

**Land Registration and Property Valuation Project
(P161238)**

PROJECT FINANCIAL STATEMENTS

IDA Credit 6306-MD

**FOR THE YEAR ENDED
31 DECEMBER 2021**

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INDEPENDENT AUDITOR'S REPORT

Special purpose grant IDA6306 Land Registration and Property Valuation Project

Opinion

We have audited the accompanying Special purpose financial statements of the Land Registration and Property Valuation Project (hereinafter the "Project"), for the year ended as at 31 December 2021 prepared in accordance with the cash receipts and disbursements basis of accounting, comprising the balance sheet as at 31 December, the Summary of Sources and Uses of Funds, Statements of Designated Accounts for the year ended as at 31 December 2021 and notes to the Special purpose Project financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying special purpose grant financial statements present fairly, in all material respect, program revenue, cost incurred and cash position for the reporting period in accordance with the financial reporting provision of Financing Agreement 6306-MD signed between the Republic of Moldova and the International Development Association effective from 17 September 2018.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further describe in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Land Registration and Property Valuation Project in accordance with the ethical requirements that are relevant to our audit of the financial statements in Republic of Moldova, and we have fulfilled out other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to Note 2 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist the Public Institution "Public Services Agency" in complying with the financial reporting provisions of the contract referred to above. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the Public Institution "Public Services Agency" and for the World Bank and should not be distributed to or use by parties other than the Public Institution "Public Services Agency" and the World Bank. Our opinion is not modified in respect of this matter.

Responsibilities of management for the Grant Program Financial Statements

Management is responsible for preparation and fair presentation of the financial statements in accordance with the cash basis of accounting described in Note 2- Accounting Policies, this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances, and for such internal control as management determines is necessary to enable the preparation of a financial statement that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Public Institution "Public Services Agency" ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Public Institution "Public Services Agency" or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the Special Purpose Grant Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial statement.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Public Institution "Public Services Agency" internal control.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Public Institution "Public Services Agency" ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Public Institution "Public Services Agency" to cease to continue as a going concern.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates, if any, and related disclosures made by the management.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

In accordance with the World Bank Guidelines, we have also issued our reports on our consideration of the Public Institution "Public Services Agency" internal control and our test of its compliance with the grant agreement, relevant laws and regulations. Those reports are an integral part of an audit performed in accordance with the guidelines and should be read in conjunction with this independent Auditors' Report in considering the results of our audit.

For and on behalf of **Moore Stephens KSC SRL**

Elena Panainte

Auditor certificate AG no. 000278 as of 15 April 2011


11 July 2022

Chişinău, Republica Moldova


Land Registration and Property Valuation Project
BALANCE SHEET
AS AT 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

	Notes	December 31, 2021
ASSETS		
Cash and cash equivalents		
Designated account IDA Credit 6306-MD		16,687
Total cash and cash equivalents		16,687
Undisbursed balance		
Designated account IDA Credit 6306-MD		28,869,335
Total undisbursed balance		28,869,335
Cumulative project expenses		
Spent IDA Credit 6306-MD		1,213,978
Total cumulative project expenses		1,213,978
TOTAL ASSETS		30,100,000
FUNDS AND LIABILITIES		
Funding		
Financing agreement IDA 6306-MD		30,100,000
Total funds		30,100,000
TOTAL FUNDS AND LIABILITIES		30,100,000

The financial statements attached were signed and approved on behalf of the Project's management on 20 July 2022 by:



Mircea EȘANU
Director
Public Institution "Public Services Agency"



Angela MATCOV
LRPVP Coordinator
Chief of Cadastru Department, Public Institution "Public Services Agency"



Ludmila NIȚA
Chief of Economic-Financial Department
"Public Services Institution"

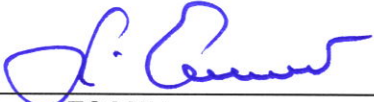


Iuliana PALADE
LRPVP Financial Management
Specialist

Land Registration and Property Valuation Project
SUMMARY OF SOURCES AND USES OF FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

