

HOUSING FUND AT THE END OF THE YEAR

1. Purpose of the survey

The main purpose of the housing fund statistics is to provide information about residential buildings and dwellings in Republic of Bulgaria.

The Balance of the housing fund data are obtained on the basis of results from the Census of housing fund as of 1st February 2011 and accumulation of the number of new constructed dwellings and deduction of the number of destroyed dwellings during the reference year.

The survey provides comprehensive information for:

- residential buildings;
- dwellings in residential buildings;
- dwellings floor space.

The statistical information about housing fund is used as a base for preparation of analysis and prognoses about the housing policy in Bulgaria.

2. Object and coverage of the survey

The object of the survey are residential buildings and dwellings in residential buildings in the country.

Residential buildings are the buildings which by initial building or after reconstruction are suitable for living by one or several households. In the coverage of the survey are included inhabited and uninhabited residential buildings, cook-houses (as separate buildings), hostels, boarding-houses, cloisters and the homes for elderly people in which live joint households.

Steel-concrete buildings are those of which the carrier and the floor constructions are built of steel-concrete and the walls are made of panels, brick masonry or other materials.

Solid structures are those of which the carrier walls are of brick and stone masonry and the belts, the beams and the floor construction are made of steel-concrete but have no steel-concrete columns. The buildings of which the floor elements are precast reinforced concrete units also refers to the solid structures.

In the group of “**other buildings**” are included the structures that are built of stones, sun-dried brick, wood and other materials.

The dwelling is separate and independent in the terms of construction place, which by initial building or after reconstruction is suitable for living, has one or several rooms (housing or service) and has one or several separate exits to a generally accessible part (stairs, yard or straight to the street), irrespective of whether a kitchen has been built.

A dwelling is also every single dwelling (a room), which is not connected with other rooms, has a separate exit to a generally accessible part (stairs, yard or straight to the street), and is used as a kitchen and a place for living or only for living.

The number of dwellings includes inhabited and uninhabited dwellings suitable for living: hostels, boarding-houses, cloisters and the homes for elderly people in which live joint households: cook-houses when they are separate buildings, dwellings in nonresidential buildings (administrative, farm buildings and others such as schools, hospitals, hotels and barracks) in which constantly live households.

A dwelling which is situated on two or three floors in one residential building where live one household is counted as one dwelling. However, each floor is counted as a separate dwelling if separate household lives on each floor.

The rooms in the hotel type constructions (hall system) in which live separate households are counted as separate dwellings. All rooms and services in the buildings in which are accommodated people from the joint household (boarding-houses, specialized homes, cloisters, prisons, etc) form one dwelling place.

The halls with direct lightening without the vestibules, the kitchens and the rooms with area less than 4 square metres are counted as rooms by arranging the dwellings in groups according to the number of rooms.

If there are two kitchens or a cook-house in the dwelling the second kitchen or the cook-house is counted to the number of rooms.

Living floor space is the floor area of living-rooms, bedrooms, recesses for sleeping, dining-rooms, the rooms for day-stay, cabinets and libraries of scientists, drawing-rooms and the space of kitchens with over 4 sq. m floor space. The space of the kitchens with over 4 sq. m floor area was presented separately before 31.12.2018.

Service floor space is the floor area of the rooms and kitchens with less than 4 square meters floor area, vestibules with a portal or an other screen, corridors, bathrooms, toilets, larders, hanging closets, other service rooms such as drying-rooms, laundries or balconies not depending on their area.

The useful floor space of dwelling is a sum of the living-floor-space and the service floor space. Until 31.12.2018 useful floor space of the dwelling is a sum of the living-floor-space, service floor space and the area of the kitchens over 4 sq. m.

The living-floor-space per capita is calculated on the base of the number of the population at the end of the year.

The data about the residential buildings and the dwellings in them are presented according to the administrative division of Bulgaria as of 31.12. of the reference year.

3. Periodicity

The data on the balance of housing fund are carried out annually.

4. Data sources

Balance of housing fund is based on the results from the Census of housing fund as of 1st February 2011, as well as a statistical form "Card for residential building", which collects data for newly built and destroyed buildings and dwellings in the reference reporting year.

The information is obtained quarterly from all municipal administrations in the country.

5. Dissemination of the information

The main results of the survey are published:

- on Internet website of NSI;
- in general NSI publications.