



SAOPĆENJE

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GODINA/ YEAR IV

SARAJEVO, 20.08.2019.

BROJ/ NUMBER 2

GRAĐEVINARSTVO / Construction

CIJENE PRODATIH NOVIH STANOVA, U BOSNI I HERCEGOVINI II kvartal 2019. godine *PRICES OF NEW DWELLINGS SOLD, IN BOSNIA AND HERZEGOVINA* *2nd quarter 2019*

Prosječna cijena prodatih novih stanova u drugom kvartalu 2019. godine iznosi 1.606 KM. U uporedbi sa prosječnom cijenom prodatih novih stanova u 2018. godini, prosječna cijena je veća za 0,7%, te u odnosu na drugi kvartal 2018. godine manja za 2,0%.

The average price of new dwellings sold in second quarter of 2019 is 1.606 KM. In comparison with the average price of new dwellings sold in 2018, the average price is increased by 0.7% and compared to the second quarter of 2018 is decreased by 2.0%.

Broj prodatih novih stanova u drugom kvartalu 2019. godine u odnosu na drugi kvartal 2018. godine veći je za 30,2%. U odnosu na prosječan broj prodatih novih stanova u 2018. godini manji je za 6,6%.

The number of new dwellings sold in second quarter of 2019 is increased by 30.2% in comparison to the second quarter of 2018. In comparison to the average number of new dwellings sold in 2018 is decreased by 6.6%.

Površina prodatih novih stanova u drugom kvartalu 2019. godine u odnosu na drugi kvartal 2018. godine veća je za 25,9% i u odnosu na prosječnu površinu prodatih novih stanova u 2018. godini manja je za 9,0%.

Useful floor area of new dwellings sold in second quarter of 2019 compared to second quarter of 2018, is increased by 25.9% and compared to the average floor area of new dwellings sold in 2018 is decreased by 9.0%.

Napomena za korisnike:

Nisu obuhvaćene cijene prodaje postojećeg stambenog fonda (starih stanova). Prosječna cijena za Bosnu i Hercegovinu izračunata je stavljanjem u odnos ukupne ostvarene vrijednosti svih novih prodatih stanova u izvještajnom kvartalu u cijeloj Bosni i Hercegovini (u KM) i ukupne korisne površine prodatih novih stanova.

Note to users:

Sale prices of existing housing stock („old apartments“) are not included. The average price for Bosnia and Herzegovina is calculated as a ratio of total realized value of all new dwellings sold in the reporting quarter in the whole of Bosnia and Herzegovina (KM) and total useful floor area of new dwellings sold.

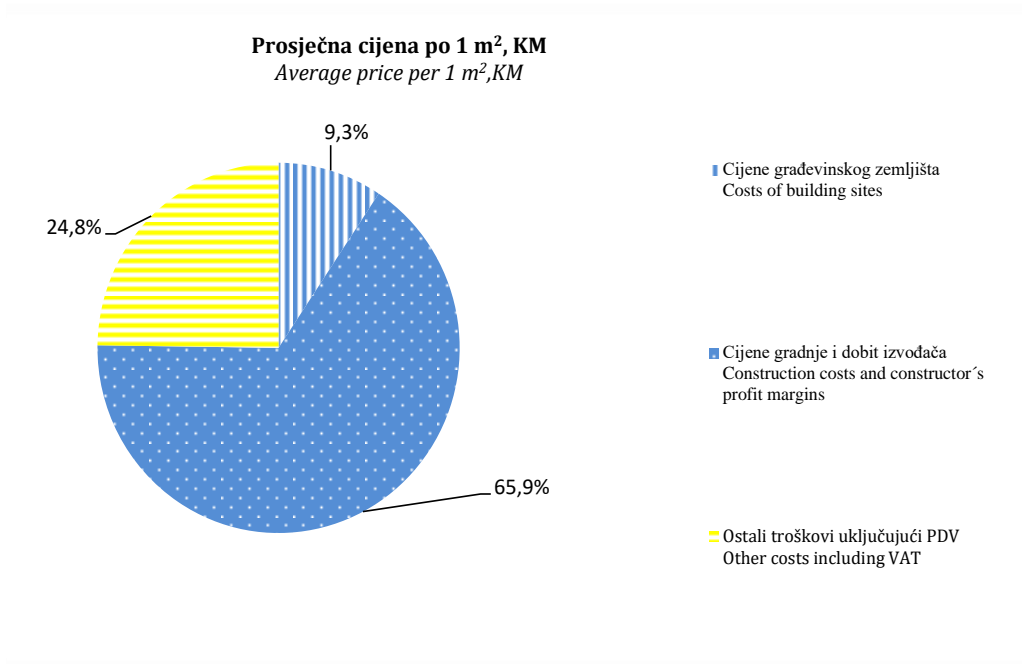
1. INDEKSI PRODATIH NOVIH STANOVA, DRUGI KVARTAL 2019. GODINE
INDICES OF NEW DWELLINGS SOLD, SECOND QUARTER 2019

