

## First Release

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# COMPLETED BUILDINGS AND DWELLINGS, 2022

In 2022, there were 6 809 buildings completed, of which 83.1% were residential and 16.9% non-residential ones.

The floor area of completed buildings was 3 102 780 m<sup>2</sup>, which was 26.1% more than in 2021.

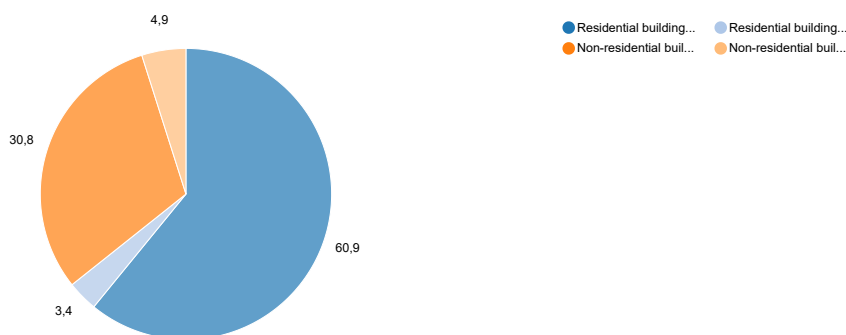
There were 15 875 new dwellings completed, with an average useful floor area of 92.1 m<sup>2</sup>.

By type of works, most dwellings (94.0%) were built as new constructions, 5.4% as additions/extensions on existing buildings and 0.6% as conversions of non-residential spaces into residential ones.

## 1 COMPLETED BUILDINGS AND DWELLINGS, 2021 AND 2022

	Completed buildings						Completed dwellings	
	Total		Residential buildings		Non-residential buildings		Number of dwellings	Useful floor area, m <sup>2</sup>
	Number	Floor area, m <sup>2</sup>	Number	Floor area, m <sup>2</sup>	Number	Floor area, m <sup>2</sup>		
2021	6 071	2 460 642	5 007	1 632 214	1 064	828 428	12 514	1 187 499
2022	6 809	3 102 780	5 660	1 996 044	1 149	1 106 736	15 875	1 461 917
Indices 2022 2021	112,2	126,1	113,0	122,3	108,0	133,6	126,9	123,1

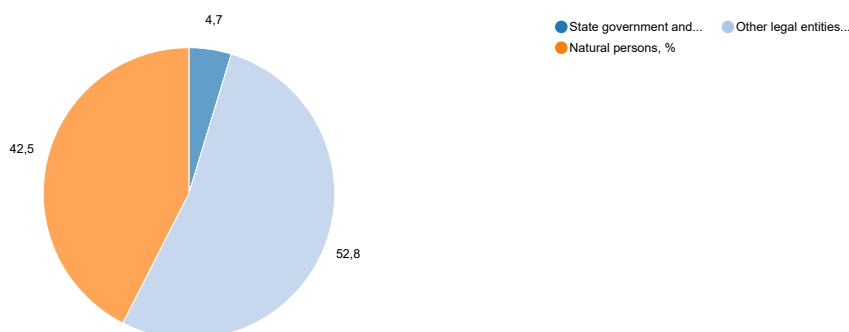
## G-1 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF WORKS, 2022



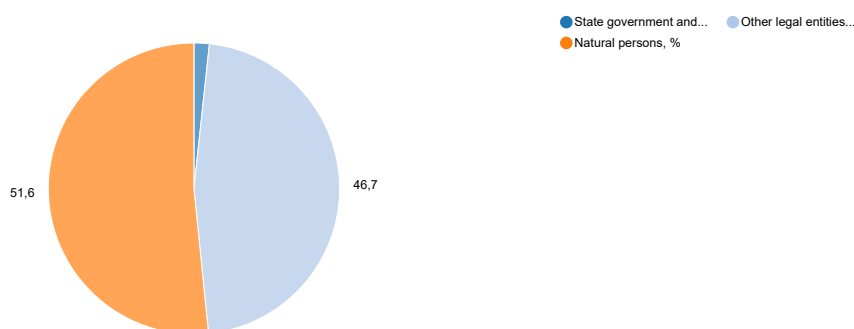
## 2 COMPLETED BUILDINGS AND DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND TYPE OF INVESTOR, 2022

