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BUILDING PERMITS ISSUED, JANUARY 2025

A total of 931 building permits were issued in January 2025, which was **5.7%** more than in January 2024.

In January 2025:

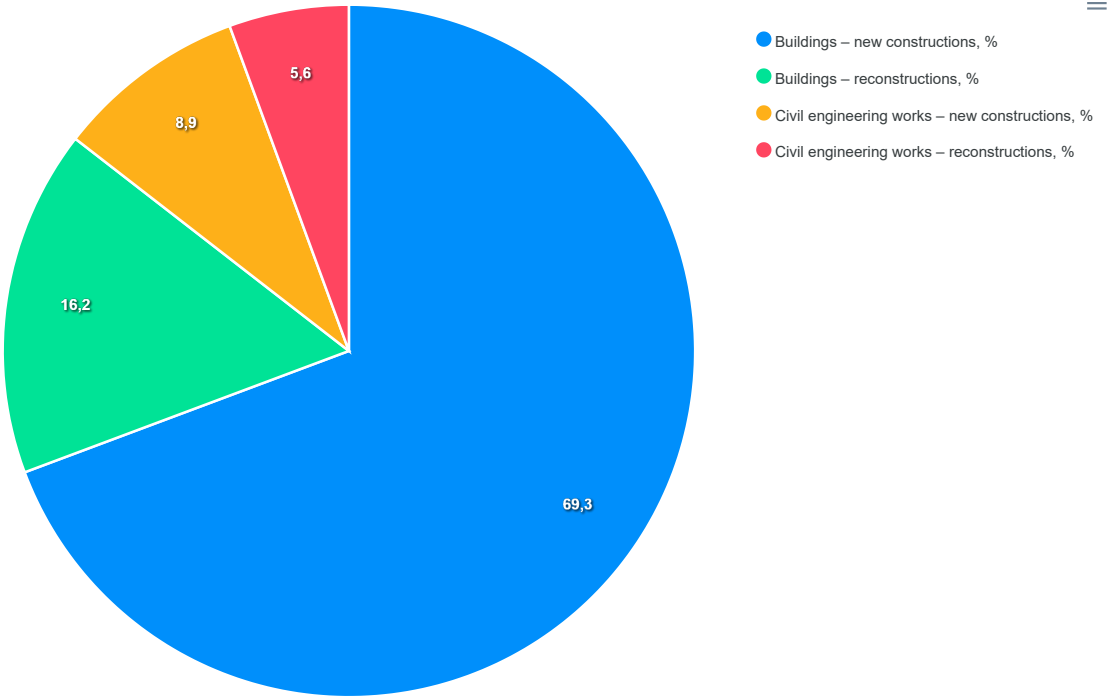
- by types of constructions, 85.5% of permits were issued on buildings and 14.5% on civil engineering works
- by types of works, 78.2% of permits were issued on new constructions and 21.8% on reconstructions.

According to the permits issued in January 2025, there are **1 468** dwellings with an average floor area of 95.8 m² planned to be built.

