

Conference Report

Theme: Strengthening national capacities in housing, urban planning and land management: development, implementation and monitoring of the national action plans

Organizers Ministry of Regional Development and Construction of the Republic of Moldova
Agency for Land Relations and Cadastre of the Republic of Moldova
European Economic Commission of the United Nations (UNECE)
United Nations Programme for Human Settlements (UN HABITAT)

Date and venue 27 April 2017, Hotel Bristol Central Park, str. Pushkin 32, Chisinau
28 April 2017, Jazz Hotel, str. Vlaicu Parcalab 72, Chisinau, Moldova

Organization and presence

1. On 27-28 April 2017, the Ministry of Regional Development and Construction of the Republic of Moldova and the Agency for Land Relations and Cadastre of the Republic of Moldova, supported by the European Economic Commission of the United Nations and the United Nations Programme for Human Settlements (UN-HABITAT), organized the international conference on national capacity building in the field of housing, urban planning and land management.
2. The Action plan in the field of housing, urban planning and land management for the years 2017-2025 was presented at the workshop and sustainable development problems of human settlements were highlighted, with particular focus on housing. The workshop served as a platform for discussions aimed to find new ways of responding to the challenges of human settlements development, including the housing sector, urbanization and land management. The workshop combined the inputs of central and local public administration bodies, non-governmental organizations and private sector organizations in the urban planning development and housing policy.
3. The event took place in Chisinau, Republic of Moldova, during the period of 27-28 April 2017
4. The event was in the Romanian, Russian and English languages with simultaneous translation.
5. The event was attended by representatives of central and local public administration bodies at the level of town mayoralities and rayon councils, international organizations and various organizations active in urban housing planning, representatives of government institutions, the UNECE secretariat, along with local and international experts.
6. Mass media (press) representatives were also present at the conference.

Objectives

Architects, builders and real estate specialists from around the country gathered in Chisinau, at the workshop to discuss priority issues in the field of housing, urban planning and land management. The event was organized by the Ministry of Regional Development and Construction jointly with the Agency for Land Relations and Cadastre, the United Nations

Economic Commission for Europe, with the objective to strengthen national capacities in sustainable development of housing and human settlements.

Opening of the workshop

At the opening of the workshop **Mr. Anatolie ZOLOTCOV**, Deputy Minister of Regional Development and Construction of the Republic of Moldova, welcomed the participants, thanked the United Nations Economic Commission for Europe (UNECE), the United Nations Habitat and the United Nations Human Settlements Program for the organization of the conference and presented the current situation in the housing sector in the country. The official also highlighted the importance of the event in identifying new ways of urban development and enhancing cooperation between central and local public administration authorities, non-governmental organizations and organizations active in private sector on housing policy.

During the opening session **Mr. Ștefan CRIGAN**, Deputy General Manager of the Agency of Land Relations and Cadastre of the Republic of Moldova, welcomed the participants and talked about the problems of the sustainable development of human settlements, stressing the need for efficient management of lands and the contained buildings, and the major role of the Agency in this sector.

The opening of the workshop was continued by **Mrs. Tatiana KHABAROVA**, Program Manager, UN-Habitat from Russian Federation, who welcomed all the participants and thanked the organizers. She also talked about the action plan and its implementation, and pointed out the strategic objectives, implementation requirements, sources of financing – a factor for successful implementation, and responsible agencies.

At the opening session **Mrs. Regina KHANBEKOVA**, Consultant, Housing and Land Management Unit, UNECE briefed the Conference on UNECE activities in Sustainable Urban Development, Land Management and Development of National Housing and Land Management Profiles in UNECE Regions, on the main purpose and sustainable housing objectives, energy efficiency in buildings, and also key priorities for the period of 2017-2025.

The Conference was a two days event formed of eight sessions in addition to the opening session. Topics of the sessions and presentations made on the first day were as follows:

Session 1. Presentation of the action plan in housing, urban planning and land management for the years 2017-2025

The first presentation was made by **Mr. Serhei MUNTEANU**, Head of the Department for Architecture, Design, Urban Planning and Territorial Development of the Ministry of Regional Development and Construction of the Republic of Moldova, who emphasized the global requirements towards the sustainable development of settlements, reflected in the policy documents developed by the Government of the Republic of Moldova.

He also gave details on the draft Code of Urban Planning and Construction, drafted by the Ministry of Regional Development and Construction, as a policy document. He also talked about the key points of the Code of Human Settlements and Territorial Planning.

