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## *PREFACE*

*We present to you another edition of publication in the field of housing economy. Information included concerns the general state of dwelling stocks and basic indicators of housing conditions. The data above was prepared on the basis of balance of dwelling stocks for 2015.*

*Profile of dwelling stock presented in the compilation was drawn up divided into particular ownership (i.e. housing cooperatives, gminas, companies, the State Treasury, condominiums and public building societies), including i.a. information concerning the number of inhabited and uninhabited dwellings, their useful floor area, sales and restoration of dwellings to their former owners, arrears in dwelling payments, evictions, repayment of housing loans in housing cooperatives, apartments renovations in residential buildings, as well as housing allowances granted by gminas in 2015. The information above was prepared on the basis of data from the current reporting.*

*Thematic scope was presented in regional systems. Information at lower levels of aggregation, i.e.: powiats, municipalities and in distribution urban-rural areas, were also made available in Local Data Bank on the National Statistical Office's website ([www.stat.gov.pl](http://www.stat.gov.pl)).*

*The publication's authors will be grateful for comments and conclusions, which would be used in possible scope in the next edition of this compilation.*

*Director of Trade and Services Department*

*Ewa Adach-Stankiewicz*

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## ABBREVIATIONS

“_“	– magnitude zero.
“.”	– data not available or not reliable.
“0”	– magnitude not zero, but less than 0,5 of a unit.
“0,0”	– magnitude not zero, but less than 0,05 of a unit.
“x”	– not applicable.
"of which"	– indicates that not all elements of the sum are given.

thous.	thousand
mln	million
bn	billion
m	metre
m <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
cont.	continued
pcs	piece
tabl.	table

Due to the rounding of data, in some cases sums of components may slightly differ from the amount given in the item „total”.

# METHODOLOGICAL NOTES

## Sources and scope of data

*Part A* presents the housing situation – the dwelling stocks and some information on housing arrangements, prepared on the basis of a secondary statistical compilation entitled The balance of dwelling stocks for 2015 (as of 31 December).

The opening date for balance is 1 January:

- adjusted with changes resulting from the administrative division of the country announced in “The communication of the Central Statistical Office on changes in the territorial division of the country”.
- increased with newly built dwellings,
- decreased with decrements of the dwelling stocks.

The balance specified as a result of changes in these resources is automatically regarded as the balance sheet opening date of the following year.

During the preparation of the balance of dwelling stocks for 2015, physical decrements of dwelling stocks were taken into consideration resulting from demolitions, fires, floods, combining small dwellings into larger ones and decrements resulting from an official reclassification of dwellings into non-residential. However, some categories of decrements which decrease the number of dwellings but do not cause physical decrements in the existing buildings, i.e. decrements due to inhabitants’ moving to other houses and using the previous houses for various utility purposes or leaving them vacant (uninhabited).

Information on dwelling stocks included in the present publication cover dwellings in residential and non-residential buildings and concern (permanently and temporarily) inhabited dwellings and uninhabited dwellings with a potential to become inhabited dwellings. However, premises in collective accommodation places (boarding schools, student dormitories, employee boarding houses, social welfare homes, small children's homes, convents, etc.) and temporarily inhabited provisory premises and movable facilities (livestock accommodations, caravans, ships, etc.) were not included.

The balance of dwelling stocks is specified by the number of dwellings, the number of rooms, the size of the useful floor area of dwellings expressed in m<sup>2</sup> fitted with basic sanitary and technical installations.

*Part B* of the publication (published every two years) is a characterisation of dwelling stocks. The data comes from current reporting (forms M-01 – Report on dwelling stocks in 2015 and SG-01

gmina statistics: housing and municipal management part 3) and were presented with reference to organisational units managing dwelling stocks.

**The subjective scope** of the dwelling stocks survey includes legal persons, organisational units with a legal personality and natural persons whose basic activities involve managing or administering dwelling stocks in buildings owned by:

- ◆ companies,
- ◆ local government units,
- ◆ housing cooperatives,
- ◆ public building societies,
- ◆ State Treasury,
- ◆ other entities

and a 30% sample of condominiums.

**The objective scope** of the dwelling stocks survey includes, among others, information on tangible effects of repairs (i.e. repairs of the existing installations / construction elements and providing fittings for new installations to raise the standard of a dwelling), the number of dwellings sold or returned to former owners, arrears in dwelling charges and in repayments of housing credits in the dwelling stocks of cooperatives, evictions from residential premises, the number of social dwellings (this refers only to the gmina stocks) and housing allowances paid by gminas, and also land designated for residential construction.

### **Sampling and algorithm for the generalisation of results in condominium survey M-01 for 2015**

The sample was designed according to a stratified sampling scheme, with strata being powiats divided into urban and rural parts (powiats also constituted subpopulations for which the results were generalised). The sampling frame consisted of 158 742 units selected according to the applicable assumptions from the Statistical Units Database. A sample accounting for approx. 32% of the sampling frame was aimed at. Sample allocation was carried out to enable generalisations at the powiat level, using the algorithm of the so-called fixed-precision sample allocation based on the study by B. Lednicki and J. Wesołowski (*Lokalizacja próby pomiędzy podpopulacje* [Sample allocation between subpopulations], *Wiadomości Statystyczne* No. 9, 1994). The algorithm makes it possible to obtain an equal level of precision for generalisations of the global value of a given characteristic in population subsets defined for the purposes of the survey. The algorithm was based on data from the previous survey round, which enabled the estimation of the variation coefficient for the characteristic “the number of dwellings” in the strata (powiats broken down by urban and rural).

On the basis of the allocation, sampling was performed in the strata (powiats broken down by urban and rural) in line with the random sampling scheme without replacement, as a result of which a sample of 50 731 was obtained.

In order to generalise the results, it was necessary to adjust input weights arising from the applied sampling scheme. The adjustment should take into consideration non-response and information on reasons for failure to acquire information from some of the surveyed units.

Out of a total of 50 731 sampled units, 43 369 units submitted their reports.

Sampling weights are established in each strata, calculated in the survey as the ratio of the frame quantity to the sample quantity, i.e.  $N_h / n_h$ .

The final weight is equal to the sampling weight adjusted in each strata with the relevant multiplier, considering information on sample calculation (RA symbol) in a given strata. The adjustment multipliers in powiats were established on the basis of the following formula

$$wk = \frac{n_{1h} + n_{2h} + n_{3h} \frac{n_{1h} + n_{2h}}{n_h - n_{3h}}}{n_{1h}}$$

where:

$n_h$  - quantity of the sample drawn in a given stratum,

$n_{1h}$  - quantity of the sample examined in the stratum (RA = 01),

$n_{2h}$  - number of units refusing to complete the questionnaire (RA = 08),

$n_{3h}$  - number of units in the stratum with which no contact was made (RA = 09).

The adjustment multiplier corresponds to the estimation of the ratio of the number of units designated to be surveyed to the number of the actually surveyed units in a given strata, given that the group of the units, belonging to the population in focus, covers all instances of refusal and, proportionally, certain part of instances of failure to make contact.

The final weight is equal to the sample weight multiplied by the relevant adjustment multiplier, namely:

$$\text{WEIGHT} = \frac{N_h}{n_h} * wk$$

The generalisation of global values of a given feature in a given class (i.e. in accordance with the resultant cell definition in the table) consists in multiplying the FEATURE value of the feature by the WEIGHT multiplier corresponding thereto (attributed to each data record) and aggregating this value, following all the records of a given class. If the determination of an average value of a given feature in a given class was deemed necessary, the weighted sum was finally divided by the sum of values of the weights used. Whenever the resultant tables required the calculation of the product parameters, such calculation consisted of establishing the relevant weighted sums of both the numerator and the denominator, and then dividing both values.

The dwelling stocks survey in form M-01 in 2015 covered 61 701 units, of which 50 731 units account for approx. a 30% sample of units selected from the population of condominiums. Among all units included in the survey, the statistical obligation was fulfilled by 54,303 units, of which 43,369 were condominiums. 4 247 units refused to submit the report, and it was impossible to make contact with 3 031 units. The total response rate was 88.2%. In the case of condominiums, the rate was lower and amounted to 85.5%, and for the remaining entities it reached 99.7%.

In spatial terms, the highest total response rate was observed in the following voivodships: Lubelskie (98%), Podkarpackie (94.2%), Podlaskie (approx. 92%) and Lubuskie (91.7%), with the lowest rate in voivodships: Wielkopolskie (81.5%), Dolnośląskie (83.2%) and Opolskie (85.8%).

Due to the fact that among units which fulfilled their reporting obligation approx. 1.3 thous. did not have a dwelling stocks, the data presented in this publication refers to approx. 53 thous. units with a dwelling stocks. After generalising the data submitted by condominiums, the total number of surveyed dwellings (as of 31 XII 2015) was 6 043 thous.

## **Main definitions**

### **Dwelling Stocks**

By the term *dwelling stocks* we understand both inhabited and uninhabited dwellings located in residential and non-residential buildings.

Collective accommodation facilities (i.e. workers' hostels, dormitories, boarding houses, or social welfare houses), except for dwellings located therein, provisional facilities and movable objects (i.e. portable huts, railway cars, barges and ships), are not included in the dwelling stock.

### **Dwellings**

Dwelling is a premise consisting of one or more rooms including auxiliary rooms, built or rebuilt for living in it, separated constructionally (with fixed walls) within a building, with independent entrance from the staircase, common hall, entrance hall or directly from the street, courtyard or garden.

Under auxiliary rooms one shall understand: a hallway, a hall, a bathroom, a toilet, a dressing room, a pantry, a storeroom and other rooms located within the premises of a dwelling, serving the occupants to fulfill their housing and economic needs.

### **Dwellings inhabited permanently**

*Dwellings inhabited permanently* are dwellings in which one or more persons stay and at least one of these persons is recognized as actually occupying this dwelling.

### **Dwellings inhabited temporarily**

*Dwellings inhabited temporarily* are dwellings in which one or more persons stay but none of them is recognized as actually occupying this dwelling

### **The uninhabited dwellings**

The *uninhabited dwelling* is the dwelling in which nobody stays temporarily or lives permanently. These dwellings are unoccupied for various reasons and that is why they are classified as follows:

- allotted for permanent living, i.e. dwellings:
  - for sale or to be let, being functional places, uninhabited because of judicial proceedings, because of completing administrative and legal formalities, as well as being housing reserve of gminas,
  - new, to be inhabited, located in newly built buildings and buildings being currently extended,

— being renovated or waiting for renovation,  
— rented to diplomatic posts of foreign countries,

- the so-called second dwellings, which are used by their owners (occupants) for temporary or seasonal stay;
- used only for running a business (only dwellings that have not been permanently adapted to such a business).

### **Type of the entity that is the owner (co-owner) of a building**

In this publication, dwellings have been classified according to the following forms of ownership:

- *gminas (municipal dwellings)* – dwellings owned by gminas or powiats (local self-government communities), owned by gminas but located in buildings constituting a shared real property e.j. dwellings which serve meeting the needs of all inhabitants of A gmina, as well as dwellings handed over to gminas, but remaining at the disposal of public use units, such as: health care institutions, social welfare centres, educational system entities, culture institutions, serving mainly the housing needs to employees of these entities;
- *housing cooperatives* – privately-owned dwellings (occupied by virtue of the housing cooperative ownership dwelling entitlement) or tenancy dwellings (occupied by virtue of tenancy), located in buildings constituting the property or the joint property of housing cooperatives, excluding dwellings for which, on the grounds of the Act of December 15, 2000 (Dz. U. 2003, No 119, item 1116) a separate ownership title was established, for the benefit of one or more natural persons;
- *State Treasury* – dwellings staying as part of resources of Agricultural Property Agency (earlier Agricultural Property Agency of the State Treasury), the Military Housing Agency, under management of entities subordinate to: National Defence Minister, Minister of Interior and Administration, Minister of Justice, under management of state authorities, of state administration, of state control, etc.;
- *companies* – dwellings which are the property of public enterprises, including State Forests and state organizational entities e.g. public scientific and research institutes, public higher education institutes (excluding catholic universities) art institutes, Agriculture Circle Companies: municipal enterprises, excluding housing enterprises-; private enterprises and other private organizational entities;

- *public building societies (TBS)* - dwellings in buildings being the property of legal entities having in their names "public building society" or the Polish abbreviation "TBS", irrespective of participation in costs of constructing the building by another entity (a gmina, a housing cooperative, a company) in return for receiving the dwellings (on rental terms) for third parties indicated by such an entity;
- *natural persons covered by condominiums* – the term of condominium refers to a multi-dwelling building (or several buildings), in which part of or all units represent separate ownerships of natural persons, confirmed by a relevant entry in the land and mortgage register. A given housing community comprises all owners of the premises (both residential and commercial);
- *other entities* – dwellings constituting the property of institutions which erect buildings for profit – designated for sale (but not sold to any natural persons yet), or for rental; dwellings owned by associations, foundations, political parties, trade unions, professional and economic self-governments; the Roman-Catholic Church and other churches and religious associations, catholic universities and church institutes, etc.

