



## 19 GRADBENIŠTVO CONSTRUCTION

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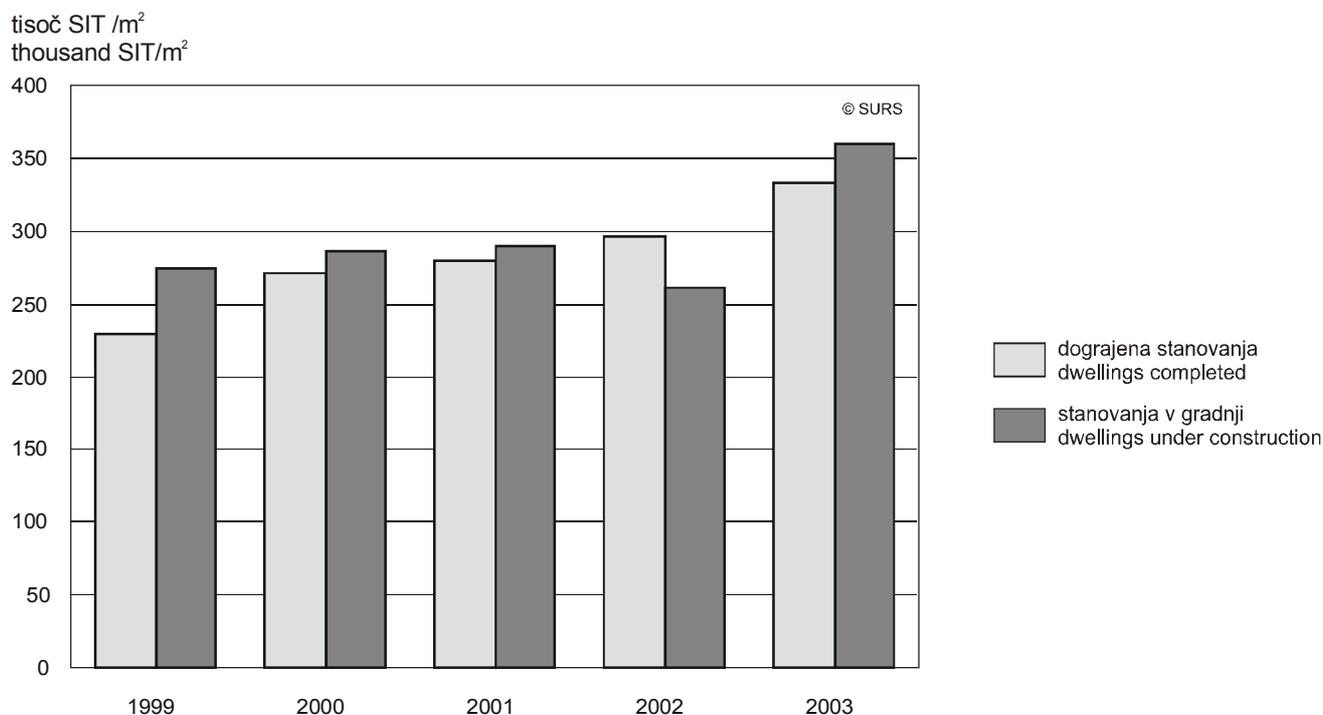
### CENE NOVIH STANOVANJ, SLOVENIJA, JANUAR - DECEMBER 2003

