

SYSTEMATISATION OF TERMS FOR BUILDINGS OF HOSPITALITY AND TOURISM INDUSTRY CONSTRUCTION ACCORDING TO THE CROATIAN REGULATIONS

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Preliminary notes

The purpose of this paper is analysis and systematisation of building terms of hospitality and tourism industry construction according to the Republic of Croatia's Regulations. The building terms of spatial planning and construction intended for the hospitality and tourism industry have ambiguous characteristics, without corresponding terms and definitions. The types of hospitality or tourism buildings for the hospitality industry have considerably more terms and definitions, as well as uncoordinated type characteristics, accommodation units and modules. The results are analysed and systematised terms for buildings of hospitality and tourism industry construction at the level of a construction plot.

Keywords: *building, hospitality and tourism industry construction, term systematisation*

Sistematizacija pojmova građevina ugostiteljsko turističke gradnje iz propisa Hrvatske

Prethodno priopćenje

Svrha ovog rada je analiza i sistematizacija pojmova građevina ugostiteljsko turističke gradnje iz propisa R. Hrvatske. Pojmovi građevina prostornog uređenja i gradnje za ugostiteljsku djelatnost ima znatno više pojmova i pojmovnika. Vrsta ugostiteljskih ili turističkih objekata za ugostiteljsku djelatnost ima znatno više pojmova i pojmovnika, te neusklađena obilježja vrsta, smještajne jedinice i modula. Rezultati su analizirani i sistematizirani pojmovi građevina ugostiteljsko turističke gradnje na razini građevinske parcele.

Ključne riječi: *građevina, sistematizacija pojmova, ugostiteljsko-turistička gradnja*

1 Introduction

Terms and characteristics of buildings of the hospitality and tourism industry construction are being researched from relevant literature and regulations, as well as their systematisation. The inspiration for this paper emanates from two main sources: experience so far in the problem area of elaboration, implementation and monitoring of spatial plans intended for the hospitality industry and commitment to the planning letter elaboration in the hospitality and tourism industry construction terms, for the benefit of current and future generations.

In relevant scientific literature outside Croatia, tourism within the context of hospitality and tourism construction has been researched in many different ways. Some more significant extracts from that research are presented further in the text. Tourism towns represent a new and exceptional form of urban planning, as towns are constructed exclusively for consumption. Very little has been written about tourism urban planning, as corresponding terms are missing [1]. For the urban planning of tourism in Italy, universal terms are used: hotel or motel (*albergo* or *motel*), camping (*camping*), kindergarten or youth hostel (*kinderheim* or *ostello della gioventù*), as well as children and youth camps (*colonia per bambini o ragazzi*) [2]. Tourism is an important developing sector with less than full understanding for changes in tourist demand and linking of tourist sectors and their impact on the rest of the economy. New technologies have been introduced by means of satellite computers, providing information about tourism-related linked sectors and their transactions. [3]. Corresponding terms of tourism and hotel industry construction, which, in computer application, should be unambiguous both theoretically and practically, are needed for precise information. The traditional way of spatial planning

cannot adequately solve today's social development issues, as changes in perceptions and approaches of many professionals at the political level to planning and public services are needed [4].

According to the relevant Croatian literature, at the end of the 20th and beginning of the 21st century, the construction of tourism and hotel facilities in Croatian coastal areas has been intensified [5]. The said facilities are intended for tourists and their implementation is carried out in accordance with regulatory provisions and plans, both in Croatia and in our neighbouring countries [6]. In the definition: "Tourism is a cluster of relationships and occurrences which emanate from visitors' travel and stay in a certain place, provided no permanent residence is established by that visit and no business activity of theirs is connected with that stay" [7, 8], tourism includes travel, recreation and relaxation and use of the aforementioned facilities. In the preamble of the book "Theory of Planning of Sustainable Tourist Product", Slavko Kulić PhD Sci. defines the term of tourism: "Tourism is a relationship between natural and socio-cultural values in space" [9]. In the Republic of Croatia's legislation, tourism is a derivation from the hospitality industry business. The hospitality industry is an economic and service business. "Tourism is an occurrence of unavoidable cultural contact, which has its positive and negative consequences. A contact between two different identities, tourists and hosts, brings numerous changes, both in the community itself and the tourist perception of the destination. Often occurrences of stereotyping, questioning of authenticity and invention of tradition are frequent, too.

The dangers which such occurrences hide, unless they are recognised and possibly removed, can have extremely negative impacts on different aspects of tourism business (economic, social, cultural and psychological)" [10]. Based on the measurement of the number of guest arrivals, tourist contents and revenue, South East Europe, as a tourist

destination, was lagging behind and still lags behind destinations of the Western Mediterranean [11]. "Tourism is growing so fast that, as a modern society phenomenon, it should be researched, not only from the economic, but also from the social, political, cultural, ecological and pedagogical aspects. However, in the focus of the interest are still economic impacts and contributions of tourism to the development of national economies. Tourism on the whole, and especially international tourism, leaves impressive traces in all spaces and in all directions in which tourists go" [12]. In the magazine "Prostor", hospitality and tourism buildings are elaborated: hotels, apartments and camps, in the area of the tourist resorts of Babin Kuk and Solaris [13].