## **Room**

The room is defined as a space in a dwelling separated from other rooms with fixed walls from the floor to the ceiling with direct sun lighting with area not smaller than 4 square metres.

Both living room and the kitchen are regarded a room if they meet the above mentioned criteria. The entrance hall, the hall, the bathroom, the toilet, the pantry, the encased veranda or porch, the dressing room, the alcove, the storeroom, etc. are not regarded a room, regardless of their area and art of lighting.

## **Useful floor area of dwellings**

The useful floor area of a dwelling should be understood as the total area of all rooms within the dwelling, especially the area of living room, kitchen (with or without a window), pantry, entrance hall, alcove, bathroom, toilets, encased veranda or porch, dressing room and other rooms, fulfilling the housing and economic needs of the residents, regardless of their purpose and way of usage.

The area of the hallway is not usually calculated as useful floor area unless:

- it connects the residential part of the building to its storage or economic part,
- there is more than one dwelling in the building and the hallway is used by all residents as a common accessible hall.

The area of balconies, terraces, recessed balconies, mezzanines, wardrobes, cabinets, cubby holes, laundries, drying rooms, rooms for storing prams, attics, cellars and coal-holes, as well as the area of garages, water pump rooms and boiler rooms is not recognized as dwelling's useful floor area.

## **Social premises**

Social premises is a place **suitable for settlement owing to equipment and technical condition**, which surface of rooms per household member - i.e. one person in the case of residence of at least two people - cannot be smaller **than 5 m<sup>2</sup>**, and in the case of one-person household - **10 m<sup>2</sup>**, **with a** possible lower standard of the dwelling. This means a possibility of restrict access to some rooms or devices, e.g. by means of locating one common bathroom or toilet in the corridor - for several separated premises under a given real estate, as well as gas or the lack of central heating. It shall be entitled to people who obtained the right to social premises on the basis of **eviction sentence** or when they experience **financial difficulties** due to which their housing needs cannot be satisfied.

These are dwellings rented by a gmina on the grounds of social premises rental contract, concluded in accordance with the Act of 21 June 2001 on Protection of residents rights, gmina's dwelling stock and alteration in Civil Code (Journal of Laws of 2005 No. 31 (266), as amended).

The social premises rental contract shall be concluded for a **fixed period**. The contract's effective term is up to the gmina authorities and shall result from its granted freedom in conducting housing policy. When determining a period for which the contract shall be concluded, the orders of granting social premises - resulting from the statute - should be taken into account by the gmina. The most important goals in granting social premises is to support poor families and prevent homelessness.

The rent price for social premises cannot exceed the half of the lowest rent price binding in municipal dwelling stock. At the lease's start the deposit shall not be collected.

## **Technical and sanitary installations in dwellings**

This category refers to dwellings with at least one of the following sanitary and technical appliances: water supply system, a flushable toilet, a bathroom, central heating or gas from gas supply system.

Dwellings are considered to be equipped with:

- ◆ water supply system – if there is a tap with running water within the premises. ‘supply of piped water’ is understood as a system (including the recipient installations in the dwelling), which supplies water from the water supply system (by means of active connections) from the street pipeline to local systems (own water intake);

- ◆ a flushable toilet – if there is a sanitary system within their premises, connected to the water supply system, and channelling waste water to the sewage system, or to the local appliances (septic tanks);
- ◆ a bathroom (bathing device, shower with water outflow) – this should be understood as a room, with a bathtub or a shower (or both of them), as well as a system channelling waste water to the sewage system, or to the local appliances (septic tanks);
- ◆ gas supply from the gas supply system - if there is a system within the premises which (along with recipient installations in the dwelling) supplies gas to active connections;
- ◆ central heating – if there is a system within the premises which supplies heat from a central heating source, i.e. heat and power stations, thermal power station, local boiler house within the premises of the housing estate, central heating furnace installed in own boiler house or in any other room. Electric floor heating is also regarded as central heating.

## **Residential buildings' renovations**

Information about dwellings' renovations in residential buildings was established for stock constituting the property of housing cooperatives, gminas, companies and natural persons in housing condominiums' buildings and other entities. The data relates to renovations performed in the reference year.

Material effects of performed works were illustrated by:

- the number of dwellings in buildings, in which general overhauls or repair works not being complete overhauls were performed; the number of dwellings involves every dwelling in buildings covered by repairs and indirectly specifies the size of those buildings,
- the number of dwellings in which sanitary and technical installations were fitted (water supply system, sewage systems, central heating, hot water, gas from gas supply system and master antenna television) and which specified buildings and dwellings located in those buildings did not have earlier.

The general overhaul of the building shall be understood as repair works to restore building's or dwelling's primary - or almost the primary - technical and usable value. Buildings undergoing general overhaul mean those in which at least 60% of basic construction and installation elements were repaired or exchanged. A major repair is defined as a thorough refurbishment including at least 50% of physical condition of a particular element or installation.

Repair works - thorough renovation consisting in conducting and finishing in a building (or a dwelling) renovation (or replacement) of construction elements or installations. Basic construction elements include: load-bearing walls, structures and roof covering, external and internal plasters, ceilings, building woodwork, floor and heating furnaces.

### **Arrears in dwelling and housing loan payments.**

Information about arrears in dwelling fees include data regarding the number of dwellings owned by reporting units which major tenants are in arrears with current dwelling payments, apart from tenants being in arrears for 3 months and longer and data of total amount arrears under unsettled fees, established according to the condition of 31 December 2013.

Information about arrears in housing loan repayment applies only to members of housing cooperatives who - in accordance with the concluded contracts - should pay credit instalment (along with interest) to the bank account of housing cooperative.

### **Eviction actions towards the tenants of residential premises**

Eviction actions are activities related to compulsory removal of a person/persons from the occupied dwelling of real estate under decision of administrative authorities or court sentence.

Information about the eviction activities towards the users of housing premises reported in this publication relates to users of cooperative, municipal, companies, natural persons premises in buildings belonging to condominiums and other entities. This information includes:

- ◆ the number of proceedings taking place in court concerning evictions from residential premises established according to the condition of 31 December 2013.
- ◆ the number of eviction proceedings finished by court with sentence of eviction in 2013.
- ◆ the number of eviction from residential premises performed in 2013.

Among general information about eviction activities those concerning lack of payments for occupied residential premises were separated.

### **Housing allowances**

Housing allowance is a common and periodical financial benefit resulting from regulations of the Act of 21 June 2001 on residential benefits (Journal of Laws No 71, item 734, as amended),

intended to provide financial support for expenses related to occupation of residential premises or one-family houses.

Characteristics: it is an obligatory provision granted upon the request of entitled person meaning that people meeting statutory conditions have the right to demand its payment and it is common (it will be granted regardless of the legal title to the premises that appertains the entitled person apart from exceptions stipulated in the Act), as well as periodical - because it is granted for a defined period with a possibility to be granted again in the case of further meeting the statutory conditions.

The criteria entitling to be granted housing allowance are:

- legal title to the premises – allowance may be granted to residential premises tenants and subtenants living in residential dwellings to which they have cooperative right to residential premises, in residential dwellings in buildings constituting their ownership and to the owners of housing premises and other persons having a legal title to occupy residential premises (e.g.. contract for use) and bearing expenses for their maintenance, as well as persons inhabiting housing premises without a legal title, waiting for alternative or social premises;
- the amount of family income;
- dwelling's size – dwelling's useful floor area. The Act uses the expression of "a normative surface" - the allowance is granted for a strictly defined number of the dwelling's meters.

When calculating the amount of allowance expenses (borne by a household) related to rent ate taken into account, as well as the exploitation costs of thermal power, water and commissioning of liquid waste. Housing allowance constitutes a difference between housing expenses on normative useful floor area of the inhabited dwelling and the part of expenses borne by a person granted the allowance.

From 2004 payment of housing allowances is – according to Article 10(1) of the Act of 21 June 2001 on residential benefits (Journal of Laws No 71, item 734 as amended) – own task of the gmina.

Pursuant to the Act of 13 November 2003 (Journal of Laws No 203, item 1966, Article 6) with income of local government units, housing allowance height must not exceed 70% of actual expenses incurred for the housing premises. The commune council, by means of a resolution, may increase or reduce, no more than by 20 percentage points, the height of percentage rates. This means that the maximum height of paid allowance may amount from 50% to 90% residential expenses.

The information presented in the publication applies only to housing allowances physically paid in 2013, regardless of the date of the granted performance allowance decision.

# RESULTS OF SURVEYS – SYNTHESIS

## PART A

### Dwelling stocks in 2015

As of 31 December 2015, Poland's dwelling stocks amounted to **14.1 mln dwellings** with a total **useful floor area of 1 039.1 mln m<sup>2</sup>**, in which there were **54.0 mln rooms**. The most dwellings were within the stocks of natural persons outside condominiums – approx. 8.1 mln (57.4%), and over 2.7 mln (19.3%) covered by condominiums. The total area of dwellings belonging to natural persons is over 880 mln m<sup>2</sup> constituted nearly 85% of the total dwelling area in the country. The stocks of housing cooperatives amounted to nearly 2.2 mln dwellings with a total useful floor area of 108.1 mln m<sup>2</sup>. There were approx. 30.0 thous. dwellings within the State Treasury stocks, with useful floor area of 1.5 mln m<sup>2</sup>.

**Tabl. 1 Dwelling stocks (inhabited and uninhabited)<sup>1</sup> by type of ownership in 2015 - as of 31 XII**

Specification	Dwellings	Useful floor area in m <sup>2</sup>
<b>TOTAL:</b>	14 119 452	<b>1 039 071 275</b>
Ownership of:		
Housing cooperatives	2 185 387	108 088 158
Gminas (municipal)	886 667	39 235 619
Companies	86 837	4 953 393
State Treasury	29 908	1 502 721
Public building societies	96 850	4 771 700
Natural persons <sup>2</sup> :		
In condominiums	2 727 779	143 297 399
Apart from condominiums	8 106 024	737 222 285

In urban areas there were 9.5 mln dwellings with an area of 612.4 mln m<sup>2</sup> and 34.0 mln rooms. The number of dwellings in rural areas was 4.6 mln, with an area of 426.7 mln m<sup>2</sup> and 20.0 mln rooms. In 2015, in comparison with the previous year, there were 136.4 thous. dwellings more (an increase of

<sup>1</sup> Data for „Total” and „A part from condominiums” are compiled on the basis of the balance of dwelling stocks, other information – on the basis of periodic survey conducted every two years.

<sup>2</sup> Including other entities, see general notes on page 12

1.0%), with a total useful floor area of 13,339.0 thous. m<sup>2</sup> (a rise of 1.3%) and 554.9 thous. rooms (an increase of 1.0%). In urban areas the number of dwellings increased by 91.6 thous. (a growth of 1.0%), while in rural areas there were 44.8 thous. more dwellings (the percentage growth corresponding to that of urban areas).

The increase in the number of dwellings resulted from, among others, investments in construction, rebuilding and expansion of existing buildings and changing the designation of non-residential areas.