	Completed buildings			Completed dwellings		
	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Number of dwellings	Useful floor area, m <sup>2</sup>	Average useful floor area, m <sup>2</sup>
Total	6 809	3 102 780	12 113 456	15 875	1 461 917	92,1
By type of buildings						
Residential buildings	5 660	1 996 044	6 140 495	15 718	1 451 805	92,4
Non-residential buildings	1 149	1 106 736	5 972 961	157	10 112	64,4
By type of works						
New construction works	6 080	2 846 416	11 049 864	14 925	1 374 693	92,1
Additions (extensions)	729	256 364	1 063 592	850	78 892	92,8
Conversion of non-residential space into a residential one	-	-	-	100	8 332	83,3
By type of investor						
Natural persons	5 343	1 317 597	4 241 780	8 185	900 471	110,0
State government bodies and bodies of local government and self-government	198	145 465	588 123	273	15 782	57,8
Other legal entities	1 268	1 639 718	7 283 553	7 417	545 664	73,6

### G-2 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF INVESTOR, 2022



### G-3 COMPOSITION OF NUMBER OF COMPLETED DWELLINGS, BY TYPE OF INVESTOR, 2022



### 3 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF CONSTRUCTION WORKS, 2022

	Completed buildings		
	Number of buildings	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Total	6 809	3 102 780	12 113 456
New buildings	6 080	2 846 416	11 049 864
Residential buildings	5 112	1 890 451	5 824 755
One-dwelling buildings	3 177	625 068	1 920 879
Two-dwelling buildings	617	169 750	509 201
Three and more dwelling buildings	1 313	1 084 527	3 354 680
Residences for communities	5	11 106	39 995
Non-residential buildings	968	955 965	5 225 109
Hotels and similar buildings	105	115 787	418 765
Office buildings	45	24 632	80 449
Wholesale and retail trade buildings	111	192 091	1 014 950
Traffic and communication buildings <sup>1)</sup>	111	26 600	91 091
Industrial buildings and warehouse	228	368 084	2 549 106
Public entertainment, education, hospital or institutional care buildings	61	83 022	377 984
Other non-residential buildings <sup>2)</sup>	307	145 749	692 764
Additions (extensions) <sup>3)</sup>	729	256 364	1 063 592
Residential buildings	548	105 593	315 740
Non-residential buildings	181	150 771	747 852

1) Buildings included in this group mostly refer to privately owned garages situated next to family houses and public garages.

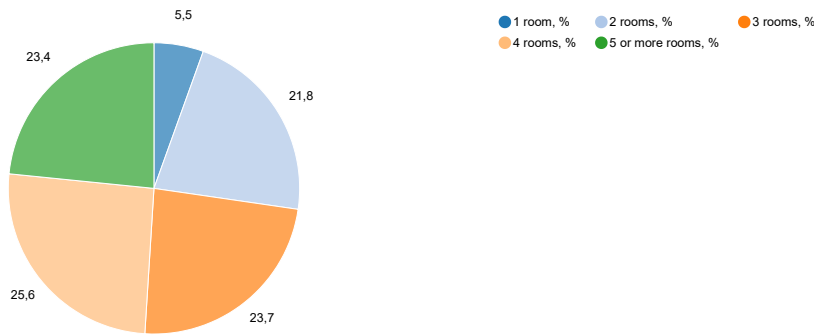
2) This group includes farm buildings, buildings for religious services, etc.

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, 2022

	Number of dwellings	Useful floor area, m <sup>2</sup>	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	15 875	1 461 917	1 802	5 129	4 144	3 055	1 135	469	108	33
Dwellings in new buildings	14 925	1 374 693	1 678	4 816	3 902	2 898	1 052	453	98	28
Residential buildings	14 774	1 365 051	1 635	4 768	3 856	2 885	1 052	452	98	28
One-dwelling buildings	3 177	484 642	40	237	540	1 131	736	381	89	23
Two-dwelling buildings	1 232	131 010	57	231	437	333	120	42	8	4
Three and more dwelling buildings	10 365	749 399	1 538	4 300	2 879	1 421	196	29	1	1
Non-residential buildings	151	9 642	43	48	46	13	-	1	-	-
Dwellings created by additions and extensions	850	78 892	102	268	230	144	78	14	10	4
Dwellings got by conversions of non-residential area into a dwelling	100	8 332	22	45	12	13	5	2	-	1

