

TOPIC OF THIS ISSUE:

Interview

**Una Barac**

Director

Scott Brownrigg

CREN Patrons:

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## 1. TOPIC OF THIS ISSUE



Interview

# Una Barac

## Director

## Scott Brownrigg

**Could you please introduce yourself to our readers?**

My name is Una Barac and I am an architect and a share holding director at Scott Brownrigg, where I have worked for nine years. Prior to Scott Brownrigg, I worked for Foster and Partners, where I worked during my architectural studies and for six years following graduation. It was a very interesting time working for Lord Foster and over the years I got to know him and the founding partners of the practice. However, upon passing my Part III (known as "Drzavni Ispit" in Croatia – State exam) I felt it was time to move on to an architectural practice where I could develop a career and leave a mark of my own.

After careful consideration I came across a job opportunity at Scott Brownrigg and I instantly knew that was the practice I wanted to join. I was attracted by their flat hierarchy and very liberal approach. I could see myself developing professionally at Scott Brownrigg and carving a career for myself.

What I particularly liked at Scott Brownrigg was their approach to international work. At the time I joined the practice was doing a lot of work

in the Mediterranean and particularly Cyprus, where one of the directors was from. I saw the opportunity for us to work in Croatia; that has always been my dream; to come back to my roots and work in the region I left under pretty strained circumstances; as a refugee fleeing a war zone. I persevered with my hopes and the opportunity to work with Park Plaza on the Arenaturist portfolio arose in 2007. That marked a turning point for me and I focused my efforts on bringing Scott Brownrigg to Croatia, which I did in 2010. Our office is on Zrinjevac Square in Zagreb, whilst our projects span from Istria through to Cavtat, and including projects in Zagreb.

**Scott Brownrigg is a large international practice with head office in London. Could you describe your services and sectors that you work in?**

Scott Brownrigg is an award-winning international design practice, ranked among top 10 British companies in this sector. It offers integrated architectural, planning and interior design services across a wide range of public and private sectors including business space, hospitality and leisure, residential, education, transportation, regeneration, industrial and defence.

Scott Brownrigg has a long standing reputation in the UK, with its head office in London and further offices in Cardiff and Guildford. Over the past decade Scott Brownrigg has turned to international markets and now has offices in Croatia and Cyprus, an affiliation in Moscow and is in the process of opening an office in Singapore.

**Could you please present some of your recent projects and projects you find particularly important for your business? Which projects are you particularly proud of?**

**Chelsea Bridge Wharf**

Chelsea Bridge Wharf is adjacent to Chelsea Bridge and the iconic Battersea Power Station on the banks of the River Thames in London. It incorporates 1,126 luxury and affordable apartments, 5,575 sq m of office and retail space, a new health and fitness club and Wandsworth's first four star hotel.

The development has been designed in accordance with all current UK sustainability standards and has won a host of awards including Best Social Housing Award, Best Planning Built Project, Best Interior Design Award,



Photograph: Chelsea Bridge Wharf

Best Landscaped Development and has achieved a Building for Life standard. The development continues to set standards of excellence within the industry.

#### Quintiles, 500 Brook Drive

New headquarters for Quintiles pharmaceutical company is situated on Green Park, a 73 hectare business park, close to Reading in the UK.

Scott Brownrigg was responsible for both the base build and the fit-out of this five storey building which has been developed to the highest standards of occupier comfort, energy efficiency and environmental amenity; future flexibility was also a key consideration.

The building has a bold sculpted shape that wraps around a full height central atrium. The entrance is a glazed cube, centred within the full height glazed façade, shaded by the oversailing roof and flanked by two opaque glass-clad stair towers. Further staircases form external sculptural features, unique in their integral structural support they use an inner string cut from a single steel tube, which takes the form of a helix ribbon.

500 Brook Drive consolidates all Quintiles staff from three local offices and represented one of the largest commercial lettings in the UK market in 2010. The internal fit-out provides an inspirational and sustainable workplace for Quintiles staff, and incorporates

many specialist facilities, a business lounge, restaurant, conference suite, training suite and coffee bar.

The workspace accommodates up to 700 staff and supports flexible working in both open plan workstations and cellular hot offices.