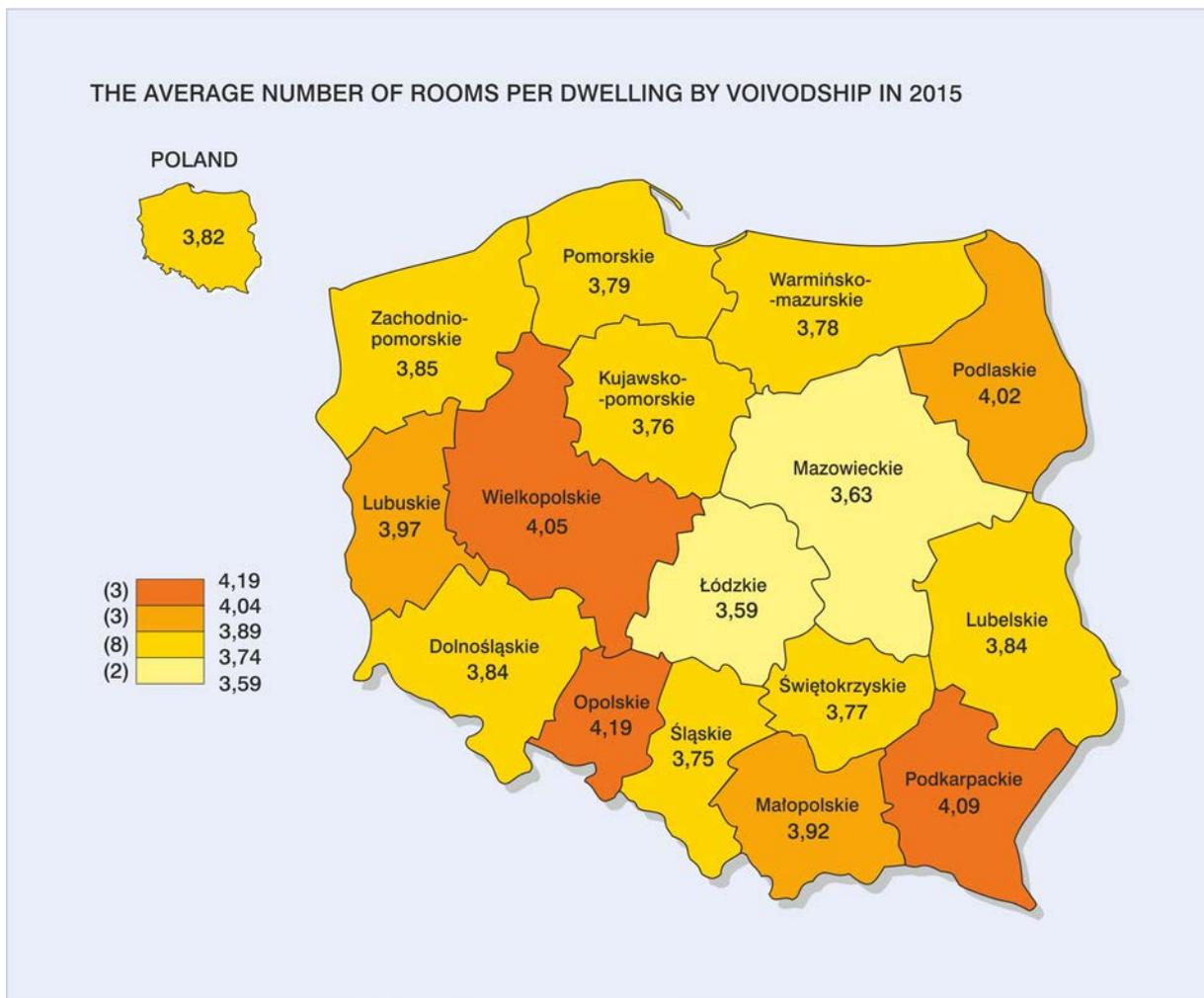
From the total housing stocks over 67% of residential premises were located in urban areas. In five largest cities, i.e. Warsaw, Kraków, Łódź, Wrocław and Poznań (where approx. 16.6% of the urban population live) there were 20.3% of dwellings belonging to urban dwelling stocks in total.

The highest increase in the number of dwellings in comparison to 2014 was recorded in the Mazowieckie Voivodship (of 1.2%, which accounts for approx. 19.8% of the dwelling stocks increase for Poland in total). The lowest increase in the number of dwellings was recorded in the following voivodships: Opolskie, Świętokrzyskie and Lubuskie.

In 2015 housing arrangements in Poland improved slightly in comparison to the previous years, which is reflected in the values of indicators of the average number of rooms in a dwelling, the number of persons per dwelling and room and the useful floor area of a dwelling.

The average number of rooms per 1 dwelling was 3.82, of which in urban areas 3.57 and in rural areas – 4.34. The lowest values of the indicator were recorded in central voivodships: Mazowieckie 3.63 and Łódzkie 3.59, and the lowest in the following voivodships: Wielkopolskie 4.05, Podkarpackie 4.09 and Opolskie 4.19.

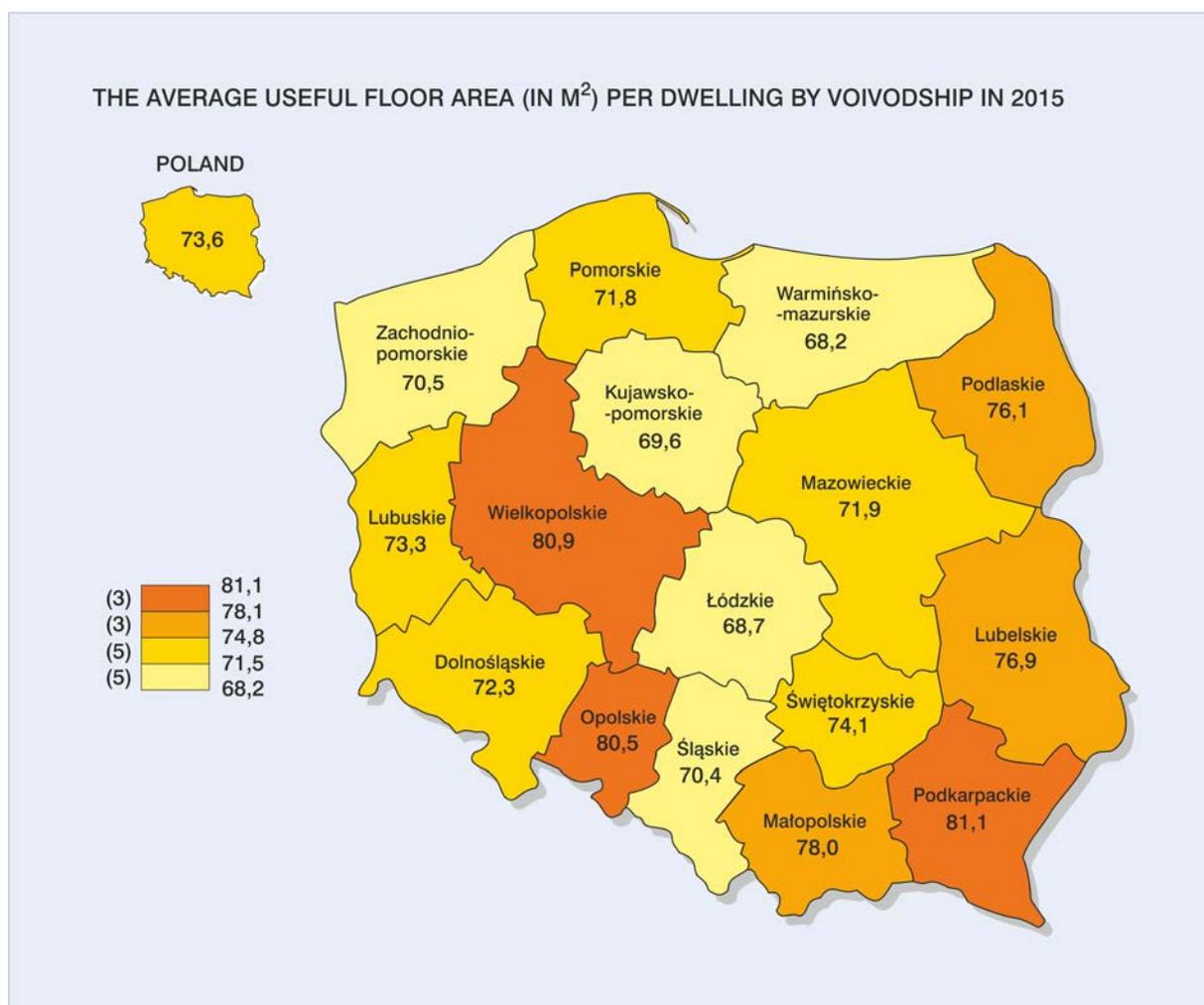
In urban areas dwellings with the highest average number of rooms were recorded in the Podkarpackie Voivodship – 3.84 and Podlaskie Voivodship, and the lowest in Łódzkie (3.35) and Mazowieckie (3.41). The largest number of rooms in dwellings was observed in the Opolskie and Śląskie Voivodship (4.87 and 4.69), and the lowest in the Lubelskie and Świętokrzyskie Voivodship (3.96 and 4.01).



As of 31 December 2015, the average size of a dwelling in Poland in December 2015 was 73.6 m<sup>2</sup> and increased by 0.2 m<sup>2</sup> in comparison with the previous year. Dwellings in rural areas were on average by 28.3 m<sup>2</sup> larger than in urban areas (the indicator for rural areas amounts to 92.7 m<sup>2</sup>, and for urban areas – 64.4 m<sup>2</sup>).

The highest differences in the size of dwellings between urban and rural areas were observed in the Śląskie Voivodship (nearly 35 m<sup>2</sup>), and Opolskie (approx. 33 m<sup>2</sup>), and the lowest – in the Warmińsko-Mazurskie Voivodship – approx. 20 m<sup>2</sup>.

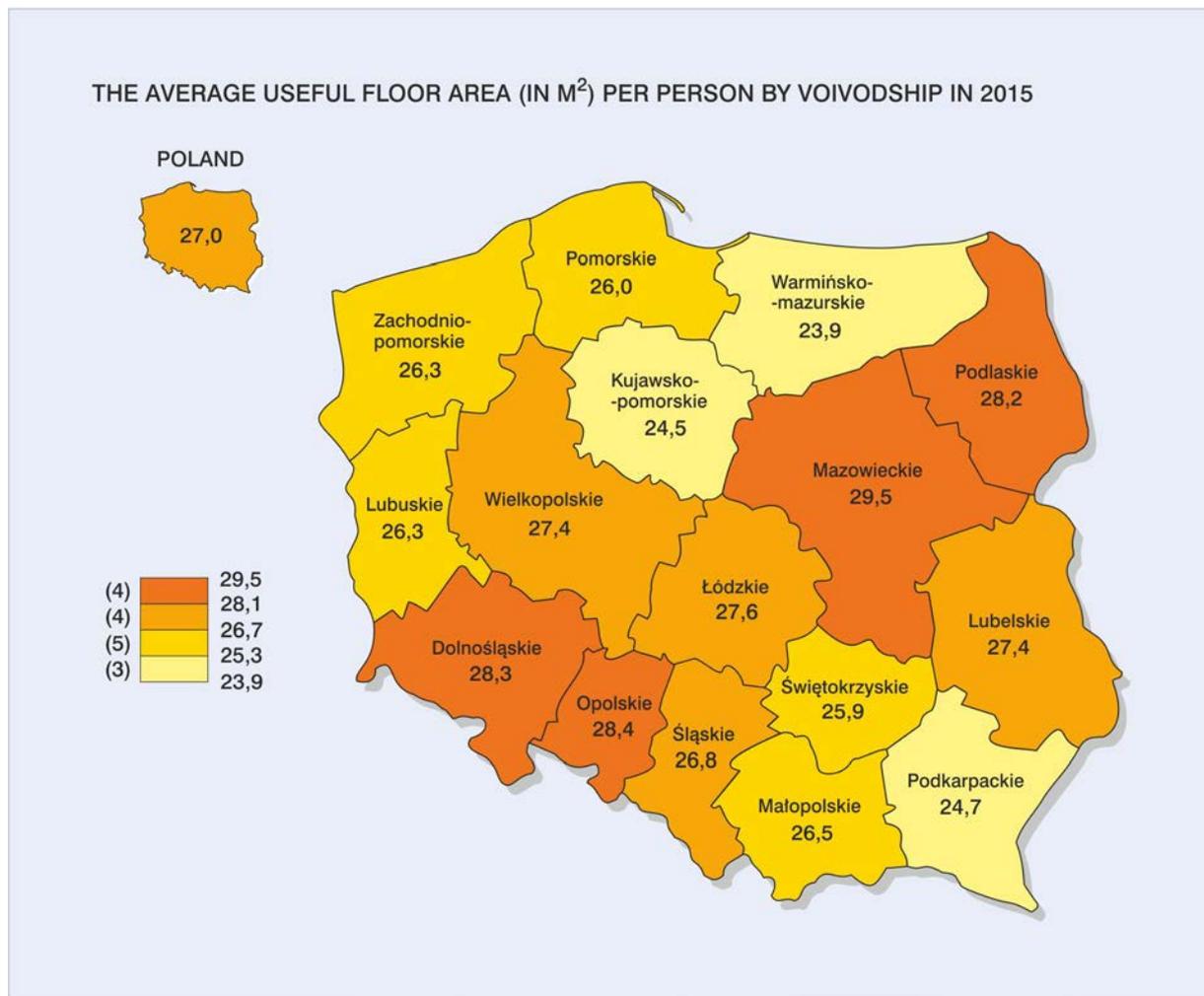
The largest dwellings were recorded in voivodships: Podkarpackie (81.1 m<sup>2</sup>), Wielkopolskie (80.9 m<sup>2</sup>) and Opolskie (80.5 m<sup>2</sup>), and the lowest in Łódzkie (68.7 m<sup>2</sup>), Warmińsko-Mazurskie (68.2 m<sup>2</sup>) and Kujawsko-Pomorskie (69.6 m<sup>2</sup>).



