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COMPLETED BUILDINGS AND DWELLINGS, 2021

In 2021, there were 6 071 buildings completed, of which 82.5% were residential and 17.5% non-residential ones.

The floor area of completed buildings was 2 460 642 m², which was 0.2% less than in 2020.

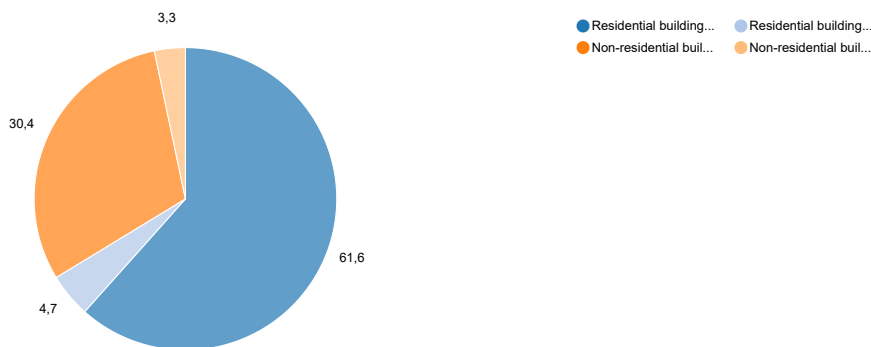
There were 12 514 new dwellings completed, with an average useful floor area of 94.9 m².

By type of works, most dwellings (92.0%) were built as new constructions, 7.4% as additions/extensions on existing buildings and 0.6% as conversions of non-residential spaces into residential ones.

1 COMPLETED BUILDINGS AND DWELLINGS, 2020 AND 2021

	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		
2020	5 745	2 465 305	4 580	1 523 748	1 165	941 557	11 957	1 113 972
2021	6 071	2 460 642	5 007	1 632 214	1 064	828 428	12 514	1 187 499
Indices 2021 2020	105,7	99,8	109,3	107,1	91,3	88,0	104,7	106,6

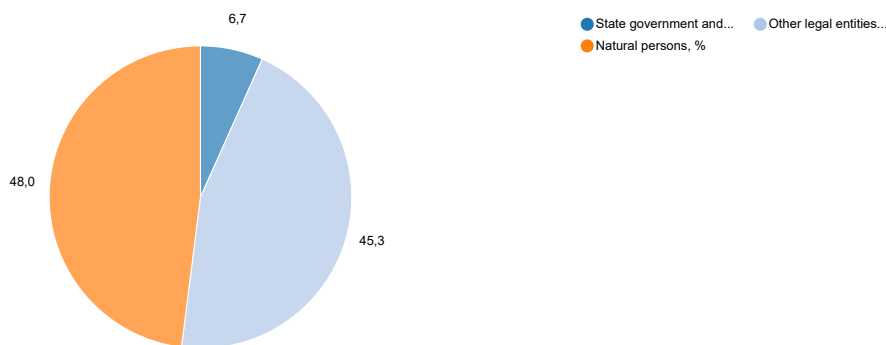
G-1 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF WORKS, 2021



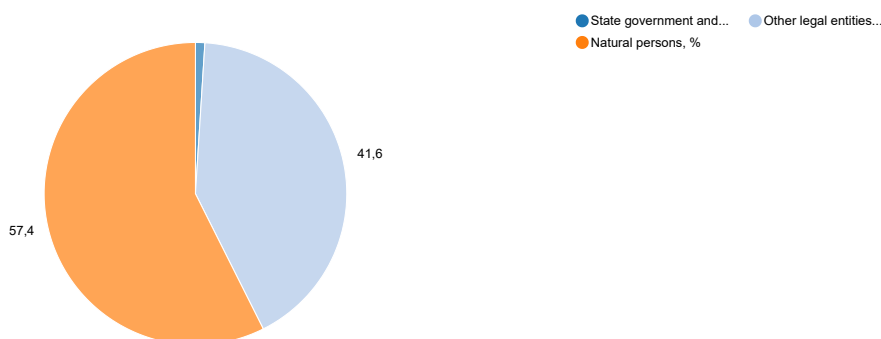
2 COMPLETED BUILDINGS AND DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND TYPE OF INVESTOR, 2021

