### PRODUCTION OF THE STATISTICS Building permit statistics for residential and non-residential buildings, new construction of residential buildings, conversion and demolition of three-ormore-dwelling buildings

#### Subject area

Housing, construction and development

#### Statistical area

Building permit statistics for residential and non-residential buildings

Housing construction and conversion

#### Product code

BO0701 BO0101 BO0102

Reference time 2019

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### Contents

1	Con	text of the statistics	3				
2	Surv	vey design	3				
	2.1	Target characteristics	3				
	2.2	Frame procedure4	ŀ				
	2.3	Procedures for sampling and exclusion	5				
	2.3.	1 Sampling procedure5	5				
	2.4	The collection procedure	5				
	2.4.	1 Data collection methods5	5				
	2.4.2	2 Measurement5	5				
	2.4.	3 Follow-up of non-response6	;				
	2.5	Processing6	;				
	2.6	Review7	,				
	2.6.	1 Review during collection7	,				
	2.6.2	2 Review of micro data7	,				
2.6.3		3 Review of macro data7	,				
	2.6.4	4 Review of accounts	3				
	2.7	Estimation procedure	3				
	2.7.	1 Principles and assumptions	3				
	2.7.2	2 Estimation procedure for target characteristics8	3				
	2.7.3	3 Estimation procedure for accuracy	)				
	2.7.4	4 Disclosure control	)				
3	Impl	ementation	)				
	3.1	Quantitative information	)				
	3.2	Deviations from the survey design	)				
•	•	<ol> <li>Questionnaire Building permits for new construction and</li> <li>11</li> </ol>	1				
Ap	pendix	2. Questionnaire Building permits for conversion of three-or-more- buildings					
	Appendix 3. Questionnaire Demolition permits for three-or-more-dwelling						
	•		3				
Ap	opendix	4. Project list New construction of residential buildings19	)				

#### 1 Context of the statistics

The statistics report changes in the size and structure of the housing stock through the measures new construction, conversion and demolition. Building permits are to, together with started dwellings and other economic statistics, serve as an economic activity indicator for the construction sector

On an ongoing basis, all municipalities submit information on building permits that are granted and that refer to the new construction and extension of residential buildings, non-residential buildings and building for seasonal and secondary homes. Building permits for the conversion of three-or-more-dwelling buildings and demolition permits for three-or-more-dwelling buildings are also reported in the same way. Building permits are then reported in the survey Building permits for residential and non-residential buildings.

The new construction and conversion statistics are within the statistical field *Housing construction and conversion* together with the housing stock, which reports the size and structure of the entire holding of dwellings.

Other closely related surveys are *Prices for newly produced dwellings* and *Charges/rents for newly constructed dwellings*, which provide a further description of newly constructed dwellings in terms of prices for production, charges, rents, contributions, and so on.

This document describes the structure and implementation of the surveys that result in statistics on building permits, new construction, conversion and demolition. Read about the quality of the statistics under the heading Documentation on the product page <u>www.scb.se/BO0101</u> for new construction, <u>www.scb.se/BO0102</u> for conversion and demolition, and <u>www.scb.se/BO0707</u> for building permits.

#### 2 Survey design

#### 2.1 Target characteristics

The statistical target characteristics in the surveys are:

BO0101 New construction of residential buildings

- Number of dwellings
- Useful floor space

BO0102 Conversion and demolition of three-or-more-dwelling buildings

- Number of dwellings
- Useful floor space

BO0701 Building permit statistics for residential and non-residential buildings

- Number of dwellings
- Number of building permits
- Gross floor area
- Number of buildings for seasonal and secondary use and nonresidential buildings

#### 2.2 Frame procedure

The frame population for the building permit statistics comprises Sweden's 290 municipalities. The observation unit is then the building permits granted at the municipality for the new construction and extension of residential buildings, buildings for seasonal and secondary homes and non-residential buildings, and conversion (altered use) and demolition of three-or-more-dwelling buildings. The observation unit and data source are the same. The frame is comprehensive as the municipal building committees are the body that processes building permit cases.

The frame for new construction and conversion statistics is then based on the building permit statistics, and the frame population consists of all the building permits that concern dwellings, including dwellings located in non-residential buildings, and granted building permits for the conversion of three-or-more-dwelling buildings that lead to a change in the number of dwellings.

The frame population for the building permit statistics comprises Sweden's 290 municipalities.

