



**THE REAL ESTATE ACCESS AND SUPERFICIES – ANTAGONISTIC CONCEPTS:
THEORETICAL AND PRACTICAL ASPECTS**

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ABSTRACT: Superficies and artificial real estate accession, although present in the legislation of the Republic of Moldova since the adoption of the Civil Code on 06 June 2002, are legal institutions that have been less utilized due to ambiguities in legal norms and a lack of experience in the field. The modernization of the Civil Code (01 March 2019) has improved some inconsistencies in civil legislation that regulates these institutions.

The aim of this research is to analyze the evolution of the right of superficies and artificial real estate accession and to highlight the issues and ambiguities regarding the legal construction of these two legal concepts. This article proposes an examination of superficies and artificial real estate accession—two concepts that may appear similar at first glance, yet are fundamentally antagonistic, as they have their own characteristics and apply to different legal provisions. Their legal significance cannot be overlooked, as the vast majority of legislations regulate them, and doctrine studies them with the goal of refining and maximizing their use in civil relations that arise from the use of foreign land.



CIVIL AND CRIMINAL LIABILITY FOR BREACH OF CADASTRAL LEGISLATION: AN INTERDISCIPLINARY APPROACH

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ABSTRACT: *This article examines civil and criminal liability in the context of non-compliance with cadastral legislation, using an interdisciplinary method that combines legal and technical aspects. The study analyzes both civil liability for damages caused by negligence or deviations in the administration of cadastral data, as well as criminal liability for falsification of cadastral documentation or illegal use of land properties, where the legal consequences of these violations are emphasized and effective measures are proposed to prevent and sanctioning them, along with recommendations for improving the regulations in the cadastral field.*



PROVISIONAL ENTRIES IN THE REAL ESTATE REGISTRY AND THEIR EFFECTS IN THE CONTEXT OF HERITAGE LAW

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ABSTRACT: *The scientific article analyzes the provisional entries in the real estate register and their effects in the framework of patrimonial law. The research examines both the function and the importance of these registrations, as well as the conditions under which they can be made, highlighting the essential role in protecting patrimonial rights until the resolution of legal or administrative procedures. At the same time, the legal consequences generated by the provisional registrations on the persons involved are evaluated, including how they affect the transfer or restriction of real rights. The article provides a detailed analysis of the contribution of these entries to the stability and safety of real estate operations.*



THE IMPACT OF DIGITALIZATION AND AUTOMATION OF CADASTRAL PROCESSES ON THE EFFICIENCY OF REAL ESTATE REGISTRATION

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ABSTRACT: *The article investigates the effects of digitization and automation on the efficiency of cadastral processes, especially in the context of real estate registration. The analysis details how the integration of digital technologies into cadastral systems contributes to simplifying and speeding up the registration process, reducing both errors and administrative costs. At the same time, the benefits of automation are evaluated, including increasing transparency, improving data accessibility and strengthening the security of cadastral information, as well as emphasizing the favorable impact of these technological innovations on the administration of real estate and proposing measures to optimize the current cadastral systems.*

EVALUATION OF HOP VARIETIES USING SPECTRAL AND THERMAL CHARACTERISTICS DERIVED FROM UAV IMAGES

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ABSTRACT: The protection of cultural heritage is a vital concern for many nations, requiring robust legal frameworks to address illicit acts such as looting, vandalism, and trafficking of cultural artifacts. This study comparatively examines the criminal liability for offenses against cultural heritage in the Republic of Moldova, Ukraine, France, and Germany.

In the Republic of Moldova and Ukraine, both countries grapple with transitional challenges in safeguarding cultural heritage. Their legal systems impose penalties for violations; however, enforcement and institutional capacity remain limited, particularly in rural areas where illicit excavation and trafficking are prevalent.

France and Germany, as European Union (EU) member states, feature well-established frameworks for protecting cultural heritage. France emphasizes stringent penalties under its Code du patrimoine, reflecting the country's deep cultural pride. Germany, through the Kulturgutschutzgesetz (Cultural Property Protection Act), integrates international conventions and employs advanced measures to combat trafficking, including customs control and extensive inventories of protected artifacts.

