

**ARCHITECTURAL POLICIES OF THE REPUBLIC OF CROATIA**

**2013–2020**



**NATIONAL GUIDELINES FOR QUALITY AND CULTURE OF BUILDING**

Working Group for the development of the „Architectural policies“ document

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**Working Group for the development of the Proposal of the  
„Architectural policies“ document**

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## IDENTITY OF CROATIAN SPACE

*Regional distinctions based on natural, social and developmental, and not political characteristics are the bearer of a nation's values and wealth, and have to be considered in their entirety and established as the starting point for all planning processes.*

*The map of Croatia, in the form of a long and partly very narrow arc cambering from the Mediterranean landscape of the Adriatic Sea and entering over mountains into the plains of Pannonia, results in numerous differences – from land configuration, flora and fauna, population, urban and rural structures, up to production forces and production possibilities. A country of such diversity, and thereby also of such wealth, requires a specific approach to the planning of successful development.*

*The division of Croatia cannot be reduced to the common differentiation into land and coastal parts. It is far more complex and inevitably linked to the natural phenomenon, transport possibilities, the mentality of the population, the degree of development, typology of production, habits, historical heritage, possible development potential, the role in the entirety of the state structure, etc. Međimurje and Varaždin counties, following the model of their direct neighbours, develop successful production, turning into our more developed regions. On the other hand, the entire stretch along the border with Bosnia and Herzegovina is burdened with negative historical heritage, permanent conflicts and the recent war, while no relevant production is initiated, remaining on the scale of house plots. At the same time these are for the most part beautiful regions without larger urban centres. The boundary which has been there for several centuries and constant conflicts have destroyed the historical structure, and in conditions of pronouncedly low population density it is difficult to plan appropriate development. Production in agriculture has been changing drastically and house plots can no longer be the basis of subsistence. The development of the Croatian village is a major contemporary issue, which has yet to be addressed in an appropriate manner.*

*The diversity and richness of ambience areas have, in the course of history, resulted in a corresponding diversity of man-made urban and rural interventions. Although Croatia is a country of towns and cities, its smaller settlements and rural architecture are paramount values of national identity. The historical development in which the Croatian*

*spirit in the coastal area is not only involved in and follows European trends, but also creates it actively – the Renaissance is initiated by an anthological project by the Croat Lucijan Vranjanin in Urbino. At the same time Turkish conquests impede normal development of a large part of the eastern territories. Despite all this, the Croatian building spirit is a durable signum of identity and necessarily remains preserved in its essential values.*

*The coastal area of the sea is not a unique morphological structure. Savudrija, western Istria, eastern Istria, the Velebit littoral, Ravni kotari, Šibenik watercourses, the Biokovo massif, the Dubrovnik riviera, the island range of various features, the diversity of the sea bed and micro-climate are topics which cannot be neglected in these considerations, along with unavoidable studies and analyses of every individual situation. Primary competitiveness of the Croatian coastal area arises from its natural and historical values, which in every of the indicated localities speak a specific language, and thus the knowledge about them and appropriate interpretation is a basic dictate of the approach.*

*Coastal cities do not only create the dignity of urban development as well as areas of values worthy of human life, but by their architectural achievements rank among the most valuable attainments of their period. Coastal settlements define a specific Adriatic architectural expression through stone structures of clear stylistic historical idioms, with the presence of drystone walls in all variants of landscape values. In the mountain range, which rising from the sea changes the landscape topography, types of regional construction are born, from wooden structures to drywall, and even megalithic stone construction. Plains will, on the other hand, create the characterisation of village lanes, construction arisen from the elementary function of the relation of residential houses with porch and outbuildings. Istrian landscape is hilly like the one in Zagorje, however their architectural and urban interpretation is vastly different. Castles and summer cottages will provide this vista the full range of richness, and the burgs durability and evidence of the thousand-year-old existence of the ethnicum which even today inhabits these parts. Baroque town planning will characterise the renewal of northern towns and settlements. The culturological thread of European trends will mark Croatian towns and villages, verifying them permanently in the heritage of the understanding, values and own identity. Each of these manifestations of appearance is an inalienable part of the*

*Croatian culturological heritage and a manifestation of identity, and it is with the same strength that it is perceived in the Slavonian village lane, Zrinjevac park in Zagreb, Veliki Tabor castle, Minčeta in Dubrovnik, the typical traditional wooden house “korablja” in Turopolje, or the triphora in Hvar.*

*Material testimonies of Croatian identity are sufficient to make us understand the necessity not only of preservation and protection, but also of their role as a driving force in the development process of the contemporary architectural idiom. It is therefore necessary to set the basis for the approach and trends in all variants of existing achievements, so that within them the creative impulse of the coming novum could reach the values of identity. The cultural heritage is not a dead past, but a living basis for building the future. The values of heritage have to be preserved, and contemporary possibilities and pursuits only enrich a given moment by achieving clear identity which becomes a permanent development path. Bringing face to face the past and the contemporary, international and regional, is not a conflict but an open door to new possibilities. For this path to be realised basic postulates have to be defined which determine both the approach to architecture, and its creative level and the necessity of assessing excellence. In a process which enables building these postulates have to be present in all their components.*

Academician Boris Magaš

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## **A/ INTRODUCTION**

The initiative for the development and adoption of the document on Architectural policies was launched by the Department of Architects of the Croatian Chamber of Architects and Civil Engineers in Construction and the Association of Croatian Architects at the 1<sup>st</sup> Congress of Croatian Architects in 2004, and was continued at the 2<sup>nd</sup> Congress of Croatian Architects in 2007. Within the context of the 3<sup>rd</sup> Congress of Croatian Architects “Apolitika 2013” held in 2010, guidelines for the development of a Croatian architectural policy were promoted, and work on defining and developing the document began. Recognition of the role of architecture in terms of its cultural, aesthetic and social value led to the signing of a common Statement by the Ministry of Environmental Protection, Physical Planning and Construction, the Physical Planning Council of the Republic of Croatia, the Croatian Chamber of Architects, and the Association of Croatian Architects. With this Statement they committed to promote and actively participate in activities related to the adoption of the document, whereby the creation of a national platform was initiated.

The Architectural policies document, which states the public interest in the quality of the overall built environment, will necessarily be integrated into policy as a catalyst in the process of sustainable development, and become part of the concern for the public space, the advancement of design values founded on local specificities, the protection of health, the climate and security.

### What is architecture?

Architecture is the overall built environment, which represents a physical framework for all human activities.

Architecture is an essential feature of the history, culture and life of every nation.

Architecture is the art of building, the form-related upgrading of the technical act of generating human living environment, in the context of which creative aspiration defines and enriches its existence, manifesting thereby the creative component of human nature.

In the broadest sense, architecture represents the whole of the human creatively designed (built) space that includes buildings and construction works, outer spaces, infrastructure, landscape and other spatial values.

### Why is architecture vital

A quality built environment, along with a preserved nature, is a basic need of every person and a precondition for overall development of society. Raising the quality level of the built environment has a direct impact on the quality of life. This means that through quality of the built environment we increase the value of living space both for the individual and for society.

A quality built environment represents a common interest. It is not a result of fortuity, but is created by direct, conscientious and coordinated action of the architectural and other professions, along with a high social awareness and with political will. The relationship towards the built environment reflects a nation's culture and is a major identification factor.

Furthermore, architecture is one of the layers of cultural heritage telling who we are and where we are going, having a strong impact on creating the local and national identity. Architecture is always related to a specific place and time, determining thereby the relationship to the existing built or natural environment, as well as creating the cultural heritage. The fact that architecture reflects the time in which it was created makes it a significant part of the cultural heritage, history and identity. Already today we have to bear in mind that everything we create in fact is the cultural heritage of the future.

### What are architectural policies

Architectural policies are a part of the overall State policy stating the general interest in the quality of the overall space, and as such they should become a catalyst in the process of sustainable development, as well as of the advancement of the design values founded on local specificities, the protection of health, the climate and security.

Architectural policies define and advance the overall building culture, provide meaning to the principles of sustainable development in a high-quality, secure and healthy environment, raise public awareness concerning the significance of cultural landscapes,



and foster transparency and interaction of all stakeholders in the process of shaping space.

#### Why are architectural policies vital?

By architectural policies strategic guidelines are defined for the achievement of fundamental human rights to development and a quality life, based on the following:

- quality built environment is a basic need of every individual;
- quality built environment is a common interest;
- the State has the obligation of realising the right to development and life in a quality built environment.

#### Who implements architectural policies?

Architectural policies are carried out in coordination, directly or indirectly, in a coordinated manner, by all participants in spatial development: the legislator, public administration bodies at all levels, the academic community, scientific institutions, professional organisations and associations, architects and engineers, cultural institutions, organisations and associations, citizens' organisations, individuals and the media.

## B/ STARTING POINTS

Launching the adoption process of the architectural policies of the Republic of Croatia is a result of the respective profession being well organised and of its multiannual efforts, as well as of systematic and coordinated work at the national and international level, which is reflected through the following:

- membership of the profession, organised in the respective chamber (Croatian Chamber of Architects), in the Architects' Council of Europe (ACE);
- membership of the Croatian Chamber of Architects, the Ministry of Construction and Physical Planning, the Ministry of Culture and of individuals in the European Forum for Architectural Policies (EFAP);
- membership of the Association of Croatian Architects in the International Union of Architects (UIA);
- Croatia's membership in EUROPLAN and UN HABITAT.