PRICES OF NEW DWELLINGS, SLOVENIA, JANUARY - DECEMBER 2003

- ▶ Povprečna cena stanovanj, dograjenih v letu 2003, je bila za Slovenijo izračunana na podlagi poročil za 1211 stanovanj in je znašala 333 074 SIT za kvadratni meter stanovanjske površine, kar je za 12,7 % več kot v letu 2002. Povprečni stroški gradnje so zavzemali 62,6 % celotne povprečne cene in so bili za 11,0 % nižji kot v enakem obdobju leta 2002.
- ▶ Povprečna cena stanovanj v gradnji, katerih gradnja se je začela med 1. januarjem in 31. decembrom 2003, je bila za Slovenijo izračunana na podlagi poročil za 1973 stanovanj in je znašala 359 391 SIT za kvadratni meter stanovanjske površine. To je za 37,6 % več kot v letu 2002. Povprečni stroški gradnje so zavzemali 61,8 % skupne povprečne cene in so bili za 39,6 % višji kot v letu 2002.
- ▶ In Slovenia the average price of dwellings completed in 2003 was formed on the basis of reports for 1,211 dwellings. It amounted to SIT 333,074 per square meter of floor area, which is 12.7% more than in 2002. Average construction costs represented 62.6% of the total average price and were 11.0% higher than in 2002.
- ▶ The average price of dwellings under construction whose construction started between 1 January and 31 December 2003 was calculated on the basis of reports for 1,973 dwellings. It amounted to SIT 359,391 per square meter of floor area, which is 37.6% more than in 2002. Average construction costs represented 61.8% of the total average price and were 39.6% higher than in 2002.

### Slika 1: Povprečne cene dograjenih stanovanj in stanovanj v gradnji, Slovenija, 1999-2003

Chart 1: Average prices of dwellings completed and dwellings under construction, Slovenia, 1999-2003



### 1. Povprečne cene dograjenih stanovanj, januar - december 2003

Average prices of dwellings completed, January - December 2003

	Število stanovanj <sup>1)</sup> Number of dwellings <sup>1)</sup>	Stano- vanjska površina <sup>1)</sup> Floor area of dwellings <sup>1)</sup> (m <sup>2</sup> )	Povprečne cene kvadratnega metra Average prices of square meter		Od tega stroški gradnje za kvadratni meter Of that construction costs for square meter			
			SIT tolars	indeks index I-XII 03 I-XII 02	SIT tolars	indeks index I-XII 03 I-XII 02	delež v skupni ceni share of total price (%)	
<b>SLOVENIJA</b>	<b>1211</b>	<b>73193</b>	<b>333074</b>	<b>112,7</b>	<b>208365</b>	<b>111,0</b>	<b>62,6</b>	<b>SLOVENIA</b>
<b>Po izbranih mestnih naseljih</b>								<b>By selected urban settlements</b>
Celje	-	-	-	...	-	...	...	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	5	286	234153	...	201719	...	86,1	Kranj
Ljubljana	327	21993	352882	115,0	215931	113,3	61,2	Ljubljana
Maribor	176	10930	226453	95,8	169395	97,4	74,8	Maribor
Druga naselja	703	39984	236817	100,4	169304	98,4	71,5	Other settlements
<b>Po obliki graditve</b>								<b>By form of construction</b>
Za trg in drugo	804	50838	360028	120,3	217267	116,0	60,3	Market construction and other
Neprofitna graditev	407	22355	232685	96,9	174996	86,6	75,2	Non-profit construction
<b>Po nosilcih graditve</b>								<b>By constructors of construction</b>
Gradbena podjetja	529	32908	372573	134,9	209972	109,6	56,4	Construction enterprises
Neprofitne stanovanjske organizacije	47	2343	250335	141,8	207702	141,6	83,0	Non-profit residential organisations
Druge organizacije	635	37942	322322	108,5	206984	111,3	64,2	Other organisations

1) Število stanovanj oziroma stanovanjska površina, ki smo ju upoštevali pri določitvi povprečne cene.  
Number and floor area of dwellings that are considered at price definition.

