

# Housing Fund

Metadata

National Bureau of Statistics of the Republic of Moldova (NBS)

## 1. Contact Information

### 1.1. Responsible subdivision within NBS

**Industry, Energy, and Constructions Statistics Division**  
Investments and Constructions Statistics Division

### 1.2. Contact person

**Svetlana Bulgac**, head of Division

tel: +373 22 403055

e-mail: [svetlana.bulgac@statistica.gov.md](mailto:svetlana.bulgac@statistica.gov.md)

**Tatiana Taievorbă**, head of Section

tel: +373 22 403057

e-mail: [tatiana.taievorba@statistica.gov.md](mailto:tatiana.taievorba@statistica.gov.md)

## 2. Metadata Update

### 2.1. Last certification of metadata

29.01.2018

### 2.2. Last update of metadata

29.01.2018

## 3. Statistical Presentation

### 3.1. General description

Housing sector is an important component part of the national economy. Nevertheless, population assurance with dwelling is a social issue related to creation of necessary conditions for the vital activity of every human. Hence, the processes referring to reproduction of the housing fund have an essential importance for the success of economic reforms, having a direct influence on setting macroeconomic proportions and economic development.

The statistical survey regarding the Housing Fund represent the information source for assessing the housing fund, as well as the modifications occurred within the housing fund during the calendar year.

The statistical survey regarding the Housing Fund supplies significant data regarding the housing fund with multiple structural modalities by different characteristics, thus offering the possibility to obtain a more complete vision about the existing housing fund at the national economy level.

The statistical report on Housing Fund is structured into 4 chapters:

1. Housing fund existence and movement – registering the data about the entries and exits from the housing fund during the reporting year;
2. Apartments according to the number of rooms – registering the total number of apartments and rooms in the dwelling blocks (including in the individual houses);
3. Housing fund endowment – registering the data about the housing fund endowment with different levels of comfort;
4. Decaying and damaged dwelling buildings – registering the data regarding the total area of decaying and damaged buildings in the housing fund by the end of the reported year;

## 3.2. Concepts and definitions

### 3.2.1. Definitions

*Housing Fund* represents the totality of dwelling premises, regardless of the ownership form, including dwelling buildings, specialized buildings (hostels, boarding houses for disabled people, veterans, special houses for lonely elderly people, and other), apartments, duty premises, and other dwelling premises in constructions which are appropriate for living.

According to the ownership forms, the housing fund is divided as follows:

- *public housing fund* - housing fund which is owned by the state and fully administrated by state enterprises; municipal housing fund which is in rayon's (city's) or municipality's ownership, as well as the fund which is under the administrative management of the municipal enterprises or under the operative administration of municipal institutions;
- *private housing fund* – housing fund which is owned by citizens (individual houses, apartments and privatized or procured houses, apartments within the houses of the dwelling construction cooperatives) and the fund which is owned by legal entities (created based on private owners) which is built or procured from own means;
- *housing fund with mixed ownership form* – housing fund which is in personal ownership, joint ownership or in ownership shares of the different subjects of public and private property;
- *mixed enterprises' property* – housing fund which is owned by joint ventures with foreign participation.

*Apartments' total area* represents the sum of the dwelling space and the area of auxiliary premises, which are dedicated for satisfying various household needs, except balconies, lodges, verandas and terraces.

*The dwelling space* also includes the area of the dwelling rooms in apartments and dwelling premises: bedrooms, living rooms, dining rooms, rooms for extra-school activity and rest in the boarding schools, orphanages, and hostels of the educational institutions, in the asylums for disabled people; dwelling rooms in unlivable constructions and premises.

*Auxiliary premises* include the areas of kitchens, corridors, bathrooms, sanitary blocks, storerooms, built-in closet.

### 3.2.2. Unit of measurement

Data expressed in absolute values: the number of buildings, apartments is presented in units; total area and livable areas are presented in m<sup>2</sup>.

The indicators on population assurance with dwelling are expressed in m<sup>2</sup> of total area in average per inhabitant; share of total dwelling area equipped with different level of comfort; the current period reported to the respective period of the previous year; the structure of the housing fund by ownership forms is expressed in percentage (%).

