

# Dwelling and social-cultural construction

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

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## 2. Metadata Update

### 2.1. Last certification of metadata

11.02.2022

### 2.2. Last update of metadata

11.02.2022

## 3. Statistical Presentation

### 3.1. General description

Dwelling and social-cultural construction, administration buildings, industrial construction, as well as engineering structures have a big importance in the social-economic development of the society.

The information source for new constructions commissioned (residential, non-residential buildings, engineering structures) is represented by the annual statistical research "On investments" annexes no. 1 Commissioning of residential buildings and no. 2 Commissioning of non-residential buildings and engineering structures and quarterly statistical research "On investments" chapter LOC Residential buildings.

### 3.2. Concepts and Definitions

#### 3.2.1. Definitions

**Residential buildings** – are constructions with a long-term exploitation, located on a batch of land within borders, with all auxiliary buildings and comfort elements, where more than half of the total building's area is used for dwelling purposes.

**Flat** – a dwelling consisting of one or more habitable rooms and auxiliary rooms that meets the requirements for living of a one person or family and is part of the apartment building.

**Individual house** – a dwelling (separate construction) consisting of one or more habitable rooms and auxiliary rooms, with one or more levels, intended for permanent living, usually of a family.

The **total area** of dwellings (flats/individual houses) is determined as the sum of the living area, which includes the area of habitable rooms (bedrooms and living room) of the dwelling and the area of auxiliary rooms (kitchen, hall, bathroom, shower, toilet etc.) of the dwelling, as well as the surface of the loggias, balconies, terraces which is included in the total surface by the reduction coefficients.

**Non-residential buildings** – are buildings designed, exclusively, for other purposes than residential (administrative and production buildings, shops, warehouses, cinemas etc.).

**Engineering structures** – the construction objects which are not classified under buildings, but are

designed to create conditions for production, services or social-cultural activities (roads, railways, bridges, stadiums, electric networks, sanitation networks, water networks, gas pipelines, communication networks etc.).

### 3.2.2. Unit of measurement

Data expressed in absolute values for the number and area of buildings, including flats/individual houses put into operation are presented in units and (thousand) square meters.

Also are used units of measurement specific to the capacity of the object put into operation:

Schools, gymnasiums and lyceums, places for pupils

Preschool institutions, places

Hospitals, bed places

Ambulatories and polyclinics, visits per shift

Gas pipes, kilometer

Water pipe, kilometer/thousand cubic meter

Sewerage system, kilometer/thousand cubic meter

Heating systems, kilometer/gigacalory per hour

Constructed new roads with hard surface, kilometer

For new completed dwellings (flats/individual houses) put into operation, is calculated growth rate of the total area, expressed in % and the average area of dwellings, expressed in square meters.

### 3.2.3. Formula of calculation

<p>Growth rate of the total area of built dwellings (flats/individual houses), %</p>	$R = \frac{S_n - S_{n-1}}{S_{n-1}} * 100\%, \text{ where:}$ <p>R – growth rate of the total area of built dwellings (flats/individual houses), %</p> <p><math>S_n</math> – total area of built dwellings (flats/individual houses) for the respective period of the current year;</p> <p><math>S_{n-1}</math> – total area of built dwellings (flats/individual houses) for the respective period of the previous year.</p>
<p>Average size of built dwellings (flats/individual houses), m<sup>2</sup></p>	$S_{(m)} = \frac{S_{(t)}}{N_{(l)}}, \text{ where:}$ <p><math>S_{(m)}</math> – average size of built dwellings (flats/individual houses);</p> <p><math>S_{(t)}</math> – total area of built dwellings (flats/individual houses);</p> <p><math>N_{(l)}</math> – Number of built dwellings (flats/individual houses).</p>

### 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.
<b>Nomenclature of the territorial statistical units of the Republic of Moldova (NUTS)</b> , approved via Government Decision of the Republic of Moldova No. 570 dated 19.07.2017. Implemented since 01.01.2018.
<b>3.4. Scope</b>
<b>3.4.1. Sector coverage</b>
Not applicable.
<b>3.4.2. Statistical population</b>
The statistical survey covers all the economic units, regardless of economic business, the form of ownership and organizational-legal form, which put into operation residential buildings, non-residential buildings and engineering structures.
<b>3.4.3. Geographical coverage</b>
Information is developed and disseminated without covering the data of the enterprises and organizations from the left side of the river Nistru and Bender municipality.
<b>3.4.4. Time coverage</b>
Time series are available starting with 2000.
<b>3.5. Level of disaggregation</b>
The data obtained from the statistical survey on investments are disaggregated by: <ul style="list-style-type: none"> <li>- total country;</li> <li>- ownership forms;</li> <li>- regions (Chisinau municipality, North, Center, South, UTA Gagauzia) and districts;</li> <li>- urban and rural area.</li> </ul>
<b>3.6. Periodicity of dissemination</b>
Quarterly;
Annually;
<b>3.7. Timeliness</b>
Quarterly – during 55 days following the reported quarter;
Annually – up to July 30 following 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 quarter and the year.

