

## GEOGRAPHICAL ASPECT OF SECOND HOMES IN KUPRES MUNICIPALITY

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*Development of tourism and emergence of second homes along with it started in Kupres municipality in the 1980s. Rebuilding of the SRC "Čajuga" at the beginning of the 21<sup>st</sup> century brings intensive development of tourism and emergence of second homes can be noticed at four locations. Tourism is seasonal and emergence of second homes is present near winter sport and recreational centres and naturally attractive landscapes. Structural characteristics of holiday house/flat owners have been analysed based on collected and processed minimum relevant data. Structural characteristics of 282 holiday houses/flats owners who are not residents of Kupres municipality have been analysed and analysis is done for three locations where data were available. Largest number of holiday houses/flats owners comes to Kupres during winter season for sport and recreation activities from Herzegovina area (West Herzegovina and Herzegovina-Neretva counties) and from southern Adriatic coastal area. Influence of second homes on area should be observed from geographical and other relevant aspects connected to the process. It is necessary to give guidelines for further direction of second homes development in sensitive karstic mountainous area with the aim of protecting attraction basis of the area, revival of rural settlements and sustainable development of tourism with preserved natural and cultural-historic heritage.*

**Key words:** *Kupres municipality, second homes, tourism, holiday house /flat owners, minimum relevant data*

### INTRODUCTION

Second homes in mountain areas appear due to tourism development in Bosnia and Herzegovina. In the mountainous area of the Kupres municipality second homes appear in four locations. Tourism has a seasonal nature, the largest number of visitors come to Kupres during the winter period. The highest concentration of holiday houses/flats is located near the winter sport and recreation centres and naturally attractive landscapes. The mountain settlement Kupres is attractive to the owners of holiday houses/flats and lands/plots that have residence in urban centres of the Herzegovina region and southern Adriatic coast. Changes that occur in the area due to the development of tourism and second homes can be observed and studied from economical, geographical, ecological, social, socio-cultural and spatial planning aspect. The centre of this research is observing and analysing the changes that are taking place in the area from the geographical aspect.

The tradition of building holiday houses/flats in Sweden dates back to the 1930s (Dijst et al, 2005), the authors in the Republic of Croatia have been researching this phenomenon since the 1970s (Pepeonik, 1977), while in Bosnia and Herzegovina there has not been any research on second homes. Pepeonik was the first author that did a research on the second homes occurrence from the geographical viewpoint on the territory of the former Yugoslavia. He determined that the spatial arrangement of holiday and recreation houses is

irregular, thus the occurrence of the second homes in B&H is not of a high intensity (Pepeonik, 1977). Alfier was doing the research on the appearance of the second homes from the economical, ecological and spatial planning viewpoint since the 1970s. He explored sociological and socio-cultural characteristics of the holiday houses owners (Alfier, 1994, 1999). He warns about the negative environmental consequences that have occurred with uncontrolled and disorganised holiday houses construction on the Adriatic coast. He was engaged in the research of the holiday houses in Bosnia and Herzegovina, where over-construction was not recorded in the 1980s (Alfier, 1987). Stražičić explored the layout of tourist facilities on the island of Cres from the spatial and geographical point of view, and provided quantitative data on holiday flats built on the coast and in the inland (Stražičić, 1979). Klarić studies the spatial layout of the holiday houses from the geographical aspect. He considers that the continental parts are even more endangered than the coastal parts, and this is especially related to the protected parts of the nature, high mountain areas and lakes and rivers (Klarić, 1979). The increasing population migrations and the second houses phenomenon affect the domicile population. Excessive construction of holiday houses poses problems for the local community of a tourist destination (Krippendorf, 1986). Authors Müller and Hall have been engaged in the research of the connection between tourism and migration on the example of the German holiday houses/flats owners. They have investigated the impact of the second homes from geographical, sociological and economical aspect (Müller, 2002, Müller and Hall, 2003).

The positive and negative impacts of second houses have been studied from the economic, geographical and sociological aspect on the example of small tourist destinations in Clarens, South African Republic (Hoogendoorn and Visser, 2004). Dijst et al. consider that Dutch and German owners of holiday houses/flats in rural parts mostly come from urban areas, and that the traffic distance between the holiday house and residence of the owner is very important (Dijst et al., 2005). The connection between second homes and the vicinity of ski lifts is noticed when studying the second homes in Swedish mountain region and the importance of emotional connection and traffic distance when making a decision to buy a holiday house/flat has also been studied (Lundmark and Marjavaara, 2005). Lipkina researches the main motives of Russian owners of holiday houses in Finland from geographical, economical and sociological viewpoint. He investigates the characteristics of the owners that come from big cities and want holiday houses in rural areas with unspoilt nature, and problems of cross-border ownership of the holiday houses. He emphasises the importance of distance to the location of the holiday houses in another country (Lipkina, 2013).

Opačić explores the phenomenon of second homes on the island of Krk in the 1970s and 1980s. Targeted construction of holiday and recreation houses converts agricultural land into building land; it is initially built along the coast, and later in the interior of the island (Opačić, 2008, 2009). He analysed the structural characteristics of the owners of the holiday houses according to the place and size of the residence and the distance from the tourist destination (Opačić, 2008). Rogić and Zimmermann explore the phenomenon of second homes from economical, ecological, spatial planning and sociological aspects (Rogić and Zimmermann, 2006).

In the former Yugoslavia the phenomenon of second homes was recorded in the 1960s, 1970s and 1980s. The highest demand for holiday houses/flats was recorded on the coast, in mountain regions and close to the big cities. The largest number of holiday houses/flats owners who come from urban areas. According to the official census from 1971 there were

1.399 holiday houses/flats registered in Bosnia and Herzegovina, while in 1981 there was a significant increase and 19.892 holiday and recreation houses/flats were registered (Opačić and Koderman, 2016). The number of holiday houses/flats in B&H in 1991 was not registered, and the newer data about the number of holiday houses/flats from 2013 are not reliable. Tourism and second homes in B&H are not developed as they are in Croatia and other countries, but tourism and second homes have started to develop in smaller mountain regions, which should be scientifically investigated. The problem in B&H is that there are no official statistical data on the number of holiday and recreation houses/flats and therefore no research has been done on this matter.