A key difference lies in enforcement mechanisms. Moldova and Ukraine, while parties to international conventions such as the UNESCO 1970 Convention, often lack the resources for effective application. In contrast, France and Germany exhibit proactive collaboration with international bodies and maintain specialized institutions for cultural heritage preservation.

This comparative analysis highlights the necessity of aligning national laws with international standards, strengthening enforcement mechanisms, and fostering cross-border cooperation to protect cultural heritage effectively. The study concludes by advocating for legislative refinement and capacity-building in Moldova and Ukraine to mirror the exemplary practices of France and Germany.



LEGAL AND ADMINISTRATIVE ACTS AS BASIS FOR REGISTRATION OF REAL ESTATE

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ABSTRACT: The article analyzes the legal and administrative acts that constitute grounds for the registration of real estate within the cadastral system. The study explores the types of documents that form the basis of the registration of rights over real estate, such as sales contracts, deeds of donation, court decisions or administrative provisions. The legal and administrative procedures necessary for the validity of these acts are also examined, emphasizing their essential role in ensuring the legal security and clarity of property rights. The article provides a detailed analysis of how these acts contribute to the real estate registration process and the protection of real rights holders.



THE LEGAL LIABILITY IN CASES OF WORKPLACE ACCIDENTS

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ABSTRACT: The article addresses a real and current issue with multiple implications both in the field of labor relations and in the social sphere, namely workplace accidents, placed in the context of the field to which the security and health of employees at work belong.

The primary role of legal norms regarding occupational health and safety is to prevent workplace accidents, and legal practice has shown that most of the time, a workplace accident occurs due to ignorance, non-compliance, or failure to apply these norms. Thus, it is normal that, in this area as well, legal liability is incurred when these norms are violated.

The research promotes a series of modern solutions, both legally and organizationally, by presenting solutions and procedures to prevent workplace accidents and reduce the consequences they may cause.



JUSTIFIABLE PREVENTION OF NON-EXECUTION OF CONTRACTUAL OBLIGATIONS

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ABSTRACT: The actuality and purpose of this article convinces us that the justifiable impediment of non-execution of contractual obligations is one of the main causes of exoneration from contractual liability. This is only part of the exoneration cases provided by the legislator in favor of the debtor of a civil obligation, a debtor who, in the absence of such a regulation, would have been unjustly called to answer for acts/deeds beyond his manifestation of will or by your own actions.



ANALYSIS OF THE EFFECT OF THE DECISIONS OF THE EUROPEAN COURT OF HUMAN RIGHTS ON THE NATIONAL SYSTEMS

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ABSTRACT: The article explores the impact that decisions of the European Court of Human Rights (ECHR) have on the legislations and institutions of member states of the Council of Europe, suggesting an in-depth examination of how the rulings made by the ECHR influence legislation and legal practices within these member states. The article focuses on the interaction between European human rights norms and the national legal framework, highlighting both the positive aspects and the challenges faced by national systems in implementing ECHR judgments.

A key aspect discussed in the article is the influence of the ECHR on national justice, arguing that through its judgments, the ECHR instills a form of legal education among national judges, helping them to better understand and apply international human rights protection norms. The article also addresses the difficulties encountered by national courts in applying these judgments, due to the lack of clear legal instruments and the diversity of legal interpretations.

The article emphasizes the importance of continuing dialogue between the ECHR and member states to ensure the effective implementation of European human rights standards. Thus, the effect of ECHR judgments on national systems can be both corrective and constructive, contributing to the development of a more robust European human rights space.



DESCRIPTIVE FACTORS WITH REFERENCE TO SUCCESSION THROUGH THE PRISM OF NATIONAL AND INTERNATIONAL LEGISLATION. A COMPARATIVE STUDY

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ABSTRACT: Succession, both in a national and international context, is governed by a complex set of rules that determine how the estate of a deceased person is transferred. At the national level, in the Republic of Moldova, succession is regulated by the Civil Code, which provides provisions on legal and testamentary succession, protecting reserved heirs and giving the testator freedom to dispose of assets. At the international level, the succession involves conflicting norms of private international law and legislative instruments, such as Regulation (EU) no. 650/2012, which unifies the approach to succession in EU member states and offers solutions for managing cross-border successions.