On the Poreč territory, the concept of tourism development is characterised by construction of separate facilities destined to be used for hospitality and tourism purposes outside inhabited areas and they occupy the best coastal zones and locations [14]. General terms of "tourism construction" are used: hotels, apartments and camps. Hospitality and tourism industry construction is a significant spatial and planning discipline of a part of the economy. It is important for employment and revenue creation and, equally, for term recognisability, as opposed to urban landscape planning, which "does not accept full spatial, functional, design, nor disciplinary (pre)determination" [15]. Urban landscape planning ennobles hospitality and tourism industry construction even without a unique land subdivision, hierarchy and unit purpose classification, non-acceptance of full determinations occurring mainly from that aspect. At the scientific conference "*Rethinking Urbanism*" the following was stated: "A complex relationship between spatial planning and tourism requires an interdisciplinary approach at all levels, quality education, coordinated development goals, planning culture and responsibility" [16].

In the practical use of terms and characteristics the Republic of Croatia's Ministry of Tourism processed the statistical review of buildings of the hospitality and tourism industry construction under the title "tourist facilities": hotels, apart-hotels, tourist resorts, tourist apartments and camps [17]. In the County of Istria, considerable surface areas of urban and rural coastline have been developed (separate construction areas), for the purposes of construction of hotels, camps, apartments and tourist resorts [18]. Using a study, the field of construction for hospitality and tourism purposes of Saladinka Sv. Martin has been processed in terms: hotel, villa, guest house and others [19]. In detailed spatial plans the following terms for buildings are mentioned: "hotels", "villas", "bungalows", "tourist zone" [20]; "hotel Mediteran", "villa", "apartments Bellevue", apartments Citadela, etc. [21]; "tourist apartments" [22]; "apartment villas" and "hotel" [23]. Within scientific and research projects, the Ministry of Science has published several papers about tourism [24], dealing in buildings of hospitality and tourism industry construction [25], rural tourism architecture [26], as well as land subdivision in the settlement of Červar-Porat [27].

The remaining terms for the buildings of hospitality and tourism industry construction are exempt from the

processing and they point to the following characteristics:

- The hotel facility categories ("standard" and "comfort"); to categorise them, stars (*) are used. A larger number of stars mean that the service is of higher quality, more comprehensive and more expensive. Special standards for hotel types are: Business, Meetings, Congress, Club, Casino, Holiday Resort, Coastline Holiday Resort, Family, Small & Friendly, Senior Citizens, Health & Fitness, Spa, Wellness, Diving Club, Motel, Ski and For Disabled [28].
- Specific types of tourism, whose development is based mainly on natural resources:
 - health tourism – (outdoor) - swimming, hiking, relaxation in nature, high altitude stay;
 - sports tourism – (adventure) – scuba diving, paragliding, free climbing, rafting, cycling tours;
 - ecotourism – tourist explorations of national parks and other protected nature parts;
 - farm tourism – preservation of traditional values, local culture and prevention of depopulation (agritourism);
 - hunting and fishing tourism – exclusive type of services, participants' high spending ability, strictly organised form;
 - nautical tourism – sailing vs. cruising;
 - naturism – a free relationship between a man and nature, relevance of code of conduct;
 - Robinson Crusoe style tourism – scarceness as a basis of offer, contrary to everyday life;
 - camping tourism – return to nature, relaxed atmosphere, pricewise acceptable form of stay;
 - team-building trips – familiarising, team building, barrier removal;
 - photo-safari – travel around prairies and deserts, photographing of wild animals and their habitats;
 - hyper tourism – constant movement of tourists in space, a combination of several activities in nature, etc. [29].
- Hotel catering unit facilities (the group of "restaurants", "bars", "catering facilities" and "simple service facilities"), as well as golf courses, marinas, etc. [30].

Scientific research so far has not processed coordinated terms for the buildings of hospitality and tourism industry construction and that gap will be clarified and dealt with further in the text. The problem lies in non-coordination of the terms for buildings intended for the hospitality and tourism industry and the types of hospitality or tourism facilities. The aim is to systematise the terms for the buildings of hospitality and tourism industry construction at the level of a construction plot.

2 Method

In the Republic of Croatia's Regulations, the unique term for hospitality and tourism industry construction is missing, which includes the following characteristics: type, accommodation units, modules, allocation, or, especially, construction on a plot of land. The listed characteristics are ruled by several regulations, out of which the following are particularly emphasised:

- Catering Industry Law (2006 ÷ 2010), [31] and regulations for characteristics of types, accommodation units and modules and the said regulations prescribe terms for volume of one or more hospitality or tourism facilities;
- The Law on Spatial Planning and Construction (2007 ÷ 2011), [32] and regulations for characteristics of purpose and construction, as well as criteria for characteristics of types and tourism areas prescribe terms for buildings for hospitality and tourism purposes.

For the processing of characteristics and terms for buildings of hospitality and tourism industry construction, as a starting point for classification of a part of the planning letter, a method of analysis and synthesis has been used [33, 34]. The users of the buildings of hospitality and tourism industry construction are guests or tourists.