By using quantitative data, it is necessary to analyse and investigate the occurrence of second homes in the Municipality of Kupres and to scientifically explore the phenomenon of second homes from geographical aspect. In this research of the second homes phenomenon in the Municipality of Kupres it is important to emphasise that second homes are a recent occurrence that was shaped 15 years ago due to attractive destination of the mountain landscape, which has predispositions for development of winter-sports recreational tourism, and that the owners of the holiday and recreation houses/flats have residence in the urban areas of Herzegovina (FB&H) and south Adriatic coast (Republic of Croatia).

The research on the development of tourism and second homes in the municipality of Kupres has been somewhat difficult, primarily because on the local level there are no institutions that have collected and processed the statistical data on the number and the ownership of holiday houses/flats. It was necessary to collect the data on second homes from various relevant sources by using different research methods. The research methods are: inductive and deductive method, synthesis and analysis, the method of proving the accuracy of an occurrence, classification method, and description method, comparative and statistical method. The case study method has comprehensively explored and analysed in more detail the problems that a local tourist destination faces and provided guidelines for further sustainable area management. All available literature was used, as well as expert and scientific works in the field of geography from the authors that have been engaged in the topics of second homes, and works on second homes analysed from economical, sociological, ecological and spatial planning aspect. Various statistical data that were available in Kupres Tourist board have been collected and processed. Due to the fact that there are no accurate statistical data on the number of holiday houses/flats at the state level, it is necessary to access the secondary data at the local level that are more reliable in this case. Secondary quantitative data can be collected from the minimum relevant sources. The minimum relevant sources are: data from the Elektroprivreda (Electricity Company), cadastral parcels and other fees. Other fees, e.g. utility charges, tourist taxes etc. are used as relevant data only if charged regularly.

Similar methodology in research, i.e. through indirect relevant sources, was used by W. Christaller to get the necessary data in order to determine the centrality of certain settlements in southern Germany. He used the method of telephone lines "Telefonanschluss - Methode" (Vresk, 1990).

Secondary quantitative data collected had to be processed by using computer programmes: MS computer programme Excel and Statistical Package for Social Sciences (SPSS). Obviously, it was not possible to come to certain data, as stated in this paper. All available data on holiday and recreation houses/flats were collected in 2014 and 2015. Due to a large number, the data were processed in the SPSS computer programme, which used the variables for cities, tourist resorts and rural tourist settlements (where holiday

houses/flats are located). Cartographic analysis and diagrams of individual tables were created by using the Arc GIS computer programme, and with GIS tools show the spatial arrangement of the places with holiday and recreation houses/flats and graphically show the structure of the owners according to their residence. The number of holiday houses/flats owners in three attractive locations with higher intensity of second homes occurrence is presented cartographically.

## DEVELOPMENT OF TOURISM IN KUPRES MUNICIPALITY

Significant tourism development began in the 1980s, when the works on construction of the winter sports-recreational centre “Čajuša” and “Adria Ski” hotel started for the purpose of organising the Olympic Games in Sarajevo. This was the first time that the predispositions and possibilities for the development of tourism were noticed. Construction of holiday and recreation houses, but not in large number, started in this period near the “Adria Ski” hotel and rural settlement Botun nearby the Kukavičko Lake. After the war, the renovation and reconstruction of the destroyed “Adria Ski” hotel and ski slope “Čajuša” started in 2001, and the first guests that stayed there and used the ski slopes came in December 2002<sup>1</sup>. Contemporary beginnings of tourism development in the municipality of Kupres can only be presented from 2007 when the first official data on the number of registered overnight stays were published in the Tourist Board Kupres.

The Municipality of Kupres has certain accommodation capacities that are categorised among catering facilities. The accommodation units available are the following: 1. Hotels – “Adria Ski” hotel, 4 stars category and 250 beds, “Hotel Maestral”, 3 stars category and 40 beds and uncategorised hotel “Kupres” and hotel “Knez” that started to work in 2014 (Jurič et al., 2015, 25); 2. Boarding houses – “Gradska kavana”, “Bibac” and “Kraljica”; 3. Private accommodation - suites with a total capacity of 2400 beds, households with a total capacity of 710 beds, apartments for rent with a total capacity of 600 beds (Mlinarević et al., 2009).

The winter sport and recreational centres are the most important for tourism development in the Kupres area. There are two such winter sport and recreational centres, “Čajuša” and “Stožer-Vrana” (Mlinarević et al., 2009). The area of Stožer and Čajuša occupy a total area of 16,597 km<sup>2</sup> (Šiljeg et al., 2010). In addition, there is one more ski resort SRC “Ski-Ivan” with lower capacity that is owned by the local residents.

The Tourist Board of Herzeg-Bosnia County, branch office Kupres, has collected the statistical data on the number of arrivals and overnight stays in the municipality of Kupres by individual catering facilities that were registered at the Tourist Board of Herzeg-Bosnia County, branch office Kupres. It collected and statistically processed the data on the number of overnight stays and arrivals of foreign and domestic guests in the municipality of Kupres from 2007 until September 2015.

In the data presented it can be noticed that the number of arrivals and overnight stays was considerably higher in 2008 as compared to year 2007, which would mean that the increasing number of interested visitors had learned about the offer of Kupres ski resorts. When the number of arrivals and overnight stays is observed in the period from 2007 to 2015 it can also be noticed that a much larger number of arrivals and overnight stays of foreign tourists was recorded per every year in contrast to domestic tourist arrivals and

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<sup>1</sup> Internet, Stipović, 2015., <http://www.flash.ba/gospodarstvo/predstavljamo-uspjesne-poduzetnike-zvonko-bagaric>, (26. 10. 2016.).

overnight stays. A smaller number of domestic tourist arrivals was registered because of the relative proximity of other attractive ski resorts Blidinje, Vlačić, Jahorina and Bjelašnica.