Comparatively, in Romania and France, the succession regulations follow the civil tradition, but are differentiated by the degree of freedom granted to the testator and the protection of reserved heirs. In the United States and Germany, the emphasis is either on individual freedom (USA) or on the protection of heirs (Germany). Globally, international conventions such as the Hague Convention help resolve conflicts of law in cross-border successions.

This study highlights the importance of legal instruments and a clear legal framework in avoiding conflicts and ensuring a fair succession in different jurisdictions.



**VALIDITY REQUIREMENTS AND THE NORMATIVE IMPACT OF THE MARRIAGE CONTRACT.
DETAILED LEGAL ANALYSIS**

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ABSTRACT: This article presents a detailed analysis of the legal procedures related to the conclusion, modification, termination and termination of the matrimonial contract, emphasizing the formal and substantive requirements necessary for its validity, where the reasons and conditions that may lead to the declaration of nullity of the matrimonial contract are examined, such as the absence of free consent, non-compliance with legal form requirements or the presence of defects in consent. At the same time, the legal effects generated by this type of contract are evaluated, both in terms of the patrimonial regime of the spouses and in relation to their rights and obligations, providing a complete perspective on its legal and practical implications.



JUDICIAL JUDGMENT-FINAL ACT OF JUDGMENT

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ABSTRACT: The court decision is an essential institution of any legal system. For this reason, an extensive analysis on this subject is of real interest for judicial doctrine and practice. The actuality of this study derives from the fact that the full realization of the citizen's rights to judicial defense is possible only when final and irrevocable court decisions are executed by obliged persons, only legal and well-founded court decisions being aimed at defending the rights and interests of civil and legal persons.



DEVELOPMENT OF THE LEGAL FRAMEWORK OF LEASING

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ABSTRACT: The development of the legal framework of leasing was essential for the expansion and consolidation of this financial operation in different countries. This development has generated legislative and regulatory changes to legalize and facilitate leasing transactions, determining the rights and obligations of the participants involved. The emergence of leasing transactions is an important achievement in contractual matters. In the Republic of Moldova, the legal framework of leasing is presented by the Civil Code and the Law on leasing.



PROPORTIONALITY IN THE ADMINISTRATIVE PROCEDURE

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ABSTRACT: This article contains some considerations regarding the content of the principle of proportionality in the administrative procedure, as well as some reflections on judicial control over such administrative decisions. As we will present in the content of this study, the Administrative Code brings with it new regulations, new legal instruments in the matter of administrative procedure and administrative acts, highlighting the applicability of the principle of proportionality.



MODERNIZATION OF THE RULES REGARDING LIMITED LIABILITY COMPANIES - A STEP TOWARDS HARMONIZATION WITH EUROPEAN STANDARDS

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ABSTRACT: When the Republic of Moldova chose the path of joining the European Union, new horizons were opened for the limited liability companies in the country. This process is not only a political one, it is actually a strategic opportunity for the economic transformation of our state, through its integration into the European market. For limited liability companies, the involvement in this process implies not only the access to a clearer and more predictable legal framework, but also increased opportunities for financing and cross-border collaboration. In this light, the harmonization of national legislation with that of the EU represents not only a step towards the alignment with the European legal standards, but also a bridge towards the expansion and consolidation of domestic companies on the European market. In this sense, the exploration and capitalization of these opportunities are essential for the sustainable development and sustainable competitiveness of the limited liability companies of the Republic of Moldova in the European economic landscape.



DEFINING JUVENILE DELINQUENCY AND THE IMPORTANCE OF STUDYING THE PHENOMENON IN THE CONTEXT OF MODERN SOCIETY

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ABSTRACT: Juvenile delinquency is a complex phenomenon that involves antisocial and criminal behaviors committed by minors, often reflecting multiple issues within the family, educational, and social environments. This article aims to define the term "juvenile delinquency" and provide a detailed analysis of the factors influencing this behavior, such as family influence, peer pressure, educational level, and economic conditions. Based on a questionnaire applied to a sample of young people and adults, the level of societal awareness regarding this phenomenon and its determining factors is assessed. The results suggest a significant need for education and public awareness to better understand and combat juvenile delinquency. The study's conclusions emphasize the importance of studying this phenomenon not only for preventing deviant behaviors but also for developing effective policies for the rehabilitation and social reintegration of young offenders. Therefore, analyzing this issue is essential in the context of modern society, where rapid changes and social challenges can amplify the risk of juvenile delinquency.