### 3.2.3. Formula of calculation

$$A_L = \frac{S_L}{N_{loc}}, \text{ where:}$$

Population assurance with dwelling

$A_L$  – population assurance with dwelling;

$S_L$  – total livable area;

$N_{loc}$  – total number of inhabitants

Share of total dwelling area equipped with different utilities

$$S_{Ti} = \frac{S_{Ti}}{S_T} * 100 \% , \text{ where:}$$

$S_{Ti}$  – share of total area, equipped with different utilities;

$S_T$  – total area, equipped with a certain utility;

$S_T$ – total area
<b>3.3. Used classifications</b>
<p>The housing fund is grouped and presented by:</p> <ul style="list-style-type: none"> <li>- dwelling buildings, including individual houses;</li> <li>- apartments in dwelling buildings (including individual houses);</li> <li>- total and livable area in the dwelling buildings (including in individual houses);</li> <li>- dwelling fund movement (total for the country, urban and rural localities);</li> <li>- endowment by types of amenities (aqueduct; sewerage, central heating, bathroom (shower), gas, hot water supply system, electrical stove);</li> <li>- apartments by number of rooms and their total and livable area (with one room, with two rooms, with three rooms and over) total for country, by urban and rural areas;</li> <li>- decaying and damaged dwelling buildings</li> </ul>
<b>3.4. Scope</b>
<b>3.4.1. Sector coverage</b>
The statistical survey on housing fund covers enterprises with all economic activities from the Republic of Moldova, according to the Classifier of Activities in Moldova Economy, rev. 2 (CAEM - <i>Clasificatorul Activităților din Economia Moldovei in Romanian</i> ), harmonized with the Statistical Classification of Economic Activities in the European Community (NACE rev. 2).
<b>3.4.2. Statistical population</b>
The statistical survey covers local public administration units, the enterprises which have under their balance housing fund, in urban and rural localities, Public Services Agency.
<b>3.4.3. Geographical coverage</b>
The information is developed and disseminated without the data of the enterprises and organization from the left part of the River Nistru and Bender municipality.
<b>3.4.4. Time coverage</b>
Time series are available starting with 2005.
<b>3.5. Level of disaggregation</b>
<p>The data obtained from the Housing Fund Survey are disaggregated by:</p> <ul style="list-style-type: none"> <li>▪ the entire country;</li> <li>▪ ownership forms;</li> <li>▪ regions (Chisinau mun., North, Center, South, ATU Gagauzia);</li> <li>▪ rayons;</li> <li>▪ urban and rural areas.</li> </ul> <p><u>More details see in p.3.3</u></p>
<b>3.6. Periodicity of dissemination</b>
Annually.
<b>3.7. Timeliness</b>
Annually – by June 30 after the reported year.
<b>3.8. Revision</b>
Data are final when disseminated for the first time.
<b>3.9. Period of reference</b>
The period of reference is the year.

<b>4. Data Collecting and Processing</b>
<b>4.1. Data source</b>
<b>4.1.1. Statistical surveys</b>
Statistical survey on housing fund – statistical questionnaire 1-housing fund.
<b>4.1.2. Administrative sources</b>
Not used.
<b>4.1.3. Estimations</b>
Not applicable.
<b>4.2. Characteristics of the statistical survey</b>
<b>4.2.1. Objective and background</b>
<p>The main objective of the statistical survey on housing fund is to determine the main indicators regarding: existing dwellings, number of houses, apartments, and rooms, total area and livable area of the dwellings from the housing fund, movement and endowment of the housing fund for the entire country, by development regions, urban and rural areas, as well as determination of structures for these categories and of the evolution trends, for the subsequent supply of essential data about the housing fund at the national economy level.</p> <p>Practical organization and implementation of the statistical survey are carried out by the National Bureau of Statistics through its territorial statistical divisions/sections.</p> <p>The statistical survey on housing fund was initiated in 1997, thus providing necessary data for estimating the evolution trends of the housing fund at the national level.</p>
<b>4.2.2. Statistical unit</b>
Economic units with legal entity status, institutions that have housing fund.
<b>4.2.3. Circle of units covered in the survey</b>
<p>The general collectivity of units which are part of the statistical survey's scope is formed from exhaustively surveyed units.</p> <p>In 2016, the survey covered – 1600 units.</p>
<b>4.2.4. Survey periodicity</b>
Annually.
<b>4.2.5. Data collection</b>
Data are collected by filling in the statistical questionnaire on housing fund (1-housing fund) by the economic units; the filled-in statistical reports are submitted to the territorial statistical bodies.
<b>4.3. Processing and compilation of data</b>
<b>4.3.1. Validation of data</b>
Data are verified and analyzed from their quality point of view, especially in relation to their internal coherence, temporal coherence, as well as coherence with other data.
<b>4.3.2. Compilation/extrapolation of data</b>
Not applicable.
<b>4.3.3. Adjustments</b>
Not applicable.
<b>4.3.4. Quality assurance</b>
<p>The quality of statistical data is assured by observing the fundamental principles of official statistics approved by the UN Economic Commission for Europe in 1992 (and Statistical Commission/UN in 1994), as well as those set forth in the Republic of Moldova Law on Official Statistics No. 93 from 26.05.2017.</p> <p>In its activity of producing statistical information, NBS pays huge importance to ensuring high quality of data. In this respect, a number of measures for quality assurance are carried out at every stage of the statistical process: organization of statistical surveys, collection, processing, and development of</p>

statistical information.