The adoption of national architectural policies has its points of reference in:

- regulations in the field of physical planning and building (Physical Planning Strategy of the Republic of Croatia, June 1997, Physical Planning Programme of the Republic of Croatia, May 1999, Sustainable Development Strategy of the Republic of Croatia, February 2009, Physical Planning and Building Act, May 2011);
- organisation of architectural and engineering professions in professional chambers;
- consensus of the architectural profession at the 1<sup>st</sup> Congress of Croatian Architects stated in conclusions – *Ten proposals for a national architectural policy and Building on the coast*, Zadar, October 2004;
- consensus of the architectural profession at the 2<sup>nd</sup> Congress of Croatian Architects – *Conclusions of the 2<sup>nd</sup> Congress of Croatian Architects*, Opatija, October 2007;
- consensus of the architectural profession at the 3<sup>rd</sup> Congress of Croatian Architects – *Apolitika, Guidelines for the development of architectural policies*, Split, October 2010;

- *STATEMENT on architectural policies*, conclusion of the 3<sup>rd</sup> Congress of Croatian Architects, Split 2010, signed by the Ministry of Environmental Protection, Physical Planning and Construction; the Physical Planning Council of the State; the Croatian Chamber of Architects, and the Association of Croatian Architects;
- positions of the Physical Planning Council of the State stated in documents submitted to and accepted by the Government of the Republic of Croatia:

(2005) *Proposal of indispensable measures for the advancement of the physical planning policy*, Zagreb

(2006) *Assessment of the status in space and recommendations to advance the space of the Republic of Croatia*, Zagreb;

(2007) *Work report 2004-2007*, Zagreb;

(2008) *Work report in 2008*, Zagreb;

(2009) *Criteria for planning tourism areas of the coastal area of the sea*, Zagreb;

(2010) *Criteria and guidelines for planning golf courses*, Zagreb;

(2010) *Guidelines and criteria for architectural quality of building*, Zagreb;

(2011) *Work report 2011*, Zagreb;

(2011) Proceedings and Conclusions of the Scientific and Expert Conference „*Spatial Development Perspectives of the Republic of Croatia*”, Zagreb

- Conclusions of the Scientific and Expert Conference „*Spatial Development Perspectives of the Republic of Croatia*, Zagreb;
- Programmatic text *Architectural policy and building culture for Croatia in Europe*, Helena Knific Schaps (2008), Register of approved architects of the Department of Architects of the Croatian Chamber of Architects and Civil Engineers in Construction, official Internet site of the European forum on architectural policies (EFAP);
- introduction of architecture into the *National framework curriculum for pre-school education and obligatory general and secondary education* following an initiative by the Department of Architects of the Croatian Chamber of Architects and Civil Engineers in Construction and the Faculty of Architecture of the University of Zagreb, in 2010;
- international documents in the field of physical planning and architecture (*Resolution of the Council of the European Union on architectural quality of the*

*urban and rural environment, 2001; UIA White Book – The future of architecture/Proposals for a built environment, 2002; European Housing Charter, April 2006; Revised EU Sustainable Development Strategy, June 2006; Territorial Agenda of the European Union, May 2007; Leipzig Charter on Sustainable European Cities, May 2007; European Parliament Resolution on housing and regional policy, May 2007);*

- international protocols to which the Republic of Croatia is a signatory
- representation of Croatia in the expert study *Survey on European Architectural Policies*, European Forum for Architectural Policies (EFAP), 2012;
- *Decision on the establishment and appointment of members and the secretary of the Working Group on development of the Proposal of the „Architectural policies“ document of 2 June 2011*, signatory Minister of Environmental Protection, Physical Planning and Construction Branko Bačić;
- *Decision on the establishment and appointment of members and the secretary of the Working Group on development of the Proposal of the „Architectural policies“ document of 18 January 2012*, signatory Minister of Construction and Physical Planning Ivan Vrdoljak.

## **C/ OBJECTIVES**

Architectural policies of the Republic of Croatia are directed to achieving three basic objectives:

### **1. Building culture as a precondition for the quality of built space**

Building culture is an ongoing process of developing the built environment and our relationship towards it, with which we have an impact on the raising of its quality level. Raising the level of building culture is an imperative precondition for the concern for the built environment to become a concern of all of us.

### **2. Quality of the built environment as basis for the good life of every individual**

The life of every individual will be of a better quality in healthy, safe, inspirational and functionally designed environments. The built environment should be a stimulating living ambience, and its quality represents a basis for the quality of our lives.

### **3. High quality architecture as an incentive for national development and progress**

Architecture, due to its omnipresence, affects society as a whole. Recognisable and high quality architecture has the potential to generate national development and progress, and a positive impact on Croatia's positioning in international terms.

In order to achieve the outlined objectives, architectural policies identify 10 inseparably interlinked thematic areas:

1. Social awareness
2. Public development
3. Built heritage
4. Spatial development and planning
5. Building and designing space
6. Housing
7. Architectural and urban design competitions for best-quality solutions

8. Education
9. Space and architecture as generators of economic development
10. Legal framework

By realising the planned actions, within each of the indicated thematic areas, preconditions will be created for achieving the objectives of architectural policies.

## **D/ ARCHITECTURAL POLICIES 2013-2020**

### **1. SOCIAL AWARENESS**

The level of the quality of the built environment is the result of the degree of social responsibility to the space that surrounds us and its conservation. A high level of social awareness about its significance is a basic precondition for the achievement of this quality.

The built environment represents the totality of activities of professionals – of architects and engineers, however also a field of interaction of policy, profession and individuals. The built environment is the everyday applied value and the basis of the building culture (BAUKULTUR) as a continuous process of public dialogue on its quality.

Education on and awareness of the significance of the built environment are a right and an obligation of every individual in order to assume responsibility and to participate in a competent manner in the making of decisions that relate to its quality, development and conservation.

#### **Challenges**

##### Social awareness raising

By systematic raising of social awareness on the significance of quality built environment the stances of users, private investors and clients have to be advanced in such a way to enable them to recognise and look for quality, and to have thereby an impact on the gradual raising of the quality of the built environment to a higher level.

##### Participation in decision making

Decisions that relate to spatial development and planning, from defining objectives up to realisation, must be subjects of public debate, in which a transparent system and a well informed and active citizenry are a precondition for the making of quality decisions.

##### Ongoing promotion of architecture

For successful raising of social awareness it is necessary to provide for lasting promotion of architecture both through the media and through professional associations and an institution that ought to be founded like an information and promotion centre for Croatian architecture.

### **Initiatives**

- **establishment of a national platform for the quality and culture of building (BAUKULTUR),**

actors: Ministry of Construction and Physical Planning and Ministry of Culture

- implementing agencies,

Ministry of Science, Education and Sports, educational and scientific institutions, professional organisations, the academic community

actions:- establishing a national platform, defining a work plan and programme which includes:

- development of a marketing and communication strategy according to individual target groups: the general, business and political public, as well as the public services at all levels;
  - launching a nation-wide dialogue within and among professions in planning, designing and building and with the public concerned (land owners, clients, users, manufacturers of materials and equipment, cultural and scientific institutions, etc.)
  - launching a public dialogue on the significance and advancement of the quality of the built environment;
  - promoting the role, significance and responsibility of architects and engineers in spatial development and planning, and in achieving spatial quality;
  - creating a media platform for public information and education on the significance of quality built environment;
- **improvement of the modality of participation of the public concerned in decision-making procedures on spatial development and planning**



actors: Ministry of Construction and Physical Planning - implementing agency,  
Ministry of Science, Education and Sports, professional organisations, the  
academic community

actions:- establishing a transparent system and effective methods of public  
participation in all stages of the decision-making procedures on spatial  
development and planning, based on the code of practice on consultation  
with the public concerned in procedures of adopting laws, other  
regulations and acts;

- ensuring timely information and involvement of the public concerned in all  
stages of decision-making;
- adopting a national programme of adult education in the field of the built  
environment and cultural landscapes, in order to achieve a more active  
public participation in relevant decision-making.

- **establishment of a system for information, promotion, research and  
innovations in architecture**

actors: Ministry of Construction and Physical Planning and Ministry of Culture  
- implementing agencies,

professional organisations, the academic community, scientific institutions

actions:- establishing an institution for information and promotion, as well as  
research and innovations in architecture - Institute for architecture.

## 2. PUBLIC DEVELOPMENTS

Public developments are comprehensive and the most visible, and it is of vital importance for the quality of the overall built environment that the public clients in the accomplishment of their projects ensure high quality standards.

For the overall picture of the built environment architectural quality is important regardless of whether relating to buildings, public spaces, landscapes or infrastructure projects.

Quality principles have to comprise all activities having a direct and/or indirect impact on the quality of the built environment. Furthermore, since construction is a longlasting process, it is indispensable to ensure that its execution and planning take place in a professional and transparent manner.

### **Challenges:**

#### Public construction works and public spaces as a model

Public construction works and public spaces must be of a high quality, which implies quality design, sustainability, accessibility, healthy to use, and quality execution.

By a high quality in planning, designing and realisation of public investments, public clients set standards and contribute to general development of the quality of built environment, providing a positive example also to private investors and clients.

#### Long-term justification of public investments

Investments into construction are the highest and most long-term investments, and when making the respective decisions long-term considerations have to be carried out.