**Table 1. Fluctuation of number of arrivals and tourist stays in Kupres municipality in period 2007-2015**

Year	Number of tourists			Number of overnight stays		
	Total	Domestic	Foreign	Total	Domestic	Foreign
2007	1270	698	572	2678	1028	1650
2008	2011	889	1122	7992	2475	5517
2009	1399	366	1033	4045	630	3415
2010	938	268	670	2388	461	1927
2011	1820	619	1201	5099	1419	3680
2012	3018	796	2222	6526	1287	5239
2013	2940	953	1987	6160	1825	4335
2014	1594	651	943	4165	1316	2849
2015*	2926	627	2299	6389	1573	4816

\*Data on arrivals and overnight stays are only for the first nine months in 2015

Data source: Data from the Tourist Board of Herzeg-Bosnia County, branch office Kupres (2015)

## SECOND HOMES IN KUPRES MUNICIPALITY

Development of second homes in the municipality of Kupres stated with the development of tourism. The largest number of holiday and recreation houses/flats is located close to the aforementioned winter sports and recreational centres, because these areas have become the most attractive ones with the development of tourism. No one has scientifically explored the phenomenon of second homes in these parts so far. In case of Kupres municipality the legalisation of holiday and recreation houses started in the 1980s, when the construction of tourist settlement Rustine I and II was planned within the regulatory plan near the "Adria Ski" hotel and near the rural settlement Botun (Vukmirović et al., 1985). Interest in holiday houses/flats in this region ceased due to the war (from 1991 until 1995). With the reconstruction and renovation of the "Adria Ski" hotel and SRC "Čajuša" at the beginning of the 21<sup>st</sup> century the interest in buying holiday houses/flats increased and thus implicitly increased the demand for parcels/land in the vicinity of attractive locations of ski lifts and preserved natural landscapes (Kukavičko Lake).

In the early 1990s in Norway, several areas with occurrence of second homes developed, which were connected to the alpine skiing resorts. During the late 1990s some holiday resorts began to modernise the ski resorts and accompanying infrastructure. During

the organisation of the Olympic Games in 1994, significant investments were made in modern infrastructure regarding sewage and wastewater system. Due to this modernisation, new areas for the development of second homes are planned near the alpine ski slopes (Flognfeldt, 2004).

The mountain tourist resorts Čajuša 1 and 2 are being built in the attractive locations in the immediate proximity of the winter sports and recreational centre “Čajuša”. In rural settlements located near the town of Kupres (Odžak, Ledića Kuće, Viline Kuće and Begovo Selo) and in the administrative district of the town of Kupres there is a demand for land/parcels and real estates and consequently holiday and recreation houses/flats are being built. The development of tourism and the construction of the winter sports and recreation centre "Stožer-Vrana" increased the purchase of land/parcels and real estates in the rural settlements of Gornji and Donji Odžak, Begovo Selo, Ledića Kuće and Viline Kuće, thus the renovation and purchase of land/parcels and holiday houses has started in the area of rural settlement Botun 1 and 2 near the Kukavičko Lake. Development of tourism and second homes close to preserved natural landscapes such as mountain lakes (Kukavičko, Turjača and Rastičevsko lakes), rivers and springs should be in accordance with spatial planning. It is necessary to use natural and social resources rationally and aspire to sustainable development at the regional level (Spahić, 2001; Spahić et al., 2017).

### **Owners of holiday houses/flats in Kupres municipality**

In order to make the analysis of the structural characteristics of the owners of holiday and recreation houses/flats in the area of Kupres municipality, it was necessary to collect data on the number of holiday and recreation houses/flats, their spatial arrangement in the area of Kupres Municipality and data on the residence of the owners of holiday and recreation houses/flats. The required data are collected from several institutions:

1. Electricity Company d.d. Mostar (JP “EP HZ HB”), Supply area South, Livno facility, branch office Kupres, which supplies the electricity all the built and adapted holiday and recreation houses/flats in the area of the Kupres municipality;
2. The Kupres Municipality, Cadastral and Geodetic Department;
3. Federal Department for Geodetic and Proprietary and Legal Affairs.

Based on the collected and statistically processed data on the owners of the parcels/lands and holiday and recreation houses/flats, the following is established:

The total number of built holiday and recreation houses/flats in the municipality of Kupres is 282. The above mentioned information is the number of the holiday houses/flats, for which the data on the residence of the owners in the Kupres municipality area were available, where their biggest number is, and these are Čajuša 1 and 2, Begovo selo, Gornji and Donji Odžak, Ledića kuće and one part of the owners in rural settlement Viline Kuće and Botun 1 and 2. For the administrative district of the town of Kupres, where a great number of holiday houses/flats is also located, the data on the residence of the owners were not available. For this reason it was possible to present only their quantitative data. In the administrative district of the town of Kupres there are eleven buildings with a total of 106 flats/suites whose owners do not have a residence in Kupres municipality and 16 flats/suites in the Libertas building within the tourist resort Čajuša 2 (Kupres Municipality internal data - Service for economy, construction, spatial planning and utilities). Based on the collected

data on the number of constructed holiday houses/flats whose owners do not have a residence in Kupres municipality the total number is 404 holiday and recreation houses/flats.

The analysis of the structural characteristics of the owners for 282 holiday and recreation houses/flats was made according to the collected data on the number of holiday and recreation houses/flats, their layout in the area and residence of the owners of holiday and recreation houses/flats. Their number is even higher, but only the data on the residence of the owners of holiday houses/flats were available for this number.