The project won the BCO Regional Fit Out of Workspace Award in 2012 and the BCO Regional Award for Commercial Workplace in 2010, both from the area of office space design. It also won the OAS Award for Best Development Outside London 2010.

#### Bodleian Book Storage Facility, University of Oxford

The £26m Bodleian Book Storage Facility for the University of Oxford is the first Harvard-model, high density book storage facility to be built in the UK. It provides a 11,706 sq m storage solution for eight million volumes from the Libraries' collections. The building has an extended design life of 100 years and uses state-of-the-art design and a sprinkler system integrated into the shelving to meet UK National Archives Standards. The building is clad with insulated concrete panels that feature graphics representative of the books within and timber that provides a welcoming entrance and imparts warmth and human scale.



Photograph: Quintiles, 500 Brook Drive



Photograph: Book Storage Facility, University of Oxford



Photograph: Park Plaza Histria hotel



Photograph: Park Plaza Histria hotel

**You've recently completed one hotel project in Croatia. Could you tell us about the project in question, how you won the project and how the design and delivery process played out?**

The project in question is Park Plaza Histria Hotel, which forms part of Arenaturist portfolio, acquired by Park Plaza and Goldman Sachs in 2007. Mr Boris Ivesha, CEO of Park Plaza comes from Premantura, near Pula. I believe that he was looking to invest in Croatia for some time and interestingly enough he closed the deal on Arenaturist, on the doorstep of his birthplace.

Scott Brownrigg was known to Park Plaza and Mr Ivesha through our resort projects, which they visited. So I like to think that there was a mutual respect and desire to work together. Nonetheless, the tender process was extremely professional and we were amongst a number of practices that were interviewed for the project. Directors at Scott Brownrigg decided to bring me to the interview, hoping my knowledge of the Croatian coastline and understanding of the local culture would support our case.

We won work on a significant part of the portfolio, including Hotel Histria. As we started our design process Lehman Brothers went into administration and economic melt-down engulfed America and the UK. This naturally impacted

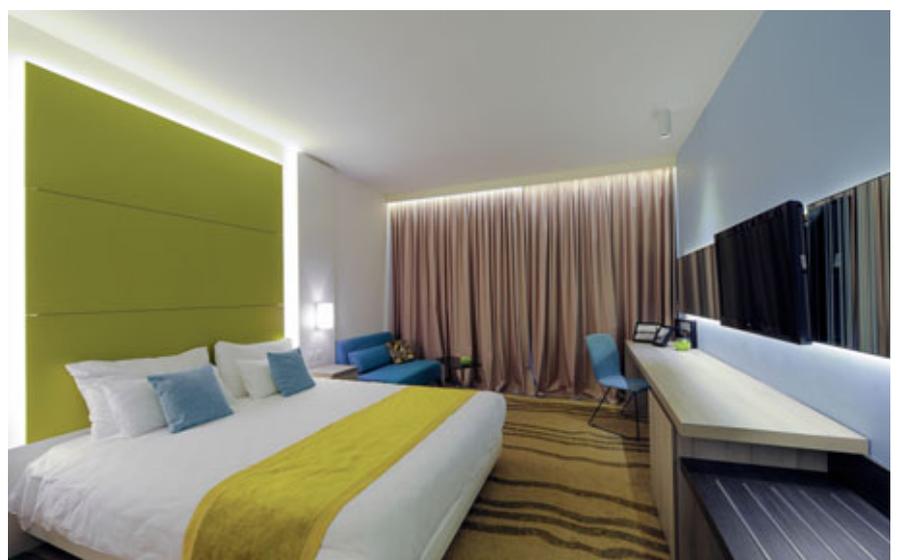
our projects and they slowed down significantly.

We were fortunate that Park Plaza is such a strong brand and, due to their entrepreneurial approach and sheer determination, they raised funds with Zagrebačka Banka to proceed with the reconstruction of Hotel Histria, which was to become the flagship Park Plaza for Croatia.

After three years of deliberation due to the economic crisis, we suddenly had six months to reconstruct a 242 bedroom hotel with large public areas and conferencing facilities. A great team of professionals, including Park Plaza and Arenaturist's own Project

Management Team meant that we were able to close the hotel in November 2011 and open the doors to the first guests in May 2012. We are particularly proud of the quality of construction and end result achieved within such tight deadlines. Testimonials of the guests who visit the hotel and on websites such as Trip Advisor speak volumes of the project's success. My proudest moment was seeing noted Croatian and regional actors, film directors and producers arrive at Park Plaza Histria for the Pula Film Festival.

