

*Overcoming Barriers to the Recycling of Urban Land:  
Revitalizing Brownfield Sites*  
October 2007, Belgrade

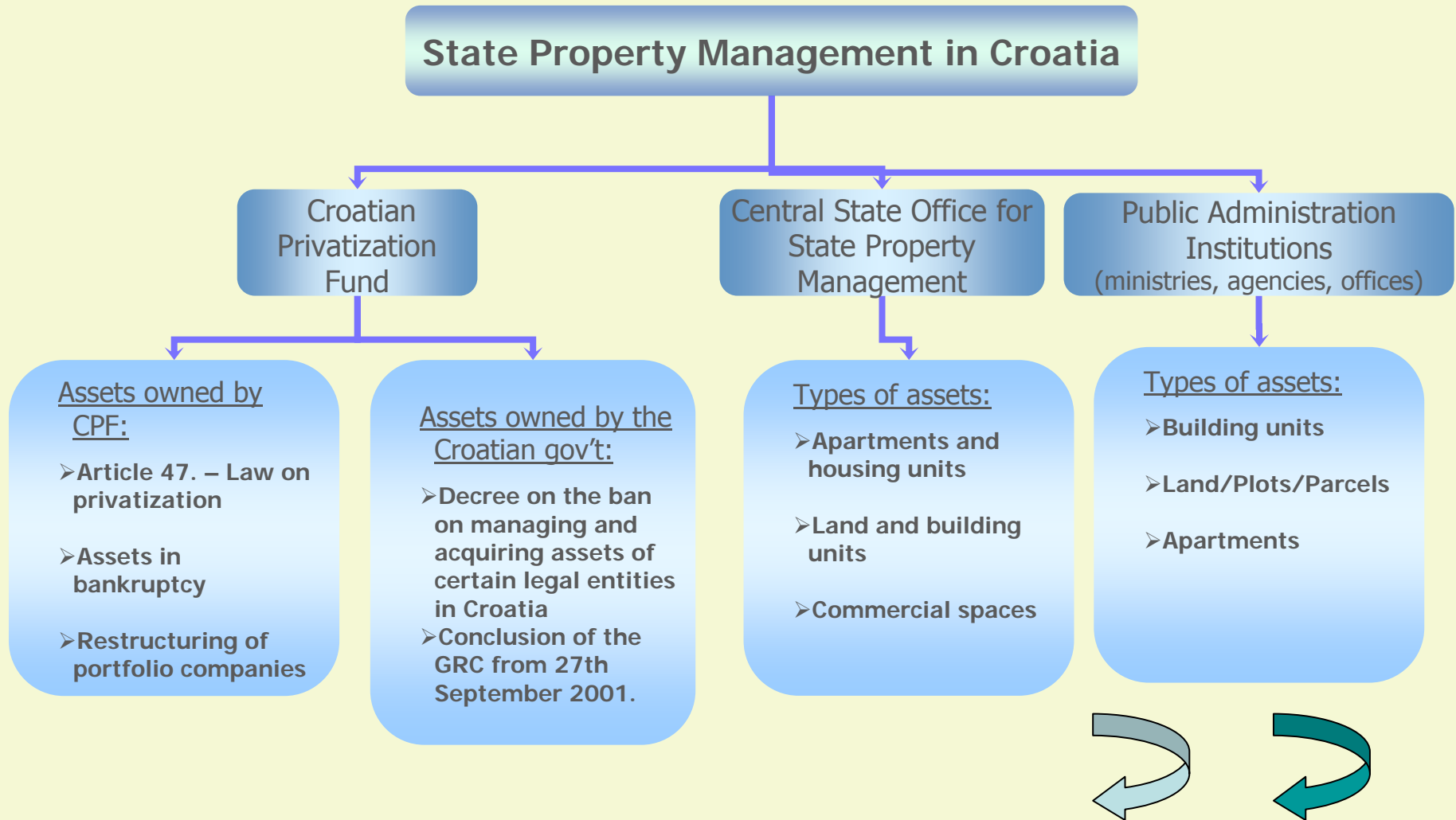
# Redeveloping Brownfields in Croatia: Mission (Im)possible?

