



Ministry of Regional Development and Constructions of the Republic of Moldova
Agency for Land Management and Cadastre of the Republic of Moldova

NATIONAL ACTION PLAN ON HOUSING, URBANISM AND LAND MANAGEMENT

DRAFT



*Elaborated within the Project
"Strengthening national capacities for sustainable housing and urban development in
countries with economies in transition, implemented in partnership
by UNECE and UN-HABITAT"*

January, 2017

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LIST OF ABBREVIATIONS

BCE	-	Council of Europe Development Bank
CPA	-	Central Public Administration
CCA	-	Condominium Co-owners Associations
EU	-	European Union
GD	-	Governmental Decision
INSPIRE	-	Infrastructure for Spatial Information in the European Community
LMCA	-	Land Management and Cadastre Agency
LPA	-	Local Public Administration
NBS	-	National Bureau of Statistics
NGO	-	Non Governmental Organization
MRDC	-	Ministry of Regional Development and Constructions
MF	-	Ministry of Finances
ME	-	Ministry of Economy
PPP	-	Public Private Partnership
UN	-	United Nations
UNECE	-	United Nations Economic Commission for Europe
UN-HABITAT	-	United Nations Human Settlements Programme
RM	-	Republic of Moldova

1 INTRODUCTION

This Action Plan (hereinafter referred to as the Plan) is a strategic planning document related to the sustainable development of the Republic of Moldova, aiming to roadmap the mid-term national policy towards urban and spatial planning, management of existing housing stock and development of social housing, as well as enhancing the land management and real estate cadastre.

The mission of this document is to flesh out, boost and streamline the required improvements in the sectors of Urbanism, Housing and Land Management in the Republic of Moldova.

The Plan is designed by the Ministry of Regional Development and Constructions (MRDC) of the Republic of Moldova in cooperation with the Land Management and Cadastre Agency (LMCA) in order to ensure an effective and efficient synergetic mechanism to improve the situation in Housing, Urbanism and Land Management sectors. This Plan is based on Geneva UN Charter on Sustainable Development, the recommendations formulated by the UNECE Committee on Housing and Land Management Experts (Country Profile 2015), EU-Moldova Association Agreement, National Decentralization Strategy, as well as Governmental Activity Program 2016-2018.

The document is result-oriented, targeting tangible results and lay out a measureable progress indicators approach. In the same time, it offers a flexible implementation matrix, in order to permit the most suitable and efficient solutions for each particular circumstance.

Acknowledgements:

This document was drafted under the guidance of Mrs. Elena Bejenaru (Head of Department for Architecture, Housing and Constructions and UNDA Project Coordinator) and Mrs. Angela Matkov (Deputy Director of Agency of Land Management and Cadastre), with the support of national consultants Mr. Andrei Rusu and Mr. Ghenadie Ivașcenco (UNDP-Moldova).

General guidance for the work was provided by UNECE Committee on Housing and Land Management and UN-HABITAT within the joint Project "Strengthening national capacities for sustainable housing and urban development in countries with economies in transition"

2 CONTEXT AND PROBLEM DEFINITION:

While the Republic of Moldova recorded an important progress in reforming its Housing, Urbanism and Land Management sectors, additional efforts are still necessary to boost their transition from the former centralized command system to a modern public management concept, based on principles and values of market economy, private property, decentralization and local autonomy.

Particularly, the major problems and challenges to be addressed are the following:

