

First Release

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BUILDING PERMITS ISSUED, 2021

There were 10 553 building permits issued in 2021, which was 12.2% more than in 2020.

The planned value of works for the building permits issued in 2021 amounted to 31 916 210 thousand kuna, which was 13.6% more than in 2020.

According to the permits issued in 2021, there are 16 654 dwellings planned to be built, which is 18.3% more than in 2020.

In 2021:

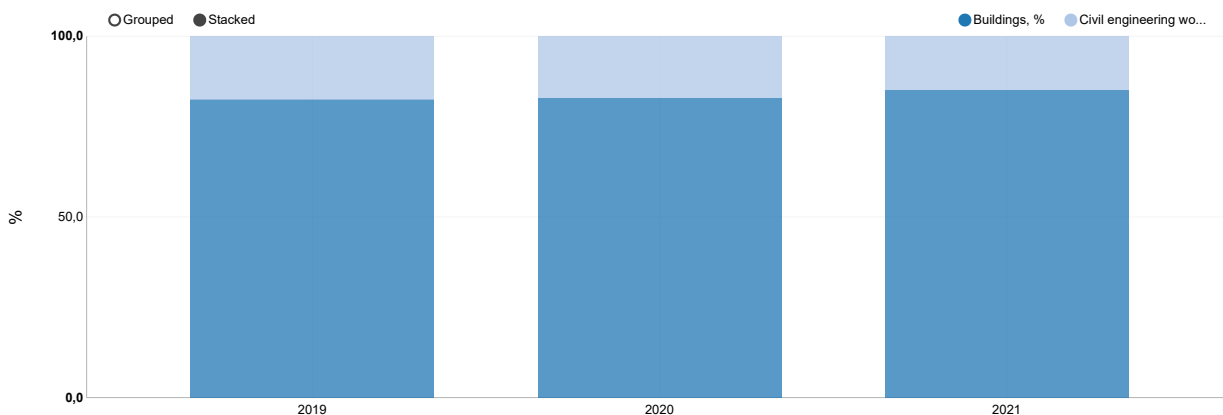
- by types of constructions, 85.2% of permits were issued on buildings and 14.8% on civil engineering works

- by types of works, 76.9% of permits were issued on new constructions and 23.1% on reconstructions

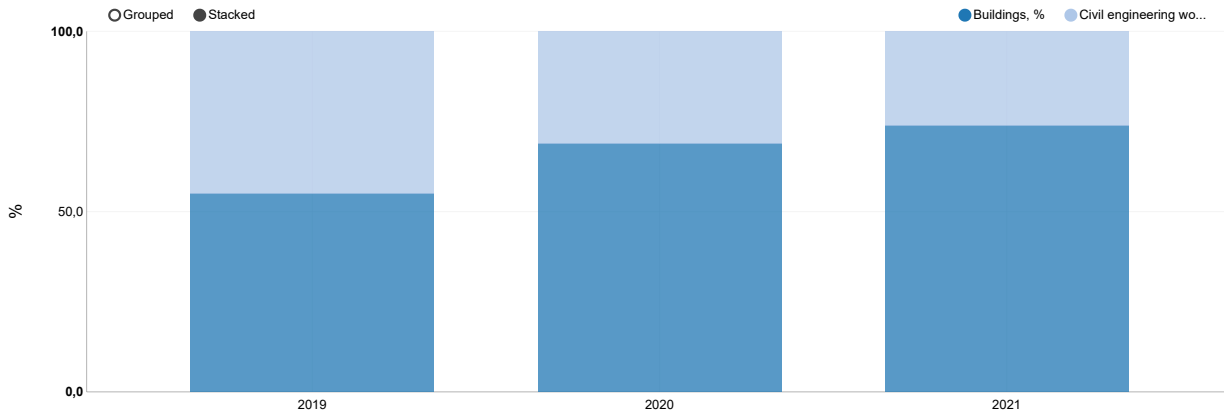
1. BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS

	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 ²
2020	9 403	7 800	1 603	28 090 600	19 319 331	8 771 269	14 083	1 315 007
2021	10 553	8 991	1 562	31 916 210	23 597 931	8 318 279	16 654	1 551 977
Indices 2021 2020	112,2	115,3	97,4	113,6	122,1	94,8	118,3	118,0