#### G-4 COMPOSITION OF FLOOR AREA OF COMPLETED DWELLINGS, BY NUMBER OF ROOMS, 2022

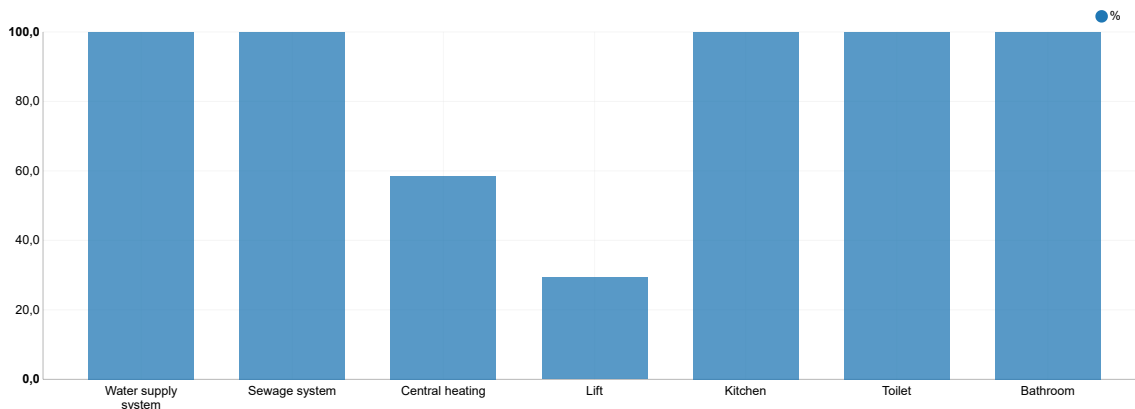


#### 5 COMPLETED DWELLINGS, BY TYPE OF EQUIPMENT, 2022

	Number of dwellings	Dwellings with installations				Dwellings with auxiliary spaces			
		Water supply system	Sewage system	Central heating	Lift <sup>1)</sup>	Kitchen, 4 m <sup>2</sup> and larger	Kitchen, less than 4 m <sup>2</sup>	Toilet	Bathroom
Total	15 875	15 875	15 875	9 283	4 655	15 316	559	15 875	15 875
Dwellings in new buildings	14 925	14 925	14 925	8 830	4 633	14 431	494	14 925	14 925
Residential buildings	14 774	14 774	14 774	8 786	4 525	14 284	490	14 774	14 774
One-dwelling buildings	3 177	3 177	3 177	1 870	1	3 123	54	3 177	3 177
Two-dwelling buildings	1 232	1 232	1 232	478	-	1 207	25	1 232	1 232
Three and more dwelling buildings	10 365	10 365	10 365	6 438	4 524	9 954	411	10 365	10 365
Non-residential buildings	151	151	151	44	108	147	4	151	151
Dwellings created by additions and extensions	850	850	850	409	10	796	54	850	850
Dwellings got by conversions of non-residential area into a dwelling	100	100	100	44	12	89	11	100	100

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

#### G-5 EQUIPMENT OF COMPLETED DWELLINGS WITH INSTALLATIONS AND AUXILIARY SPACES, 2022



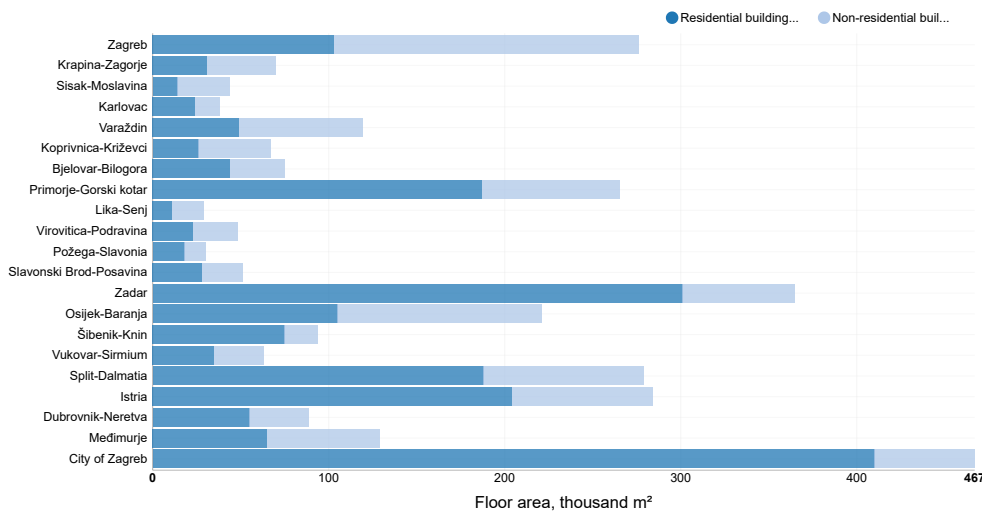
## 6 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY COUNTIES, 2022

