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COMPLETED BUILDINGS AND DWELLINGS, 2023

In 2023, there were 7 032 buildings completed, of which 85.7% were residential and 14.3% non-residential ones.

The floor area of completed buildings was 3 226 646 m², which was 4.0% more than in 2022.

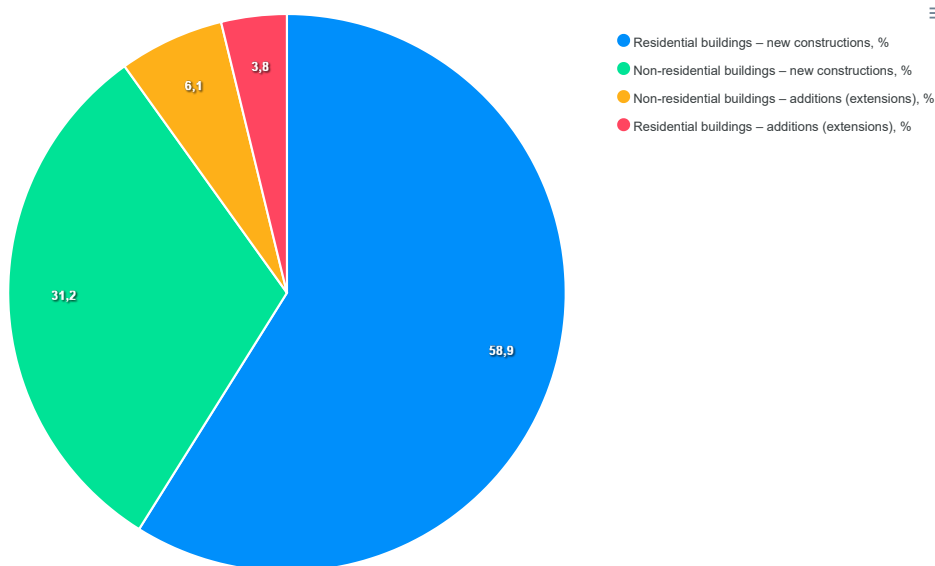
There were 16 552 new dwellings completed, with an average useful floor area of 90.5 m².

By type of works, most dwellings (92.6%) were built as new constructions, 6.4% as additions/extensions on existing buildings and 1.0% as conversions of non-residential spaces into residential ones.

1 COMPLETED BUILDINGS AND DWELLINGS, 2022 AND 2023

	Completed buildings						Completed dwellings	
	Total		Residential buildings		Non-residential buildings		Number of dwellings	Useful floor area, m ²
	Number	Floor area, m ²	Number	Floor area, m ²	Number	Floor area, m ²		
2022	6 809	3 102 780	5 660	1 996 044	1 149	1 106 736	15 875	1 461 917
2023	7 032	3 226 646	6 027	2 022 861	1 005	1 203 785	16 552	1 498 726
Indices 2023 2022	103,3	104,0	106,5	101,3	87,5	108,8	104,3	102,5