In 2015 the average useful floor area per 1 person increased in comparison with the previous year by 0.3 m<sup>2</sup> and amounted to 27.0 m<sup>2</sup> (in urban areas it grew from 26.1 m<sup>2</sup> to 26.4 m<sup>2</sup>, and in rural areas from 27.6 m<sup>2</sup> to 27.9 m<sup>2</sup>). In regional terms, the indicator ranged from 23.9 m<sup>2</sup> in the Warmińsko-Mazurskie Voivodship to 29.5 m<sup>2</sup> in the Mazowieckie Voivodship.

Among urban dwellings the largest average useful floor area per 1 person was recorded in the following voivodships: Mazowieckie (29.1 m<sup>2</sup>), Dolnośląskie (27.7 m<sup>2</sup>) and Wielkopolskie (27.3 m<sup>2</sup>), and the lowest in the Warmińsko-Mazurskie (23.5 m<sup>2</sup>) and Kujawsko-Pomorskie Voivodship (23.9 m<sup>2</sup>).

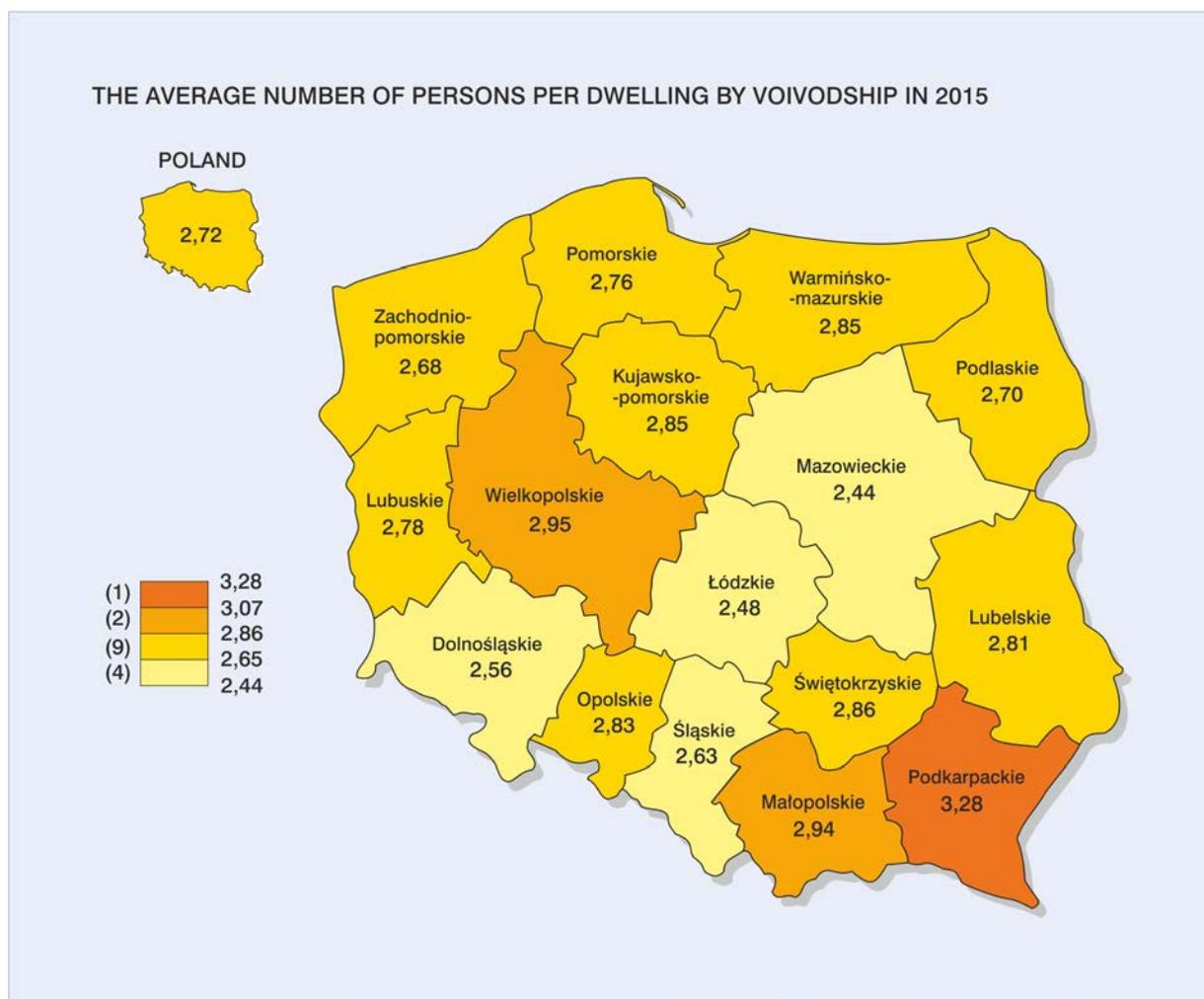
The largest average useful floor area (in m<sup>2</sup>) per 1 person in rural areas was observed in the Podlaskie (32.0 m<sup>2</sup>) and Opolskie Voivodship (30.8 m<sup>2</sup>), and the lowest – 24.6 m<sup>2</sup> per 1 person in the Warmińsko-Mazurskie Voivodship.



The disproportions between urban and rural areas also concerned the degree of dwelling occupancy. Rural dwellings were more densely populated than urban dwellings. In urban areas there were on average 2.43 per one dwelling, and in rural areas – 3.32, with Poland's average being 2.72.

The highest number of persons per 1 dwelling were in the following voivodships: Podkarpackie (3.28), Wielkopolskie (2.95) and Małopolskie (2.94), and the lowest – in central voivodships: Łódzkie (2.48) and Mazowieckie (2.44 persons per 1 dwelling).

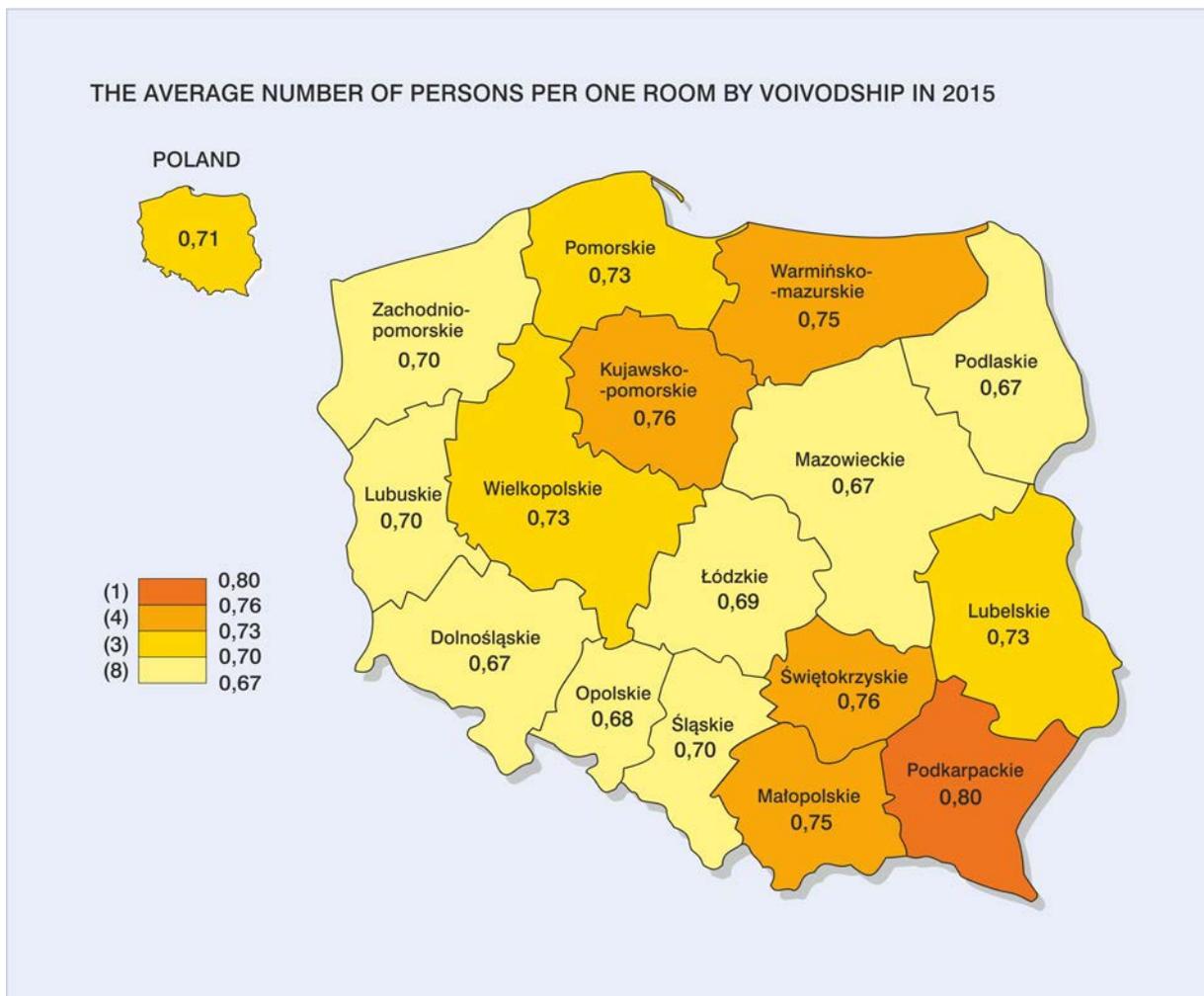
In urban areas the most densely populated dwellings were found in the Podkarpackie Voivodship (2.82) and the least – in Mazowieckie (2.19) and Łódzkie (2.25) persons in 1 dwelling. In rural areas the indicator ranged from 2.90 in the Podlaskie Voivodship and 3.03 in the Łódzkie Voivodship to 3.66 in the Małopolskie and 3.70 in the Podkarpackie Voivodship.



Another indicator of density standard is the average number of persons per 1 room. The indicator for Poland amounted to 0.71 person per 1 room; in rural areas it was higher (0.77) and in urban areas – 0.68 person per room.

The lowest values were observed in the following voivodships: Dolnośląskie, Mazowieckie and Podlaskie (0.67) and Opolskie (0.68), while the highest in Świętokrzyskie and Kujawsko-Pomorskie (0.76 in each case) and Podkarpackie (0.80).

The highest number of persons per 1 room both in urban and rural areas was recorded in the Podkarpackie Voivodship – respectively 0.73 and 0.86. The lowest number of persons per 1 room was recorded in urban areas of the Mazowieckie Voivodship (on average 0.64) and in rural areas of the Opolskie and Podlaskie Voivodship (0.67 each).



## Dwellings equipped with basic installations in 2015

The description of dwelling stocks also includes the degree to which dwellings are fitted with basic sanitary and technical installations. The growing percentage of dwellings fitted with sanitary and technical installations indicates an improvement of the housing conditions of the population.

96.7% of dwellings were fitted with a water supply system, 93.6% had a toilet and 91.2% – a bathroom. Gas installations were present in every second dwelling. There were still disproportions between urban and rural areas in terms of basic installations fitted in dwellings. In urban areas 99.0% of dwellings were fitted with a water supply system, 97.2% had a toilet and 95.4% – a bathroom. In rural areas 92.0% of dwellings were fitted with a water supply system, 86.1% had a toilet and 82.4% – a bathroom.