Public clients, in the interest of the public, have to achieve an optimal relation between building costs and energy efficiency, architectural quality, functionality and economic justification. Already at an early stage of investment planning and development of the design task, in addition to the costs of building, also the costs of maintenance and use for the anticipated lifetime of the building have to be foreseen.

Public clients have the obligation of promoting ecological and energy-efficient and self-sufficient solutions.

### Ensuring quality of public developments

In public procurement procedures the criterion of quality should be decisive, rather than the criterion of price and quantity of the planning and designing services. Transparent procedures, a responsible and professional approach, as well as criteria of quality shall be applied, not only in cases of public procurement of planning and designing services, but in cases of public works as well.

In public procurement procedures for planning and designing services clients have to ensure quality by carrying out architectural and urban design competitions for the best conceptual solution, with quality criteria including: architectural quality, sustainability, functionality, and ecological, social and other criteria.

### **Initiatives**

- **defining quality standards for public developments**

actors: Ministry of Construction and Physical Planning - implementing agency,  
other competent ministries, the academic community, professional organisations

actions:- development of spatial standards for the planning and designing of buildings and spaces of public and social designation, sports and recreational designation, and infrastructure systems;  
- development of quality standards for building and equipping public developments;  
- establishment of a system for public works management aimed at their long-term and sustainable use.

- **ensuring transparency and long-term justification of public investments**

actors: Ministry of Construction and Physical Planning and Ministry of Finance  
- implementing agencies,  
Ministry of Economy, professional organisations and the academic community

actions:- adoption of an ordinance on a single methodology for the development of investment projects to ensure transparency of implementation and long-term justification of public investments;

- definition of a model for determining and systematic monitoring of the standard value of works in construction.
  
- **affirmation of architectural and urban planning competitions for the best quality conceptual solution as a verified method for ensuring quality of public developments**  
actors: Ministry of Construction and Physical Planning – implementing agency, Ministry of Economy, Ministry of Finance, Ministry of Culture, professional organisations, parties announcing a competition, parties implementing a competition  
actions:- implementation of architectural and urban planning competitions for urban regeneration of space aimed at activating publicly owned land and at launching investments;
  - promotion of the purposefulness of carrying out competitions for the best quality conceptual solution,
  - presentation of project objectives and competition results;
  - education of public clients on carrying out competitions.

### 3. BUILT HERITAGE

The built heritage forms the core of national culture. Our built environment is a result of the work of society over centuries, which makes it an exceptionally important source for understanding culture.

Multiple layers of time assist also in creating the identity of a locality, whereby cultural goods are catalysts of raising the awareness of the public and the authorities about the regional and local identity, and they represent recognisable models of quality of the built environment.

The protection and conservation of the built heritage, the views and images of cities, of cultural landscapes generated over centuries, is a national priority, as it is the rich built heritage that suggests a stratified culture of building, transforming it into a unique national identity.

In managing cultural goods a decisive role has to be played by the state, which not only through the protection system and regulatory improvement, but also through its relationship towards their preservation, protection and sustainable use, will set an example for other owners and users.

Our cultural heritage is a stimulus and premise for the development of contemporary architecture, and in this context the protection of the built heritage has to be oriented to the appropriate use as well as quality and equal interfacing of the historical and contemporary architectural idioms.

#### Starting points

- *Regulations on the protection of the built heritage – laws, ordinances, regulations:*
  - *Act on Protection and Preservation of Cultural Goods  
(2011-2015 Strategy for the protection, preservation and sustainable economic use of the cultural heritage of the Republic of Croatia)*
  - *Act on the renewal of the threatened monument entity of Dubrovnik*

- *Ordinance on the form, content and manner of keeping the Register of cultural goods of the Republic of Croatia*

*Register of cultural goods of the Republic of Croatia, consisting of: Protection of Cultural Goods List, the List of Cultural Goods of National Significance, and the List of Preventively Protected Cultural Goods)*

- *Adopted laws, regulations and conventions at the level of the European Union and UNESCO*
- *Immovable cultural heritage, built heritage on the UNESCO World Heritage List: Historical complex of Split with Diocletian's Palace, Old town of Dubrovnik, Episcopal complex of the Euphrasian Basilica in the historical centre of Poreč, Historical town of Trogir, St. Jacob's Cathedral in Šibenik, Stari Grad Plain, island of Hvar*

## **Challenges**

### Register of cultural goods

The registration system shall include an integral, comprehensive, transparent central register of cultural goods which has to be accessible to professionals, the public and investors. Quality, level of processing and availability and simplicity of document search on cultural goods are some of the basic prerequisites for an effective economic utilisation of cultural goods as a sustainable resource.

### Sustainable use of cultural goods

The significance of cultural goods for the wider cultural identity and national economy requires that in their protection, presentation and/or use the social and economic environment be taken into account. The sustainable use of the built heritage implies that the economic requirements for protection be realised through the selection of appropriate designation and use, whereby the built heritage also has a significant indirect and non-applied value.

### Administration of built heritage

Built heritage is an exceptional social value which has to be administered in an appropriate manner, and the state with its relationship to its preservation, protection and sustainable economic use shall set an example for other owners, users and investors.

### Equality of historical and contemporary architectural idioms

Built heritage protection has to be directed at its use based on quality and equal selection of historical and contemporary architectural idioms. The richness of the built heritage is a result of historical stratification, where contemporary architecture through valorisation and in the course of time becomes the heritage of the future.

### **Initiatives**

- **improvement of the system of ongoing monitoring and inventorying of the built heritage**

actors: Ministry of Culture – implementing agency,  
conservation institutes

actions:- improvement of an integral central register of built heritage accessible to the public;  
- updating of the system and of standards for evidencing and inventorying the built heritage;  
- ensuring continuous monitoring and comprehensive evidence of the built heritage.

- **establishment of a system of evidence, valorisation and protection of valuable built heritage of the 20<sup>th</sup> and 21<sup>st</sup> century which is not included in the registration system**

actors: Ministry of Culture - implementing agency,  
local and regional self-government, the academic community, state institutes, cultural institutions, professional organisations, private owners

actions:- defining the method of recording, criteria of valorisation and method of protection;  
- introducing the category of *copyright works of Croatian architecture* and compilation of the respective list.

- **ensuring sustainable use of the built heritage**

actors: Ministry of Culture - implementing agency,  
Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, Ministry of Economy, Ministry of Administration, Ministry of Agriculture, Ministry of Regional Development and EU Funds, Ministry of Tourism, local and regional self-government bodies, public institutions (institutes, agencies, etc.), state institutes, the academic community, representatives of the private sector and the civil society sector

actions:- adoption and implementation of relevant regulations agreed upon in interdepartmental cooperation of ministries and responsible institutions;

- establishment of an integral and binding planning system and development of management plans in the field of protection and preservation as well as sustainable use of the built heritage;
- introduction of implementation conservation plans for single types of cultural and historical entities;
- advancement of the system of developing conservation studies and background documents with regard to defining the protection requirements and requirements for the use of the built heritage under application of professional evaluation criteria;
- improvement of the financing mechanisms to ensure sustainable use of the built heritage;
- systematic introduction of innovativeness in the restoration of the built heritage: application of technological innovations and definition of criteria for energy efficiency

- **promotion of the built heritage for social and economic purposes, and in particular as an attractive component in the offer of cultural tourism**

actors: Ministry of Culture – implementing agency,  
Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, Ministry of Economy, Ministry of Administration, Ministry of Agriculture, Ministry of Tourism



actions:- promotion of overall values of the Croatian built heritage as a first-class humanistic and economic factor;

- establishment of a system of continuous education of owners, users and administrators of the built heritage on their rights and obligations in the complex process of protection, preservation and sustainable use of the built heritage.

- **advancement of value-related criteria for the protection, preservation and restoration of the built heritage**

actors: Ministry of Culture – implementing agency,  
academic community, professional organisations

actions:- establishment of a professional dialogue on value-related criteria of protection, preservation and restoration of the built heritage;

- ensuring equality of historical and contemporary architectural idioms at the restoration of the built heritage.

- **improvement of the organisation and quality of work of conservation services**

actors: Ministry of Culture – implementing agency  
the academic community, professional organisations, local and regional self-government

actions:- establishing the organisation of a single protection service in which administrative and professional functions are divided;

- ensure continuous professional training and education of all actors involved in the protection and preservation of cultural goods by expanding and introducing new fields of education and training.

#### 4. SPATIAL DEVELOPMENT AND PLANNING

The variety and richness, in terms of ambience, of Croatian spaces resulted, in the course of history, in a corresponding variety of urban, rural and infrastructure projects which represent a permanent characteristic of national identity and have necessarily to remain preserved in all their essential values. This space is a unique, exceptional, however consumable resource, which we have to treat responsibly, with special attention and respect.

High quality spatial planning is a basic precondition for the protection and preservation of the space as a fundamental national resource, and for the assurance of sustainable spatial development and a high quality of the built environment. Each activity in space begins with spatial plans and continues through architectural, engineering and landscape designing. Interdisciplinarity in planning and designing is a condition for a responsible approach to cultural landscape.

Physical planning is based on the system of spatial planning, in which a long-term strategy, as well as short-term physical planning measures are determined in physical planning documents. Mutually harmonised, flexible and adaptable spatial planning documents, in response to abrupt changes in economy or to social and natural phenomena, are preconditions for advancing the economic, social, natural, cultural and ecological starting points for sustainable development in the territory of the Republic of Croatia as a particularly valuable and limited national resource, following the principle of integral approach to spatial planning.