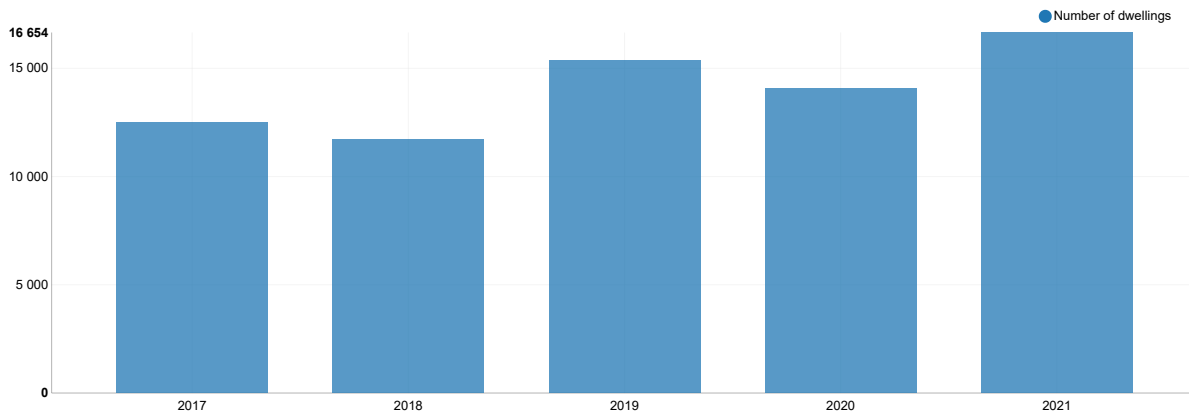
G-1. COMPOSITION OF NUMBER OF PERMITS ISSUED, BY TYPES OF CONSTRUCTIONS, 2019 – 2021



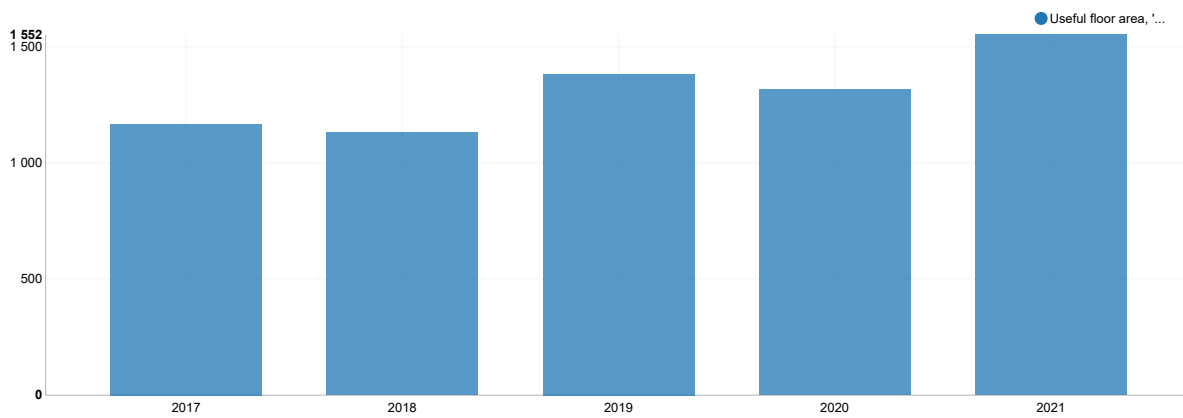
G-2. COMPOSITION OF PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, 2019 – 2021



G-3. NUMBER OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2017 – 2021



G-4. USEFUL FLOOR AREA OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2017 – 2021



2. BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, 2021

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	10 553	8 119	2 434	31 916 210	25 318 570	6 597 640
Buildings	8 991	6 912	2 079	23 597 931	19 010 180	4 587 751
Residential buildings	7 176	5 665	1 511	13 242 982	11 811 387	1 431 595
Non-residential buildings	1 815	1 247	568	10 354 949	7 198 793	3 156 156
Civil engineering works	1 562	1 207	355	8 318 279	6 308 390	2 009 889
Transport infrastructure	508	330	178	3 550 292	2 418 761	1 131 531
Pipelines, communication and electricity lines	916	785	131	3 063 809	2 532 449	531 360
Complex construction on industrial sites	39	29	10	829 376	710 409	118 967
Other civil engineering works	99	63	36	874 802	646 771	228 031