- After 25 years of independence, the Republic of Moldova has not yet succeeded to formulate its national spatial development strategy, despite the fact that the Law on Urbanism and Spatial Planning (#835-XIII) has been adopted yet in 1996. The draft of the National Spatial Development Plan is lingered away for a long period of time and should be further revised and updated. Meantime, no any regional spatial development plan has been designed.
- Approximately 40% out of a total of 65 urban settlements have not yet updated their master plans, while 95% of rural settlements are still missing any valid spatial planning documentation. Within the context of limited financial resources, negative demographic tendencies and reduced economic activities, the local public authorities are rather unmotivated to finance the elaboration of spatial planning documentation. Consequently, the territorial development is subordinated to ad-hoc and improvised decision making process, with jeopardized impact on future development.
- The methodological framework for spatial and urban planning is outdated and confused. While the existing methodological guidelines foresee a standardized hierarchysation and detailing (required a multitude of credentials) of urban planning documentation, they are rather not at all respected in practice. Moreover, there are important shortages in ensuring the cross-sector coherence within the context of spatial planning.
- An investment of over 20 mln USD is required in order to ensure the full-endowment of settlements with relevant spatial planning documentation. Within the context scarce local budgets, alternative sources of financing should be explored.
- The Government of the Republic of Moldova committed to harmonize the national legislation and technical norms in conformity with the EU directives and standards.
- There are still significant shortages in ensuring the applicability of national legislation related to the transparency and citizens' participation within the all stages of urban and spatial planning. Partially, the process is affected by the limited public awareness and low capacities of civil society in the field.
- The mass privatization of housing stock [>95% out of a total of 1,318 thousand apartments transferred to private ownership] was not synchronized with the transfer in co-ownership of the housing blocks. The condominium associations are still not created in approximately of 90% of the total housing stock. Consequently, a continuous process of the physical dilapidation of multi-family housing stock is taking place, due to a poor maintenance and investment.
- The lack of functional financial and mortgages mechanisms is affecting the housing affordability. According to the National Report of the Republic of Moldova prepared for the third United Nations Conference on Housing and Sustainable Urban Development (HABITAT III), the country failed to fully implement the Action Plan approved by Government during the preparation of the UN Habitat II related to the development of legislative framework for housing finance mechanisms, loan facilities for housing construction, prior technical planning of land allocated for construction of individual houses, development of the social housing stock, granting subsidies for payment of housing services to socially disadvantaged families. The implementation of committed measures was just partial and delayed in many terms. Access to finance has two aspects: access for developers who intend to build housing and access for the buyer who wants to buy the housing. In

some cases, developers have used their own financial means to build and sell new homes, but this was an exception rather than a rule. Most often developers attracted the future owners' own means. Unfortunately, sometimes housing investment contracts resulted in litigation in court due to failure of companies to meet their obligations. Such practices seriously affected the primary housing market, by reducing the confidence among the actors.

- According to statistics, about 1318 thousand dwellings with a total area of 81 million m² existed in Moldova in 2014. About 42% of all dwellings were urban housing stock and about half of it was the housing stock of Chisinau municipiu. The number of dwellings per 1000 inhabitants is 370, which is significantly lower than the EU average.
- If access to housing is considered in terms of compliance with the UN criteria of adequate housing, it appears that most of Moldovan population lives in inadequate housing:
 - ✓ many households, especially in rural areas, do not meet the requirements for access to safe water, sanitation, waste disposal systems;
 - ✓ most often people with disabilities cannot benefit of housing adapted to their needs;
 - ✓ a great number of homes, especially in rural areas, are isolated from employment opportunities, social service, or are located in contaminated or dangerous areas.
- Limited availability and under-development of social housing. According to the "2016 Moldova Housing and Land Management Country Profile", there is no an adequate monitoring system of neither requests nor beneficiaries of national social housing policies. Consequently, it is almost impossible assess the efficiency of state policies in the field. The housing affordability is the most sensitive among the people with low and middle income, including young people, families with many children, invalids, the elderly, and homeless.
- The matter of peri-urban dacha type settlements has not been yet solved.
- The primary land registration process is not yet finalized (over 41,000 land plots within built area and 391,000 in extra-built areas)
- The delimitation of public land property is not yet finalized (over 60,000 state-owned land plots and 235,000 local governments owned plots)
- The process of evaluation for real estate taxation is not yet finalized (over 5 mln of un-evaluated real estate units, inclusively 1,2 mln – houses, 2,9 mln – agricultural lands and 0,93 mln – gardens)
- The introducing of single property tax system is still delayed;
- Legal framework on land management is still to be harmonized with the EU INSPIRE Directive requirements.

Nevertheless, within the last few years, an important upgrade of the legislation in the field has been initiated, particularly:

- Adopted the Law on Energy Performance of Buildings (2014);
- Adopted the new Law on Housing (2015)
- The draft new Land Code is in the process of endorsement (to be adopted in 2017).
- The draft new Code on Urbanism and Construction and the draft new Law on Condominium are in the process of final endorsement (to be adopted in 2017).

So far, the initiated legal changes produced favorable foundation for further boosting of the reforms in the targeted sectors. Accordingly, a synchronized and effective reform roadmap is required to catalyze and galvanize the required improvements.

3 IMPLEMENTATION RESPONSIBILITIES

The Ministry of Regional Development and Constructions in cooperation with the Land Management and Cadastre Agency will ensure the implementation of the Action Plan.

Within the implementation context, the responsible institutions will cooperate with other central and local public authorities, non-governmental organizations, mass-media, as well as with the international organizations, donors and development partners.