The frame is comprehensive as the municipal building committees are the body that processes building permit cases.

For the product New construction of residential buildings and Conversion and demolition of three-or-more-dwelling buildings, the observation unit is determined by the granted building permits at the municipality.

The frame for new construction and conversion statistics is then based on the building permit statistics, and the frame population consists of all the building permits that concern dwellings, including dwellings located in non-residential buildings, and granted building permits for the conversion of three-or-more-dwelling buildings that lead to a change in the number of dwellings.

#### 2.3 Procedures for sampling and exclusion

#### 2.3.1 Sampling procedure

No sampling and no exclusion occurs in any of the three surveys New construction of residential buildings, Conversion and demolition of three-or-more-dwelling buildings and Building permit statistics for residential and non-residential buildings.

#### 2.4 The collection procedure

#### 2.4.1 Data collection methods

As the body that processes building permit cases, and hence which is initially the only source of the data, the building committees at all municipalities submit, on an ongoing basis, granted building permits for the new construction and extension of residential buildings, buildings for seasonal and secondary use and non-residential buildings, and altered use (conversion) and demolition permits for three-or-more-dwelling buildings. This is done either by means of a specific online questionnaire, on a form for building permits or through copies of the municipality's building permit forms. A handful of municipalities send data files or printouts from their case management programs. A reminder to submit granted building permits for the past month is issued each month by Statistics Sweden.

Information on starts and completions in new construction and conversion is provided on a list of current projects. The list goes back and forth monthly between Statistics Sweden and the municipality concerned for updating when new information becomes available. Information on starts and completions usually corresponds to the date of the municipality's starting clearance and final decision.

#### 2.4.2 Measurement

There are three different kinds of questionnaire: Building permits for new construction and extension, building permits for altered use (Conversion) and demolition permits largely contain the information provided by the developer in connection with the building permit application, including plans, for example, information on floor area, building type.

See each questionnaire in Appendix 1-3.

All current projects that refer to dwellings are pre-printed on a list of projects that goes back and forth between Statistics Sweden and the municipality concerned. Here, the respondent must add the start and completion dates.

See each list in Appendix 4.

Information on the final observation variables and the detailed content of the statistics is available on Statistics Sweden's website. All variables and value sets, and so on, are described there. The documentation can be found at <u>www.metadata.scb.se</u> under each survey.

More information on variables is also provided in the quality declaration.

#### 2.4.3 Follow-up of non-response

The statistics are based on a total population survey and no calculation of non-response is performed. There is no source for measuring the degree of completeness for building permits in the preliminary statistics for started and completed dwellings, and this is thus difficult to judge at the time of publishing.

Comparisons of the definitive statistics for completed dwellings against, for instance, Statistics Sweden's Dwellings Register and Property Taxation Register (FTR) show that projects can sometimes be absent or be entered in the wrong year. Around 2–3% of all completed dwellings are from a different year than the reporting year concerned because they were not submitted as completed until after the time of publishing.

#### 2.5 Processing

The ownership category is initially coded based on developer, type of building and form of conveyance.

- Tenant-owner associations, private developers that build tenant-owned dwellings and national housing cooperatives (e.g. HSB and Riksbyggen) are coded as cooperative owners.
- Private individuals who build a one-or-two-dwelling building with right of ownership are coded as other owners.
- Private individuals who build three-or-more-dwelling buildings with right of rental or ownership are coded as other owners.
- Public housing companies are coded based on a list of all of such companies (approximately 320).

If the gross floor area of single-dwelling buildings is not available, this can be calculated using a standardised approach based on the floor area of the dwelling.

Data on starts according to the developer (Actual starts) is retrieved from the survey "Prices for newly produced dwellings" which is integrated into the same production system. Form of conveyance, updated property designations, number of dwellings and floor area data can also be retrieved from this survey. Data on key code areas (NYKO) and district are matched with completed building permits for dwellings from the geography database via property designation.

Missing dwelling compilations (number of rooms and kitchen, etc.) are retrieved if possible from the dwellings register. The information is thus sought via the municipality and property designation in the register, and is then manually coded in the production system.

#### 2.6 Review

A number of different types of controls and comparisons are performed on different occasions during the statistics production process in order to ensure accurate data and good quality.