##### **Starting points**

- *Spatial planning in the Republic of Croatia relies on strategy documents (Physical Planning Strategy of the Republic of Croatia, Physical Planning Programme of the Republic of Croatia, Sustainable Development Strategy of the Republic of Croatia), regulations and subordinate acts.*
- *The territory of the Republic of Croatia is covered by spatial plans at the strategic level (spatial plans of counties and plans of local self-government units – municipalities and towns/cities) and at the implementation level.*

- *In the process of accession to the European Union the Republic of Croatia has assumed the obligation of transposing into national legislation also the implementation of the provisions of the Habitat Directive and of the Birds Directive, and shall accordingly submit to the European Commission, by the date of accession into full membership, a proposal of areas of the ecological network Natura 2000, which will contribute to the preservation of species and habitat types listed in the directives.*

## **Challenges**

### Spatial development

Quality spatial development implies the development of a balanced and polycentric urban system, the establishment of a new relationship between urban and rural areas, ensuring equality in access to infrastructure, knowledge and sustainable development, as well as prudent administration and protection of nature and cultural heritage.

The vision of the spatial development of the Republic of Croatia shall be based on the preservation of national and regional spatial characteristics and of the natural and cultural heritage, in order to advance the conditions of economic and social development, in line with spatial development documents of European Union Member States.

For its realisation responsible, interdisciplinary, professionally founded and transparent review of all the conditions for the protection and preservation of space shall be carried out, as well as of all national strategies, in order to select optimal solutions, i.e., to coordinate development strategies, not only mutually but also with the possibilities (capacities) of space.

### Preservation of the peculiarity and diversity

Preservation of the peculiarity and diversity of landscapes and the built environment in individual regions, areas, cities and settlements is a basic precondition for a high quality spatial development. It requires thorough valorisation of space, natural phenomena and the cultural landscape which need to be protected as natural physiognomy elements and carriers of urban identity.

The protection and preservation of these areas in terms of planning includes identification of potential uses in order to benefit from their potentials in an appropriate manner.

### Spatial planning

Spatial planning, as an integral element of the physical planning system, has to be advanced while taking into account the spatial, ecological, social and economic components. Only in this way it is possible to treat national natural and man-made resources in a responsible manner and to provide, through a holistic approach, a sustainable solution to forthcoming challenges.

Often new urban challenges are unknown to planners and deeply interlinked, and therefore team work of professionals of complementary disciplines is necessary in order to identify, develop and apply new solutions. The spatial planning system needs to be advanced through the introduction of new tools, new types of thematic spatial plans, normative provisions and standards for the equipment of settlements, and new criteria, in order to ensure quality of planning at all levels.

### The coast and islands

The sea coast and islands are significant carriers of our national identity, recognised in international terms, and they are protected by law as an area of special interest to the Republic of Croatia.

In the protected coastal zone of the sea criteria are prescribed for coastal area development.

By integral consideration, valorisation of natural values and urban centres the sustainable capacity needs to be determined in order to present and brand the existing sensations in the best possible manner, and to provide users of the coastal area a high living quality.

Due to topographic, morphological and other diversities, the protected coastal zone line needs to be reviewed and determined according to the effective status on site.

Furthermore, in a country with a well-indented coast like Croatia, it is indispensable to define the maritime demesne, and thereby also competences for its use, in an unambiguous manner, aiming at the further development of the coastal area and islands.

### Urban development

Croatia is a country with small towns of recognisable urban identity, history and built heritage. Besides global problems such as climate change, growth of poverty and inequality, and lack of education, peculiarities of the Croatian space are demographic implosion, population concentration in towns, uneven spatial development, as well as a huge spatial potential for the development of towns.

Urban development shall aim at polycentric and sustainable development of cities. A precondition for the sustainable development of cities is to ensure the health and security of their population, i.e., to take care that adverse impacts of building on all components of the environment (geological, hydrological, climate change, etc.) are removed.

Security (preventing the impact of natural disasters, radiation, fire, criminality, etc.) and ensuring the right to accessibility and mobility of the population raise the quality level of urban environments.

### Physical planning

Physical planning requires effective implementation instruments. The quality of the built environment has to be based on a spatial vision, in order to develop space in an optimal manner, and not based on property relations as a precondition for the implementation of physical planning documents.

The basic document of each quality physical planning system is the land policy, which includes urban land redistribution, or models of socially equitable land management based on equal rights in the use of space. Land policy is a significant part of the physical planning system.

An essential implementation instrument is also the fiscal policy. Adaptations of fiscal policy can have a decisive impact towards polycentric development of Croatia, as well as on sustainable administration of property.

### **Initiatives**

- **launching the preparation of a spatial development strategy and of a new physical planning programme / plan of the Republic of Croatia**  
actors: Ministry of Construction and Physical Planning - implementing agency,

Ministry of Environmental and Nature Protection, Ministry of Regional Development and EU Funds, Ministry of Economy, Ministry of Tourism, Ministry of Maritime Affairs, Transport and Infrastructure, Ministry of Agriculture, Ministry of Culture, scientific institutions, the academic community, professional organisations

- actions:-
- defining the vision of the future development of the state based on integral consideration of the report on the status of space and the programme of measures which define the potential guidelines for spatial development, as well as on mutually harmonised sectoral development strategies;
  - launching a public debate on the vision of the future development of the state;
  - preparation of a spatial development strategy in line with the vision of development and the carrying and sustainable capacities of Croatian space.

- **review and advancement of the physical planning system**

actors: Ministry of Construction and Physical Planning - implementing agency, Ministry of Environmental and Nature Protection, scientific institutions, the academic community, professional organisations

- actions: - review of the existing physical planning system, and of the types and network of plans in line with effective development and spatial needs;
- development of a system of integral planning by which in spatial plans the spatial development strategy will be integrated and coordinated
  - advancement, development and continuous maintenance of the publicly available information system which primarily includes inventoring, normative provisions and standardisation of spatial data.

- **application of European guidelines and directives in the national spatial development and physical planning system**

actors: Ministry of Construction and Physical Planning - implementing agency,

Physical Planning Council of the State, Ministry of Foreign and European Affairs, Ministry of Environmental and Nature Protection, the academic community, scientific institutes, professional organisations

- actions:- review of development possibilities under conditions of protected space
- establishment of institutional and legal frameworks for the care for its own landscapes in compliance with the obligations assumed under the European Landscape Convention through: development of a landscape policy of the Republic of Croatia, identification, documentation and evaluation of Croatian landscapes, and development of the landscape basis of the Republic of Croatia;
  - development of the landscape basis for the most valuable urban and rural built entities;
  - establishing guidelines and criteria when creating new or restoring degraded landscape entities

- **establishment of a state institution for spatial development, as a strategic planning institution for the harmonization of interests of all line ministries and users of space**

actors: Ministry of Construction and Physical Planning - implementing agency,

actions: establishment of a State institute for spatial development

- **advancement, alignment and definition of criteria, standards and normative provisions for the development of spatial plans**

actors: State Institute for Spatial Development - implementing agency,  
Ministry of Construction and Physical Planning, Physical Planning Council of the State, professional organisations, scientific institutes

- actions:- advancement of standards and normative provisions for the development of spatial plans;
- ensuring conditions for architectural quality in spatial planning documents;
  - application of geo-information systems in spatial planning.

- **ensuring quality of spatial planning documents**

actors: Ministry of Construction and Physical Planning - implementing agency, the academic community, professional organisations

actions:- establishment of a system for assessing the effectiveness of spatial planning documents;

- affirmation of the implementation of architectural and urban planning competitions for the best quality spatial planning solution;
- fostering the quality of spatial planning documents through the activity and responsibility of professional organisations

- **creation and harmonization of criteria and standards for the protection and improvement of the coastal area of the sea, rivers and lakes**

actors: Ministry of Construction and Physical Planning – implementing agency, Ministry of Maritime Affairs, Transport and Infrastructure, Ministry of Environmental and Nature Protection, Ministry of Culture, Ministry of Justice, Ministry of Administration, Physical Planning Council of the State, scientific institutes, professional organisations, the academic community

actions:- amendment and improvement of legislation;

- review of the protected coastal area (PCA) line of the sea and maritime demesne;
- preparation of an integral plan of the Adriatic area.

- **adoption of public policies for advancing the physical planning system**

actors: Ministry of Construction and Physical Planning – implementing agency, Ministry of Justice, Ministry of Culture, Ministry of Environmental and Nature Protection, Ministry of Agriculture, State Geodetic Administration, Physical Planning Council of the State, local and regional self-government units, professional organisations, the academic community

actions:- adoption of a national land policy;

- development of the urban land redistribution system;
- adoption of fiscal policy measures.



## 5. BUILDING AND DESIGNING SPACE

The built environment is a component part of the life surroundings of every individual, and its quality is a premise for a high quality of life.

Therefore the quality of building and designing space which ensure high quality social, economic, cultural and ecological living conditions are a common interest and as such have to be understood and firmly based in society.

Quality of the built environment is not a result of fortuity; broad understanding and acceptance of the objectives of quality and quality criteria in all segments of the complex process of construction is needed, starting from spatial planning, through designing and execution, up to use and maintenance.

Quality and striving for quality are an obligation and responsibility of all participants, with a leading and coordinating role of architects. Concurrently, also administration bodies involved in the process of building shall have the same obligation and responsibility towards achieving quality of the built environment.