G-1 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF WORKS, 2023

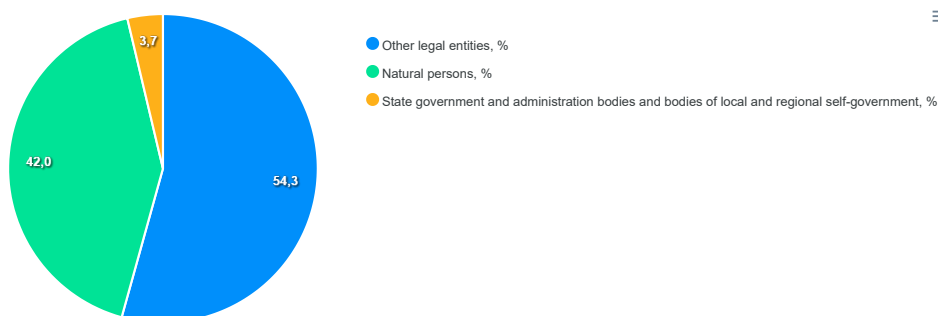


2 COMPLETED BUILDINGS AND DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND TYPE OF INVESTOR, 2023

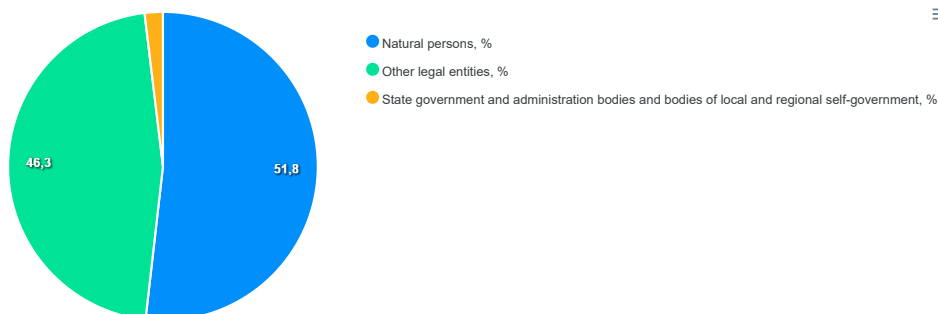
	Completed buildings			Completed dwellings ¹⁾		
	Number	Floor area, m ²	Volume, m ³	Number of dwellings	Useful floor area, m ²	Average useful floor area, m ²
Total	7 032	3 226 646	13 130 882	16 552	1 498 726	90,5
By type of buildings						
Residential buildings	6 027	2 022 861	6 266 510	16 396	1 488 323	90,8
Non-residential buildings	1 005	1 203 785	6 864 372	156	10 403	66,7
By type of works						
New construction works	6 228	2 907 552	11 719 244	15 330	1 392 471	90,8
Additions (extensions)	804	319 094	1 411 638	1 053	92 216	87,6
Conversion of non-residential space into a residential one	-	-	-	169	14 039	83,1
By type of investor						
Natural persons	5 504	1 353 672	4 311 205	8 572	929 101	108,4
State government bodies and bodies of local government and self-government	202	119 879	420 356	320	19 183	59,9
Other legal entities	1 326	1 753 095	8 399 321	7 660	550 442	71,9

1) Out of the total number of dwellings, 251 of them were completed pursuant to the Act on the Reconstruction of Earthquake-Damaged Buildings in the City of Zagreb, the County of Krapina-Zagorje, the County of Zagreb, the County of Sisak-Moslavina and the County of Karlovac.

G-2 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF INVESTOR, 2023



G-3 COMPOSITION OF NUMBER OF COMPLETED DWELLINGS, BY TYPE OF INVESTOR, 2023



3 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF CONSTRUCTION WORKS, 2023

	Completed buildings		
	Number of buildings	Floor area, m ²	Volume, m ³
Total	7 032	3 226 646	13 130 882
New buildings	6 228	2 907 552	11 719 244
Residential buildings	5 376	1 899 821	5 894 396
One-dwelling buildings	3 404	678 529	2 115 127
Two-dwelling buildings	609	165 017	498 976
Three and more dwelling buildings	1 359	1 052 365	3 267 357
Residences for communities	4	3 910	12 936
Non-residential buildings	852	1 007 731	5 824 848
Hotels and similar buildings	90	95 886	325 452
Office buildings	38	58 860	204 432
Wholesale and retail trade buildings	101	182 299	942 945
Traffic and communication buildings ¹⁾	104	18 712	59 388
Industrial buildings and warehouse	215	483 031	3 585 671
Public entertainment, education, hospital or institutional care buildings	55	67 246	266 426
Other non-residential buildings ²⁾	249	101 697	440 534
Additions (extensions) ³⁾	804	319 094	1 411 638
Residential buildings	651	123 040	372 114
Non-residential buildings	153	196 054	1 039 524

1) Buildings included in this group mostly refer to privately owned garages, situated next to family houses, and to public garages (102 buildings with a floor area of 17 744 m²).