#### 2.6.1 Review during collection

Controls in the online form ensure that the most important information is included. Data on the date of building permit decision, property designation, and type of building regarding dwellings must be included to enable submitting the data. This is the information that is directly necessary to report preliminary statistics.

In the project list, some of the information submitted previously is pre-printed, enabling the municipality to perform additional controls.

#### 2.6.2 Review of micro data

The main review of the materials takes place when all data has been registered in the survey database. A review program then runs logic controls, reasonability controls and comparative controls against the data in the survey "Prices for newly produced dwellings", which is integrated into the same production system.

In the production system, a control is also performed for duplicates – for the same building permit having been registered multiple times. Controls are performed for this by comparing individual building permits in the same municipality with, primarily, the same filing number/registration number.

#### 2.6.3 Review of macro data

Before extracting tables for the definitive completion statistics for the year, macro review of the materials is performed to some extent. Different study domains are compared with each other, such as type of building, form of conveyance and ownership category. Comparisons with prior years are also made.

On an ongoing basis during the year, comparisons are also made of the number of started dwellings by municipality, with the planned number of dwelling starts in the municipalities according to the Housing Market Survey of the Swedish National Board of Housing, Building and Planning, and the municipality is contacted in the event of substantial discrepancies.

#### 2.6.4 Review of accounts

Data that is to be published in the Statistical Database is reviewed in an internal database prior to publishing.

The data is then also checked after publishing on the website.

#### 2.7 Estimation procedure

The survey is a total population survey and no upward adjustment is made from the sample. In the preliminary quarterly statistics, however, an upward adjustment is made to the statistics to correct for underestimation.

#### 2.7.1 Principles and assumptions

In the preliminary quarterly statistics for BO0101 New construction of residential buildings, BO0102 Conversion and demolition of three-ormore-dwelling buildings and BO0701 Building permit statistics for residential and non-residential buildings, data may be underestimated due to municipalities not yet having submitted data on building permits, starts and completions at the time the statistics are published. In the statistical news and certain tables, the submitted data is adjusted upwards by the average size of the underestimation for the period in the most recent years. This is so as to create some level of comparability with previous data.

As new data is published, the old data is also revised.

#### 2.7.2 Estimation procedure for target characteristics

An upward adjustment of the preliminary quarterly figures is done at the time of publishing and is based on the underestimation for the period concerned on prior occasions.

For example, calculation for Q3 (September) 2017:

Available information:

 $A_i$  = this year's (2017) values for month i= 1,2,3... 9, which have been submitted upon the reporting occasion for September (Q3).

B<sub>i</sub> = last year's (2016) values for month i= 1, 2, 3... 9, upon the reporting occasion for September last year.

 $C_i$  = last year's (2016) values for month i=1,2,3... 9, which were definitively submitted upon the current reporting occasion (2017).

Totals are calculated: A, B, C = totals for the months 1, 2, 3... 9.

It is now possible to calculate how much was added last year after September (D):

#### D = C - B

And the equivalent as a percentage (P):

P = (C - B) / B

Estimation of total (T) for September this year (2017) is now given by: T = A + 1+P \* A

In order to avoid over-sensitivity to a certain year, the average of the P values is calculated for the past three years (P3), and used in the formula T = A + P3 \* A

#### 2.7.3 Estimation procedure for accuracy

No measure of inaccuracy is prepared.

#### 2.7.4 Disclosure control

No disclosure control of published data is performed. It has been judged that the data published for these statistics is not sensitive.

#### 3 Implementation

#### 3.1 Quantitative information

The population for BO0701 "Building permit statistics for residential and non-residential buildings" consists of granted building permits for the new construction and extension of residential buildings, building for seasonal and secondary use and non-residential buildings. In total, approximately 13 300 building permits of this type were granted in 2018, 8 500 of which refer to residential buildings consisting of approximately 62,000 dwellings. These are the frame for BO0101 "New construction of residential buildings".

In 2018, construction started on approximately 53 000 dwellings and approximately 43 000 were completed.

BO0102 "Conversion and demolition of three-or-more-dwelling buildings", which is based on granted building permits for conversion and altered use of three-or-more-dwelling buildings, gave an addition of approximately 4 200 started dwellings and approximately 3 500 completed.

Demolition started for 540 dwellings in three-or-more-dwelling buildings in 2018.

The statistics are based on a total population survey, and although individual objects can be missed in the reporting, there is no information on potential non-response.

