

# MONTHLY SURVEY ON BUILDING PERMITS

## LEGAL BASIS

The survey is conducted on the basis of the Law on Official Statistics („Official Gazette of RS“, No. 104/2009) and Program of official statistics in the period from 2016 to 2020 („Official Gazette of RS“, No. 55/15).

## METHODOLOGICAL BASIS

### Aim of the statistical survey

Monthly report on issued building permits is to provide data on constructions on which the works have been started (type of construction, its size, its location, value, etc.), including also data on investor, number and area of dwellings in the buildings with already issued building permits, etc.

Data on issued building permits indicate further trend in the construction activity and provide an overview regarding investments structure on government and self-government level.

### Reporting units and statistical units

The data on issued building permits are overtaken from the Central Register of Integrated Procedures, which has been, according to the Law on planning and construction (“Official Gazette of the Republic of Serbia“, number 132/14, article 8) administered by the Serbian Business Registers Agency (SBRA). The data on dwellings, unavailable in Central Register of Integrated Procedures, are filled in by the Ministry competent for construction affairs, responsible authorities of the Autonomous Province, city or municipality that, according to the Law on planning and construction (“Official Gazette of the Republic of Serbia“, number 132/14, article 133), issue construction permits for the construction of a constructional structure.

### Contents of the statistical survey

Included are all building permits for construction issued in the referent month and related to constructions to be built in the Republic of Serbia. Included are also the determinations under Article 145 of the Law on Planning and Construction that approve construction works related to construction of other areas for ancillary use, adaptation and rehabilitation, regular maintenance, etc, which require no building permits for construction.

### Method, time and sources for data collecting

The data are overtaken from the Central Register of Integrated Procedures (CRIP), which has been administered by the Serbian Business Registers Agency (SBRA).

Serbian Business Registers Agency delivers data in the current month for the previous one (i.e. in February for January, etc/).

### Obligation to protect individual data

Obligation of individual data protection is based on article 3 of the Provision on protection of data suppliers/ providers, articles 44, 45, 46, 47, 48 and 49 of the Provision on confidentiality of the Law on Official Statistics (“Official Gazette of RS“, No 104/2009).

### List and definitions of main items – indicators

*Building permit* is usually defined as permit issued at request, regulating beginning of works on construction according to the plan. In the scope of this survey, the concept „building permit“ unites three documents issued by the competent authority: building permit for construction, request for starting works and the decision approving work execution.

*Construction* refers to performing of construction and construction and craft works, works on installations, facilities and equipment.

*Constructions* comprise constructions connected with the ground (any underground, over ground, as well as hydro technical structures – water works), for which construction works are performed, which are made of built-in materials and finished products for embedding. Land works, related to preparation of

the surface, sowing or seeding are agriculture-related activities and are not included in construction works.

*Buildings* refer to permanent constructions containing roof and outer walls, constructed as separate occupational units that provide protection from weather and other outside effects, with the purpose of living, performing some activities or keeping animals, goods and equipment needed for versatile production or service activities.

*Residential buildings* encompass constructions in which at least 50% of total useful floor area is intended for residential purposes.

*Dwelling* is any construction unit intended for habitation, consisting of one or more rooms with functional areas for ancillary use (kitchen, bathroom, lobby, pantry, toilet, etc.) or without functional areas for ancillary use and with one or more separate entries, directly from the hall, staircase, from the garden or street.

*Dwelling area (m<sup>2</sup>)* is useful floor area measured inside the walls and presents the sum of floor area of all rooms, kitchen, bathroom, toilet and other areas for ancillary use in the dwelling, excluding basement, cellar that are not arranged as dwelling or its part, garage spaces, pantry, areas occupied by heating and air-conditioning installations, or by power generators, etc, as well as staircase and other common rooms used by the owners of the residential units in the buildings with more dwellings.

*Civil engineering works* relate to all constructions that are not buildings: railways, roads, bridges, highways, airport runways, pools, etc.

Construction activity is also monitored by type of construction works performed.

*New construction* relates to erecting of new construction on the ground where no construction existed, or on sites where constructions had previously existed, but were removed.

*Extension* relates to construction works that provide new parts of the structure (horizontally or vertically), on the existing structure. Thus, new occupational unit is established next to or on the existing construction, e.g. completely new dwellings or business premises, or e.g. extending of the existing transport infrastructure, waterworks, sewerage and other pipelines or communication lines, etc. (Law on Planning and Construction, article 2, under 33).

