



ORIGINAL PAPER

**In Search of Common and Commons in Romanian
Housing Tenure before and after EU Integration:
Scrutinizing Public and Private Funding and
Ownership**

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Abstract

The present paper presents one of the most discussable approaches in the former communist countries' transition the common relationship between state-led investment and local development concerning the accomplishment of the aims of housing policy. The issue of housing policies and the concept of state-led/ private investment is therefore twofold: first 1. to identify the local. Furthermore, the new housing development enabled in the transition period encouraged the emergence of housing construction undergoing a major reorientation towards the growth of local state budget allocations. Considering the EU integration process, the articles argues that depending on the institutional and political attitude in a given period, the housing policy may rely on one or more compulsory measures as an important part of the implementation process at local level involving legal arrangement in favor of housing development and the measure in which *state-led investments* variable is connected to the *private investments* variables. The study points out that housing policy is positively affected by the quality of local public interest, the private sector orientation and infrastructure that under a comparative local budget analysis and implementation, public investment must either increase or decrease the demand for new homes built in the community

Keywords: *housing, policies, transition, integration, public/ private investment*

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Introduction

One of the most discussable approaches in the former communist countries' transition has been the common relationship between state-led investment and local development concerning the accomplishment of the aims of housing policy. It is typical for the post-EU integration assess that housing policies streamed to accommodate state interests, citizens preferences to the local system and the related social rights (Mitu, 2015). As Hegedüs argues (2013: 3), important factors influenced the housing policy depending on the "radical transition process that has led to the dissolution of the original Eastern European Housing Model" (EEHM) related to the "hegemony of the neo-liberal economic model". While many studies have analyzed the effects of housing policy reforms on housing market creating the idea of the housing sector "lacking of finance" (Tsenkova, 2009), the existing empirical study focuses on the relationship between legal impact of regulations and public housing investment depending on the incidence of public and private funding at urban and rural levels (Dunford, Liu, Liu, Yeung, 2014: 1175-1197).

As these outputs of public interest prompted scholars to concentrate on the transition context from Eastern centrally-planned to Western-style based market, other academics explored the potential of the liberal market and investment policies in the post-EU period. To some extent, the concept of state-led investment/ funding provides legitimacy to these processes, as long as the local authorities acknowledge all local interests (Stockdale, Catney, 2014: 83-98). There have been some studies that have attempted to debate on what counts as prominent settings for the housing policy in Eastern Europe such as: the demand and supply for housing, management of housing stock, private housing built (Sillince, 1990; Molnar, 2010; Svasek, 2006; Roberts, 2003).

As we will argue, one of the key stages in the development of housing policy was provided both by national and local policy making distinguished by particularly well-focused investments. The strategic housing policy is therefore twofold: to identify the local policies priorities and to achieve an actionable implementation adapted to the local situation. Nevertheless, the new housing development enabled in the transition period encouraged the emergence of housing construction undergoing a major reorientation towards the growth of local state budget allocations. Although housing developments yields social-wide benefits, opening up local markets to housing construction and putting pressure on local authorities and investments in both budget creation and execution (Hegedüs, Tosics, Mayo, 1996).

Recognizing that for more than twenty years, exempting from income tax of Romanian legal entities investing in profit for achieving housing was the preferential legal arrangement in favor of housing development, the present article concerns the housing policy scrutinizing as a "tangible" result between regulate responsibilities and obligations of the national and local authorities and the legal procedure of public contribution in connection with the official statistics (Ilie, 2014).

The objective of the article is to scrutinize the public and private funding in both urban and rural areas and to explore the local budget based resources of investment dynamics in housing built. In particular, we consider the official resources, policy scope and investment specialization over three periods: 1990-1996 (first period); 1997-2006 (second period) and 2007-2013 (the third period). We show that state policies lead to a state-led investment convergence depending on the region of development and housing quality (Bradley, Putnick, 2012).

Usually, the overlap between common and commons is so tighten that is difficult to separate them. Depending on the institutional and political attitude in a given period,

the housing policy may rely on one or more compulsory measures as an important part of the implementation process (Georgescu, 2014: 250-261; Gherghe, 2005: 58-62). The specific transformations accompanying housing market and investment are diverse, but everywhere result in the coupling common-commons of interest-investment relationship that have evolved in the Romanian regional development accordingly to the principle of supremacy of the European law (Popescu, 2007: 93-98).

The research question concerns the perspectives of the state-led investment on a regional-level which entails the meaning of interest and development and on a local-level, in which the public investment is associated with good institutional governance of the national laws. The main question is to what degree local authorities have the budget opportunities to pursue housing policy and to what degree they take their own decisions? The regional interest forms a homogenous sample according to the particular local needs, the annual provisions, the financial activities and sources and other complementary indicators (Brown, Kulcsár, Kulcsár, Obádovics, 2005: 336-359).