In the analysis

- of the characteristics:
 - the type is an individual hospitality and tourism industry construction of the same purpose (hotel, aparthotel, guest house, etc.) in which the services of accommodation, food, drinks and beverages are provided;
 - an accommodation unit or module is a part of the construction (room, apartment, etc.);
 - "construction" is a planned condition and "building-up", the executed condition;
 - the purpose starts from the tourism definition, as set by Hunziker and Krapf;
 - planning purpose is a unit or identity of property purpose in the plot volume, which is documented by spatial planning plans and represents conditions of use or the method of their use;
 - a tourist area is a volume of a cluster of buildings for hospitality and tourism industry purposes and accompanying services.
 - hospitality and tourism purposes for the identity of associated buildings and conditions of construction on a plot;
- of the terms:
 - classification includes the process of identification of terms and characteristics of the hospitality and tourism industry construction, as well as their respective processing:
 - facilities of hospitality and tourism industry purpose; and
 - hospitality and tourism industry facilities.

In the synthesis, the starting point is the definition of tourism, the uniqueness and unambiguousness of the terms for buildings of hospitality and tourism industry construction, as well as the conditions of systematisation:

- systematisation is identification of terms of specific purpose of surfaces or associated buildings, which are arranged by regulations or scientifically established;
- uniqueness refers to the concept of facilities for either groups of tourists, individual users or a cluster of bungalows which unite the land on a plot;
- unambiguous terms means that there are no ambiguous or terms with two or several meaning identities;

- the terms for the said buildings are separated for the unity and for parts;
- processing of buildings of hospitality and tourism industry construction is such that the term in the Regulations on spatial planning and construction, as well as associated sub-legal acts (Regulations and Criteria) that they are equal to the term of purpose in the spatial plan, which is equal to the term of hospitality business regulations, i.e. to the term for types of hospitality or tourist facility;
- term exclusions and systematisations.

3 Analysis of characteristics and terms for buildings of hospitality and tourism industry construction

3.1 Characteristics and terms for buildings of hospitality and tourism construction purpose

The first table (Tab. 1) is an extract of characteristics and terms for buildings of hospitality and tourism industry purposes from the provisions of rules at the level of regulations, laws and criteria. One particular group of characteristics is general: economic purpose, hospitality and tourism purpose and hospitality and tourism purpose outside settlements without definitions. Terms and characteristics for hotels, tourist resorts and camps, as well as associated purposes outside settlements, include individual or a cluster of facilities. Individual buildings are a hotel and three characteristics of villas and the cluster of facilities are a tourist resort and camp, all without definition.

According to the Criteria, the listed characteristics and terms for villas and terms of villas are directed to the level of TYPES of accommodation units without planning markings.

The listed terms for buildings of hospitality and tourism industry purpose include facilities on the land surface for one or more plots, are obscure building identifications, both in the classification and in the hierarchy of the associated purpose unit.

According to the provisions of the Regulations on content, measurements of cartographic illustrations, mandatory spatial indicators and the standard of spatial plan elaboration [35], the characteristics of purpose (plan markings and spatial indicators), have the following meanings: T1 is a plan plot marking for spatial indicator of a hotel, T2 correspondingly refers to a tourist resort and, the last, T3, refers to a camp.

In accordance with the provisions of the Law on Spatial Planning and Construction [32], the following characteristics are prescribed: T1 is a plan marking for the characteristics of purpose, in which the hotel is represented with 70 % and villas with 30 % of accommodation capacity, while for T2 numerical sizes of purpose, determined reciprocally.

In the dictionary, "villa" is a family house, objectively surrounded by a garden, constructed individually, which provides full comfort, mansion [37]. "According to the Klaić's Dictionary of Foreign Words, *Villa* (lat. *villa*) = luxurious mansion, a house outside town. From the architectural point of view, a *villa* is an independent residential building, boasting exceptional design and technical characteristics, with accompanying outbuildings, garden or park, serving for permanent or temporary stay of a family and their guests" [36].

Table 1 Building characteristics and terms for planning for hospitality and tourism industry purposes

Regulations on content, measurements of cartographic illustrations, mandatory spatial indicators and the standard of spatial plan elaborate [35]		Law on Spatial Planning and Construction [32]			
PPUO/G – Physical Plan of the Municipality/City; GUP - General Urban Plan; UPU – Urban Development Plan; DPU - Detailed Urban Development Plan		PPŽ- Spatial Plan of the County			
Characteristics (spatial indicators)		Terms and characteristics (plan markings)	Characteristics (spatial indicators)	Characteristics and terms	
Economic purpose	Hospitality and tourism industry purpose	hotel – T1	Hospitality and tourism industry purposes outside settlements	(T1) for hotels with 70 % and villas with 30 % of accommodation capacity, (T2) for tourist resorts in which hotels will have 30 % and villas 70 % of accommodation capacity, (T3) motor camp, camp, nautical tourism harbours, golf courses, area for mariculture and fishing infrastructure.	
		tourist resort – T2			
		camp – T3			
Criteria for planning of coastline tourist areas [36]					
Villa characteristics		(A)	(B)	(C)	
	tourist area surface, ha	≤ 5	5 – 10	over 10	
	built-up area coefficient	≤ 0,30	≤ 0,25	≤ 0,20	
	coefficient of utilization	≤ 0,80	≤ 0,70	≤ 0,60	
	non-buildable surfaces (natural terrain), %/ha	≥ 40	≥ 45	≥ 50	
Villa characteristics	Villa accommodation unit		Type 1	Type 2	Type 3
		Terms	Detached/free-standing villa	Semi-detached/integrated villa (terraced)	(cluster of villas in the form of settlement structures) "clusters"
	number of beds per hectare		≤ 60	≤ 90	≤ 120
	number of accommodation units per hectare		≤ 10	≤ 15	≤ 30
	calculation terrain surface per hectare, m ²		minimum 1000	minimum 400	-
	maximum height, storeys		2	2	2 or S+2