An on-going monitoring and evaluation mechanism will be set up in order to measure and evaluate the implementation progress. The monitoring and evaluation process will include, but will not be limited to:

- a) Monitoring the deadlines for particular activities and measures
- b) Yearly progress reports, prepared by all engaged institutions
- c) Quarterly monitoring sessions by the Collegiums of both the Ministry of Regional Development and Constructions, and the Land Management and Cadastre Agency
- d) Submission to the Government of the yearly aggregated monitoring report related to the Action Plan implementation progress

4 IMPLEMENTATION COSTS

The costs related to the implementation of the Action Plan will be covered by the state budget, budgets of the relevant local public authorities, donors' funds, private investments and other sources.

The elaboration of general urban plans, as well as associated documentations, shall be financed by the local budgets of related local public authorities, in conformity with the Law on local public finances # 397-XV from 16.10. 2003 (art. 8 (2)). In the same time, the interested legal and physical entities will be able to finance the targeted spatial planning documents, in cooperation with local government authorities.

The implementation of the Action Plan do not foresee the allocation of additional financial resources from the State Budget, except the running costs of the Ministry of Regional Development and Constructions and the Land Management and Cadastre Agency.

A co-financing of 4,65 mln USD is expected to be covered by the donors and development partners. In this respect, both the Ministry and the Agency will be engaged into comprehensive negotiations and fundraising activities.

5 IMPLEMENTATION MATRIX:

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
1	2	3	4	5	6	7
Objective 1: Finalization of the reform on multi-family housing management						
1.1: Improving and advancing the legal framework	1.1.1: Elaboration and approval of new Condominium Law	2017	MRDC	Running costs of MRDC	Law adopted	Recommendations #1, 5 from Country Profile
	1.1.2: Elaboration and approval of legal and regulatory adaptation for implementing the new Housing Law (#75/2015)	2017	MRDC	Running costs of MRDC	Law adopted	
	1.1.3 Elaboration and adoption of the new Urbanism and Construction Code of the Republic of Moldova	2017	MRDC	Running costs of MRDC	Law adopted	Recommendations #14 from Country Profile 2016
	1.1.4: Elaboration and approval of legal and regulatory adaptation for implementing the new Condominium Law	2018	MRDC	Running costs of MRDC	Law adopted	Recommendations #1, 5 from Country Profile
	1.1.5: Adjust and advance the Regulation on buildings destination and adjacent territorial arrangements	2017	MRDC	Running costs of MRDC	Governmental Decision adapted	
	1.1.6 Elaboration and approval of the Governmental Decision on setting up of the National Council for Spatial Planning	2017	MRDC	Running costs of MRDC	Governmental Decision adapted	
	1.1.7 Elaboration and approval of the Regulation of land use certificate for technical design and for issuing building permits, related to the construction/demolition works of national interest	2017	MRDC	Running costs of MRDC	Governmental Decision adapted	Recommendation #14 from Country Profile
	1.1.8: Elaboration and approval of the Regulation on housing and communal services	2017	MRDC	Running costs of MRDC	Governmental Decision adapted	Recommendation #4 from Country Profile
	1.1.9: Elaboration and approval of the Housing	2017	MRDC	Running costs of	Governmental	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
	administration Programme			MRDC	Decision adapted	
	1.1.10 Elaboration and approval of the Action Plan 2017-2020 on improving the accessibility of social infrastructure for disabled.	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.11 Adjust the Governmental Decision #360 from 25.06.1996, under the obligation by the Decision of Constitutional Court of Moldova (#29 from 28.10.2016)	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.12 Abolish the Governmental Decision #952 from 15.10.1999 on protection of human settlements towards geological hazards.	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.13 Adjust the Governmental Decision #329 from 23.04.2009 (Regulation on professional attestation of the specialists in construction)	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.14 Amendment of the Governmental Decisions #285/1996 and #360/1996	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.15 Elaboration and approval of the National Strategy for Development of Construction Sector	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.16 Abolishment of the Governmental Decision #1259 from 12.11.2008	2017	MRDC	Running costs of MRDC	Governmental Decision adopted	
	1.1.17 Elaboration and approval of the practical guideline "Rules and norms related to technical maintenance of housing stock"	2017	MRDC	Running costs of MRDC	Ministry order adopted and published in Official Gazette	
	1.1.18 Elaboration and approval of NCM "Methodology for calculation of the tariffs for renting, technical maintenance and renovation works in housing sector"	2017	MRDC	Running costs of MRDC	Ministry order adopted and published in Official Gazette	
	1.1.19 Elaboration of the Public Policy Paper on	2017	MRDC	Running costs of	Draft	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
	rehabilitation of damaged housing stock			MRDC	document submitted to the Government	
	1.1.20 Complement the Technical Regulation on the minimal requirements for commercialization of the construction products with the List of harmonized standards in the field (Governmental Decision #913 from 25.06.2016)	2017	MRDC	Running costs of MRDC	Ministry order adopted and published in Official Gazette	
	1.1.21: Consider the abolishing the Law on Housing Privatization (#1324 from 1993)	2019	MRDC	Running costs of MRDC	Law adopted	
1.2: Strengthening national capacities in the field of housing management	1.2.1: Elaboration and implementation of national programme for Condominium Association leaders capacity building	2018-2021	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	1: Program drafted 2: Over 95% of managers of Condominium Associations are trained	
	1.2.2 Development and implementation of the programme for capacity building of LPA representatives in the field of housing management and maintenance	2018 -2021	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	1: Program drafted 2: 100% of LPAs trained in the field (which possess multi-family housing stock)	Recommendation # 5 from Country Profile
	1.2.3 Strengthening the capacities of Housing Division form the MRDC	2019-2020	MRDC (in cooperation	Running costs of MRDC /	1: Functional review	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
			with specialized institutions and development partners)	Support from development partners	performed 2: Decision for Division restructure (inclusive additional resources allocation)	
	1.2.4 Establish a sound housing data platform, to use as a basis for developing housing policies (in partnership with National Bureau of Statistics)	2018 - 2021	MRDC (in cooperation with NBS and support of development partners)	MRDC and NBS Running Costs/ Support from development partners	Approved NBS decision to collect the additional related housing data	
1.3: Population awareness raising	1.3.1 Design and promote the national awareness raising and communication campaign in supporting the multi-family housing management reform (TV and radio spots, articles in newspapers, dissemination of best practices, web pages, tv debates, press events, etc.);	2018 - 2021	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	1: Campaign Concept adopted in 2018 2: Concept gradual implementation by 2025	
	1.3.2 Methodological and informational support to LPA and Condominium Association in interacting with homeowners (guidelines, trainings, on-going assistance)	2017 -2021	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	1: % of LPAs dedicated staff trained 2: Created and strengthened national consultancy networking on housing	Recommendations #5, 19 from Country Profile