Building variables and research hypotheses: 1. the level of state-led (public) investments for housing policies is highly associated to private investments (population funds); 2. the measure in which *state-led investments* variable is related to the *private investments* variable is compared using the official data provided by the National Institute of Statistics (Romania). 3. Using the comparative analysis we will evaluate the public and private funding in urban and local areas referring to the level of funding in housing based on the level of other variables. The principal argument of the article is that the housing policy initiative and its influence face social activity and involve patterns of local development and economic growth, particularly in relation to local-support programs where social housing has become highly differentiated in authorities budgets. At the same time, however, the article underlines the role of local politics in the implementation of the housing programs.

The article is divided into three sections: in the first section, we argue that the way in which the Housing Law no 114/ 1996 was drafted was to facilitate state-led investment and local development. We consider as the “homemade policy” of housing, such as “public housing” and social performance of authorities. In the second section, consideration is engaged to the way in which the Romanian Housing Law (hereinafter RHL) enables the cohesion of EU policies and initiatives in post-EU integration period. We argue that the RHL gave effects in a way which is compatible with EU policies taking into account that the law had to squarely confront both left and right governments policies posed in the post-integration period. The focus of the third section shifts to the role played by state-led investments and private funding in housing built towards a new-common local interest providing an opportunity for analysis of the relationship between fixed/ variable public costs and local leadership following a national-based strategy and the critical assessment of the electoral processes (Bărbieru, 2014: 190-200):

Prime time for Romanian Housing Law

This “homemade” housing policy opened the door to a new form of housing regulation led by the Romanian Housing Law (hereinafter RHL) no. 114/ 1996 establishing that local councils are allowed to build up housing areas exercising control over the selling price in order to enable access to the property for some categories of persons in the following order of priority: newlyweds who at the time of contracting housing, each have aged up to 35 years; persons receiving facilities at buying or building a home, according to Law no. 42/1990 republished; persons skilled in agriculture,

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education, health, public administration and cults, coming to live in rural areas; other groups of persons defined by local councils (Chapter II, article 7). The regulation was designed to create a “public housing” system under which the local development would improve the performance of authorities including in-house state loan protection systems together with the state budget allocations (Chapter II, article 20). The new Romanian Housing Law was modified nineteen times since then. The response of the new law to the eviction situations and social housing tenants was to employ “the national interest” of public central or local administrations, thus leaving the social conflicts of transition unresolved and shifting them to the implementation with no safeguards such as prior notification or consultation.

This article combines the two aspects by assuming that RHL offers recommendations to assist public authorities in establishing a coherent housing policy and a regulatory framework to ensure that the Romanian housing market is ready to face the European encroachments. Clearly, serious problems of perception and implementation persisted in the aftermath of the Housing Law no. 114/1996. While acknowledging the European standards in the field, the effects of national and local measures have highlighted domestic concerns (Menghinello, De Propris, Driffield, 2010: 539-558).

The study points out that housing policy is positively affected by the quality of local public interest and infrastructure that under a comparative local budget analysis, public investment must either increase or decrease the demand for new homes built in the community. Second, and interrelated, the Government Ordinance 19/1994 (hereinafter GO) on public investment enhance and development of public works and housing built published in the Official Gazette (hereinafter OG) 28/1994 and actualized since by the GO 76/2001 published in the OG 540/2001 determined and encouraged the public investment in residential buildings enabling them to pass through the customary adaptability of local budgets projections, here including: owned financial resources, bank loans and “account transfers from the state budget for investment in infrastructure, according to the annual budget law” (GO 19/1994, article 1).

The biggest problem faced by the construction sector towards actually achieving sustainable building and development in the last ten years has been the resource problem and the budgetary allocations for public investment. The Council of Foreign Investors in Romania (hereinafter FIC) in its “Proposals to improving public institutions activities” (hereinafter PIPIA) launched in Bucharest (December 2014) has also noticed a drastic decrease of investment actions and investments in the last year. As indicated by its name, PIPIA had a strong focus on public institutions and its objective was to stimulate and actively facilitate a transparent exchange of proposals stimulating the investment landscape in Romania. FIC also resulted in the launch of a strategic regulation relating to the current system of state-led asset management and the investment mixing-up of state/private balance of ownership. If smaller investment from the state budget can be explained by the local authorities desire to keep the deficit under control, the role of legislator and actioner awarded to the state, must be separated as the role of the state as policy maker must consist of law and regulations governing different sectors of the economy and the role of the state as majority actioner maximizing the values of one company for its employees.