	Notes	For the year ended 31 December 2021	Cumulative to date
Opening cash balances			
Designated account IDA Credit 6306-MD		29,275	-
Total opening cash balances		29,275	-
Add: Sources of funds			
IDA Credit 6306-MD		863,622	1,230,665
Total Sources of Funds		863,622	1,230,665
Less: Uses of Funds			
IDA Credit 6306-MD			
(1) Goods, works, non-consulting services, consultants' services, training and operating costs of the project		876,210	1,213,978
TOTAL USES OF FUNDS		876,210	1,213,978
Closing cash balances			
Designated account IDA Credit 6306-MD		16,687	16,687
TOTAL CLOSING CASH BALANCES		16,687	16,687


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Director
Public Institution "Public Services Agency"



Angela MATCOV
LRPVP Coordinator
Chief of Cadastru Department, Public Institution "Public Services Agency"



Ludmila NIȚA
Chief of Economic-Financial Department
"Public Services Institution"



Iuliana PALADE
LRPVP Financial Management
Specialist


Land Registration and Property Valuation Project
DESIGNATED ACCOUNT STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

For the year ended: 31 December 2021
Account no.: 32616978151
Depository Bank: Ministry of Finance – State Treasury
SWIFT code: TREZMD2X


Source IDA Credit 6306-MD

	Notes	For the year ended 31 December 2021
Opening balance - 01 January 2021		<u>29,275</u>
Add: Sources of funds (excluding directpayments)		<u>863,622</u>
Deduct: Uses of funds		876,210
Exchange rate difference		<u>-</u>
Closing balance - 31 December 2021		<u>16,687</u>

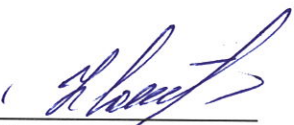
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Mircea EȘANU
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Angela MATCOV
LRPVP Coordinator
Chief of Cadastru Department,
Public Institution "Public Services Agency"



Ludmila NIȚA
Chief of Economic-Financial
Department "Public Services Agency"



Iuliana PALADE
LRPVP Financial Management Specialist

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

I. GENERAL INFORMATION

Introduction

The Government of the Republic of Moldova and International Development Association (IDA) signed a Financing Agreement (FA) which became effective on 14 January 2019 for the Land Registration and Property Valuation Project (hereinafter the Project). The Project aims to improve the quality of the land administration and property valuation systems and to enhance transparency of the property taxation system.

The project consists of four components: (A) First Property Registration; (B) Property Valuation; (C) Land Administration System Strengthening; and (D) Capacity Building and Project Management.

Component A — First Property Registration. This component will support the first registration of public and private land in Moldova and strengthen the data quality for records already in the land register. This component will also organize mandatory public displays and public awareness campaigns to ensure citizens are engaged and aware of the procedures, activities and benefits during first property registration. Additionally, a comprehensive Grievance Redress Mechanism (GRM) will be set up at Cadastru to monitor feedback received from beneficiaries and provide a formal avenue to appeal. The component consists of three subcomponents: (i) systematic registration of private land— including implementation of public displays, public awareness campaigns and a grievance mechanism; (ii) systematic registration of public land; and (iii) improvement of the quality and reliability of the cadastre data.

Component B — Property Valuation. This component will support extending mass valuation to incorporate those properties not currently included and to carry out selected revaluation of properties to help improve the transparency of the property market and keep the property valuation system current and usable through inter alia: (i) initial valuation of properties; (ii) revaluation of properties which have not been revalued since 2008; and (iii) setting up of a property valuation infrastructure and an independent appeals system to challenge valuations.

