



Changes in features of housing units: Croatia 2001 – 2011

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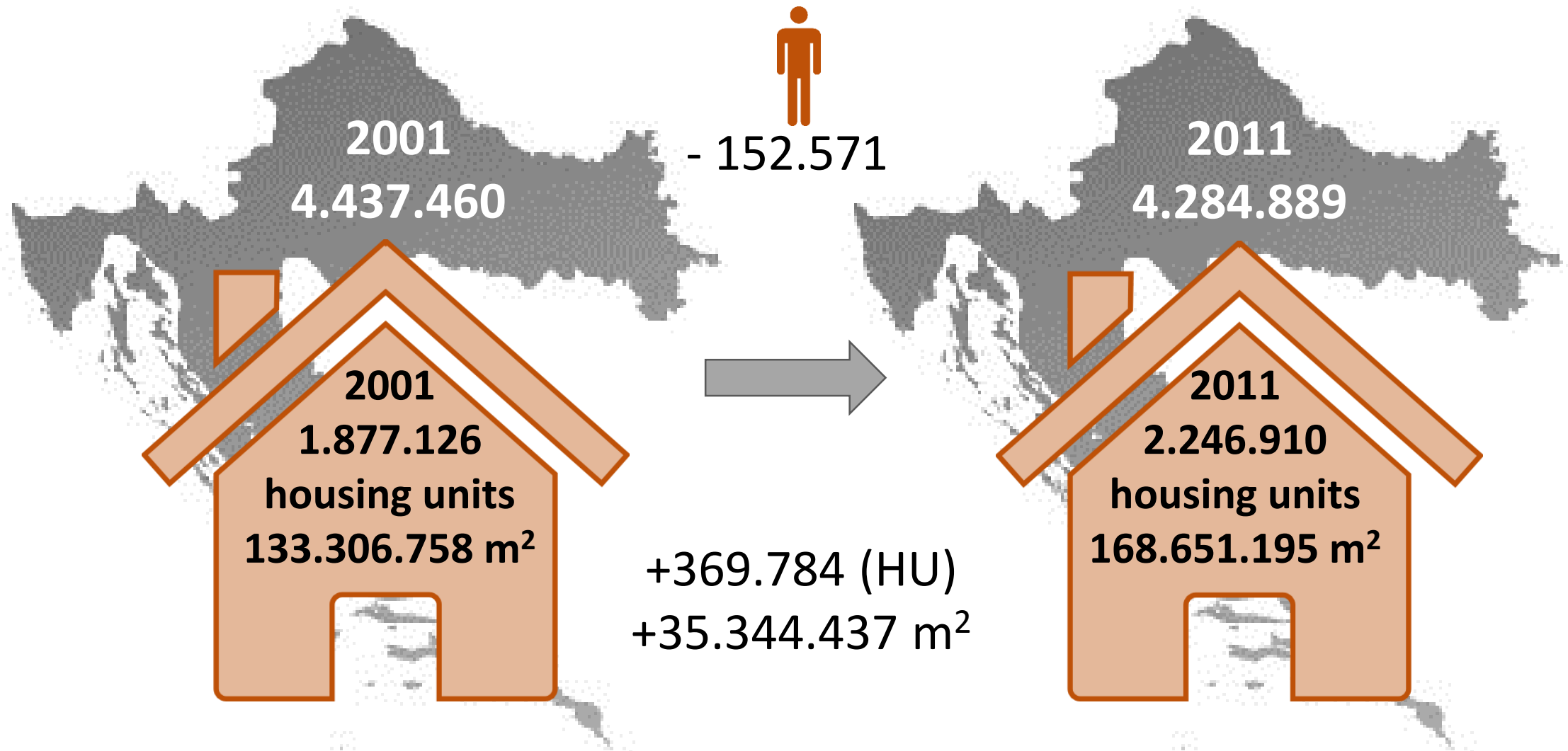