The owners of holiday houses/flats in the municipality of Kupres were analysed according to:

1. The residence in Bosnia and Herzegovina
2. The residence in the Republic of Croatia
3. The distance of the residence from the receptive tourist settlements in the municipality of Kupres (Čajuša 1 and 2, Begovo selo, Gornji and Donji Odžak, Ledića nad Viline Kuće and Botun 1 and 2).

### Structure of owners of holiday houses/flats according to their residence in Bosnia and Herzegovina

According to data from tab.2, the highest number of owners that have residence in other municipalities in the territory of Bosnia and Herzegovina comes from the municipality of Tomislavgrad with 14 holiday and recreation houses/flats, i.e. 15.38 %, from the total of 91 analysed holiday and recreation houses/flats. This information is not surprising, because the municipality of Tomislavgrad is the neighbouring municipality so the owners of the holiday houses/flats can often visit or rent a holiday house. The highest number of the owners of holiday houses/flats with the residence in the municipalities of Bosnia and Herzegovina has decided to build in the tourist settlements Čajuša 1 and 2, and the lowest number of the owners of holiday houses/flats has decided to build or purchase holiday houses/flats in the tourist settlements Botun 1 and 2.

The majority of owners that have residence outside the municipality of Kupres and own a holiday and recreation house/flat comes from Mostar as the biggest urban centre in this region, with 13 holiday and recreation houses/flats and the share of 14.29 %. Significant share of built holiday houses/flats can be seen with the owners that have residence in the municipality of Čitluk (Međugorje), with 12 holiday houses/flats and the share of 13.19 %, and the municipality of Široki Brijeg with 10 holiday houses/flats and the share of 10.99 %.

**Table 2. Number of holiday house/flat owners in tourist settlements in Kupres municipality 2015 according to their residence in Bosnia and Herzegovina**

Town/Municipality	Čajuša I Čajuša II	Odžak I Odžak II Begovo selo Ledića kuće	Botun I Botun II	Total	Share in %
Tomislavgrad	14	0	0	14	15,38%
Mostar	10	2	1	13	14,29%
Čitluk (Međugorje*)	1	11	0	12	13,19%
Široki Brijeg	7	3	0	10	10,99%

<b>Livno</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>9,89%</b>
<b>Čapljina</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>8,79%</b>
<b>Ljubuški</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>7,69%</b>
<b>Bugojno</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>6,59%</b>
<b>Grude</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3,30%</b>
<b>Čitluk</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2,20%</b>
<b>Neum</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2,20%</b>
<b>Glamoč</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1,10%</b>
<b>Sarajevo</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1,10%</b>
<b>Uskoplje</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1,10%</b>
<b>Vitez</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1,10%</b>
<b>Žepče</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1,10%</b>
<b>Total</b>	<b>56</b>	<b>27</b>	<b>8</b>	<b>91</b>	<b>100,00%</b>

\* Međugorje is located within the municipality of Čitluk

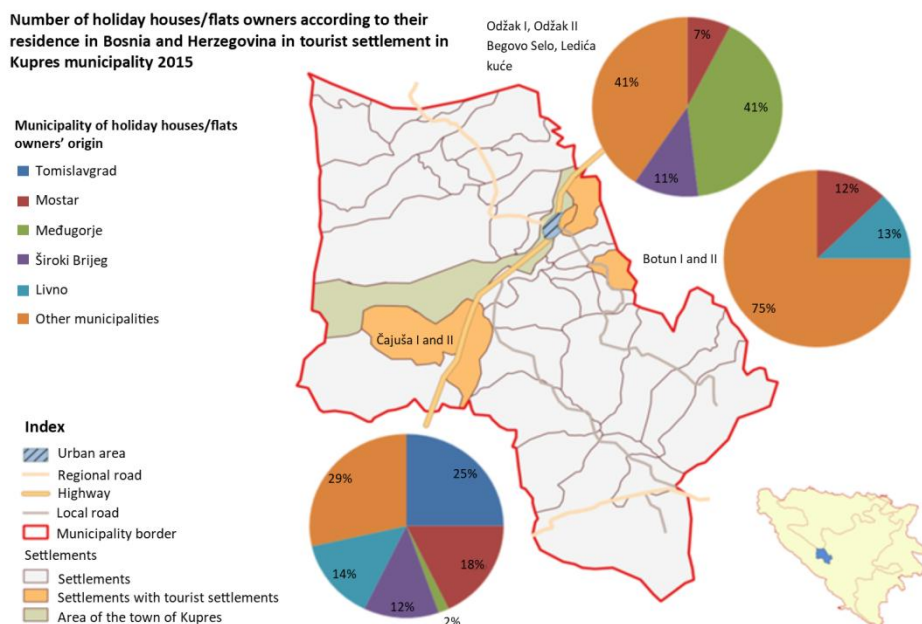
*Data sources: Internal data of the Electricity Company d.d. Mostar, branch office Kupres (2014), the Municipality of Kupres: Service for General Administration, Social Affairs, Proprietary and Legal Affairs, Cadastre and Geodetic Affairs and data from the Federal Department for Geodetic and Proprietary and Legal Affairs (2015)*

This data show us how many owners of holiday houses/flats from Herzegovina comes to this winter sports and recreational destination due to the proximity, relatively good traffic connections and favourable prices. Owners of holiday houses/flats can also spend a weekend in their holiday and recreation house and can return to their residence in the same day. It can also be concluded that Kupres plateau is not only interesting in the winter season for these municipalities, but also in the summer season, when Herzegovina has unbearable heats, the Kupres plateau is true refreshment.

From the Table 2 we can also conclude that the above mentioned municipalities are mostly located in the relative vicinity of the Kupres municipality, as well as that the owners from West Herzegovina and Herzegovina-Neretva County prevail. The reasons for this can be found in the fact that the winter sports and recreation centre Risovac in the Blidinje Nature Park was not accessible in terms of transport until recently and does not have the entire necessary infrastructure for the tourism development. The land/proprietary relations were not resolved in the Blidinje Nature Park On the other hand, a very small number of the owners of holiday houses/flats come from the area of central Bosnia. The main reason for this is that they have three major winter sports and recreational centres on Vlašić, Bjelašnica and Jahorina.