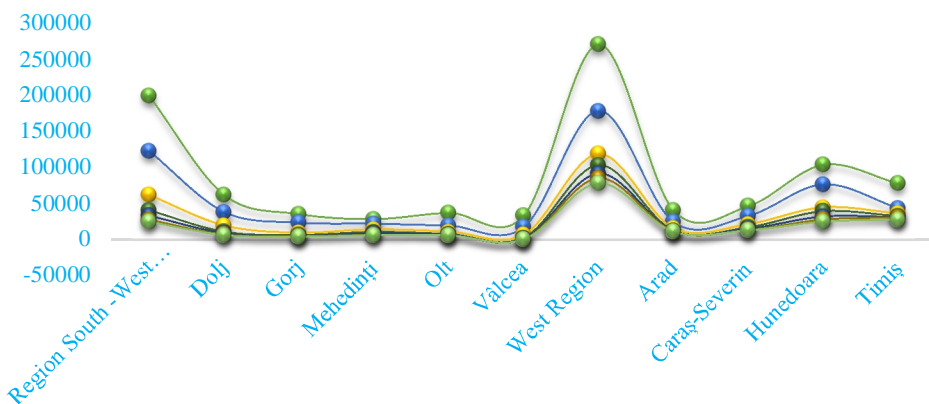
The present study therefore is aimed at assessing the impact of public investment in housing construction at urban, but also rural level in two regions of Romania: South-West Oltenia Region (hereinafter R1) and West Region (hereinafter R2). South-West Oltenia Region is located in the South-West of Romania, with an area of 29212 km² (7th

place among Romanian regions, 12.25% of the total area of the country). The West Region has an area of 32 034 km² representing 13.4% of the country).

In a first analysis, we consider the state majority ownership of dwellings taking into account the following factors: the general economic context, the housing change and the public investment. The state majority ownership of dwellings average/year was calculated by using the average of the annual values of dwellings in the R1 counties and also R2. Concurrently, for the two regions, the regions averages (hereinafter *Average R1* and *Average R2*) were compared for three periods: the first period 1990-1996, the second period 1997-2006, and the third period 2007-2013 considering the type of ownership and the source of financing (both at urban and rural level).

The results of the analysis are shown in Table 1 (Appendix) and Chart 1. The chart incorporated in the analysis for the first period 1990-1996 provides a simplified illustration of this state majority ownership of dwellings, regional planning and its effect on the county level. Although a response to regional planning has an established balance of state interest and local adjustment, such supply of state ownership of dwellings had an immediate effect on the existing level of the region’s development to investors: potential investors and current developers of the region had to tolerate the high values of state majority ownership of dwellings in the region as an “expected” charge of the transition period, although R1 and R2 differ in respect to the state majority of dwellings: in the case of R1, from a total number of 198,944 dwellings in 1990 to a total number of 25,112 in 1996 and, in the case of R2, from 270,265 in 1990 to 77,939 in 1996. Two housing streams appear to exist simultaneously in the period 1990-1996 in both cases: while new housing laws and procedures appear to guarantee private property, the existing majority state ownership of dwellings moves outward, to smaller values. On the other hand, at county level, the public sector reform, based on the distinction between political and administrative devices highlighted that state majority ownership of dwellings is local level-related. However, state majority ownership in the housing sector still has a relative dominant position in both regions: in 1990 and 1996 the total amount for R1 is 397888 and 108106 respectively, for R2. Statistical data seem to support the idea that the average for the same period is still too high comparative to the poor economic development.

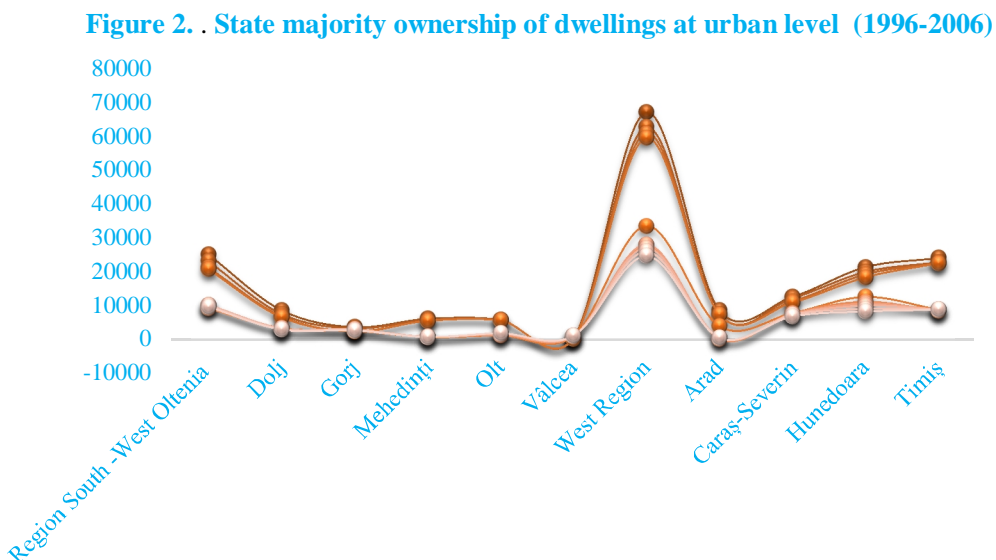
Figure 1. State majority ownership of dwellings at urban level (1990-1996)



Source: Author’s own compilation based on the National Institute of Statistics database