<b>4. Data Collection and Processing</b>
<b>4.1. Data source</b>
<b>4.1.1. Statistical surveys</b>
Statistical survey on investments – statistical form 2-inv (quarterly, annual)
<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 report is to note the information related to the dwelling and social-cultural construction, completed and commissioned in accordance with the established procedure.</p> <p>The practical organization and implementation of the statistical survey is performed by the National Bureau of Statistics through its territorial statistical divisions/sections.</p>
<b>4.2.2. Statistical unit</b>
Enterprises with legal entity status, budgetary institutions, central and local public administration units, Public Services Agency.
<b>4.2.3. Circle of units covered in the survey</b>
<p>The general collectivity of units covered in the survey's scope is set from units surveyed:</p> <ul style="list-style-type: none"> <li>- Quarterly – units, which put into operation residential buildings</li> <li>- Annually – units, which put into operation residential buildings, non-residential buildings and engineering structures.</li> </ul> <p>In 2021 were covered in the quarterly survey – 18 087 units, and in the annual survey – 50 808 units.</p>
<b>4.2.4. Survey periodicity</b>
<p>Quarterly</p> <p>Annually</p>
<b>4.2.5. Data collection</b>
Data are collected by filling in the statistical form on investments (2-inv) and submitting the filled in statistical reports to the territorial bodies; the reports are filled in by the economic units covered in the survey or can be sent via electronic statistical reporting portal " <i>Raportare.gov.md</i> ".
<b>4.3. Data processing and compilation</b>
<b>4.3.1. Data validation</b>
Data are verified and analyzed from quality point of view, especially the internal coherence and coherence with other data.
<b>4.3.2. Compilation/extrapolation of data</b>
Data are not compiled.
<b>4.3.3. Adjustments</b>
No adjustments are made.
<b>4.3.4. Quality assurance</b>
<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>

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**

European Union Regulations No. 1165/1998 and 1158/2005 on short term indicators.

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

Indicators on investments' volume increase/decrease rhythm, the values from the current period as against the respective period of the previous year are comparable with the data series from the previous year.

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

The data of the statistical survey on investments 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](http://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](http://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](http://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](http://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, Statistical pocket-book "Moldova in figures", Quarterly statistical bulletin.

Access to publications:

- in electronic format, on NBS official page [www.statistica.gov.md](http://www.statistica.gov.md), under Products and services / Publications <http://www.statistica.gov.md/pageview.php?l=en&idc=350&nod=1&>
- in hardcopy format – in NBS library (more details at the address <http://www.statistica.gov.md/libview.php?l=en&idc=340&id=2400>)
- or may be bought at the NBS office (more details at the address [www.statistica.gov.md](http://www.statistica.gov.md), under Publications <http://www.statistica.gov.md/pageview.php?l=en&idc=350&id=2219>)

### 8.2.3. Databases/time series

- **Statistical databank** <http://statbank.statistica.md>, under Economic statistics / Construction / Dwelling and social-cultural construction / and under Economic statistics / Investments in assets

- NBS **official page**: <http://www.statistica.gov.md> under:

- *Press Releases*
- *Statistics by themes / Economic statistics / Construction / Dwelling and social-cultural construction*
- *Products and Services / Publications.*

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

Questionnaires with data sent to CIS

### 8.2.5. Requests 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](mailto:moldstat@statistica.gov.md) or via online web form – [www.statistica.gov.md](http://www.statistica.gov.md) heading Products and services / Statistical data request [http://www.statistica.gov.md/solicitare\\_informatii\\_statistice.php?l=en](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](http://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](http://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](http://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)	<a href="http://www.statistica.gov.md/SDDS/?lang=en">http://www.statistica.gov.md/SDDS/?lang=en</a>
EUROSTAT database	<a href="http://ec.europa.eu/eurostat/data/database">http://ec.europa.eu/eurostat/data/database</a>
UNData database	<a href="http://data.un.org/Browse.aspx">http://data.un.org/Browse.aspx</a>
UN Economic Commission for Europe database	<a href="http://w3.unece.org/pxweb/Dialog/">http://w3.unece.org/pxweb/Dialog/</a>