in residential houses in the country. The project generated investments in high performing energy efficiency technologies, promoting local suppliers and installers of equipment and engineers' activities related to these technologies.

Regarding the recommendation about development of policies and regulations to improve the living conditions of the population, with particular attention to vulnerable groups, we inform that in 2013, the Ministry of Regional Development and Construction of Republic of Moldova launched the Housing Construction Project for Socially Vulnerable People, Phase II, funded with the support of the Development Bank of the Council of Europe (BDCE) and local public authorities.

The purpose of the project was to build in some localities of the country, until 2018, about 700 homes for about 2500 vulnerable people.

The social housing is granted by the local public administration authorities to the socially vulnerable persons, who need to improve the housing conditions and which meet the selection criteria (housing situation, income...).

Also, in 2017, the Government of Moldova launched the „First House” state program, which consists in facilitating the access of the population to the purchase of a home by contracting mortgages partially guaranteed by the state.

The beneficiary of the “First House” state program can be any citizen of the Republic of Moldova, aged between 18 and 45 years.

The credit applicant must be officially employed and does not have a home in private property.

Regarding, Spatial planning and urban development we mention that according to the Law on the principles of urbanism, the Law of the local public administration and the Law of decentralization, in Republic of Moldova the financing of the Master Plans is the competence of the local public administration.

So, at the moment Master Plans are elaborated on the basis of local Development Strategies.

The gaps in the local public administration are being eliminated, partly through technical assistance projects.

Also, according to the normative acts it is required to include in the Master Plans of the localities the component of the evaluation and prevention of natural disasters.

The monitoring mechanism for the implementation of Master Plans is established through the activities of the Agency for technical supervision; National Agency for Public Health; State Ecological Inspectorate; State Chancellery.

Unfortunately, the procedure for monitoring urban indices has not been established in the Republic of Moldova, until now.

Regarding, the status of dachas in peri-urban areas, we inform that in 2018, was adopted a law on the modification of several laws (Land code, Law on local public administration, Law on the principles of urbanism and spatial planning) in which was established the way of formalizing the gardener's partnership as part of a locality.

Through different projects and programs including the ones from the Regional Development projects, the problem of supplying rural localities with water - canal, access roads and others is solved.

Regarding **Land management and real estate markets** we want to mention that

On September 17, 2018, between the Government of the Republic of Moldova and the International Association for Development was signed the Financing Agreement for the implementation of the Registration and Land Evaluation Project (ratified by Law no. 240 of 2018).

One of the specific objectives of the Project is to ensure during 2019 and 2023, completion of the registration of public property lands in approximately 490 rural localities which were not included in the first stage of implementation of the cadaster system, and performing delimitation and registration of the lands public property of the state and of the administrative-territorial units.

At the same time the Project will solve a number of problems such as:

1. the problem regarding errors in cadaster, admitted in the process of transferring of the land in private property, will be solved, massively, at the same time as the execution of the delimitation works of the public properties.
2. according the Financing Agreement between the Government of the Republic of Moldova and the International Association for Development, within the Public Services Agency it is foreseen to establish a separate mechanism for examining and resolving complaints related to registry entries, the maintenance of which will be possible after the completion of the project.
3. in the Project, is a component dedicated to the development of the system of valuation of real estate property for tax purposes, based on the following principles:
 - Application of market data for estimating value for tax purposes,

- Application the automated evaluation system for all categories of real estate subject to massive evaluation.

The specific objectives of the Project on the evaluation dimension are:

- Updating the market values used to determine the taxable base of real estate property, for the categories of goods evaluated in the period 2005-2011.

- Completion of the massive primary evaluation for real estate in rural and special purpose areas, including public property.

The activities were started in 2019 and will be completed according to the project implementation plan in 2023.

Also, in 2016 was adopted Law on national spatial data infrastructure no. 254/2016 which establishes the general norms regarding the establishment of the national spatial data infrastructure (INDS) in the Republic of Moldova and the management of the spatial data through the geoportal of the national spatial data infrastructure, provides the standards related to the spatial data, according to the EU INSPIRE Directive.

And the Government of the Republic of Moldova approved the subsequent normative acts, necessary for the implementation of the Law.

Within the Registration and Land Evaluation Project, mentioned above, there is a component dedicated to the development of national spatial data infrastructure (INDS), which has as objective the development of the basic data sets, the development of the spatial data portal, as well as the elaboration of the national data standards, mandatory for all owners and data providers. The activities will take place between 2020 and 2021.

The new information system of the Real Estate Register (MOLDLIS), which aims to ensure the operations of processing, storage and dissemination of data on real estate property, the rights registered on them, as well as their holders, the value of real estate estimated for tax purposes is developed with the support Government of Norway. Currently, the system is at the last stage of testing, at the end of the year it will be launched under pilotage regime in 2 cadastral offices, and during the year 2020 it is planned to put into operation throughout the country.

Currently, the Automated Evaluation System is applied for residential real estate in urban areas, commercial and industrial real estate from gardeners`.

With the extension of the categories of real estate estimated on the basis of market value, the other categories of goods will be included in this system: agricultural land, residential real estate in rural areas, special purpose real estate and public property.

At the date of completion of the massive primary evaluation of real estate property and implementation of the tax values determined on the basis of market value, according to the Fiscal Code of the Republic of Moldova, will be applied a single tax on real estate (land and construction).

Currently this deadline is set for 01.01.2020, but it can be extended given that the massive primary evaluation works will be completed only in 2024.