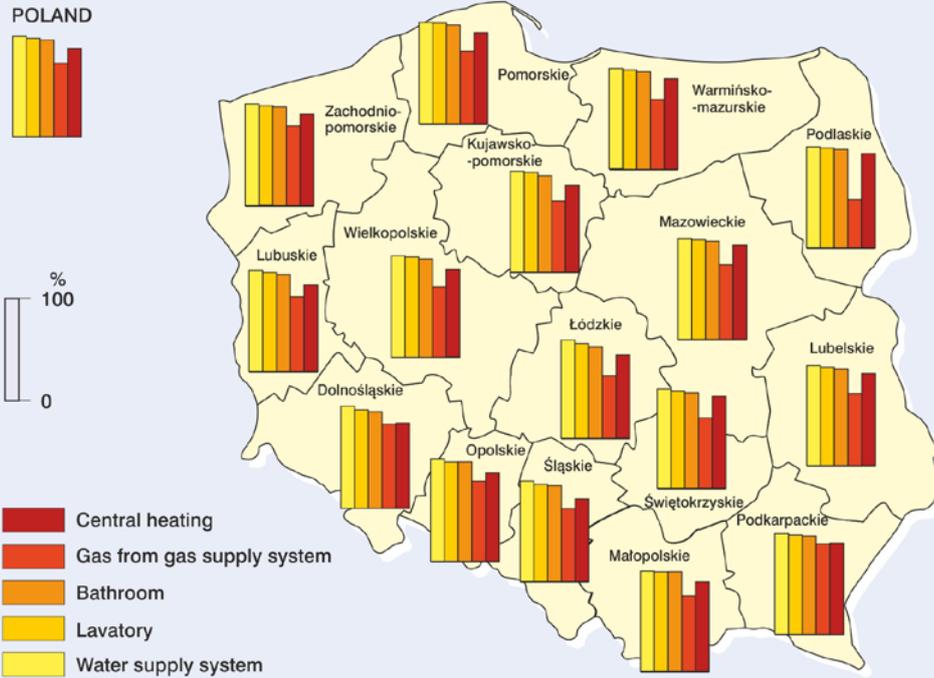
In comparison to 2014, the highest increase of 1.3% was observed in the presence of central heating in dwellings. In dwellings in rural areas the increase amounted to 1.5%, and in urban areas – to 1.2%.

The number of dwellings fitted with gas from gas supply system increased in comparison with 2014 by 0.8%. A higher percentage growth was observed in rural areas (of 1.4%) than in urban areas (of 0.7%).

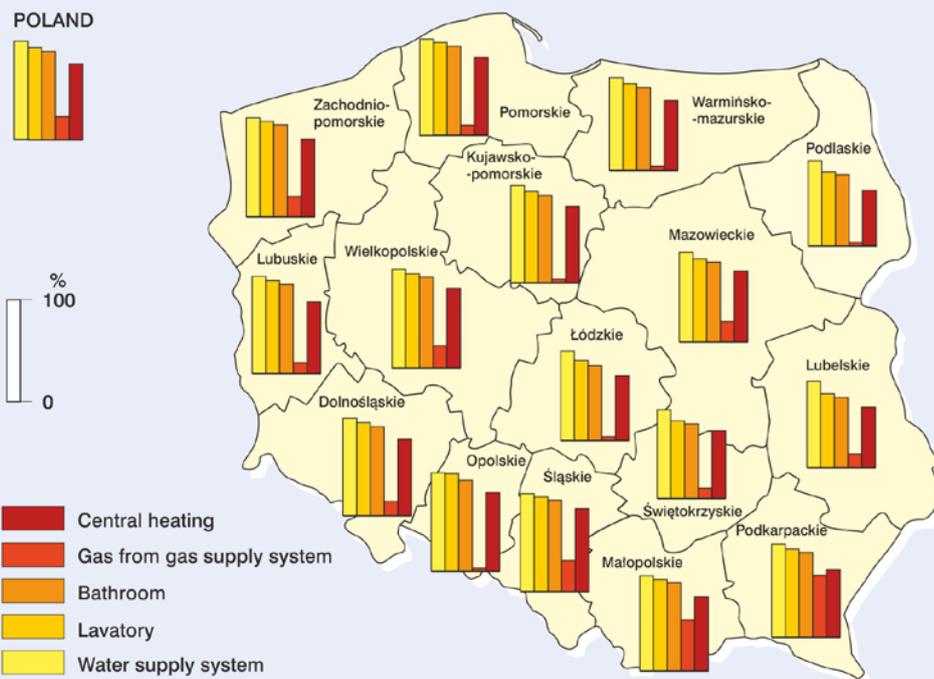
**Tabl. 2 Dwellings equipped with basic installations - as of 31.12.2015 r.**

Specification	Dwellings In total	including dwellings equipped with:				
		water supply system	toilet	bathroom	gas from gas supply system	central heating
<b>Poland</b> number of dwellings in thousand	14 119,5	13 660,3	13 210,2	12 873,7	7 858,2	11 556,7
% of total dwellings	100,0	96,7	93,6	91,2	55,7	81,8
<b>Urban areas:</b> number of dwellings in thousand	9 515,9	9 424,0	9 247,5	9 079,8	6 878,7	8 290,9
% of total dwellings	100,0	99,0	97,2	95,4	72,3	87,1
<b>Rural areas:</b> number of dwellings in thousand	4 603,6	4 236,3	3 962,6	3 793,9	979,5	3 265,9
% of total dwellings	100,0	92,0	86,1	82,4	21,3	70,9

STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN URBAN AREAS IN 2015



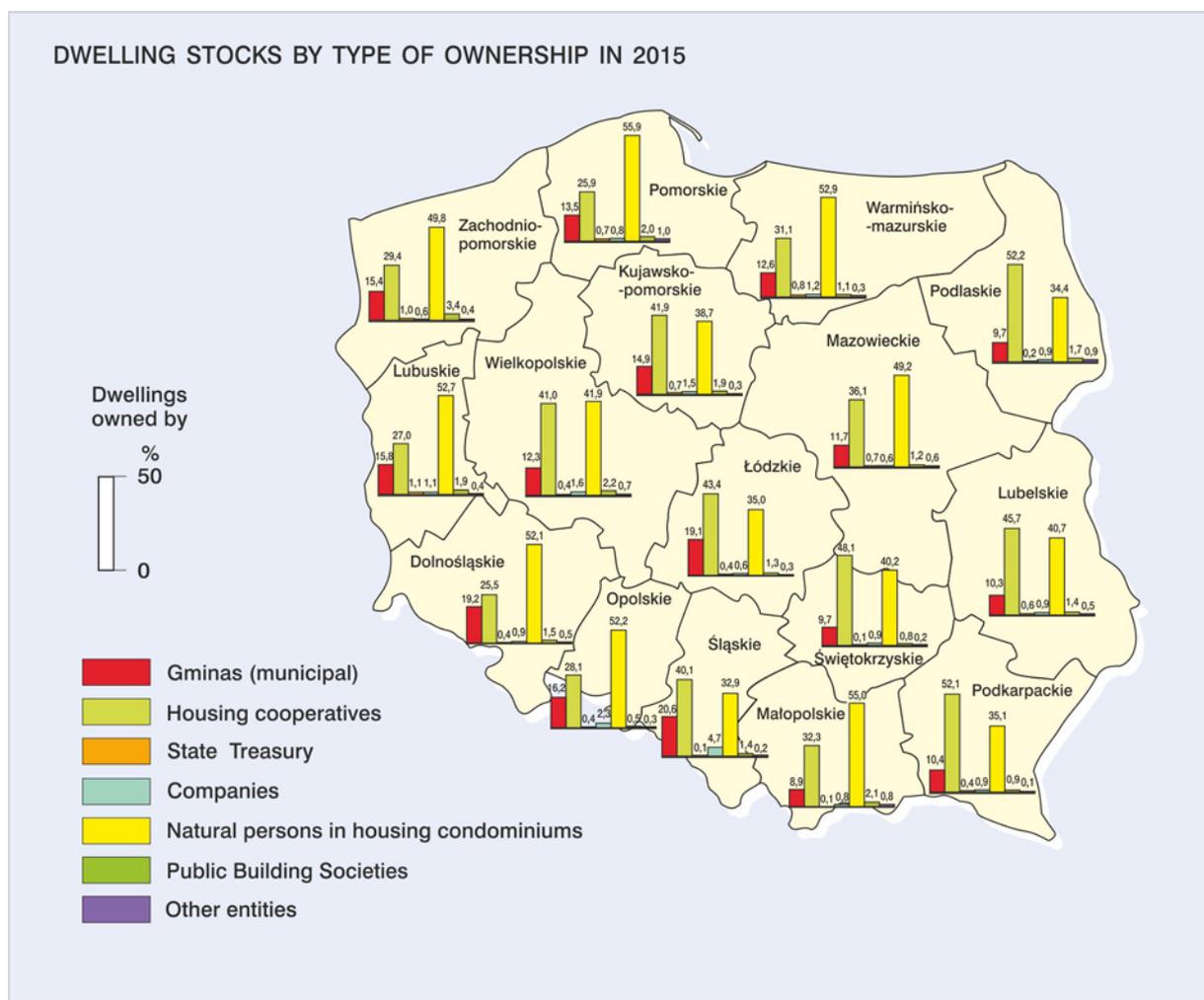
STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN RURAL AREAS IN 2015



## PART B<sup>3</sup>

### Dwelling stocks ownership forms in buildings under management/administration

Among dwellings located in buildings under management/administration, 45.1% of them are dwellings owned by natural persons in buildings being part of condominiums, 36.2% – dwellings owned by housing cooperatives, 14.7% – municipal dwellings, 1.6% – TBSs, 1.4% – company dwellings, 0.5% – dwellings owned by the State Treasury and 0.5% – by other entities.



<sup>3</sup> The tabular part of this publication presents data on basic ownership forms, i.e. dwellings owned by gminas (municipal dwellings), by housing cooperatives, the State Treasury, companies, social housing associations (TBS), other entities, and dwellings owned by natural persons in buildings being part of condominiums.

The direction of changes in the dwelling stocks observed for many years towards increased ownership by natural persons results, among others, from the processes of dwelling sale to natural persons, returning dwellings to their former owners or inheritors, and also changes in the designation of dwellings for services and combining small dwellings into larger ones. A high percentage of dwellings continues to be owned by housing cooperatives (dwellings occupied on the basis of the cooperative ownership right to residential premises and occupied on the basis of a contract of tenancy).

The highest percentage of cooperative dwellings was recorded in the following voivodships: Podlaskie (52.2%), Podkarpackie (52.1%), Świętokrzyskie (48.1%) and Lubelskie Voivodship (45.7%), and that of gmina dwellings – in the Śląskie (20.6%), Dolnośląskie (19.2%) and Łódzkie Voivodship (19.1%). In turn, the lowest percentage of cooperative dwellings was recorded in the following voivodships: Dolnośląskie (25.5%), Pomorskie (25.9%) and Lubuskie Voivodship (27.0%), and of gmina dwellings – in Małopolskie (8.9%), Podlaskie and Świętokrzyskie Voivodship (9.7% each).

The most dwellings owned by natural persons in condominiums were recorded in Pomorskie (55.9%), Małopolskie (55.0%), Warmińsko-Mazurskie (52.9%) and Lubuskie Voivodship (52.7%), and the least in the Śląskie (32.9%), Podlaskie (34.4%), Łódzkie (35.0%) and Podkarpackie Voivodship (35.1%).

In 2015, 54.9% of the total number of the surveyed dwellings (3 318 thous.) were located in buildings owned solely by reporting units. The most such cases were observed in the following voivodships: Podlaskie (71.9% in comparison to the total number of surveyed dwellings in the voivodship), Małopolskie (66.5%), Wielkopolskie (64.5%), while the lowest number was recorded in the Śląskie (41.5%), Lubuskie (44.2%) and Łódzkie Voivodship (44.4%).

Among dwellings located in buildings owned by reporting units, the most, i.e. 54.1%, belonged to housing cooperatives, and 40.9% were dwellings in buildings being part of condominiums. The least such dwellings were located in buildings owned by the State Treasury (0.2%) and other entities (0.5%).