STRATEGIES AND PRACTICES TO COMBAT DOMESTIC VIOLENCE AT THE NATIONAL LEVEL

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ABSTRACT: Domestic violence is a serious social issue with multiple implications for victims, families, and communities. Therefore, we consider it important to address this topic, which discusses various strategies and practices implemented at the national level to combat domestic violence, focusing on legislative, educational, and social interventions. At the legislative level, laws regarding the protection of victims, such as restraining orders and penalties for perpetrators, are discussed. In the educational sphere, the importance of awareness and prevention campaigns, carried out in schools and communities, is emphasized to reduce the normalization of domestic violence and encourage reporting of abuse cases. Additionally, the article highlights the importance of inter-institutional collaboration between the police, non-governmental organizations, and social services to ensure the protection of victims and the rehabilitation of perpetrators.

An important aspect is access to shelters and psychological and legal counseling services for victims, as well as promoting coherent legislation adapted to their needs. The article also underlines the importance of training professionals in fields such as healthcare and justice to provide adequate support to victims. Finally, the remaining challenges are presented, including the lack of resources and traditional mentalities that perpetuate abuse, stressing the need for more effective public policies and constant support for victims. Through writing this article, we aim to promote legal education in domestic violence cases to minimize this type of abuse as much as possible.



ORGANIZED CRIME AND MEASURES TO COMBAT IT IN THE REPUBLIC OF MOLDOVA

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ABSTRACT: The Republic of Moldova is facing a significant increase in organized crime, a phenomenon that threatens both economic stability and citizens' trust in state institutions. At the core of this issue are illegal activities such as drug trafficking, smuggling, and economic crime. White-collar crime is a key component of this problem, being closely linked to high-level corruption, financial fraud, and embezzlement, which undermine the effective functioning of the rule of law. This article explores the particularities of organized crime in the Republic of Moldova, analyzing the interconnections between local groups and international networks, as well as the methods they use to evade law enforcement. The study presents recent cases of corruption and economic crime, highlighting the role of judicial institutions and the challenges faced in combating these offenses. In conclusion, measures are proposed to improve the national response to organized crime by strengthening institutions and fostering effective collaboration with international partners.

IT CRIME COMMITTED BY CRIMINAL GROUP OR CRIMINAL ORGANIZATION

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ABSTRACT: The rapid technological evolution and the global expansion of interconnectivity over recent decades have had a major impact on crime, giving rise to a new criminal dimension: cybercrime. This term encompasses a wide range of illegal activities conducted in the digital realm, with various objectives, including generating quick profits, conducting espionage, manipulating sensitive data, or even compromising essential infrastructures critical to national security.

Criminal organizations have increasingly extended their operations into the digital environment, exploiting the unique advantages of the internet, such as user anonymity, communication speed, and global access. These organizations employ advanced techniques to conduct criminal activities like financial system fraud, ransomware attacks, and personal data theft, often forming complex networks.

The typology of cybercrime can be organized into distinct categories, each characterized by specific methods of operation. These categories include offenses such as phishing, DDoS attacks, drug and weapons trafficking on platforms like the dark web, and the use of cryptocurrencies to mask illegal transactions. Moreover, criminal organizations continuously adapt to new technologies, such as artificial intelligence and the Internet of Things (IoT), to increase the efficiency and impact of their illicit activities, positioning themselves strategically against authorities.

This research analyzes the evolution of cybercrime within the context of advanced technologies and global interconnectivity, highlighting the impact on cybersecurity and international preventive measures. The study explores how cybercriminals exploit technological vulnerabilities, threatening individuals, financial institutions, and critical infrastructures. Additionally, it examines the effectiveness of countermeasures implemented by authorities and international organizations and provides relevant statistics to illustrate the scale and trends of cybercrime.



TRAFFICKING IN PERSONS AND HUMAN EXPLOITATION - A FORM OF ORGANIZED CRIME IN THE EUROPEAN UNION

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ABSTRACT: Organized crime represents a complex transnational phenomenon, involving structured criminal groups that operate beyond national borders and affect the social, economic, and legal stability of states. Among its most serious manifestations is human trafficking, a phenomenon that violates fundamental human rights and brings immense profits to criminal networks. Human trafficking, as defined in European legislation, is one of the most complex forms of organized crime, disproportionately affecting vulnerable groups, particularly women and minors, who are exploited either sexually or through forced labor.