One and the same marking of the T3 purpose characteristics refers to two terms: motor camp and camp, as well as to several terms without plan markings (nautical tourism harbours, golf courses, areas for mariculture and fishing infrastructure). The properties of the aforementioned markings (T1 and T2) change in the purpose characteristics and come down to the plot volume for two principal purposes: hotel and villa, numerical ratio of beds, of which there can also be considerably more hospitality and tourism buildings.

For one and the same plan marking, differences in the provisions of "Laws" and "Regulations" can be found between dual and single-meaning terms for buildings of hospitality and tourism purpose construction and it correspondingly also refers to the plan marking T3. Hospitality and tourism purposes (T1, T2 and T3) are characteristics of the same purpose unit for seven types of spatial plans. Spatial Plan of the County (PPŽ); Spatial Plan of the City of Zagreb (PPGZ); Spatial Plans of Special Characteristics (PPPO); Physical Plan of the Municipality or the City (PPUO/G); General Urban Plan (GUP); Urban Development Plan (UPU); Detailed Urban Development Plan (DPU) [35]. The listed plans lack corresponding characteristics in the term classification for associated purpose units [33, 34]. Due to this, purpose

terms and characteristics from the aforementioned Regulations and Laws, are not identical. Coordination of characteristics, in the way that ambiguous terms and characteristics are omitted, is proposed. One of the ways in which to achieve this is for the characteristics (plan markings and spatial indicators) to be omitted from the Law provisions.

According to the Criteria of planning of tourism coastline areas [36]:

- the terms for the accommodation unit villa are prescribed, in characteristics of three types, without definition or classification of associated purpose units;
- "The term *villa* in the Law text (Law on Spatial Planning and Construction, cl. 71, para. 2) does not use the architectural meaning of *villa*, but the tourism perception, according to which *a villa* is an independent tourist accommodation unit, as a rule of a higher standard and within the domain of the hotel and tourism purpose. *A villa*, perceived in such a way, can be an independent accommodation unit, a terraced accommodation unit, or an accommodation unit within settlement structures (clusters) and, specific atypical cases are also possible. *Villa* is subject to categorisation".

In the Criteria, villa is without a prescribed standard, so "a higher standard" is questionable, as two stars are more than one. In the characteristics of "type", villa is equalised with other accommodation units (apartment, rooms, studio apartment, etc.), as a part of a building. Villa characteristics are type 1, type 2 and type 3, and villa terms for buildings are "detached", semi-detached or terraced, "cluster" and atypical or non-independent, of which some terms contain one or more accommodation units. Furthermore, a villa as an accommodation unit can be detached, terraced or within settlement structures and atypical cases. The mentioned characteristics of the villa types and accommodation units, as well as the terms for villas, hint of the method of construction, regardless of the accommodation unit content.

The question is asked why villas are classified according to the method of construction and not according to the accommodation unit content. In the profession [35] and science [38, 39], the object of the method of construction (types) is the position of the building on the plot of land and not the parts of the building, which can be in levels. Tourist perception of a villa is used and architectural meaning is neglected! Why? Several answers are possible here: the public media (radio, television) point to apartmanisation of the coast; illegal construction is present; spatial plans of a questionable implementation are being prepared, the architectural profession is neglected, etc. For these reasons, the Council of the Republic of Croatia has created criteria, as regulations, which will introduce more order into villa construction, regardless of the architectural meaning. Contrary to that, in the year 2012, in Croatia, GDP economic growth was reduced by 2 %. [40]. The regulations pertinent to the legalisation of unauthorised construction were brought into force [41] and spatial plans and criteria remained questionable. According to the said criteria, a villa, as an accommodation unit, points us to a possible content of a room and sanitary blocks, without kitchen or dining room, garage and a possible outdoor swimming pool. The afore-described points to the fact that the said criteria are professionally and scientifically questionable and of confusing terms.