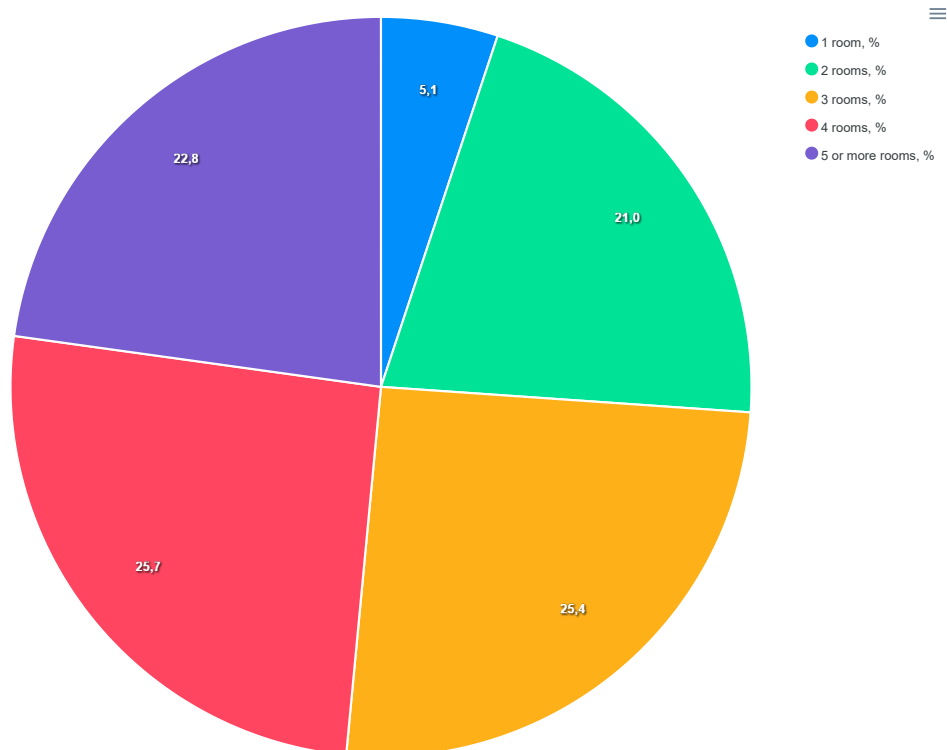
2) This group includes farm buildings, buildings for religious services, etc.

3) Works leading to the creation of new usable entireties beside or on an already existing construction (new dwellings, spaces for economic activities and other spaces).

4 COMPLETED DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND NUMBER OF ROOMS, 2023

	Number of dwellings	Useful floor area, m ²	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	16 552	1 498 726	1 764	5 224	4 598	3 215	1 250	388	81	32
Dwellings in new buildings	15 330	1 392 471	1 577	4 890	4 189	3 013	1 189	366	75	31
Residential buildings	15 180	1 382 541	1 565	4 846	4 120	2 993	1 186	364	75	31
One-dwelling buildings	3 404	516 529	69	230	677	1 145	862	332	65	24
Two-dwelling buildings	1 218	126 367	63	244	374	395	119	17	2	4
Three and more dwelling buildings	10 558	739 645	1 433	4 372	3 069	1 453	205	15	8	3
Non-residential buildings	150	9 930	12	44	69	20	3	2	-	-
Dwellings created by additions and extensions	1 053	92 216	147	280	363	184	52	22	4	1
Dwellings got by conversions of non-residential area into a dwelling	169	14 039	40	54	46	18	9	-	2	-