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The conditions for policy-making in the field of state investment changed considering the second period of the analysis 1997-2006. Furthermore, the public sector had to deal with the input of reforms and challenges both in the central administration, but also in the local management. The 2000's trends in state majority ownership of dwellings is essential in order to develop a more comprehensive analysis at county-level. In Table 2 (Appendix) and Chart 2, the state majority ownership of dwellings covers 1997 through 2006. According to the data, the state majority ownership of dwellings is variable indicating that it influenced county-level economic growth and development in the last 1990's and early 2000's. The minimum level for the first region, R1, is reached by Vâlcea County in 1998 and for region R2 by Arad County in 2002. A comparison of the averages for both regions shows that the values are relatively high in the context of the national housing market: for R1, the average is considered between 5070,2 (1997) and 1961,8 (2006) and for R2 between 26961,6 (1997) and 9899,4 (2006). However, the data identifies significant values of state majority ownership of dwellings which also need to be taken into account at county-level when assessing the state household. In total for R1, over years 1997 to 2006 just 25352 dwellings were estimated in 1997, 23334 (1998), 21433 (1999), 20890 (2000), 9678 (2001), 9412 (2002), 10366 (2003), 10312 (2004), 10054 (2005) and 9809 (2006). For R2, the same analysis is considering the following data: 29961,6 (1997), 25226 (1998), 24384,6 (1999), 23298,2 (2000), 13449,6 (2001), 11209 (2002), 11218,2 (2003), 19874,4 (2004), 10368,8 (2005), 9899, 4 (2006). Despite the reform trend towards open market and economic growth, state-owned dwellers are still important actors of the economy. However, the demand for local adjustment has led to a more efficiently governance in the public sector based on transparency and competitiveness.



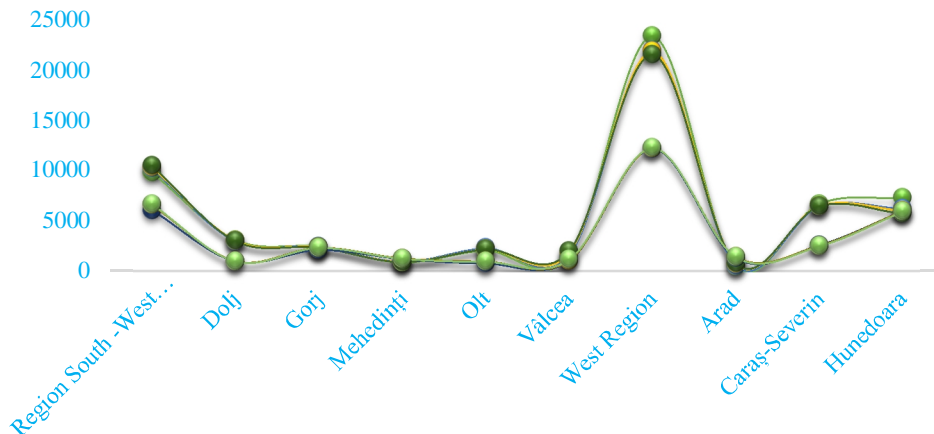
Source: Author's own compilation based on the National Institute of Statistics database

Table 3 (Appendix) and Chart 3 show that, despite privatization measures and economic expansion, state ownership continue to operate high values. Indeed, in the period 2007-2013, many county-level values rank among the highest: for R1, we count

the following data: 1959 (2007), 2042,8 (2008), 2067,4 (2009), 2099,4 (2010), 1210,4 (2011)1314,4 (2012), 1332,4 (2013) and for R2: 584,25 (2007), 5473 (2008), 5460,25 (2009). The rate of state-ownership also varies significantly across the counties (Table 3). It ranges from 9795 for Dolj county in 2007 to 1058 for Vâlcea county in 2012, both in R1 and from 23369 for Arad county to 5934 for Hunedoara county in 2013 in R2. While for R1 there are three counties with a rate of state-ownership between 2042 and 3082 in 2007, for R2 there are only two counties ranging more than 6000 for the same year.

In general, state-ownership counts the same values yearly. In addition, while for R1 there are three counties with a rate of state-ownership between 969 and 1253 in 2011-2013, in R2 there are two counties ranging more around 1275-2532 for the same period. State housing ownership is relatively high for both regions counting more than 9795 units in 2007 for the first region and 5842,25 units for R2 in the same year. Less than a half of the dwellings are counted in the first region for Dolj county in 2007, and more than a half of the dwellings are considered for Caraş-Severin in the second region in the same year. These levels of state-ownership might be the result of a causal link between poor economic performance and the institutional development showing that post-integration costs are associated with funding issues and administrative-centralized system. These transformations provided relative high levels of state ownership.

Figure 3. State majority ownership of dwellings at urban level (2007-2013)



Source: Author's own compilation based on the National Institute of Statistics database information

Although state majority-ownership before and after the integration in the European Union challenged the lack of legislation and an increasing approach of the self-built housing phenomenon, the housing market indicates the vast majority of public sector dwellings built (Clark, 2012: 110-134).