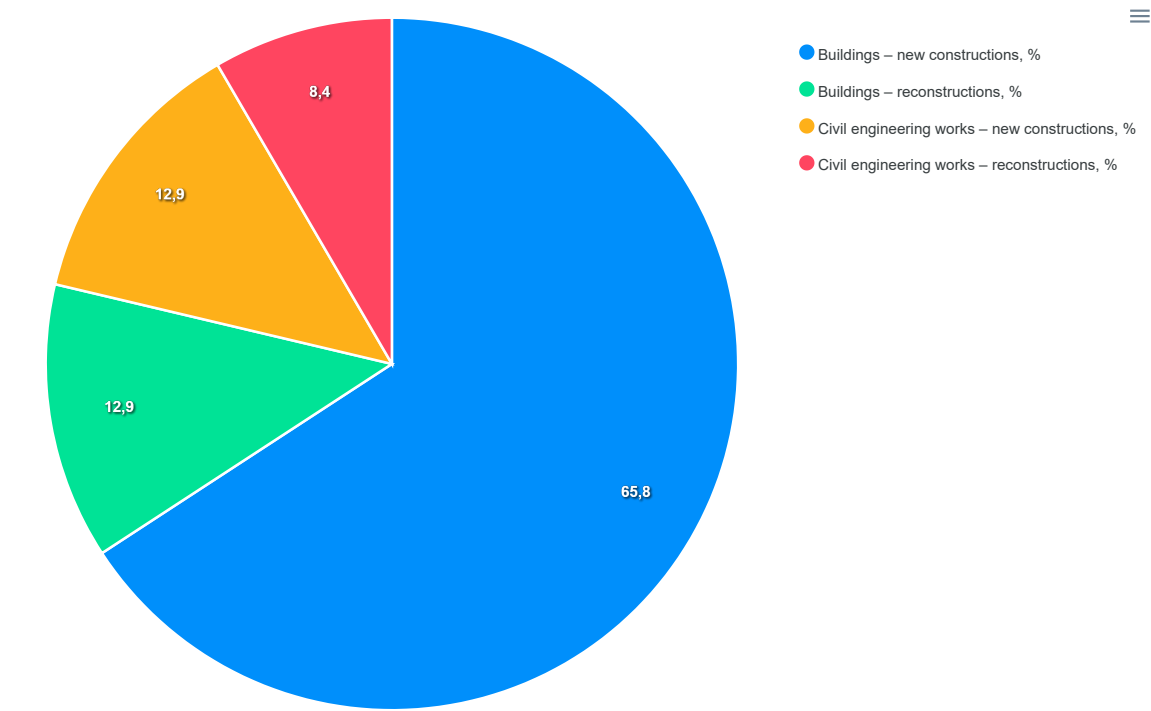
1 INDICES OF BUILDING PERMITS ISSUED, JANUARY 2025

| | Buildings | | | | Civil engineering works | | Dwellings | |
|--------------------|-----------|------------------------|------------|--------|-------------------------|------------------------|-----------|-------------------|
| | Number | Planned value of works | Floor area | Volume | Number | Planned value of works | Number | Useful floor area |
| I 2025 XII 2024 | 95,9 | 33,9 | 47,0 | 33,6 | 105,5 | 83,2 | 95,2 | 95,4 |
| I 2025 I 2024 | 102,1 | 70,5 | 54,3 | 45,7 | 133,7 | 57,5 | 93,6 | 95,2 |
| I 2025 Ø 2024 | 93,0 | 72,4 | 74,8 | 68,7 | 104,5 | 77,3 | 86,3 | 86,9 |

G-1 NUMBER OF PERMITS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, JANUARY 2025



G-2 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, JANUARY 2025



2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, JANUARY 2025

| Type of works | Number of permits by types of constructions | | | Planned value of works, thousand euro | | | Dwellings | |
|-------------------|---|-----------|-------------------------|---------------------------------------|-----------|-------------------------|------------------|-----------------------------------|
| | Total | Buildings | Civil engineering works | Total | Buildings | Civil engineering works | Number | Useful floor area, m ² |
| I 2025 | | | | | | | | |
| Total | 931 | 796 | 135 | 461 258 | 363 019 | 98 239 | 1 468 | 140 689 |
| New constructions | 728 | 645 | 83 | 363 137 | 303 608 | 59 529 | 1 387 | 134 125 |
| Reconstructions | 203 | 151 | 52 | 98 121 | 59 411 | 38 710 | 81 ¹⁾ | 6 564 ¹⁾ |

1) New dwellings created by additions (extensions) or by conversions of non-residential areas into dwellings.

3 BUILDING PERMITS ISSUED ON BUILDINGS, JANUARY 2025

| | Number of permits | Floor area, m ² | Volume, m ³ |
|---|-------------------|----------------------------|------------------------|
| Total | 796 | 279 701 | 1 003 636 |
| New buildings | 645 | 263 951 | 952 329 |
| Residential buildings with: | 552 | 178 837 | 545 678 |
| One dwelling | 378 | 77 548 | 237 047 |
| Two dwellings | 64 | 17 652 | 54 448 |
| Three and more dwellings | 109 | 81 008 | 246 098 |
| Residences for communities | 1 | 2 629 | 8 085 |
| Non-residential buildings | 93 | 85 114 | 406 651 |
| Hotels and similar buildings | 13 | 18 520 | 55 488 |
| Office buildings | 5 | 4 851 | 16 748 |
| Wholesale and retail trade buildings | 8 | 17 295 | 101 980 |
| Traffic and communication buildings | 19 | 6 713 | 18 212 |
| Industrial buildings and warehouses | 17 | 22 188 | 153 155 |
| Public entertainment, education, hospital or institutional care buildings | 8 | 12 077 | 47 631 |
| Other non-residential buildings | 23 | 3 470 | 13 437 |
| Additions (extensions) ¹⁾ | 56 | 15 750 | 51 307 |
| Residential buildings | 40 | 6 917 | 20 241 |
| Non-residential buildings | 16 | 8 833 | 31 066 |
| Conversions and improvements | 95 | - | - |
| Residential buildings | 72 | - | - |
| Non-residential buildings | 23 | - | - |

1) Works leading to the creation of new usable units beside or on already existing constructions (new dwellings, space for economic activity and other spaces).