It is considered necessary to examine, through statistical data, the scope and characteristics of this form of crime, regulated at both European and international levels. The paper analyzes recent trends, relying on statistics provided by agencies such as Europol and Eurostat, highlighting trafficking routes, victim profiles, and the modus operandi of criminal networks. Additionally, the main forms of human exploitation regulated by criminal law are detailed, including sexual exploitation and forced labor, emphasizing the role of transnational organized crime in facilitating this phenomenon.

In the context of the European regulatory framework, the paper explores the legislative and institutional measures adopted by the European Union, as well as their effectiveness in combating human trafficking, utilizing data on conviction rates and international judicial cooperation. Moreover, it addresses the legal and institutional challenges that hinder effective counteraction, including underreporting and difficulties in the legal protection of victims.

CHARACTERISTICS OF CRIMES COMMITTED BY MINORS

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ABSTRACT: The study analyzes juvenile delinquency in the Republic of Moldova, based on statistical data. It explores the predominant types of offenses committed by minors, including theft and vandalism, and provides a detailed view of the geographical distribution of these offenses, highlighting differences between urban and rural areas. Additionally, it examines the demographic characteristics of minors involved in criminal activities, such as age and gender, to better understand the typical profile of a juvenile offender.

The article highlights recent changes in the criminal behavior of young people, noting an upward trend in certain categories of offenses, which suggests the need for ongoing adaptation of preventive measures. In this context, the current measures for rehabilitation and reintegration available in Moldova are analyzed, as well as the challenges authorities face in implementing them. The paper also proposes solutions and suggestions to improve interventions, including the development of educational programs to address juvenile delinquency from an early age.

We believe that this study provides a broader understanding of the phenomenon of juvenile delinquency in Moldova, supporting policy initiatives that promote social integration and the prevention of criminal behavior among vulnerable youth.

HISTORY OF JUVENILE DELINQUENCY

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ABSTRACT: The article addresses juvenile delinquency, defined as all illegal behaviors committed by young people under 18 years of age. This socio-legal phenomenon is influenced by economic factors (poverty, inequality), family factors (dysfunctional relationships), educational factors (school dropout), and peer influences. The study of juvenile delinquency examines its impact on youth development, social reintegration challenges and social costs. Historically, approaches to juvenile offenders have evolved from harsh punishments to strategies focused on rehabilitation and prevention. Various theories (biological, psychological, sociological) explain delinquency through genetic influences, behavioral disorders or environmental pressures. In conclusion, the document emphasizes the need for prevention policies and support for the reintegration of young people, the promotion of educational interventions and social support to reduce the risk of juvenile crime and contribute to community safety.

CONTROVERSIES REGARDING THE SENTENCE OF LIFE IMPRISONMENT APPLICABLE TO WOMEN

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ABSTRACT: The actuality of the subject addressed is determined by the amendment of para. (3) of article 71 Criminal Code of the Republic of Moldova by Law no. 136 of June 6, 2024, for the modification of some normative acts, which bring changes and additions to several articles of the Criminal Code and the Contraventional Code of the Republic of Moldova.

The importance of the study lies in the fact that it is necessary to know the institution of life imprisonment in the context of its applicability to women, from a multifaceted perspective, based on the national and international norms in the matter, as well as the concrete analysis of the relevant provisions in the matter of women's rights, through the aforementioned amendments.

The sentence of life imprisonment applied to women constitutes a rather sensitive subject that requires a multifaceted approach, because the execution stage is essentially the determining element in the correction of the convicted, even more so when the life sentence of this category of persons constitutes an innovation for the criminal law .

Until now, the provisions of Article 71 of the Penal Code did not allow life imprisonment for exceptionally serious crimes committed by women, although these crimes were often heinous. Thus, the new amendments brought to the Criminal Code by law no. 136 of June 6, 2024, for the amendment of some normative acts, introduced significant changes, which now allow the imposition of life imprisonment also in the case of women who commit exceptionally serious crimes.