

19 GRADBENIŠTVO CONSTRUCTION

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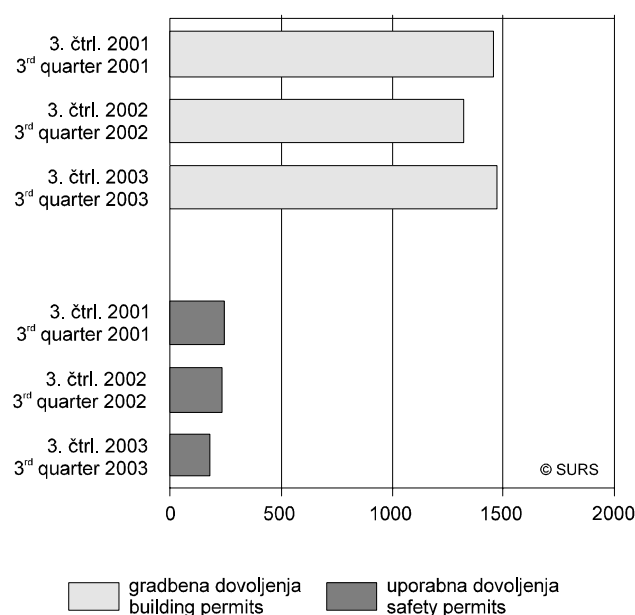
ZAČASNI PODATKI
PREVISIONAL DATA

STATISTIKA GRADBENIH IN UPORABNIH DOVOLJENJ ZA STAVBE, SLOVENIJA, 3. ČETRTLETJE 2003 STATISTICS OF BUILDING PERMITS AND SAFETY PERMITS, SLOVENIA, 3rd QUARTER 2003

- V prvih devetih mesecih letos je bilo v Sloveniji izdanih 4224 dovoljenj za gradnjo stavb. Skupna površina vseh načrtovanih stavb meri 1 658 854 m² ali za 8 % več kot v enakem lanskem obdobju.
- Z izdajo gradbenih dovoljenj je bila v devetih mesecih letos predvidena gradnja 4619 stanovanj oz. za 14 % več kot v enakem lanskem obdobju. Delež stanovanj v družinskih hišah je bil tako kot vsa obdobja pred tem višji od deleža stanovanj v drugih stavbah in je predstavljal 59 %. Predvideno stanovanje je merilo povprečno 116 m².
- Do konca septembra letos je bilo v Sloveniji izdano 498 uporabnih dovoljenj za stavbe, katerih skupna površina je obsegala 384 418 m² ali za 436 m² manj kot lani. Med izdanimi uporabnimi dovoljenji je 79 % dovoljenj za nestanovanjske stavbe.
- In the first nine months of 2003 there were 4,224 building permits issued in Slovenia. The total floor area of all planned buildings is 1,658,854 m², which is 8% more than in the first nine months of last year.
- By issuing building permits, in the first nine months of 2003 construction of 4,619 dwellings was planned, which is 14% more than in the first nine months of last year. As in the previous years, in the first nine months of this year a large share (59%) of dwellings was in family houses. The planned dwellings will have the average floor area of 116 m².
- By the end of September 2002, 509 safety permits were issued for buildings with the total floor area of 344,892 m² or 436 m² less than last year. 79% of safety permits were issued for non-residential buildings.

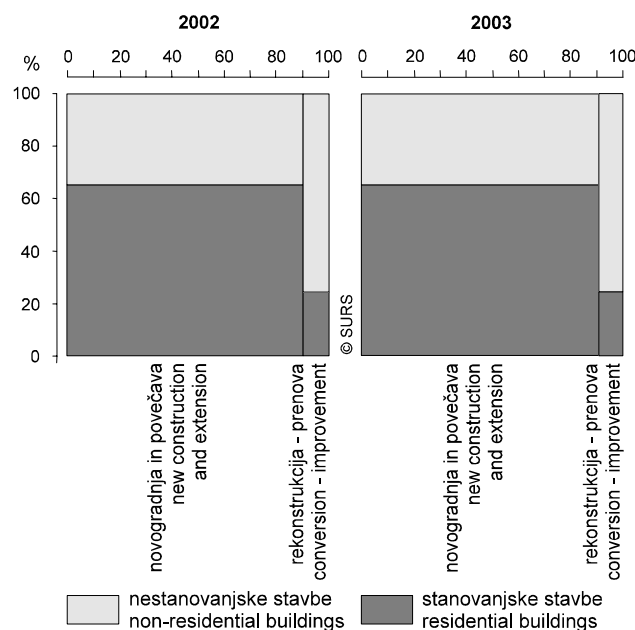
Slika 1: Gradbena in uporabna dovoljenja za stavbe, Slovenija, 3. četrletje: 2001, 2002 in 2003