**Tabl. 3 Share of dwellings located in buildings owned solely by reporting units by voivodships**

Voivodships	Total number of dwellings in thous.	Number of dwellings in building owned in 100% by:						
		gmi- nas	housing coopera- tives	Compa- nies	State Treasury	public building societies	other entities	condo- miniums
		w %						
<b>POLSKA</b>	<b>3 317,7</b>	<b>1,6</b>	<b>54,1</b>	<b>0,9</b>	<b>0,2</b>	<b>2,0</b>	<b>0,5</b>	<b>40,9</b>
Dolnośląskie	325,9	1,3	41,7	0,6	0,1	2,2	0,5	53,7
Kujawsko-pomorskie	182,3	1,6	59,5	1,1	1,1	2,3	0,5	33,9
Lubelskie	130,1	1,7	59,7	0,8	0,2	1,7	0,3	35,6
Lubuskie	78,7	0,7	39,1	1,0	0,0	1,3	0,2	57,6
Łódzkie	200,0	1,8	71,1	0,7	0,0	2,2	0,3	23,9
Małopolskie	247,3	1,4	47,5	0,8	0,1	2,4	0,8	47,0
Mazowieckie	614,7	1,3	49,6	0,5	0,1	1,7	0,5	46,2
Opolskie	73,3	1,8	45,8	1,2	0,8	1,0	0,5	49,0
Podkarpackie	82,8	2,0	68,4	1,1	0,2	0,5	0,1	27,7
Podlaskie	114,5	5,9	63,8	0,8	0,2	2,4	0,4	26,5
Pomorskie	229,8	0,9	40,0	0,6	0,1	2,1	0,9	55,4
Śląskie	337,7	1,3	73,2	1,7	0,0	2,4	0,3	21,2
Świętokrzyskie	81,5	1,6	66,1	0,8	0,0	1,1	0,2	30,2
Warmińsko-mazurskie	156,7	1,2	49,7	0,8	0,1	1,3	0,3	46,8
Wielkopolskie	281,1	2,4	51,8	1,2	0,3	3,0	0,9	40,4
Zachodniopomorskie	181,6	0,4	53,4	0,4	0,1	1,1	0,1	44,5

### Dwelling stocks sales

In the years 2014-2015 the process of selling dwellings or returning them to their former owners (purchase of dwellings by natural persons) was continued. The process covered dwellings located in multi-dwelling buildings and dwellings in buildings sold in whole to individual natural persons. In the analysed period approx. 175 thous. dwellings were sold to natural persons.

**Tabl. 4 Number and structure of dwellings sold in 2014 and 2015 by type of transaction**

Specification	Total		of which in buildings			
			multi-dwelling buildings		residential buildings fully sold	
		w %		w %		w %
Total	174 751	100,0	162 461	100,0	12 290	100,0
Gminas	44 914	25,7	42 087	25,9	2 827	23,0
Housing cooperatives	54 070	30,9	53 995	33,2	75	0,6
State Treasury	2 374	1,4	2 273	1,4	101	0,8
Companies	11 248	6,4	9 293	5,7	1 955	15,9
Housing condominiums	0	0,0	0	0,0	0	0,0
Public building societies	0	0,0	0	0,0	0	0,0
Other entities	62 145	35,6	54 813	33,7	7 332	59,7

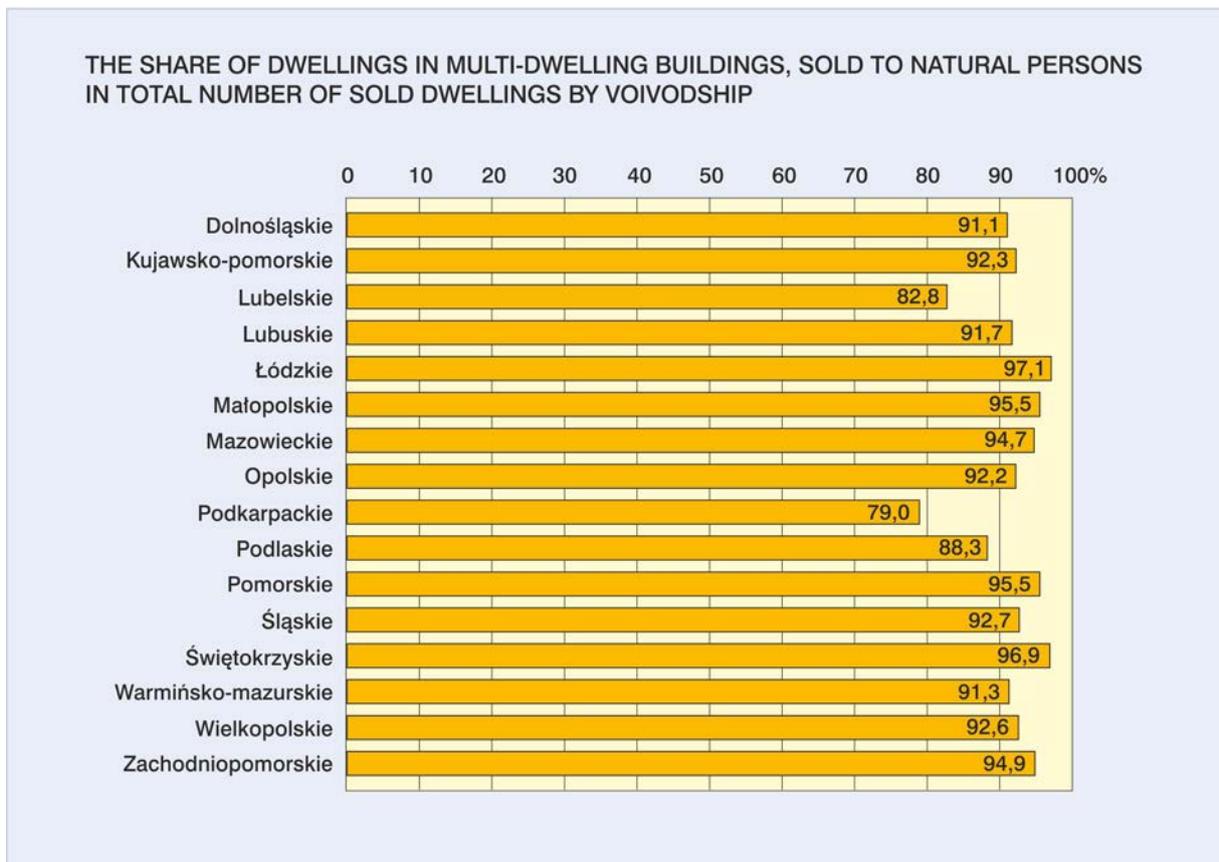
Among nearly 175 thous. dwellings sold, the most, i.e. 35.6%, were from the dwelling stocks of other entities, 30.9% – of housing cooperatives, and 25.7% – from the stocks of gminas, while dwellings sold from the stocks of the State Treasury accounted for 1.4%.

Most of the dwellings sold in the years 2014-2015 (approx. 93%) were dwellings located in multi-dwelling buildings. Among dwellings sold to natural persons by housing cooperatives, dwellings in multi-dwelling buildings constituted 99.9% of total stocks sold. In the case of the State Treasury, the corresponding share amounted to 95.7%, and for gminas – to 93.7%. Dwellings sold by other entities had the lowest share of dwellings in multi-dwelling buildings, i.e. 88.2%.

**Tabl. 5 Structure of dwellings sold to natural persons in Poland by voivodship (in %)**

Voivodship	In multi-dwelling buildings	In residential buildings fully sold
<b>POLSKA</b>	<b>100,0</b>	<b>100,0</b>
Dolnośląskie	11,2	14,6
Kujawsko-pomorskie	3,7	4,1
Lubelskie	3,5	9,7
Lubuskie	2,7	3,2
Łódzkie	8,8	3,5
Małopolskie	9,5	5,9
Mazowieckie	15,6	11,5
Opolskie	1,9	2,1
Podkarpackie	1,9	6,6
Podlaskie	2,9	5,1
Pomorskie	9,1	5,6
Śląskie	11,6	12,0
Świętokrzyskie	2,0	0,9
Warmińsko-mazurskie	3,3	4,1
Wielkopolskie	6,9	7,3
Zachodniopomorskie	5,6	4,0

Among 162.5 thous. sold dwellings located in multi-dwelling buildings, the highest share was recorded in the following voivodships: Mazowieckie (15.6%), Śląskie (11.6%) and Dolnośląskie Voivodship (11.2%), and the lowest – in Opolskie and Podkarpackie Voivodship (1.9% each). In the case of 12.4 thous. dwellings located in buildings which were sold in whole, 14.6% constituted the stocks from the Dolnośląskie Voivodship, 12% from the Śląskie Voivodship and 11.5% from the Mazowieckie Voivodship.



The highest share of dwellings sold in multi-dwelling buildings in the total number of dwellings sold to natural persons in the years 2014-2015 were recorded in the Łódzkie (97.1%), Świętokrzyskie (96.9%) and Małopolskie and Pomorskie Voivodship (95.5%). The lowest share was observed in the Podkarpackie (79.0%) and the Lubelskie Voivodship (82.8%).

## Arrears in payments for dwellings

As of 31 December 2015, out of over 6 mln dwellings in the stocks covered by the survey, in 26% dwellings tenants were in arrears in payments for dwellings. The total arrears in payments for dwellings in 2015 amounted to nearly PLN 1.9 bn.

**Tabl. 6 Arrears in payments for dwelling by type of ownership – as of 31.12.2015**

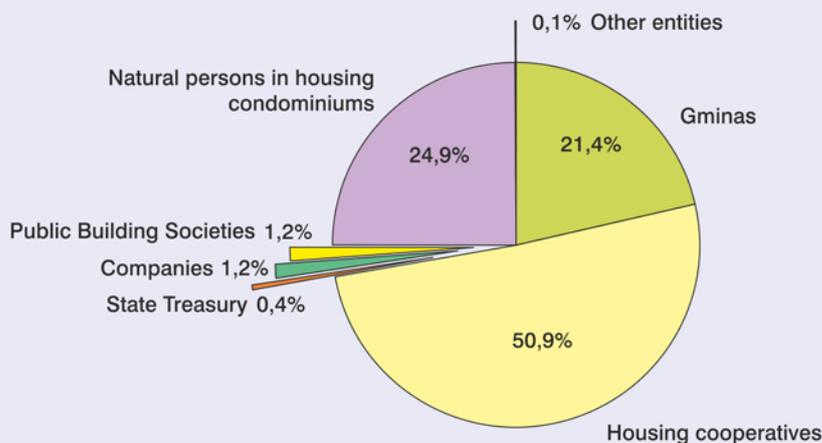
Specification	Arrears		Average overdue rent for one dwelling, with tenants payment arrears
	in thous. PLN	in %	in PLN
Zasoby:			
gminnych	555 093,3	29,8	1 656
spółdzielczych	758 425,7	40,7	950
zakładów pracy	42 764,5	2,3	2 292
Skarbu Państwa	11 570,0	0,6	1 876
TBS-ów	23 959,4	1,3	1 236
osób fizycznych w budynkach objętych wspólnotami mieszkaniowymi	468 180,4	25,2	1 200
innych podmiotów	1 531,1	0,1	1 530
Razem	1 861 524,4	100,0	

Tenants of dwellings in the dwelling stocks of housing cooperatives and of gminas had the highest share in the total amount of arrears (nearly 41% and approx. 30%, respectively). For dwellings whose tenants are in arrears in payments, the highest arrears per dwelling were recorded in dwellings belonging to the stocks of companies – nearly PLN 2.3 thous., and dwellings within the stocks of the State Treasury – approx. PLN 1.9 thous. The lowest arrears in payments per 1 dwelling were recorded in the stocks of housing cooperatives – almost PLN 1 thous., and the stocks of natural persons in buildings being part of condominiums – PLN 1.2 thous.