3. PERMITS ISSUED ON BUILDINGS, 2021

	Number of permits	Floor area, m ²	Volume, m ³
Total	8 991	3 450 808	13 516 297
New buildings	6 912	3 138 484	12 187 699
Residential buildings	5 665	1 984 811	6 213 344
One-dwelling buildings	3 698	755 879	2 362 552
Two-dwelling buildings	637	171 000	519 778
Three and more dwelling buildings	1 324	1 050 624	3 306 879
Residences for communities	6	7 308	24 135
Non-residential buildings	1 247	1 153 673	5 974 355
Hotels and similar buildings	107	110 301	381 974
Office buildings	65	70 425	231 165
Wholesale and retail trade buildings	127	136 492	748 550
Traffic and communication buildings	140	38 114	124 493
Industrial buildings and warehouses	303	459 982	2 851 352
Public entertainment, education, hospital or institutional care buildings	117	158 174	704 485
Other non-residential building ¹⁾	388	180 185	932 336
Additions (extensions) ²⁾	899	312 324	1 328 598
Residential buildings	696	136 267	416 586
Non-residential buildings	203	176 057	912 012
Conversions and improvements	1 180	-	-
Residential buildings	815	-	-
Non-residential buildings	365	-	-

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, 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	16 654	1 551 977	1 526	4 879	4 536	3 417	1 455	647	138	56
Dwellings in new buildings	15 401	1 443 404	1 361	4 498	4 171	3 203	1 374	613	130	51
Residential buildings	15 335	1 438 306	1 354	4 478	4 145	3 193	1 372	612	130	51
One-dwelling buildings	3 698	570 790	69	198	580	1 185	959	542	118	47
Two-dwelling buildings	1 274	131 920	59	243	403	378	144	36	7	4
Three and more dwelling buildings	10 363	735 596	1 226	4 037	3 162	1 630	269	34	5	-
Non-residential buildings ¹⁾	66	5 098	7	20	26	10	2	1	-	-
Dwellings created by additions and extensions	1 159	101 064	141	351	343	203	78	31	7	5
Dwellings created by conversions of non-residential area into a dwelling	94	7 509	24	30	22	11	3	3	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, 2021

	Total		In residential buildings								In non-residential buildings ¹⁾	
	Number	Useful floor area, m ²	Total		With one dwelling		With two dwellings		With three and more dwellings		Number	Useful floor area, m ²
			Number	Useful floor area, m ²	Number	Useful floor area, m ²	Number	Useful floor area, m ²	Number	Useful floor area, m ²		
Total	16 654	1 551 977	16 586	1 546 702	4 238	626 516	1 504	150 027	10 844	770 159	68	5 275
In urban settlements	10 331	851 751	10 299	849 008	1 290	198 136	588	61 685	8 421	589 187	32	2 743
In other settlements	6 323	700 226	6 287	697 694	2 948	428 380	916	88 342	2 423	180 972	36	2 532
According to number of floors in building												
Ground-floor buildings	2 905	298 120	2 895	297 389	2 083	236 944	330	25 457	482	34 988	10	731
1 floor	4 174	540 480	4 154	538 494	1 964	346 175	952	96 819	1 238	95 500	20	1 986
2 floors	3 997	340 298	3 961	337 885	191	43 397	212	26 597	3 558	267 891	36	2 413
3 floors	1 621	116 404	1 620	116 329	-	-	10	1 154	1 610	115 175	1	75
4 – 5 floors	1 694	109 145	1 694	109 145	-	-	-	-	1 694	109 145	-	-
6 – 8 floors	1 949	129 240	1 948	129 170	-	-	-	-	1 948	129 170	1	70
9 and more floors	314	18 290	314	18 290	-	-	-	-	314	18 290	-	-
Number of dwellings with central heating	9 798	923 597	9 763	920 898	2 464	379 976	614	64 408	6 685	476 514	35	2 699
Number of dwellings with kitchen larger than 4 m ²	16 226	-	16 159	-	4 159	-	1 473	-	10 527	-	67	-
Number of dwellings with kitchen smaller than 4 m ²	428	-	427	-	79	-	31	-	317	-	1	-

1) Prevalingly non-residential buildings.

