

THE IMPACT OF COVID-19 ON THE DWELLING SECTOR IN THE REPUBLIC OF MOLDOVA

IMPACTUL COVID-19 ASUPRA SECTORULUI LOCATIV ÎN REPUBLICA MOLDOVA

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Abstract

The COVID-19 pandemic has had major consequences for most areas of human activity, including construction, and in particular for the dwelling sector. In this article we try to highlight the recent trends in the development of the housing sector in the Republic of Moldova and how it was affected by the COVID-19 pandemic. The data of the National Bureau of Statistics of the Republic of Moldova, the surveys conducted by a number of organizations in the country, as well as data from the authors' own survey are used as sources of statistical data. The obtained results showed that the number of commissioned dwellings has decreased, including their total surface and also in urban and rural areas and in all regions of the country, while the costs of the dwellings didn't have significant changes. The number of purchased dwellings in the framework of government program "Prima casă" has increased. While for the most part people declared that they didn't spend more during the pandemic period for products and services related to the dwellings, an important share of them increased their expenditures for construction and renovation of the dwelling and the purchase of real estate.

Key words: COVID-19 pandemic, construction, housing, dwelling sector, Republic of Moldova.

JEL: O18, R21, R31.

1. Introduction

The spread of the SARS-CoV-2 virus since December 2019 to the majority of world countries that resulted in a pandemic affected not only the health of numerous people, but also an important number of human activity domains. Currently there were identified more than 30 million of coronavirus cases, from which 21.8 million people recovered and 946 thousands people have deceased [Worldometers]. As a consequence of imposed restrictive measures organisations from many economic branches were affected and had to reshape a part or more of their activities. One of the sectors that was also affected is the construction sector. According to the analytics company GlobalData, a reduction of 1.4% is estimated in the global production of this sector in 2020 as a result of the measures taken for the counteracting of the SARS-CoV-2 virus, like social distancing measures, disruptions in the supply-chain [GlobalData]. The Republic of Moldova was also affected by the COVID-19. Currently there were registered 44.4 thousands cases, from which 1.2 thousands people have deceased and 32.7 thousands people have recovered. Economic agents, including those from the construction sector here had gone through some changes as well. Using the data from the National Bureau of Statistics of Moldova, LARA Real Estate Exchange, a study of the American Chamber of Commerce of Moldova and an own author's study, the situation in the Moldovan dwelling sector during the pandemic period will be analyzed.

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2. The main trends of dwelling sector during the COVID-19 pandemic period

The first quarter of 2020 for the construction industry turned out to be no less difficult than for other sectors of the economy. As evidenced by the statistics, during this period, both the number and the area of housing commissioned have decreased. Despite the fact that during the quarantine period most of the construction companies did not stop the production process, anti-epidemic restrictions slowed down the organization of the process of registration of acceptance and delivery of housing into operation.

According to the National Bureau of Statistics of the Republic of Moldova [Biroul Național de Statistică al Republicii Moldova], in the first quarter of 2020, the commissioning of new housing decreased both in the country as a whole and in Chisinau. In January-March of this year, 1011 housing units (apartments and individual houses) with a total area of 93.4 thousand square meters were commissioned in the country, which is by 10.5% less than in the first quarter of 2019. At the same time, if the commissioning of the area of individual residential buildings remained approximately at the same level (100.3%), then the total area of completed finished apartments commissioned decreased by 17.6%. In Chisinau, whose share is 68% in the volume of housing under construction, the drop in residential space commissioning was by 12.5% compared to January-March of last year. 769 housing units with a total area of 64 thousand square meters were commissioned. It should be noted that the builders over the same period not only did not reduce, but increased the volume of contract work performed. According to the National Bureau of Statistics, in the country as a whole, the volume of contracted construction work performed increased by 8% compared to the first quarter of 2019 and amounted to more than 1.5 billion MDL (~76.8 million Euros). In the residential sector, contract works were carried out in the amount of 569.6 million MDL (~29.0 million Euros), or by 15.4% more than in the same period of the previous year. This discrepancy can only be explained by the fact that in mid-March, due to the introduction of a state of emergency, it was difficult to complete the acceptance procedure for apartments at many facilities, and the commissioning dates were postponed.