Distribution of the tourist settlements in the area of the municipality of Kupres is presented cartographically in relation to the narrower urban area of Kupres on the Figure 4, based on which their location next to the roads (main and regional roads) can be seen. The share of the owners of holiday houses/flats according to particular tourist settlements with the residence in Bosnia and Herzegovina is presented. The owners of holiday houses/flats with the residence in the municipalities of Tomislavgrad, Mostar, čitluk (Međugorje), Široki Brijeg and Livno are singled out.





**Figure 4. Distribution of holiday houses/flats owners' number according to their residence in Bosnia and Herzegovina in tourist settlement in Kupres municipality 2015**

Based on the data provided on the distribution of the owners of holiday houses/flats within the tourist settlements, interesting fact is that the owners of holiday houses/flats with the residence in Tomislavgrad, Mostar and Široki Brijeg decided to build holiday houses/flats in the tourist settlement Čajuša 1 and 2, while the owners of holiday houses/flats with the residence in the municipality of Čitluk (Međugorje) decided to buy or build the holiday houses/flats in the tourist settlement Begovo Selo, Gornji and Donji Odžak, Ledića Kuće and one part in the rural settlement Viline Kuće. Based on this overview we can conclude that the owners of holiday houses with residence in Bosnia and Herzegovina are interested in all three tourist settlements where the second homes are being developed.

### Structure of holiday houses/flats owners according to their residence in the Republic of Croatia

According to data from Table 3, the highest number of owners that have residence in the Republic of Croatia comes from Split with 111 holiday and recreation houses/flats and the share of 58.12 % of the total of 191 holiday and recreation houses/flats. This data shows that more than half of the holiday and recreation houses/flats are owned by the population that has residence in Split. Split is the largest urban centre located relatively close to the Kupres municipality, thus it is not surprisingly that such a large number of owners are from that region. Split is relatively well connected with the Kupres municipality via Livno. Split is about an hour and a half to two hours drive away from Kupres, therefore this is one of the

reasons why the owners of holiday and recreation houses/flats have decided to buy the land and build their holiday houses/flats here.

**Table 3. Number of holiday houses/flats owners according to their residence in the Republic of Croatia in tourist settlements in Kupres municipality**

Town/municipality	Čajuša I Čajuša II	Odžak I Odžak II Begovo selo Ledića kuće	Botun I Botun II	Total	Share in %
Split	32	56	23	111	58,12%
Zagreb	9	2	0	11	5,76%
Osijek	9	1	0	10	5,24%
Imotski	6	1	0	7	3,66%
Kaštela	3	0	3	6	3,14%
Metković	3	3	0	6	3,14%
Šibenik	3	2	0	5	2,62%
Cista Provo	0	4	0	4	2,09%
Makarska	4	0	0	4	2,09%
Solin	1	1	2	4	2,09%
Trogir	2	0	2	4	2,09%
Dubrovnik	2	1	0	3	1,57%
Cavtat	2	0	0	2	1,05%
Čakovac	2	0	0	2	1,05%
Križevci	2	0	0	2	1,05%
Omiš	1	1	0	2	1,05%
Trij	2	0	0	2	1,05%
Brač	1	0	0	1	0,52%
Komiža	0	1	0	1	0,52%
Ploče	1	0	0	1	0,52%
Sinj	1	0	0	1	0,52%
Valpovo	1	0	0	1	0,52%
Vrgorac	1	0	0	1	0,52%
<b>Total</b>	<b>88</b>	<b>73</b>	<b>30</b>	<b>191</b>	<b>100%</b>

*Data sources: Internal data of the Electricity Company d.d. Mostar, branch office Kupres (2014), the Municipality of Kupres: Service for General Administration, Social Affairs, Proprietary and Legal Affairs, Cadastre and Geodetic Affairs and data from the Federal Department for Geodetic and Proprietary and Legal Affairs (2015)*

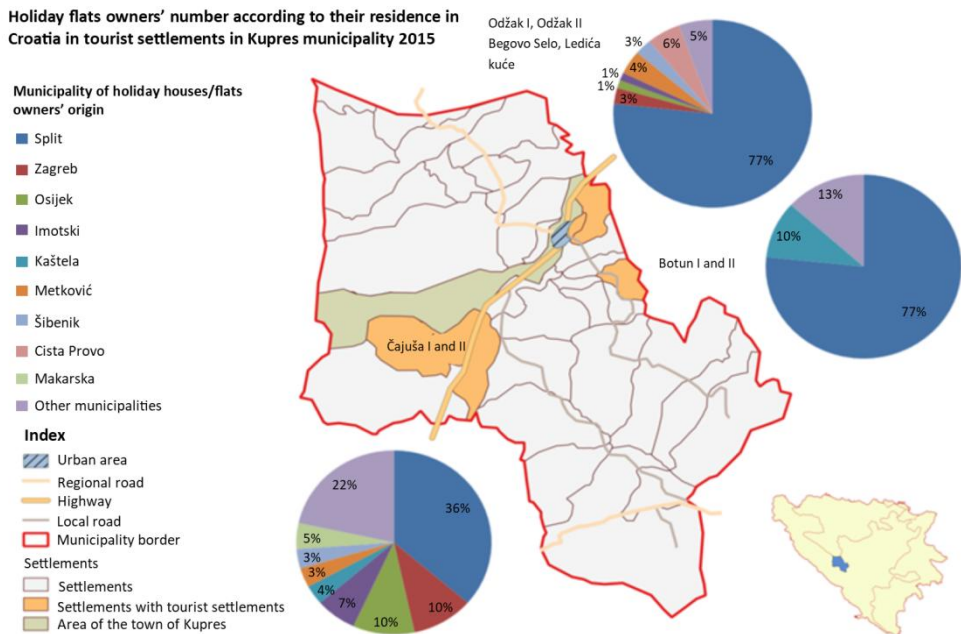
For the residents of the Split-Dalmatia County in the Republic of Croatia the municipality of Kupres is the closest and the cheapest winter sports and recreational destination, and in the summer months oasis of “peace and quiet” and the most suitable refreshment from the hot, busy Split crowded with tourists during those months. In economically developed countries with bigger urban centres, there are tendencies of migration to rural areas, primarily as a result of great pressure on cities and negative phenomena occurring in the larger urban centres (Lukić, 2000).