3.1.1 Villa characteristics

The villa characteristics are numerically processed: tourist area surface, built-up area and usability coefficients, non/buildable areas and, especially, the number of beds and accommodation units and calculation of surface are all per hectare, as well as the biggest height. Numerical measurements are very precise, but some villa characteristics, which are additionally analysed and commented on, are unclear. The villa volume comes down to an accommodation unit which can be an element or a module in a part of the building from the ground floor to the roof, and modules in storeys. "The accommodation unit of *villa* is determined by the following indicators: 1. Accommodation unit – one *villa* = one "key"; in tourist areas of *hotels* (T1) and in tourist areas of *tourist resorts* (T2); 2. Programmed number of beds in an accommodation unit (for the needs of spatial planning) – maximum 6 beds in a *villa*; 3. Gardens, internal tourist resort roads, access roads and accesses to *villas* form an

integral part of the complete tourist area plot; 4. *Villa* land forms an integral part of a single tourist area building plot; 5. Parking/garaging of vehicles for *villa* guests as a rule needs to be planned in common Parking lots" [36]. A module is a basic product unit (guest's room, inclusive of a sanitary block) [9]. A villa does not have the property of an independent unit, as it forms a part of the said unit, nor does it correspond to the definition of a villa, as described by some authors (Anić and Klaić). By Regulations, villas have been transformed into Villase (an example is the tourist resort of Petalon in the camp Koversada) or hotel annexes, or groups of accommodation units within the room content and sanitary blocks. Hotel annexes in the content of villas can only be of a lower standard than the standard of the "villa" itself, as it resembles the tourism construction of the 60's of the last century. The phrase: "the *villa* land forms an integral part of a single tourist area building plot" is added to this.

Accordingly, the villa shares common land and term-wise does not fall into the category of an "independent" type of construction. The reason for this can lie in the omission of implementation of: structural spatial planning regulations (purpose units, classification, purpose hierarchy, spatial standards, etc.), as it was determined in the "Economic Research" [33, 34] magazine related articles.

In the said Criteria [36], the regulation of "calculating terrain surface" is questionable, as well as the method of calculation of mandatory spatial indicators. Calculating terrain surface (tourist area) comes down to the ideal part of a single building plot, which is intended for villas. Term-wise, it is one building plot which contains a cluster of villas or a unity of villas and accompanying facilities (of commercial, service, hostelry, sports, recreational, entertainment and similar purposes). How to determine the use density of the villas and accompanying facilities in a tourist area? Terms for net and gross tourist area use density are missing, thus challenging the method of calculation of the said density. Three tourist area volume sizes were determined, coefficients of variability of villa built-up area and degree of utilisation, as well as the size of the surrounding natural ground. How to calculate, according to the said Regulations provisions, the coefficient of a built-up area and the degree of utilization of a villa, whose size is the internal part of a tourist building and identification of characteristics of accommodation unit and types? The built-up area coefficient is "a ratio between built-up land surface underneath a building and the total building plot surface area" [35].

In the Republic of Croatia Regulations, coefficient instructions or equations for a cluster of buildings in the volume of calculating terrain surface are missing. The term "single building plot", which is used in the Criteria, is unclear. According to the purpose unit (single...) hierarchy, application of superimposed plot or Planning zone is included. One of the classified purpose units is also the Tourist villas zone [34]. In the said Criteria, we distinguish hotel tourist area from hotel resort tourist area, within which accommodation capacities are ratios of accommodation units. Tourist area can, term-wise, substitute for the type of "Tourist resort" and the type "Hotel", but it does not recognise the purpose unit

hierarchy, thus creating a confusion of terms. By the Law on Spatial Planning and Construction [32], the term "separate spatial unity" is prescribed for elaboration of urban planning and it can be identified with the term of "tourist area"; this fact, however, being omitted from the said Criteria. The proposal is to determine a term link between a separate spatial unity and a tourist area.

In the scientific book "Suvremeni trendovi u turizmu, urednice: Gržinić, J. and Bevanda, V." ("Modern Trends in Tourism", editors Gržinić, J. and Bevanda, V.) (in the process of being published) [42], a villa has its identity according to the content of a guest unit and its classification within the general term for a tourist villa. Tourist villas are buildings with exceptional design and content characteristics, which are used for temporary guest stays and overnights and can be classified in the following terms: Villas, Villa and Tourist apartments. In a tourist villa, as smaller guest units, there are: rooms or apartments, or both. Spatially, Villas contain a building consisting of one or several rooms and a sanitary block for guest overnights. A "Villa" is a house surrounded by a garden, individually constructed, which provides a full comfort, luxurious mansion. Tourist apartments, on the other hand, spatially contain a building consisting of one or more apartments. The term of accommodation unit is substituted by the term of guest unit.

3.2 Characteristics of and terms for hospitality and tourism facilities

The second table (Tab. 2) is an extract from the "Regulations" provisions from the hospitality business rules. The characteristics of the groups of hotels have six terms/ heritage hotel, hotel, aparthotel, tourist apartments, tourist resort and guest house/ for the unity of buildings, of which one term, tourist resort, consists of several buildings, and four terms for their parts or accommodation unit characteristics (room, suite, studio apartment and apartment) [28].