At the same time, the data on contracted construction work gives hope that the industry has not been hit as deeply as it might seem. In the first quarter of 2020, the decline in the volume of work performed in the country amounted to no more than 0.5% (work performed for 4.15 billion MDL (212.5 million Euros)) [Lara]. And in the field of new construction, an increase of 7.4% was recorded (the volume of work - 2.44 billion MDL (~124.0 million Euros)). The volume of construction work for the construction of residential buildings amounted to 1.4 billion MDL (~71.2 million Euros), which is by 7.8% more compared to the first quarter of 2019. Despite everything, investments in housing construction continue to grow. Against the background of an overall decline in investment in fixed assets by almost 15%, the volume of financing in the housing sector increased by 5.7%. Although its share in the total mass is not so large - only 18.3%.

According to the Moldovan National Bureau of Statistics [Biroul Național de Statistică al Republicii Moldova], in the first three months of 2020, 477 permits for the construction of residential and non-residential buildings were issued, or by 16.8% less compared to January-March 2019. In January-March 2020, 257 building permits were issued in cities, which is by 26.4% less compared to the same period of the last year. In rural areas, 220 permits were issued, which is by 1.8% less than in January-March 2019. In Gagauzia region, the northern

and central regions, a decrease in the number of building permits issued for residential buildings was registered. And for non-residential buildings in January-March 2020, compared to the same period in 2019, the number of building permits decreased in all regions of the country.

In the period from January to May 2020, as a result of the actions taken, the State Tax Service identified 1450 individuals who rent / lease real estate. During this period, the profit tax related to operations on the transfer of ownership and / or use of real estate was collected in the amount of 9208.3 thousand MDL (~468.3 thousand Euros), which is by 474.6 thousand MDL (~24.1 thousand Euros) (5.15%) more than in the same period of the previous year. In the period from January to May 2019, the amount of collected taxes amounted to 8773.7 thousand MDL (~446.2 thousand Euros). During this period, 4492 leases were registered.

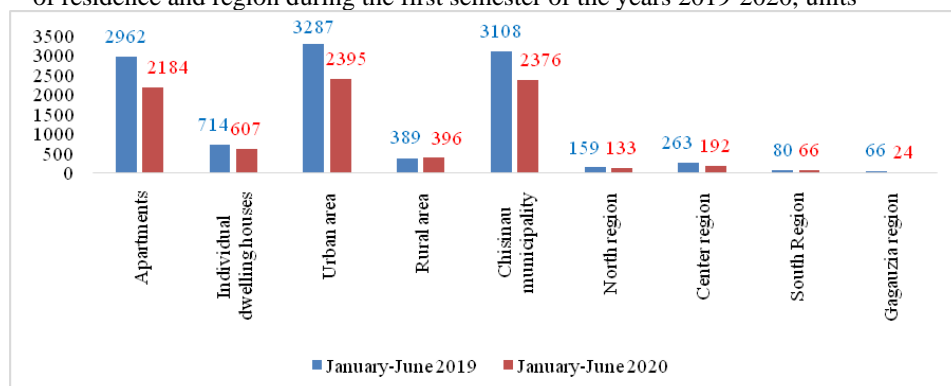
According to the Moldovan National Bureau of Statistics [Biroul Național de Statistică al Republicii Moldova], in the first quarter of 2020, the investments in construction sector increased by 8% compared to the same period of the last year, and the total sum amounted to 1.5 billion MDL (~76.3 million Euros). In the first three months, most of them were invested in new objects - over 988 million MDL (~50.2 million Euros). This exceeds last year's figures by 21.2%. This category accounts for 65% of the total. In the second place are major repairs. Here investments fell by 10.9%. Investments in current repair work also decreased by 11.6%. Housing occupies the first position in the structure of the construction industry. Compared to the same period of the last year, there has been a 15% increase. This is followed by non-residential dwellings - 6.2% and engineering facilities - 2.1%.

In the first semester of 2020 the number of dwellings commissioned during January-June 2020 in the Republic of Moldova amounted to a total of 2791 units, of which 78.3% or 2184 units are apartments and 21.7% or 607 units are individual dwelling houses, according to the place of residence, in urban localities were commissioned 2395 units or 85.8% of the total number of dwellings commissioned, and in rural localities - 396 units or 14.2%. The number of homes commissioned in January-June 2020 decreased by 885 units or by 24.1% compared to the same period of the previous year. This decrease was mainly due to the decrease of apartments commissioned (-778 units) and in the urban environment (-892 units).