6. SIZE OF BUILDINGS AND DWELLINGS WITH BUILDING PERMITS (new constructions and additions), 2021

County of	Buildings						Dwellings	
	Total		Residential		Non-residential		Number	Useful floor area, m ²
	Floor area, m ²	Volume, m ³	Floor area, m ²	Volume, m ³	Floor area, m ²	Volume, m ³		
Total	3 450 808	13 516 297	2 121 078	6 629 930	1 329 730	6 886 367	16 654	1 551 977
Zagreb	311 012	1 588 243	137 347	421 778	173 665	1 166 465	1 015	99 716
Krapina-Zagorje	89 811	383 207	36 694	114 569	53 117	268 638	272	28 941
Sisak-Moslavina	54 419	221 536	22 266	71 070	32 153	150 466	124	14 345
Karlovac	77 295	382 470	31 694	93 537	45 601	288 933	223	19 393
Varaždin	127 589	558 668	54 020	167 347	73 569	391 321	327	41 014
Koprivnica-Križevci	75 785	312 806	26 551	85 222	49 234	227 584	210	18 405
Bjelovar-Bilogora	66 254	246 789	31 856	99 658	34 398	147 131	237	23 243
Primorje-Gorski kotar	211 221	731 960	159 773	499 857	51 448	232 103	1 123	112 672
Lika-Senj	41 241	171 927	21 744	67 234	19 497	104 693	168	16 195
Virovitica-Podravina	65 205	285 865	20 465	64 249	44 740	221 616	162	13 164
Požega-Slavonia	51 415	228 836	21 727	71 157	29 688	157 679	137	16 139
Slavonski Brod-Posavina	79 218	334 083	32 398	104 187	46 820	229 896	210	24 874
Zadar	345 612	1 193 718	262 568	810 187	83 044	383 531	2 383	207 844
Osijek-Baranja	193 556	781 854	98 612	308 794	94 944	473 060	751	73 595
Šibenik-Knin	79 017	266 427	70 164	210 336	8 853	56 091	543	52 364
Vukovar-Sirmium	83 854	365 070	31 597	100 405	52 257	264 665	164	21 677
Split-Dalmatia	346 828	1 218 431	253 119	790 843	93 709	427 588	2 142	181 844
Istria	361 820	1 200 192	281 560	868 303	80 260	331 889	1 906	212 170
Dubrovnik-Neretva	79 268	280 129	52 812	162 660	26 456	117 469	350	39 056
Međimurje	170 500	845 851	68 151	204 211	102 349	641 640	387	51 170
City of Zagreb	539 888	1 918 235	405 960	1 314 326	133 928	603 909	3 820	284 156

7. PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND BY COUNTIES, 2021

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	31 916 210	13 242 982	10 354 949	3 550 292	3 063 809	829 376	874 802
Zagreb	1 854 535	799 849	897 141	55 562	63 006	21 130	17 847
Krapina-Zagorje	866 921	224 933	502 091	85 498	34 579	995	18 825
Sisak-Moslavina	833 719	130 866	237 366	183 893	183 332	79 685	18 577
Karlovac	717 839	187 515	235 126	201 689	51 380	4 137	37 992
Varaždin	1 099 748	299 521	584 404	66 806	55 415	89 482	4 120
Koprivnica-Križevci	1 174 798	181 922	468 403	435 653	43 584	38 558	6 678
Bjelovar-Bilogora	512 297	183 450	211 006	31 663	55 010	9 000	22 168
Primorje-Gorski kotar	2 680 117	1 081 824	712 001	571 928	213 502	89 237	11 625
Lika-Senj	526 580	126 157	124 568	58 380	21 770	187 262	8 443
Virovitica-Podravina	487 168	104 135	236 735	24 606	31 011	64 850	25 831
Požega-Slavonia	590 751	98 137	163 325	223 672	52 251	-	53 366
Slavonski Brod-Posavina	630 893	165 353	348 283	66 164	47 093	4 000	-
Zadar	3 195 555	1 685 956	541 376	238 365	257 979	2 616	469 263
Osijek-Baranja	1 737 813	554 459	664 823	193 327	276 553	21 555	27 096
Šibenik-Knin	612 486	404 969	74 925	1 950	34 841	90 676	5 125
Vukovar-Sirmium	953 669	172 447	518 538	94 825	101 317	51 223	15 319
Split-Dalmatia	2 694 878	1 619 969	772 424	103 554	151 413	14 300	33 218
Istria	3 337 681	2 072 292	860 562	129 856	242 129	1 000	31 842
Dubrovnik-Neretva	1 160 899	381 258	264 450	172 198	316 407	-	26 586
Međimurje	1 523 718	348 138	659 355	204 725	297 159	-	14 341
City of Zagreb	3 994 026	2 419 832	1 278 047	19 410	190 527	59 670	26 540
County not located ¹⁾	730 119	-	-	386 568	343 551	-	-