The second presentation was made by **Mr. Alexei ȚURCAN**, Deputy Head of the General Directorate of Architecture, Urban Planning and Land Relations of the Chisinau City Hall. He has outlined the opportunities and challenges of urban expansion management. At the same time, the discussion focused on urban planning, the situation concerning lack of urban planning schemes for Chisinau municipality.

During this session, **the third presentation** was made by **Alexandr CUZMIN**, President of the Academy of Architecture and Construction Sciences, the Architect of Moscow City (1996-2012), who specified certain practical aspects of urban management and planning. The speaker

talked about the evolution of urban development of the city of Moscow, the challenges and ways to address them.

The fourth presentation was made by Ms. **Irina ILYINA**, Director of the Institute for Regional Studies and Urban Planning, Russian Federation. Her speech was focused on urbanization and urban planning, which are the basic principles of the innovative urban policy, and touched upon the successful approach to this system and the guaranteed conditions.

Session 2. Streamlining land and buildings management

In the second session, **the first presentation** was made by **Mr. Lilian MINDOV**, Head of Real Estate Cadastre Department, Agency of Land Relations and Cadastre of the Republic of Moldova. He also reported on the need to make improvements in land administration and management. He said that the Agency for Land Relations and Cadastre of the Republic of Moldova is a central public administration body that carries out the State policy in the sphere of land relations, cadastre, geodesy, cartography, geo-information technologies.

The second presentation was made by Ms. **Angela MATCOV**, Director of the State Enterprise "Cadastre". She focused on legal framework and the topicality of the real estate cadastre. The rapporteur presented the opportunities of the recording system and e-governance platform, the services provided by the State Enterprise "Cadastru", modernization of cadastral services etc.

The third presentation was made by Ms. **Olga BUZU**, Chief of Real Estate Valuation Service, Agency for Land Relations and Cadastre of the Republic of Moldova. She also stressed the importance of implementing the new real estate valuation and revaluation system aimed at its enhancement.

Later, he followed A visit to the Chisinau territorial Office of the State Enterprise "Cadastru" branch no. 1, 100BIALovenistr., followed.

In **Session 3**, Ms.**Cristina NICOLAESCU**, Director of SE "Design Institute for Territorial Organization" talked about the delimitation of public property and practical aspects. She described the mechanism for delimitation of public property and land relations. Reference was made to the guidelines approved by the Director of the Agency for land relations and Cadastre of the Republic of Moldova regarding cadastral works of delimitation of lands in public ownership and registration thereof in the real estate register, and the procedure for property delimitation.

Session 6.**Mr. Boris JIZDAN**, the Deputy Mayor of Codru town, Chisinau municipal area, presented the urban Plan of the Codrutown, Chisinau municipal area, stages of its development, institutions that were involved in drawing up the plan, emphasized the issues and challenges encountered, as well as the identified solutions.

Conclusions of the I day

Ms. Angela MATCOV, Director of the Cadastre State Enterprise and **Mrs. Tatiana KHABAROVA**, Program Manager, UN-Habitat from the Russian Federation, thanked all the participants and summarized the topics discussed, mentioning, in particular, the effectiveness and topicality of the action plan in the field of housing, urban planning and land management for the years 2017-2025, and the fact that the plan reflects the current needs. Implementation of the plan will significantly contribute to solving the problems in the areas concerned. The high quality of presentations of all the rapporteurs was mentioned. The participants' interest towards the themes addressed in the debate was appreciated, as well as active participation after each presentation.

Topics of the sessions and presentations made on the second day of the workshop were as follows:

Session 7. Presentation of the action plan on housing, urban planning and land management for the years 2017-2025

The first presentation was made by Mrs. **Elena BEJENARU**, Chief of General Directorate for Architecture, Construction and Housing, Ministry of Regional Development and Construction. She made the presentation of the Action plan in housing, urban planning and land management for the years 2017-2025. With regard to the responsibility for the implementation of the action plan, she mentioned that the Ministry of Regional Development and Construction and the Agency for Land Relations and Cadastre, as lead entities, are directly responsible for coordinating and monitoring of implementation, even though implementation implies involvement of other authorities.

The second presentation was made by Ms. **Tatiana TAIEVORBĂ**, Head of Directorate for Statistics in Industry, Energy and Construction of the National Bureau of Statistics of the Republic of Moldova. She spoke about the housing stock of the Republic of Moldova in numbers.

The third presentation was made by Mrs. **Iunona LUNGUL**, Manager of the Implementation Unit for the Social Housing Construction Project, supported by the Council of Europe Development Bank (ECB). She spoke about the progress achieved in project implementation and organization of commissioned blocks management. One of the project objectives would be improvement and increasing the housing stock for low income families of families with socially vulnerable status across the country.