Zadar, June 5th-7th 2015

Methodology

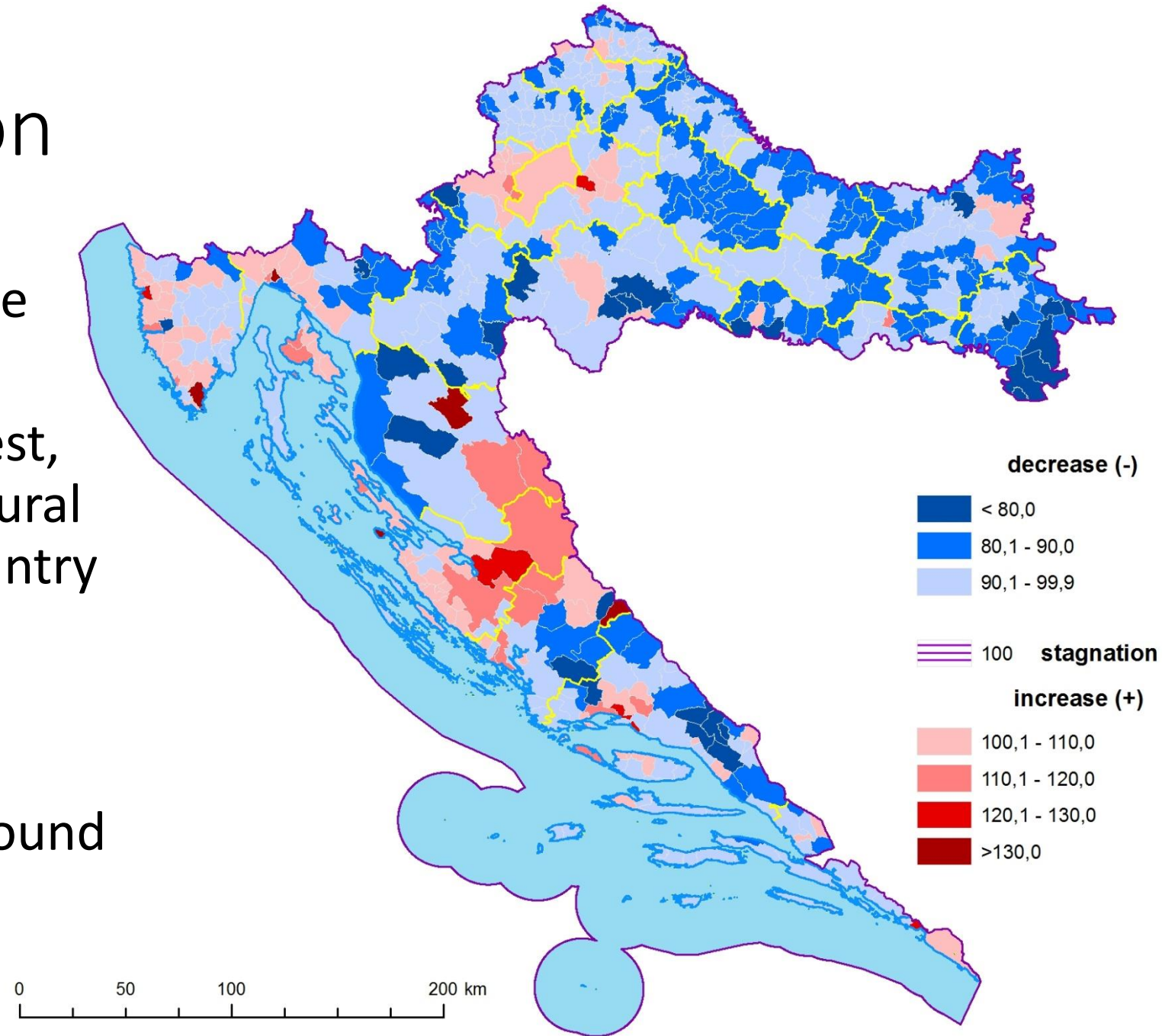
- The research is based on data from Croatian bureau of statistics, census 2001, 2011
- Data analysis at the level of cities and municipalities
- Functional changes – according to statistical categories of housing units
- Physiognomic changes – data on number and sizes of the units

Population & housing units



Index of population

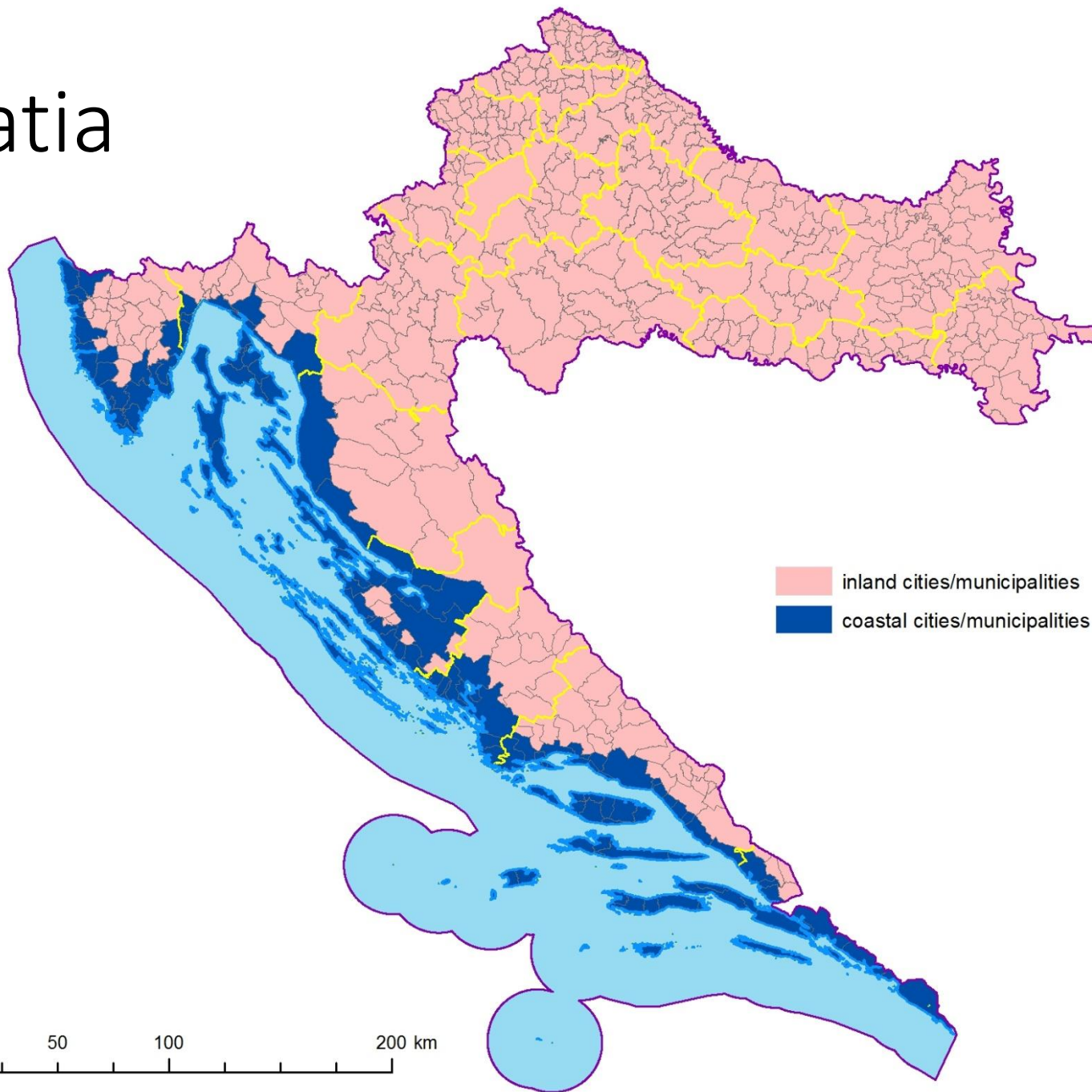
- Unequal distribution of the population
- Population density is lowest, and decrease highest, in rural areas and parts of the country with poor transport communications
- The greatest population concentration is in and around the largest cities



Inland and coastal Croatia

Table 1.