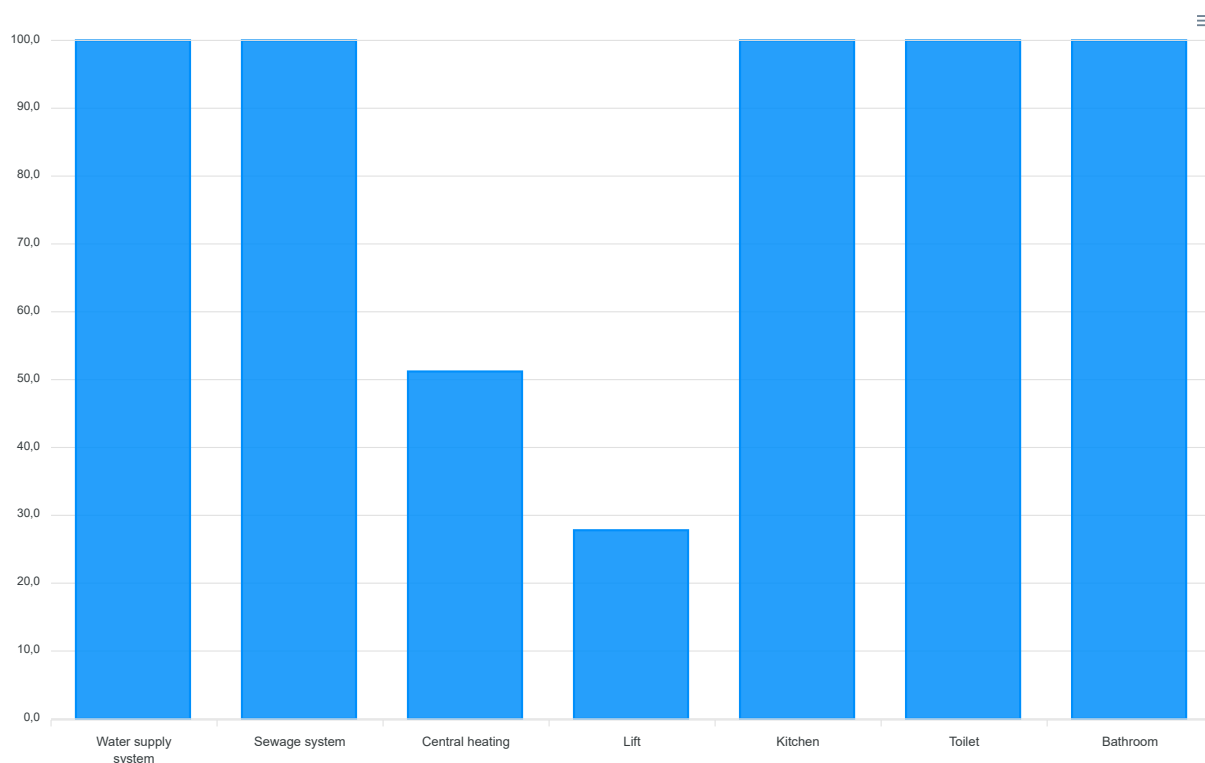
G-4 COMPOSITION OF FLOOR AREA OF COMPLETED DWELLINGS, BY NUMBER OF ROOMS, 2023



5 COMPLETED DWELLINGS, BY TYPE OF EQUIPMENT, 2023

	Number of dwellings	Dwellings with installations				Dwellings with auxiliary spaces			
		Water supply system	Sewage system	Central heating	Lift ¹⁾	Kitchen, 4 m ² and larger	Kitchen, less than 4 m ²	Toilet	Bathroom
Total	16 552	16 552	16 552	8 476	4 605	16 151	401	16 552	16 552
Dwellings in new buildings	15 330	15 330	15 330	7 899	4 504	14 992	338	15 330	15 330
Residential buildings	15 180	15 180	15 180	7 821	4 448	14 844	336	15 180	15 180
One-dwelling buildings	3 404	3 404	3 404	1 871	3	3 348	56	3 404	3 404
Two-dwelling buildings	1 218	1 218	1 218	430	12	1 198	20	1 218	1 218
Three and more dwelling buildings	10 558	10 558	10 558	5 520	4 433	10 298	260	10 558	10 558
Non-residential buildings	150	150	150	78	56	148	2	150	150
Dwellings created by additions and extensions	1 053	1 053	1 053	477	73	996	57	1 053	1 053
Dwellings got by conversions of non-residential area into a dwelling	169	169	169	100	28	163	6	169	169

1) Completed dwellings in buildings equipped with a passenger lift.