Important efforts are undertaken to ensure the plenitude and quality of data presentation by the respondents included in the statistical surveys.

Errors, inconsistencies, and suspicious data are brought to light so as to be verified and corrected.

The primary data are verified and analyzed from internal coherence point of view (within the questionnaire), temporal coherence (with data from previous periods), with data of other similar units, as well as with data available from other statistical surveys and administrative data sources. The missing or inconsistent data are imputed, if needed.

To ensure the quality of the primary data, meetings (seminars) are organized with interviewers – respondents for explaining the definitions, the correct way to fill in the questionnaires, especially when they are modified or implemented.

#### **4.4. Data accuracy**

##### **4.4.1. Non-response rate**

Not applicable.

##### **4.4.2. Sampling errors**

Not applicable.

### **5. Comparability and Coherence**

#### **5.1. International comparability**

Not applicable.

#### **5.2. Comparability over the time**

The indicators related to population assurance with dwelling, the share of total dwelling area endowed with utilities, the current period reported to the respective period of the previous year are comparable with the time series from the previous years.

#### **5.3. Coherence with other statistics**

The statistical data of the Housing Fund Survey are not correlated with other statistics.

### **6. Institutional Mandate (normative-legal basis)**

The NBS activity is based on respecting the Republic of Moldova Constitution, the Law on Official Statistics No. 93 dated 26.05.2017, other legislative and normative acts, NBS management decisions and orders.

The Law on Official Statistics regulates the organization and operation of the unique system of official statistics, establishing the general principles for collecting, processing, centralizing, diminishing, and stocking statistical information (art.1).

Art. 5 of the Law provides that the production of statistical information is based on respecting the following principles: impartiality, objectiveness, relevance, transparency, confidentiality, cost-efficiency etc.

Being the central statistical body, the National Bureau of Statistics is an administrative authority created under the Government for leading and coordinating the activity in the statistics area.

In line with the Government Decision No. 1034 dated 29.12.11 on approval of the NBS Regulation and the Nominal Composition of the NBS Collegium, the National Bureau of Statistics:

- develops alone or jointly with other central administrative authorities and approves the methodologies for statistical surveys, as well as the methodologies for calculating statistical indicators, in line with the international standards, especially the EU standards, and with the advanced practice of other countries, and taking into account the peculiarities of the social-economic conditions of the Republic of Moldova;
- organizes, in line with the Program of Statistical Work, approved annually by the Government, statistics surveys regarding the economic, social, and demographic situation and development

of the country, carrying out collection, processing, centralization, stocking, and dissemination of statistical data;

The legislative and normative acts ruling the activity of the NBS are available on its official page [www.statistica.md](http://www.statistica.md) , under About NBS (<http://www.statistica.md/pageview.php?l=en&idc=323&> )

## 7. Confidentiality

### 7.1. Principles

According to art. 19 of the Law on Official Statistics No. 93 dated 26.05.2017, producers of official statistics shall take all regulatory, administrative, technical and organizational measures to protect confidential data and prevent their disclosure.

Chapter VII of the above-mentioned law stipulates that the data collected, processed and stored for the production of statistical information are confidential if they allow the direct or indirect identification of the respondents. ) The following shall not be considered confidential:

- a) data that can be obtained from publicly accessible sources according to the legislation;
- b) individual data on address, telephone, name, type of activity, number of employees of legal entities and individual entrepreneurs;
- c) data referring to public enterprises, institutions and organizations funded from the budget, submitted at the request of the public administration authorities.

According to the Law on Official Statistics, art. 20, access to confidential information is granted to the persons who, according to their official functions, participate in the production of statistical information shall have access to individual data in so far as individual data are necessary for producing this information.

The same article stipulates that the access to individual data, which do not allow the direct identification of respondents, may be given for scientific survey projects, whose expected results do not refer to identifiable individual units, under the regulation approved by the central statistical authority.

Art. 23 (5) of the Law stipulates that the the statistical information cannot be disseminated to users if it refers to 1-3 statistical units.

### 7.2. Practical assurance of the confidentiality rules

To ensure the protection of confidential statistical data in compliance with the Law on Official Statistics No. 93 dated 26.05.2017, the National Bureau of Statistics undertakes all the regulatory, administrative, technical, and organizational measures to protect the confidential statistical information and prevent its disclosure.