Location of city/ municipality	Number of cities/ municipalities	
	abs.	rel.
Inland	426	76,6
Coast	130	23,4
Total RoC	556	100,0



Source: Croatian bureau of statistics, census 2001, 2011

Population & housing units

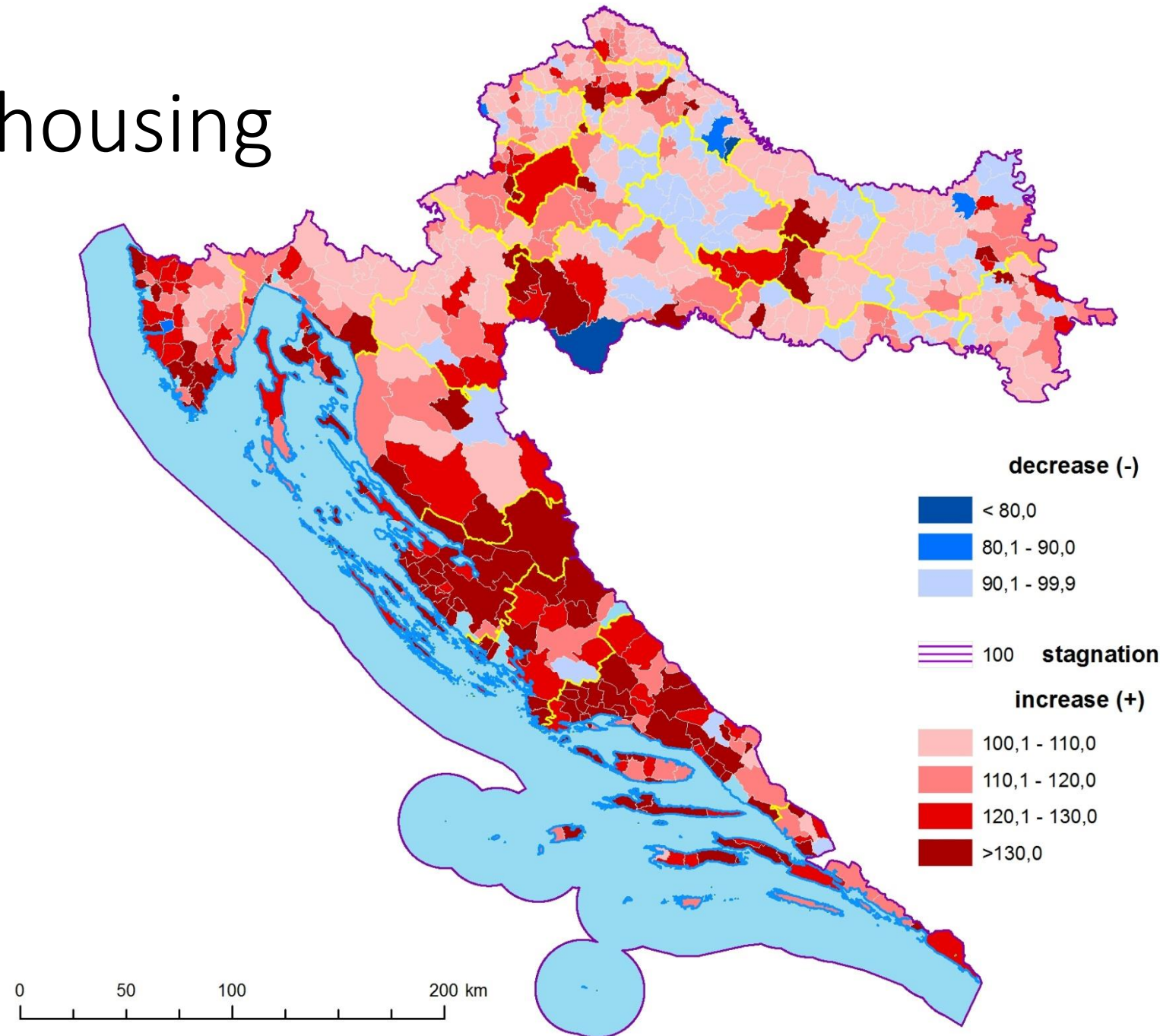
Table 2.