Overall, the project has been hailed a success as it was delivered on time, on budget and to a very high level of quality of finishes. The best testimony



Photograph: Park Plaza Histria hotel

to this success is the fact that we are working on the second phase of the project, converting the adjacent Hotel Palma to an upscale annex of Park Plaza Histria.

**You work in a number of different countries and markets. Could you highlight some similarities and some differences between these countries and Croatia?**

I am pleased to say that the Croatian construction industry is not particularly different to the industry within Western European countries. Historically there has been Austro-Hungarian and then German and Austrian influence. Croatia is in many ways more advanced than her neighbouring countries and the imminent entry to the EU, as well as the general result of globalisation, has led to fewer differences between Croatia and Western Europe.

The main challenge and where the industry differs from the UK from a development point of view is the rather complex bureaucracy reflected in a slow and complex planning system. There has certainly been some positive movement, but we need to have much greater momentum to ensure that we don't allow Croatia to fall behind other emerging countries, which may be favoured by the overseas developers due to faster development process and faster return on their investments. Local planning authorities must offer incentives to developers to invest in their communities. The current planning system with multi-layered masterplanning (including GUP, PPU, UPU, DPU) is highly complicated and not helpful to developers.

From the architectural profession point of view there is a significant difference between Croatia and the United Kingdom. Croatian architects have a much broader, all-encompassing role. For example, they are still responsible for elements such as Bills of Quantities, thermal calculations, fire strategy, project management etc. In the UK there is a plethora of new consultants taking responsibility for these aspects. I find that this has been a very disempowering process for architects in

the UK. For the developers this means more consultants, but not necessarily more fees. A significant percentage of our work is also in Russia and CIS countries. I find that in those countries the role of the architect is more traditional and all-encompassing, as it is in Croatia.

From personal experience, at times it can be frustrating to have a large number of consultants. However, one distinct advantage is the presence of Quantity Surveyors in the UK. This generally leads to far more accurate Bills of Quantities, with variations often of no more than 5% from tender to completion. Even in Croatia developers who carry out Bills of Quantities in-house tend to have a tighter grip on their investment and better control over the expenditure. Consequently, there is a lot to be said for dedicating a significant amount of time and attention to this element of the design and construction process. We at Scott Brownrigg really appreciate the importance of cost of investment and work hard to ensure that Bills of Quantities are precise and detailed. We appreciate that this is not a small task and requires a great deal of attention.

**What are the differences between the developers abroad and in Croatia?**

In my view, developers in Croatia are particularly patient and determined. Having worked in other markets I can say that the developers elsewhere seek very fast return on their investment. Due to the economic downturn and more complex planning system, developers that we work with in Croatia have displayed patience, courage and determination to continue development on their projects against increasingly difficult circumstances. In turn, that makes us, at Scott Brownrigg even more determined to help them in the process and be there at the end of the recession to see positive results.

In my opinion it is very easy to be a successful developer in a strong economy, when money is cheap to borrow and banks ask few questions before issuing loans. In the current

economic downturn the merit of developers is tested and truly successful developers are coming to the fore. They invest rationally, bid sensibly; don't pay over the odds for sites, consider the return on their investment and above all persevere with their projects.

**In your opinion what is the potential of commercial property development in Croatia and how do you see your role?**

Development of commercial property in Croatia should be no different to other countries in Europe. Prior to this recession Croatia was a great emerging market with excellent development potential. Needless to say global recession has played a role in slowing the economy down in Croatia and all other parts of Europe alike.

However, as developers are getting savvier and have to work harder, often for smaller results they seek faster return on their investment. To get this faster return, this comes back to my earlier point about bureaucracy within the planning law. It is really important that the Government from central through to local municipality level commit to significant changes within the planning system. Aside from planning, Government should also seriously consider offering developers tax breaks. The UK Government offers two year tax break periods and offers four year working visas to Croatian citizens who start companies in the UK. Currently there is no such reciprocal arrangement that would encourage British developers to come to Croatia.