*Reconstruction* covers the construction and other works on the construction (structure), influencing stability and safety of the construction, changing structural elements, technological process, mien, increasing number of functional units, having influence on safety of the nearby structures, traffics arteries and environment, changing water courses, influencing natural and immobile cultural goods, recorded immobile goods, previously protected goods, protected environment, except conservation and restoration works (Law on Planning and Construction, article 2, under 32).

*Adaptation* includes construction and other works on the existing construction, which reorganize space of the building, change devices, facilities, equipment and installation of the same capacity, but which do not have influence on stability and safety of the construction and which do not change structural elements, mien and do not influence safety of nearby structures, traffics arteries and environment (Law on Planning and Construction, article 2. under 34).

*Adaptation of non-residential areas into new dwellings* relates to purpose change of non-residential space into residential.

*Rehabilitation* implies construction and other works on the existing construction, referring to repair of the devices, facilities, equipment, i.e. changing of the structural elements of the construction, but with no mien changes, no influence on the safety of the nearby structures, traffic and environment or on natural and immobile cultural goods, recorded immobile goods, previously protected goods, its protected environment, excluding conservation and restoration works (Law on Planning and Construction, article 2. under 35).

*New installation in already existing buildings* implies works on certain installations (central heating, water supply, etc.) in the existing buildings, in which such installations did not exist at all.

Investment *maintenance* implies construction works performed occasionally, aimed at improving the conditions of use of the building .

## Level of data representativeness

Data are available:

- For the territory of the Republic of Serbia and AP Vojvodina, administrative districts and municipalities. Starting from 1999 the Statistical Office of the Republic of Serbia has not at disposal and may not provide available certain data relative to AP Kosovo and Metohia and therefore these data are not included in the coverage for the Republic of Serbia (total);
- By type of constructions (applied is Classification of Types of Constructions).

## DESCRIPTION OF THE SURVEY MANAGEMENT

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Statistical Office of the Republic of Serbia defines methodological bases and instruments for surveys conducting, prepares guidelines for survey organization and implementation, takes care of timely conducting of the survey, controls received materials and processes the data and prepares the survey results.

SORS, i.e. Statistical Section defines obligations and competences of the regional departments, involving the following: coverage control, data accuracy control, and correction of the inputted material. Besides, regional departments also perform other tasks entrusted by the Office, i.e. Statistical Section.

### **Bodies in charge of the surveys management**

The process of surveys' preparation and implementation involves: the Statistical Office of the Republic of Serbia, Statistical Section of AP Vojvodina and regional departments of the Office, City administrations of the city of Belgrade – Sector of Statistics as well as competent bodies and services in municipalities, i.e. the referent Ministry.

### **Obligation to provide data**

The obligation to provide data is laid down in Article 26 of the penalty provision relative to the refusal of providing data or providing incomplete and false data according to Article 52 of the Law on Official Statistics ("Official Gazette of RS", No 104/2009).

### **Timetable of the main phases of the survey (*including data publishing*)**

Data recording referring to these surveys is conducted during the month and reporting units are to deliver the completed questionnaire to the referent statistical authority on the fifth in a month, with the data for the previous month.

Deadline for regional departments to provide inserted and examined reports to SORS is 22<sup>nd</sup> in a month and regarding the Statistical Section of AP Vojvodina and city administrations of the City of Belgrade – Sector of Statistics, the deadline is the 30<sup>th</sup> in a month, for the previous month.

Statistical release has to be designed not later than 45 days after the end of the month.

## SURVEY TOOLS

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### **Questionnaire**

The data are overtaken from the Central Register of Integrated Procedures (CRIP), which has been, according to the Law on planning and construction ("Official Gazette of the Republic of Serbia", number 132/14, article 8) administered by the Serbian Business Registers Agency (SBRA).

### **List of nomenclatures and classifications used in the survey (*with the information where to obtain them*)**

For classifying constructions, applied is the Classification of Types of Constructions. The mentioned Classification, containing the classified constructions in details has been published in the edition Methodologies and standards, book no. 15, SORS, 2005 and is available on the website of the Statistical Office of the Republic of Serbia ([www.stat.gov.rs](http://www.stat.gov.rs)).

### **List of publications in which the methodology and the survey results can be found (*in printed form and/or in scope of internet presentation*)**

Detailed methodological notes of this survey can be found in SORS edition – Methodologies and standards: Monthly surveys on issued building permits, book no. 22/2007.

Processing results of the survey on issued building permits are published in statistical release GR-30, Monthly Statistical Review, as well as on the website of the Statistical Office of the Republic of Serbia.

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