Location of City/Municipality	Population			Total housing units					
	2001.	2011.	Index of change 2011./01.	Number			Surface (m ²)		
				2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.
Inland	3.348.134	3.205.076	95,7	1.323.037	1.503.701	113,7	93.843.781	116.023.698	123,6
Coast	1.089.326	1.079.813	99,1	554.089	743.209	134,1	39.462.977	52.627.497	133,4
Total RoC	4.437.460	4.284.889	96,6	1.877.126	2.246.910	119,7	133.306.758	168.651.195	126,5

- Croatian coast 1/4 of total population
- Croatian coast 1/3 of total housing units

Index of change in housing units

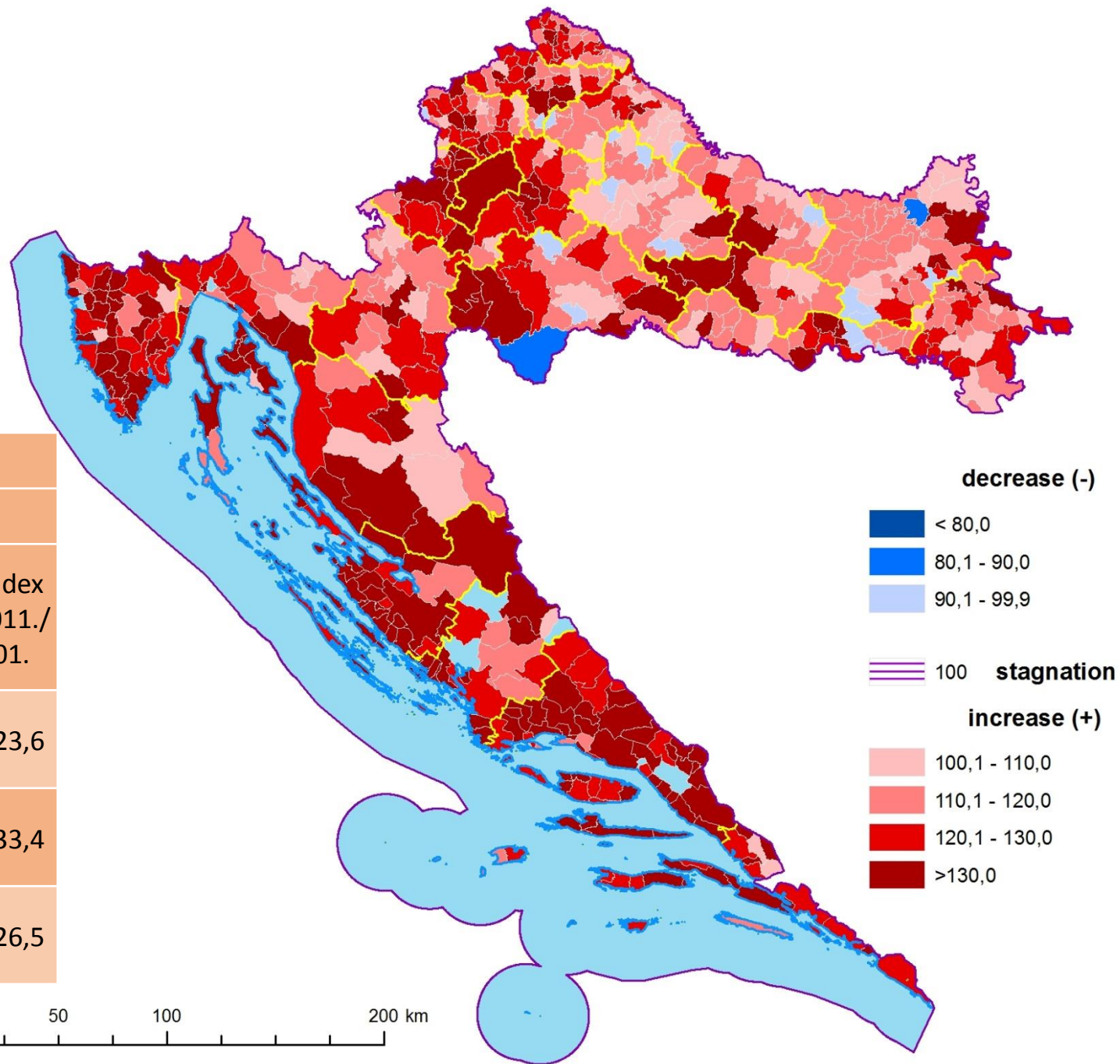
- Heterogeneity of the HU
- Expansion of construction activities in period of economic growth
- Sort of investment
- Reconstruction of destroyed HU during Homeland war and construction of new HU



Size of housing units

Table 3.

Location of city/ municipality	Total housing units					
	Number			Surface (m ²)		
	2001.	2011.	Index 2011./ 01.	2001.	2011.	Index 2011./ 01.
Inland	1.323.037	1.503.701	113,7	93.843.781	116.023.698	123,6
Coast	554.089	743.209	134,1	39.462.977	52.627.497	133,4
Total RoC	1.877.126	2.246.910	119,7	133.306.758	168.651.195	126,5