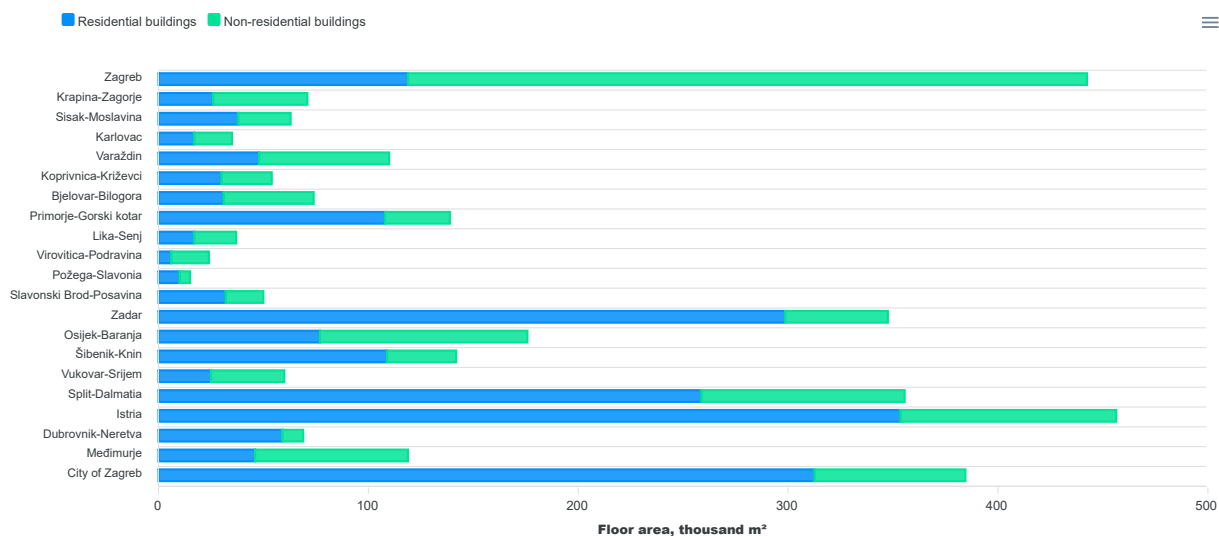
G-5 EQUIPMENT OF COMPLETED DWELLINGS WITH INSTALLATIONS AND AUXILIARY SPACES, 2023

