

THE EFFICIENCY OF APPLYING THE EFFECTIVE AGE METHOD FOR LOCATIVE BUILDINGS EVALUATION IN THE REPUBLIC OF MOLDOVA

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Abstract. The housing sector is an essential component the economy of the Republic of Moldova, which has a decisive value in carrying out social and economic reforms. Along with the transition to the market economy, the communal and housing management, maintained mainly on the account of the state endowments, subsequently following their reduction and price liberalization - has reached a critical situation. Practically, lack of adequate attention, modernization and reconstruction of the existing housing stock, have led to the wear and tear of many buildings.

Keywords: residential blocks, effective age, apartment fund, valuation, reference period.

Abstract. Sectorul locuințelor este o componentă esențială a economiei Republicii Moldova, care are o valoare decisivă în realizarea reformelor sociale și economice. Odată cu trecerea la economia de piață, managementul comunal și al locuințelor, menținut în principal din contul dotărilor de stat, ulterior ca urmare a reducerii și liberalizării prețurilor - a ajuns la o situație critică. Practic, lipsa unei atenții adecvate, modernizarea și reconstrucția fondului locativ existent, au dus la uzura multor clădiri.

Cuvinte cheie: blocuri rezidențiale, vârstă efectivă, fond de apartamente, evaluare, perioadă de referință.

Introduction

Currently, one of the basic priorities of the central public administration is to assess the technical status of the housing blocks: through detailed research of the constitutive elements. Also taking into account the interior, technical systems recorded by the Regulation of technical inventory and passport of the blocks, approved through Government Decision in 2014. The buildings' technical inventory is carried out in order to complete the database on the buildings' technical status, in order to determine their utility for further safe operation, the need to carry out reconstructions, consolidation or demolition.

Materials and methods

The main informational resources regarding the state of the apartment type housing fund, its spatial distribution and the level of insurance with utilities, is currently insured only by the results of the 2014 Census of Population and Housing, according to the following criteria: residency (urban/rural); the age of building; ownership (private individuals/private corporate/state and/or municipal/other form of property); cold water supply system (public network/own system / no system); hot water supply system (public network / own system / no system); sewer system etc. In this study, reference is made to the Regulation on the evaluation of immovable property, the Government Decision No. 958 of 04.08.2003,

according to which the effective age is used as a method of assessing the technical state or the degree of physical wear of the building

Results and discussions

According to the official data of 2014 Population and Housing Census, the total number of apartments in the Republic of Moldova, without the Territorial-Administrative Unit in the Left Dniester Bank, constituted 339.548 or 27% of the country's housing stock. At the same time, 95% of the total number of apartments were concentrated in the urban area (Figure 1).

One of the basic criteria in the evaluation of the housing fund is the effective chronological age according to which the degree of physical wear of the constitutive components of the housing blocks can be established. Thus, based on the estimations made, it was established that the average age of the housing fund in the republic constitutes ≈ 38.1 years, value close to that registered for the urban area, and in the rural area it is 31.5 years (Table 1).

Table 1. Estimated average age of apartment-type housing at national level according to the Population and Housing Census - 2014

Nr.	Interval for years	Average age	Republic of Moldova		Urban		Rural	
			Number of apartments	%	Number of apartments	%	Number of apartments	%
1.	< 1945	74	1728	0.5	1625	0.5	103	0.6
2.	1946-1960	66	19461	5.7	18447	5.7	1014	6.3
3.	1961-1970	53.5	51755	15.2	49055	15.2	2700	16.7
4.	1971-1980	43.5	85339	25.1	79409	24.6	5930	36.7
5.	1981-1990	33.5	103073	30.4	99540	30.8	3533	21.9
6.	1991-2000	23.5	25427	7.5	25176	7.8	251	1.6
7.	2001-2005	16	3816	1.1	3790	1.2	26	0.2
8.	2004-2014	8.5	19936	5.9	18993	5.9	943	5.8

Source: <https://recensamant.statistica.md/>

It is worth mentioning that until the early 1990s, in the Republic of Moldova were put into operation $\approx 77\%$ of the existing apartments fund, thus, in the urban area $\approx 91\%$, and in the rural area - 89% . Each the 5th apartment in the republic has an effective age of over 50 years, ie it was put into operation until 1970 (Figure 2).

As a rule, apartment type housing fund it is older in small urban settlements (<10.0 thousand inhabitants), where the construction of housing blocks was completed along with the start-up of the former economic enterprises. In these localities, the number of apartments built before the 70s exceeds 50% of the total housing stock: Mărculești (50%), Ghindești (56.3%), Iargara (89.7%), Tvardița (100%).