At the same time, decreasing state housing ownership, indicating a strong position of the state in the housing market is expected to have negative influences on private investment. Yet, the situation of finished dwellings, both with public and private funding, at urban level in the period 2007-2013 (Chart 4. Finished dwellings with public funding at urban level (square meters) (2007-2013) and Chart 5. Finished dwellings with public

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funding at urban level (square meters) (2007-2013) is beneficial for the housing tenure analysis.

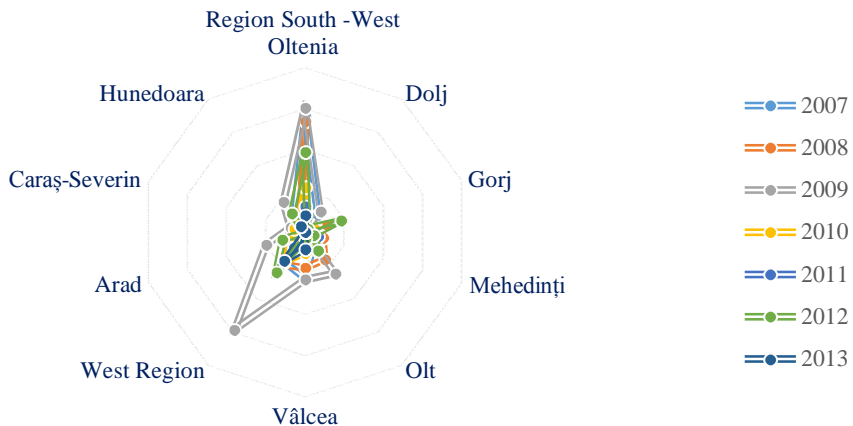
These two sets of data include also a county-level analysis both for public and private funding indicating a close relationship between the type of funding and the level of analysis (urban/ rural). In contrast to the general hypothesis, considering that extra-urbanization and housing policy realignment discourages state-ownership and funding, Chart 4 presents the results considering the funding source/ square meters. Furthermore, this relatively access to public housing is not surprising considering the lack of statistical data for both regions as follows: for R1 almost 25 per cent (meaning 11 data cases from 42 data cases) and for R2, 25 per cent (7 data cases of 28).

Although the policies and reforms reduced the state ownership, the linkages between the county-level analysis and regional level persist in the case of the two regions. Furthermore, the values of the finished dwellings with public funding create a unique housing context having effects at the city level (Meliciani and Savona, 2015: 387-416).

The new legal environment gave local authorities the possibility to access the opportunities of financing, especially social housing. Furthermore, the public sector housing faced significant challenges since 2008-2009.

However, the inequality of housing policies indicates that housing from public funds also depends on how local management performance and community planning developed in the developing regions (Grimes and Aitken, 2010: 325-353). The data also provides that the number of dwellings with public funds varies between the counties of the same region from 56489 in 2007 for R1 to 17363 in 2013 for R2. At the same time, the dwelling stock with public funding at urban level in selected regions varies according to the scale of residence at county level from 60400 for R1 in 2009 to 23945 in 2012 for R2 and from 22006 in 2010 to 38897 in 2012.

Figure 4. Built surfaces of finished dwellings with public funding in the urban area (square meters) (2007-2013)



Source: Author's own compilation based on the National Institute of Statistics database information

Despite these improvements in the public sector, in the rural dwellings sector structural inadequacies and standards are disproportionately evaluated for the two regions. Regionally, more than 56489 rural housing were built in 2007 in R1 and almost half of this in 2010; 8235 m² were constructed for R1 in 2013 and more than 8200 m² in the same year for R2. The problem of less rural housing is deteriorated in the years where we have no official data (for R1, 10 cases and for R2, 7 cases).

The cost of rural housing with state-led investment was often overlooked when considering the local economic opportunities and the housing demand at lower prices. Furthermore, the rural spatial patterns for the South-West Region and West Region reflects the changing structure of the population and the migration phenomenon in the countryside.

One other important factor reflects the large-scale changes of rural areas according to the economic and socio-cultural impact of the European integration and the subsequent increase of social differentiation. The great challenge in this period was to construct rural housing in order to meet the real changes that occurred in the West in the rural space: new types and new approaches to rural and regional space in both regions, state-led investment, progressive industrialism and the uncertainty of the regional funds arena.

These new demands realigned the understanding of state-led interest and investment between 2008 and 2010 (from a total of 53887 m² built in 2008 in R1 to 17760 m² built in R2 in 2010). Moreover, these new experiences meant that the rural housing had to adapt to a new rural area meeting state ownership, rural residency and household living conditions. In the latter case, the regional impact is magnified in the case of Gorj County (in 2010 just 4851 m² were built with public funding).

