



~ Methodology ~

MONTHLY REPORT ON ISSUED BUILDING PERMITS (GRAD-GD)

LEGAL BASIS

The survey is carried out pursuant to the Law on Statistics of Republika Srpska ("Official Gazette of Republika Srpska", No. 85/03) and the Statistical Programme of Republika Srpska for the period 2026-2029.

METHODOLOGICAL BASIS

AIM AND CONTENT

The aim of the survey is to provide data on constructions (location, investor, type of constructions, type of works, estimated value), buildings (size, floors, installations) and dwellings (number of dwellings and useful area).

OBSERVATION UNITS/REPORTING UNITS

Observation units are natural persons and business entities which have submitted a request for issuing a building permit to administrative bodies and units of self-government responsible for issuing building permits.

Reporting units are administrative bodies and units of self-government which are responsible for issuing building permits.

COVERAGE

The survey covers all administrative bodies and units of local self-government.

METHOD AND PERIOD OF DATA COLLECTION

Data are collected monthly, using the traditional method (through paper forms).

PROTECTION OF CONFIDENTIAL DATA

Only aggregate data for the level of Republika Srpska are published. Confidential data are protected pursuant to Articles 25 and 27 of the Law on Statistics of Republika Srpska ("Official Gazette of Republika Srpska", No. 85/03) and in accordance with the Rules of protection of confidential data.

DEFINITIONS OF MAIN CHARACTERISTICS – INDICATORS

Classification of constructions is done in accordance with the Classification of Types of Constructions in BiH (KVGO BiH) and these are classified into buildings and civil engineering.

Buildings cover residential and non-residential buildings.

Civil engineering covers highways, roads, streets, railways, airport runways, bridges, ports, dams, pipelines, communication and power lines, complex constructions in industry, etc.).

Residential buildings are constructions in which 50% or more of the useful floor area is intended for dwelling purposes.

Non-residential buildings are constructions without dwelling area or those in which less than 50% of the overall useful floor area is intended for dwelling purposes.

Gross area (m²) is the total area of all floors in the building, enclosed by external walls, including the thickness of external walls. Included are also underground floors, ground floor and all floors above the ground floor, including the area of staircases, elevators, hallways, entrances, passages, etc.

Useful area (m²) is the total floor area of the building measured inside its external walls and it includes useful area of residential space, useful area of office space and useful area of common/utility space. Excluded is the area occupied by construction elements (beams, columns, chimneys, etc.).

Useful area of residential space (m²) is the total floor area of dwellings in the building, measured inside the dwellings' external walls. Excluded are the areas of basement and attic which are not arranged as a dwelling or its part, of garages, boiler rooms, pantries, and similar, as well as the areas of staircases and other common/utility spaces in the building.

If data are submitted for dwellings in family houses, useful area of the dwelling does not include the areas of basement, attic, staircases or hallways which connect two dwellings (unless these connect rooms in one dwelling) and the areas of garages, boiler rooms and pantries.

Dwelling is any construction unit intended for dwelling purposes, consisting of one or more rooms with adequate auxiliary spaces (such as kitchen, bathroom, lobby, pantry, toilet/WC, etc.) or without utility spaces and with one or more separate entrances.

Useful area of the dwelling (m²) is the floor area of the dwelling measured inside the dwelling walls and it represents the sum of the areas of all rooms with corresponding utility rooms of the dwelling (kitchen, bathroom, toilet/WC, pantry, etc.).

Useful area of office space (m²) is the total floor area of office spaces in the building (shops, offices, etc.), measured inside internal walls.

Useful area of common/utility space (m²) is the total floor area in the building measured inside its external walls for the following types of common/utility space: functional spaces (boiler rooms, shelters, etc.), communication spaces (staircases, elevators, etc.), garages, etc.

Room is a space intended for dwelling purposes, separated from the rest of the dwelling by permanent walls, having direct daylight and at least 4 square metres of floor area.

New construction refers to the construction of a new construction where there used to be no construction or where a construction did exist, but it was removed. New construction also refers to rebuilding from the ground of buildings which were completely destroyed in war or which were damaged to the extent that they had to be completely demolished.

Upgrade/extension refers to the upgrade of new parts of a construction (horizontally or vertically) on the existing construction. These are construction works which serve to produce new usable units along the existing constructions or on them, such as a completely new residential or office space or an extension of the existing roads or gas, water, sewer and other pipelines, communication cables, etc. If the building permit was issued in order to upgrade or extend a building, it is necessary to complete the data on number of floors/dwellings and area only for the upgraded/extended part.

Renewal of old, ruinous or abandoned buildings refers to construction works through which at least one dwelling or other space in a building is completely renewed, using significant parts of the existing construction, preserved external façade of the building, etc., even though internal attic and wall partitions are completely destroyed (for example due to the building being old, war devastation, and similar).

Conversion of non-residential space into new dwellings refers to construction works which serve to convert the existing space in a building (such as attic or basement which previously had not been arranged for residential purposes, garage, or space in which certain production or service activity is carried out) into one or more dwellings.

Other conversion of space in buildings refers to construction works which serve to convert the existing space in a building (such as dwelling, attic or basement which previously had not been arranged for residential purposes, garage, etc.) into office space, as well as construction works through which the existing office space is converted into space for other purposes.

Other reconstruction refers to construction works on the existing constructions or activities to take measures which establish an appropriate condition of the existing construction and which affect essential properties of the construction. This covers the expansion of the existing constructions, e.g. existing dwellings or office spaces (upgrade of rooms or utility rooms), new installations (e.g. gas, air-conditioning), extension of roads to achieve higher traffic throughput, replacement of the existing pipelines and power lines with those of higher capacity, etc.

COMPLIANCE WITH INTERNATIONAL RECOMMENDATIONS AND STANDARDS

Methodology applied to obtain data on building permits is based on the EU recommendations referring to short-term statistics (Council Regulation (EC) No. 2152/2019), definitions of variables, list of variables and frequency of data collection (Commission Regulation (EC) No. 1197/2020) and on the Classification of Types of Constructions (CC, final version, Eurostat 1997).

IMPLEMENTATION ORGANISATION

AUTHORITIES IMPLEMENTING THE STATISTICAL SURVEY

The authorised producer of data is the Republika Srpska Institute of Statistics.

Collection of data is carried out directly by the Division for Production Statistics, which also performs data entry and processing and publishing of the results.

OBLIGATION TO PROVIDE DATA

Reporting units are obliged to submit data to the Republika Srpska Institute of Statistics pursuant to the Law on Statistics of Republika Srpska.

IMPLEMENTATION FREQUENCY

Reporting units are obliged to submit data to the Republika Srpska Institute of Statistics until 10th in the month for the previous month.

INSTRUMENTS

QUESTIONNAIRE

The questionnaire “Monthly report on issued building permits – M KPS GRAĐ-GD” is used to carry out this survey, alongside the instructions for completing the questionnaire.

PUBLISHING

Data are published 22 days after the end of the observed month, in the monthly release “Building permits issued”.

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