Another issue that needs to be addressed are the distressed properties. In the UK distressed properties have helped to kick-start the economy. In Croatia for several years large banks refused to admit that they had distressed investments in their portfolios. Whilst we now notice distressed properties coming onto the market, their prices are contradictory to their title. Many owners will seek prices from 2007, which overseas developers do not take seriously.

With entry to the European Union imminent there will be a certain

amount of investment from EU funds, particularly for infrastructure and energy projects. These investments should provide an excellent kick-start to the economy, which should have a positive knock-on effect to commercial real estate development. This is all the more reason to embrace reforms and streamline some of the processes and cut back on bureaucracy.

**You work on a lot of hotel projects. What are the latest trends in design of hotels and resorts? You are particularly focused on the interiors of hotels. Which materials and trends are fashionable? Which style is sought after?**

There is no “one size fits all” rule in hotel development. There are considerable differences between city or business hotels and resorts. Resorts differ from the Mediterranean to tropical regions. Recent years of recession have seen a rise in the budget hotel market, with very modern hotels and even hostels coming onto the market. This has led to a trend of smaller hotel rooms with brands like Ibis, MotelOne and CitizenM marketing rooms at 16 sq m. This trend, on the other hand, has had no impact on luxury hotels.

Websites such as Trip Advisor have become a great marketing tool for good quality and value-for-money hotels. However, these websites have put underperforming hotels under great pressure. Globalisation and the internet have created a new breed of savvy traveller who commands a certain level of quality of accommodation. The spotlight is on elements such as a good quality bed and mattress, high speed internet and in the resorts good entertainment and food offering.

**Aside from hotels, you work on a number of residential projects. What are the differences between the UK, other Eastern European Countries you work in and Croatia? In which direction is the residential developments going and what are the trends in that sector?**

Before the last recession large volume of apartments were developed in Zagreb. Some were good quality developments, but a number remain unsold. The problem with the unsold apartments is not only their location, but the layout and quality of finishes. At Scott Brownrigg we’ve invested over a decade of experience in learning how to optimise layouts and give best value for money both to the developer and purchasers.

In Croatia, the market is smaller and architects often work on a number of projects with very small teams. However spreading themselves across large number building typologies there is little opportunity to advance and excel in one particular sector. This is not always the case, but has sometimes lead to less successful projects, which now remain unsold.

We have been lucky to get involved in luxury residential developments in London, where we have learnt to not only design spacious apartments with luxurious finishes, but also the value of Building Management Systems, which offer resident safety, security and 24/7 service. These methods can be applied not only to higher density city apartments, but second homes on the coastline.

We just need the global economy to recover and create large volume demand in Croatia, but I am forever an optimist!

**Which project would you like to work on in Croatia? What would be your ideal project?**

I’m a realist and don’t like to use the word “ideal” often, especially not in a professional context. “Ideal” for many architects implies a project with no budget constraints and a client who exerts no pressure and has no comments on their designs. To me this is a utopian notion and I am a realist. My “ideal project” is delivering a great

design, on time, on budget and to the general satisfaction of the client. I believe in nurturing relationships and a lot of our work at Scott Brownrigg is repeat work from existing clients who trust us with their developments.

**How do you see architectural profession in the future?**

Architecture, associated engineering consultancies and the construction industry in general are being impacted by the invention and implementation of Building Information Modelling (BIM). Autodesk, the company behind AutoCAD have announced that they will in the near future stop producing this programme as they are replacing it by Revit, a revolutionary 3D programme. Using this programme, architects and engineers are building all their projects in a 3D model from which they can extract plans, sections, elevations, area schedules, door, window, ironmongery schedules at the a click of a button. This will make the drawing process infinitely faster and coordination between consultants much more streamlined. BIM, together with off-site manufacturing will make the construction process significantly faster and more streamlined.

These new technologies will revolutionise the way we work. Great Britain is one of the countries at the forefront of BIM development. Scott Brownrigg has made a significant investment in software and staff training. This will give our team in Croatia a distinct advantage as we enter the EU and slowly emerge out of the recession.

## 2. PRESENTING



# Dubrovnik PartneR

## your reliable business partner in Dubrovnik

Dubrovnik PartneR Agency is located in Dubrovnik and its principal activities are **Public Relations** and **MICE**.