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

8. PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, BY INVESTOR AND BY COUNTIES, 2021

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	31 916 210	9 309 408	22 606 802	23 597 931	9 298 896	14 299 035	8 318 279	10 512	8 307 767
Zagreb	1 854 535	481 278	1 373 257	1 696 990	481 131	1 215 859	157 545	147	157 398
Krapina-Zagorje	866 921	249 212	617 709	727 024	249 122	477 902	139 897	90	139 807
Sisak-Moslavina	833 719	117 212	716 507	368 232	117 212	251 020	465 487	-	465 487
Karlovac	717 839	143 709	574 130	422 641	141 209	281 432	295 198	2 500	292 698
Varaždin	1 099 748	311 207	788 541	883 925	308 281	575 644	215 823	2 926	212 897
Koprivnica-Križevci	1 174 798	169 456	1 005 342	650 325	168 684	481 641	524 473	772	523 701
Bjelovar-Bilogora	512 297	176 728	335 569	394 456	176 728	217 728	117 841	-	117 841
Primorje-Gorski kotar	2 680 117	736 988	1 943 129	1 793 825	736 630	1 057 195	886 292	358	885 934
Lika-Senj	526 580	116 828	409 752	250 725	116 828	133 897	275 855	-	275 855
Virovitica-Podravina	487 168	94 089	393 079	340 870	94 089	246 781	146 298	-	146 298
Požega-Slavonia	590 751	100 465	490 286	261 462	100 465	160 997	329 289	-	329 289
Slavonski Brod-Posavina	630 893	217 617	413 276	513 636	217 527	296 109	117 257	90	117 167
Zadar	3 195 555	1 257 902	1 937 653	2 227 332	1 256 712	970 620	968 223	1 190	967 033
Osijek-Baranja	1 737 813	478 187	1 259 626	1 219 282	477 637	741 645	518 531	550	517 981
Šibenik-Knin	612 486	315 524	296 962	479 894	315 524	164 370	132 592	-	132 592
Vukovar-Sirmium	953 669	214 109	739 560	690 985	214 109	476 876	262 684	-	262 684
Split-Dalmatia	2 694 878	1 252 793	1 442 085	2 392 393	1 252 643	1 139 750	302 485	150	302 335
Istria	3 337 681	1 433 329	1 904 352	2 932 854	1 433 254	1 499 600	404 827	75	404 752
Dubrovnik-Neretva	1 160 899	359 311	801 588	645 708	357 977	287 731	515 191	1 334	513 857
Međimurje	1 523 718	313 461	1 210 257	1 007 493	313 461	694 032	516 225	-	516 225
City of Zagreb	3 994 026	770 003	3 224 023	3 697 879	769 673	2 928 206	296 147	330	295 817
County not located ¹⁾	730 119	-	730 119	-	-	-	730 119	-	730 119

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

NOTES ON METHODOLOGY

Sources and methods of data collection

This First Release presents data 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). This Classification is harmonised with the classification prescribed by the Statistical Office of the European Communities (Classification of Types of Construction – CC, final version).

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 total useful floor area is used for dwelling purposes.

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

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

Volume of building is the sum total of volumes of all roofed -over 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

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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