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
Objective 2: Support the improvement of existing housing stock quality						
2.1 Improving and advancing the legal framework	2.1.1 Exhaustive regulation of the obligations and responsibilities of homeowners for maintaining and renovating housing building (through the new Condominium Law)	2017	MRDC	Running costs of MRDC	Related regulations incorporated in the adopted Condominium Law	
	2.1.2: Developing standards on energy efficiency in buildings by engaging in related work at UNECE Expert Group on Energy Efficiency Standards in Buildings	2017-2020	MRDC (in cooperation with UNECE Housing Unit)	Running costs of MRDC / Support from development partners	Governmental Decision on upgrading the EE standards in residential sector	
	2.1.3: Improving the access to housing for the disabled, through the revision and advancing the normative framework (National Standard # 01-06-2014 and CP C.01-02.2014)	2017	MRDC	Running costs of MRDC	Ministry order on upgrading the normative acts	Recommendations #7,9 from Country Profile
2.2 Development of the tools for supporting the capital renovations of existing housing stock	2.2.1 Support and assist LPAs to initiate and implement local programmes for rehabilitation of existing housing stock	2018 - 2021	MRDC in partnership with LPAs and developing partners	Running costs of MRDC / Support from development partners	Local housing rehabilitation projects launched by LPAs	Recommendations #9 from Country Profile
	2.2.2: Elaboration and approval of the Concept for EE rehabilitation of existing housing stock	2018	MRDC in partnership with LPAs and developing partners	Running costs of MRDC / Support from development partners	Ministry Order for Concept approval	Recommendations #9 from Country Profile
	2.2.3: Development and implementation of the national automated information system (GIS based) on existing housing building	2018 - 2021	MRDC in partnership with National Energy Efficiency Agency (NEEA)	Ministry and NEEA Running Costs/ Support from development partners	Operational database	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
			and developing partners			
	2.2.4: Develop of a Plan for mediating the seismic risks in residential buildings.	2020	MRDC in partnership with LPAs and developing partners	Running costs of MRDC / Support from development partners	Governmental decision for Plan approval	
Objective 3: Increase the availability and affordability of housing stock						
3.1: Increase the offer of social housing	3.1.1 Elaborate and approve Social Housing Regulation (evidence, distribution and use)	2017	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	Regulation approved by the Government	
	3.1.2: On-going social housing construction pilot projects with the support of BCE	2017-2020	MRDC, MF, LPAs and development partners	Running costs of MRDC / State Budget / BCE loan	Minimum families offered social housing	Recommendations #7 from Country Profile
	3.1.3: Initiation and implementation of the 3 rd stage of Social housing project with the support of BCE	2018-2021	MRDC, MF, LPAs and development partners	Ministry running costs/ Support from BCE	1: Project endorsed 2: Minimum 1000 social housing units	Recommendations #7 from Country Profile
	3.1.4 Negotiate and implement additional social housing programmes with the support of development partners and international financial organizations	2017 - 2021	MRDC, MF, LPAs and development partners	Running costs of MRDC / Support from development partners	Min 3 additional Social Housing projects	Recommendations #7 from Country Profile
	3.1.5: Develop and support PPP projects for building social and service housing	2017-2021	MRDC, MF, LPAs and development partners	Running costs of MRDC / LPAs running costs Support from development	Minimum 10 Social Housing PPP projects implemented	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
	3.1.6 Support LPAs to initiate and implement local social housing programmes	2018 - 2021	MRDC, MF, LPAs and development partners	Running costs of MRDC / LPAs running costs Support from development partners	Number of social housing units, developed by LPAs	Recommendations #7 from Country Profile
3.2: Launching a national affordable mortgage mechanism	3.2.1: Develop and initiate a mortgage mechanism, affordable for the majority of citizens (20-25 years with 6-8% per year)	2020	MDRC, MF, ME, Association of Banks, development partners, international financial organizations	Running costs of MRDC / State Budget/ Support from development partners	1: Elaborated and approved concept 2: Mechanism launched and functional	
Objective 4: Ensure the humanized and sustainable spatial planning and urban development						
4.1: Improvement and advancing urbanism legal framework	4.1.1 Elaboration and adoption of the new Urbanism and Construction Code of the Republic of Moldova	2017	MDRC	Running costs of MRDC	Law adopted by the Parliament	Recommendation #14 from Country Profile
	4.1.2 Streamline the requirements for the elaboration of master plans for small municipalities below 1,5000 inhabitants (through the Urban Code)	2017	MDRC	Running costs of MRDC	Regulations included in the adopted new Urban Code	Recommendation #14 from Country Profile
	4.1.3 Streamline the requirements for the elaboration of the National Spatial Development Strategy	2017	MDRC	Running costs of MRDC	NSDS Strategy Concept approved by the Government	Recommendation #14 from Country Profile
	4.1.4 Upgrade and advance the urbanism and spatial planning normative framework	2017-2021	MRDC (in cooperation with specialized institutions and	Running costs of MRDC / Normative Development State	Normative acts adopted	Recommendations #14 and 16 from Country Profile