Chart 1: Building permits and safety permits, Slovenia, 3rd quarter: 2001, 2002 and 2003



Slika 2: Gradbena dovoljenja za stanovanjske in nestanovanjske stavbe po vrsti del, (strukturni delež Slovenija, 2002 in 3. četrletje 2003)

Chart 2: Building permits for residential and non-residential buildings by type of works, Slovenia 2002 and 3rd quarter 2003



1. Dovoljenje za gradnjo stavbe
Building permit**1.1 Novogradnja in povečava ter rekonstrukcija - prenova stavb, 3. četrletje 2003**
New construction, extension and conversion - improvement, 3rd quarter 2003

	2003	Četrletje Quarter			Indeksi Indices				
		1.	2.	3.	$\frac{3.03}{\varnothing 02}$	$\frac{3.03}{2.03}$	$\frac{3.03}{3.02}$	$\frac{1.-3.03}{1.-3.02}$	
Skupaj									Total
število	4224	1246	1508	1470	112,0	97,5	111,4	102,4	Number
površina (m ²)	1658854	460168	610928	587758	116,1	96,2	117,1	107,9	Floor area of building (m ²)
prostornina (m ³)	6012966	1691692	2239698	2081576	105,9	92,9	121,5	99,3	Volume of building (m ³)
Novogradnja in povečava									New construction and extension
število	3858	1135	1388	1335	112,5	96,2	111,8	103,2	Number
površina (m ²)	1465459	407760	529431	528268	115,3	99,8	115,3	106,2	Floor area of building (m ²)
prostornina (m ³)	5265592	1492710	1900001	1872881	106,8	98,6	121,4	98,6	Volume of building (m ³)
Rekonstrukcija - prenova									Conversion - improvement
število	366	111	120	135	108,0	112,5	107,1	95,3	Number
površina (m ²)	193395	52408	81497	59490	122,9	73,0	135,1	123,2	Floor area of building (m ²)
prostornina (m ³)	747374	198982	339697	208695	98,7	61,4	122,8	105,0	Volume of building (m ³)

1.2 Stanovanjske stavbe, nestanovanjske stavbe in stanovanja, 3. četrletje 2003
Residential buildings, non-residential buildings and dwellings, 3rd quarter 2003

	2003	Četrletje Quarter			Indeksi Indices				
		1.	2.	3.	$\frac{3.03}{\varnothing 02}$	$\frac{3.03}{2.03}$	$\frac{3.03}{3.02}$	$\frac{1.-3.03}{1.-3.02}$	
Stanovanjske stavbe									Residential buildings
število	2754	821	993	940	116,5	94,7	117,1	108,2	Number
površina (m ²)	779848	211410	286597	281841	127,0	98,3	136,9	117,1	Floor area of building (m ²)
Nestanovanjske stavbe									Non-residential buildings
število	1470	425	515	530	105,0	102,9	102,5	93,2	Number
površina (m ²)	879006	248758	324331	305917	107,5	94,3	103,3	100,9	Floor area of building (m ²)
Stanovanja									Dwellings
število	4619	1233	1723	1663	123,6	96,5	136,6	113,5	Number
površina (m ²)	534003	145870	197132	191001	125,0	96,9	133,2	114,3	Useful floor space (m ²)

2. Uporabno dovoljenje za stavbo
Safety permit**2.1 Novogradnja in povečava ter rekonstrukcija - prenova stavb, 3. četrletje 2003**
New construction, extension and conversion - improvement, 3rd quarter 2003