### 2. Povprečne cene stanovanj v gradnji, januar - december 2003

Average prices of dwellings under construction, January - December 2003

	Število stanovanj <sup>1)</sup> Number of dwellings <sup>1)</sup>	Stano- vanjska površina <sup>1)</sup> Floor area of dwellings <sup>1)</sup> (m <sup>2</sup> )	Povprečne cene kvadratnega metra Average prices of square meter		Od tega stroški gradnje za kvadratni meter Of that construction costs for square meter			
			SIT tolars	indeks index I-XII 03 I-XII 02	SIT tolars	indeks index I-XII 03 I-XII 02	delež v skupni ceni share of total price (%)	
<b>SLOVENIJA</b>	<b>1973</b>	<b>120026</b>	<b>359391</b>	<b>137,6</b>	<b>222105</b>	<b>139,6</b>	<b>61,8</b>	<b>SLOVENIA</b>
<b>Po izbranih mestnih naseljih</b>								<b>By selected urban settlements</b>
Celje	58	5620	234613	98,5	145286	86,9	61,9	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	135	8825	253547	139,8	192817	127,8	76,0	Kranj
Ljubljana	649	38254	383468	142,1	232909	146,2	60,7	Ljubljana
Maribor	90	5616	200759	84,9	132353	82,8	65,9	Maribor
Druga naselja	1041	61711	263496	120,6	186160	115,8	70,7	Other settlements
<b>Po obliki graditve</b>								<b>By form of construction</b>
Za trg in drugo	1770	106473	380335	105,6	227058	117,8	59,7	Market construction and other
Neprofitna graditev	203	13553	220805	103,8	192232	135,3	87,1	Non-profit construction
<b>Po nosilcih graditve</b>								<b>By constructors of construction</b>
Gradbena podjetja	916	53274	347312	95,9	187732	97,3	54,1	Construction enterprises
Neprofitne stanovanjske organizacije	45	2327	173428	81,2	139828	79,1	80,6	Non-profit residential organisations
Druge organizacije	1012	64425	378430	178,3	259885	182,3	68,7	Other organisations

1) Število stanovanj oziroma stanovanjska površina, ki smo ju upoštevali pri določitvi povprečne cene.  
Number and floor area of dwellings that are considered at price definition.



## STATISTIČNA ZNAMENJA

- ni pojava
- ... ni podatka
- ∅ povprečje
- \* popravljen podatek
- 0 podatek je manjši od 0,5 dane merske enote
- 0,0 podatek je manjši od 0,05 dane merske enote
- + in več (let, članov,...)
- 1) označba za opombo pod tabelo
- ( ) nezadostno preverjen ali ocenjen podatek
- z podatek zaradi zaupnosti ni objavljen

## METODOLOŠKA POJASNILA

### Namen raziskovanja

S statističnim raziskovanjem Polletno poročilo o cenah novih stanovanj (**GRAD-CENE/PL**) spremljamo podatke o cenah za kvadratni meter stanovanjske površine dokončanih in stanovanj in stanovanj v gradnji. V raziskovanje zajemamo cene stanovanj, ki so bila v opazovanem obdobju dograjena, in cene tistih, katerih gradnja se je v tem obdobju začela.

### Enote opazovanja

je cena za kvadratni meter stanovanjske površine novih stanovanj (investitorjeva prodajna cena). Spremljamo:

- ceno dograjenih stanovanj na dan dokončanja gradnje
- ceno dograjenih stanovanj na zadnji dan polletja
- ceno stanovanj v gradnji na dan začetka gradnje
- ceno stanovanj v gradnji na zadnji dan polletja.

### Vir podatkov

Vir podatkov je statistično raziskovanje **GRADB-CENE/PL**, ki je v skladu z Zakonom o državni statistiki (Ur. l. RS št. 45/95 in št 9/01) in Nacionalnim programom statističnih raziskovanj (Ur. l. RS št. 111/02).

### Zajetje

V omenjeno raziskovanje so zajete naslednje poročevalske enote:

- mestne občine in nekatere druge občine
- gradbena podjetja
- druge organizacije, ki so nosilci stanovanjske graditve.

### Definicije in pojasnila

#### Vsi stroški graditve

V ceno so poleg stroškov gradnje zajeti tudi stroški pridobitve, priprave in komunalnega urejanja zemljišča ter stroški inženiringa, nadzora, prispevkov in drugo.

#### Povprečne cene in indeksi povprečnih cen

so izračunane kot uteženo povprečje cen graditve oz. stroškov gradnje m<sup>2</sup> novega stanovanja posameznih nosilcev (investitorjev) stanovanjske gradnje večstanovanjskih stavb. Kot uteži so uporabljene kvadrature zgrajenih stanovanj.