Indeksi / Indices				
	<u>II Q 2019</u> Ø 2018	<u>II Q 2019</u> II Q 2018	<u>I-II Q 2019</u> I-II Q 2018	
Broj stanova	93,4	130,2	113,8	<i>Number dwellings</i>
Korisna površina	91,0	125,9	113,0	<i>Useful floor area, m²</i>
Prosječna cijena po 1 m ² , u KM	100,7	98,0	100,0	<i>Average price per 1 m², in KM</i>

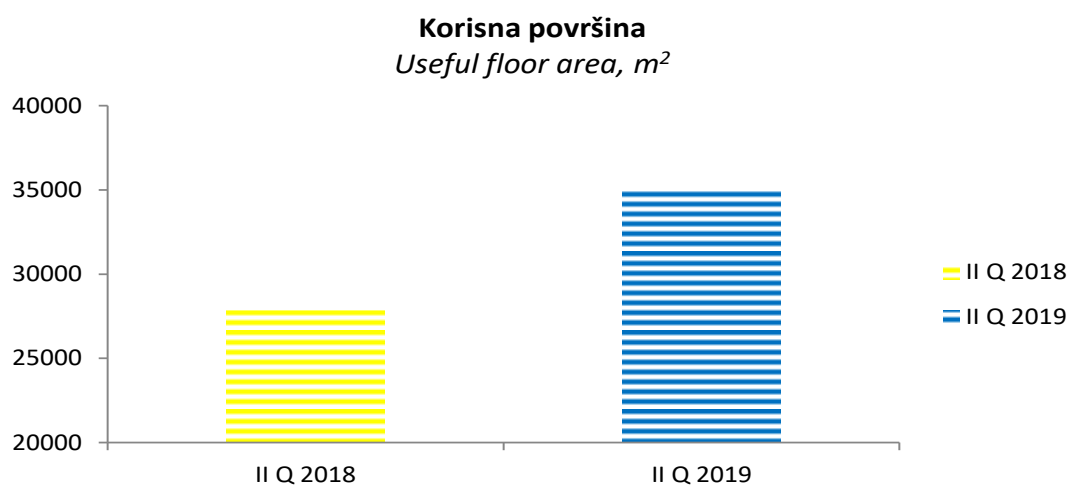
2. PRODATI NOVI STANOVI PO 1 m², DRUGI KVARTAL 2019. GODINE
NEW DWELLINGS SOLD PER 1 m², SECOND QUARTER 2019

	Prodani novi stanovi <i>New dwellings sold</i>		Prosječna cijena po 1 m ² , KM <i>Average price per 1 m², KM</i>				
	Broj <i>Number</i>	Korisna površina, m ² <i>Useful floor area, m²</i>	Ukupno <i>Total</i>	Cijene građevinskog zemljišta <i>Costs of building sites</i>	Cijene gradnje i dobit izvođača <i>Construction costs and constructor's profit margins</i>	Ostali troškovi uključujući PDV <i>Other cost including VAT</i>	
			(1)=(2)+(3)+(4)	(2)	(3)	(4)	
UKUPNO Bosna i Hercegovina	633	35.078	1.606	150	1.058	398	<i>TOTAL Bosnia and Herzegovina</i>

G-1. STRUKTURA PROSJEČNE CIJENE PRODATIH NOVIH STANOVA PO 1 m², DRUGI KVARTAL 2019. GODINE
STRUCTURE OF THE AVERAGE PRICE OF NEW DWELLINGS SOLD, PER 1 m², SECOND QUARTER 2019



G.2 KORISNA POVRŠINA PRODATIH NOVIH STANOVA, 2018. I 2019. GODINA
USEFUL AREA OF SOLD NEW DWELLINGS, 2018 AND 2019



METODOLOŠKA OBJAŠNENJA

METHODOLOGY NOTES

Izvor i metode prikupljanja podataka

U ovom saopštenju iskazani su podaci prikupljeni izvještajnom metodom pomoću obrasca Kvartalni izvještaj o cijenama prodatih novih stanova (K KPS GRAĐ-41).