#### 3.2 Deviations from the survey design

There have been no deviations.

Production of the statistics, version 1 28/01/2020

### Appendix 1. Questionnaire Building permits for new construction and extension

SCB RM/BF 187 B. 2015

Uppgiftsskyldighet föreligger enligt lagen (2001:99) om statistiken. Uppgifterna som lämnas skyddas enligt 24 och sekretesslagen (2009:400). Samråd har skett med och landsting.	p. 8 § offentlighets- Statistikblankett for bygglov
Kommunens aktbeteckning	Lân Kom
1. Ärendeuppgifter	
Vad avser ärendet?	<ul><li>Helt ny byggnad</li><li>Till-/påbyggnad</li></ul>
Bygglovsbeslut	Ar Mån
Kommunnamn	Fastighetsbeteckning
2. Uppgifter om byggherre	
Byggherre (ifylls alltid)	Kontaktperson *
Byggherrens fullständiga adress *	
E-post*	Telefon (även riktnr) *
Antal fritidshus Summa bruttoarea	st m²
	III.
3.2 Lokalhus	
Vilken typ av lokalhus avses?	Kontorsbyggnad
Lokalhus: Hus där mer än halva bruttoared mark används till annat än bostad.	Affärsbyggnad     Hotell, restaurang m.m.
	Skola universitet och andra forskningsbyggnader
Industribyggnad: Täckta byggnader för ind produktion samt lager. Övriga industrikons	stri- uktioner, Bibliotek, museum, biograf, teater, sporthall och likna
t.ex. kraftverk specificeras under annan byg	
	Industri- och lagerbyggnad
	Garage- och trafikbyggnad Annan byggnad:
Antal bostadslägenheter i lokalhus	st
Summa bruttoarea	m²
Postadr	s Kontaktperson Telefon E-post
Statistiska centralbyrån Statistics Sweden	00 Petra Jansson 08-506 946 42 byggabo@scb.se TOCKHOLM Johannes Johansson 08-506 940 88 byggabo@scb.se

Vilken typ av bostadshus avses?	Småhus Antal lägenheter	
Småhus: En sammanfattande benämning för enbostadshus (friliggande eller samman- byggda till radhus, parhus eller kedjehus) samt friliggande tvåbostadshus.	Friliggande enbostadshus     St     Rad-, par- och kedjehus     st     Tvåbostadshus     st	
Flerbostadshus: Hus med tre eller flera bostadslägenheter för ordinärt boende.	Flerbostadshus st	
Specialbostadshus: Bostäder som är avsedda för temporärt boende och hyrs ut med reducerat besittningsskydd.	Specialbostadshus För äldre eller funktionshindrade st	
Bostäder avsedda för äldre eller funktions- hindrade, studentbostäder och övriga specialbostäder tillhör denna kategori.	Studentbostäder     st       Övriga specialbostäder     st	
Summa bruttoarea inkl. garage och förråd	m²	
Vilken upplåtelseform har bostäderna?	U Hyresrätt	
Markera ett alternativ.	Bostadsrätt     Äganderätt	
När beräknas byggarbetet påbörjas? T.ex. att gjutning av källargolv/-murar, bottenplatta eller liknande är påbörjat.	Ar Mân (Frivillig uppgift)	

Fördela bostäderna efter lägenhetstyp, bostadsarea och antal.	Antal rum	Kök	Kok- vrå	Kok- skåp	Kok- mõjlighet saknas	Bostadsarea per lägenhet av denna typ	Antal lägenheter
Bostadsarean mäts till insidan av de väggar som omsluter bostaden. I arean	st					m²	st
nräknas köksskåp och garderober.	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st
	st					m²	st

Hur lång tid tog det att ta fram uppgifterna och besvara denna blankett? (Frivillig uppgift)