The number of individual dwellings commissioned decreased by 107 units, while by the area of residence in rural localities the number of dwellings commissioned increased by 7 units during the analyzed period. In the period January-June 2020 in the Chisinau municipality 2376 units or 85.1% of the dwellings were commissioned, followed by the Center region - 192 units or 6.9%, the North region - 133 units or 4.8%, the South region - 66 units or 2.4% and the Gagauzia region - 24 units or 0.9%. The number of dwellings commissioned during January-June 2020 decreased compared to January-June 2019 in all regions of the Moldova: Chisinau municipality (-732 units or by 23.6%), Center region (-71 units or by 27.0%), North region (-26 units or by 16.4%); the South region (-14 units or by 17.5%) and the Gagauzia region (-42 units or by 63.6%) (*Figure 1*).

At the same time, the total area of dwellings commissioned has been reduced. Thus, in January-June 2020, the total area of dwellings commissioned was 219.3 thousand m², decreasing compared to January-June 2019 by 19.1% (total area of apartments - by 20.1%, and of individual dwellings - by 16.9%, as well as the total area of dwellings in urban areas - by 11.8% and those in rural areas - by 6.0%).

Figure 1. The number of commissioned dwellings in Republic of Moldova by type, area of residence and region during the first semester of the years 2019-2020, units

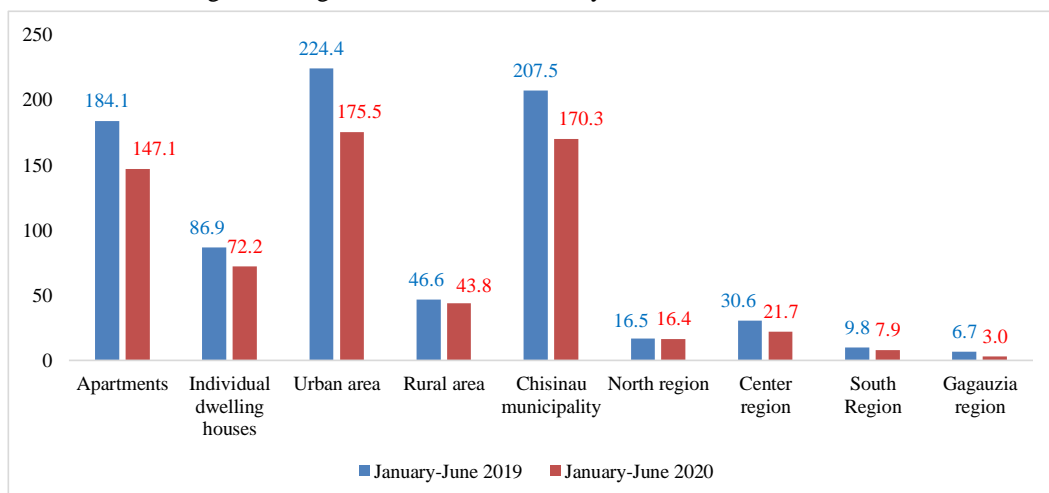


Source: elaborated by authors based on National Bureau of Statistics of Moldova [Biroul Național de Statistică al Republicii Moldova]

Most of the total area of houses commissioned in January-June 2020 belonged to the municipality of Chisinau - 170.3 thousand m² or 77.7% of the total area of houses commissioned in the country, followed by the Center region (21.7 thousand m² or 9.9%);

North region (16.4 thousand m² or 7.5%); the South region (7.9 thousand m² or 3.6%) and the Gagauzia region (3.0 thousand m² or 1.4%). At the same time, the total area of dwellings commissioned in all regions of the country decreased: Chisinau municipality (-37.2 thousand m² or by 17.9%); Center region (-8.9 thousand m² or 29.1%); the North region (-0.1 thousand m² or by 0.6%); the South region (-1.9 thousand m² or by 19.4%) and the Gagauzia region (-3.7 thousand m² or by 55.2%) (**Figure 2**).