Data collection sources and methods

This release presents the data collected by a reporting method using the Quarterly Report on Prices of Sold New Dwellings (K KPS GRAĐ 41).

Obuhvat i uporedivost

Kvartalni izvještaj o cijenama prodatih novih stanova ispunjavaju pravne osobe, čija je pretežna djelatnost, prema Klasifikaciji djelatnosti KD BiH 2010, zasnovanoj na Statističkoj klasifikaciji djelatnosti u EU, NACE Rev.2., razvrstana u područje F – Građevinarstvo. Obuhvata i građevinske jedinice u sastavu negrađevinskih poslovnih subjekata koje su ujedno nositelji cjelokupne gradnje zgrada sa stanovima. Ne obuhvataju se one pravne osobe koje se bave isključivo posredništvom u prodaji postojećega stambenog fonda, tj. starih stanova.

Coverage and comparability

Quarterly Report on Prices of sold new dwellings are filled in by legal units which are, by the main activity, registered in section F – Construction according to the Classification of activities KD BiH 2010 which is based on the statistical classification of activities in the EU, NACE Rev. 2. This survey also covers business units within non-construction business entities which are also contractors for construction of residential buildings. Those legal entities that solely intermediate in the sale of the existing housing stock, ie. "old dwellings" are not included in this report.

Podaci o preduzećima na osnovu kojih je kreiran okvir i odabran uzorak izvještajnih jedinica preuzeti su iz statističkog poslovnog registra (SPR).

Enterprise data, based on which a frame was created and the sample of reporting units was selected, are taken from the Statistical Business Register (SPR).

Podaci se daju na temelju realizovanog ugovora u izvještajnom kvartalu. Ugovori se smatraju realizovanim ako je kupac u roku koji je odredio prodavac stana uplatio cijeli iznos cijene stana ili barem dio iznosa.

The data are collected on the basis of contracts carried out in the reporting quarter. A contract is considered carried out if the buyer, in terms defined by the seller, paid, in whole or partly, the dwelling price.

Ne obuhvataju se cijene novih stanova na kojima su izvedeni samo grubi građevinski radovi (tzv. Rohbau).

Prices of new dwellings on which only rough construction works were conducted (so-called "Rohbau").

Definicije

Definitions

Cijena 1 m² prodatog stana obuhvata sljedeće:

The price of 1 m² of a dwelling sold includes the following:

- cijenu građevinskog zemljišta (kupovina zemljišta te eventualne troškove iseljavanja stanara iz postojećih stambenih zgrada ako nije kupljeno prazno zemljište)

- costs of building-sites (price of land and costs of displacing of residents or owners of the existing facilities if the land is not empty)

- cijenu gradnje (gradnja zgrade uključuje rušenje postojećih građevina, čišćenje gradilišta, zemljane radove, podizanje zgrada, podizanje i pokrivanje krovnih konstrukcija, instalacijske i završne radove na zgradi i stanovima) te dobit izvođača radova

- construction costs (demolition of the existing facilities, cleaning of the construction-site, excavation works, raising of a building, roofing works, installation works and final works) as well as constructor's profit margins.

- ostale troškove (pribavljanje odobrenja za građenje, projektovanje, premjeravanje zemljišta, stručni nadzor, različite takse i poreze, osiguranja, kamate na kredit, PDV, troškove i dobit poslovnog subjekta koji je naručio gradnju radi daljnje prodaje na tržištu).

- other costs (fees on acquiring building permits, building design and drafting, land surveying activities, supervision of construction, different taxes, insurance costs, interests on loans, VAT, expenses and profit of the business entity which ordered the construction for further sale on the market).

