



19 GRADBENIŠTVO
CONSTRUCTION

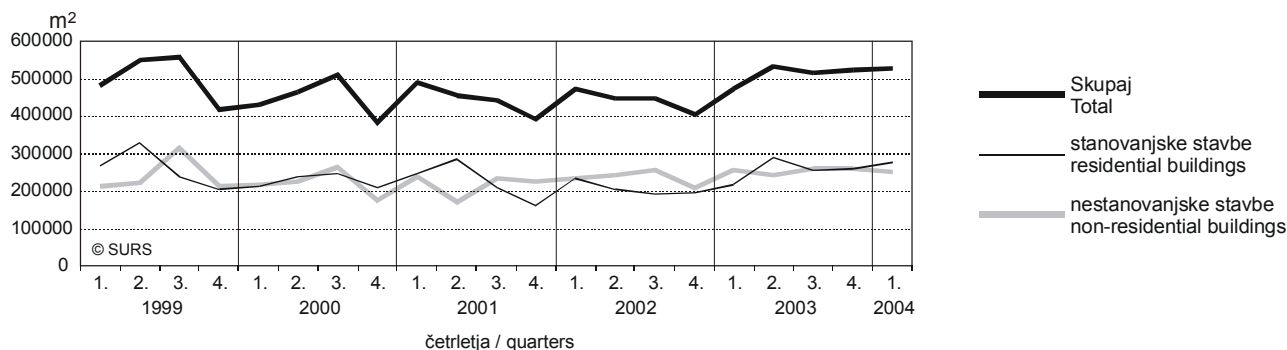
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STATISTIKA GRADBENIH DOVOLJENJ ZA STAVBE, SLOVENIJA, 1. ČETRLETJE 2003 - 1. ČETRLETJE 2004
STATISTICS OF BUILDING PERMITS, SLOVENIA, 1ST QUARTER 2003 - 1ST QUARTER 2004

- ▶ V 2003 letu je bilo v Sloveniji za gradnjo stavb izdanih 5660 gradbenih dovoljenj ali za 8 % več kot leta 2002. Sodeč po podatkih za zadnjih pet let, je bilo največ gradbenih dovoljenj izdanih v drugem četrletju.
V prvem četrletju letos je bilo izdanih za 9 % manj gradbenih dovoljenj kot v enakem obdobju 2003, skupna površina vseh načrtovanih stavb pa je bila za 4 % večja.
- ▶ V prvem četrletju letos je bilo izdanih 96 % gradbenih dovoljenj za nove stavbe, med temi pa so prevladovale stanovanjske – bilo jih je 808 ali 67 % celotne nove gradnje. To razmerje je bilo podobno tudi v letu 2003.
- ▶ Do konca marca letos je bila z izdajo gradbenih dovoljenj, predvidena gradnja 1393 novih stanovanj ali za 12 % več kot v enakem obdobju lani. Med njimi se je izrazilo povečalo število stanovanj v večstanovanjskih stavbah, saj jih je bilo za 50 % več kot lani v enakem obdobju.
- ▶ In 2003 there were 5,660 building permits issued in Slovenia, which is 8% more than in 2002. Judging by the data for the past five years, most building permits were issued in the second quarter of each year.
In the first quarter of 2004, 9% less building permits were issued than in the first quarter of 2003. The total floor area of planned buildings increased by 4%.
- ▶ In the first quarter of 2004, 96% of building permits were issued for new buildings, most of them for residential buildings (808 or 67% of all new buildings). The ratio between residential and non-residential buildings was similar in 2003.
- ▶ By the end of March 2004 construction of 1,393 new dwellings was planned, which is 12% more than in the first quarter of 2003. Among them the share of dwellings in multi-dwelling buildings increased by more than 50% compared to the first quarter of 2003.

