



19 GRADBENIŠTVO
CONSTRUCTION

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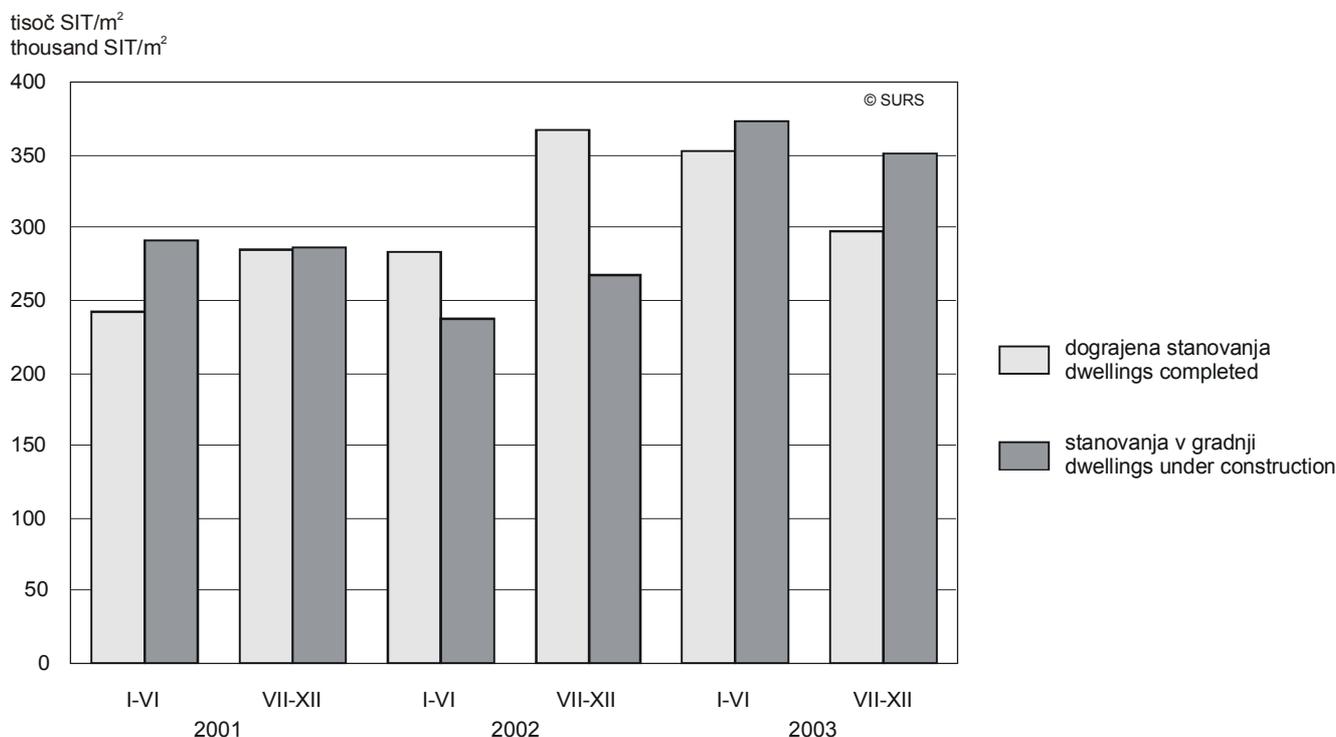
CENE NOVIH STANOVANJ, SLOVENIJA, JULIJ-DECEMBER 2003