	2003	Četrletje Quarter			Indeksi Indices				
		1.	2.	3.	$\frac{3.03}{\varnothing 02}$	$\frac{3.03}{2.03}$	$\frac{3.03}{3.02}$	$\frac{1.-3.03}{1.-3.02}$	
Skupaj									Total
število	498	150	207	141	74,2	68,1	75,0	87,8	Number
površina (m ²)	384418	98479	169679	116260	84,7	68,5	88,6	99,9	Floor area of building (m ²)
prostornina (m ³)	1518976	447314	591014	480648	82,4	81,3	100,9	96,2	Volume of building (m ³)
Novogradnja in povečava									New construction and extension
število	379	107	158	114	80,3	72,2	77,0	90,7	Number
površina (m ²)	316164	62566	150209	103389	85,4	68,8	88,5	94,3	Floor area of building (m ²)
prostornina (m ³)	1246338	281935	525370	439033	85,0	83,6	107,2	91,2	Volume of building (m ³)
Rekonstrukcija - prenova									Conversion - improvement
število	119	43	49	27	56,3	55,1	67,5	79,9	Number
površina (m ²)	68254	35913	19470	12871	79,3	66,1	89,5	138,1	Floor area of building (m ²)
prostornina (m ³)	272638	165379	65644	41615	62,3	63,4	62,2	128,2	Volume of building (m ³)

2.2 Stanovanjske stavbe, nestanovanjske stavbe in stanovanja, 3. četrletje 2003

Residential buildings, non-residential buildings and dwellings, 3rd quarter 2003

	2003	Četrletje Quarter			Indeksi Indices				
		1.	2.	3.	$\frac{3.03}{\varnothing 02}$	$\frac{3.03}{2.03}$	$\frac{3.03}{3.02}$	$\frac{1.-3.03}{1.-3.02}$	
Stanovanjske stavbe									Residential buildings
število	107	15	59	33	106,5	55,9	106,5	118,9	Number
površina (m ²)	87037	9154	53418	24465	86,4	45,8	64,6	109,6	Floor area of building (m ²)
Nestanovanjske stavbe									Non-residential buildings
število	391	135	148	108	67,9	73,0	68,8	82,0	Number
površina (m ²)	297381	89325	116261	91795	84,2	79,0	98,3	97,4	Floor area of building (m ²)
Stanovanja									Dwellings
število	710	68	406	236	90,4	58,1	78,9	98,6	Number
površina (m ²)	52574	6344	29636	16594	94,0	56,0	75,2	105,2	Useful floor space (m ²)

METODOLOŠKA POJASNILA

Namen statističnega raziskovanja

je pridobitev statističnih podatkov o gradbeni dejavnosti za visoko gradnjo na osnovi gradbenih in uporabnih dovoljenj, ki jih je izdal upravni organ. Vsako od omenjenih dovoljenj 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 vsi objekti stavbe, za katere je upravna enota izdala gradbena ali uporabna dovoljenja. Razvrščanje gradbenih objektov na stavbe in gradbene inženirske objekte opredeljuje Klasifikacija gradbenih objektov (CC), ki jo je Statistični urad RS izdal kot metodološko gradivo, pri čemer ločujemo gradnjo po vrstah del, kot jo opredeljuje Zakon o graditvi objektov (Ur. l. RS št. 110/2002).

Viri

Podatke pridobimo na osnovi mesečnih raziskovanj *Poročilo o dovoljenju za gradnjo stavbe (GRAD-PGD/M)* in *Poročilo o uporabnem dovoljenju stavbe (GRAD-PUD/M)*. Obe raziskovanji izvajamo od leta 1998. Vir podatkov je dokumentacija objekta 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 ali uporabno dovoljenje (za novogradnjo, povečavo ali rekonstrukcijo - prenavo). Pri povečavah stanovanjskih stavb ne upoštevamo prizidave sobe ali kakšnega pomožnega prostora.

METHODOLOGICAL EXPLANATIONS

The purpose of the statistical survey

is to obtain statistical data on construction activity for buildings on the basis of building permits and safety permits issued by the administrative body. Each of the two permits 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 linked industrial production activities,
- international comparisons.

Observation units

are all buildings for which the local government unit issued building permits or safety permits. Classification of constructions into buildings and civil engineering works is determined by the Classification of Types of Constructions (CC), which was published by the Statistical Office of the Republic of Slovenia as a methodological material. We distinguish construction by types of work as determined by the Law on Construction (OJ RS, No.110/2002).