	Completed buildings			Completed dwellings		
	Number	Floor area, m ²	Volume, m ³	Number of dwellings	Useful floor area, m ²	Average useful floor area, m ²
Total	6 071	2 460 642	9 072 618	12 514	1 187 499	94,9
By type of buildings						
Residential buildings	5 007	1 632 214	4 983 875	12 361	1 176 482	95,2
Non-residential buildings	1 064	828 428	4 088 743	153	11 017	72,0
By type of works						
New construction works	5 285	2 264 914	8 374 527	11 510	1 094 506	95,1
Additions (extensions)	786	195 728	698 091	931	86 979	93,4
Conversion of non-residential space into a residential one	–	–	–	73	6 014	82,4
By type of investor						
Natural persons	4 794	1 180 872	3 743 235	7 180	795 576	110,8
State government bodies and bodies of local government and self-government	230	164 818	698 862	124	7 299	58,9
Other legal entities	1 047	1 114 952	4 630 521	5 210	384 624	73,8

G-2 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF INVESTOR, 2021



G-3 COMPOSITION OF NUMBER OF COMPLETED DWELLINGS, BY TYPE OF INVESTOR, 2021



3 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF CONSTRUCTION WORKS, 2021

	Completed buildings		
	Number of buildings	Floor area, m ²	Volume, m ³
Total	6 071	2 460 642	9 072 618
New buildings	5 285	2 264 914	8 374 527
Residential buildings	4 368	1 516 967	4 642 567
One-dwelling buildings	2 818	579 315	1 783 751
Two-dwelling buildings	522	140 902	420 851
Three and more dwelling buildings	1 015	766 418	2 346 350
Residences for communities	13	30 332	91 615
Non-residential buildings	917	747 947	3 731 960
Hotels and similar buildings	62	99 525	355 628
Office buildings	50	64 763	211 649
Wholesale and retail trade buildings	80	86 870	498 164
Traffic and communication buildings ¹⁾	120	48 147	183 217
Industrial buildings and warehouse	211	237 041	1 453 299
Public entertainment, education, hospital or institutional care buildings	91	104 787	510 170
Other non-residential buildings ²⁾	303	106 814	519 833
Additions (extensions) ³⁾	786	195 728	698 091
Residential buildings	639	115 247	341 308
Non-residential buildings	147	80 481	356 783

1) Out of the total number of buildings included in this group, garages had the greatest share (with 118 buildings and a floor area of 42 866 m²). This mostly refers to privately owned garages situated next to family houses and public garages.

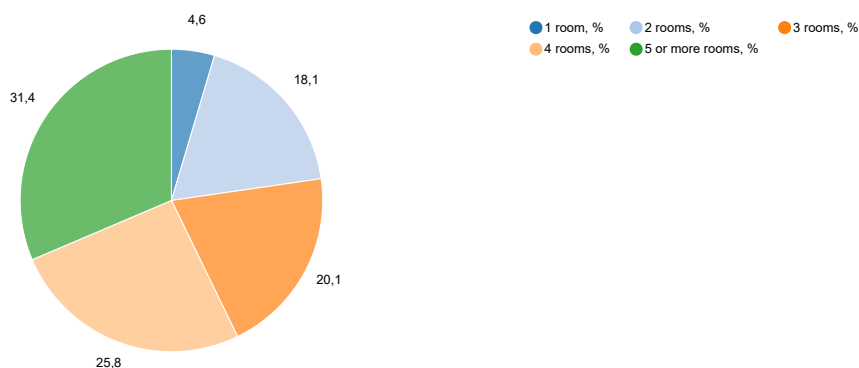
2) This group includes farm buildings, buildings for religious services, etc.

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, 2021

	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	12 514	1 187 499	1 281	3 610	3 046	2 674	1 117	621	126	39
Dwellings in new buildings	11 510	1 094 506	1 135	3 333	2 809	2 463	1 041	574	120	35
Residential buildings	11 365	1 084 009	1 119	3 270	2 755	2 453	1 039	574	120	35
One-dwelling buildings	2 818	435 815	65	151	357	844	748	505	115	33
Two-dwelling buildings	1 041	106 339	48	186	301	386	95	20	3	2
Three and more dwelling buildings	7 506	541 855	1 006	2 933	2 097	1 223	196	49	2	-
Non-residential buildings	145	10 497	16	63	54	10	2	-	-	-
Dwellings created by additions and extensions	931	86 979	124	262	221	197	72	46	6	3
Dwellings got by conversions of non-residential area into a dwelling	73	6 014	22	15	16	14	4	1	-	1