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
			development partners)	Fund/ Support from development partners		
	4.1.5 Solving the legal problem related to the dachas type peri-urban settlements (<i>in ro: intorvarasirile pomicole</i>)	2018	MRDC	Running costs of MRDC	1: Amended Land Cadastre law 2: Amended LPA law	Recommendation #14 from Country Profile
	4.1.6 Elaboration and adoption of the advanced Guideline for designing the General, Zonal and Detailed Urbanistic Plans	2018 – 2020	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Normative Development State Fund/ Support from development partners	Methodologica I Guideline approved by the MRDC	Recommendation #14 from Country Profile
4.2 Elaboration and initiation of implementation of the National Spatial Planning Strategy	4.2.1 Elaboration and approval of the National Spatial Development Strategy	2018 - 2020	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / State Budget/ support from development partners ** The Strategy elaboration cost to be determined by the national tender	1: Spatial Strategy designed 2: Spatial Strategy approved	
	4.2.2 Harmonization of sectorial and regional/local strategies with the National Spatial Development Strategy	2020-2021	MRDC, line ministries (in cooperation with specialized	Running costs of MRDC	All-level harmonization of spatial planning	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
			institutions and development partners)		objectives (local – regional – national)	
4.3 Support the endowment of municipalities with functional and qualitative master plans	4.3.1 Update and extend the mid-term Programme for the elaboration of master plans (GD #. 499 din 04.07.2013)	2017	MRDC	Running costs of MRDC	Governmental decision adopted	Recommendation #16 from Country Profile
	4.3.2 Encourage inter-municipal cooperation among small municipalities for joint spatial planning processes (as well as in organization of local architecture, urbanism and land management services)	2018 – 2021	MRDC (in cooperation with specialized institutions and development partners)	Running costs of MRDC / Support from development partners	1: Pilot project implemented in 2017 2: Minimum 20 IMC Projects implemented	
4.4 Strengthening national capacities in the field of spatial and urban planning	4.4.1 Elaborate and implement a comprehensive programme for capacity building in the field of urban and spatial planning (for LPA representatives, as well as for practitioners)	2018-2025	MRDC (in cooperation with specialized institutions, academia, and development partners)	Running costs of MRDC / Support from development partners	Over 95% of dedicated staff from LPAs trained	
	4.4.2 Monitoring the process of elaboration and implementation of master plans by the municipalities (by the Inter-ministerial Commission)	2018-2021	MRDC, State Chancellery	Running costs of MRDC / State Chancellery	1: Inter-ministerial commission established 2: Regular M&E Progress Reports	Recommendations #16 and 17 from Country Profile
Objective 5: Implementation and ensure the functionality of the quality infrastructure system equivalent to European Union requirements (implementation of the Agreement on Evaluation of Conformity and Acceptance of Industrial Products – AECA - for the fields specified in the Order of the Ministry of Economy from 18.11.2016)						
5.1 Strengthening	5.1.1 Assessment (and further adjustment) of the Plan	2017	MRDC	Running costs of	Assessed Plan	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
the institutional capacities of the relevant actors	for Strategic Development of the MRDC, aiming to correspond to the AECA requirements .			MRDC	(adjusted if necessary)	
5.2 Awareness raising campaign for private sector on AECA requirements	5.2.1. Designing of the Awareness raising roadmap in the field	2017	MRDC	Running costs of MRDC	Drafted roadmap paper	
	5.2.2 Draft the Terms of References for the elaboration of the Guide on construction products	2017	MRDC	Running costs of MRDC	TORs drafted	
	5.2.3 Approval of the Terms of References for the elaboration of the Guide on construction products	2017	MRDC	Running costs of MRDC	TORs disseminated	
	5.2.4. Elaboration and editing of the Guide on construction products	2017	MRDC	Running costs of MRDC	Guide edited	
	5.2.5 Publishing of the Guide on construction products on the MRDC web page	2017	MRDC	Running costs of MRDC	Guide disseminated / Published on MRDC web page	
Objective 6: Ensure an efficient land management						
6.1 Improving and advancing land management legal framework	5.1.1: Adjusting the existing land management related laws: (a) gradual changes derived from new Land Code (b) Adjust the Law on land transactions (c) Adjust the Law on agricultural land renting	2017 -2020	LMCA	Running costs of LMCA	Laws adopted by Parliament	Recommendations #22 and 31 from Country Profile
	5.1.2: Harmonization of national normative framework with EU INSPIRE Directive	2017 -2020	LMCA	Running costs of LMCA	Approved normative acts	
6.2 Land cadastre enhancement	5.2.1: Competing the primary land registration	2017 - 2021	LMCA	Running costs LMCA / State Budget/ Support from development partners	100% of primary registered land property (additional 801,000 titles issued)	