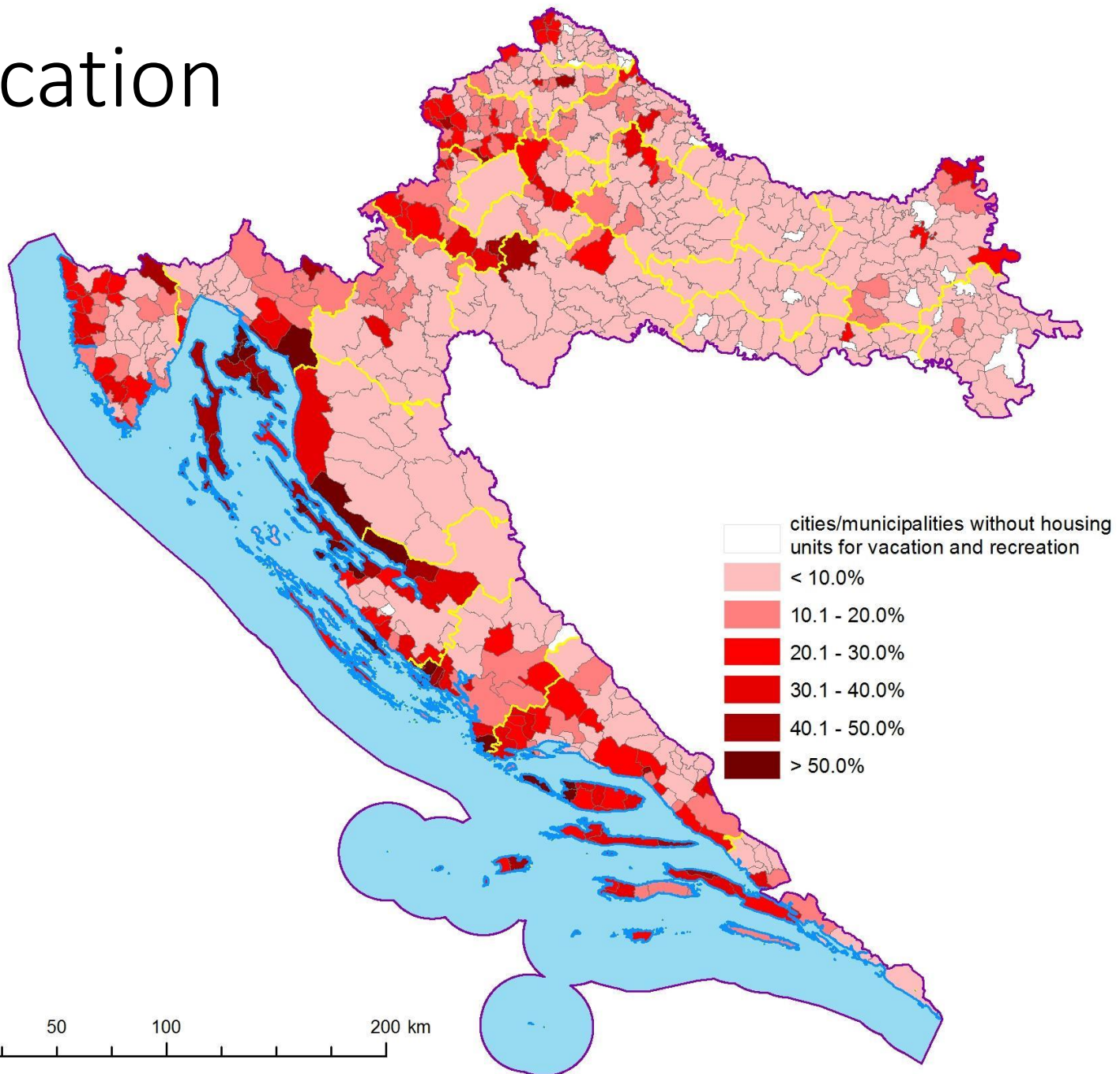
0 50 100 200 km

Source: Croatian bureau of statistics, census 2001, 2011

Housing units for vacation and recreation

Table 4.

The proportion of HU for vacation and recreation in Cities/Municipalities	Number of Cities/Municipalities			
	2001.		2011.	
	abs.	rel.	abs.	rel.
Without HU for vacation and recreation	23	4,1	22	4,0
≤ 10,0%	295	53,1	280	50,4
10,1 - 20,0%	86	15,5	98	17,6
20,1 - 30,0%	71	12,8	80	14,4
30,1 - 40,0%	38	6,8	31	5,6
40,1 - 50,0%	25	4,5	26	4,7
> 50,0%	18	3,2	19	3,4
Total Roc	556	100,0	556	100,0



Source: Croatian bureau of statistics, census 2001, 2011

Housing units for vacation and recreation

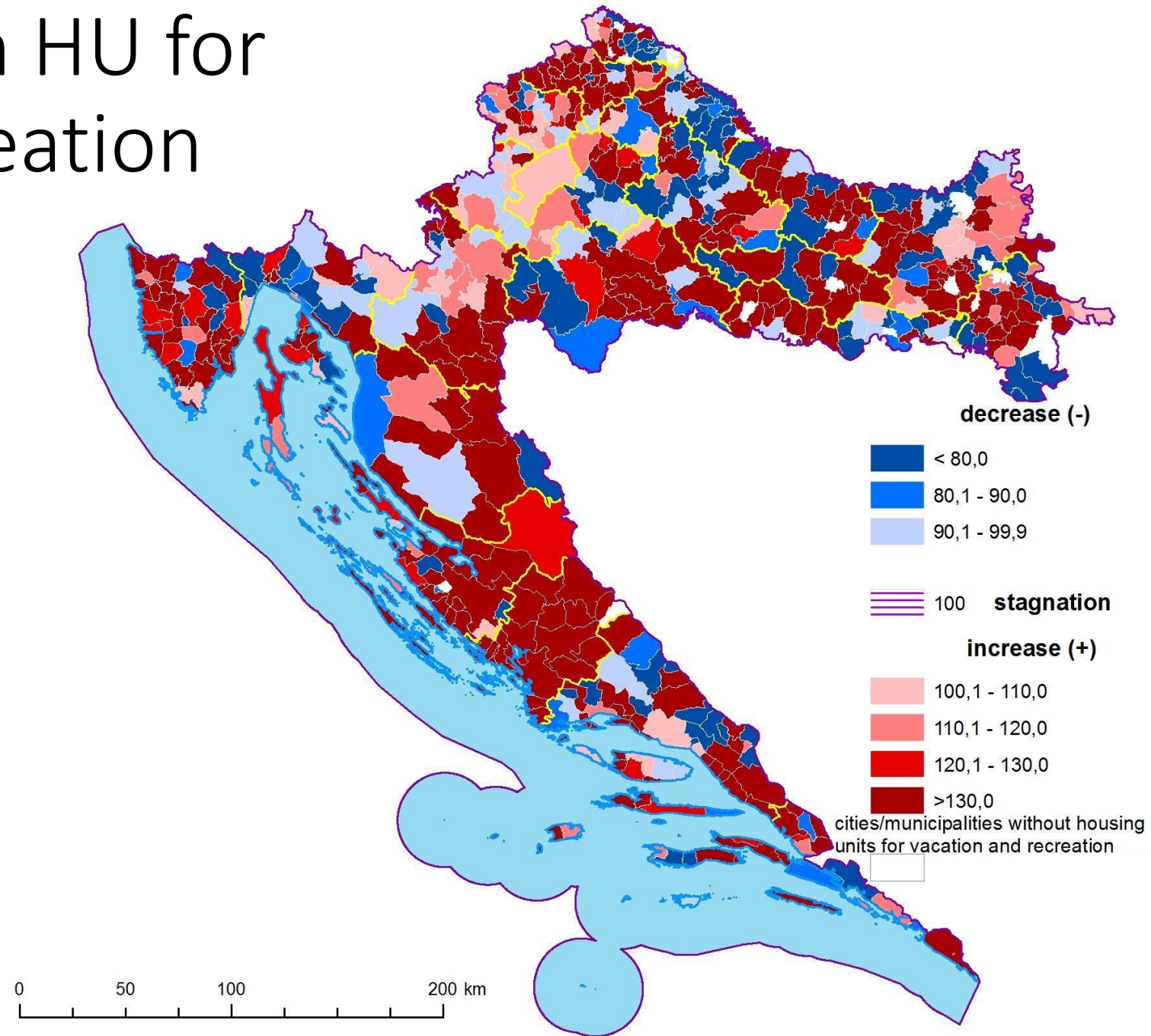
Table 5.