A higher number of the owners of holiday and recreation houses/flats have their residence in Zagreb, with 11 holiday houses/flats and the share of 5.76 %, and in Osijek with 10 holiday and recreation houses/flats and the share of 5.24 %. Based on these data, we

can conclude that there is a large difference as compared to the number of the owners from Split due to the greater distance from the municipality of Kupres. A significant part of the displaced population from the Kupres municipality has their residence in the municipalities in the Republic of Croatia. It would be logical to assume that the owners of holiday and recreation houses/flats that have residence in Zagreb and Osijek originate from the municipality of Kupres and therefore are emotionally attached to these parts. They have decided to build a holiday and recreation house/flat in order to be able to stay longer in their homeland during the longer winter and summer holidays, or to connect their children to their homeland.

Most of the owners of holiday and recreation houses/flats that have residence in the Republic of Croatia originate from Dalmatia, which is relatively well connected with the Municipality of Kupres and this is the closest and the cheapest winter sports and recreational area for them.

The highest number of the owners of holiday houses/flats with the residence in the municipalities in the Republic of Croatia decided to build in the tourist settlements Čajuša 1 and 2, where SRC "Čajuša" is located, and the lowest number of the owners of holiday houses decided to build or buy the holiday houses in the tourist settlements Botun 1 and 2, which are the most remote rural settlements from the administrative area of the city and the main road, with the occurrence of second homes.



**Figure 5. Distribution of flat owners' number according to their residence in Croatia in tourist settlements in Kupres municipality 2015**

The cartographic illustration on Figure 5 shows the owners of holiday houses/flats from Croatia according to particular tourist settlements, where it can be seen that there is large majority of owners of holiday houses that have their residence in the Split, in the

Republic of Croatia. Also, in the graphical view of the tourist settlement Čajuša 1 and 2 there are significant shares of the owners of holiday houses/flats that have their residence in Zagreb and Osijek.

On the basis of analysed Tables 2 and 3 it can be concluded that the number of owners that have residence in the Republic of Croatia is significantly higher, with the total of 191 holiday houses/flats, than the number of owners that have residence in Bosnia and Herzegovina, with the total of 91 holiday and recreation houses/flats in the Kupres region. It can be noticed the highest number holiday houses/flats (144) is located in the tourist settlements Čajuša 1 and Čajuša 2, which are located near the winter sports and recreation centre "Čajuša". This would mean that 51.06% of all holiday and recreation houses/flats are located in these two tourist settlements, while the remaining 48.94% of holiday and recreation houses/flats are located in other rural settlements mentioned earlier. The lowest number of holiday houses/flats is located within the rural settlements Botun 1 and Botun 2, which are 10 to 12 km away from the administrative area of the town of Kupres, main road and the nearest winter sports and recreation centre "Stožer-Vrana".

The motives for owning holiday and recreation houses/flats may be different. In the case of building holiday houses/flats in Kupres municipality the motives might be the same as in the example of Russian owners of holiday houses/flats in Finland. Lipkina listed two groups of motives: The first group consists of the motives for owing a holiday house and the distance in choosing a destination, and the second group consists of certain interests related to cross-border ownership. The motives are: inversion, nature (a different rural way of life, return to nature in contrast to hard urban environment), relaxation, activities (a different way of spending free time unlike stressful everyday life), status (it may represent a demonstration of better property status) and personal motives (it can represent a return to roots, family ties) (Lipkina, 2013). In some countries the owners of holiday and recreation houses/flats are not able to buy land/parcels or holiday house in their own country so they decide to buy land/parcels or holiday houses in neighbouring countries. The reasons for this may be "the absence of parcels with desirable locations (such as lakes or mountain areas) in the native country and significant differences in real estate prices that can attract holiday house buyers to the nearest neighbouring countries" (Lipkina, 2013).

### **Structure of the owners according to the distance between the place of residence and receptive tourist settlements in Kupres municipality**

The highest number of owners of holiday and recreation houses/flats has a residence at a distance of 100 to 250 km. Based on the Table 4 their number is 207 with the share of 73.40% of the total of 282 owners of holiday and recreation houses/flats. There are 43 owners of holiday and recreation houses/flats that live within the 100 km distance from the place of residence, i.e. 15.25 %. At the distance of 250 to 500 km, there are 32 owners of holiday and recreation houses/flats that have their residence, while at a distance of more than 500 km there are no owners of holiday and recreation houses/flats.