Quality of the built environment is founded on architectural quality, which under application of the sustainability principle and together with the quality of execution becomes a high-quality living environment.

Quality of building and designing shall be in particular striven for in the field of housing, as this is the most important component of the social development of society and a prevailing content of settlements and cities, and the biggest user of space.

### Challenges

#### Architectural quality

Architectural quality represents the basis for the quality of every built environment, regardless whether buildings, civil engineering works or landscape architecture is referred to. It is based on a successful combination of harmonious merging into existing landscapes, protection of views, innovative ideas, quality design, functionality, practicality, effective use of resources, durability of materials and ecological sustainability. It is a consequence of intentional multidisciplinary planning, designing and design elaboration, as well as of inclusion of necessary scientific methods, artistic skills and creativity.

### Sustainable construction

Quality of the built environment is founded on its sustainability.

By applying the principles of sustainable construction, the durability, economic and ecological feasibility of single projects is ensured.

Energy efficiency, use of ecologically acceptable materials and technologies, as well as of renewable energy sources are a precondition for the long-term preservation of our overall living surroundings, providing at the same time a comfortable and healthy living environment. The state has to be a regulator, promoter and stimulator of the principle of sustainable construction, and of the application of effective and sustainable solutions.

### Quality of execution

The quality of the built environment ultimately also depends on the quality of execution. Architectural excellence can fully be realised only with careful and quality execution, where the skill and motivation of builders as well as the quality of the applied building material and products determine the final effectiveness of the project and the quality of the built environment.

The quality of execution basically implies the attainment of the principle of sustainable construction, including durability, energy efficiency, ecological acceptability, and health and safety of users, while on the road towards quality the improvement of building technology, inventivity and use of modern building materials and products have to be aimed at.

### Ensuring quality of the built environment

To ensure a quality built environment in a wider context it is primarily necessary to ensure compliance with and implementation of laws and subordinate regulations in the field of physical planning and building, in order to fully prevent illegal construction.

Taking into account the responsibility of the state, along with a systematic prevention of illegal construction it is necessary to approach remediation of illegal construction in a responsible manner.

Simultaneously, it is necessary to improve control of the entire building process through continuous activity, coordination and responsibility of all those involved - planners, designers, contractors, clients and users.

## **Initiatives**

- **ensuring architectural quality of projects**

actors: Ministry of Construction and Physical Planning - implementing agency,  
Ministry of Culture, professional organisations, the academic community

actions:- improving the system of assessment of architectural successfulness with regard to projects;

- adoption of an ordinance on guidelines and criteria for the quality of building, and assessment of architectural successfulness.

- **promotion and stimulation of quality of the built environment**

actors: professional organisations - implementing agencies,  
Ministry of Construction and Physical Planning, Ministry of Culture, Ministry of Economy, the academic community

actions: establishing a system of awards for quality of building and designing space which, along with professional awards for spatial planners, architects and landscape architects includes also awards for all other actors in the building process – engineers, contractors and clients.

- **ensuring application of the principle of sustainable construction**

actors: Ministry of Construction and Physical Planning and Ministry of Environmental and Nature Protection - implementing agencies,  
Ministry of Economy, Ministry of Finance, professional organisations, the academic community, scientific institutes

actions:- development of a national programme for sustainable construction;

- defining effective models of financial supports and subsidies;
- systematic promotion of the principle of sustainable construction and innovative solutions.

- **improvement of the existing building stock**

actors: Ministry of Construction and Physical Planning and Ministry of Environmental and Nature Protection - implementing agencies, Ministry of Finance, Ministry of Culture, professional organisations, the academic community

actions:- development of a national programme of energy renovation of the building stock;

- defining effective models of financial supports and subsidies;
- systematic promotion of energy efficiency;
- systematic remediation of illegal construction.

- **ensuring building quality and control**

actors: Ministry of Construction and Physical Planning - implementing agency competent ministries, professional organisations, the academic community, scientific institutes

actions: - development of spatial standards for planning and designing buildings and facilities designated for business, manufacturing, hospitality and catering, tourism and other designations;

- improvement of quality standards for building and equipping projects;
- improvement of building process control;
- improvement of the system by introducing new legal instruments for the prevention of illegal construction;

## 6. HOUSING

Housing as the most important component of the social development of society, and consequently also of economic progress has to be a socially regulated and controlled area, not only with regard to the availability of apartments, but also with regard to ensuring a basic housing standard and quality, as well as to enabling that apartment prices are accessible to vulnerable groups of the population. Concurrently, construction for primary and secondary housing is the biggest user of space and the prevailing content of settlements, as well as the biggest area of market-stimulated construction. It is for this reason that housing deserves exceptional attention in planning, designing and construction, regardless of whether individual, entrepreneurial or social efforts are involved to provide housing.

The quality of a single apartment, building or the entire settlement has to be based on architectural quality, principles of sustainability, and quality of execution.

### Challenges

#### Right to housing

By a comprehensively devised housing policy the state has to ensure accessibility of housing of adequate standard, proper and acceptable in sanitary terms, including basic infrastructure services which are needed for a regular living, since a home is the need of every individual.

Housing policy has to provide and regulate various models of solving the housing issue which depends also on the material status, age and number of family members.

#### Housing quality

Housing quality, along with the quality of the housing space itself, implies also the quality of the wider and narrower housing environment.

The quality of housing space has to be based on architectural quality with special emphasis on the quality and flexibility of the spatial and functional organisation, the quality of orientation and insulation of the space, accessibility and application of the

principle of sustainable building, with the outcome of a healthy and comfortable living space.

The quality of the wider and narrower housing environment implies the application of quality standards in planning residential zones and settlements in order to provide the necessary facilities in the narrower housing neighbourhood, such as park areas, children playgrounds and pre-school institutions, as well as mobility and accessibility to the entire network of public and social infrastructure, which has to be planned in the wider urban area.

### Housing culture

Housing culture depends on the way of life, acquired and inherited living habits, and it represents our responsibility towards the housing space and the neighbourhood surrounding us, as well as towards its preservation and improvement.

Systematic raising of the housing quality is a basic precondition for raising the level of housing culture; likewise, a high level of social awareness of the importance of built space is a basic precondition for achieving its quality.

### Typology of housing

By spatial planning a variety of typologies of family and multi-residential housing has to be ensured, including detached houses, semi-detached houses, row houses, houses with a smaller number of apartments, as well as multi-residential buildings.

Special attention has to be dedicated to planning and systematic equipment of the land with municipal utilities for individual housing, since the latter occupies the highest share of space designated for housing.

### **Initiatives**

- **development of new housing models**

actors: Ministry of Construction and Physical Planning - implementing agency  
in cooperation with other competent ministries, scientific institutes,  
professional organisations (chambers, associations), the academic  
community

actions: development of a proposal of housing models by which housing quality and energy self-sufficiency is defined and proposed, carrying out debates for the public concerned in order to identify deficiencies and the method of operation at the development of measures and regulations.

- **adoption of measures and regulations to improve housing quality**

actors: Ministry of Construction and Physical Planning - implementing agency, scientific institutes, professional organisations (chambers, associations), the academic community

actions:

- development of spatial standards for planning and designing of residential buildings;
- development of criteria and guidelines for planning residential zones and settlements;
- encouragement and regulation of diversity (richness of typologies) of housing construction.

## 7. ARCHITECTURAL AND URBAN PLANNING COMPETITIONS FOR BEST QUALITY SOLUTIONS

Croatia has a hundred-year-long tradition of holding architectural and urban planning competitions as a method by which, through healthy rivalry, the selection of the best conceptual solution is enabled, diversity of approaches and ideas, creativity and innovation are encouraged, in order to achieve the ultimate result – a high quality of built environment.

Best results in the field of architecture and town planning which were achieved during the twentieth century on the basis of carried out competitions have become cultural heritage, affirming thereby the national identity.

Competitions as a method of selection of the best quality architectural and/or urban planning solution ensure a democratic and transparent procedure and participation of the public concerned, from the stage of establishing the competition programme up to the public debate and display of works, which all contributes to achieving social awareness of the significance of quality built environment.

Competitions represent the challenge of direct comparison of the works of all competitors. As a method for raising the level of architectural quality they are equally appropriate for solving both demanding and also rather simple design tasks.

### Starting points

- *The Club of Croatian Architects headed by Stjepan Podhorski, Alojz Bastl, Viktor Kovačić, Edo Schön, Hugo Ehrlich and Ćiril Iveković drafted in 1908 the so-called “Main drafts for the announcement of competitions for artistic architectural and other technical works”. This is one of the fundamental documents in the development process of Croatian modern architecture, determining not only the general model of competition programmes, but also clearly defining the rights and obligations of every participant in the competition. Until the emergence of this document, various department officers with no knowledge of architectural practice were in general entrusted with the development of competition programmes, and this not seldom resulted in inadequate programmes, impairing*



*the interest of the profession, and thus also in architectural solutions lacking quality.*

*The first competition in Croatia announced in such a modern way is the Competition for the regulation of Kaptol and the surroundings, which was developed by the Club of Croatian Architects in cooperation with the city government of Zagreb in the course of June 1908. The competition jury presided by Cornelius Gurlitt awarded the first prize to Viktor Kovačić, the second prize to Stjepan Podhorski, and the third prize to Dioniz Sunko. Although the awarded competition design will never be fully realised, it is an event which will exceed the baselines of usual architectural events and be attributed the significance of an event of crucial importance for the further course of Croatian architecture with strong repercussions until today, which nowadays are referred to as our cultural identity and heritage.*

*Since then, competitions for significant projects have been carried out rather continuously under the auspices of professional associations.*

- *Since 2006 competitions have been carried out pursuant to the Ordinance on competitions in the field of architecture and urban planning, which was passed by the Croatian Architects' Association and the Architects' Section of the Croatian Chamber of Architects and Engineers in Construction.*

## **Challenges**

### Affirmation of architectural and urban planning competitions

In order to achieve a high quality of the built environment systematic and ongoing endorsement of competitions is necessary as a proven best method ensuring architectural quality.

