

Dwelling stock

Metadata

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

1. Contact Information

1.1. Responsible subdivision within NBS

General Division for Business Statistics
Investments and Constructions Statistics Division

1.2. Contact person

Tatiana Taievorbă, head of Division
tel: +373 22 403057
e-mail: tatiana.taievorba@statistica.gov.md

2. Metadata Update

2.1. Last certification of metadata

26.02.2020

2.2. Last update of metadata

26.02.2020

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 dwelling stock 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 Dwelling stock represent the information source for assessing the dwelling stock, as well as the modifications occurred within the dwelling stock during the calendar year.

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

The statistical report on Dwelling stock is structured into 4 chapters:

1. Dwelling stock existence and movement – registering the data about the entries and exits from the dwelling stock 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. Dwelling stock endowment – registering the data about the dwelling stock 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 dwelling stock by the end of the reported year.

3.2. Concepts and definitions

3.2.1. Definitions

Dwelling stock – is the totality of all dwellings irrespective of the forms of ownership, including the

dwelling-houses, specialized houses (hostels, invalid's homes, veteran's homes, old people's homes etc.), apartments, office premises and other dwellings in other buildings suitable for living.

Living quarters is an isolated quarters which is considered to be immovable property and can be used for the permanent residence of the citizens (it complies with the technical and sanitary rules and regulations as well as with other legal provisions). The living quarters include: residential houses and their parts, apartments and part of the apartment, rooms.

Dwelling house – an individually determined building, which consists of rooms and ancillary rooms, designed to meet the various household needs of citizens related to their housing in the building.

Apartment – a structurally separate room in a multiple-dwelling apartment block that provides direct access to common use rooms in this block that may have one or more rooms as well as ancillary rooms designed to meet the household needs of citizens, related to their living in such a separate room.

The **room** – is part of a dwelling or apartment, intended for its direct use for the citizens in the home or apartment.

The **total area** of living quarters is determined as the sum of the surfaces of all parts of such premises, including surface spaces auxiliary designed to meet various household needs of citizens in living their living space, excluding balconies, loggias, verandas and terraces.

Living area – area of living rooms in dwelling houses and dwellings: bedrooms, dining rooms, rest rooms and rooms for extracurricular activities in children's homes and educational institution's hostels, in nursing homes; living-rooms in non-residential buildings and premises.

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 m².

The indicators on population assurance with dwelling are expressed in m² 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 dwelling stock by ownership forms is expressed in percentage (%).

3.2.3. Formula of calculation

	$A_L = \frac{S_T}{N_P}$, where:
Population assurance with dwelling	A_L – population assurance with dwelling;
	S_T – total area;
	N_P – average number of resident population

	$S_{T(i)} = \frac{S_{Ti}}{S_T} * 100\%$, where:
Share of total dwelling area equipped with different utilities	$S_{T(i)}$ – share of total area, equipped with different utilities;
	S_{Ti} – total area, equipped with a certain utility;
	S_T – total area

3.3. Used classifications

Classification of ownership forms of the Republic of Moldova (CFP – Clasificatorul formelor de proprietate din Republica Moldova): approved via the Decision of the Standards, Metrology, and Technical Supervision Department No. 276-st dated 04.02.1997.

Classification of administrative-territorial units of the Republic of Moldova (CUATM – Clasificatorul unităților administrativ-teritoriale al Republicii Moldova), approved via Moldova-Standard

Department Decision No. 1398-ST dated 03.09.2003, with subsequent amendments.
Nomenclature of the territorial statistical units of the Republic of Moldova (NUTS) , approved via Government Decision of the Republic of Moldova No. 570 dated 19.07.2017. Implemented since 01.01.2018.
3.4. Scope
3.4.1. Sector coverage
Not applicable
3.4.2. Statistical population
Dwelling stock
3.4.3. Geographical coverage
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.
3.4.4. Time coverage
Time series are available starting with 2005.
3.5. Level of disaggregation
The data obtained from the Dwelling stock Survey are disaggregated by: <ul style="list-style-type: none"> ▪ the entire country; ▪ ownership forms; ▪ regions (Chisinau municipality, North, Center, South, UTA Gagauzia); ▪ districts; ▪ urban and rural areas.
3.6. Periodicity of dissemination
Annually
3.7. Timeliness
Annually – by June 30 after the reported year.
3.8. Revision
Data are final when disseminated for the first time.
3.9. Period of reference
The period of reference is the year.