In compliance with the above-mentioned law, the employees of producers of official statistics, including temporary employees who, according to their official functions, have direct access to individual data shall be obliged to observe the confidentiality of these data during and after termination of employment.

Before being disseminated, the statistical data are verified if they meet the protection requirements set for confidential data. If the statistical data contain confidential information (see p. 7.1), they are not disseminated, but aggregated at the minimum available level which ensures the protection of data confidentiality.

## 8. Access to Information and Dissemination Format

### 8.1. Access to information

#### 8.1.1. Calendar of statistical publications

Annually the Advance release calendar is developed by NBS.

#### 8.1.2. Access to the calendar of statistical publications

The press release calendar is posted on the NBS official page [www.statistica.md](http://www.statistica.md) .

#### 8.1.3. Access to statistical data

According to the Law on Official Statistics No. 93 dated 26.05.2017, art. 23:



- a) Producers of official statistics shall be obliged to disseminate the statistical information within the deadlines specified in the programme of statistical works and in the press-release calendar.
- b) The dissemination of statistical information laid down in the programme of statistical works to all categories of users shall be made free of charge and under equal access conditions in terms of volume, quality and time of dissemination

The program of statistical work may be accessed on the web page [www.statistica.md](http://www.statistica.md), under About NBS / legislative and normative acts (<http://www.statistica.md/pageview.php?l=en&idc=323&> )

The NBS web page [www.statistica.md](http://www.statistica.md) represents the most important information source for ensuring users' access to different statistical information and transparency about the NBS activity.

All the operative information, informative notes, time series, as well as the statistical publications developed by NBS are placed on its official web page.

## **8.2. Dissemination format**

### **8.2.1. Operative information / Analytical notes**

The operative information and analytical notes are published on the official page of NBS: <http://www.statistica.md> under Press Releases, according to the Press Release Calendar.

### **8.2.2. Publications**

Statistical publications: Statistical Yearbook, Territorial Statistics, Statistical pocket-book "Moldova in figures" annual operative information; etc.

Access to publications:

- in electronic format, on NBS official page [www.statistica.md](http://www.statistica.md), under Products and services / Publications <http://www.statistica.md/pageview.php?l=en&idc=350&nod=1&>
- on hardcopies – in the NBS library (more details at the address <http://www.statistica.md/libview.php?l=en&idc=340&id=2400> )

or may be bought from NBS office (more details on [www.statistica.md](http://www.statistica.md), under Publications <http://www.statistica.md/pageview.php?l=en&idc=350&id=2219> )

### **8.2.3. Database/time series**

- **Statistical databank** <http://statbank.statistica.md> , under Social statistics / Dwellings/Dwelling stock
- **NBS official page:** <http://www.statistica.md> under: Press Release, Statistics by themes / Dwellings, Products and Services / Publications.

### **8.2.4. Questionnaires/data sent upon request from international organizations**

Questionnaires are sent to CIS.

### **8.2.5. Request for additional data**

NBS makes available for users additional statistical information beyond the data presented in the statistical publications, informative notes, operative information, as well as the data placed on the official web page in the limits of available information, in line with the Law on Official Statistics. Request can be sent personally, by post, by e-mail or via online web form – [www.statistica.md](http://www.statistica.md) heading Products and services / Statistical data request [http://www.statistica.md/solicitare\\_informatii\\_statistice.php?l=en](http://www.statistica.md/solicitare_informatii_statistice.php?l=en)

## **9. Useful References (links)**

### **9.1. Accessibility of documentation on methodology**

The methodology is available on the official page [www.statistica.md](http://www.statistica.md) , under Metadata (<http://www.statistica.md/pageview.php?l=en&idc=351&nod=1&> ).

### **9.2. Accessibility of documentation on Evaluation Reports**

The NBS assessment reports are available on the official page [www.statistica.md](http://www.statistica.md) , under About NBS / Assessments and opinions on NBS / Assessment reports (<http://www.statistica.md/pageview.php?l=en&idc=399&id=2739> ).

### **9.3. Accessibility of information on user surveys**

User surveys are available on the official page [www.statistica.md](http://www.statistica.md) , under About NBS / Assessments and

opinions on NBS / User surveys (<http://www.statistica.md/pageview.php?l=en&idc=399&id=2740> ).

#### **9.4. Other useful references**

IMF Special Data Dissemination Standard (SDDS)

<http://www.statistica.md/SDDS/?lang=en>

EUROSTAT database

<http://ec.europa.eu/eurostat/data/database>

UNData database

<http://data.un.org/Browse.aspx>

Statistical database of the United Nations  
Economic Commission for Europe

<http://w3.unece.org/pxweb/Dialog/>

Database of the ILO Statistical Department

<http://laborsta.ilo.org/>