

2011 Census of Population, Households and Dwellings in the Republic of Serbia

Book 25: Dwellings according to the ownership and tenure status of the households

In the book "Dwellings according to the ownership and tenure status of the households" the Statistical Office of the Republic of Serbia publishes the final results of the 2011 Census of Population, Households and Dwellings¹⁾ on the number of dwellings with private, public and other forms of ownership. In addition to the ownership, the book also shows the number of dwellings in which the household of the owner of the dwelling lives, then the number of dwellings used by another household under a lease contract or verbal agreement with the owner (rent/subtenancy), as well as the number of dwellings used for habitation by the households that are kin with the owner.

The 2011 Census was carried out during the period from 1st to 15th October, 2011, in compliance with the Law on the Census of Population, Households and Dwellings ("The Official Gazette of the RS," no. 104/09 and 24/11). The Census is financially supported by the European Union which has participated in the total costs with 60%.

Table 1. Ownership and tenure status of the household, Republic of Serbia

	2011	%	2002	%
Occupied dwellings²⁾	2 423 208	100.0	2 409 002	100.0
Ownership of the dwelling				
Private ownership	2 380 810	98.3	2 359 009	97.9
Other types	41 068	1.7	49 993	2.1
Tenure status of the household				
Ownership	2 121 484	87.5	2 074 093	86.1
Rent	40 900	1.7	64 413	2.7
Subtenancy	122 530	5.0	104 458	4.3
Kinship	136 949	5.7	144 865	6.0

In the Republic of Serbia, there are 2,380,810 dwellings with private ownership in total, which accounts for 98.3% of the total number of occupied dwellings. When making a comparison with the 2002 Census, the share of the dwellings with private ownership has been increased by 0.4% in relation to the total number of occupied dwellings.

According to the 2011 Census data, 87.5% of the dwellings are used by the owners of the dwellings, while 12.5% are used by lessees, subtenants and relatives. In comparison with the 2002 Census, there is an increase in the number of dwellings used by the owners and subtenants, while the number of dwellings used by lessees and relatives has declined.

¹⁾ The 2011 Census was not carried out on the territory of the AP Kosovo and Metohia, while the coverage of the census units in the municipalities of Presevo and Bujanovac was decreased owing to the boycott by the majority of the Albanian ethnic community.

²⁾ The total number of enumerated dwellings also includes those with the unknown ownership and tenure status of households.

Chart 1. Dwellings according to the tenure status of the household, Republic of Serbia

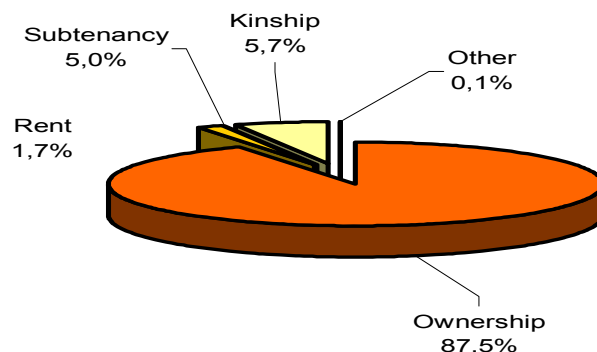


Table 2. Tenure status of the household, Republic of Serbia

	Occupied dwellings	Ownership	Rent	Subtenancy	Kinship
Beogradski region	586 337	496 005	15 204	40 688	33 915
Region Vojvodine	677 559	583 747	11 240	41 309	40 880
Region Šumadije i Zapadne Srbije	648 371	584 476	7 451	24 147	32 099
Region Južne i Istočne Srbije	510 941	457 256	7 005	16 386	30 055
Region Kosovo i Metohija

If observed by the regions, 90% of the occupied dwellings in the Region Šumadije i Zapadne Srbije, and the Region Južne i Istočne Srbije are used by the owners of the dwelling for habitation, then comes the Region Vojvodine with 86% and the Beogradski region with 85%. The highest percentage of leased dwellings (rent and subtenancy) is in the Beogradski region and it amounts to 10% of the total number of occupied dwellings in that region. The share of the dwellings used by kin is almost equal by the regions and it amounts to around 6%.

If observed by the municipalities/cities, the highest number of leased dwellings is in Novi Sad, 15%, and Beograd municipalities (Stari grad, Zvezdara and Savski venac 12%), while the lowest number is in Vlasotince, Žitorađa, Žabari, Doljevac and Merošina, where only 1% of the dwellings is leased in relation to the total number of enumerated dwellings in that municipality/city. Most of the dwellings used by the households on the basis of kinship were enumerated in Niš municipalities (Pantelej, 16%, Palilula, 11%, then come Medijana and Niška Banja, 10%), while the least were enumerated in Merošina, Sjenica, Petrovac na Mlavi and Malo Crniće, with only 1% of the occupied dwellings.

Director

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