Author: Irena Đokić, MA  
The Institute of Economics, Zagreb

# Presentation contents

- State Property Management: status and future
- Evolution of Brownfields in Croatia
- Barriers to Redeveloping Brownfields in Croatia
- Bottom-up Initiatives
- Conclusions

# Current state property management



# Property type by ownership structure

## 1. PROPERTIES OWNED BY THE REPUBLIC OF CROATIA:

- devolved for use to the Ministry of Defence of RC, but not in use
- devolved for use of the Ministry of Interior of RC, but not in use
- acquired on the consent contractual basis with the Ministry of Finance/Tax Administration

## 2. PROPERTIES OUT OF BUSINESS FUNCTION:

- owned by Croatian Railways
- owned by the Croatian Electricity Company
- owned by the Croatian Post Office

## 3. BUSINESS PREMISES OWNED BY THE REPUBLIC OF CROATIA, MANAGED BY:

- the Ministry of Defence
- the Central State Office for State Property Management

## 4. PROPERTIES OWNED BY THE CROATIAN PRIVATIZATION FUND, ON THE BASIS OF:

- Privatisation Law, Article 47.
- Insolvency/bankruptcy procedure and liquidation

## 5. PROPERTIES TRANSFERED TO THE CPF IN LINE WITH THE SPECIAL DECISIONS OF THE GOVERNMENT

# Starting definition

CLARINET Working Group defines *Brownfields* as sites that:

- have been affected by the former uses of the site and surrounding land
- are derelict or underused
- have real or perceived contamination problems
- are mainly in developed urban areas

*require intervention to bring them back to beneficial use.*

# Evolution of brownfields in Croatia

A result of:

- Industrial decline and switch to the market economy
- Armed conflict and destruction
- So called "tycoonisation" process
- Criminal activities within CPF (Action "Maestro")
- Problematic/unsolved ownership structure
- Complicated Law on Spatial Planning

# Barriers to Redeveloping Brownfields in Croatia

- Perception of brownfields in Croatia
- (Still) weak co-ordination/communication among the different Govt levels
- Impacts of long-lasting bankruptcy procedure
- Imperfection of the land market
- Land use policy – new Law on Spatial Planning (1st October 2007 in force)
- Lack of incentives in brownfield investments (some instruments/measures for the Areas of Special State Concern)



AUSTRIA

Graz

Klagenfurt

HUNGARY

Ljubljana

Čakovec

Varazdin

Koprivnica

SLOVENIA

Zagreb

Bjelovar

Virovitica

Osijek

SERBIA

Trieste

Umag

Opatija

Rijeka

Karlovac

Sisak

Slavonski Brod

Vukovar

Porec

Rovinj

Krk

Pula

Cres

Lošinj

Plitvice National Park

Banja Luka

BOSNIA-HERCEGOVINA

Dugi Otok

Zadar

Sarajevo

Ancona

Sibenik

Trogir

Split

Mostar

Brac

Makarska

Medjugorje

MONTENEGRO

Vis

Hvar

Neum Corridor

Korčula

Mljet

Dubrovnik

Cavtat

ITALY

Pescara

# Bottom – up initiatives: Case I – City of Rijeka

- Redevelopment of abandoned military base
- Campus - impetus for creating university environment and inflow of students
- Lack of space for further spatial development
- Cost reduction due to dispersed premise's location
- Stable political environment



# *City of Rijeka*



University  
campus



# Bottom – up initiatives: Case II – City of Zadar

- Redevelopment of abandoned military base located in the city centre
- Campus and sport centre - impetus for creating university environment and increasing living standards
- Strong economic growth in the last few years
- Top-down political support
- Stable political environment



## *City of Zadar*



Sports hall



Indoor swimming  
pool

# Proposal for Future State Property Management System

The proposed organizational body will in the future manage:

- Properties currently at disposal to the CPF;
- Its current portfolio: flats/apartments and housing premises/facilities, land and business premises;
- Properties used by the State administration bodies, not essential for their business function.

# Conclusions

- Setting up of a unique database and creating a systematic approach to State property management is a priority
- The lack of co-ordination between the levels of Government does not impede bottom-up initiatives
- Combating corruption is an imperative

# Conclusions *cont.*

- Stable political environment at the local level is almost essential for any serious and complex project such as brownfield
- Will the new Law on Spatial Planning help?
- Introduction of university courses on Development planning, Urban economics etc. generates a critical mass of experts in this field

*For further questions...*

Irena Đokić, MA

The Institute of Economics, Zagreb  
Trg J.F.Kennedy-a 7, 10000 Zagreb

Tel. +385 1 2362 261

Fax: + 385 1 2335 165

E-mail: [idojic@eizg.hr](mailto:idojic@eizg.hr)