Component C — Land Administration System Strengthening. This component will support the strengthening of the land sector in Moldova by facilitating policy dialogue and conducting a review of the existing institutional and regulatory frameworks, proposing improvement where possible. It will also encourage a development of simplified business processes and modernization of cadastre services through use of ICT and support the development of NSDI. The component will support: (i) development of land sector and land sector sustainability policies covering governance, organizational systems, the roles of different process participants, notaries and private sector and registration and valuation processes and including, if applicable, the preparation of legal or regulatory reforms; (ii) strengthening information and communications technology capacities; and (iii) strengthening of the NSDI including preparation of a business plan, expansion of the geoportal and capacity building activities for agencies responsible for the provision of core reference datasets on data standards, maintenance of metadata and creation of interoperable datasets.

Component D — Capacity Building and Project Management. This component will support capacity building at stakeholder agencies and institutions to ensure the smooth implementation of project activities and support project sustainability, as well as provide support for project implementation through inter alia: (i) training and capacity building and equipping for LPA's staff as needed to support the systematic registration and valuation at the local level; (ii) training and capacity building activities at PSA's Cadastru to improve their client orientation and servicing skills; (iii) design and implementation of a

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

comprehensive social assessment (including a social management plan) and three customer satisfaction surveys;

(iv) monitoring and evaluation (M&E) of the Project; and (v) operation of Project Implementation Unit (PIU).

The implementing agency for the project is the Public Service Agency (PSA) through its Department of Cadastre (Cadastru).

Project management

World Bank

Task Team Leader – Olivera Jordanovic
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Project Fiduciary Unit

Public Services Agency (PSA), Cadastru Department
Project Coordinator – Angela Matcov
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In accordance with the financing agreements, the Project expected closing date is 30 June 2024. Through Government Order, the Government of Moldova establishes, a multi-agency Project Council to provide general oversight and coordination to the project. The Project Council (PC) consists of 9 members, decision making representatives of the following entities:

1. The State Chancellery (Chair of the PC);
2. The Ministry of Finances;
3. The Ministry of Agriculture, Regional Development and Environment;
4. The Ministry of Justice;
5. The Agency of Public Property;
6. The Agency of Land Relations and Cadastre ;
7. The Public Service Agency (two members);
8. The Congress of Local Authorities of Moldova.

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

2. SIGNIFICANT ACCOUNTING POLICIES

Basis of accounting

The Project Financial Statements have been prepared in accordance with generally accepted accounting principle and practices and relevant World Bank guidelines.

The cash basis of accounting was used in the preparation of these Project Financial Statements since the recording of cash receipts and payments is the primary interest. Under the cash basis system income (or expenditure) is recognized when cash is received (or paid) irrespective of when goods or services are received.

The amounts are expressed in EUR and financial statements are prepared for the period 1 January 2021 to 31 December 2021.

Designated account

The designated account (opened at National Bank of Moldova), is the account through which the replenishments are drawn. All payments for eligible expenses are made from these DAs and if the payment is in local currency it is made through transitory account.

Transitory accounts

The transitory accounts are held at State Treasury for the converted amount in MDL, since the payments within the country can be done only in the local currency (MDL).

Exchange rates

The Exchange rate used to convert the EUR amounts in MDL is the official exchange rate of National Bank of Moldova on the date of payment.

Direct payments

The direct payments are disbursements made by the World Bank from the loan account, at the borrower's request, directly to a third party (e.g., supplier, contractor, consultant) for eligible expenditures.

Sources of funds

The sources of funds are the amounts transferred by the World Bank from the loan account, to the Designated Account of the Project.

Uses of funds

The uses of funds are the amounts spent for covering eligible expenditures for the needs of the Project.

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

3. WITHDRAWAL SCHEDULE IDA CREDIT 6306-MD

W/D Number	(1) Goods, works, non- consulting services, consultants' services, training and operating costs for the Project	Advance recovery	Advance to Designated Account	Total
8	45,725	45,725	45,725	45,725
9	50,279	50,279	50,279	50,279
10	47,836	47,836	47,836	47,836
11	10,000		10,000	10,000
12	63,353	63,353	63,353	63,353
13	100,000		100,000	100,000
14	160,833	160,833	160,833	160,833
15	145,595	145,595	145,595	145,595
16	200,000	183,472	200,000	200,000
17	40,000		40,000	40,000
Total	863,622	697,094	863,622	863,622