**Tabl. 7 The share of dwellings which tenants were in arrears in payments for dwellings by types of ownership (in % to the total stock) by voivodships:**

Voivodship	owned by gminas	owned by housing cooperatives	owned by companies	owned by State Treasury	owned by natural persons in housing condominiums	public building societies
<b>POLSKA</b>	<b>37,8</b>	<b>36,5</b>	<b>20,6</b>	<b>21,5</b>	<b>14,3</b>	<b>20,0</b>
Dolnośląskie	40,4	35,4	6,8	17,4	13,2	25,2
Kujawsko-pomorskie	41,1	29,5	33,9	7,9	12,2	27,3
Lubelskie	38,3	44,5	19,2	9,0	13,6	26,4
Lubuskie	43,9	35,6	8,0	11,3	12,7	16,2
Łódzkie	34,2	34,8	24,2	9,7	13,6	17,3
Małopolskie	40,3	47,5	29,6	9,3	11,3	15,9
Mazowieckie	36,3	36,1	23,2	11,5	18,2	20,4
Opolskie	36,4	49,7	1,5	14,9	10,9	31,0
Podkarpackie	32,2	32,0	19,1	6,2	16,6	20,4
Podlaskie	25,0	40,8	8,2	3,9	13,7	45,8
Pomorskie	31,0	35,9	21,3	9,7	15,1	23,5
Śląskie	36,2	37,3	18,2	34,6	13,9	17,3
Świętokrzyskie	45,6	39,6	17,8	22,0	19,0	25,5
Warmińsko-mazurskie	33,1	40,7	20,6	10,3	11,3	26,8
Wielkopolskie	36,2	23,3	16,2	8,8	12,0	11,1
Zachodniopomorskie	54,2	43,9	29,0	11,7	15,3	14,2

THE SHARE OF DWELLINGS, WHICH TENANTS WERE IN ARREARS IN PAYMENTS FOR DWELLINGS RELATION TO DWELLINGS IN ARREARS IN TOTAL



In relation to dwellings in arrears in total (dwellings whose tenants did not make their payments) housing cooperative dwellings accounted for 50.9% , dwellings owned by natural persons in buildings being part of condominiums – 24.9%, gminas – 21.4%, companies and TBSs – 1.2% each, the State Treasury – 0.4%, and dwellings owned by other entities constituted the least, i.e. 0.1%.

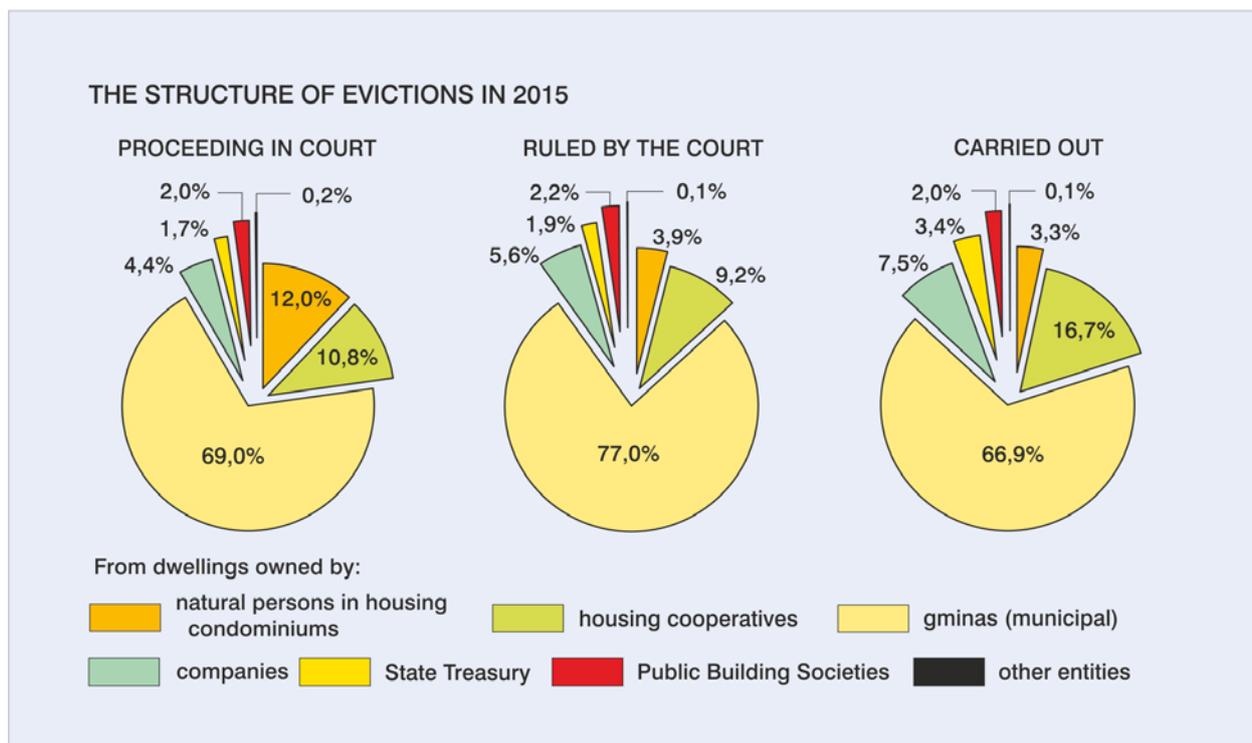
## Evictions

Out of 18 thous. eviction proceedings instituted in court in 2015, nearly 70% concerned tenants occupying gmina dwellings, followed by proceedings against natural persons in buildings being part of condominiums – approx. 12%, and nearly 11% – against tenants of housing cooperative dwellings. Proceedings against tenants of dwellings in the stocks of other entities had the lowest share (0.2%).

Nearly 89% of eviction proceedings were instigated due to arrears in payments for dwellings. This cause of the proceedings usually applied to dwellings under the management of other entities<sup>4</sup> (in 100% of all eviction proceedings), of companies – 95.7% and over 94% of dwellings owned by public building societies, the State Treasury, housing cooperatives and natural persons in buildings being part of condominiums.

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1) See Methodological notes, page 12.



77% of approx. 14 thous. ordered evictions involved tenants occupying gmina dwellings, 9.2% – cooperative dwellings and 5.6% – companies. The basis for approx. 86% of eviction orders were arrears in payments for dwellings.

In 2015 (similarly to 2013) evictions from 8.2 thous. residential premises were performed, of which the most, i.e. approx. 67%, involved gmina dwelling stocks, and nearly 17% from housing cooperative stocks, while the least from stocks of other entities – 0.1%, and of public building societies – 2%.

In relation to the total evictions, the most, i.e. over 20%, were performed in the Śląskie and Mazowieckie Voivodship, over 11% – in the Dolnośląskie Voivodship, and approx. 7% in the Łódzkie Voivodship, while the least (1%) were carried out in the Świętokrzyskie Voivodship, and in the Lubelskie and Podkarpackie Voivodship (1.5% each).

**Tabl. 8 The share of eviction proceedings against users of dwellings by voivodships (in %)**

Voivodships	Number of eviction proceedings in courts		Number of evictions from dwellings ruled by the court		Number of evictions from dwellings carried out	
	total	of which as a result of rent backlog	total	of which as a result of rent backlog	total	of which as a result of rent backlog
<b>POLAND (in thous.)</b>	<b>18,0</b>	<b>16,0</b>	<b>13,6</b>	<b>11,7</b>	<b>8,2</b>	<b>7,6</b>
POLAND= 100%						
Dolnośląskie	12,3	9,4	10,6	8,6	11,4	11,3
Kujawsko-pomorskie	3,5	3,8	4,9	5,6	3,8	4,0
Lubelskie	1,7	1,3	1,3	1,1	1,5	1,6
Lubuskie	2,4	2,5	2,5	2,5	3,2	3,3
Łódzkie	6,8	7,5	8,2	9,4	6,8	7,0
Małopolskie	4,8	4,9	4,7	5,2	5,0	5,2
Mazowieckie	18,9	18,7	16,7	14,5	20,3	19,4
Opolskie	3,8	3,8	2,8	3,3	2,3	2,5
Podkarpackie	1,1	1,0	1,5	1,6	1,5	1,6
Podlaskie	1,4	1,3	1,6	1,5	2,9	3,0
Pomorskie	7,1	7,5	4,2	4,6	5,5	5,7
Śląskie	20,5	21,9	23,8	26,3	20,5	21,5
Świętokrzyskie	0,8	0,8	0,8	0,9	1,0	1,0
Warmińsko-mazurskie	4,0	4,3	3,5	3,7	2,6	2,6
Wielkopolskie	3,5	3,7	5,2	2,8	5,5	3,9
Zachodniopomorskie	7,4	7,6	7,7	8,5	6,3	6,5

## Dwelling stocks repairs

In 2015 there was an increase (by approx. 60% as compared to 2013) of the number of overhauls carried out by entities managing dwelling stocks. Among over 1.1 thous. dwellings which underwent such overhauls, the share of gmina dwellings and the State Treasury was the highest (81.8% and approx. 10%, respectively), while the share in the dwelling stocks of other entities was the lowest (3.3%). Housing cooperatives, public building societies and condominiums did not carry out any overhauls of dwellings.

In comparison to 2013, a decrease was recorded in the number of repairs (which were not overhauls) restoring the original technical value to buildings and dwellings, consisting mainly of the replacement of woodwork (of 19.7%) and roof repair (of 17.6%). However, the number of repairs related to the replacement of all or some installations increased (by 12.9%).

**Tabl. 9 The number of dwellings directly renovated in 2015**

Specification:	After major overhauls (in absolute numbers)	After renovation work not constituting major overhaul		
		replacement of all or some of dwelling systems	Specification:	woodwork replacement
		in thousands		
<b>TOTAL</b>	<b>1 118</b>	<b>386,4</b>	<b>98,6</b>	<b>216,1</b>
gmina stocks	914	16,0	8,3	18,9
housing cooperatives stocks	-	186,7	31,3	117,9
State Treasury stocks	108	0,8	0,2	0,3
companies stocks	59	1,5	1,1	1,6
stocks in condominium buildings	-	180,6	57,5	76,7
stocks of other entities	-	0,7	0,3	0,7
other entities	37	0,01	0,004	0,008

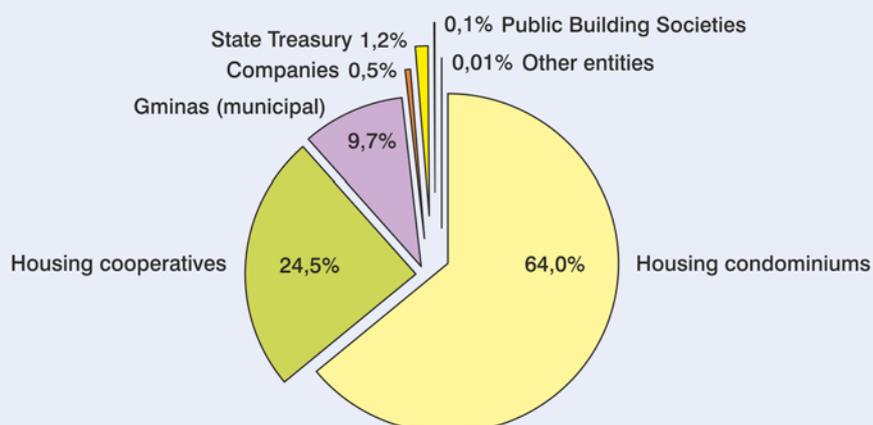
Among dwellings in which repair works not being overhauls were carried out, in over 386 thous. (accounting for approx. 67% of all dwellings in buildings in which repairs were started and completed) all or some installations were replaced, in over 216 thous. (constituting 40.2%) the woodwork was replaced, and in nearly 99 thous. (accounting for 35%) roofs were repaired.

In 2015 approx. 60 thous. dwellings in total (an increase of 19.8% in comparison to 2013) were subject to repairs related to raising their standard by fitting the buildings and dwellings with sanitary and technical installations (water supply system, sewage system, central heating, hot water, gas from gas supply system).

In the surveyed year in 11.9 thous. dwellings central heating was installed (an increase of over 83% of dwellings repaired in this group in comparison to 2013), approx. 3.2 thous. dwellings were connected to a water supply system (a rise of 74.3%) and approx. 6 thous. dwellings were connected to the sewage system (an increase of 5.9%), and approx. 44 thous. dwellings were connected to hot water (a growth of approx. 32%).

In relation to 2013, the number of dwellings connected to gas from gas supply system dropped (by over 31%) and of those fitted with heat insulation in the form of thermal insulation material attached to building walls (by more than 2%).

### THE STRUCTURE OF DWELLING RENOVATIONS AIMED AT IMPROVING LIVING STANDARDS IN 2015



Among all dwellings repaired in 2015, dwellings in buildings being part of condominiums had the highest share in repairs related to raising their standard (64%), together with dwellings owned by housing cooperatives (approx. 25%). The lowest share was attributed to dwellings owned by other entities (in approx. 0.01% of dwellings), public building societies (in 0.1% of dwellings) and companies (in 0.5% of dwellings).