Objectives and Activities	Actions	Timeline	Responsible institution	Estimative costs and sources of financing:	Progress Indicators:	Comments:
	5.2.2: Competing the delimitation of public land property (both state and LPA owned)	2017 - 2021	LMCA	Running costs LMCA / State Budget/ Support from development partners	100% of public land property delimited (additional 295 property units delimited)	Recommendation #3 from Country Profile
	5.2.3: Establishment the National Registry of Public Property	2021-2025	LMCA	Running costs of LMCA / State Budget/ Support from development partners	Operational Public Property Registry	
6.3 Implementation of new assessment and re-assessment system for real estate taxation	5.3.1 Completing the real estate assessment for taxation purposes	2017 - 2021	LMCA	Running costs of LMCA / State Budget/ Support from development partners	5 mln real estate units assessed	Recommendation #28 from Country Profile
	5.3.2 Re-assessment of real estate for market value updating, as a taxation baseline	Regular (once per 3 years in each LPAs)	LMCA	LPAs Budgets / Support from development partners	% of real estate re-assessed	Recommendation #3 from Country Profile
	5.3.3: Introducing the single real estate tax (fiscal legislation adjustment)	2021	MF	Running costs of MF / Support from development partners	Adopted normative acts	Recommendations #29 and 30 from Country Profile