For several years, we have been operating successfully in:

- **Public Relations and Protocol**
- **MICE**
- **Event Management**
- **Marketing**
- **Business Planning and Project Management**
- **Wine & Dine**
- **Weddings**
- **Accommodation, Travel, Transfers**

Dubrovnik is a highly acclaimed destination in which a number of **meetings, conferences, congresses and conventions** increase year after year. Dubrovnik is also a favorite destination for various **incentive** travels. When planning your conferences or incentive trips it is very important to have a partner with an extensive inside knowledge of local affairs and with contacts in all the important places.

It is a very demanding and delicate matter to prepare and carry out **special**



**events** that are often a mix of culture, sports, politics, protocol, security risks, glamour, enogastronomy and entertainment. We have gained our rich experience through years of organizing or participating in the organization of international sports events and tournaments, cultural festivals, concerts, exhibitions, promotions,

political meetings, commercial and political campaigns.

We have a rich personal and collective experience in planning and managing sensitive **protocol procedures** in high international politics and diplomacy, corporate protocol, culture, sport and religion.

For this presentation we singled out two extremely valuable cultural events we had the honor to organize: Festival of chamber music “**Julian Rachlin and Friends**”, and the exhibition “**The Treasures of Imperial Russia**” displaying artworks made in Peter Carl Faberge jewelry workshop.

The Chamber Music Festival “Julian Rachlin and Friends” has been taking place in Dubrovnik since 2001. For Maestro Rachlin, the love at first sight with Dubrovnik resulted in a summer music festival, located in the unique historical core of the City, one of the most beautiful music stages. He invited his friends, who also became fascinated with Dubrovnik, to join him.

Some ten years later some of the most renowned world musicians were playing at the Festival: the cellist Mischa Maisky, the pianist Itamar Golan, the violinist Janine Jansen and many others who reserve a place in their busy schedules for Dubrovnik for the beginning of September each year to perform at the Festival “Julian Rachlin and Friends”. The most important thing



to emphasize is the unconditional love of Maestro Rachlin for Dubrovnik, the energy he selflessly puts in the Festival and the same philosophy also followed by his friend musicians.

Courtesy of Mr. Viktor Vekselberg, the founder of “The Link of Times” Foundation, under the auspices of the Ministry of Culture and the City of Dubrovnik and in cooperation with the Dubrovnik Museums, the exhibition of artworks from the collection of the Foundation, made in Peter Carl Faberge jewelry workshop, took place in the Rector’s Palace in the period from 1 October to 11 November 2007. The exhibition was entitled “The Treasures of Imperial Russia”.

We were very honored by the confidence of the organizers, who entrusted the Dubrovnik PartneR Agency with many tasks in organizing the exhibition, including the preparation, communication with the media and competent authorities, organization of delivery and insurance of the exhibits, opening ceremony, financial activities associated with the exhibition as well as the coordination of protocol activities.

Activities of Dubrovnik PartneR are managed by a group of ladies dedicated to a guaranteed success of your venture. We plan and carry out our projects in collaboration with professionals who are





in charge of specific tasks and who have proven their quality over the years.

There is no project large enough for which we couldn't bring together a required number of professionals who will do their best in order to carry it out to the satisfaction of the client. There is no project small enough in which the whole team is not willing to participate, so that we can all share the feeling of accomplishment and success.

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**WE ARE EXPECTING YOU IN DUBROVNIK!**

## 3. CHARITY CONCERT



### Buco i Srđan 40 years later

1972. – 2012.

Anniversary concerts

Dubrovnik 31.08. & Zagreb 27.10.

## GREAT MEN WITH GREAT HEARTS

Buco and Srđan anniversary concerts helped the “Big heart to small heart” association

Concerts full of emotions and flashbacks to old loves and night strolls marked the 40th anniversary of troubadour duo Buco and Srđan in Dubrovnik and Zagreb.

The terrace of impressive fort Revelin in Dubrovnik was simply too small for everyone who wanted to listen to Buco and Srđan on August 31. Those who were lucky, listened to the concert even standing, because such a fond memory of Dubrovnik was worth it.