Other types of hospitality facilities are, term-wise, of the same meaning for the unity of the building (Holiday home, Bed and Breakfast, Retreat, Hostel, Facility for Robinson Crusoe style holiday, etc.) and its parts (apartment and studio apartment). Holiday home or Second home, Bed and Breakfast and Facility for Robinson Crusoe style holiday have similar terms in the characteristics of the building size and they differ content and location-wise. A facility for Robinson Crusoe style holiday is a house situated in an isolated location. A Bed and Breakfast is a house containing rooms for guest overnights and a holiday home has the characteristics of an apartment. The listed facilities correspond term-wise to the synonym for a Tourist house. The terms for lodges and boarding houses (Mountain Lodge, Hunting Lodge, and Student Boarding Houses) should be excluded from the category of hospitality and tourism industry facilities, as the method of their use and the way they are financed, differ. In principle, Mountain and Hunting Lodges are used for expedition, association or club stays, overnights and activities, etc., and student Boarding Houses for student stay and boarding during their study/school year. Apart from mountaineering, users of the aforementioned lodges also carry out specific activities (climbing, skiing,

sledging, competing, picking of forest fruits, etc.), game hunting (meat, trophies, etc.), to school study (acquisition of knowledge, diplomas, etc.).

Tourists also can use the said lodges for shorter periods of time during holidays, which does not automatically mean that they should be classified as hospitality and tourism industry construction. The lodge financing is specific, as a rule, through membership fees, donations and own funds and they are of social importance [43].

Hospitality buildings of camps have a correct classification of types and accommodation units, except for the Camp resorts, which are exempt from the building category, as it contains several buildings. The terms for camps are general and imprecise for identification of characteristics or accommodation units. Due to this, it is necessary to determine new terms within the camp [44]. An accommodation unit points to use of space, in order to place something somewhere. To place something includes those specific objects (mobiles), such as: vehicles, tools, equipment, materials and similar, are kept or placed in a particular space (bedroom, room, hall, store room, etc.), where they will be kept or left, or, those spaces will be used to accommodate people, livestock, etc. An accommodation unit is thus general term-wise, in the least suggesting identification of the space in which guests would stay and sleep. This is why the said unit should be observed, term-wise, from another aspect, i.e. from the aspect of the user himself! The question is: whom does the specific space serve? A family uses the space of a flat in a residential building, so that is a residential unit. The same family, in the role of a guest, uses the space of a room or apartment in a tourist building, thus comparatively making that space a guest unit.

For example: "accommodated" – the synonym is "I am a guest" or "being a guest", as a corresponding term for a guest or overnight services and, if needed, also the services of a stay and boarding in the destination of a hotel, villa, camp, etc. In the hospitality business Regulations, it is more precise to use the term of guest unit rather than the term accommodation unit or module, which is most often used in Raster planning of constructions, openings, etc. [42].

A Camp is a single plot of several types of hospitality facilities and it is intended for camping by guests. In camps, services of open air or indoor camping are provided for guests. Open air is an appointed space for camping, greenery, vehicle access and vehicle parking lots. Guest units of camps in the open air are camp pitch, camp plot, campsite and camp rest area, coupled with the associated guest mobile property, such as: tents, caravans, mobile homes, campers and similar. Indoor guest units are smaller houses, bungalows and other facilities appropriate to the camp types. In its part, or as a whole, users of both open air and indoor camp areas share sanitary points for female and male persons. A sanitary block is a hospitality and tourism industry facility in a camp and, as such, uniquely gathers users from the gravitating guest unit facilities for the purposes of maintenance of hygiene, toilet use, washing, as well as doing the laundry, etc. A sanitary point for women contains a set of individual wash basins, showers, toilets, troughs for washing and accompanying equipment (mirrors, lighting, electricity

sockets, waste bins, etc.) and, for men, the facilities are similar to the women's ones, with the addition of urinals. In other open air or indoor areas, other hospitality facilities are also used, in the function of tourist expenditure (food, drinks, entertainment, sanitary facilities, shops, information provision, sports facilities, recreational activities, etc.) and a separate reception. How to, term-wise, determine a building and a plot in a camp?

One of the possible terms is the unity of the sanitary point and guest units at the level of a single plot. We can thus distinguish: unity in the characteristics of guest units and associated sanitary point (Table IV). The camp resort is omitted as a term for hospitality and tourism industry building, as it contains several associated types. Campsite and camp rest area remain as terms from the characteristics of camps [44].

Table 2 Characteristics of and terms for buildings of hospitality or tourism industry facilities