Sources

Data are obtained with monthly surveys *Report on Building Permits (GRAD-PGD/M)* and *Report on Safety Permits (GRAD-PUD/M)*. Both surveys have 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 local government unit issued a building permit or a safety permit in the observed year (for new construction, extension and conversion-improvement). At extensions of dwellings we do not take into consideration extension of room or utility space.

Definicije

Gradbeno dovoljenje za stavbo je dovoljenje za gradnjo določene stavbe, ki ga investitorju izda upravni organ.

Gradbeno uporabno dovoljenje za stavbo je dovoljenje za uporabo določene stavbe, ki ga investitorju izda upravni organ na osnovi opravljenega tehničnega pregleda.

Objekti visoke gradnje ali stavbe so zgradbe s streho, ki se lahko uporabljajo kot samostojne enote; zgrajene so kot trajni objekti, vanje lahko osebe vstopajo in so primerne ali namenjene za zaščito ljudi, živali ali stvari.

Stanovanjske stavbe so zgradbe, od katerih se vsaj polovica skupne površine stavbe uporablja za stanovanjske namene. Če se za stanovanjske namene uporablja manj kot polovica skupne površine, se ta uvrsti k nestanovanjskim stavbam, in sicer po namembnosti, za katero je zasnovana.

Nestanovanjske stavbe so zgradbe, ki se v glavnem uporabljajo ali so pretežno namenjene za nestanovanjske namene. Če se vsaj polovica skupne površine stavbe uporablja v stanovanjske namene, se stavba uvrsti k stanovanjskim stavbam.

Novogradnje so na novo zgrajeni objekti, in sicer na lokacijah, kjer so objekti že stali, pa so bili porušeni, kot tudi na lokacijah, kjer pred gradnjo ni bilo drugih objektov. Med novogradnje štejemo tudi **povečave** objektov v vodoravni in navpični smeri.

Rekonstrukcija - prenova je sprememba namena ali velikosti stavbe z namenom pridobitve novih poslovnih prostorov oz. enega ali več stanovanj.

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

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

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

V podatku o številu stanovanj upoštevamo stanovanja za stalno bivanje, stanovanja za občasno bivanje (npr. počitniška stanovanja) in stanovanja v skupinskih stanovanjskih stavbah (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, podstrešja (neprimernega za stanovanje), skupnih prostorov v večdružinskih hišah niso upoštevane.

Pojasnilo

Četrtni podatki so začasni, in sicer do objave končnih

Definitions

Building permit is a permit for constructing a building, which is issued to the investor by the administrative body.

Safety permit is a permit for using a building, which is issued to the investor by the administrative body on the basis of a technical examination of the building.

Buildings are roofed constructions that can be used separately, have been built for permanent purposes, can be entered by persons and are suitable or intended for protecting persons, animals or objects.

Residential buildings are constructions at least half of which is used for residential purposes. If less than half of the overall useful floor area is used for residential purposes, the building is classified under non-residential buildings in accordance with its purpose-oriented design.

Non-residential buildings are constructions that are mainly used or intended for non-residential purposes. If at least half of the overall useful floor area is used for residential purposes, the building is classified as a residential building.

A **new construction** is a newly-built structure built on a location previously cleared by demolition or on a location where there was no previous structure. New construction works include **extensions** of existing structures, both horizontally and vertically.

Conversion - improvement is change of purpose or size of the building with the intention to obtain new business premises or one or more dwellings.

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

A **dwelling** is any structurally unified whole 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.

The number of dwellings for permanent residence, dwellings for occasional residence (e.g. weekend cottages) and dwellings in collective accommodation facilities (e.g. old people's homes, student residence, etc.)

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 area of cellar, attic (unfit for a dwelling), collective areas in apartment houses not taken into consideration.

Explanation

Quarterly data are provisional until the final data are

podatkov; te praviloma objavljamo julija naslednje leto. Četrtnete podatke med tem vse leto popravljamo in dopolnjujemo; popravke in dopolnitve vključujemo vanje po datumu prejema gradbenega in uporabnega dovoljenja. Pri končnih podatkih pa upoštevamo uradni datum izdaje gradbenega in uporabnega dovoljenja.

published, which is, as a rule, in June of the ensuing year. We are correcting and updating the quarterly data throughout the year. Corrections and updates are included by the date of the receipt of the building or safety permits. In publishing the final data we take into consideration the official date of the issue of the building or safety permits.

Sestavila / Prepared by: Radojka Vujasin

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