Legendary duo started their two hour concert with mellow sounds of harmonica introducing song Zelenci. They continued with their greatest hits such as “Zrikavci”, “Cvijeta”, “Dobro jutro Margareta”... Buco and Srđan were joined by many friends on the stage this evening, which contributed to the particularly intimate atmosphere. The audience had the

opportunity to hear Buco’s son Josip who makes a guitar duo **Đosi & Dživo** with his friend Dživo Brčić. Đosi & Dživo greatly resemble Buco and Srđan by their music. They were also joined by famous Dubrovnik vocal group **Klapa Maestral** on stage, which marked a part of Srđan’s life, who toured the world stages with them. Instrumental accompaniment of a part of the program has been provided by **vocal-instrumental group Sigma**, in which Buco performs today.

Buco took this opportunity to address the audience, thanking them for coming to the concert in such large number and briefly saying: *Thank you so much because Buco and Srđan would be nothing without you. They would sing in a room to themselves.*

Situation in Zagreb wasn’t different either: the full hall of Croatian Music

Institute echoed with beautiful sounds of guitars, harmonica and melodious voices on the evening of October 27. There was hardly a person in the hall who didn’t sing along “Povratak”, “Moj brate” or “Dugo u noć”, carried away by the wonderful memories of parts of their lives marked by this duo.

With Đosi and Dživo as well as band Sigma who presented themselves to Zagreb audience, a special treat for everyone at the concert was performance of **Hrvoje Hegedušić**, who sang timeless songs “Elegija” and “Razgovara zemlja stara” with Buco and Srđan. He also performed solo a beautiful song “Balada iz predgrađa”, written by Croatian poet Dobriša Cesarić. A dose of freshness was given to the concert by lovely members of **Klapa Čakulone** from Zagreb, who made the entire hall sing the legendary song “Neusnule noći”.



Buco and Srđan thank Dubrovnik PartneR Agency for successfully organizing these concerts, as well as everyone who helped realizing this notable anniversary:

In Dubrovnik:

The City of Dubrovnik, Dubrovnik-Neretva County, Tourist Board of the City of Dubrovnik, Dubrovnik Airport, Croatia Airlines, Elite Travel, Adriatic Luxury Hotels, Dubrovnik Summer Festival, Alfa 2 printing house, Studio m&m, Boban, Fotostar, Galery Sebastian, Restaurant Renesansa, Ragusa 2, Esculap Teo, Atlantska plovidba Dubrovnik, ulaznice.hr, Foto Adria, HDS ZAMP, PZ Pošip Čara, Viva Water, Dubrovnik Symphony Orchestra, Fifi Sound, Dubrovački vjesnik, Dubrovački list, Glas Grada, HR Radio Dubrovnik, Radio Laus, Soundset Ragusa, DuTV, Mrs. Paola Dražić Zekić

In Zagreb:

Filipović business advisory d.o.o., Association "Big heart to small heart", Zagreb Airport, Hrvatska pošta, Valamar Hotels and Resorts, HUP Zagreb d.d., The City of Zagreb, Studio m&m, ulaznice.hr, Foto Adria, HDS ZAMP, Hotel Park Dubrovnik, Mr. Davor Gjiwoje

Both anniversary concerts were moderated by Bucu and Srđan's friends - **Ana Brbora Hum**, editor, journalist and TV host who remembered the days when Bucu and Srđan were starting their carrier, and **Jelena Perčin**, a young actress who grew up listening their songs and, thanks to her parents, had the opportunity to listen to them singing at the terrace of her home.

These festive concerts concluded the celebration of the 40th anniversary of this legendary duo, known as Simon and Garfunkel of Croatia. The artists truly thank their faithful audience who participated in concerts in Dubrovnik and Zagreb, and everyone who contributed to the noble action for the association "**Big heart to small heart**". This is a non-profit association of doctors, medical personnel and parents of children born with heart defects and other heart diseases. It was formed in 1994 in Zagreb, and is one of the oldest of that kind in Croatia. Basic goals are developing the conscience about the need of early determination of heart defects, support to their timely and proper treatment, and fundraising for necessary medical equipment, supplies and medicines, as well as providing psychological help to parents of such children.