G-4 COMPOSITION OF FLOOR AREA OF COMPLETED DWELLINGS, BY NUMBER OF ROOMS, 2021

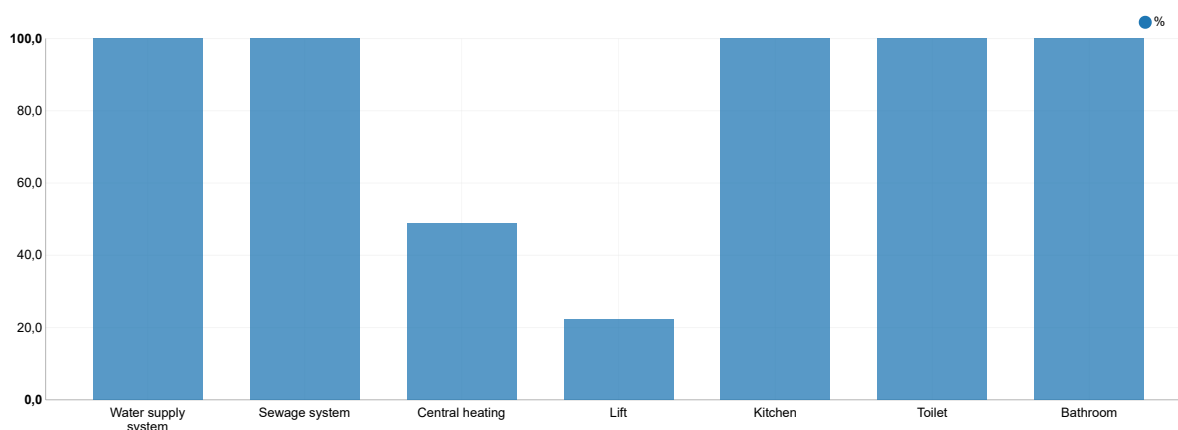


5 COMPLETED DWELLINGS, BY TYPE OF EQUIPMENT, 2021

	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	12 514	12 514	12 514	6 125	2 804	12 133	381	12 514	12 514
Dwellings in new buildings	11 510	11 510	11 510	5 746	2 804	11 162	348	11 510	11 510
Residential buildings	11 365	11 365	11 365	5 684	2 712	11 023	342	11 365	11 365
One-dwelling buildings	2 818	2 818	2 818	1 435	–	2 763	55	2 818	2 818
Two-dwelling buildings	1 041	1 041	1 041	359	4	1 026	15	1 041	1 041
Three and more dwelling buildings	7 506	7 506	7 506	3 890	2 708	7 234	272	7 506	7 506
Non-residential buildings	145	145	145	62	92	139	6	145	145
Dwellings created by additions and extensions	931	931	931	342	–	907	24	931	931
Dwellings got by conversions of non-residential area into a dwelling	73	73	73	37	–	64	9	73	73

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

G-5 EQUIPMENT OF COMPLETED DWELLINGS WITH INSTALLATIONS AND AUXILIARY SPACES, 2021



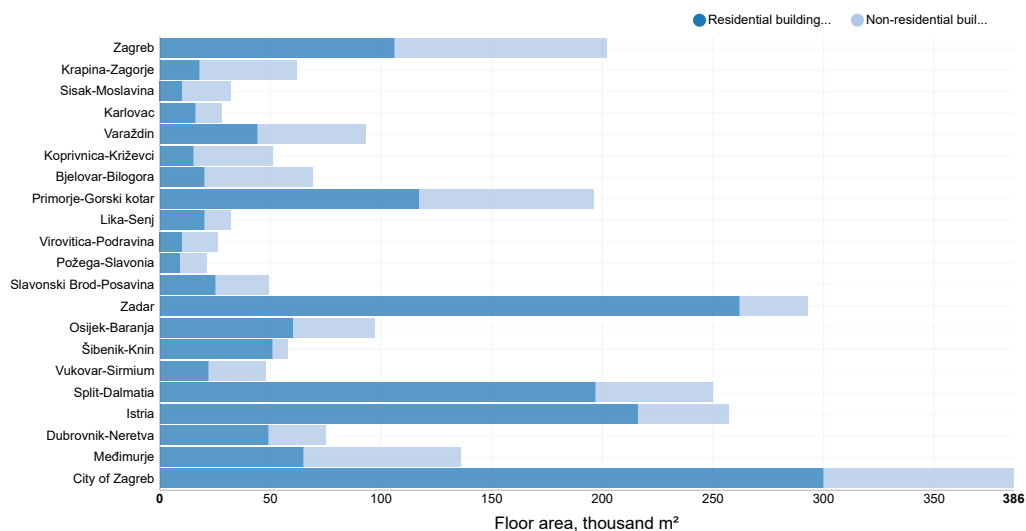
6 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY COUNTIES, 2021