Figure 2. The surface of the commissioned dwellings in Republic of Moldova by type, area of residence and region during the first semester of the years 2019-2020, thousand m²



Source: elaborated by authors based on National Bureau of Statistics of Moldova [Biroul Național de Statistică al Republicii Moldova]

3. The trends of the prices for the living space sector during the COVID-19 pandemic period

Average cost of 1 square meter (sq. m.) of apartments in Chisinau in February 2020 decreased by 1% compared to the previous month and amounted to 515 Euros per 1 sq. m. According to the LARA Real Estate Exchange [Lara], the cost of 1 sq. m. in 1-room apartments at Botanica in February 2020 amounted to 532-614 Euros; in Buiucani - 560-576 Euros; in Center - 583-647 Euros; in Ciocana - 486-586 Euros; in Rascani - 575-609 Euros. The price for 2-room apartments in Botanica in February was 477-573 Euros per 1 sq. m.; in Buiucani - 516-542 Euros; in Center - 533-591 Euros; in Ciocana - 451-540 Euros; in Rascani - 510-565 Euros. Price for 1 sq. m. in 3-room apartments in February at Botanica was 440-488 Euros; in Buiucani - 450-457 Euros; in Center - 457-516 Euros; in Ciocana - 387-459 Euros; in Rascani - 444-492 Euros. A square meter in 4-room apartments cost 413-451 Euros in February at Botanica; 405-418 Euros - in Buiucani; 414-474 Euros - in Center; 366-436 Euros - in Ciocana; 424-473 Euros - in Rascani. It should be noted that prices for apartments in Chisinau in 2019 increased by 8 Euros - from 520 to 528 Euros per 1 sq. m. The highest prices were in July-October, when the average cost of 1 sq. m. was 533 Euros. Since then, the price of 1 sq.m. decreased by 18 Euros (-3.4%).

Average cost of 1 sq.m. apartments in Chisinau in April 2020 remained at the level of March and amounted to 515 Euros per 1 sq.m. The cost of 1 sq. m. in 1-room apartments at Botanica in March 2020 amounted to 532-614 Euros; in Buiucani - 560-576 Euros; in Center - 583-647 Euros; in Ciocana - 486-586 Euros; in Rascani - 575-609 Euros. In 2-room apartments on Botanica in April the price ranged from 477 to 573 Euros per 1 sq. m.; in Buiucani - 516-542 Euros; in Center - 533-591 Euros; in Ciocana - 451-540 Euros; in Rascani - 510-565 Euros. Price for 1 sq. m. in 3-room apartments in April at Botanica was 440-488 Euros; in Buiucani - 450-457 Euros; in Center - 457-516 Euros; in Ciocana - 387-459 Euros; in Rascani - 444-492 Euros. A square meter in 4-room apartments cost 413-451 Euros in April at Botanica; 405-418 Euros - in Buiucani; 414-474 Euros - in Center; 366-436 Euros - in Ciocana; 424-473 Euros - in Rascani. It should be noted that in January 2020 the cost of 1 sq. m. for apartments in Chisinau were 520 Euros, and from February to April the price remained unchanged - 515 Euros / sq.m. In 2019, prices for apartments in Chisinau varied in the range from 520 to 533 Euros per 1 sq. m..

Apartment prices in Chisinau decreased in May 2020 by 4.3% compared to the same period of the last year. The average cost of 1 sq. m. for an apartment in Chisinau in May 2020 amounted to 506 Euros per 1 sq. m., decreasing by 1.7% compared to the previous month (515 Euros) and by 4.3% compared to May 2019. The cost of 1 sq. m. in 1-room apartments in Botanica in May 2020 amounted to 524-604 Euros; in Buiucani - 551-567 Euros; in Center - 574-638 Euros; in Ciocana - 479-577 Euros; in Rascani - 566-599 Euros. For 2-room apartments in Botanica in May, the price varied from 470 to 564 Euros per 1 sq. m.; in Buiucani - 508-534 Euros; in Center - 525-582 Euros; in Ciocana - 444-557 Euros; in Rascani - 502-557 Euros. The price for 1 sq. m. in 3-room apartments in May at Botanica was 431-479 Euros; in Buiucani - 439-447 Euros; in Center - 447-506 Euros; in Ciocana - 379-450 Euros; in Rascani - 435-477 Euros. A square meter in 4-room apartments cost 405-442 Euros in May at Botanica; 397-410 Euros - in Buiucani; 406-464 Euros - in Center; 359-428 Euros - in

Ciocana; 415-463 Euros - in Rascani. It should be noted that in January-May the cost of 1 sq. m. of apartments in Chisinau decreased by 2.7% - from 520 to 506 Euros. In the same period of 2019, prices increased from 520 to 529 Euros (+ 1.7%).

