

HOUSING FUND AT THE END OF THE YEAR

1. Purpose of the survey

The 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 as of 31.12. is obtained on the basis of results from the last conducted Census of housing fund and to them every year is added the number of newly constructed residential buildings and dwellings and are taken out destroyed 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 and consists of one or more dwellings who take at least 60% from the total area. In the coverage of the survey 'Housing fund at the end of the year' are included inhabited and uninhabited residential buildings, campuses and buildings of institutional households.

Residential buildings are divided into following types:

- **House** - residential buildings with one to three floors (free standing, with common wall, twin-house (duplex), terraced, row houses and etc.) in which every dwelling has its own entrance directly from the adjoining terrain. This category includes buildings up to three floors with one dwelling on every floor and common entrance from the street/yard. This category includes also guest houses and family hotels in which at least 60% of the space is used for usually residence to some persons and responds to the definition of house.
- **Block of flats, cooperation** - building with low floors (2 or 3 floors), medium floors (4 and 5 floors) or high floors (6 and more floors) and which has one or more entrances with common stairs to the individual dwellings in every entry. This category includes buildings with 2 or 3 floors with 2 or more dwellings on every floor. Blocks of flats which have more than one entrance and are built by sections (stepwise) are considered as one building. This category includes guest houses and family hotels in which at least 60% of the space is used for usually residence to some persons and responds to the definition of block of flats, cooperation.
- **Building of a mixed type (over 60% floorage)** - building in which more than 60% of the total area is used for residential purposes and less than 40% - for no residential purposes (commercial, administrative and etc.)
- **Campus, dormitory** - residential building intended for temporary satisfaction of the residential necessities of students, PhD students or employees.

- **Country house** - buildings that are situated in regulated or unregulated country areas, private properties (vineyards, gardens) and etc., which by initial construction are intended for satisfaction of specific needs to the persons - dwelling for recreation, for seasonal or temporary use.
- **Building of institutional household** - boarding school, boarding house, monastery, home for children, home for elderly, prisons and other buildings in which collective households reside.

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 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.

Living floor space includes the space of the rooms and kitchens over 4 sq. m. floor area. The space of the kitchens with over 4 sq. m floor area was presented separately before 31.12.2018.

A room is defined as a space in the dwelling enclosed by walls reaching from the floor to the ceiling or roof, of a size large enough to hold a bed for an adult (4 sq. metres at least) and at least 2 metres high over the major area of the ceiling.

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.

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

Main source of information for the Balance of housing fund as of 31.12. are data from the last conducted Census of housing fund, as well as a statistical form 'Card for residential building', which collects data for newly built and destroyed residential 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 and in general NSI publications.