



IVANA SENJAK

ARHITEKTONSKI I URBANISTIČKI ČIMBENICI KVALITETE VIŠESTAMBENE IZGRADNJE NA PRIMJERU ZAGREBA U RAZDOBLJU OD 1991. DO 2016. GODINE

DOKTORSKA DISERTACIJA [SAŽETAK]

ARCHITECTURAL AND URBAN QUALITY FACTORS OF RESIDENTIAL BUILDINGS

ZAGREB FROM 1991 UNTIL 2016

DOCTORAL DISSERTATION [SUMMARY]

This Ph.D. thesis researches the quality factors in planning, building and development of residential buildings (multi-unit housing) in the City of Zagreb during the period from 1991 to 2016. Housing is an important component of the development of any society and contributes to the dignity and quality of life, the individual and the community as a whole. Adequate housing is a fundamental human right and should be realized throughout the housing policies.

Housing policy is an important part of social policy and it is related to demographic development and population policy. The main goal of housing policy is to provide adequate housing for all citizens through various measures and instruments. In Croatia, the central government determines strategic goals in the area of housing, through housing policy, while the implementation is related to a specific area, which is the responsibility of local self-government. The Republic of Croatia abolished the inherited housing policies from the socialist era in 1991. The development of housing policy was also halted by the events of the war (1991-1995). The destroyed housing stock was rebuilt and resettled through the reconstruction process and the programs for the care of refugees. Housing policy was reduced to individual programs through different government departments.

Zagreb's housing policy in the 1990s also refers to the sale of socialist era government-owned apartments. Zagreb is the capital, political and administrative center, regardless of the war and bad economic situation, it still attracts new residents. Construction is left exclusively to the private market till the early 2000s when economic recovery and the impact of central state policy on local government related to housing policy took place. The Housing Program, the Program of state-subsidized housing construction [POS] begins in Zagreb through the incentive and partial investment of the Ministry of Public Works, Reconstruction and Construction. Larger housing estates are being built with accompanying facilities such as kindergartens, primary, secondary schools, swimming pools, libraries, shopping centers, etc. There were 5,523 apartments built in Zagreb by 2017

through the POS program. In 2006 a special town-subsidized program introduced by the City of Zagreb was created.

The quality of housing can be observed through different points of view, various frameworks and quality factors. Quality factors have the following characteristics, influences and performances which affect creation, preservation and improvements of multi-unit housing as observed by architects or derived from the architectural and urban planning point of view. This research determines the quality of residential building of the existing housing estates in Zagreb, building within these housing estates and specific apartment floors through formed architectural and urban quality factors, certain indicators and established multi-unit housing construction criteria. Factors were formed in three groups by analyzing existing housing estates created in different frameworks, two within the POS (Špansko-Oranice and Novi Jelkovec housing estates), and two within market-rate housing (Iver and Vrbani III housing estates). A multidimensional approach was created through tender and project documentation, realization and mutual comparison of other models. The factors are grouped into three basic groups: obligatory, optional or elective and special. The established evaluation criteria provide insight into decision making on the level of particular neighborhood, buildings and apartments simultaneously creating a scientific framework for better planning and design.

This research focuses on four Zagreb housing estates (neighborhoods) originated within different frameworks: two within the Program of state-subsidized housing construction [POS] and the other two are market-rate housing. The obtained research findings favor POS estates, but at the same time, they reveal many missing quality factors, which could be improved through systematic housing policy and legislative framework. This research defines the scientific framework in which it is possible to set up different research models, thus enabling better planning and design of residential buildings (multi-unit housing) of city neighborhoods, buildings and apartments.

[Translated by IVANA SENJAK]

Autorica: IVANA SENJAK, mag. ing. arch.
[1978., Slavonski Brod]
Sveučilište u Zagrebu,
Građevinski fakultet

Mentorica: prof. dr.sc. ALENKA DELIĆ
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Prijava teme: srpanj 2016.
Prihvat teme i imenovanje mentora:
506. sjednica FV, 19.7.2016.
Izješce mentora i imenovanje povjerenstva za ocjenu:
538. sjednica FV, 19. srpnja 2019.
Povjerenstvo za ocjenu doktorskog rada:
prof. dr.sc. IVAN MLINAR
prof. emeritus dr.sc. LENKO PLEŠTINA
doc. dr.sc. NIKOLINA VEZILIĆ STRMO
Prihvacanje izvješca povjerenstva za ocjenu
doktorskog rada i imenovanje povjerenstva
za obranu:
sjednica FV, 16.3.2020.
Povjerenstvo za obranu doktorske disertacije:
prof. dr.sc. IVAN MLINAR
prof. dr.sc. ZORAN VERŠIĆ
doc. dr.sc. NIKOLINA VEZILIĆ STRMO
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■ Tema rada su arhitektonski i urbanistički čimbenici kvalitete višestambene izgradnje na primjeru postojećih stambenih naselja Grada Zagreba u razdoblju od 1991. do 2016. godine. Formirani čimbenici kroz određene pokazatelje utvrđuju kriterije vrednovanja četiri zagrebačka naselja (dva izgrađena unutar POS-a i dva u okviru tržišne izgradnje) koji omogućuju uvid u proces donošenja ocjene kvalitete pojedinog naselja, zgrade i stana karakteristične etaze, istovremeno kreirajući znanstveno utemeljen okvir za kvalitetnije planiranje i projektiranje višestambene izgradnje.