PRICES OF NEW DWELLINGS, SLOVENIA, JULY-DECEMBER 2003

- ▶ Povprečna cena stanovanj, dograjenih v drugem polletju 2003, je bila za Slovenijo izračunana na podlagi poročil za 621 stanovanj in je znašala 297 003 SIT za kvadratni meter stanovanjske površine, kar je za 19,0 % manj kot v enakem obdobju v letu 2002. Povprečni stroški gradnje so predstavljali 82,3 % celotne povprečne cene in so bili za 13,3 % nižji kot v enakem obdobju leta 2002.
- ▶ Povprečna cena nedograjenih stanovanj, katerih gradnja se je začela med 1. julijem in 31. decembrom 2003, je bila za Slovenijo izračunana na podlagi poročil za 1076 stanovanj in je znašala 350 858 SIT za kvadratni meter stanovanjske površine. To je za 31,7 % več kot v enakem obdobju leta 2002. Povprečni stroški gradnje so zavzemali 60,4 % skupne povprečne cene in so bili za 34,0 % višji kot v enakem obdobju leta 2002.
- ▶ In Slovenia the average price of dwellings completed in the second half of 2003 was formed on the basis of reports for 621 dwellings. It amounted to SIT 297,003 per square meter of floor area, which is 19.0% less than in the corresponding period of 2002. Average construction costs represented 82.3% of the total average price and were 13.3% lower than in the corresponding period of 2002.
- ▶ The average price of dwellings under construction whose construction started between 1 July and 31 December 2003 was calculated on the basis of reports for 1076 dwellings. It amounted to SIT 350,858 per square meter of floor area, which is 31.7% more than in the corresponding period of 2002. Average construction costs represented 60.4% of the total average price and were 34.0% higher than in the corresponding period of 2002.

Slika 1: Povprečne cene dograjenih stanovanj in stanovanj v gradnji, po polletjih, Slovenija, 2001-2003

Chart 1: Average prices of dwellings completed and dwellings under construction, by half-years, Slovenia, 2001-2003



1. POVPREČNE CENE DOGRAJENIH STANOVANJ, SLOVENIJA, JULIJ-DECEMBER 2003

AVERAGE PRICES OF DWELLINGS COMPLETED, SLOVENIA, JULY-DECEMBER 2003

1.1 Povprečne cene dograjenih stanovanj, julij-december 2003

Average prices of dwellings completed, July-December 2003

	Število stanovanj ¹⁾ Number of dwellings ¹⁾	Stanovanjska površina ¹⁾ Floor area of dwellings ¹⁾ (m ²)	Povprečne cene kvadratnega metra Average prices of square meter		Od tega stroški gradnje za kvadratni meter Of that construction costs for square meter			
			SIT tolar	indeks index VII-XII 03 VII-XII 02	SIT tolar	indeks index VII-XII 03 VII-XII 02	delež v skupni ceni share of total price (%)	
SLOVENIJA	621	35977	297003	81,0	244377	86,7	82,3	SLOVENIA
Po izbranih mestnih naseljih								By selected urban settlements
Celje	-	-	-	...	-	...	...	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	-	-	-	...	-	...	...	Kranj
Ljubljana	123	7515	311485	80,0	260531	86,2	83,6	Ljubljana
Maribor	130	8619	228477	96,4	166398	94,9	72,8	Maribor
Druga naselja	368	19843	219572	87,0	158504	90,4	72,2	Other settlements
Po obliki graditve								By form of construction
Za trg in drugo	329	20063	375332	80,5	327843	94,4	87,3	Market construction and other
Neprofitna graditev	292	15914	227253	94,5	169360	84,1	74,5	Non-profit construction
Po nosilcih graditve								By constructors (investor) of construction
Gradbena podjetja	245	15399	370863	141,6	252862	131,9	68,2	Construction enterprises
Neprofitne stanovanjske organizacije	29	1413	229769	118,7	151668	102,7	66,0	Non-profit residential organisations
Druge organizacije	347	19165	292660	80,1	246557	88,0	84,2	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.