Slika 1: Površina novih stavb po namenu, 1. četrletje 1999 - 1. četrletje 2004¹⁾

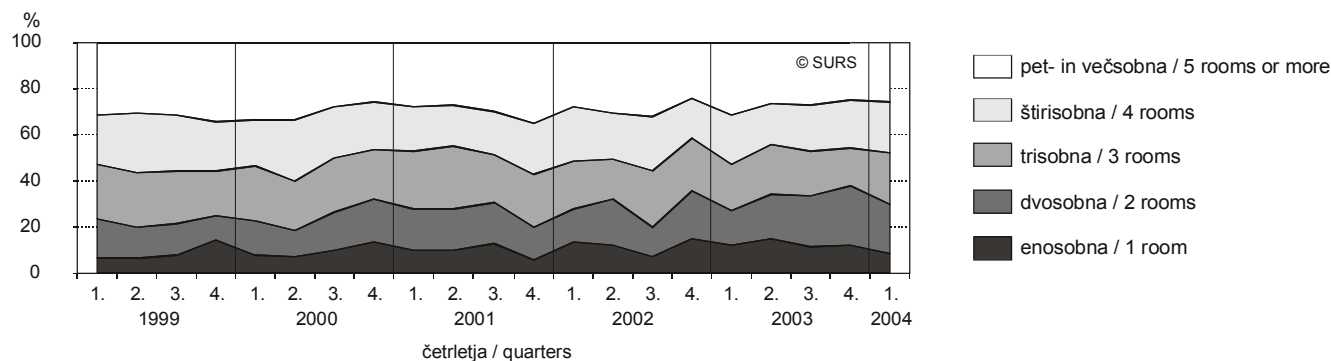
Chart 1: Floor area of new buildings by purpose, 1st quarter 1999 - 1st quarter 2004¹⁾



1) Podatki za 2004 so začasni.
Data for 2004 are provisional.

Slika 2: Struktura stanovanj po številu sob število sob, 1. četrletje 1999 - 1. četrletje 2004¹⁾

Chart 2: Structure of dwellings by number of rooms, 1st quarter 1999 - 1st quarter 2004¹⁾



1) Podatki za 2004 so začasni.
Data for 2004 are provisional.

1. Stavbe na osnovi izdanih gradbenih dovoljenj

Buildings on the basis of building permits issued

1.1 Novogradnja, povečava in sprememba namembnosti stavb, 1. četrletje 2003 - 1. četrletje 2004New construction, extension and conversion-improvement of buildings, 1st quarter 2003 - 1st quarter 2004

	Stavbe, skupaj Total number of buildings			Novogradnja in povečava New construction and extension			Sprememba namembnosti Conversion-improvement		
	število number	površina floor area of buildings m ²	prostornina volume of buildings m ³	število number	površina floor area of buildings m ²	prostornina volume of buildings m ³	število number	površina floor area of buildings m ²	prostornina volume of buildings m ³
2003									
1. četrletje / quarter	1370	524826	1999339	1253	470409	1792185	117	54417	207154
2. "	1516	612315	2224508	1394	530003	1884951	122	82312	339557
3. "	1473	584696	2017670	1329	514854	1779194	144	69842	238476
4. "	1301	568368	2105013	1214	521976	1896927	87	46392	208086
2004 ¹⁾									
1. četrletje / quarter	1251	544301	2151588	1199	527731	2093046	52	16570	58542

1) Podatki so začasni.
Provisional data.**1.2 Novogradnja, povečava in sprememba namembnosti stanovanjskih in nestanovanjskih stavb, 1. četrletje 2003 - 1. četrletje 2004**New construction, extension and conversion-improvement of residential and non-residential buildings, 1st quarter 2003 - 1st quarter 2004

	Novogradnja in povečava New construction and extension				Sprememba namembnosti Conversion-improvement			
	stanovanjske stavbe residential buildings		nestanovanjske stavbe non-residential buildings		stanovanjske stavbe residential buildings		nestanovanjske stavbe non-residential buildings	
	število number	površina floor area of buildings m ²	število number	površina floor area of buildings m ²	število number	površina floor area of buildings m ²	število number	površina floor area of buildings m ²
2003								
1. četrletje / quarter	845	215660	408	254749	40	17802	77	36615
2. "	979	289313	415	240690	40	8393	82	73919
3. "	892	255890	437	258964	48	16436	96	53406
4. "	778	260554	436	261422	21	8726	66	37666
2004 ¹⁾								
1. četrletje / quarter	808	275761	391	251970	15	3406	37	13164