6 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY COUNTIES, 2023

County of	Buildings								
	Total			Residential			Non-residential		
	Number	Floor area, m ²	Volume, m ³	Number	Floor area, m ²	Volume, m ³	Number	Floor area, m ²	Volume, m ³
Republic of Croatia	7 032	3 226 646	13 130 882	6 027	2 022 861	6 266 510	1 005	1 203 785	6 864 372
Zagreb	444	443 187	2 998 367	356	119 461	364 275	88	323 726	2 634 092
Krapina-Zagorje	182	70 934	341 456	106	25 794	80 317	76	45 140	261 139
Sisak-Moslavina	216	63 423	229 984	171	38 683	120 390	45	24 740	109 594
Karlovac	104	35 229	163 023	72	16 738	51 546	32	18 491	111 477
Varaždin	270	109 792	450 901	215	47 465	146 661	55	62 327	304 240
Koprivnica-Križevci	154	54 328	211 464	98	29 911	94 345	56	24 417	117 119
Bjelovar-Bilogora	163	74 080	359 721	112	30 763	94 022	51	43 317	265 699
Primorje-Gorski kotar	381	138 832	476 983	357	107 778	341 088	24	31 054	135 895
Lika-Senj	117	37 094	135 424	79	17 245	53 639	38	19 849	81 785
Virovitica-Podravina	69	23 507	104 115	33	5 724	18 100	36	17 783	86 015
Požega-Slavonia	61	14 870	53 584	44	9 686	32 299	17	5 184	21 285
Slavonski Brod-Posavina	186	49 849	215 040	153	31 653	102 817	33	18 196	112 223
Zadar	981	348 274	1 108 061	935	299 395	893 844	46	48 879	214 217
Osijek-Baranja	317	175 724	696 023	211	76 796	239 602	106	98 928	456 421
Šibenik-Knin	373	141 866	522 536	347	108 495	326 349	26	33 371	196 187
Vukovar-Srijem	149	59 362	243 244	114	24 882	78 227	35	34 480	165 017
Split-Dalmatia	724	356 328	1 274 956	673	258 768	796 133	51	97 560	478 823
Istria	1 246	456 578	1 488 522	1 178	354 095	1 086 141	68	102 483	402 381
Dubrovnik-Neretva	184	68 932	228 451	169	59 465	183 903	15	9 467	44 548
Međimurje	233	119 307	547 549	167	46 544	141 638	66	72 763	405 911
City of Zagreb	478	385 150	1 281 478	437	313 520	1 021 174	41	71 630	260 304

7 COMPLETED DWELLINGS, BY NUMBER OF ROOMS, BY COUNTIES, 2023

County of	Number of dwellings	Useful floor area, m ²	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Republic of Croatia	16 552	1 498 726	1 764	5 224	4 598	3 215	1 250	388	81	32
By type of use										
Dwellings for permanent residence	16 496	1 492 933	1 756	5 206	4 587	3 205	1 244	386	80	32
Dwellings for vacation and recreation	56	5 793	8	18	11	10	6	2	1	-
Zagreb	848	86 078	20	114	303	239	113	52	6	1
Krapina-Zagorje	191	20 048	20	56	48	32	20	12	3	-
Sisak-Moslavina	403	30 540	4	234	74	64	19	6	2	-
Karlovac	152	12 962	27	37	53	17	13	4	-	1
Varaždin	297	37 760	20	34	86	75	67	12	3	-
Koprivnica-Križevci	231	21 413	16	58	68	40	38	8	2	1
Bjelovar-Bilogora	274	23 338	31	101	79	42	15	4	2	-
Primorje-Gorski kotar	706	77 610	52	159	205	203	69	14	2	2
Lika-Senj	176	15 039	15	38	77	25	19	1	1	-
Virovitica-Podravina	48	4 880	6	9	11	13	6	2	1	-
Požega-Slavonia	57	6 966	-	6	8	27	12	3	1	-
Slavonski Brod-Posavina	212	24 177	2	39	41	75	36	15	3	1
Zadar	2 554	228 456	276	1 030	606	444	136	50	9	3
Osijek-Baranja	648	57 762	77	184	159	151	53	18	3	3
Šibenik-Knin	907	81 716	108	344	186	179	52	29	5	4
Vukovar-Srijem	145	17 320	2	17	47	44	21	10	3	1
Split-Dalmatia	2 192	177 529	508	829	568	213	56	15	1	2
Istria	2 878	275 052	428	886	649	535	288	73	16	3
Dubrovnik-Neretva	428	41 449	36	75	163	118	31	4	-	1
Međimurje	260	34 353	5	40	69	63	49	26	5	3
City of Zagreb	2 945	224 278	111	934	1 098	616	137	30	13	6

G-6 FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS, BY COUNTIES, 2023



NOTES ON METHODOLOGY

Sources and methods of data collection

Data presented in this First Release are collected using the Annual Report on Completed Buildings and Dwellings (GRAD-10 form). This report is filled in by enumerators on the basis of their visits to counties. In the course of these visits, they define which buildings and dwellings were completed in the reporting year. The census is conducted

through services in competent administration bodies competent for construction affairs in major cities, the City of Zagreb and the counties, authorised for issuing documents by which the construction is approved. Visits are based on an address book made up from data on building permits issued for buildings.