1.2 Povprečne cene dograjenih stanovanj, 31. 12. 2003

Average prices of dwellings completed, 31.12. 2003

	Število stanovanj ¹⁾ Number of dwellings ¹⁾	Stanovanjska površina ¹⁾ Floor area of dwellings ¹⁾ (m ²)	Povprečne cene kvadratnega metra Average prices of square meter		Od tega stroški gradnje za kvadratni meter Of that construction costs for square meter			
			SIT tolar	indeks index 31.12.2003 31.12.2002	SIT tolar	indeks index 31.12.2003 31.12.2002	delež v skupni ceni share of total price (%)	
SLOVENIJA	138	9381	258839	105,7	184476	92,1	71,3	SLOVENIA
Po izbranih mestnih naseljih:								By selected urban settlements
Celje	-	-	-	...	-	...	...	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	-	-	-	...	-	...	...	Kranj
Ljubljana	58	4564	254627	102,8	185345	89,1	72,8	Ljubljana
Maribor	38	1986	234196	104,1	156223	80,2	66,7	Maribor
Druga naselja	42	2831	295757	128,2	185170	124,0	62,6	Other settlements

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, SLOVENIJA, JULIJ-DECEMBER 2003

AVERAGE PRICES OF DWELLINGS UNDER CONSTRUCTION, SLOVENIA, JULY-DECEMBER 2003

2.1 Povprečne cene stanovanj v gradnji, julij-december 2003

Average prices of dwellings under construction, July-December 2003

	Število stanovanj ¹⁾ Number of dwellings ¹⁾	Stano- vanjska površina ¹⁾ Floor area of dwellings ¹⁾ (m ²)	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 VII-XII 03 VII-XII 02	SIT tolars	indeks index VII-XII 03 VII-XII 02	delež v skupni ceni share of total price (%)	
SLOVENIJA	1076	62287	350858	131,7	212038	134,0	60,4	SLOVENIA
Po izbranih mestnih naseljih								By selected urban settlements
Celje	58	5620	234613	...	145286	...	61,9	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	-	-	-	...	-	...	...	Kranj
Ljubljana	307	17036	364734	132,4	216074	136,6	59,2	Ljubljana
Maribor	-	-	-	...	-	...	...	Maribor
Druga naselja	711	39631	267122	128,2	190989	121,1	71,5	Other settlements
Po obliki graditve								By form of construction
Za trg in drugo	981	56343	402973	110,9	219222	112,9	54,4	Market construction and other
Neprofitna graditev	95	5944	213525	102,9	189701	139,1	88,8	Non-profit construction
Po nosilcih graditve								By constructors (investor) of construction
Gradbena podjetja	527	29253	388479	107,0	167757	86,4	43,2	Construction enterprises
Neprofitne stanovanjske organizacije	-	-	-	...	-	...	...	Non-profit residential organisations
Druge organizacije	549	33034	331125	159,5	238638	175,0	72,1	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.

2.2 Povprečne cene stanovanj v gradnji, 31. 12. 2003

Average prices of dwellings under construction, 31.12. 2003

	Število stanovanj ¹⁾ Number of dwellings ¹⁾	Stano- vanjska površina ¹⁾ Floor area of dwellings ¹⁾ (m ²)	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 31.12.2003 31.12.2002	SIT tolars	indeks index 31.12.2003 31.12.2002	delež v skupni ceni share of total price (%)	
SLOVENIJA	401	17254	329629	129,0	236884	153,7	71,9	SLOVENIA
Po izbranih mestnih naseljih:								By selected urban settlements
Celje	-	-	-	...	-	...	...	Celje
Koper - Capodistria	-	-	-	...	-	...	...	Koper - Capodistria
Kranj	-	-	-	...	-	...	...	Kranj
Ljubljana	197	10326	335213	128,3	245067	160,2	73,1	Ljubljana
Maribor	-	-	-	...	-	...	...	Maribor
Druga naselja	204	6928	291235	137,6	180624	113,2	62,0	Other settlements

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
- Ø 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 cenah za kvadratni meter stanovanjske površine dokončanih 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 **GRAD-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 m² 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 m² 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
- Ø 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 **GRAD-CENE/PL**, which is carried out according to the National Statistics Act (OJ 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:

- urban municipalities and some municipalities
- 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 m² 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 m² 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
- 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
- Statistical Yearbook
- Annual Review of Construction

Sestavil / Prepared by: Janez Rebec

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