



METHODOLOGICAL EXPLANATION

ESTIMATION OF THE CONSTRUCTION OF DWELLINGS

This methodological explanation relates to the data release:

- Estimation of the construction of dwellings and dwelling stock, Slovenia, annually (First Release)

Content:

1. PURPOSE
2. LEGAL BASIS
3. UNIT DESCRIBED BY THE PUBLISHED DATA
4. SELECTION OF OBSERVATION UNIT
5. SOURCES AND METHODS OF DATA COLLECTION
6. DEFINITIONS
7. EXPLANATIONS
8. PUBLISHING
9. REVISION OF THE DATA
10. OTHER METHODOLOGICAL MATERIALS

Prepared by: Špela Kastelic

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1 PURPOSE

The purpose of publishing the data on estimation of the construction of dwellings and dwelling stock is annual monitoring of data on completed dwellings at the end of the year.

Key statistics of estimation of the construction of dwellings are:

- the number of completed dwellings,
- the floor area of completed dwellings.

2 LEGAL BASIS

- Annual Programme of Statistical Surveys (LPSR) (only in Slovene),
- National Statistics Act (OJ RS, No. 45/95 and 9/01).

3 UNIT DESCRIBED BY THE PUBLISHED DATA

Unit described by the published data is completed dwelling at the end of the year. Data on completed dwellings are collected according to type of investors, type of construction activity and number of rooms.

4 SELECTION OF OBSERVATION UNIT

The coverage is complete. The statistical survey covers all buildings with dwellings for which the administrative body has issued the building permit.

5 SOURCES AND METHODS OF DATA COLLECTION

The source of data for the survey Estimation of the Construction of Buildings (GRAD-STAVBE), with which we calculate data on completed buildings and completed dwellings, are data that we collect with the survey Statistics of Buildings Permits (GRAD-GD/M). Up to 2015 the data were obtained with the monthly questionnaire on building permits (GRAD-GD/M). From 2016 on we receive the data on building permits from the Ministry of the Environment and Spatial Planning. The source of data is the Spatial Information System.

6 DEFINITIONS

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 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 buildings that are mainly used or intended for nonresidential 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 **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.

Dwellings under construction are dwellings whose construction took place in the observed period. This is the sum of dwellings completed at the end of the observed year and dwellings still under construction at the end of the observed year.

Construction of dwelling start in year covers dwellings whose construction started in the observed year.

Dwellings under construction at the end of the year are dwellings planned for a particular building and which will be completed in the future.

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

The **useful floor space 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 garages, cellars, attics unsuitable for living and collective areas in two- and more dwelling buildings are not taken into account.

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.

One-room or multi-room dwelling has one or more rooms with or without auxiliary spaces.

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.

Legal persons are companies, institutions, associations and other organisations that obtain the status of legal persons by registration in an adequate constitutive register or record, or by law.

Natural persons are private persons and individual private entrepreneurs.

Completed dwellings per 1000 inhabitants is the ratio between the number or useful floor space of completed dwellings and the number of population of 1 July in the observed year.

7 EXPLANATIONS

7.1 CLASSIFICATIONS

Data are published based on the Standard Classification of Territorial Units (NUTS and SKTE). NUTS and SKTE are published on the SURS website (Territorial code lists):

<http://www.stat.si/StatWeb/en/mainnavigation/methods-and-classifications/classifications>

7.2 DATA PROCESSING

More information about data processing can be found in methodological explanations Statistics of Building Permits (Construction, Construction of Buildings and Dwellings).

8 PUBLISHING

Data are published:

Annually:

- SI-STAT Data Portal: Economy - Construction - Estimation of the construction of dwellings. Absolute data are published.
- First Release (Construction, Construction of Buildings and Dwellings): »Estimation of the construction of dwellings and dwelling stock, Slovenia, annually«.
- Statøbook.
- Application STAGE.

9 REVISION OF THE DATA

9.1 PUBLISHING OF PRELIMINARY AND FINAL DATA

Only final data are published.

9.2 BREAKS IN TIME SERIES

Classification of constructions into buildings and civil engineering works was until the end of 2011 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). From 2012 on we use the classification of construction adopted with the Decree on the Classification of Types of Constructions and Constructions of National Importance (OJ RS No. 109/2011).

Until the end of 2002, data on completed dwellings and dwellings under construction are estimates calculated on the basis of the Annual Questionnaire on Building or Civil Engineering Work (GRAD/L), the Monthly Questionnaire on Building Permits (GRAD-PGD/M) and the Monthly Questionnaire on Safety Permits (GRAD-PUD/M). Data from 2003 to 2005 are estimations calculated on the basis of the Monthly Questionnaire on Building Permits (GRAD-PGD/M) and the Monthly Questionnaire on Safety Permits (GRAD-PUD/M) and data from 2006 on are estimates only on the basis of the Questionnaire on Building Permits (GRAD-GD/M).

Methodological explanation on revision of statistical data is available on

<http://www.stat.si/dokument/5299/RevisionOfStatisticalDataMEgeneral.pdf>.

10 OTHER METHODOLOGICAL MATERIALS

- Methodological explanation:
 - Statistics of Building Permits (GRAD-GD/M),
theme: Construction, sub-theme: Construction of Buildings and Dwellings.
<http://www.stat.si/StatWeb/Common/PrikaziDokument.ashx?IdDatoteke=8041>