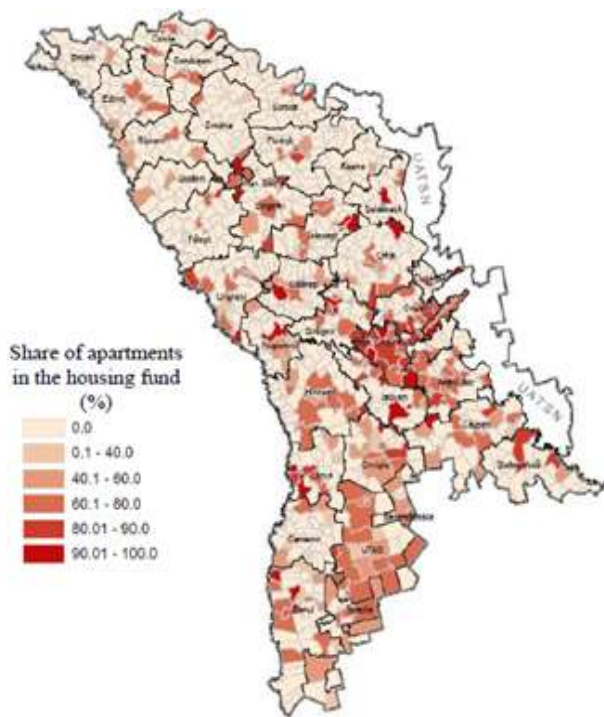


Figure 1: Share of apartments in the housing fund

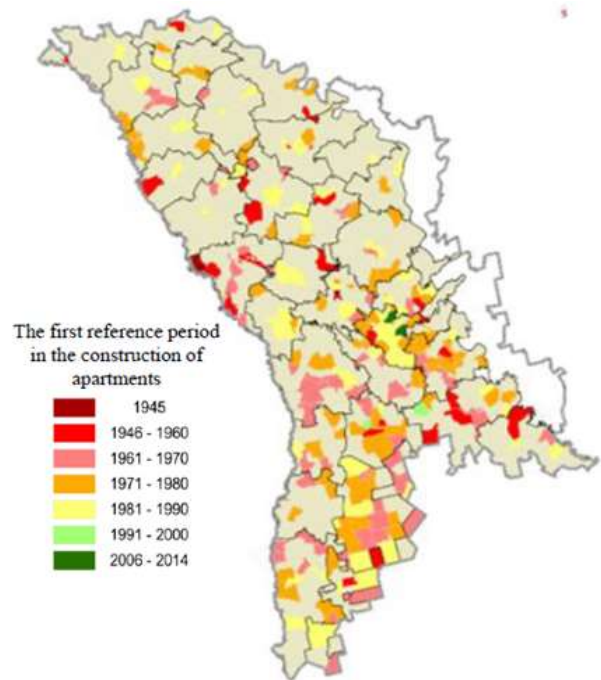


Figure 2: The references period in the residential blocks' construction

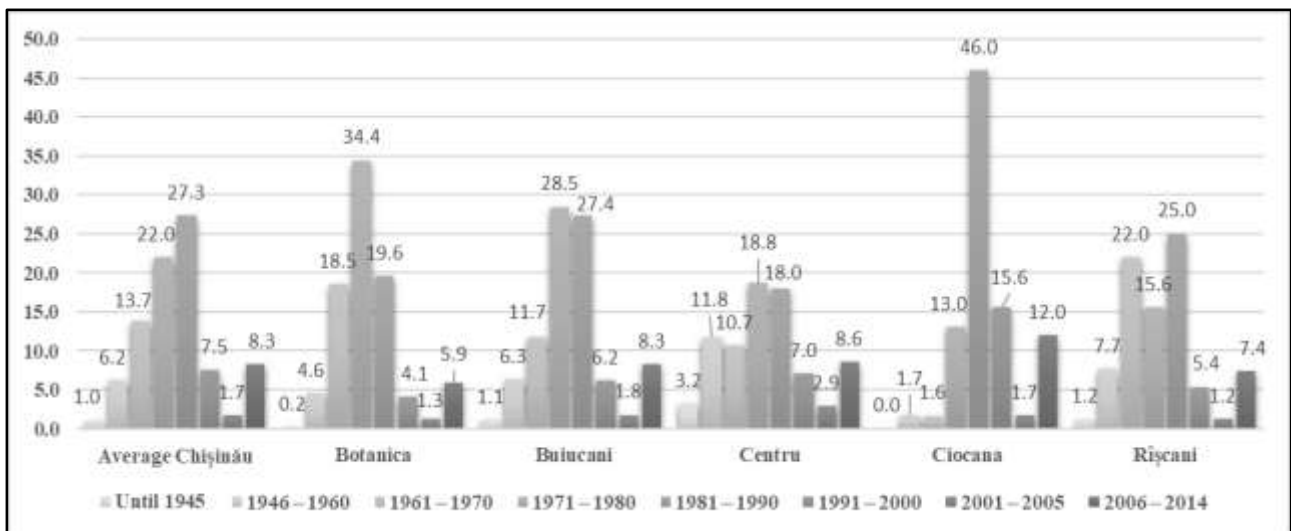


Figure 3: Structure of the Chișinău Apartment Fund (the construction period)

Source: <https://recensamant.statistica.md>

Chisinau city is the core of the residential complex of republic, which holds more than $\approx 55\%$ of the existing apartments. About 50% of the number of apartments in the city were built during the 70 - 90 years of the 20th century. By sectors (zones) of the city, an uneven distribution of the locative fund is observed. In the Center sector of the capital there is the highest rate of old buildings built until 1960. The newest sector of the capital, after the age of the housing fund, is Ciocana, in which $\approx 50\%$ of the number of apartments were put into operation during the years 1981 - 1990. In most sectors, the tendency to renew the apartment

fund during the period 2006 – 2014 is observed, which on average constitutes 8.3% of the total number (figure 3).

Conclusions

In the context of the action plan from the Urban Agenda, the establishment of a detailed information system on the residential blocks' technical condition and passporting, remain to be a real challenge for the Republic of Moldova. Currently the results of the Population and Housing Census represents the information support that can be taken as a basis in the elaboration of the policies concerning systematization and rehabilitation of the housing fund, but that cannot replace their technical expertise.

The effective age as a method of technical expertise of the buildings is part of the complex measures for determining the real characteristics of the buildings, in order to ensure the functionality and the possibility of further use of the residential constructions. At the same time, the real age represents the necessary information in the building's passport for policies elaboration, systematizing and rehabilitating the housing stock.

References

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