

## First Release

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# BUILDING PERMITS ISSUED, 2022

There were 11 165 building permits issued in 2022, which was 5.8% more than in 2021.

The planned value of works for the building permits issued in 2022 amounted to 43 207 271 thousand kuna, which was 35.4% more than in 2021.

According to the permits issued in 2022, there are 18 991 dwellings planned to be built, which is 14.0% more than in 2021.

In 2022:

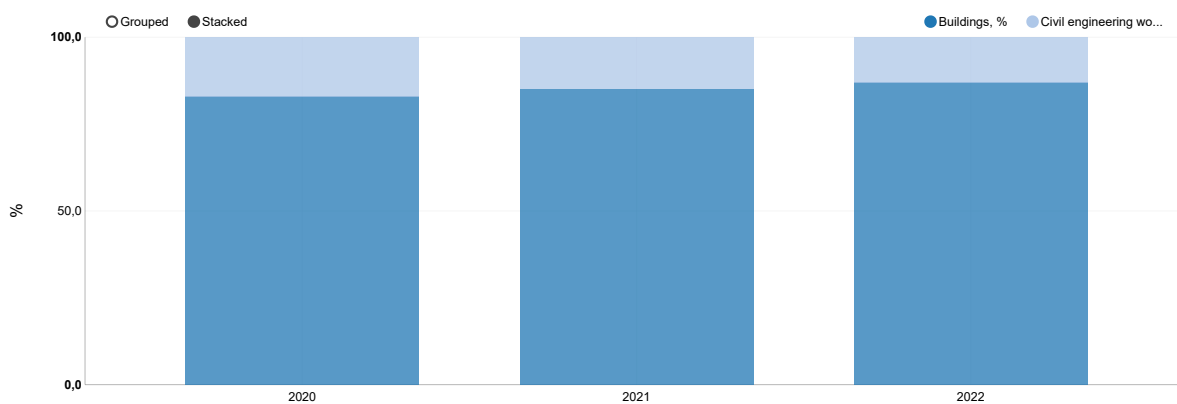
- by types of constructions, 87.0% of permits were issued on buildings and 13.0% on civil engineering works

- by types of works, 79.9% of permits were issued on new constructions and 20.1% on reconstructions.

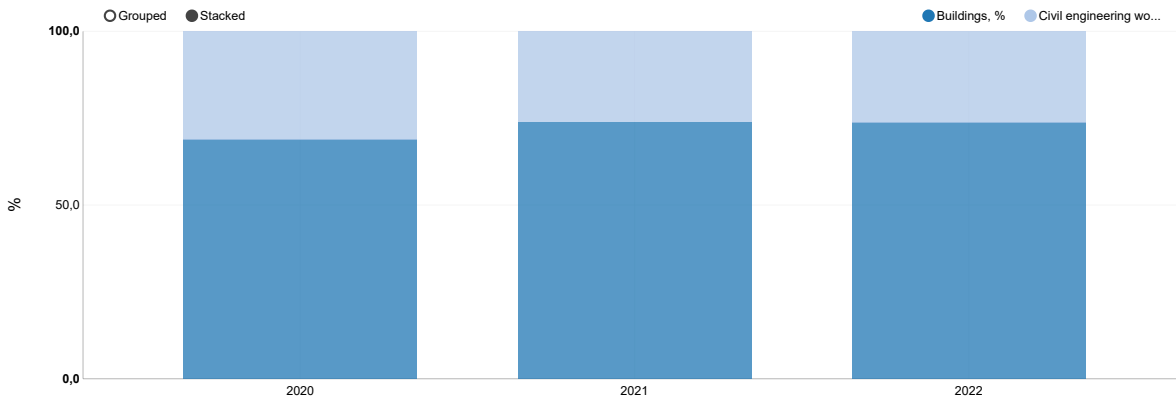
## 1 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS

	Number of permits by types of constructions			Planned value of works, thousand kuna			Dwellings	
	Total	Buildings	Civil engineering works	Total	Buildings	Civil engineering works	Number	Useful floor area, m <sup>2</sup>
2021	10 553	8 991	1 562	31 916 210	23 597 931	8 318 279	16 654	1 551 977
2022	11 165	9 715	1 450	43 207 271	31 883 150	11 324 121	18 991	1 819 638
Indices <u>2022</u> 2021	105,8	108,1	92,8	135,4	135,1	136,1	114,0	117,2