Clients of public developments must set an example and carry out open architectural and urban planning competitions, as a rule, for all buildings, structures, public spaces and concepts of spatial planning solutions, as well as for engineering projects which are of special significance for high quality spatial development and planning.

The criteria of project significance for high quality spatial development and planning shall be decisive in determining the obligation of carrying out competitions also for private investors and clients.

Improvement of the quality of carrying out architectural and urban planning competitions

Only professional carrying out of competitions ensures the achievement of the ultimate goal in view of which competitions are carried out – the high quality of the built environment.

A high level of competition administration shall be ensured in all stages, from the professional preparation of the competition task, competence of the selected participants in competition administration, transparent procedures of evaluation of competition works, up to the realisation of competition works.

**Initiatives**

- **endorsement and promotion of competitions with public and private investors and clients**

actors: Ministry of Construction and Physical Planning - implementing agency, professional organisations

actions: - carrying out of public architectural and urban planning competitions for the majority of public buildings, structures, public spaces and conceptual urban planning solutions, and engineering construction works and other projects which are of particular significance for quality spatial development and planning.

- promotion in the media, round tables and public debates on the goals of carrying out competitions, debates in order to clarify the procedure and the benefits of selecting the best conceptual solutions by way of competition;
- systematic public presentation of competition results.

- **carrying out competitions for architectural quality of engineering projects**

actors: Ministry of Construction and Physical Planning - implementing agency, Ministry of Environmental and Nature Protection, Ministry of Economy (Directorate for Public Procurement), professional organisations

actions: launching a professional debate for purposes of developing the necessary regulations.

- **improvement of the quality of carrying out competitions**

actors: Ministry of Construction and Physical Planning - implementing agency,  
Ministry of Environmental and Nature Protection, Ministry of Economy  
(Directorate for Public Procurement), professional organisations

actions: - improvement of existing regulations by adoption of an ordinance on  
competitions as a general regulation;  
- definition of projects for which carrying out of architectural and urban  
planning competitions is mandatory;  
- education of participants in the preparation and carrying out of  
competitions.

## 8. EDUCATION

Education is a key instrument by which we can effectuate the raising of the social awareness of the quality and importance of the space - the built environment, natural and cultural landscape.

For attainment, maintenance and permanent advancement of the quality of space it is essential to provide education which is based on quality, contemporary curricula, adapted to target groups. Education about the importance of quality in the built environment has to involve all individuals, from the youngest to adults, as well as lifelong professional training of architects, engineers and other professionals who take part in planning, designing and building.

### Starting points

- *Systematic higher education of architects, landscape architects and engineers in construction is carried out at higher education institutions in several cities in the Republic of Croatia.*
- *Since 2008 the Ordinance on professional practice of students of the undergraduate studies of architecture and urban planning of the Faculty of Architecture of the University of Zagreb governs students' professional practice for undergraduates. The programme is carried out in cooperation with the Croatian Chamber of Architects.*
- *The Ordinance on the professional examination and knowledge improvement of persons performing tasks of spatial planning and construction governs the obligation of lifelong education of architects and engineers in construction, which has been carried out by authorised implementors since 2006 in five-year cycles.*
- *Following an initiative by the Architects' Section of the Croatian Chamber of Architects and Engineers in Construction and the Faculty of Architecture of the University of Zagreb, in 2010 architecture was introduced into the National framework curriculum for pre-school, primary and secondary education.*

## Challenges

### Pre-school, primary and secondary education

Education at pre-school and primary age about culture and quality of space has to be mandatory in order to enable that children in the future, as adult citizens express their opinion, make decisions and have an impact on political, economic and social decisions.

### Adult education

Education about the significance of a quality built environment, intended both for the general public and for the political public, has to enable an understanding of the complex processes of planning, designing and decision making in the field of physical planning, and to ensure competent involvement in public debates.

### Professional education

Professional education of architects and other professions participating in construction has to be of a high quality and ongoing during the entire working life, whereby due to the primary significance in achieving quality of the built environment architects have to be educated for taking over a guiding and coordinating role.

### Research in the field of architecture, urban planning and engineering disciplines

Research in architecture and other engineering disciplines as a basic generator of development and progress has to be systematically organised and directed for designated purposes, and the respective investments will be of a multiple cost-effectiveness for the quality of space in the future.

## Initiatives

- **carrying out processes of education on architecture and culture of space through the national mandatory education curriculum,**  
actors: Ministry of Science, Education and Sports - implementing agency,  
Ministry of Culture, Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, the academic community, professional organisations, individuals

actions:- development of programmes, manuals and textbooks for teachers/mentors – education professionals;

- integration of programmes into existing school subjects (visual art, musical and technical education, history, art history, mathematics, Croatian language, informatics);
- introduction of architecture and spatial culture as elective subjects;
- launching of workshops for children and youth from pre-school to secondary school age.

- **improvement of professional and lifelong education of architects, spatial planners, landscape architects and engineers**

actors: Ministry of Science, Education and Sports - implementing agency, Ministry of Culture, Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, the academic community, professional organisations

actions:- improvement of teaching curricula and lifelong education programmes;

- introduction of the school subject building culture (Baukultur) in high-school education;
- stimulation and development of multidisciplinary in education;
- launching of new specialist courses, studies and post-graduate studies;

- **adoption of a national programme for scientific research work in the field of architecture and spatial planning**

actors: Ministry of Science, Education and Sports, Ministry of Construction and Physical Planning – implementing agencies, Ministry of Culture, Ministry of Environmental and Nature Protection, scientific institutions, the academic community

actions:- determination of fields of special interest for research;

- fostering and developing research and scientific research work through doctoral studies and consultations.

## **9. SPACE AND ARCHITECTURE AS GENERATORS OF ECONOMIC DEVELOPMENT**

The space of the Republic of Croatia is a basic national value and one of the major resources of both economic as well as sustainable development of society as a whole.

The protection and use of space have to be based on a clear vision of the long-term development of the Republic of Croatia, as well as on systematic and responsible management and quality of the built environment.

High quality of architecture has a significant role in the development and progress of society, since it creates good living conditions and ensures conditions for growth and development of economy, both through shaping a recognisable national identity, as well as by creating a good foundation for the development in particular of construction and tourism.

### **Challenges**

#### Sustainable spatial management

Overall protection and use of national space is a common interest, and spatial management has to be conceived as long-term sustainable and based on national consensus, with a clear vision of the future development of the Republic of Croatia.

Sustainable spatial management as a necessary precondition for long-term sustainable development and progress shall be based on integral spatial planning that includes economic, social, environmental and cultural sustainability, and implies multidisciplinary, transparency and public participation.

#### Architecture as a basis of national identity

Architecture as the most present and visible image of a society has the most vital role in designing a recognisable identity of the state, area or city.

Recognisable identity is important in the creation of a positive and attractive environment both for every-day life and leisure, and for the generation of initial economic interests, quality domestic and foreign investments, and raising national competitiveness on the global labour and investment market.

By systematic raising of the quality of architecture and by pursuing quality, a positive image of Croatia has to be created as a modern and innovative nation which, being aware of the value of its space, becomes a positive and attractive environment for living, leisure, work and investments.

#### Recognisability and competitiveness of Croatian architecture

Croatian architecture has to be of high quality, in order to be internationally identified and recognised. The recognisability of Croatian architecture has to be built on the harmony of modernity and tradition, on the local context and regional specificities, as well as on the application of global achievements and innovations in construction.

The high quality and recognisability of Croatian architecture are a necessary precondition for achieving its competitiveness, and for opening up an export perspective for the entire Croatian construction trade, which shall also have a positive effect on the global positioning of Croatia.

#### Quality of architecture as a basis for the development of construction

Croatian construction trade has a huge growth potential and should become one of the major generators of development of our society.

The quality of architecture which implies architectural quality, sustainable building and quality of execution has a crucial role in the realisation of the development potential and competitiveness of construction, both in the part of architectural and engineering activities, and in the construction industry.

In order to enable construction to become a quality national, and consequently a competitive and significant export product, its development has to be based on a systematic plan for the development of construction and quality of planning, designing and execution.

#### Quality of architecture as a stimulus for tourism development

The realisation of the potential and sustainability of tourism development, along with measures for the protection and conservation of the cultural and natural heritage, largely depends on the recognisability and high quality of both the overall cultural landscape, and of individual examples of architecture.



High quality architecture has to be systematically promoted and encouraged, with a special emphasis on the built heritage, tourism areas and buildings. Simultaneously, the state has to plan and invest into architectural quality in order for single examples to become internationally recognised national symbols with a major impact on the development of tourism, as well as on the development of economy as a whole.