The prices for apartments in Chisinau in June remained at the level of May - 506 Euros per 1 sq.m. The average cost of 1 sq. m. decreased by 4.3% compared to June 2019. The cost of 1 sq. m. in 1-room apartments at Botanica in June 2020 amounted to 524-604 Euros; in Buiucani - 551-567 Euros; in Center - 574-638 Euros; in Ciocana - 479-577 Euros; in Rascani - 566-599 Euros. In 2-room apartments in Botanica in June, the price varied from 470 to 564 Euros per 1 sq. m.; in Buiucani - 508-534 Euros; in Center - 525-582 Euros; in Ciocana - 444-557 Euros; in Rascani - 502-557 Euros. Price for 1 sq. m. in 3-room apartments in June at Botanica was 431-479 Euros; in Buiucani - 439-447 Euros; in Center - 447-506 Euros; in Ciocana - 379-450 Euros; in Rascani - 435-477 Euros. A square meter in 4-room apartments costs 405-442 Euros in June at Botanica; 397-410 Euros - in Buiucani; 406-464 Euros - in Center; 359-428 Euros - in Ciocana; 415-463 Euros - in Rascani. It should be noted that in January-June the cost of 1 sq. m. of apartments in Chisinau decreased by 2.7% - from 520 to 506 Euros. In the same period of 2019, prices increased from 520 to 529 Euros (+ 1.7%).

In Chisinau, apartment prices have not changed in August 2020 (for the 4th month in a row) and amounted to an average of 506 Euros per 1 sq. m. For comparison, in July last year, 1 sq. m. cost 533 Euros, which is 5% more expensive than in August this year. Thus, the cost of 1 sq. m. in 1-room apartments in Botanica in August 2020 amounted to 524-604 Euros; in Buiucani - 551-567 Euros; in Center - 574-638 Euros; in Ciocana - 479-577 Euros; in Rascani - 566-599 Euros. In 2-room apartments in Botanica in August, the price varied from 470 to 564 Euros per 1 sq. m.; in Buiucani - 508-534 Euros; in Center - 525-582 Euros; in Ciocana - 444-557 Euros; in Rascani - 502-557 Euros. Price for 1 sq. m. in 3-room apartments in August at Botanica was 431-479 Euros; in Buiucani - 439-447 Euros; in Center - 447-506 Euros; in Ciocana - 379-450 Euros; in Rascani - 435-477 Euros. A square meter in 4-room apartments costs 405-442 Euros in August at Botanica; 397-410 Euros - in Buiucani; 406-464 Euros - in Center; 359-428 Euros - in Ciocana; 415-463 Euros - in Rascani. It should be noted that in January-August 2020 the cost of 1 sq. m. of apartments in Chisinau decreased by 2.7% - from 520 to 506 Euros. In the same period of 2019, prices increased from 520 to 533 Euros (+ 2.5%).

4. The evolution of purchases of the living space sector during the COVID-19 pandemic period under the program "Prima Casă"

The State program First Home program ("Prima casă") was adopted in December 2017 [Prima casa]. Its goal is to simplify the access of individuals to obtaining a loan to buy a home. The conditions for participation in the program were simplified by reducing the share of own participation and expanding the categories of participants. The bill for implementing these changes was approved by the Parliamentary Commission on Economy, Budget and Finance. The project involves reducing the share of the initial own participation in the program from 10% to 5% of the purchase price of the house. At the same time, the bill provides for an increase in the age of applicants who can access the program from 45 to 50 years. Individuals who own property, but whose living space exceeded 9 m² per person are

also eligible to participate. The bill provides for the inclusion in the program the category of participants who receive compensation, and persons who received a mortgage before the launch of the program, that is, until March 2018. For 2020, the State Budget Law for the implementation of the state program "First Home" provided 90 million MDL (~4.6 million Euros), of which 40 million MDL (~2.0 million Euros) were allocated for compensation programs.

Until April 2020, 4205 real estate objects have been purchased with the help of the "Prima Casă" program, and the total amount of loans issued by banks amounted to 2.1 billion MDL (~106.8 million Euros). The coronavirus pandemic has triggered a sharp downturn in the real estate market. In the second quarter of this year, the number of purchase and sale transactions decreased by 36%. Due to the uncertain situation in connection with the pandemic, the number of mortgage loans has dropped sharply. In the second quarter, 1200 apartments were purchased, which is two times less in comparison with the same period last year. This is the lowest level in the last four years. Nowadays it is more difficult for real estate agents to find buyers. The consumer demand has decreased, transactions are made more difficult. On the other hand, the decline in demand led to a drop in property prices.