1) Podatki so začasni.
Provisional data.**1.3 Površina novih stavb po namenu, 1. četrletje 2003 - 1. četrletje 2004**Floor area of new buildings by purpose, 1st quarter 2003 - 1st quarter 2004

	Površina novih stavb Floor area of new buildings					
	skupaj total	enostanovanjske stavbe one-dwelling residential buildings	dvo- in večstano- vanjske stavbe two- and more dwelling residential buildings	stanovanjske stavbe za posebne namene residencies for communities	upravne in pisarniške stavbe office buildings	druge stavbe other buildings
2003						
1. četrletje / quarter	470409	165545	50115	-	18735	236014
2. "	530003	192991	94958	1364	16973	223717
3. "	514854	175760	70312	9818	10958	248006
4. "	521976	156884	96673	6997	12565	248857
2004 ¹⁾						
1. četrletje / quarter	527731	169160	106601	-	18910	233060

1) Podatki so začasni.
Provisional data.

1.4 Število stavb po statističnih regijah, Slovenija, 1. četrletje 2003 - 1. četrletje 2004

Number of buildings by statistical regions, Slovenia, 1st quarter 2003 - 1st quarter 2004

	Število stavb / Number of buildings				
	2003				2004 ¹⁾
	četrletje / quarter				četrletje / quarter
	1.	2.	3.	4.	1.
Slovenija / Slovenia	1370	1516	1473	1301	1251
Pomurska	106	147	146	99	107
Podravska	306	323	291	290	249
Koroška	52	41	28	20	22
Savinjska	178	187	174	147	172
Zasavska	16	16	13	10	5
Spodnjeposavska	52	63	72	52	57
Jugovzhodna Slovenija	126	115	108	110	136
Osrednjeslovenska	211	267	230	262	170
Gorenjska	116	137	148	94	89
Notranjsko-kraška	41	34	51	24	32
Goriška	121	135	146	131	147
Obalno-kraška	45	51	66	62	65

1) Podatki so začasni.
Provisional data.

2. Stanovanja na osnovi izdanih gradbenih dovoljenj

Dwellings on the basis of building permits issued

2.1 Novogradnja, povečava in sprememba namembnosti stanovanj, 1. četrletje 2003 - 1. četrletje 2004

New construction, extension and conversion-improvement of dwellings, 1st quarter 2003 - 1st quarter 2004

	Stanovanja, skupaj Total number of dwellings		Novogradnja in povečava New construction and extension		Sprememba namembnosti conversion-improvement	
	število number	površina useful floor area of dwellings m ²	število number	površina useful floor area of dwellings m ²	število number	površina useful floor area of dwellings m ²
2003						
1. četrletje / quarter	1348	159497	1249	151975	99	7522
2. "	1756	203419	1694	196496	62	6923
3. "	1473	179254	1331	167060	142	12194
4. "	1545	169215	1452	163229	93	5986
2004 ¹⁾						
1. četrletje / quarter	1461	169960	1393	165493	68	4467

1) Podatki so začasni.
Provisional data.

2.2 Nova stanovanja v stavbah, za katere so bila izdana gradbena dovoljenja, 1. četrletje 2003 - 1. četrletje 2004

New dwellings in buildings for which building permits were issued, 1st quarter 2003 - 1st quarter 2004

	Stanovanja Dwellings							
	Skupaj Total		v enostanovanjskih stavbah in one-dwelling residential buildings		v dvo- in večstanovanjskih stavbah in two- and more dwelling residential buildings		v nestanovanjskih stavbah in non-residential buildings	
	število number	površina useful floor area of dwellings m ²	število number	površina useful floor area of dwellings m ²	število number	površina useful floor area of dwellings m ²	število number	površina useful floor area of dwellings m ²
2003								
1. četrletje / quarter	1249	151975	761	116457	443	32058	45	3460
2. "	1694	196496	856	135436	787	57254	51	3806
3. "	1331	167060	780	122424	528	42316	23	2320
4. "	1452	163229	693	107726	711	51911	48	3592
2004 ¹⁾								
1. četrletje / quarter	1393	165493	706	111922	664	51513	23	2058

1) Podatki so začasni.
Provisional data.