minuter

SCB RM/BF 187 O. 2015

28/01/2020

# Appendix 2. Questionnaire Building permits for conversion of three-or-more-dwelling buildings

Uppglfisskyldighet föreligger enligt lagen (2001:99) om den officiella statistiken. Uppglfterna som lämnas skyddas enligt 24 kap. 8 § offentlighets-	Statistikblankett för bygglov 1 (2						
och sekretessiagen (2009:400). Samråd har skett med Sveriges kommuner och landsting.	Ombyggnad av flerbostadshus som berör bostadslägenheter						
Kommunens aktbeteckning	Bygglovsbeslut År Mån Län Kom						
1. Ärendeuppgifter							
Kommunnamn	Fastighetsbeteckning						
Fastighetens adress							
2. Ägare/kontaktperson							
Ägare	Telefon (även riktnummer)						
E-post ägare							
Kontaktperson	Telefon (även riktnummer)						
E-post kontaktperson							
3. Typ av ombyggnad, upplåtelseform och ä	ägarkategori						
Vilken typ av ombyggnad avser man göra i flerbostadshuset?	Lokal blir lägenhet						
Markera ett alternativ. Om flera åtgärder, markera huvndsaklig ombyggnadsåtgärd.	Omdisponering av lägenhetsarean						
Som flerbostadshus räknas alla hus med minst tre bostads-	Inredning av vind						
lägenheter (inkl. servicelägenheter, student- och specialbo- städer). Även lokalhus med minst en bostadslägenhet ska redovisas.	Specialbostad						
Vilken upplåtelseform har bostäderna?	Hyresrätt						
Markera ett alternativ.	Bostadsrätt						
	Aganderätt						
Vilken är ägarkategorin?	Staten						
Markera ett alternativ.	Kommun/Landsting						
	<ul> <li>Allmännyttiga företag (kommunägda företag)</li> <li>HSB/Riksbyggen</li> </ul>						
	Annan bostadsrättsförening						
	Fysiska personer						
	Övriga ägare						
4. Tidsangivelser för byggarbetet							
	Ar Mån						
Har ombyggnadsarbetet påbörjats? Med påbörjat avses att rivningsarbete eller liknande	Ja, ombyggnadsarbetet påbörjat						
är påbörjat.	Nej, påbörjas preliminärt						
	År Mån						
Har ombyggnadsarbetet färdigställts?	Ja, ombyggnadsarbetet färdigställt 🔶						
Med färdigställt avses bebolig/inflyttningsklar lägenhet.	Nej, färdigställs preliminärt  Frivillig uppgift. (Så vi vet när ev. återkontakt ska tas)						
Postadress Statistiska centralbyrån DEO//E Roy 24200	Kontaktperson Telefon E-post Petra Jansson 08-506 946 42 byggabo@scb.se						
Statistics Sweden DFO/IF, Box 24300 104 51 STOCKHOLM	Petra Jansson 08-506 946 42 byggabo@scb.se Johannes Johansson 08-506 940 88 byggabo@scb.se						

5. Husets byggnadsår		2 (:	2)
Vilket är husets ursprungliga byggnadsår?	Före 1901	<b>1</b> 961–1970	
Byggnadsår kan uppskattas.	1901-1920	1971-1980	
	1921–1930	1981–1990	
	 	1991-2000	
	1941–1950	2001–2010	
	1951-1960	2011-	
6. Bostadstyp			_
Hur är antalet ombyggda lägenheter fördelade på nedanstående lägenhetstyper?	Antal <i>berörda</i> lägenheter <b>före</b> ombyggnad	Antal lägenheter <b>efter</b> ombyggnad	
Specialbostad för äldre eller funktionshindrade	st	st	
Studentbostad samt övriga lägenheter utan kokvrå	st	st	
Bostadslägenheter med: 1 rum och kokvrå	st	st	
2 eller fler rum utan kök	st	st	
1 rum och kök	st	st	
2 rum och kök	st	st	
3 rum och kök	st	st	
4 rum och kök	st	st	
5 rum och kök	st	st	
6+ rum och kök	st	st	
Summa lägenheter	st	st	
Hur stor är den totala bostadsarean för de ombyggda lägenheterna?	m²	m²	
Övriga upplysningar			
			_

Hur lång tid tog det att ta fram uppgifterna och besvara denna blankett? *Frivillig uppgift.* 