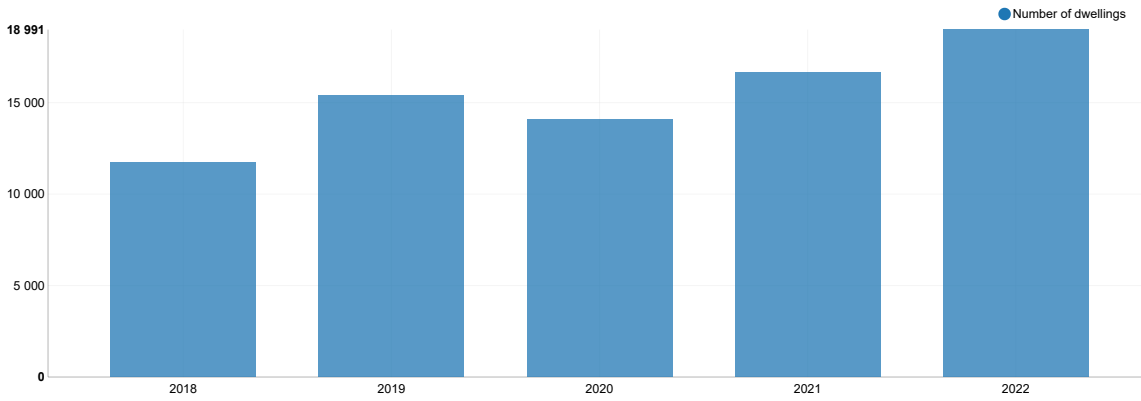
### G-1 COMPOSITION OF NUMBER OF PERMITS ISSUED, BY TYPES OF CONSTRUCTIONS, 2020 – 2022



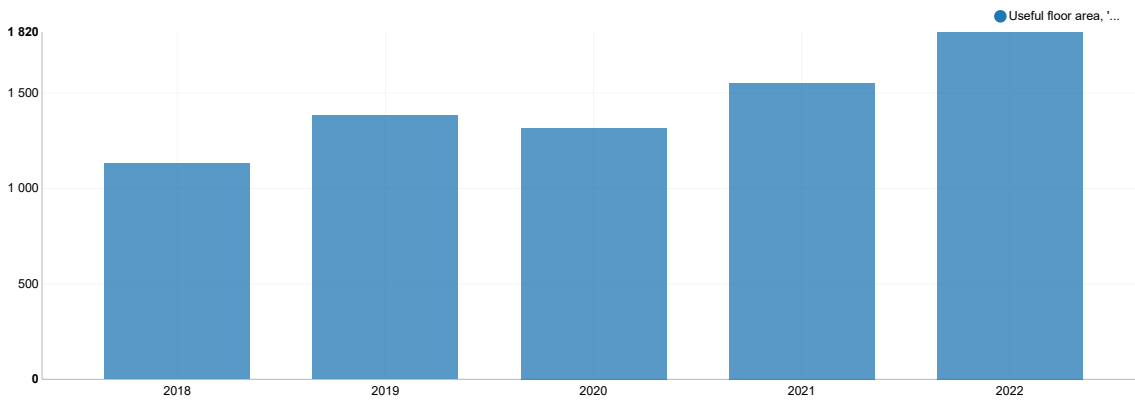
G-2 COMPOSITION OF PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, 2020 – 2022



G-3 NUMBER OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2018 – 2022



G-4 USEFUL FLOOR AREA OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2018 – 2022



## 2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, 2022

By types of constructions	Number of permits by types of works			Planned value of works, thousand kuna		
	Total	New construction	Reconstructions	Total	New construction	Reconstructions
Total	11 165	8 921	2 244	43 207 271	32 514 067	10 693 204
Buildings	9 715	7 839	1 876	31 883 150	25 842 558	6 040 592
Residential buildings	8 037	6 691	1 346	16 944 207	15 409 301	1 534 906
Non-residential buildings	1 678	1 148	530	14 938 943	10 433 257	4 505 686
Civil engineering works	1 450	1 082	368	11 324 121	6 671 509	4 652 612
Transport infrastructure	422	239	183	3 752 749	2 193 096	1 559 653
Pipelines, communication and electricity lines	883	750	133	4 118 613	2 027 104	2 091 509
Complex construction on industrial sites	64	38	26	2 362 425	1 597 105	765 320
Other civil engineering works	81	55	26	1 090 334	854 204	236 130