METODOLOŠKA POJASNILA

Namen statističnega raziskovanja

je pridobitev statističnih podatkov o gradbeni dejavnosti za stavbe na osnovi gradbenih dovoljenj, ki jih je izdal upravni organ. Vsako izdano dovoljenje spremljamo posebej.

Podatki so pomembni za:

- statistično spremljanje kratkoročnega gibanja v gradbeni dejavnosti,
- pregled nad posegi v prostor,
- poslovno odločanje v gradbeni dejavnosti in z njo povezanih dejavnostih industrijske proizvodnje,
- mednarodne primerjave.

Enota opazovanja

so vse stavbe, za katere je upravna enota izdala gradbena dovoljenja. Razvrščanje gradbenih objektov na stavbe in gradbene inženirske objekte opredeljuje klasifikacija, ki je bila sprejeta z Uredbo o uvedbi in uporabi enotne klasifikacije vrst objektov in o določitvi objektov državnega pomena (Uradni list RS, št. 33/03). Enotna klasifikacija vrst objektov (CC-SI) temelji na klasifikaciji Classification of Types of Constructions (CC), ki se uporablja v Evropski uniji, in je izvedena iz nje.

Viri

Podatke pridobimo na osnovi mesečnega raziskovanja Poročilo o dovoljenju za gradnjo stavbe (GRAD-PGD/M). Raziskovanje izvajamo od leta 1998. Vir podatkov je dokumentacija projekta za pridobitev gradbenega dovoljenja, s katero razpolaga oddelek za okolje in prostor v okviru upravnega organa.

Zajetje

V to statistično raziskovanje so zajete vse stanovanjske in nestanovanjske stavbe, za katere je v opazovanem obdobju upravna enota izdala gradbeno dovoljenje (za novogradnjo, povečavo ali spremembo namembnosti). Pri povečavah stanovanjskih stavb ne upoštevamo prizidave sobe ali pomožnega prostora.

Definicije in druga pojasnila

Gradbeno dovoljenje za stavbo je odločba, s katero pristojni upravni organ dovoli gradnjo in s katero predpiše konkretne pogoje, ki jih je treba pri gradnji upoštevati.

Stavba je objekt z enim ali več prostorov, v katere človek lahko vstopi in so namenjeni prebivanju ali opravljanju dejavnosti.

Stanovanjska stavba je stavba, od katere se vsaj polovica uporabne površine uporablja za prebivanje.

Nestanovanjska stavba je stavba, od katere se več kot polovica uporabne površine uporablja za opravljanje dejavnosti.

Novogradnja ali povečava je gradnja novega objekta ali dozidava (nadzidava) že obstoječega objekta, s katero se bistveno spremeni njegov zunanji izgled. Nadomestno gradnjo štejemo za novogradnjo.

Sprememba namembnosti je posledica izvedbe del, s katerimi se spremeni raba celega objekta ali dela objekta tako, da se z njo spremeni vpliv objekta na okolico, vendar pri tem ne gre za gradnjo.

Površina stavbe obsega vsoto površin vseh etaž stavbe, ki jo določa veljaven tehnični predpis.

Prostornina stavbe obsega vsoto prostornin vseh etaž stavbe, ki jo določa veljaven tehnični predpis.

METHODOLOGICAL EXPLANATIONS

The purpose of the statistical survey

is to obtain statistical data on construction activity for buildings on the basis of building permits issued by the administrative body. Each permit is followed separately.

Data are important for:

- statistical monitoring of short-term changes in the construction activity,
- review of interventions into living space,
- business decision-making in construction and related industrial production activities,
- international comparisons.