4 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, BY TYPES OF BUILDINGS, CONSTRUCTION WORKS AND NUMBER OF ROOMS, JANUARY 2025

| | 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 | 1 468 | 140 689 | 97 | 495 | 435 | 256 | 140 | 27 | 15 | 3 |
| Dwellings in new buildings | 1 387 | 134 125 | 86 | 467 | 415 | 240 | 134 | 27 | 15 | 3 |
| Residential buildings with: | 1 378 | 133 355 | 84 | 462 | 414 | 239 | 134 | 27 | 15 | 3 |
| One dwelling | 378 | 60 565 | 5 | 24 | 68 | 123 | 116 | 25 | 14 | 3 |
| Two dwellings | 128 | 13 542 | 6 | 17 | 52 | 43 | 7 | 2 | 1 | - |
| Three and more dwellings | 872 | 59 248 | 73 | 421 | 294 | 73 | 11 | - | - | - |
| Non-residential buildings | 9 | 770 | 2 | 5 | 1 | 1 | - | - | - | - |
| Dwellings created by additions and extensions | 62 | 5 149 | 11 | 15 | 18 | 14 | 4 | - | - | - |
| Dwellings created by conversions of non-residential area into a dwelling | 19 | 1 415 | - | 13 | 2 | 2 | 2 | - | - | - |

NOTES ON METHODOLOGY

Notice

The Croatian Bureau of Statistics submits quarterly data on issued building permits to Eurostat. These data are available on the website of the Croatian Bureau of Statistics in the STS Database (database of short-term business statistics) at <https://sts baza.dzs.hr/en>.

The STS Database presents data in the form of gross (unadjusted), working-day adjusted as well as seasonally and working-day adjusted absolute values.

Seasonal and working-day adjustment has been done using the X13 ARIMA method on the quarterly series of absolute values, starting with data for the first quarter of 2000.

Sources and methods of data collection

The data are collected by using the reporting method on the Monthly Report on Issued Building Permits (GRAD-44a form).

Coverage and comparability

The Monthly Report on Issued Building Permits is collected from the administration bodies competent for construction affairs in major cities, the City of Zagreb and counties as well as from the Ministry of Physical Planning, Construction and State Assets, which issue building permits for constructions as specified in the Building Act (NN, Nos 153/13, 20/17, 39/19, 125/19 and 145/24).

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, the Croatian Bureau of Statistics, 2002).

Definitions

Constructions are structures connected with the ground, for which construction works are carried out and which are made of construction materials and ready-made components.

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 external conditions, intended for dwelling, for performing a certain activity or for storage and upkeep of animals, goods and equipment used in various industrial activities and services, etc.

In this survey, constructions covered with a roof but without (some of the) walls, e.g., porches and underground constructions, such as underground shelters, underground garages, underground shopping centres and other business spaces (e.g. in subways), etc. are also counted as buildings.

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

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

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

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

Civil engineering works are all constructions not classified under buildings, for example, roads, railways, pipelines, bridges, dams, constructions intended for sports and recreation, etc.

New constructions are newly built structures built on a location where no structure existed or on a location previously cleared by demolition.

Reconstructions are construction works that affect the main characteristics of already existing constructions, for example, additions and extensions, conversions and other works, which may significantly improve the occupancy value of a construction (for example, capacity, quality, function) and/or prolong or at least restore its duration.

Value of works is defined according to the bill of costs submitted by an investor. It is used for defining a tax paid for issuing of building permit.

Abbreviations

| | |
|----------------|---|
| Eurostat | Statistical Office of the European Union |
| m ² | square metre |
| m ³ | cubic metre |
| NN | Narodne novine, official gazette of the Republic of Croatia |

Symbols

| | |
|---|---------------|
| - | no occurrence |
|---|---------------|

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