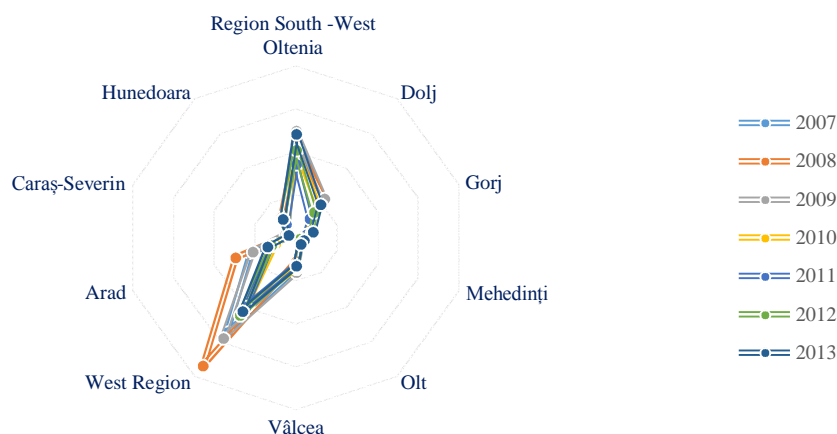
For the private funding at urban level, between 2007 and 2013, as a result of ongoing transformations in the structure of the society and the integration to the European Union, the housing market experienced the challenges of the European programs and policies and the development of a post-integration market strategies with more civil building activity.

The new housing estates created the proper environmental aspects for the new living-style and the improvement of the urban stock of buildings in small communities (Ziebarth, Prochaska-Cue and Shrewsbury, 2010). Between 2007 and 2013, for R1 more than 1.530.000 m² were built and for R2 more than 1.750.000 m² were built in the same period. Although the state majority ownership of dwellings remains a significant player in the housing market, the average of square meters for the six counties in the urban areas of R1 is around 255.900 m² built / county and for R2 is 437.500 m² built / county. The ratio between R1 and R2 is just 0,58.

This led to an increase in the number of square meters built in the case of the West Region in the urban area from 189.324 m² built in 2010 to 211.988 m² built in 2013. Chart 5 shows that the urban landscape for both regions is polarized for all counties, with a “decreasing middle period” between 2010 and 2012. In absolute terms, the decrease in built-up square meters between 2010 and 2012 in both regions shows a new spatial arrangements at county level accounted for nearly 40 percent of the total urban area. The West region was the fastest-growing number of square meters built between 2007 and 2013 and the densest county urban areas were Arad and Timiș.

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Figure 5. Built surfaces of finished dwellings with private funding in the urban area (square meters) (2007-2013)



Source: Author's own compilation based on the National Institute of Statistics database information

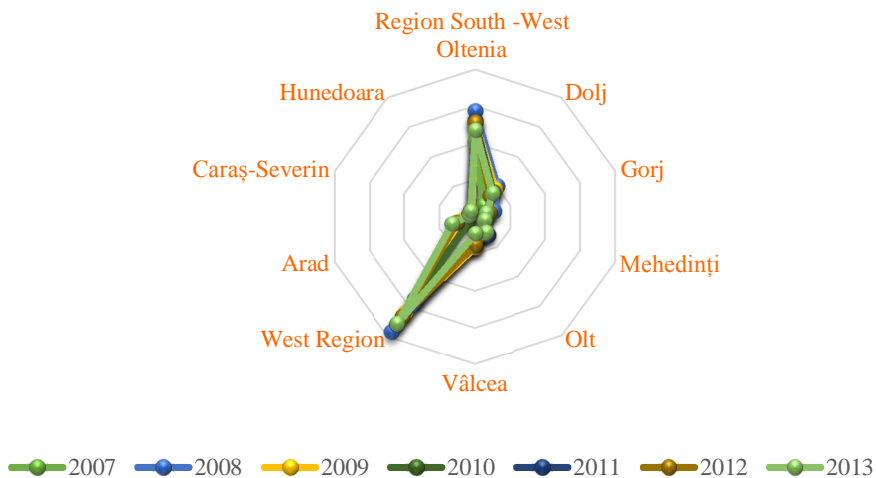
After the EU integration, the government housing policy has considerably encouraged new constructions, although if one takes into account the economic crisis, these developments easily provide the true point in the evolution of the dwelling construction with public/ private funding in the rural area. However, in 2007, in both regions more than 13.800 m² were built and in 2013 around 4.800 m² were built. The period 2007-2010 is considered to have a great impact for the rural area, in terms of both direct state-led investment from central government and local authorities and from a social and economic perspective of built surfaces (Murdoch, Lowe, 2003). In the same period, the public funding in housing construction (as built surfaces in terms of square meters) was considered as one of the central issues on the national housing policies at rural level derived from four factors: 1. the low level of employment mobility, 2. the local policy challenges, 3. the changing social and economic circumstance and 4. the initiatives aimed at supplying the planning of housing (see Chart 6). The Dolj County is the only county to see a relative constant growth in the built surface of finished dwelling with public funding for the rural area in the period in the region R1, and Arad County in the second region, R2. These three axes of public funding in the rural area – central agenda, local interest and public investment – have operated to provide the rural planning and development in both regions. This generic presentation of public funding in rural areas shows that the planning policies in the countryside have provided a series of snapshots reflecting upon the rural economies and rural housing investment (Chapman, Murie, 1996: 156-170). Despite these differences, all counties in both regions have a comprehensive housing policy expending the private funding – rural housing provisions. The overview of the private funding in the rural area between 2007-2013 contributed to a less entrenched state role in the housing policies and investment and a growing construction constraint for social planning (see Chart 7).