Zgradom se smatra svaka građevina koja ima četiri samostalna zida i jedan ili više ulaza (sa jednim ili više kućnih brojeva), a sagrađena je da bi se u njoj stanovalo, radilo, obavljala neka djelatnost ili čuvala materijalna dobra, kao i svaka građevina koja ispunjava navedene građevinske uslove (npr. nema četiri samostalna zida), ali ima oblik zgrade i namijenjena je za stanovanje, obavljanje neke djelatnosti itd. (npr. zgrada prislonjena na drugu zgradu čiji zid koristi kao svoj četvrti zid; zgrada prislonjena ili djelimično ugrađena u zemljinu kosinu ili stijenu i sl.)

Stan je svaka građevinski povezana cjelina namijenjena za stanovanje, koja se sastoji od jedne ili više soba sa odgovarajućim pomoćnim prostorijama (kuhinja, kupatilo, predsoblje, ostava, nužnik i sl.) ili bez pomoćnih prostorija i ima jedan ili više posebnih ulaza.

Pod novogradnjom se podrazumijeva izgradnja novog objekta na mjestu gdje nije postojao objekat, ili je već postojao neki objekat, pa je porušen.

Korisna površina svih stanova obuhvata zbir površina svih soba, kuhinje, kupatila, nužnika, hodnika i ostalih pomoćnih prostorija u sastavu stana, uključujući jednim dijelom površinu lođa (75% ukupne površine), pokrivenih terasa (25% ukupne površine). Pri tome se u površinu uračunavaju sve površine podova u nišama, prozora, radijatora, ugrađenih dijelova namještaja i slično.

Cijenom stambene izgradnje u ovom smislu ne može se smatrati cijena tzv. fazne izgradnje (izgradnja i prodaja stanova korisniku, bez dijela zanatskih i završnih radova) i cijena adaptacije ili rekonstrukcije već korištenih stanova. Ako je u pitanju dogradnja ili novogradnja cijelih spratova na već postojećoj zgradi, takvi radovi smatraju se novogradnjom i njihova cijena se obuhvata istraživanjem.

The building is any building that has four independent walls and one or more entrances (with one or more house numbers), and was built to be dwelt upon, working, performing an activity or for storing material goods, as well as any building that meets the listed requirements (for example, there were no independent walls), but has the shape of a building and is intended for residence, performing a certain activity, and so on. (eg. the building abuts the wall of another building which is used as a fourth wall, building abuts or partially embedded in the earth or rock slope, etc.).

Dwelling is any residential construction unit intended for habitation, consisting of one or more rooms with necessary auxiliary spaces (such as: kitchen, bathroom, lobby, pantry, toilet, etc.) or without auxiliary spaces and with one or more separate entries.

The new construction means the construction of a new facility in a place where there was no building at all, or a building had already existed, but it has been demolished.

Useful floor area of all dwellings includes the sum of areas of all rooms, kitchens, bathrooms, toilets, hall and other utility rooms in the dwelling, partly including the surface loggia (75% of the total area), covered terrace (25% of the total area). The area includes all floor surfaces in niches, windows, radiators, built-in furniture parts and the like.

Cost of building construction in this sense can not be regarded as a so-called construction phase price (dwelling construction and selling to users, without the part of craft and finishing works) and price of adaptation or reconstruction of already used dwellings. If it comes to upgrading or construction of entire floors of the existing building, such works are considered new construction and their price is included in this survey.

SKRAĆENICE

BiH Bosna i Hercegovina
FBiH Federacija Bosne i Hercegovine
RS Republika Srpska
BD Brčko Distrikt
BHAS Agencija za statistiku Bosne i Hercegovine
FZS Federalni zavod za statistiku
RZSRS Republički zavod za statistiku Republike Srpske
EBD Ekspozitura Brčko Distrikt

ABBREVIATIONS

Bosnia and Herzegovina
Federation of Bosnia and Herzegovina
Republika Srpska
Brcko District
Agency for Statistics of Bosnia and Herzegovina
Institute for Statistics of Federation of BiH (FIS)
Institute for Statistics of Republika Srpska (RSIS)
Statistical Office of Brcko District (Branch Office of BHAS)

ZNAKOVI

- nema pojave

SYMBOLS

- no occurrence

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Data of First Release are also published on the internet.
