

ASSESSMENT OF DAMAGE CAUSED BY THE REDUCTION OF DAYLIGHT LIGHTING DURATION OF RESIDENTIAL CONSTRUCTIONS IN THE CONDITIONS OF THE REPUBLIC OF MOLDOVA

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| ARTICLE INFO | ABSTRACT |
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| <p>Keywords: real estate, value, damage, compensation</p> <p>JEL Classification: C13, D52, K11</p> | <p>This paper examines the material damage caused to the owner of the property as a result of the violation of the design rules. This phenomenon was observed by the authors participating in the period 2018-2021 in the assessment of over 500 construction projects of residential blocks on the territory of the Republic of Moldova. In about 50% was found a violation of lighting regulations. Through this study, we aimed to investigate the ways to assess the extent of the damage caused by the reduction of the level of daylight lighting in residential buildings in the specific conditions of the real estate market in the Republic of Moldova. This paper aims to: Identify the legislative and normative framework that regulates the process of ascertaining the damage caused to the owner of the residential real estate following the reduction of the level of sunshine and natural lighting; Determine the consequences of reducing the level of sunshine and natural lighting for residential buildings; Propose methods for estimating the material damage caused to the owner of the damaged real estate under the conditions of the Republic of Moldova.</p> |
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