Location of City/ Municipality	Population			Total housing units						Housing units for vacation and recreation					
	N. 2001.	N. 2011.	Index of change 2011./01.	Number			Surface (m ²)			Number			Surface (m ²)		
				2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.
Inland	3.348.134	3.205.076	95,7	1.323.037	1.503.701	113,7	93.843.781	116.023.698	123,6	76.203	89.453	117,4	3.330.831	4.741.240	142,3
Coast	1.089.326	1.079.813	99,1	554.089	743.209	134,1	39.462.977	52.627.497	133,4	106.310	159.790	150,3	7.059.474	10.375.694	147,0
Total RoC	4.437.460	4.284.889	96,6	1.877.126	2.246.910	119,7	133.306.758	168.651.195	126,5	182.513	249.243	136,6	10.390.305	15.116.934	145,5

- Significant increase of HU for vacation and recreation in coastal Croatia
- Different characteristics & motives – consumer (recreational-leisure) & production (investment-renting out)

Index of change in HU for vacation and recreation

- Areas of high amenity value and scenic views
- Rural areas
- Quality of life
- Main motives
 - provide a place for a holiday and recreation
 - find a home for “old age”
 - capital investment



Size of HU for vacation and recreation

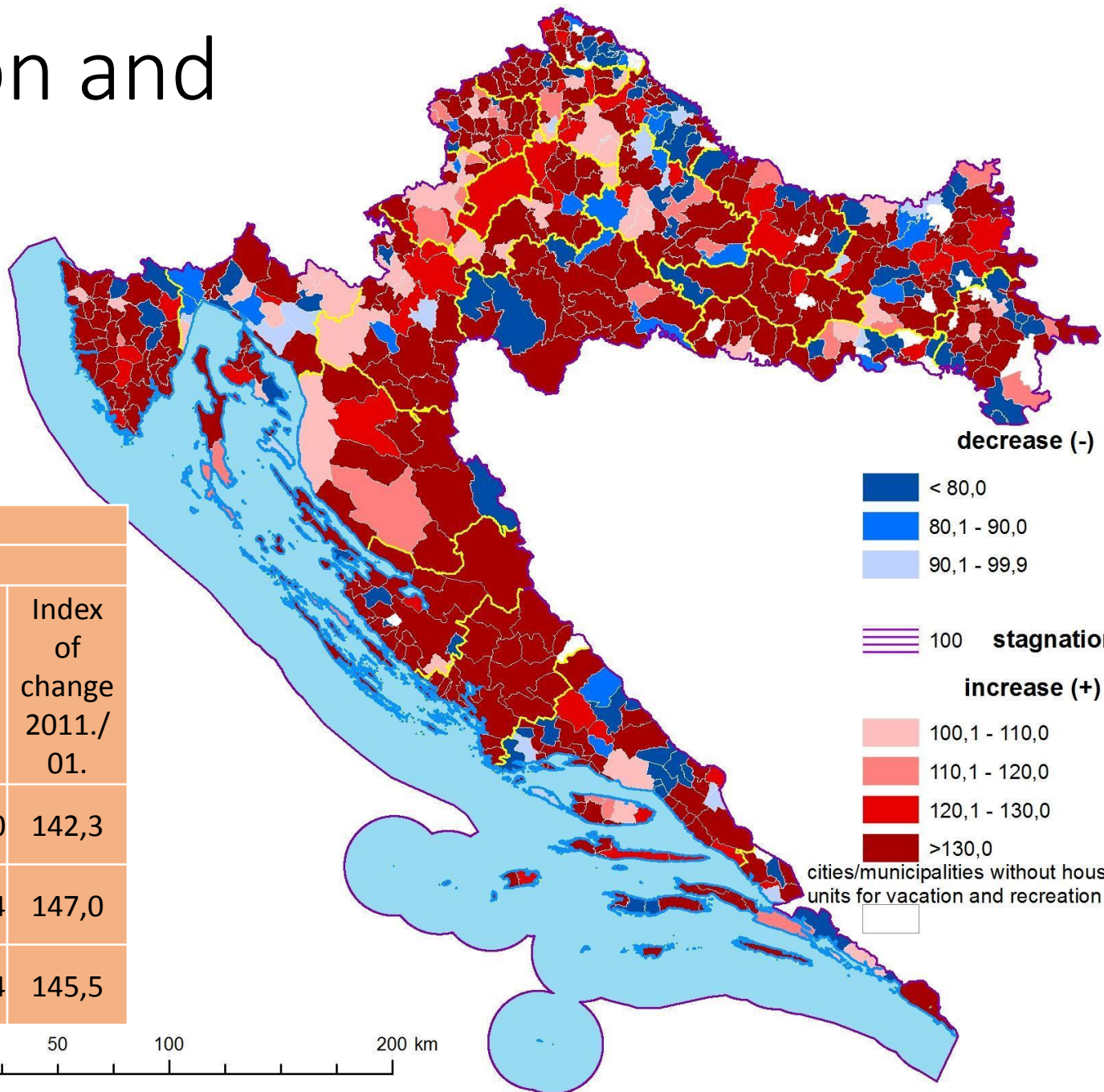


Table 6.

Location of city/ Municipality	Housing units for vacation and recreation					
	Number			Surface (m ²)		
	2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.
Inland	76.203	89.453	117,4	3.330.831	4.741.240	142,3
Coast	106.310	159.790	150,3	7.059.474	10.375.694	147,0
Total roc	182.513	249.243	136,6	10.390.305	15.116.934	145,5

0 50 100 200 km

Source: Croatian bureau of statistics, census 2001, 2011

Size of HU for vacation and recreation

Table 8.

The average size of housing units	2001/m ²	2011/m ²
Inland	70,9	77,2
Coast	71,2	70,8
Total RoC	71,0	75,1

The average size of housing units for vacation and recreation	2001/m ²	2011/m ²
Inland	43,7	53,0
Coast	66,4	64,9
Total RoC	56,9	60,7

- Inland (cottages for-holidays, 'kleti' - vineyard cottages)
- Coast – many previous family houses transformed into second homes

Temporarily uninhabited dwellings

- Many of these HU are not in reality vacant – leased on black market

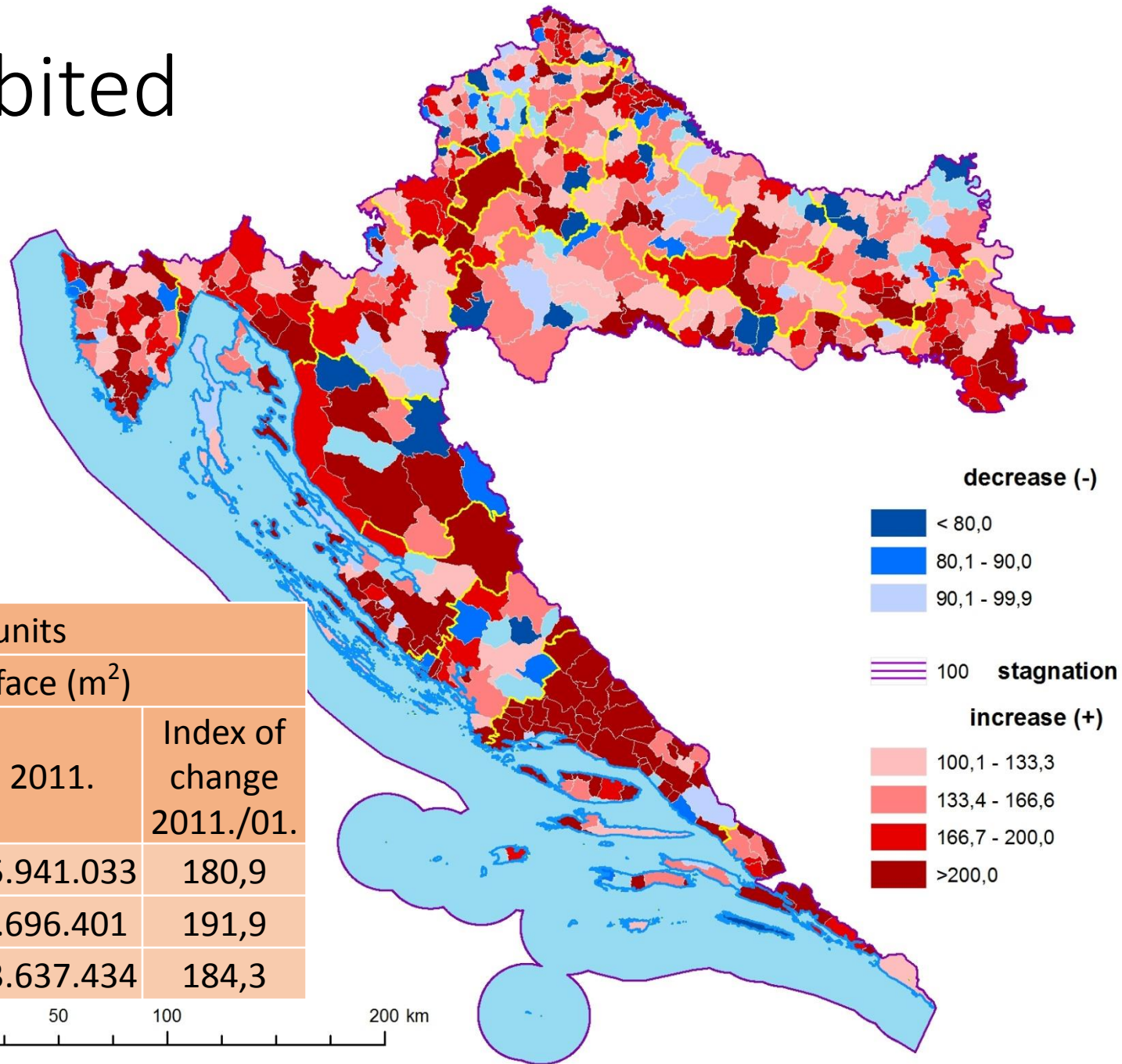


Table 9.