Characteristics	Terms	Characteristics	Terms and characteristics	SOURCE (document)
Group hotels, types	Heritage Hotel Hotel Aparthotel Tourist resort Tourist apartments Guest House	Types of accommodation units	Room Hotel suite Studio apartment Apartment	Regulations about the Classification, Categorisation and Special Standards of Hospitality Facilities, from the group "Hotels" [28]
Other types	Apartment Studio apartment Holiday Home Bed and Breakfast Retreat Hostel Mountain Lodge Hunting Lodge Boarding House Facility for Robinson Crusoe style holiday	Accommodation unit capacity:	Studio apartment – maximum four persons on convertible beds, which are not permanently made up (sofa-bed, armchair, two-settee, three-settee – foldable) Apartment – one-bed or two-bed each bedroom Holiday Home – one-bed or two-bed each bedroom Dormitory – minimum five beds Bedroom – maximum four beds All rooms and areas within an accommodation unit to which access is provided through one door from a common hall, will be considered to constitute a single accommodation unit	Regulations about the Classification and Categorisation of Other Types of Hospitality Accommodation Facilities, from the group "Camps and Other Types of Hospitality Accommodation Facilities" [43]
Types of camps	Camp Camp resort Campsite Camp rest area	Types: Basic accommodation units in which camping services can be provided	Camp pitch, Camp plot, Accommodation units in buildings (mobile homes, bungalows, etc.): Room, Studio apartment, Apartment, Sleeping space and Dormitory	Regulations about the Classification, Minimum Conditions and Categorisation of Hospitality Camp Facilities, from the group "Camps and Other Types of Hospitality Accommodation Facilities" [44]
Facilities on privately owned property, types:	Room in private accommodation facilities Apartment in private accomm. facilities Studio apartment in private accomm. facilities Privately owned holiday home for rental Camp on privately owned land	Hospitality services Modules and Accommodation units	Room, Apartment, Studio apartment and Holiday home (guest net surface area - module)	Regulations about the Classification of Facilities in which hospitality services are provided in private home facilities [45]
Farm Tourism facilities (accommod.), types:	Excursion ground Room Apartment Camp		Room (sleeping space), as per other types of facilities An apartment can be: one-bed, two-bed and with additional beds (surface of accommodation facility part – module) Camp, accommodation in appointed and open air space: Camp pitch and/or camp plot	Regulations about Hospitality Service Provision in Farm Tourism/ Agritourism Facilities [46]

However, for the type of facilities in private homes, Room, Apartment and Studio apartment are terms for parts of a building and the unity of a building, as modules or a guest net surface area. Building parts and unity are being identified, which is illogical, as only the terms of Holiday home and Camp on privately owned property can

have building unity. These terms are ambiguous for one and the same identity [45].

Similar to private home facilities are also the facilities in farm tourism/agritourism facilities, namely building parts: room and Apartment and the building unity: Camp. "Excursion ground is a facility in which hot and cold

dishes and drinks and beverages are prepared and served to guests, a maximum of 50 guests simultaneously". No overnights, therefore it belongs to the category of hospitality business catering facilities, so it is excluded from the term list. Camp has the characteristics of a sanitary point which can be in the content of a farm/agritourism facility and yard area. All together constitutes a unity of a sanitary point and guest units, which is similar to the previous unity of guest unit characteristics [46].

The third table (Tab. 3), points to the term for buildings in the Tourist resort volume. At the same time, it is a type in itself and a type of four other types of hospitality and tourism industry facilities.

Table 3 Tourist resort buildings

Type	Special type
Hotel	<i>Tourist resort</i>
Aparthotel	
Tourist apartments	
Tourist resort	
Camp	(Tourist complex)

"A Tourist resort on a whole is managed by a caterer who oversees the Tourist resort operations, regardless of the fact that, within a Tourist resort, in independent business facilities, premises or rooms, other legal entities and/or physical persons can also conduct their business, carrying out various business activities (catering, tourism, commercial, hairdressing, etc.). Within the type Tourist resort, there may also be the following facilities: Hotel, Aparthotel, Tourist apartments and/or Camp" [28]. Generally, a Tourist resort is a functional and business unity which regulates the business activity issues (functions) and caterer's business activity (physical persons or legal entities) pertinent to administrative and production catering activities, such as management, task execution, financing and similar. An independent business facility is a facility which is "intrinsically" a single functional unity, non-dependent on another building, regardless of the fact that one owner can own one or several buildings. Intrinsically (one body) means that it has its own land which can be with or without a garden (yard). In the event that one piece of land shares several independent business facilities, then it is not independent (intrinsic), but is a co-ownership in land shares. In this way, according to the said "Regulations" [28], one type (Tourist resort) is, term-wise, positioned above another type (Hotel, Aparthotel, Tourist apartments, etc.), by which a "group" or a "Tourist complex" [9] containing several "types" or "special types" is created. The latter includes the superimposed plot volume, which can be a planning zone.

Irregularity in the Regulations is determined when it comes to term classification, which creates term confusion. It is illogical that a single term should have an ambiguous meaning. The question is asked: Why use the term of resorts in the application of hospitality and tourism industry facilities? A resort contains buildings of residential, commercial and public purposes and, as such, from the aspect of residing, it does not fit in with the purposes of hospitality and tourism industry construction. Due to this, a Tourist resort can only be a term for one

part or a zone of a resort [47]. The word resort does not correspond to the purpose for classification of the terms for buildings of hospitality and tourism industry construction and therefore, from that aspect, it should be removed.