As of September 2020, 4802 apartments have been purchased within the framework of the First Home state program. The total amount of loans issued by banks is 2.4 billion MDL (~122.9 million Euros), and the total value of active guarantees is 1.2 billion MDL (~61.4 million Euros). Of the 4802 beneficiaries, 3320 are families and 1482 are unmarried young people. The average age of applicants is 31.2 years.

The average area of housing purchased under the Program is 60.07 sq. m. The average cost of purchased apartments is 596.39 thousand MDL (~30.6 thousand Euros).

Of the total number of purchased apartments, 4492 are located in cities, and 310 are in rural areas. 4411 housing units are apartments and 391 are detached houses. Note that the beneficiary of the state program "First Home" can be a citizen of the Republic of Moldova aged 18 to 50 years, who officially works in a state institution or a private company in the country and has income from official sources. The initial equity stake is 5% of the housing price.

In the first quarter of 2020, the number of apartment purchases / sales was 7354, by 60% higher than in the same period of last year. The real estate market for the first time surpassed the figure of 30 thousand apartments per year, which is twice as much as compared to traditional annual sales. The real estate market is mainly concentrated in Chisinau, where almost 80% of all real estate transactions take place. The real estate market has been growing for 3.5 years, but the price of apartments has remained relatively constant. There was a slight price increase last summer, but it has now returned to early 2019 levels. Transactions in the real estate market in Moldova have been growing for the 14th quarter in a row. The number of apartments purchased with a mortgage has slightly decreased, reaching 9.5 thousand apartments on an annualized basis, compared to 9.7 thousand in 2019. As a result of the increase in the number of transactions, the share of apartments sold on mortgages has dropped quite significantly. So, last year, 40% of apartments were sold on mortgage loans, and in the first quarter of 2020 this figure dropped to 30%. "People are still actively buying apartments, but their interest in mortgage loans has decreased," says the expert Veaceslav Ionita.

However, according to the economist, banks are offering more and more financing opportunities for citizens, and the volume of mortgage loans in February 2020 reached 6.5 billion MDL (~332.8 million Euros), which is an absolute record for the banking system. At the same time, the portfolio of loans for the construction industry in the banking system also reached its maximum share of 18%, which is an absolute historical record. The previous record figure was recorded in 2008, when banks provided the construction industry with 14.7% of total loans. Although the real estate market has been growing for 3.5 years, apartment prices remain relatively constant. In 2019, there was a slight increase in prices in the summer, but now prices are back to the level of early 2019. Due to the stable price and the increased income of Moldovan citizens in Euros, the financial efforts to buy an apartment are constantly decreasing. In the first quarter of 2020, for the first time in the country's history, it dropped below the eight-year level. Thus, to buy an apartment of 70 sq. m. in Chisinau municipality requires 7.9 average annual salaries. The average European level is 6.9 annual salaries for buying an apartment.

In conclusion, the real estate market remains attractive for deals in 2020 and probably the current crisis caused by COVID-19 will not have a significant impact on the real estate market.

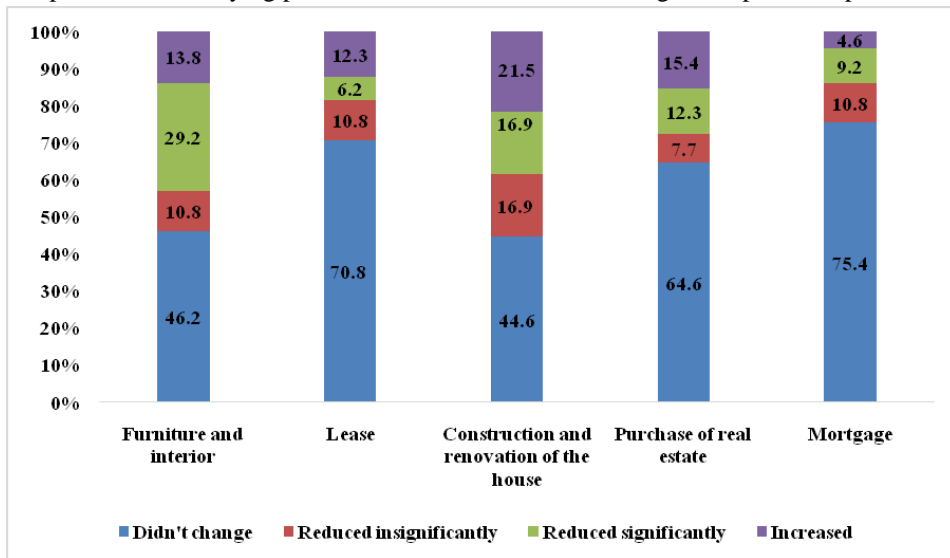
5. The estimated impact of the COVID-19 pandemic on the activity of Moldovan construction companies and consumer expenditures for living space and related products/services