## 3 PERMITS ISSUED ON BUILDINGS, 2022

	Number of permits	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Total	9 715	4 145 460	17 282 096
New buildings	7 839	3 765 268	15 660 756
Residential buildings	6 691	2 345 829	7 337 149
One-dwelling buildings	4 376	892 483	2 804 903
Two-dwelling buildings	697	195 600	600 408
Three and more dwelling buildings	1 609	1 218 538	3 800 803
Residences for communities	9	39 208	131 035
Non-residential buildings	1 148	1 419 439	8 323 607
Hotels and similar buildings	130	161 797	595 088
Office buildings	40	80 126	271 178
Wholesale and retail trade buildings	126	285 040	1 906 293
Traffic and communication buildings	123	20 827	96 989
Industrial buildings and warehouses	291	554 060	3 883 368
Public entertainment, education, hospital or institutional care buildings	87	162 135	722 773
Other non-residential building <sup>1)</sup>	351	155 454	847 918
Additions (extensions) <sup>2)</sup>	786	380 192	1 621 340
Residential buildings	575	117 157	351 003
Non-residential buildings	211	263 035	1 270 337
Conversions and improvements	1 090	-	-
Residential buildings	771	-	-
Non-residential buildings	319	-	-

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

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

#### 4 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, BY TYPE OF BUILDINGS, 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	18 991	1 819 638	1 672	5 183	5 600	4 120	1 641	588	130	57
Dwellings in new buildings	17 845	1 717 853	1 500	4 885	5 234	3 931	1 565	556	120	54
Residential buildings	17 639	1 701 345	1 498	4 827	5 141	3 893	1 551	555	120	54
One-dwelling buildings	4 377	681 418	75	237	754	1 519	1 154	482	108	48
Two-dwelling buildings	1 391	153 230	57	204	412	501	176	30	6	5
Three and more dwelling buildings	11 871	866 697	1 366	4 386	3 975	1 873	221	43	6	1
Non-residential buildings <sup>1)</sup>	206	16 508	2	58	93	38	14	1	-	-
Dwellings created by additions and extensions	990	89 364	130	244	337	169	70	28	10	2
Dwellings created by conversions of non-residential area into a dwelling	156	12 421	42	54	29	20	6	4	-	1

1) Prevalingly non-residential buildings.

#### 5 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, ACCORDING TO TYPES OF SETTLEMENTS, INTENDED USE AND NUMBER OF FLOORS, BY EQUIPMENT WITH CENTRAL HEATING AND KITCHEN, 2022

	Total		In residential buildings								In non-residential buildings <sup>1)</sup>	
	Number	Useful floor area, m <sup>2</sup>	Total		With one dwelling		With two dwellings		With three and more dwellings		Number	Useful floor area, m <sup>2</sup>
			Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>		
Total	18 991	1 819 638	18 732	1 799 871	4 815	728 397	1 622	173 785	12 295	897 689	259	19 767
In urban settlements	11 992	1 010 520	11 796	995 323	1 434	227 027	700	75 144	9 662	693 152	196	15 197
In other settlements	6 999	809 118	6 936	804 548	3 381	501 370	922	98 641	2 633	204 537	63	4 570
According to number of floors in building												
Ground-floor buildings	2 882	306 990	2 826	303 504	2 084	243 823	327	28 980	415	30 701	56	3 486
1 floor	4 537	607 635	4 524	606 564	2 297	399 113	979	107 044	1 248	100 407	13	1 071
2 floors	5 353	461 788	5 264	456 071	391	75 119	264	30 671	4 609	350 281	89	5 717
3 floors	2 383	184 247	2 365	182 586	41	9 884	52	7 090	2 272	165 612	18	1 661
4 – 5 floors	1 822	134 112	1 739	126 280	2	458	-	-	1 737	125 822	83	7 832
6 – 8 floors	1 764	110 246	1 764	110 246	-	-	-	-	1 764	110 246	-	-
9 and more floors	250	14 620	250	14 620	-	-	-	-	250	14 620	-	-
Number of dwellings with central heating	11 179	1 087 833	10 978	1 072 031	2 867	445 515	667	75 973	7 444	550 543	201	15 802
Number of dwellings with kitchen larger than 4 m <sup>2</sup>	18 364	-	18 123	-	4 707	-	1 596	-	11 820	-	241	-
Number of dwellings with kitchen smaller than 4 m <sup>2</sup>	627	-	609	-	108	-	26	-	475	-	18	-

1) Prevalingly non-residential buildings.