Figure 6. Built surfaces of finished dwellings with public funding in the rural area (square meters) (2007-2013)



Source: Author’s own compilation based on the National Institute of Statistics database information

Figure 7. Built surfaces of finished dwellings with private funding in the rural area (square meters) (2007-2013)



Source: Author’s own compilation based on the National Institute of Statistics database information

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In conclusion, although the level of regional level for which national data statistics are available makes possible to perform a complete comparison before and after the RHL adoption and the data obtained for the two regions appear to be a reasonably good model for the Romanian housing area. Concurrently, decreasing rates of state majority ownership of dwellings in both regions are likely to be caused by the transition dimension of housing change and the volatility generated by policies of private investment. The rates of state majority ownership boosted in the first years of transition, while lower rates were registered after the integration in the European Union. In conclusion, to explain this phenomenon, a *state ownership majority of dwellings paradigm* is observed. According to this theoretical approach, the need for state ownership was continuously updated depending on the central/ local decision-making processes and the urban/ rural development planning. Based on this state majority ownership paradigm, the positive developments in defining the new public policies settings become the useful tools for the regional planning and the regional scrutinizing of housing policies.

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Appendix:

Data statistics source: National Institute of Statistics (database) (: No official data). Retrieved from: <http://statistici.insse.ro/shop/>.

Table 1. State majority ownership of dwellings at urban level (1990-1996)

Year / Region/ County	1990	1991	1992	1993	1994	1995	1996
<i>Region</i>							
<i>South-West</i>	198944	122438	61962	40913	33654	28100	25112
<i>Oltenia</i>							
<i>Dolj</i>	62474	38642	19710	11498	9471	7768	6701
<i>Gorj</i>	35955	23780	9713	7031	5311	5255	4589
<i>Mehedinți</i>	28952	22496	14358	11218	9594	7210	6718
<i>Olt</i>	37645	19749	11171	8286	7381	6687	6368
<i>Vâlcea</i>	33918	17771	7010	2880	1897	1180	736
<i>Average R1</i>	39788,8	24487,6	12392,4	8182,6	6730,8	5620	5022,4
<i>West Region</i>	270265	178289	118859	103299	91844	85789	77939
<i>Arad</i>	41076	24628	15712	12791	12229	11963	11369
<i>Caraș-</i>	46983	33232	21732	17731	15775	14096	13389
<i>Hunedoara</i>	104068	76714	44982	39764	32430	28511	25237
<i>Timiș</i>	78138	43715	36433	33013	31410	31219	27944
<i>Average R2</i>	108106	52161,8	47543,6	41319,6	36737,6	34315,6	31175,6

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Table 2. State majority ownership of dwellings at urban level (1996-2006)

Year / Region/ County	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<i>Region South-West Oltenia</i>	25351	23334	21433	20890	9678	9412	10366	10312	10054	9809
<i>Dolj</i>	8839	7682	7028	6698	3510	3272	3446	3375	3181	3043
<i>Gorj</i>	3787	3408	2472	2516	2802	2695	3152	3052	2985	2816
<i>Mehedinți</i>	6259	5960	5734	5609	847	907	944	864	796	816
<i>Olt</i>	5977	5867	5817	5710	1392	1447	1675	1811	1895	1944
<i>Vâlcea</i>	489	417	382	357	1127	1091	1149	1210	1197	1190
<i>Average R1</i>	5070,2	4666,8	4286,6	4178	1935,6	1882,4	2073,2	2062,4	2010,8	1961,8
<i>West</i>	67404	63065	61172	59804	33639	28101	28156	27245	26156	24875
<i>Arad</i>	8792	7565	7555	7553	4072	325	649	605	575	607
<i>Caraș-</i>	12779	12326	11036	7919	7889	7732	7511	7393	6925	6672
<i>Hunedoara</i>	21570	20165	19406	18531	12719	11312	10769	10120	9160	8412
<i>Timiș</i>	24263	23009	22754	22684	8929	8575	9006	9009	9028	8931
<i>Average R2</i>	26961,6	25226	24384,6	23298,2	13449,6	11209	11218,2	10874,4	10368,8	9899,4

Table 3. State majority ownership of dwellings at urban level (2007-2013)