### **Initiatives**

- **improving the system of spatial management**

actors: Ministry of Construction and Physical Planning - implementing agency  
 Ministry of Culture, Ministry of Environmental and Nature Protection,  
 Ministry of Regional Development and EU Funds, Ministry of Economy,  
 Ministry of Tourism, Ministry of Maritime Affairs, Transport and  
 Infrastructure, Ministry of Agriculture, scientific institutions, the academic  
 community, professional organisations

actions:- establishment of a single spatial management system based on the  
 development vision of the Republic of Croatia;  
 - harmonization of sectoral strategies and programmes, and of spatial  
 planning documents.

- **involvement of architecture in the creation of a recognisable national identity**

actors: Ministry of Tourism and Ministry of Culture - implementing agencies  
 Ministry of Construction and Physical Planning, Ministry of Environmental  
 and Nature Protection, Ministry of Regional Development and EU Funds,  
 professional organisations, the academic community

actions:- adoption of a national programme for branding of the state;  
 - involvement of architects in multidisciplinary teams of branding projects;  
 - awareness raising on the importance of architecture in branding regions  
 and cities.

- **promotion of Croatian architecture in the international context**

actors: Ministry of Culture and professional organisations - implementing agencies,  
 Ministry of Construction and Physical Planning, Ministry of Environmental  
 and Nature Protection, Ministry of Regional Development and EU Funds,

Ministry of Economy, Ministry of Science, Education and Sports, Ministry of Tourism, Ministry of Foreign and European Affairs, the academic community

- actions:- subsidies for expert participation in international competitions, exhibitions and selections, and organisation of touring exhibitions and international competitions;
- ongoing promotion by the state of achievements of Croatian architecture in all national events and presentations in the field of culture, diplomacy, economy, education, tourism, sports, etc.
  - improvement of the system of awards for most successful architectural and engineering works.

- **advancement of the development of the Croatian construction trade**

actors: Ministry of Construction and Physical Planning - implementing agency, Ministry of Economy, Ministry of Maritime Affairs, Transport and Infrastructure, Croatian Chamber of Economy, professional organisations, the academic community

- actions:- establishment of a national platform for construction aimed at creating a common vision of long-term development;
- promotion and encouragement of quality in all stages of the construction process and in the construction industry;
  - encouragement of interactions of design activities and the construction industry;
  - encouragement and subsidising of research and innovations in construction.

- **involvement of architecture in planning tourism development of the Republic of Croatia**

actors: Ministry of Tourism and Ministry of Culture - implementing agencies, Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, professional organisations

- actions: - promotion of the importance of national recognisability and high quality of the overall cultural landscape and of architecture for tourism development;
- defining criteria and guidelines for planning areas and buildings of tourism designation, and carrying out competitions for best quality solutions;
  - planning and investing into architecture, which due to its quality and inventiveness will become an internationally recognised national symbol.

## 10. LEGAL FRAMEWORK

A condition for the functioning of the physical planning system is the equality of space use founded in regulated and harmonised legislation.

By adopting the architectural policies of the Republic of Croatia awareness of space in general is confirmed, and in particular of the role of the built environment in attaining a high living quality, as well as national development and progress.

For the successful implementation of architectural policies it is necessary to systematically apply the adopted objectives in the legal framework at all levels (from strategy documents to implementation acts), and to ensure the conditions for their effective implementation.

Interdepartmental coordination and methods of a multidisciplinary approach are a basic precondition for the successful establishment and development of a high-quality legal framework.

### Challenges

#### Improvement and harmonisation of the existing legal framework

The existing legal framework has to be improved and amended by lacking regulations.

To achieve the objectives of architectural policies an integral and mutually coordinated legal framework is necessary. For successful implementation ongoing cooperation and defined responsibilities of all administrative levels are necessary in order to successfully disseminate knowledge, implementation mechanisms and skills.

#### Strategy documents

In the existing strategy documents the importance of the quality of the built environment for its preservation, improvement and protection needs to be emphasised.

Founded on existing strategy documents, Architectural policies as the national programme for building quality and culture propose, in line with European practice, an expansion of the framework of strategy documents.

## Initiatives

- **coordination of work in developing regulations for the implementation of architectural policies**

actors: Ministry of Construction and Physical Planning – implementing agency

Ministry of Environmental and Nature Protection, Ministry of Justice, Ministry of Maritime Affairs, Transport and Infrastructure, Ministry of Agriculture, Ministry of Economy, Ministry of Health, Ministry of the Interior, Ministry of Regional Development and EU Funds, Ministry of Entrepreneurship and Crafts, Ministry of Administration, Ministry of Finance, Ministry of Culture, Ministry of Tourism, professional organisations

actions: - establishment of a working body for the implementation of objectives, initiatives and actions of architectural policies in the overall legal framework

- **improvement and harmonisation of the overall legal framework which has an impact on spatial development and ensuring quality of the built environment**

actors: Ministry of Construction and Physical Planning – implementing agency

single ministries (depending on the area), professional organisations

actions: - interactive and partner cooperation of the legislator and professional organisations at establishing the status and problems, in debates, and at developing solution proposals;

- encouraging cooperation of all actors involved in spatial development at improving the legal framework.

- **improvement of existing and adoption of new strategy documents on spatial development and of public policies**

actors: - State Institute for Spatial Development - implementing agency,

Ministry of Construction and Physical Planning, Ministry of Environmental and Nature Protection, Ministry of Justice, Ministry of Maritime Affairs, Transport and Infrastructure, Ministry of Agriculture, Ministry of Economy, Ministry of Health, Ministry of the Interior, Ministry of Regional Development and EU Funds, Ministry of Entrepreneurship

and Crafts, Ministry of Administration, the academic community, scientific institutions and professional organisations

actions:- adoption of strategy documents on spatial development.

- **establishment of the system of implementation, coordination and control of implementation of architectural policies**

actors: - Ministry of Construction and Physical Planning - implementing agency, Ministry of Culture, professional organisations, the academic community

actions:- establishment of an office for architectural policies which will be responsible for continuous information, promotion, encouragement, coordination, monitoring, control of implementation and ongoing advancement of the implementation of architectural policies, also by adaptation of the legal framework, as appropriate;

- adoption of an action plan for document implementation that primarily includes a list of actions and actors, time limits for implementation by priorities, and time periods for verification of the purposefulness, up-to-dateness and effectiveness of implementation.

## **E/ CONCLUSIONS**

By architectural policies the interests of the Republic of Croatia are safeguarded in the conservation, presentation and use of construction and architectural works, in the evaluation of natural and urban landscapes, cultural and natural heritage, as well as in the establishment of a national programme for the quality and culture of building.

By the quality of spatial and architectural design and building a direct impact is attained on the quality of the built environment, that is, on the achievement of social, economic, cultural and ecological living conditions.

The implementation of architectural policies requires:

- Recognition and acceptance of the built environment as a comprehensive framework by which living quality prerequisites are set and the importance of which needs to be firmly rooted in society through development of the building culture;
- High social awareness and political will, in order to attain a high quality of the built environment, which represents a common interest and is not the result of fortuity: high quality of the built environment is generated through direct, scrupulous and coordinated action of architectural and engineering professions;
- Sustainable development, or integral, organised and unique planning and development of the built environment based on proposed objectives of architectural policies, through comprehensive and effective cooperation of state administration and local self-government, professional organisations and associations, scientific/educational institutions and individuals.

Architectural policies of the Republic of Croatia are directed at achieving three basic goals:

1. Building culture as a precondition for quality built environment
2. Quality of the built environment as the basis for a good life of every individual
3. Quality of architecture as a stimulus for national development and progress

Architectural policies are implemented in a coordinated manner, directly or indirectly, by all stakeholders of spatial development: the legislator, public administration bodies at all levels, the academic community, scientific institutions, professional organisations and associations, architects and engineers, citizens' organisations, individuals, and the media.

Attainment of the objectives of architectural policies is a long-term task requiring patience as well as perseverance. It is essential to establish also mechanisms for monitoring and implementing the agreed activities, as well as to also ensure monitoring and shaping of proposals for new actions and activities at the advancement of the quality of the built environment in the future.

To achieve the targeted objectives of the Architectural policies as a national programme for building culture 2013-2020 the following is proposed:

- 1) Improvement and harmonisation of the legal framework,
- 2) Adoption of strategy and implementation documents on physical planning,
- 3) Establishment of institutions and offices (or restructuring of existing ones),
- 4) Advancement of the educational system,
- 5) Establishment of a Platform for building culture (BAUKULTUR),

whereby initiatives and actions from all thematic fields are covered.



**F/ ANNEXES**

- TEN PROPOSALS FOR A NATIONAL ARCHITECTURAL POLICY AND BUILDING ON THE COAST, CONCLUSIONS OF THE 1<sup>st</sup> CONGRESS OF CROATIAN ARCHITECTS, ZADAR 2004
  
- CONCLUSIONS OF THE 2<sup>nd</sup> CONGRESS OF CROATIAN ARCHITECTS, OPATIJA 2007
  
- DECLARATION ON ARCHITECTURAL POLICIES, CONCLUSIONS OF THE 3<sup>rd</sup> CONGRESS OF CROATIAN ARCHITECTS, SPLIT 2010
  
- CONCLUSIONS OF THE SCIENTIFIC AND EXPERT CONFERENCE „SPATIAL DEVELOPMENT PERSPECTIVES OF THE REPUBLIC OF CROATIA“, ZAGREB 2011

## **TEN PROPOSALS FOR A NATIONAL ARCHITECTURAL POLICY**

### **1. The public**

Quality environment is a right and obligation of every individual.