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	6 071	2 460 642	9 072 618	5 007	1 632 214	4 983 875	1 064	828 428	4 088 743
Zagreb	430	201 667	915 497	332	106 153	322 672	98	95 514	592 825
Krapina-Zagorje	154	61 960	302 716	83	18 029	55 957	71	43 931	246 759
Sisak-Moslavina	79	32 206	171 501	54	9 647	30 831	25	22 559	140 670
Karlovac	87	27 772	96 082	54	15 851	46 627	33	11 921	49 455
Varaždin	263	93 357	406 386	186	44 514	138 015	77	48 843	268 371
Koprivnica-Križevci	112	50 929	231 210	66	14 496	44 497	46	36 433	186 713
Bjelovar-Bilogora	158	69 348	336 408	83	19 756	61 570	75	49 592	274 838
Primorje-Gorski kotar	418	195 892	668 997	379	117 449	360 757	39	78 443	308 240
Lika-Senj	109	31 885	105 168	84	20 239	64 026	25	11 646	41 142
Virovitica-Podravina	95	26 166	108 924	55	10 325	31 821	40	15 841	77 103
Požega-Slavonia	81	20 532	83 609	50	8 848	28 597	31	11 684	55 012
Slavonski Brod-Posavina	203	48 538	179 540	134	25 098	79 845	69	23 440	99 695
Zadar	856	293 266	881 941	811	262 527	725 394	45	30 739	156 547
Osijek-Baranja	297	97 424	385 949	230	60 291	190 163	67	37 133	195 786
Šibenik-Knin	151	57 738	191 968	145	50 752	160 800	6	6 986	31 168
Vukovar-Sirmium	157	47 735	196 369	116	21 533	69 203	41	26 202	127 166
Split-Dalmatia	573	250 014	843 004	529	197 179	609 502	44	52 835	233 502
Istria	819	257 333	882 178	762	215 712	657 133	57	41 621	225 045
Dubrovnik-Neretva	192	75 044	250 776	169	49 430	151 322	23	25 614	99 454
Međimurje	358	135 560	546 199	244	64 533	197 808	114	71 027	348 391
City of Zagreb	479	386 276	1 288 196	441	299 852	957 335	38	86 424	330 861

7 COMPLETED DWELLINGS, BY NUMBER OF ROOMS, BY COUNTIES, 2021

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	12 514	1 187 499	1 281	3 610	3 046	2 674	1 117	621	126	39
By type of use										
Dwellings for permanent residence	12 461	1 181 188	1 270	3 603	3 035	2 664	1 109	616	126	38
Dwellings for vacation and recreation	53	6 311	11	7	11	10	8	5	-	1
Zagreb	688	72 620	21	84	192	224	102	54	8	3
Krapina-Zagorje	109	13 941	6	13	25	33	20	8	4	-
Sisak-Moslavina	55	6 841	2	7	10	17	13	1	4	1
Karlovac	99	9 238	17	18	29	24	7	4	-	-
Varaždin	274	34 739	9	13	64	90	59	27	12	-
Koprivnica-Križevci	101	11 093	3	17	33	20	14	12	-	2
Bjelovar-Bilogora	131	14 672	12	29	28	31	13	15	1	2
Primorje-Gorski kotar	860	86 851	101	211	241	192	71	40	3	1
Lika-Senj	167	14 490	17	36	54	48	7	5	-	-
Virovitica-Posravina	72	7 863	11	15	13	16	11	4	2	-
Požega-Slavonia	58	6 630	2	6	12	20	12	6	-	-
Slavonski Brod-Posavina	150	19 780	4	12	14	56	38	22	3	1
Zadar	2 275	190 395	289	956	502	329	116	67	14	2
Osijek-Baranja	403	41 999	10	82	96	121	62	24	7	1
Šibenik-Knin	389	36 789	22	198	58	65	28	16	2	-
Vukovar-Sirmium	123	14 880	-	19	20	41	32	5	4	2
Split-Dalmatia	1 800	147 123	441	660	338	235	58	52	11	5
Istria	1 481	161 149	173	371	307	327	169	109	17	8
Dubrovnik-Neretva	321	37 901	25	33	72	111	49	24	4	3
Međimurje	335	49 351	4	30	51	101	79	51	14	5
City of Zagreb	2 623	209 154	112	800	887	573	157	75	16	3

G-6 FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS, BY COUNTIES, 2021



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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