Out of which:

Payments in designated account:

863,622

Direct payments:

-

Refund of ineligible expenses

863,622

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

4. EXPENDITURE BY PROJECT ACTIVITY IDA CREDIT 6306-MD

IDA CREDIT 6306-MD	For the year ended 31 December 2021	Cumulative to date
A. First Property Registration	143,501	232,701
A.1 Systematic Registration of private lands	143,501	232,701
A.2 Systematic Registration of public lands	-	-
A.3 Data Quality improvement	-	-
B. Valuation and Taxation	85,725	134,554
B.1 Initial mass valuation		
B.2 Reevaluations	83,944	132,773
B.3 Valuation Infrastructure and Appeals	1,781	1,781
C. Land Administration System Strengthening	507,533	571,937
C.1 Land Sector Policy Development and Sustainability	-	-
C.2 ICT System Strengthening	507,533	571,937
C.3 Support to the National Spatial Data Infrastructure	-	-
D. Capacity Building and Project Management	139,452	274,786
D.1 Training and Capacity Building	-	-
D.2 Customer Orientation and Servicing	5146	5146
D.3 Project Management	134,306	269,640
TOTAL	876,210	1,213,978

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

4. SUMMARY OF SUMMARY REPORTS USED AS THE BASIS FOR THE SUBMISSION OF QUARTERLY WITHDRAWAL APPLICATIONS
5.1. PART I BY SOURCES

	Q1 2021	Q2 2021	Q3 2021	Q4 2021	For the year ended 31 December 2021	Cumulative to date
Opening Cash Balance(s)						
Designated Accounts	29,275	27,164	24,168	39,405	29,275	-
Total opening cash balance(s)	29,275	27,164	24,168	39,405	29,275	-
IDA Credit 6306-MD						
Add: Sources of Funds						
Funding: IDA Credit 6306-MD	96,004	221,190	160,833	385,595	863,622	1,230,665
<i>Designated Account</i>	96,004	221,190	160,833	385,595	863,622	1,228,498
<i>Direct Payments</i>	-	-	-	-	-	2,167
Total Sources	96,004	221,190	160,833	100,043	863,622	1,230,665

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

5. SUMMARY OF SUMMARY REPORTS USED AS THE BASIS FOR THE SUBMISSION OF QUARTERLY WITHDRAWAL APPLICATIONS
(continued)

5.1. PART I BY SOURCES (continued)

	Q1 2021	Q2 2021	Q3 2021	Q4 2021	For the year ended 31 December 2021	Cumulative to date
Less: Uses of Funds (by expenditure category in accordance with Financing Agreement) IDA Credit 6306-MD	98,115	224,186	145,596	408,313	876,210	1,213,978
	98,115	224,186	145,596	408,313	876,210	1,213,978

(1) Goods, works, non-consulting services, consultants' services, training and operational costs for the Project

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

5. SUMMARY OF SUMMARY REPORTS USED AS THE BASIS FOR THE SUBMISSION OF QUARTERLY WITHDRAWAL APPLICATIONS
5.1. PART I BY SOURCES (continued)

	Q1 2021	Q2 2021	Q3 2021	Q4 2021	For the year ended 31 December 2021	Cumulative to date
Total uses	<u>98,115</u>	<u>224,186</u>	<u>145,596</u>	<u>408,313</u>	<u>876,210</u>	<u>1,213,978</u>
Closing Cash Balance(s)						
Designated Accounts						
Bank: EUR Account IDA Credit 6306-MD	27,164	24,167	39,405	16,687	16,687	16,687
Bank MDL account IDA Credit 6306-MD	-	-	-	-	-	-
Total closing cash balance(s)	<u>27,164</u>	<u>24,167</u>	<u>39,405</u>	<u>16,687</u>	<u>16,687</u>	<u>16,687</u>