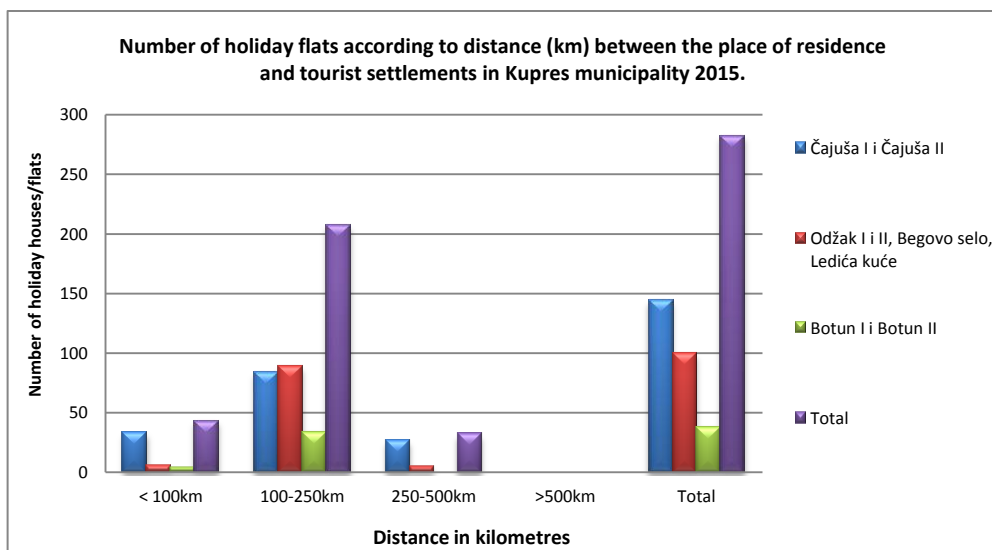
The highest number of holiday houses/flats owners has a residence at a distance of 100 to 250 km, because the highest number of visitors and owners of holiday and recreation houses/flats come in the winter period due to sports and recreational activities, especially skiing and sledding. The owners of holiday houses/flats in the Kupres municipality come from the region of Herzegovina (West Herzegovina and Herzegovina-Neretva County) and Dalmatia (Split as the largest urban centre and its surroundings). This distance is especially

suitable for the owners of holiday and recreation houses/flats who want to spend the weekend on the snow and can return to their place of residence in the same day. Most of the owners of holiday and recreation houses/flats are from Split and its surroundings, which are well connected with Kupres in terms of transport.

**Table 4. Number of holiday houses/flats in tourist settlements in Kupres municipality in 2015 according to distance from their owner's place of residence (in km)**

Tourist settlement	< 100 km	Share in %	100-250km	Share in %	250-500km	Share in %	>500 Km	Share in %	Total	Share in %
Čajuga I i Čajuga II	33	22,92%	84	58,33%	27	18,75%	0	0,00%	144	100%
Odžak I i Odžak II, Begovo selo, Ledića kuće	6	6,00%	89	89,00%	5	5,00%	0	0	100	100%
Botun I i Botun II	4	10,53%	34	89,47%	0	0,00%	0	0,00%	38	100%
<b>Total in Kupres municipality</b>	<b>43</b>	<b>15,25%</b>	<b>207</b>	<b>73,40%</b>	<b>32</b>	<b>11,35%</b>	<b>0</b>	<b>0,00%</b>	<b>282</b>	<b>100%</b>

Data sources: Internal data of the Electricity Company d.d. Mostar, branch office Kupres (2014), the Municipality of Kupres: Service for General Administration, Social Affairs, Proprietary and Legal Affairs, Cadastre and Geodetic Affairs and data from the Federal Department for Geodetic and Proprietary and Legal Affairs (2015)



**Figure 8. Number of flats according to distance between place of residence and tourist settlements in Kupres municipality 2015**

Data sources: Internal data of the Electricity Company d.d. Mostar, branch office Kupres (2014), the Municipality of Kupres: Service for General Administration, Social Affairs, Proprietary and Legal Affairs,

*Cadastre and Geodetic Affairs and data from the Federal Department for Geodetic and Proprietary and Legal Affairs (2015)*

It is also important to note that the owners of holiday and recreation houses/flats with residence at a distance of 100 to 250 km are interested in all tourist and rural-tourist settlements where holiday and recreation houses/flats are being built or are already built. Most holiday houses in Sweden are only 30 km away from the owner's residence. Holiday houses are located in rural areas, and the owners are mostly from urban areas. The average distance of the owner's residence and the holiday house is 87 km, which indicates that the holiday houses stock is also significant on the peripheral locations of the mountainous north (Müller, 2013). The average distance between the residence and the holiday house in Finland is 118 km, with more than a half of the owners having a residence at a distance of 50 km (Hiltunen et al, 2013).

At the distance of 250 to 500 km the owners of holiday and recreation houses/flats have their residence in larger urban centres in the Republic of Croatia, such as Zagreb and Osijek, regardless of greater distance and the ability to come to a holiday and recreation house/flat only in time of their holidays. Their number is the lowest, since the demand for land and the construction of a holiday house decreases with the distance of the place of residence from the receptive tourist resorts of the Kupres Municipality. This can be especially noticed if the attention is paid to the fact that there are no owners of holiday and recreation houses/flats with the residence at a distance of more than 500 km.

When deciding on the location of the holiday and recreation house/flat, great importance is given to the area (attractiveness of a location, the prices of real estate) and traffic distance. Increasing the distance reduces the tourists demand, as the distance determines the frequency of visits, duration of the visit to the holiday house/flat. For these reasons the location of holiday and recreation houses/flats can be divided into three zones: 1. Day trip zone – at the distance of 80 to 100 km, 2. Weekend zone – starts at 100 km, and is located at a distance of 250 to 400 km, and 3. Holiday zone – it overlaps with a weekend zone at a distance of 250 to 400 km and at greater distances. All of the abovementioned leads to the conclusion that holiday houses in the Weekend zone are visited often and for a short period of time, while holiday houses in the Holiday zone are visited occasionally and for a longer period. Traffic availability can shorten travel time towards a more distant holiday house (Lipkina, 2013). On the example of the attractive locations in the Kupres municipality, it can be concluded that the highest number of interested holiday and recreation houses/flats is at the distance of 100 to 250 km, which is the transition zone between the Day trip zone and the Weekend zone. This would mean that the visits of the owners that own holiday houses are often and for a short period of time, with the duration of the travel from one to three hours.