Year / Region/ County	2007	2008	2009	2010	2011	2012	2013
<i>Region South-West Oltenia</i>	9795	10214	10337	10497	6052	6572	6662
<i>Dolj</i>	3082	2972	3040	3000	969	984	980
<i>Gorj</i>	2409	2451	2383	2386	2107	2328	2327
<i>Mehedinți</i>	842	929	915	912	1201	1253	1251
<i>Olt</i>	2042	2286	2164	2187	761	949	946
<i>Vâlcea</i>	1420	1576	1835	2012	1014	1058	1158
<i>Average R1</i>	1959	2042,8	2067,4	2099,4	1210,4	1314,4	1332,4
<i>West Region</i>	23369	21892	21841	21517	12149	12238	12247
<i>Arad</i>	474	552	728	758	1275	1419	1401
<i>Caraș-Severin</i>	6672	6457	6490	6467	2570	2532	2489
<i>Hunedoara</i>	7291	6216	6015	5737	5966	5987	5934
<i>Timiș</i>	8932	8667	8608	8555	2338	2300	2423
<i>Average R2</i>	5842,25	5473	5460,25	5379,25	3037,25	3059,5	3061,75

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Table 4. Built surfaces of finished dwellings with public funding in the urban area (square meters) (2007-2013)

Year / Region/ County	2007	2008	2009	2010	2011	2012	2013
Region South-West Oltenia	56489	53887	60400	22006	12488	38897	8235
<i>Dolj</i>	10446	:	12583	:	865	2087	:
<i>Gorj</i>	7119	11065	:	4851	:	18340	:
<i>Mehedinți</i>	9134	9069	:	:	6549	4344	:
<i>Olt</i>	7227	16289	24826	7141	:	10855	:
<i>Vâlcea</i>	22563	17464	22991	10014	5074	3271	8235
West Region	17727	19220	58670	17760	9384	23945	17363
<i>Arad</i>	:	7689	19985	5507	:	11632	:
<i>Caraș-Severin</i>	:	4377	7517	5689	:	:	:
<i>Hunedoara</i>	9451	4223	18195	5469	3086	11219	3632
<i>Timiș</i>	8276	2931	12973	1095	6298	1094	13731

Source: National Institute of Statistics (: No official data)

Table 5. Built surfaces of finished dwellings with private funding in the urban area (square meters) (2007-2013)

Year / Region/	2007	2008	2009	2010	2011	2012	2013
Region South-West	238933	221591	248215	208849	171464	204825	241528
<i>Dolj</i>	111563	112328	113085	89981	54633	72850	96344
<i>Gorj</i>	27628	27687	27068	19792	25045	39003	41902
<i>Mehedinți</i>	9990	8055	7638	10774	11542	8476	19106
<i>Olt</i>	15827	18886	20147	16531	17438	17643	17960
<i>Vâlcea</i>	73925	54635	80277	71771	62806	66853	66216
West Region	273450	368185	288614	189324	198612	222619	211988
<i>Arad</i>	111778	147985	105732	50588	58995	60284	69151
<i>Caraș-Severin</i>	10378	18873	25705	18768	19219	21238	17345
<i>Hunedoara</i>	34255	58060	52651	34809	38568	53747	52380
<i>Timiș</i>	117039	143267	104526	85159	81830	87350	73112

Table 6. Built surfaces of finished dwellings with public funding in the rural area (square meters) (2007-2013)

Year / Region/ County	2007	2008	2009	2010	2011	2012	2013
Region South-West Oltenia	13851	24877	1637	967	3970	1136	514
<i>Dolj</i>	10479	23126	1284	640	3970	:	426
<i>Gorj</i>	:	:	:	94	:	170	:
<i>Mehedinți</i>	1032	50	:	:	:	966	88
<i>Olt</i>	1890	1102	:	54	:	:	:
<i>Vâlcea</i>	450	599	353	179	:	:	:
West Region	:	1037	:	3658	3222	280	4293
<i>Arad</i>	:	1037	:	3424	3222	280	1740
<i>Caraș-Severin</i>	:	:	:	:	:	:	2363
<i>Timiș</i>	:	:	:	234	:	:	190

Source: National Institute of Statistics (: No official data)

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Table 7. Built surfaces of finished dwellings with private funding in the rural area (square meters) (2007-2013)

Year / Region/	2007	2008	2009	2010	2011	2012	2013
Region South-West	203168	286721	257296	254552	260641	255892	234863
Dolj	38220	102386	92077	84441	78354	69959	80096
Gorj	31031	52772	29702	36573	31176	39734	32294
Mehedinți	19641	19389	10720	12447	20301	23312	26975
Olt	48782	48580	43730	43209	59655	47348	51134
Vâlcea	65494	63594	81067	77882	71155	75539	44364
West Region	272895	384278	320043	277857	359772	332793	356880
Arad	23331	40592	40795	11233	52587	52670	64544
Caras-Severin	11226	11843	13757	10786	12761	18012	16108
Hunedoara	12956	19014	16988	20243	19817	18585	19251
Timiș	225382	312829	248503	235595	274607	243526	256977

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