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

5. SUMMARY OF SUMMARY REPORTS USED AS THE BASIS FOR THE SUBMISSION OF QUARTERLY WITHDRAWAL APPLICATIONS
(continued)

5.2. PART II BY PROJECT'S ACTIVITIES

Project Components/Activities

IDA Credit 6306-MD

A. First Property Registration

- A.1 Systematic Registration of Private Land
- A.2 Systematic Registration of Public Land
- A.3 Data Quality Improvement

	Q1 2021	Q2 2021	Q3 2021	Q4 2021	For the year ended 31 December 2021	Cumulative to date
	15,653	37,168	20,136	70,543	143,501	232,701
	15,653	37,168	20,136	70,543	143,501	232,701
	-	-	-	-	-	-
	-	-	-	-	-	-
	13,018	19,036	26,056	27,614	85,725	134,554

B. Valuation and Taxation

- B.1 Initial Mass Valuation
- B.2 Reevaluations
- B.3 Valuation Infrastructure and Appeals

	-	-	-	-	-	10,901
	13,018	19,036	26,056	25,833	83,944	116,387
	-	-	-	1781	1,781	7,266

Land Registration and Property Valuation Project
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
(all amounts are expressed in EUR, unless otherwise mentioned)

5. SUMMARY OF SUMMARY REPORTS USED AS THE BASIS FOR THE SUBMISSION OF QUARTERLY WITHDRAWAL APPLICATIONS (continued)

5.2. PART II BY PROJECT'S ACTIVITIES (continued)

Project Components/Activities	Q1 2021	Q2 2021	Q3 2021	Q4 2021	For the year ended 31 December 2021	Cumulative to date
C. Land Administration System Strengthening	48,728	135,647	59,350	263,808	507,533	571,937
C.1 Land Sector Policy Development and Sustainability	-	-	-	-	-	-
C.2 ICT System Strengthening	48,728	135,647	59,350	263,808	507,533	571,937
C.3 Support to the National Spatial Data Infrastructure	-	-	-	-	-	-
D. Capacity Building and Project Management	20,716	32,335	40,053	46,348	139,451	274,786
D.1 Training and Capacity Building	-	-	-	-	-	-
D.2 Customer Orientation and Serving	-	-	-	5,146	5,146	5,146
D.3 Project Management	20,716	32,335	40,053	41,202	134,305	269,640
Total	98,115	224,186	145,595	408,313	876,210	1,213,978

6. COVID-19 Impact

In context of the COVID 19 pandemic, the Government of the Republic of Moldova, along with other governments of the world, has taken drastic measures to protect the health of the population and avoid the spread of contamination with the new coronavirus. The State of Emergency, declared by the Parliament of RM, has been continuously prolonged, throughout year 2021, till April 16th, 2022. As a result, the working schedule of many legal entities, including the state institutions has been adjusted to the situation which impacted the progress and executive works of the project. The project staff worked in a hybrid working schedule till June 2021, switching to normal working regime in the second half of the year.

7. Events after the project closing date

In February 2022, based on the letter of the Ministry of Finance of the Republic of Moldova No. 14/3-07/213 dated 26.04.2022, addressed to the World Bank, The Land Registration Property Valuation Project went through a restructuring process, the budget amount being reduced from EUR 30.100.000,00 EUR to EUR 23.650.913,40.

In the period immediately after the closing date of the audited period, a contract with an international consultant was terminated and numerous new contracts were signed, which include:

- Grant Thornton Consulting CJSC – MOLDLIS auditing services, contract signed on 1 March 2022, in the amount of 133750 USD;
- JV „Andmevara” SRL and „Zissor AS”- cadastral archive digitization services, contract signed on 11 May 2022 in the amount of MDL 14,326,000.00
- IMOBIL STAR S.R.L. – surveying works, rl. Criuleni, contract signed on 9 March 2022, in the amount of 2,036,300.00 MDL;
- CART ENGINEERING S.R.L. – surveying works, contract signed on 30 March 2022, in the amount of 3 596 973,00 MDL;
- CART ENGINEERING S.R.L. – surveying works, contract signed 12 April 2022, in the amount of 4 309 650,00 MDL.