In the Swedish mountain area, the specific characteristics of a place are related to the vicinity of the ski lift as the most attractive place for building a holiday home, historical connection to a place can be crucial for buying a holiday house and good traffic connection is also very important. The proximity of the protected area does not stimulate construction of a holiday home, since in Sweden construction of holiday homes in national parks and protected areas is controlled (Lundmark and Marjavaara, 2005). All of the abovementioned can be used to analyse the arrangement of holiday and recreation houses/flats in the municipality of Kupres. It can be concluded that the owners of holiday and recreation houses/flats in Kupres, that have the residence at the distance of more than 250 km, are

mostly historically or emotionally connected to Kupres. Based on the abovementioned data and analyses on the example of Kupres Municipality it can be concluded:

- in Kupres municipality the demand for land or holiday houses is unevenly distributed, the highest number of holiday houses/flats and lands/parcels whose owners do not have the residence in Kupres are situated in four locations in Kupres municipality. These are the town of Kupres, rural tourist settlements Odžak, Begovo Selo, Ledića and Viline Kuće and Botun 1 and 2, as well as the tourist settlements Čajuša 1 and 2.
- regarding the specific characteristics of a place, the settlements with the highest number of holiday houses/flats and parcels/lands whose owners do not have the residence in Kupres are located near the winter sports and recreational centres “Čajuša” and “Stožer Vrana”.
- for the attractiveness of an area, the vicinity of winter sports and recreational centres is important and good traffic accessibility. For these reasons, in the municipality of Kupres, holiday and recreation houses/flats have been built in attractive locations and the construction in naturally attractive landscapes should be put under control in spatial planning, in order to avoid saturation of the space.

#### RECOMMENDATIONS AND GUIDELINES FOR FUTURE DEVELOPMENT OF TOURISM AND SECOND HOMES IN KUPRES MUNICIPALITY

Recommendations and guidelines for further sustainable development of tourism and second homes in the Kupres municipality are:

- *Complete and modify the urban, regulatory and spatial plans for the Kupres Municipality.*

The need for renewed and more detailed drafting of urban regulatory plan is reflected in the outdated plans created in the 1980s, since the space, the economy and the population has since changed considerably. The Spatial Plan for Kupres Municipality that was made in 2006 should also be supplemented, detailed and implemented in practice. More detailed drafting of the urban and spatial plans and master plans for the development of sustainable tourism should be approached for the settlements where second homes are being developed. Special attention should be given to projects for adequate wastewater disposal in all settlements with the emergence of second homes, in order not to result in saturation and devastation of sensitive karst mountain area due to intensified construction.

- *Strictly prohibit the construction of holiday houses/flats in specially protected areas and near rivers, lakes and sensitive karst areas*

The authors from Croatia and the world that have been engaged in researching of the tourism development and second homes have pointed to the need of planned construction in tourist destinations. It is also very important to limit the construction of holiday houses/flats only to those areas foreseen for construction, and certainly at the allowed distance from the springs, rivers, lakes or specially protected areas that represent the basis for attraction. Construction should be strictly prohibited near the springs, rivers and lakes. Illegal, “wild” and uncontrolled construction should be strictly prohibited at the local level and the attention that is being paid to the protection of the attraction basis should be monitored.

- *Legally define and harmonise the architectural solutions for holiday and recreation houses/flats*

At the local level, we should not allow or approve illegal, wild, uncontrolled, architecturally inappropriate holiday houses/flats that would disrupt the natural landscape and rural traditional construction. It is necessary to limit the construction of holiday houses/flats in terms of space only to those areas or zones intended for construction.

## CONCLUSION

Development of tourism in Kupres municipality started in the 1980s. Development of tourism caused development of second homes in two locations: 1. In the vicinity of sport-cultural centre with hotel "Adria Ski" and 2. Rural settlement Botun nearby Kukavice Lake. During the 1980s first separate tourist settlements Rustine 1 and 2 were formed. Based on the abovementioned, it can be concluded that this is a newer phenomenon that began to develop in the 1980s, and entered the acceleration phase at the beginning of the 21st century with the renovation of the winter sports and recreation centre "Čajuša" and hotel "Adria Ski". It enters the expansion phase with the construction of winter sports and recreation centres "Čajuša" and "Stožer-Vrana". Second homes are present at several locations and they are at a moderate degree of development. Appearance of second homes can be seen at four locations 1) Administrative area of Kupres with tourist zones, 2) Mountain tourist settlement Čajuša 1 and 2, 3) Rural mountain tourist settlements Begovo Selo, Gornji and Donji Odžak, Ledića and Viline Kuće, 4) Rural mountain tourist settlements Botun 1 and Botun 2.

Geographical aspect analysis of structural characteristics of holiday houses/flats owners according to their residence shows that majority of owners is from Tomislavgrad, Herzeg-Bosnia County. Large number of holiday houses/flats owners comes from Herzegovina region (West-Herzegovina and Herzegovina –Neretva Counties) within Bosnia and Herzegovina. The highest number of holiday house/flat owners comes from Split, Zagreb and Osijek i.e. from neighbouring Croatia. The highest number of holiday house/flat owners is resident in the places that are 100-250 km distant from attractive tourist destinations. Holiday house/flat owners are residents of surrounding urban centres of West – Herzegovina and Herzegovina-Neretva counties as well as of surrounding municipalities of Herceg-Bosnia County (Federation of Bosnia and Herzegovina) and also residents of southern Adriatic coastal area and other urban centres of neighbouring Croatia.

The highest intensity of construction and adaptation of holiday houses/flats is noticed nearby winter sport and recreation centres " Čajuša" and " Stožer-Vrana" and near naturally beautiful landscape around Kukavice Lake. Based on current situation, there is possibility of polycentric development of second homes in Kupres municipality, especially in the area of attractive locations of SRC " Čajuša" and " Stožer-Vrana", in the area of naturally beautiful landscape as can be seen in the example of second homes development near Kukavice Lake. Second homes should be restricted only to zones that have been determined and planned for construction of holiday houses /flats. According to all of the abovementioned, it can be concluded that tourism of second homes is concentrated only in certain areas and it can be developed more and with higher intensity in the future. General conclusion is that second homes in this phase of development should be directed to construction which is in accordance to spatial planning. It is also important to emphasise that there are no defined legal measures and acts which could give directions to development of second homes.

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