The fourth presentation was made by Ms. **Olga SERBINOS**, Head of the Housing Department, Ministry of Regional Development and Construction. She spoke about the importance of implementing the housing stock management reform and halting the process of deterioration of the existing housing stock in the Republic of Moldova. She noted that the responsibility for housing stock good management lies within the homeowners or persons to whom the ownership rights are passed over, meaning that they are required to maintain the dwellings in good condition, to prevent its damage, to respect the rights and legitimate interests of neighbors, the rules of use of the dwellings and goods in shared property, approved by the Government. The same rules should be abided to by the owners of the premises with a destination other than a dwelling in the housing stock.

The fifth presentation was made by Mrs. **Mariana EFROS**, Head of the subdivision in the Housing Directorate, Ministry of Regional Development and Construction. She talked about the draft law on condominium, noting the basic principles, the main purpose and the new law on condominium implying making a series of amendments to a number of legislative acts. This mechanism, in turn, will facilitate the banking sector activities and will improve the availability of financial resources for the reconstruction and repairs of buildings.

The sixth presentation was made by Mr. **Octavian CAZAC**, lawyer, Associate Professor, Law Faculty of the MSU, one of the drafters of the law on condominium. He spoke about new approaches to the law on condominium, and mentioned that the new law provides for the establishment of a more efficient and adequate economic and social environment for condominium operation and maintenance of the housing stock throughout the country.

The seventh presentation was a more special one, as it was made by Martti LUJANEN, former Director-General of the Department of Housing of the Ministry of Environment of Finland, during which the rapporteur expressed his ideas about the institutional cooperation in the field of housing management, and giving useful recommendations based on the experience of other states with the transition economy, examples that can be applied and used to solve problems in the Republic of Moldova

Session 8. The role of partnerships in the implementation of national plans of action in the fields of housing, urban planning and land management

The first presentation by Mr. **Veaceslav BULAT**, Institute for Urban Development, focused on management of the housing stock managed by the APLP / ACC in the Republic of Moldova. He came with the recommendation to develop services for the management and maintenance of housing stock, clearly separating the managerial and service provision functions, related to maintenance of the housing stock and public service provision.

The second presentation by Mr. **Ghenadie DUBIȚA**, Head of the Housing Stock Management Directorate within the General housing and utilities and spacial planning Directorate of the Chisinau municipal area, dealt with privatization of dwellings in Chisinau municipal area and housing stock management by the local public administration. The speaker also emphasized the obligations of local public administration to maintain the privatized housing stock, and how the housing stock should be managed by municipal authorities.

In the following presentation, Mr. **Oleg CERNEI**, President of the Association of Condominium Owners Association, talked about the interaction of the associations of apartments co-owners with the local public administration and what are the prospects for development in this area

Further, Mr. **Martti LUJANEN**, former Director-General of the Housing Department of the Ministry of the Environment of Finland, talked about the financial issues of housing management. The speaker also stressed the legal and financial problems which often have clear and visible consequences.

Session 9. Housing stock management today. Successful projects

Later, a visit to the Association of Co-owners in Condominium, ACC, (str. Ion Dumeniuc, Ciocana, Chisinau municipal area, President Mr. **Ion GABURA**), followed. The specifics of the ACC activity, its management structure and cooperation with the ACC members was discussed. The projects carried out by the ACC were presented.

Subsequently, the participants visited the Association of Co-owners in Condominium ACC (str. Alba Iulia, 105. Chisinau, President Mr. **Oleg CERNEI**).

Conclusions of the workshop

Ms. Elena BEJENARU, Head of the General Directorate for Architecture, Construction and Housing, Ministry of Regional Development and Construction and **Ms. Tatiana KHABAROVA**, Program Manager UN-Habitat from the Russian Federation, thanked all participants for the participation and summarized the topics that were discussed during the second day of the workshop, appreciated the workshop efficiency, the timeliness of the issues addressed, the efficiency of recommendations provided by rapporteurs, especially by the foreign experts. The fact that the vast majority of mayoralties and districts delegated their representatives to take part in the workshop demonstrates the need to have such workshops organized more often and the opportunity for training local specialists in housing management, land management etc. The effective combination of theoretical presentations in the first part of the day with a site visit allowing to see how institutional attributions are being implemented in practice by the agencies concerned, was much appreciated, thus the need to organize such conferences more often being confirmed.

The agenda of the International Conference and the list of participants can be found in Annexes 1 and 2 to this report.