## 6 SIZE OF BUILDINGS AND DWELLINGS WITH BUILDING PERMITS (new constructions and additions), 2022

County of	Buildings						Dwellings	
	Total		Residential		Non-residential		Number	Useful floor area, m <sup>2</sup>
	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>		
Total	4 145 460	17 282 096	2 462 986	7 688 152	1 682 474	9 593 944	18 991	1 819 638
Zagreb	582 859	3 697 636	204 209	628 075	378 650	3 069 561	1 480	147 723
Krapina-Zagorje	112 596	544 315	37 675	117 191	74 921	427 124	261	28 939
Sisak-Moslavina	77 027	314 200	30 960	99 761	46 067	214 439	240	22 977
Karlovac	67 611	274 653	22 980	68 204	44 631	206 449	151	16 407
Varaždin	131 295	525 441	68 468	209 306	62 827	316 135	416	53 574
Koprivnica-Križevci	106 069	482 972	35 880	109 866	70 189	373 106	276	24 911
Bjelovar-Bilogora	149 791	782 232	50 534	155 225	99 257	627 007	365	30 122
Primorje-Gorski kotar	235 354	919 761	149 316	473 114	86 038	446 647	976	111 215
Lika-Senj	59 657	221 855	30 154	95 560	29 503	126 295	256	24 126
Virovitica-Podravina	54 672	264 127	12 595	39 181	42 077	224 946	95	9 777
Požega-Slavonia	45 163	177 641	23 802	80 949	21 361	96 692	92	12 110
Slavonski Brod-Posavina	61 663	244 984	41 917	134 259	19 746	110 725	280	31 910
Zadar	440 865	1 450 406	350 833	1 083 554	90 032	366 852	2 963	274 842
Osijek-Baranja	235 690	1 003 326	101 963	316 389	133 727	686 937	727	78 653
Šibenik-Knin	86 018	344 839	63 204	194 325	22 814	150 514	435	41 649
Vukovar-Sirmium	98 757	434 302	34 555	111 093	64 202	323 209	202	23 648
Split-Dalmatia	323 456	1 038 485	299 702	919 195	23 754	119 290	2 480	209 307
Istria	402 855	1 361 499	325 111	1 012 382	77 744	349 117	2 137	250 860
Dubrovnik-Neretva	84 160	306 141	65 042	201 986	19 118	104 155	417	39 161
Međimurje	176 907	792 808	69 518	207 995	107 389	584 813	389	53 587
City of Zagreb	612 995	2 100 473	444 568	1 430 542	168 427	669 931	4 353	334 140

## 7 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND BY COUNTIES, 2022

Thousand kuna

County of	Total	Buildings		Civil engineering works			
		Residential buildings	Non-residential buildings	Transport infrastructure	Pipelines, communication and electricity lines	Complex construction on industrial sites	Other civil engineering works
Total	43 207 271	16 944 207	14 938 943	3 752 749	4 118 613	2 362 425	1 090 334
Zagreb	3 657 340	1 291 660	2 183 323	102 134	76 423	3 800	-
Krapina-Zagorje	1 000 141	251 600	565 656	110 933	51 432	12 146	8 374
Sisak-Moslavina	1 527 166	184 111	689 505	189 043	293 763	48 950	121 794
Karlovac	657 286	144 252	455 328	33 492	6 792	15 000	2 422
Varaždin	1 248 307	422 027	679 384	32 485	92 698	19 284	2 429
Koprivnica-Križevci	1 096 258	248 771	678 234	28 559	44 003	70 000	26 691
Bjelovar-Bilogora	1 257 138	336 263	816 479	43 157	7 878	28 279	25 082
Primorje-Gorski kotar	4 479 578	1 192 163	906 007	1 517 200	167 988	675 658	20 562
Lika-Senj	492 454	208 321	227 362	24 937	26 866	1 250	3 718
Virovitica-Podravina	1 007 609	79 273	290 615	407 778	128 764	80 460	20 719
Požega-Slavonia	611 158	137 629	241 082	46 512	108 653	73 477	3 805
Slavonski Brod-Posavina	560 627	247 859	161 982	136 399	6 594	410	7 383
Zadar	4 547 831	2 459 808	772 856	213 432	242 329	750 658	108 748
Osijek-Baranja	2 324 818	667 994	1 157 659	135 715	206 406	71 585	85 459
Šibenik-Knin	1 014 627	413 908	274 447	53 778	109 602	159 380	3 512
Vukovar-Sirmium	1 112 999	209 481	469 331	340 326	91 331	1 525	1 005
Split-Dalmatia	3 341 414	2 023 035	796 523	114 331	157 642	139 622	110 261
Istria	3 709 683	2 431 052	812 471	78 867	340 776	10 765	35 752
Dubrovnik-Neretva	1 110 482	556 728	384 115	14 141	106 752	37 694	11 052
Međimurje	1 577 546	437 723	849 766	97 637	75 119	114 985	2 316
City of Zagreb	5 252 837	3 000 549	1 526 818	4 723	184 000	47 497	489 250
County not located <sup>1)</sup>	1 619 972	-	-	27 170	1 592 802	-	-

1) Constructions spreading on territories of two or more counties.