The American Chamber of Commerce of Moldova conducted a study in the form of a survey to assess the impact of the COVID-19 pandemic on the activity of Moldovan companies, as well as on their realities, expectations and actions [American Chamber of Commerce in Moldova]. It was conducted between March 30 and April 6, 2020 and involved 315 companies. It involved 6 construction companies or about 2% of respondents. 33% of construction companies estimated the decrease in revenues in 2020 by 35%-50%, and another 33% - by more than 50%. The main focus of construction companies is the creation of export opportunities (17% of companies). Among construction companies, 50% estimate a significant impact, and 33% - an absolute impact of the restriction on the activity of companies. The lack of raw materials and / or disruptions in the supply chain will have a significant impact on the activity of companies, according to 50% of construction companies or an absolute impact, according to 33% of such companies. The decrease in the demand for products / services will have an absolute impact according to all the respondents of the construction companies. The decrease in employee productivity will have a significant impact on the activity of companies according to 17% of respondents or an absolute impact in the case of 50% of respondents. During the study, 33% of construction companies estimated that in the next 2-5 months (May-September 2020) the working capital deficit will have a significant impact and 67% - an absolute impact on their activity. 67% of construction companies have estimated that in the next 2-5 months (May-September 2020) they will face delays in collecting invoices issued and this will have an absolute impact on their activity. Maintaining employees will have a significant impact based on the estimates of 50% of construction companies or an absolute impact in the case of 33% of companies. Of the cost-cutting measures 83% of respondents from construction companies plan to reduce staff costs

by applying measures such as staff stationing (50%), technical unemployment (33%), self-employment leave (50%), layoffs from 30% to 50% of employees.

The authors elaborated a survey on assessing the changes in the consumer demand of the moldovan population on products and services during the pandemic period in the Republic of Moldova that has taken place in September 2020 and in which participated 112 respondents from all regions of the country. A set of questions involved the expenditures on products and services related to the living space. The preliminary results of the survey on these questions are shown in the *Figure 3*.

Figure 3. Respondents' answers to the questions of how have changed their expenditures for buying products/services related to dwelling in the period of pandemic, %



Source: Author's data

According to the *Figure 3* most of the respondents declared that their consumptions expenditures related to furniture and interior (46.2%), lease (70.8%), construction and renovation of the house (44.6%), purchase of real estate (64.6%), mortgage (75.4%) didn't change in the period of pandemic, though it should be noted that less than half of respondents mentioned that answer in the case of furniture and interior and construction and renovation of the house. The figure also shows that a fifth of the respondents had increased expenditures for the construction and renovation of the house and a seventh in the case of expenditures for the purchase of the real estate, while in the case of other services/products the share was smaller than this. It should be noted that an important share of respondents – a third – mentioned having significantly decreased expenditures for furniture and interior, and also for having decreased expenditures for construction and renovation of the house significantly (16.9%) or insignificantly (16.9%). In other cases the shares were smaller.

6. Conclusions

The global crisis generated by the SARS-CoV-2 coronavirus has also affected the Republic of Moldova, and the dwelling sector has also suffered consequences. Due to the restrictions imposed, the pandemic period for the construction industry turned out to be no less difficult than for other sectors of the economy. Both the number and the area of housing commissioned have decreased. Despite the fact that during the quarantine period most of the construction companies did not stop the production process, anti-epidemic restrictions slowed down the organization of the process of registration of acceptance and delivery of housing into operation. In mid-March, due to the introduction of a state of emergency, it was difficult to complete the acceptance procedure for apartments at many facilities, and the commissioning dates were postponed. The number of dwellings commissioned has decreased both in regional profile and by area of residence and by the type of dwelling, as well as by their area as a whole, while at the same time the prices didn't change significantly and the number of purchased apartments has grown, which is shown also by the survey data on construction and renovation of the house and on purchase of real estate.

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