State and local governments have the obligation to ensure the implementation of these rights and obligations.

The educational system has to strengthen social awareness of the quality and importance of the built environment.

### **2. Importance of architecture**

Architecture is an area of national interest, part of the recognisability and culture of a nation.

Architecture, urban planning and landscape architecture need to be recognised as a crucial element in designing a healthy and preserved environment.

### **3. Heritage**

Protection, concern for and improvement of architectural heritage, cultural landscapes which have been created for centuries have to encourage the awareness of the public and of the authorities about the regional and local identity, as well as about the quality of the built and natural environment.

High quality and equal contact of the historical and contemporary architectural idioms is necessary.

### **4. Sustainable building**

The physical development strategy shall take into consideration the principles of conservation of the environment and of spatial potentials for future generations.

In the context of sustainable development, sustainable building has to ensure durability, quality of design and structures, along with financial, economic and ecological feasibility.

### **5. Public investments, public procurement**

The system of public procurement and public clients, at the award of designing tasks, have to ensure selection by quality criteria, in terms of design, technical and economic terms.

## **6. Architectural competitions**

By encouraging architectural competitions as a democratic and transparent means, diversity of ideas, creativity and innovation are achieved.

A century-long tradition of competitions in Croatian architecture, like elsewhere in Europe, is evidence of an optimal selection method resulting in quality.

## **7. Legal framework**

The legal framework governing building has to be simple and effective and has to ensure public participation in decision making with regard to decisions having an impact on the quality of architecture and the built environment.

Architects call for a systematic reform of overall legislation governing space and environment.

## **8. Education of architects**

Education and ongoing training have to be multidisciplinary and directed towards competent assumption of professional responsibility.

Five years of university education and two years of practical work are minimum requirements for acquiring the authorisation to work as an architect.

## **9. Responsibility and status of architects**

Architects bear responsibility towards society and the environment. In order to fully assume such responsibility, their organisation in an independent Chamber of Architects, like in other European countries, is a necessity.

## **10. Building culture**

Building culture represents an ongoing process of public dialogue on the creation of built environment, and it relates to everything built, not only to architecture.

Processes need to be launched at all levels of society in order to improve the quality of the built environment, whereby a balanced relationship between the public and the private is to be achieved.

The establishment of the Institute for Architecture is an important element of the building culture.

Zadar, 16 October 2004

## **BUILDING ON THE COAST**

1. The coast and the islands are our biggest value. This generally accepted conclusion implies also a special status and concern. By declarative repeating without serious investments and specific participation of the state no results can be achieved.
2. The system of coastal development planning and management has to be logical and operational, and this presupposes changes in the legal framework. The need for an office for the Adriatic is evident which would coordinate these activities, as well as for raising the level of the implementing agency for planning from the current municipality level.
3. Building on the coast has to be a result of a well-considered multidisciplinary procedure as a sequence of the spatial policy of the state and the national architectural policy. The long ago adopted principles of integral coastal management and sustainable development, which are indicated in preambles to laws, have to be applied in practice.
4. The coast is a space lived in and consequently also a space in which building occurs. Every attempt of halting the process and freezing the existing situation is doomed to failure. This has to be taken into account in every management strategy, otherwise it will be unsuccessful from the very beginning.
5. Sustainable development without population is not sustainable development. To preserve the appearance of the coast which would entirely change its population cannot be an interest of Croatia. The state has to identify measures that facilitate the remaining of the local population in this area.
6. The coast is a significant part of Croatian identity from which the beginning of the built heritage originates. New construction has to be an expression of contemporary Croatian society, taking into consideration all layers of historical values. The import of recycled projects of romantic tourist resorts which have already ruined other costal areas in the Mediterranean should under no circumstances be allowed.

7. Privatisation and fencing of the coast is an absolutely unacceptable model, extraneous to the Croatian tradition of relationship towards space. The concept of closed resorts, or of sale of bays is out of place in the coastal area.

Zadar, 16 October 2004

## **CONCLUSIONS OF THE 2<sup>nd</sup> CONGRESS OF CROATIAN ARCHITECTS**

1. The cities, settlements and buildings that surround us witness of the civilization and culture which has affirmed us as a nation, individuals and experts.
2. We are responsible for the preservation of the found values and for the generation of new ones to be affirmed in the future.
3. There is no alternative to the strategy of preserving the natural, healthy and civilized built environment. The tools to achieve this can also be means of destruction.
4. Fire, nuclear energy and spatial plans are good servants, but bad masters.
5. Professional responsibility is a far narrower notion than social responsibility, thus an irresponsible citizen should not be expected to act as a responsible architect.
6. The organisation of public architectural competitions is crucial for good quality environment and has to be maintained in its entirety in the context of adapting Croatian economy to European standards.
7. Architects wish to be actively involved in strategic decisions which have unmeasurable consequences for space, in order to be able to assume effective responsibility.
8. Architects are no less responsible as compared to other actors operating in the space which we declare to be a Croatian national interest, we dare saying that they are more responsible than many others.
9. Croatian architects persist in the request for the establishment of an independent Croatian chamber of architects as an essential precondition for responsible action.

10. Architectural policy and building quality can be implemented only under declared guidelines, in the form of a strategy document in which policy defines its position with regard to architecture.
11. Education has to be appropriate to the moment of time and respond to architectural challenges in contemporary society.
12. Croatian architects possess the strength and will to improve reality, however they pose themselves the question whether reality wishes to be improved?

Presidency of the Croatian Architects' Association and Council of the Architects' Section  
of the Croatian Chamber of Architects and Engineers in Construction  
Opatija, 20 October 2007



## STATEMENT

It is our vision that architecture should have a more active role in raising life and in the development of Croatia. In striving to promote wider social awareness and to understand the contribution of architecture and of quality built environment to the quality of life and wellbeing of society as a whole, the Croatian Chamber of Architects and the Association of Croatian Architects have proposed guidelines for an architectural policy as the basis for further development of the final document.

Thereby public interest has particularly been recognised in high quality architectural works, in integration into a valuable and stimulating built environment while taking into consideration the specificities of single environs, and respecting the natural and urban landscape, as well as cultural heritage.

Following the guidelines on architectural policy of the Republic of Croatia, by this statement institutions express their commitment and readiness to:

1. Develop an organisational framework to enable the continuation of development and adoption of a document on the Architectural policy of the Republic of Croatia,
2. Promote high standards in designing and building as support to the efforts in realising this initiative,
3. Realise the concept of sustainable development and encourage innovations in architecture to shape a sustainable environment in the future,
4. Foster demand for high quality architecture in society as a whole,
5. Continue value the cultural and artistic values of architecture by stimulating education and awareness through initiatives which develop the interest in the quality and content of the built environment,

6. Support the application of knowledge and skills with regard to contemporary architecture, which as a holistic and integrated approach includes built heritage in its development,
7. Promote investments into research and development, through orientation towards the green sector and by creating new jobs,
8. Launch a process of debates with the professional and other public in which more detailed actions, effects and support to this statement will be devised.

Recognising the place of architecture in terms of its cultural, aesthetic and social value in Croatian society and for the wellbeing of every person, the Ministry of Environmental Protection, Physical Planning and Construction, the Physical Planning Council of the State, the Croatian Chamber of Architects and the Association of Croatian Architects support and encourage further activities related to the initiative for the adoption of documents by which architectural policy will be shaped as an expression of the social, cultural and economic dimension of architecture in the overall development of the Republic of Croatia.

For the Ministry of Environmental Protection, Physical Planning and Construction  
Minister Marina Matulović Dropulić

For the Physical Planning Council of the State  
Stjepo Butijer, Chairman

For the Croatian Chamber of Architects  
Tomislav Ćurković, Chairman

For the Association of Croatian Architects  
Hrvoje Hrabak, Chairman

Split, 25 November 2010

## CONCLUSIONS

### OF THE SCIENTIFIC AND EXPERT CONFERENCE „PERSPECTIVES OF THE SPATIAL DEVELOPMENT OF THE REPUBLIC OF CROATIA“

By its independence and accession to the European Union Croatia is entering one of the most responsible periods of its history in which the relation between European developments and its own nation-building qualities will be shaped. Responding to this challenge and taking into account the importance of preserving its national identity, spatial development has to result in new values based on the following facts:

1. The space of the Republic of Croatia as its valuable and consumable resource has to be preserved and actively protected, taking into account all its specificities.
2. Development scenarios have to be devised by a visible and measurable economic and social efficiency, in line with the interests of sustainable management of resources.
3. Especially valuable natural and cultural goods are a development potential on which the identity of Croatian space is built upon.
4. Decisions on the use and development of space are passed on the basis of scientifically and professionally founded facts, considering and accepting all the effects of creative actions in space.
5. Quality criteria are starting points for every project in space, from spatial and urban planning visions to architectural spatial and designing works.
6. An institutional network has to be established and structural changes of the spatial planning system have to be carried out, starting with the establishment of the Croatian Institute for Spatial Development.
7. Interdepartmental coordination and methods of a multidisciplinary approach to spatial planning are basic conditions for the successful development and implementation of the Spatial Development Strategy of the Republic of Croatia.

The indicated facts are starting points for spatial development planning of Croatia, and they oblige all the actors involved, from individuals to the widest social community.

Physical Planning Council of the State, Croatian Academy of Sciences and Arts

Zagreb, October 2011