Table 4 Systematisation of terms for buildings of hospitality and tourism industry construction and its parts

Characteristics of buildings of hospitality and tourism industry purpose and catering or tourism facilities	Building terms	Guest unit characteristics	Building part terms
	Tourist villa Villa Villas Tourist apartments Holiday home Bed and breakfast Facility for Robinson Crusoe style holiday Guest house Heritage hotel Hotel Aparthotel Retreat Hostel Camp plot unity Camp pitch unity Bungalow unity Camp on privately owned land Campsite Camp rest area		Room Family room Dormitory Hotel Suite Studio apartment Apartment Bungalow Camp plot Camp pitch

4 Term systematisation

Excluded and systematised terms for buildings of hospitality and tourism industry construction and their substitutes at the level of a building plot form the synthesis of this research: Tourist Resort, Camp Resort, Excursion Ground, Mountain Lodge, Hunting Lodge, Student Boarding House, are excluded as terms for buildings of hospitality and tourism industry construction; accommodation unit and module are replaced by the term of guest unit; the general term for Villa, Villas and tourist Apartment is Tourist Villa; Villas replaces Hotel Annexe; the term of Villa from the Criteria [35], is replaced by the definition for villa from this research; purpose characteristics: hotels with 70 % and villas with 30 %, as well as hotels with 30 % and villas with 70 % of accommodation capacity are also excluded from the systematisation. The plot unity of three new terms of hospitality and tourism industry construction has been especially determined: Unity camp plot, pitch and bungalows. Rearranged terms for buildings of hospitality and tourism industry construction are systemised with 19 terms for buildings and 9 characteristics of guest units or terms for building parts (Tab. 4).

5 Conclusion

In the identification of buildings of hospitality and tourism industry construction, terms should be clear and unambiguous and used for various purposes. In our case, the said terms can be used for spatial planning, construction, categorisation, etc. The identity of the same content and purpose of use of a space, regardless of the locality position, should, term-wise, be unambiguous.

The terms which regulate the questions of buildings of hospitality and tourism industry purposes from the Spatial Planning and Construction Regulations and types

of hospitality or tourism facilities from the hospitality business are different. Some are applied for spatial planning, ambiguously and, as such, create considerable confusion in the manner of elaboration of spatial planning documentation, as they lack definitions. Similarly, the terms for buildings of hospitality business deal with types, accommodation units, modules, categorisation and other, and, as such, are partially of confused, ambiguous terms. The reasons for this lie in the structural rules for buildings of hospitality and tourism industry construction which are incomplete or, by regulations, a product of competent authorities (politics, council, administration and similar) and not of scientifically founded rules. Unclear characteristics in the method of volume of utilisation density and coefficients for a group of tourism buildings should be scientifically processed.

A villa on its own is an independent building, but its identity is not determined in the way other types (hotel, guest house, aparthotel, etc.) are processed term-wise. According to the Criteria (2009) provisions, a villa is a guest unit or a module and, according to some authors, a villa is an independent and attractive building. In the type of "villa", several identities are hidden, making its utilisation term an ingrained rule which is applied in practice. As a result there are villas in the content of rooms or hospitality and tourism building in the term of Villas. Furthermore, a villa for guest units of apartments or suites, which corresponds to the type of tourist apartments. Due to this, the terms *villa*, villas and tourist apartments can have a common name of tourist villas. The term "villa" should be professionally classified into independent hospitality and tourism building containing areas for day and night use, as well as a programmed capacity of six beds, open air swimming pool and vehicle garaging facilities.

In spatial planning application, Tourist resort creates confusion. The attitude of the competent authority is that a tourist resort is a single plot, regardless of the fact that a tourist resort is a group of several independent types of hospitality and tourism facilities. These points to the existence of ambiguous identity and that, as such, it cannot survive as a type or a special type in planning terms. In the hierarchy of purpose units, tourist resort cannot be on the second level of a single plot and corresponds to the terms: "Tourist complex", "Special spatial unity", "Tourist area" or "Planning zone".

An accommodation unit points to utilisation of space in which specific objects will be stored: furniture, machines, tools and other. The said unit is used by guests, so, from that aspect, it is a more precise term if we call it a guest unit, which is, at the same time, a substitute for a module.

Ambiguous planning markings for spatial planning elaboration should be coordinated with unique terms.

Systematised terms for buildings of hospitality and tourism industry construction for the unity of a building are:

- Tourist villa, Villa, Villas, Tourist apartments, Holiday home, Bed and breakfast, Facility for Robinson Crusoe style holiday, Guest house, Heritage hotel, Hotel, Aparthotel, Retreat, Hostel, Camp plot unity, Camp pitch unity, Bungalow unity, Camp on

privately owned land, Campsites and Camp rest areas.

Systematised terms of hospitality and tourism industry construction for building parts are:

- Room, Family room, Dormitory, Hotel Suite, Studio apartment, Apartment, Bungalow, Camp plot and Camp pitch.

Systematised terms for buildings of hospitality and tourism industry construction are starting points for:

- implementation of specific forms of tourism, standards within hotels, as well as related tourist building categories;
- amendment and coordination of the Republic of Croatia Regulations provisions; and
- elaboration of superimposed purpose units, definitions and hierarchy for use in elaboration of spatial plans and hospitality business application, as well as in other scientific research.

The unity of terms for buildings of hospitality and tourism industry construction for the level of a plot plan or building plot have been systematised in the way that different professions can uniquely apply them. They are the starting point for elaboration of other purpose units and definitions in the hierarchy starting from the smallest one: plot plan, block plan to larger planning zone, with the exception of the planning area which includes a resort.

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