Observation units

are all buildings for which the administrative unit issued building permits. Classification of constructions into buildings and civil engineering works is determined by the classification adopted with the Decree on the Introduction and Application of the Classification of Types of Constructions and Determination of Constructions of National Importance (OJ RS No. 33/03). The Slovene Classification of Types of Constructions CC-SI is based on the Classification of Types of Constructions (CC) used in the European Union.

Sources

Data are obtained with monthly surveys Report on Building Permits (GRAD-PGD/M). The survey has been carried out since 1998. The source of data is the project documentation for obtaining the building permit, which is available at the department for environment and spatial planning within the administrative body.

Coverage

This statistical survey covers all residential and non-residential buildings for which the administrative unit issued a building permit in the observed period (for new construction, extension and conversion-improvement). At extensions of dwellings we do not take into consideration extension of room or utility space.

Definitions and other explanations

Building permit is a decision with which the authorised administrative body allows construction and with which it prescribes concrete conditions that have to be taken into consideration.

Buildings are structures with one or more rooms into which a person can enter and are intended for residence or for performing an activity.

Residential buildings are buildings at least half of which is used for residential purpose.

Non-residential buildings are buildings more than half of which is not used for residential purpose.

New construction or extension is construction of a new building or extension of an already existing building with which its appearance is considerably altered. Replacement construction is new construction.

Conversion-improvement is execution of works that are not construction but the use of the entire building or a part of it is changed so that the impact of the building on the surrounding area is changed.

Floor area of buildings is the sum total of floor area of all storeys of the building defined by the valid technical regulation.

Volume of buildings is the sum total of the volume of all storeys of the building defined by the valid technical regulation.



Stanovanje je vsaka gradbeno povezana celota, ki je namenjena za nastanitev in ima eno ali več sob z ustreznimi pomožnimi prostori (kuhinjo, shrambo, kopalnico, straniščem) ali je brez njih ter ima vsaj en poseben vhod.

Rezultati o številu stanovanj so prikazani drugače kot v prejšnjih objavah, in sicer po metodologiji iz leta 2002, po kateri so upoštevana tudi tista stanovanja, ki se uporabljajo le občasno (počitniška stanovanja). Ne upoštevamo pa stanovanj v stavbah za posebne namene (kot so npr. domovi za ostarele, študente, delavce itd.).

V **površini stanovanja** je upoštevana uporabna površina sob, kuhinje in drugih pomožnih prostorov, površina zaprtih teras in verand ter površina pod vgrajenimi omarami. Površine kleti, podstrešij (neprimernih za stanovanje) ali skupnih prostorov v večstanovanjskih stavbah niso upoštewane.

Soba je prostor, ki je s stalnimi stenami ločen od drugih stanovanjskih prostorov, ima neposredno dnevno svetlobo in meri najmanj 6 m². Kuhinja ni všteta v število sob.

Pojasnilo

Začasne četrletne podatke objavljamo po datumu prejema gradbenega dovoljenja. Pri končnih podatkih upoštevamo uradni datum izdaje dovoljenja.

A **dwelling** is any structurally unified unit intended for residence, with one or more rooms, with or without appropriate utility spaces (kitchen, larder, hallway, bathroom, toilet) and with at least one separate entrance.

In contrast to previous issues, results are shown according to the 2002 methodology which takes into account dwellings used only occasionally (e.g. holiday homes). Dwellings in collective accommodation facilities (e.g. old people's homes, student residence, etc.) are not taken into consideration.

The **useful floor area of a dwelling** covers the usable area of the rooms, kitchen and other auxiliary interiors, the area of enclosed terraces and verandas, and the area enclosed by fitted cupboards. The areas of cellar, attic (unfit for a dwelling) and collective areas in apartment houses are not taken into consideration.

A **room** is an interior space separated from others by permanent walls, which receives direct daylight and has an area of at least six square metres. The kitchen is not counted as a room.

Explanation

Provisional quarterly data are published by the date of the receipt of the building permit. In publishing the final data we take into consideration the official date of the issue of the building permit or safety permit.

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