minuter

+

SCB RM/BF 187 R. 2015

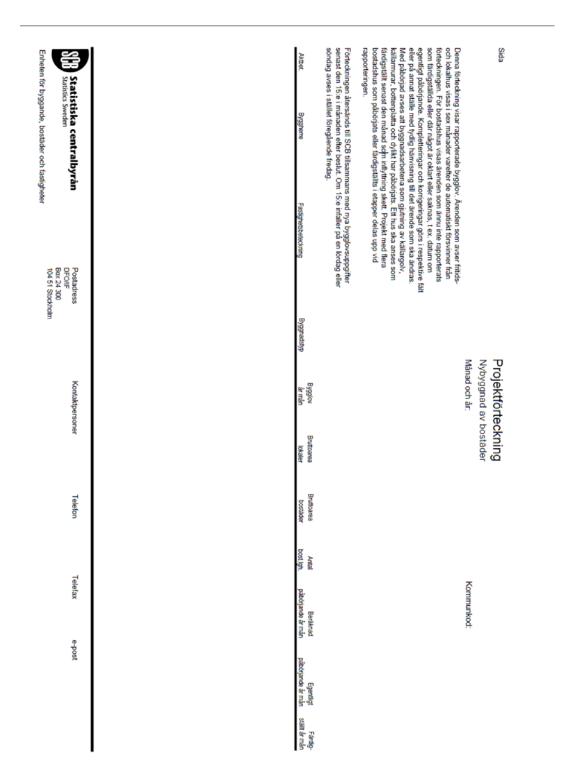
28/01/2020

# Appendix 3. Questionnaire Demolition permits for three-or-more-dwelling buildings

Uppglitisskyldighet föreligger enligt lagen (2) statistiken. Uppgliterna som lämnas skydda och sekretesslagen (2009:400). Samråd ha och landsting. Kommunens aktbeteckning	s enligt 24 kap. 8 § offentlighets-	Statistikblankett för rivning 1 Rivning av flerbostadshus Län Kom				
1. Ärendeuppgifter Kommunnamn		Fastighetsbeteckning				
2. Ägare/kontaktpersor	ı					
Ägare		Telefon (även riktnummer)				
E-post ägare						
Kontaktperson		Telefon (även riktnummer)				
E-post kontaktperson						
3. Rivningsorsak						
Vilken är rivningsorsaken?		Nybyggnad av flerbostadshus				
Markera ett alternativ.		Kommunikationer/ledningar				
		Uthyrningssvårigheter				
		Brand				
		Annan orsak, ange vad				
4. Upplåtelseform och ä	garkategori					
Vilken upplåtelseform har bos	städerna?	Hyresrätt				
Markera ett alternativ.		Bostadsrätt				
		Äganderätt				
Vilken är ägarkategorin?		Staten				
Markera ett alternativ.		Kommun/Landsting				
		<ul> <li>Allmännyttiga företag (kommunägda företag)</li> </ul>				
		HSB/Riksbyggen				
		Annan bostadsrättsförening				
		Annan ägare				
5. Tidsangivelser						
Har rivningsarbetet påbörjats	?	☐ Ja, rivningsarbetet påbörjat →				
		Nej, rivningsarbetet påbörjas preliminärt Frivillig uppgift. (Så vi vet när ev. återkontakt ska tas)				
	Postadress	Kontaktperson Telefon E-post				
Statistiska centralbyrån Statistics Sweden	DFO/IF Box 24300 104 51 STOCKHOLM	Petra Jansson 08-506 946 42 byggabo@scb.se Johannes Johansson 08-506 940 88 byggabo@scb.se				

Production of the statistics, version 1 28/01/2020

6. Husets byggnadsår			2 (2)	F
Vilket är husets ursprungliga byggnadsår?	Före 1901	1961-1970		+
Byggnadsår kan uppskattas.	1901-1920	1971-1980		
	1921-1930	1981-1990		
	1931–1940	1991-2000		
	1941–1950	2001-2010		
	1951-1960	2011-		
7. Berörda lägenheter				
Hur är antalet rivna lägenheter fördelade enligt nedanstående lägenhetstyper?	Antal rivna lägenheter			
Specialbostad för äldre eller funktionshindrade	st			
Studentbostad samt övriga lägenheter utan kokvrå	st			
Bostadslägenheter med: 1 rum och kokvrå	st			
2 eller fler rum utan kök	st			
1 rum och kök	st			
2 rum och kök	st			
3 rum och kök	st			
4 rum och kök	st			
5 rum och kök	st			
6+ rum och kök	st			
Summa lägenheter	st			
Hur stor är den totala bostadsarean för de rivna lägenheterna?	m²			
Övriga upplysningar				
				SCB RMBF 187 R 2015
				187
				NIBF
				SCB
Hur lång tid tog det att ta fram uppgifterna och	minuter			
besvara denna blankett? Frivillig uppgift.				+
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### Appendix 4. Project list New construction of residential buildings