## 8 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, BY INVESTOR AND BY COUNTIES, 2022

Thousand kuna

County of	Total			Buildings			Civil engineering works		
	Total	Natural persons	Legal entities	Total	Natural persons	Legal entities	Total	Natural persons	Legal entities
Total	43 207 271	11 581 998	31 625 273	31 883 150	11 561 522	20 321 628	11 324 121	20 476	11 303 645
Zagreb	3 657 340	838 302	2 819 038	3 474 983	838 027	2 636 956	182 357	275	182 082
Krapina-Zagorje	1 000 141	283 546	716 595	817 256	283 546	533 710	182 885	-	182 885
Sisak-Moslavina	1 527 166	164 964	1 362 202	873 616	158 908	714 708	653 550	6 056	647 494
Karlovac	657 286	222 257	435 029	599 580	222 257	377 323	57 706	-	57 706
Varaždin	1 248 307	387 672	860 635	1 101 411	387 672	713 739	146 896	-	146 896
Koprivnica-Križevci	1 096 258	226 348	869 910	927 005	225 923	701 082	169 253	425	168 828
Bjelovar-Bilogora	1 257 138	220 036	1 037 102	1 152 742	220 036	932 706	104 396	-	104 396
Primorje-Gorski kotar	4 479 578	834 587	3 644 991	2 098 170	834 587	1 263 583	2 381 408	-	2 381 408
Lika-Senj	492 454	219 215	273 239	435 683	218 365	217 318	56 771	850	55 921
Virovitica-Podravina	1 007 609	107 309	900 300	369 888	107 309	262 579	637 721	-	637 721
Požega-Slavonia	611 158	86 954	524 204	378 711	86 954	291 757	232 447	-	232 447
Slavonski Brod-Posavina	560 627	218 131	342 496	409 841	218 131	191 710	150 786	-	150 786
Zadar	4 547 831	1 507 623	3 040 208	3 232 664	1 507 623	1 725 041	1 315 167	-	1 315 167
Osijek-Baranja	2 324 818	674 091	1 650 727	1 825 653	673 646	1 152 007	499 165	445	498 720
Šibenik-Knin	1 014 627	297 217	717 410	688 355	297 217	391 138	326 272	-	326 272
Vukovar-Sirmium	1 112 999	245 807	867 192	678 812	244 241	434 571	434 187	1 566	432 621
Split-Dalmatia	3 341 414	1 487 398	1 854 016	2 819 558	1 487 398	1 332 160	521 856	-	521 856
Istria	3 709 683	1 712 763	1 996 920	3 243 523	1 706 020	1 537 503	466 160	6 743	459 417
Dubrovnik-Neretva	1 110 482	373 750	736 732	940 843	370 075	570 768	169 639	3 675	165 964
Međimurje	1 577 546	335 332	1 242 214	1 287 489	335 332	952 157	290 057	-	290 057
City of Zagreb	5 252 837	1 138 696	4 114 141	4 527 367	1 138 255	3 389 112	725 470	441	725 029
County not located <sup>1)</sup>	1 619 972	-	1 619 972	-	-	-	1 619 972	-	1 619 972

1) Constructions spreading on territories of two or more counties.

## 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 presented data have been 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 and 125/19).

Data on types of constructions and works are classified according to the National Classification of Types of Constructions – NKVG (Methodologies 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 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 placing and up-keeping of animals, goods, equipment used in various industrial activities and services etc.

In this survey, buildings are also constructions covered with 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.

**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 area, 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 areas of all floors of the building placed inside outer walls.

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

**Volume of building** is the sum total of volumes of all roofed spaces of the 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 construction** is a structure newly built on a location where no structure existed or on a location previously cleared by demolition.

**Reconstructions** are construction works that effect 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 <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
NN	Narodne novine, official gazette of the Republic of Croatia

## Symbols

-	no occurrence
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