**Concerts of Bucu and Srđan in Dubrovnik and Zagreb raised 45.345,00 kn, which was transferred to the account of the "Big heart to small heart" association.**

**The members of the "Big heart to small heart" association on this occasion said the following:**

*You are the ones who recognized in our action the only values in time – human life. And that being child's life. Together with us, who give ourselves into this without restraining, you tried to change tomorrow and instead of sorrow and pain of new parents and children, you provided them with better medical treatment, which these little brave fighters deserve. The goal that we have given to ourselves is a bar that is raised high, and with persistence and work nothing is impossible... this is confirmed by our children, children with half a heart. Thank you for making our small hearts part of your big hearts...*



## 4. STATISTICS

### 4.1. Average Asking Prices of Real Estate Offered for October 2012

	average price EUR/m <sup>2</sup>	price range EUR/m <sup>2</sup>
<b>ZAGREB</b>		
<b>Housing</b>		
Apartments	1.734	549 – 6.667
Houses	1.807	341 – 14.667
<b>Commercial space</b>		
Offices	1.850	700 – 4.865
Business premises	2.030	722 – 7.500
Office blocks	1.552	132 – 3.793
<b>COAST</b>		
<b>Housing</b>		
Apartments	1.843	183 - 8196
Houses	1.640	95 – 18.269
<b>Commercial space</b>	1.781	263 - 6071
<b>Tourist facilities</b>	2.204	292 – 15.748

Average is calculated on the basis of the currently quoted prices on the Burza nekretnina d.o.o. (Real Estate Stock Market Ltd.), which is available online: [www.burza-nekretnina.com](http://www.burza-nekretnina.com).

### 4.2. Statistical Reports of the Central Bureau of Statistics from the Area of Construction.

#### 4.2.1. Completed buildings and dwellings, 2011

In 2011, there were 6.777 buildings completed, of which 80.7% were residential and 19.3% non-residential ones. The floor area of completed buildings was 2.660.604 m<sup>2</sup>, which was by 20.6% less than in 2010. There were 12.390 new dwellings completed with the average useful floor area of 90.4 m<sup>2</sup>. By type of works, the greatest number of dwellings (92.0%) was built as new constructions (including renewals of

dwellings heavily damaged in the war etc.), 7.3% as additions (extensions) on existing buildings and 0.7% as conversions of a non-residential space into a residential one.

**Advice:** *Completed buildings and dwellings, 2011, Central bureau of statistics, Zagreb, 2012.*

## 4.2.2. Completed construction works, orders and residential building, legal entities employing 20 or more persons, second quarter of 2012

Value of new orders:

- in the second quarter of 2012 decreased by 20.8%, as compared to the same period of 2011.
- in the period from January to June 2012 decreased by 19.6%, as compared to the same period of 2011.

Value of construction works done with own workers:

- in the second quarter of 2012 decreased by 7.4%, as compared to the same period of 2011.
- in the period from January to June 2012 decreased by 10.0%, as compared to the same period of 2011.

In the period from January to June 2012, construction companies employing 20 or more persons completed 1 335 dwellings, which was by 4.2% more than in the same period of 2011. At the end of June 2012, these companies were working on 4 472 dwellings (uncompleted dwellings), which was by 16.5% less than in the same period of 2011.

**Advice:** *Completed construction works, orders and residential building, legal entities employing 20 or more persons, second quarter of 2012, Central bureau of statistics, Zagreb, 2012*

## 4.2.3. Building permits issued, September 2012

In September 2012, there were 748 building permits issued, which was by 10.7% less than in September 2011. The total number of building permits issued in the period from January to September 2012 was by 12.1% less than in the same period of 2011. In September 2012:

- by types of constructions, 84.8% out of the total number of permits were issued on buildings and 15.2% on civil engineering works
- by types of construction works, 79.7% of permits were issued on new constructions and 20.3% on reconstructions.

According to permits issued in September 2012, it was expected for 837 dwellings with the average floor area of 91.4 m<sup>2</sup> to be built.

**Advice:** *Building permits issued, September 2012, Central bureau of statistics, Zagreb, 2012*

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It is our wish that the Croatian Real Estate Newsletter / CREN be a source of speedy and quality information for all who are active in the real estate sector – developers, planners, contractors, mediation agencies etc.

Please send your comments, proposals and opinions to [cren@filipovic-advisory.com](mailto:cren@filipovic-advisory.com) to help us improve CREN and make it the leading medium on the Croatian real estate market.

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