County of	Buildings								
	Total			Residential			Non-residential		
	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Republic of Croatia	6 809	3 102 780	12 113 456	5 660	1 996 044	6 140 495	1 149	1 106 736	5 972 961
Zagreb	470	275 663	1 623 821	375	102 914	315 162	95	172 749	1 308 659
Krapina-Zagorje	225	70 123	290 850	150	31 431	96 605	75	38 692	194 245
Sisak-Moslavina	123	43 749	182 362	82	14 082	43 786	41	29 667	138 576
Karlovac	104	37 903	142 481	64	23 955	69 963	40	13 948	72 518
Varaždin	302	118 669	492 633	231	48 634	147 504	71	70 035	345 129
Koprivnica-Križevci	144	67 204	301 389	92	26 400	83 199	52	40 804	218 190
Bjelovar-Bilogora	176	74 806	307 062	114	43 517	139 864	62	31 289	167 198
Primorje-Gorski kotar	446	264 932	1 134 514	406	187 396	594 810	40	77 536	539 704
Lika-Senj	62	29 256	118 997	45	10 933	32 903	17	18 323	86 094
Virovitica-Podravina	130	48 362	190 621	71	23 646	74 346	59	24 716	116 275
Požega-Slavonia	118	30 045	114 630	87	17 895	58 343	31	12 150	56 287
Slavonski Brod-Posavina	185	50 949	195 850	134	27 730	89 203	51	23 219	106 647
Zadar	1 026	364 627	1 142 617	954	300 708	843 228	72	63 919	299 389
Osijek-Baranja	481	221 527	874 365	363	105 088	327 203	118	116 439	547 162
Šibenik-Knin	287	93 960	321 004	258	74 930	227 763	29	19 030	93 241
Vukovar-Sirmium	185	62 644	283 998	135	34 511	111 696	50	28 133	172 302
Split-Dalmatia	537	278 864	976 832	479	187 821	580 571	58	91 043	396 261
Istria	793	284 498	962 143	732	204 273	624 421	61	80 225	337 722
Dubrovnik-Neretva	225	89 463	323 580	190	55 376	170 385	35	34 087	153 195
Međimurje	309	128 535	562 866	244	64 988	192 922	65	63 547	369 944
City of Zagreb	481	467 001	1 570 841	454	409 816	1 316 618	27	57 185	254 223

## 7 COMPLETED DWELLINGS, BY NUMBER OF ROOMS, BY COUNTIES, 2022

County of	Number of dwellings	Useful floor area, m <sup>2</sup>	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	15 875	1 461 917	1 802	5 129	4 144	3 055	1 135	469	108	33
By type of use										
Dwellings for permanent residence	15 813	1 455 998	1 795	5 099	4 131	3 050	1 131	468	107	32
Dwellings for vacation and recreation	62	5 919	7	30	13	5	4	1	1	1
Zagreb	688	78 953	20	109	157	192	121	67	18	4
Krapina-Zagorje	222	24 657	11	54	64	51	28	12	1	1
Sisak-Moslavina	128	11 841	10	18	41	37	17	3	1	1
Karlovac	183	14 951	20	54	64	27	13	4	1	-
Varaždin	290	39 314	9	56	32	79	76	30	8	-
Koprivnica-Križevci	204	18 576	12	70	51	38	21	7	3	2
Bjelovar-Bilogora	281	24 997	8	75	113	54	10	19	2	-
Primorje-Gorski kotar	1 380	126 726	267	476	309	235	63	26	3	1
Lika-Senj	86	8 337	2	10	46	15	9	3	1	-
Virovitica-Podravina	164	15 776	24	61	33	28	8	6	3	1
Požega-Slavonia	112	12 919	-	7	27	54	19	3	2	-
Slavonski Brod-Posavina	170	20 786	1	16	38	61	38	10	6	-
Zadar	2 569	229 623	370	1 066	554	344	162	52	17	4
Osijek-Baranja	837	79 287	26	174	249	296	63	23	4	2
Šibenik-Knin	539	54 629	52	161	130	129	33	24	8	2
Vukovar-Sirmium	208	23 653	8	26	46	90	19	17	2	-
Split-Dalmatia	1 824	143 638	377	837	401	147	40	18	4	-
Istria	1 562	164 595	178	502	381	301	145	43	6	6
Dubrovnik-Neretva	383	42 164	46	68	125	74	37	30	2	1
Međimurje	404	51 201	5	48	116	118	76	36	5	-
City of Zagreb	3 641	275 294	356	1 241	1 167	685	137	36	11	8

## G-6 FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS, BY COUNTIES, 2022



## 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 <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
UN	United Nations
'000	thousand

## Symbols

- no occurrence

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