Indeksi povprečnih cen so indeksi povprečnih vrednosti, torej gre za primerjavo povprečnih cen m<sup>2</sup> novozgrajenih stanovanj, ne upoštevajoč spremembe v strukturi novogradenj (glede na lokacijo znotraj mest, kvaliteto gradenj itd.).

## STATISTICAL SIGNS

- no occurrence of event
- ... data not available
- ∅ average
- \* corrected data
- 0 value not zero but less than 0,5 of the unit employed
- 0,0 value not zero but less than 0,05 of the unit employed
- + and more (years, members,...)
- 1) footnote
- ( ) incomplete or estimated data
- z data not published because of confidentiality

## METHODOLOGICAL EXPLANATIONS

### Purpose of the survey

We monitor the data on prices for one square meter of floor area of dwellings completed or under construction with the statistical survey Semi-annual Report on Prices of New Dwellings (**GRAD-CENE/PL**). The survey covers prices of dwellings completed in the observed year and prices of dwellings whose construction started in the observed period.

### Observation units

is price for one square meter of floor area of new dwellings (investor's selling price) . We monitor:

- price of completed dwellings on the day of completion
- price of completed dwellings on the last day of the half-year
- price of dwellings under construction on the first day of construction
- price of dwellings under construction on the last day of the half-year.

### Data source

The data source is the statistical survey **GRADB-CENE/PL**, which is carried out according to the Law on National Statistics (OJ of RS, No. 45/95 and No. 9/01) and the National Programme of Statistical Surveys (OJ RS, No. 111/02).

### Coverage

The mentioned survey covers the following reporting units:

- local government units and branch offices as administrative bodies authorised for environment
- construction enterprises
- other organisations constructing dwellings.

### Definitions and explanations

#### Total construction costs

In addition to construction costs, the price includes the costs of obtaining, preparing and regulating the land as well as costs of engineering, supervision, contributions and other costs.

#### Average prices and indices of average prices

are calculated as the weighted average of construction costs per m<sup>2</sup> of a new dwelling constructed by constructors (investor) of more dwelling buildings. As weights, the floor area of built dwellings was used.

Indices of average prices are unit value indices, so this is comparison of average prices per m<sup>2</sup> of new buildings, irrespective of the change in the structure of new buildings (location, quality, etc.).



### Stroški gradnje

so stroški za gradbena, obrtniška in inštalacijska dela. Prikazani so ločeno kot delež celotne cene.

V **površini stanovanja** je upoštevana uporabna površina sob, kuhinje in drugih pomožnih prostorov, površina zaprtih teras in verand ter površina pod vgrajenimi omarami. Debelina sten ter površina odprtih teras in balkonov nista upoštevana.

**Dokončano stanovanje** je stanovanje, v katerem so v vseh prostorih opravljena z načrtom predvidena gradbena, obrtniška in inštalacijska dela.

**Stanovanje v gradnji** je stanovanje, ki je v posamezni stavbi z načrtom predvideno, pa še ni dokončano.

### Objavljanje

Polletno:

- Statistične informacije. Gradbeništvo. Cene novih stanovanj

Letno:

- Statistične informacije. Gradbeništvo. Cene novih stanovanj
- Statistični letopis
- Letni pregled gradbeništva

### Construction costs

are costs of construction, finishing and installation works. They are shown separately as the share of the total price.

**Floor area of dwelling** includes usable floor area of rooms, kitchen and other auxiliary interiors, as well as the area of enclosed terraces and verandas and the area under fitted cupboards. The thickness of the walls and the area of open terraces and balconies are not included.

A **completed dwelling** is a dwelling in which all designed construction, finishing and installation works have been done in all interiors.

A **dwelling under construction** is a dwelling planned for an individual building but not yet completed.

### Publishing

Half-yearly:

- Rapid Reports. Construction. Prices of New Dwellings

Yearly:

- Rapid Reports. Construction. Prices of New Dwellings
- Statistical Yearbook
- Annual Review of Construction

### Sestavil / Prepared by: Janez Rebec

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