Location of Municipality	Temporarily vacant housing units					
	Number			Surface (m ²)		
	2001.	2011.	Index of change 2011./01.	2001.	2011.	Index of change 2011./01.
Inland	136.650	229.468	167,9	8.813.965	15.941.033	180,9
Coast	59.983	112.881	188,2	4.010.371	7.696.401	191,9
Total RoC	196.633	342.349	174,1	12.824.336	23.637.434	184,3

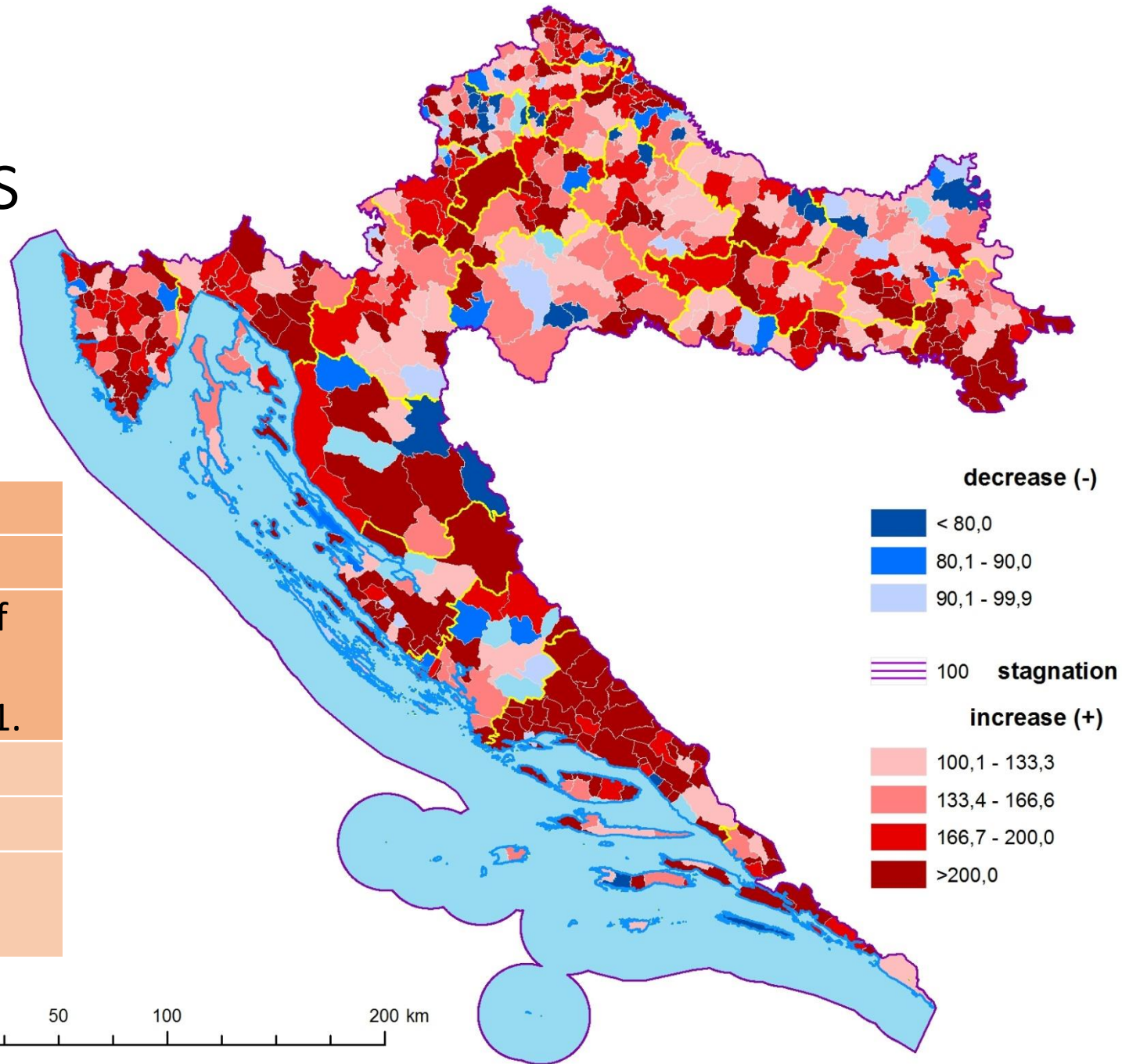
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Source: Croatian bureau of statistics, census 2001, 2011

Size of temporarily uninhabited dwellings

Table 10.

Location of City/ Municipality	Temporarily inhabited dwellings		
	Surface (m ²)		Index of change 2011./01.
	2001.	2011.	
Inland	8.813.965	15.941.033	180,9
Coast	4.010.371	7.696.401	191,9
Total RoC	12.824.336	23.637.434	184,3



Conclusions

- Increase in the number of developed units does not reflect basic needs for housing
- Sort of preservation of value when considering citizen's savings
 - certain number of HU represent savings and not source
- Secondary dwelling, second homes
- Mistakes in physical planning
- “Occupation” of space and its permanent dilapidation



Image source: www.ezadar.hr



Thank you for
your attention