4. Data Collecting and Processing
4.1. Data source
4.1.1. Statistical surveys
Statistical survey on dwelling stock – statistical questionnaire 1-dwelling stock.
4.1.2. Administrative sources
Public Services Agency
4.1.3. Estimations
Not applicable.
4.2. Characteristics of the statistical survey
4.2.1. Objective and background
The main objective of the statistical survey on dwelling stock 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 dwelling stock, movement and endowment of the dwelling stock for the entire country, by regions, urban and rural areas, as well as determination of structures for these categories and

<p>of the evolution trends, for the subsequent supply of essential data about the dwelling stock 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 dwelling stock was initiated in 1997, thus providing necessary data for estimating the evolution trends of the dwelling stock at the national level.</p>
<p>4.2.2. Statistical unit</p>
<p>Public administration units; legal entities which have under their balance dwelling stock in urban and rural localities; Public Services Agency</p>
<p>4.2.3. Circle of units covered in the survey</p>
<p>The general collectivity of units which are part of the statistical survey's scope is formed from exhaustively surveyed units.</p> <p>In 2018, the survey covered – 1729 units.</p>
<p>4.2.4. Survey periodicity</p>
<p>Annually</p>
<p>4.2.5. Data collection</p>
<p>Data are collected by filling in the statistical questionnaire on dwelling stock (1-dwelling stock) by the entities; the filled-in statistical reports are submitted to the territorial statistical bodies.</p>
<p>4.3. Processing and compilation of data</p>
<p>4.3.1. Validation of data</p>
<p>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.</p>
<p>4.3.2. Compilation/extrapolation of data</p>
<p>Not applicable.</p>
<p>4.3.3. Adjustments</p>
<p>Not applicable.</p>
<p>4.3.4. Quality assurance</p>
<p>The quality of statistical data is assured by observing the Fundamental Principles of Official Statistics adopted by the UN General Assembly on 29 January 2014, as well as those set forth in the national Law on Official Statistics no. 93 of 26 May 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 statistical information.</p> <p>Important efforts are undertaken to ensure the plenitude and quality of data presentation by the respondents included in the statistical surveys.</p> <p>Errors, inconsistencies, and suspicious data are brought to light so as to be verified and corrected.</p> <p>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.</p> <p>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.</p>

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 Dwelling stock 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 accordance with Government Decision 935 of 24.09.2018 on the organization and operation of the NBS, the Bureau exercises the following tasks:

- 1) Coordinates the national statistical system on the development and production of official statistics;
- 2) Elaborates and implements strategies for the development of the national statistical system, annual and multiannual statistical programs;
- 3) Elaborates the normative and institutional framework necessary for the achievement of the strategic objectives in its field of activity, as well as the mechanisms for their implementation in practice;
- 4) Performs the management and control of the achievement in quality conditions of the programs and statistical plans adopted at central and regional level;
- 5) Harmonizes and aligns national statistical indicators, methodologies, methods and techniques with international regulations and standards;
- 6) Promotes the statistical culture in the society.

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

The NBS web page www.statistica.gov.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.gov.md under Press Releases, according to the Press Release Calendar.	
8.2.2. Publications	
Statistical publications: Statistical Yearbook, Territorial Statistics Access to publications: <ul style="list-style-type: none"> • in electronic format, on NBS official page www.statistica.gov.md, under Products and services / Publications http://www.statistica.gov.md/pageview.php?l=en&idc=350&nod=1& • on hardcopies – in the NBS library (more details at the address http://www.statistica.gov.md/libview.php?l=en&idc=340&id=2400) or may be bought from NBS office (more details on www.statistica.gov.md , under Publications http://www.statistica.gov.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.gov.md under: <ul style="list-style-type: none"> • <i>Press Releases</i> • <i>Statistics by themes / Social statistics / Dwellings and public utilities</i> • <i>Products and Services / Publications.</i> 	
8.2.4. Questionnaires/data sent upon request from international organizations	
Questionnaires with data 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 moldstat@statistica.gov.md or via online web form – www.statistica.gov.md heading Products and services / Statistical data request http://www.statistica.gov.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.gov.md , under Metadata http://www.statistica.gov.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.gov.md , under About NBS / Assessments and opinions on NBS / Assessment reports http://www.statistica.gov.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.gov.md , under About NBS / Assessments and opinions on NBS / User surveys http://www.statistica.gov.md/pageview.php?l=en&idc=399&id=2740	
9.4. Other useful references	
IMF Special Data Dissemination Standard (SDDS)	http://www.statistica.gov.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/