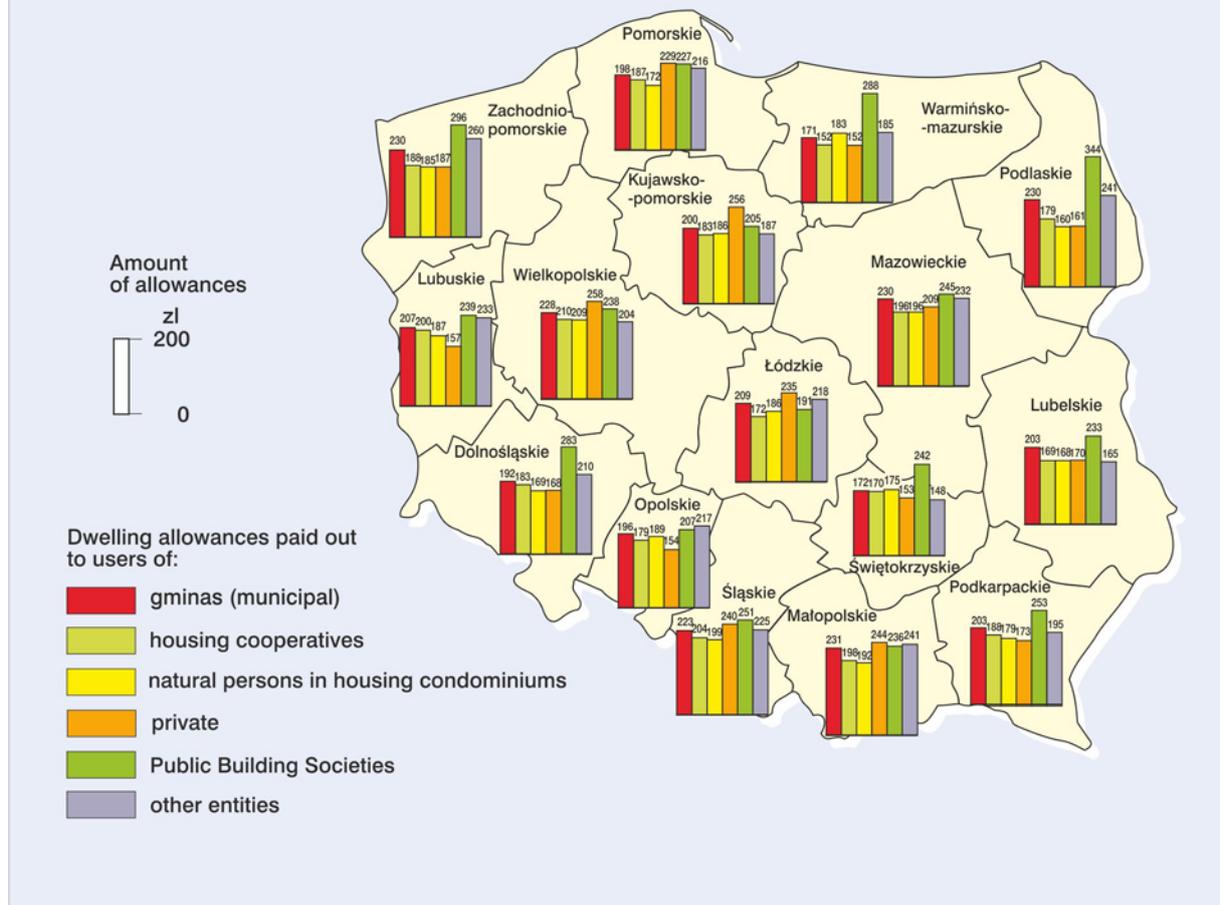
### Housing allowances

In 2015 4.4 mln housing allowances were paid out. In comparison with the previous year, their number dropped slightly (by 7.5%). The total amount of payments was approx. PLN 894 mln and in comparison to 2014 it was lower by approx. 7.9%.

Correspondingly to the previous year, the most housing allowances were paid to users of gmina premises, i.e. 39.8% of the number and 41.1% of the value of allowances paid out, and to housing cooperative premises, i.e. 27.8% of the number and 25.6% of the value of allowances. The least allowances were collected by users of TBS dwellings, i.e. 2.0% of the number and 2.5% of the value of allowances, and by other entities, i.e. 6.4% of the number and 6.9% of the value of allowances paid out.

The highest share both in the number and value of allowances paid out in 2015 was recorded in the following voivodships: Śląskie (respectively 16.5% of the number and 17.6% of the value of allowances), Mazowieckie (10.2% and 10.6%), Wielkopolskie (8.6% and 9.6%) and Kujawsko-Pomorskie Voivodship (8.2% and 8.3%), and the lowest share was observed in the following voivodships: Świętokrzyskie (2.0% and 1.7%), and Opolskie (2.0% and 1.9%) and Lubuskie (2.9% of both the number and value of allowances paid out).

THE AVERAGE AMOUNT OF HOUSING ALLOWANCES PAID OUT IN 2015 BY TYPE OF OWNERSHIP BY VOIVODSHIPS



In 2015 the average amount of housing allowances was similar to 2014 and amounted to PLN 204.1 (as compared to the previous year, it dropped by PLN 0.3); in urban areas the amount was PLN 206.6 and in rural areas – PLN 181.6. Similarly to the previous year, the highest average allowance amount paid out to users of premises within the housing stocks of public building societies – PLN 250.1, and the lowest – to users of premises within the stocks of housing condominiums – PLN 184.0.

The highest value of housing allowances paid out was continued to be recorded in the following voivodships: Wielkopolskie – PLN 227.9, Małopolskie – PLN 224.1 and Śląskie – PLN 218.0, while the lowest – in the voivodships: Warmińsko-Mazurskie (PLN 169.2), Świętokrzyskie (PLN 170.5) and Lubelskie (PLN 178.5).

### The management of land designated for residential construction

In 2015 gminas handed over to investors 797.2 ha of land for residential construction, of which 81.9% were designated for single-family residential construction. From the total area of land handed over for residential construction, 58.6% were located in urban areas.

**Tabl. 10 The share of lands handed over to housing construction by voivodship (in %):**

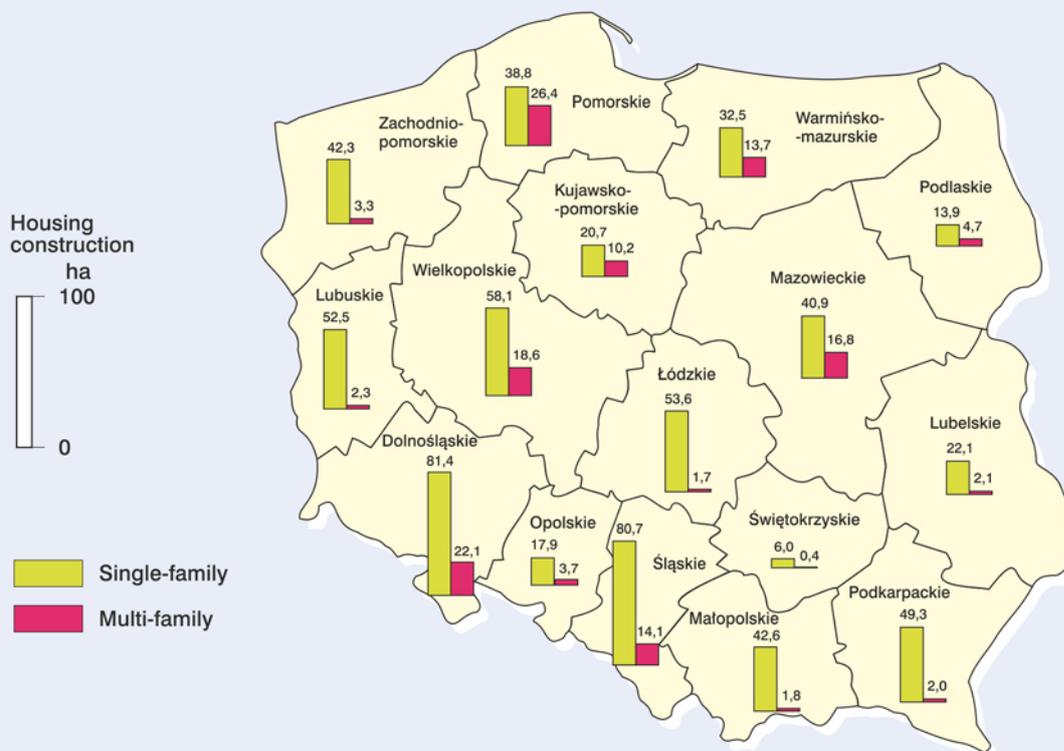
Voivodship	Lands handed over to housing construction		
	total	single - family	multi - family
<b>POLSKA</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
Dolnośląskie	13,0	12,5	15,4
Kujawsko-pomorskie	3,9	3,2	7,1
Lubelskie	3,0	3,4	1,5
Lubuskie	6,9	8,0	1,6
Łódzkie	6,9	8,2	1,2
Małopolskie	5,6	6,5	1,3
Mazowieckie	7,2	6,3	11,7
Opolskie	2,7	2,7	2,6
Podkarpackie	6,4	7,5	1,4
Podlaskie	2,3	2,1	3,3
Pomorskie	8,2	5,9	18,3
Śląskie	11,9	12,4	9,8
Świętokrzyskie	0,8	0,9	0,3
Warmińsko-mazurskie	5,8	5,0	9,5
Wielkopolskie	9,6	8,9	12,9
Zachodniopomorskie	5,7	6,5	2,3

Out of the total area of land handed over in 2015 for residential construction, the highest shares were recorded by the following voivodships: Dolnośląskie (13.0%), Śląskie (11.9%), Wielkopolskie (9.6%) and Pomorskie (8.2%), while the lowest – by the Świętokrzyskie (0.8%), Podlaskie (2.3%) and Opolskie Voivodship (2.7%).

As far as land within the stocks of gminas designated for residential construction is concerned, the highest share of land was designated for this purpose in the following voivodships: Wielkopolskie (5.2%), Łódzkie (5.0%), Małopolskie (4.8%) and Kujawsko-Pomorskie (4.7%), with the lowest share in the Świętokrzyskie and Pomorskie Voivodship (1.9% each), Zachodniopomorskie (2.3%), Opolskie (2.4%) and Podlaskie Voivodship (2.6%).

In the total area of land (26 096 ha) within the stocks of gminas designated for residential construction, single-family construction accounts for 78.5%, of which in urban areas – 65.3% and in rural areas – 95.3%.

LANDS HANDED OVER TO INVESTORS FOR HOUSING COSTRUCTION PURPOSES  
IN 2015 BY VOIVODSHIPS



The highest share in the total area of land designated for single-family construction was recorded in voivodships: Dolnośląskie (12.5%), Śląskie (12.4%) and Wielkopolskie (8.9%). Among land designated for multi-family construction, the following voivodships were dominating: Pomorskie (18.3%), Dolnośląskie (15.4%) and Wielkopolskie (12.9%).

**Tabl. 11 The share of lands handed over to housing construction by types of ownership and by voivodship (in %):**

Voivodship	Land for housing construction	Housing construction divided in:				
		housing co-operatives	gminas	public building society	natural persons	companies and others
<b>POLSKA</b>	<b>100,0</b>	<b>1,2</b>	<b>2,5</b>	<b>1,2</b>	<b>77,4</b>	<b>17,7</b>
Dolnośląskie	100,0	1,2	7,0	1,9	66,0	24,0
Kujawsko-pomorskie	100,0	10,4	0,6	2,9	68,6	17,5
Lubelskie	100,0	-	6,2	0,4	90,1	3,3
Lubuskie	100,0	-	0,2	-	92,2	7,7
Łódzkie	100,0	-	0,9	1,1	89,3	8,7
Małopolskie	100,0	-	3,6	-	91,4	5,0
Mazowieckie	100,0	0,9	-	1,2	86,8	11,1
Opolskie	100,0	-	0,9	-	84,3	14,8
Podkarpackie	100,0	2,7	5,3	0,2	85,6	6,2
Podlaskie	100,0	3,2	2,7	16,1	71,0	7,0
Pomorskie	100,0	3,4	0,9	1,2	60,1	34,4
Śląskie	100,0	0,2	1,2	1,1	63,9	33,6
Świętokrzyskie	100,0	-	-	-	100,0	-
Warmińsko-mazurskie	100,0	-	0,6	-	76,6	22,7
Wielkopolskie	100,0	-	1,4	-	77,4	21,1
Zachodniopomorskie	100,0	-	5,5	0,4	85,5	8,6

The least land handed over to investors for residential construction was designated for housing cooperative construction and TBS (1.2% in each case) and municipal (2.5%), while the most – for private construction (of natural persons).

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