Coverage and comparability

Until 2002, data on total number of completed buildings and dwellings were collected from two sources: data on construction in private ownership based on records kept by bodies competent for construction in counties and records kept by contractors (legal entities) employing five or more persons. Due to the decreasing compatibility and difficulties in the control of coverage from different sources, a new report was introduced in 2002, which enables the monitoring of all data on completed buildings and dwellings from one source and using the same methodology.

Data on types of constructions and works are classified according to the National Classification of Types of Constructions – NKVG (Methodological Guidelines No. 41, ISBN 953-6667-33-9, Croatian Bureau of Statistics, 2002).

Data on dwellings were collected according to the methodology applied in the censuses of population, households and dwellings, which are harmonised with the Conference of European Statisticians Recommendations for the 2020 Censuses of Population and Housing, UN, New York and Geneva, 2015.

Definitions

Buildings are permanent constructions covered with a roof and closed with outer walls. They are built as separate useful units that protect from weather and other conditions, intended for dwelling, performing a certain activity, for accommodation and protection of animals, goods, equipment used in various industrial activities and for services etc.

In this survey, buildings are also constructions covered with a roof but without (some of) the walls (e.g. porches for vehicles, storage places) and underground constructions (e.g. underground shelters, underground garages, underground shopping centres).

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 areas, or those in which less than 50% of the overall useful floor area is used for dwelling purposes.

Floor area of buildings is the sum total of the area of all floors of the building placed inside the outer walls.

Volume of building is the sum total of the volumes of all roofed space of a building, including outer walls.

New construction is a newly built structure built on a location where no structure existed or on a location previously cleared by demolition.

Construction of new buildings also means building from the foundations of buildings that were completely demolished in war or were so dilapidated that they had to be demolished.

Additions and extensions are construction works that result in new usable units in addition to the existing constructions, for example, a completely new dwelling or business premise.

Extensions of existing constructions or usable utilities, such as an additional construction of rooms in an existing dwelling or in a business premise are not included.

Conversions of non-residential areas into new dwellings are construction works by which an existing area in a building (e.g. attic or cellar area that has not been appropriated for residence, garage, area where production or service activity is performed) is converted into one or more dwellings.

Dwelling is a residential construction unit consisting of one or more rooms and its accessories (kitchen, pantry, bathroom, toilet) or without them and with a direct access from a passage, staircase, yard or street.

Useful floor area of a dwelling is the floor area of a dwelling, measured inside the walls of the dwelling.

A dwelling has an **installation for water supply or central heating** when at least one room in the dwelling has those installations, no matter whether or not they are connected to the public utility network or some other facilities.

A dwelling has a **bathroom** when there is a separate room with a bath or shower, including all installations needed for water supply and sewage system, irrespective of whether they are connected to a public or a house network or not.

A dwelling has a **toilet** when it is inside of a dwelling, in a separate room or in a bathroom.

Dwellings for permanent residence are dwellings designed for permanent residence of one or more households and/or other persons who temporarily occupy them for work, schooling and other purposes.

Dwellings for vacation can be defined as conventional dwellings temporarily used only for vacation and recreation of their owners.

In this survey, the manner of usage of a dwelling is determined on the basis of available data in documents needed for building permits, that is, according to data that were able to be determined on the occasion of enumerating a completed dwelling. The manner of usage of a dwelling may be changed several times during the life of the dwelling, depending on the investor's needs, i.e. the (new) owners. Detailed data on the manner of the housing fund usage may be collected only in censuses of population and dwellings.

Abbreviations

m ²	square metre
m ³	cubic metre
UN	United Nations
'000	thousand

Symbols

- no occurrence

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