Housing economy in Poland in 2017

14.09.2018

101.2

The increase in the number of dwellings

As of the end of 2017 14.4 mln dwellings was noticed (increase by 1.2% compared to the end of 2016) with the total useful floor area of 1 068.6 thous m² and the number of rooms of 55.2 mln.

The number of dwellings in Poland is still increasing

Dwelling stocks

As of 31 December 2017, dwelling stocks in Poland amounted to 14.4 mln of dwelling with the total useful floor area of 1 068.6 mln m², with 55.2 mln rooms. Compared to the year before it were 167.8 thous. more dwellings (an increase of 1.2%) with the total useful floor area of 15 305.7 thous. m² (an increase of 1.5%) and 647.3 thous. rooms (an increase of 1.2%).

As of the end of 2017, dwelling stocks in Poland amounted to 14.4 mln. Total useful floor area amounted to 1 068.6 mln m² and the number of rooms to 55.2 mln

Approximately 9.7 mln dwellings with the area of 628.9 mln m² and 34.7 mln rooms were located in urban areas. Almost 4.7 mln dwellings with the useful floor area of 439.6 mln m² and 20.5 mln rooms was located in rural areas. In urban areas the number of dwellings increased by 120.2 thous. (by 1.2%), while in rural areas the increase amounted to 47.6 thous. (by 1.0%).

Table 1. Dwelling stocks (as of 31 XII)

Specification	2016	2015 = 100	2017	2016 = 100
Dwellings in thous.	14 272.0	101.1	14 439.8	101.2
Rooms in dwellings in thous.	54 558.3	101.1	55 205.6	101.2
Useful floor area of dwellings in thous. m²	1 053 251.8	101.4	1 068 557.5	101.5
Dwellings per 1000 population	371.3	101.1	375.7	101.2
Dwelling stocks, average:				
number of rooms in a dwelling	3.82	100.0	3.82	100.0
Useful floor area in m²				
per dwelling	73.8	100.3	74.0	100.3
per person	27.4	101.5	27.8	101.5
Number of persons:				
per dwelling	2.69	98.9	2.66	98.9
per room	0.70	98.6	0.70	100.0

In 2017, housing conditions in Poland slightly improved as compared to the previous years. As of 31 December 2017, average number of rooms per 1 dwelling amounted to 3.82, of which in urban areas – 3.57, and in rural areas – 4.35. However, the average dwelling size amounted to 74.0 m² and increased by 0.2 m² as compared to the previous year. In rural areas, dwellings were, on average, by 28.9 m² larger than in urban areas (relevant indicators amounted to 93.5 m² for rural areas, and 64.6 m² for urban areas).

In Poland, housing conditions are slightly improving

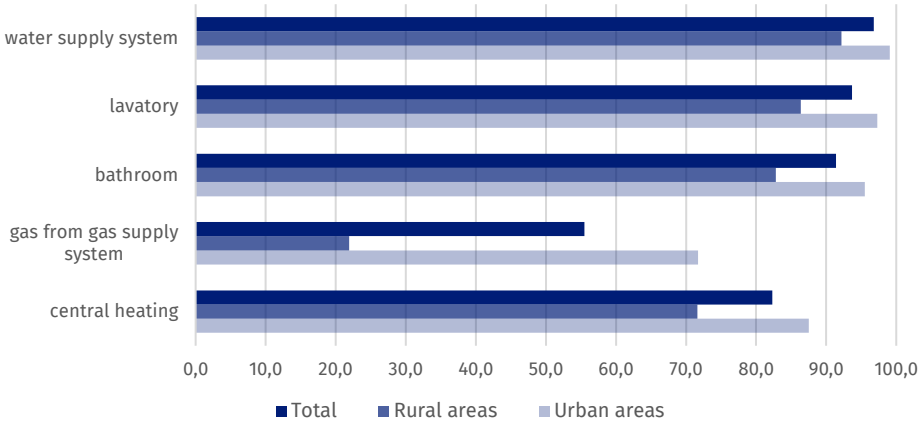
In 2017, as compared to the previous year, average useful floor area per 1 person increased by 0.4 m² and amounted to 27.8 m² (in urban areas it increased by 26.8 m² to 27.2 m², and in rural areas from 28.3 m² to 28.7 m²). Disproportions between urban and rural areas also concerned the degree of dwellings occupancy. Rural dwellings were more densely populated than urban dwellings. On average, there were 2.37 person per 1 dwelling in urban areas, while in rural areas 3.26, with Poland's average being 2.66. Another indicator presenting dwelling

population density is the average number of persons per 1 room. For Poland, this indicator was at the level of 0.70 and in rural areas it was higher and amounted to 0.75, while in urban areas – 0.67 person per 1 room.

Description of the dwelling stocks condition includes also the degree of fitting dwellings with sanitary and technical installations. An increasing percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population. Water supply system were fitted in 96.8% of dwellings, lavatory in 93.7% and bathroom in 91.4%. However, every second dwelling was fitted with gas installation.
Disproportions in fitting dwellings with basic installations have been present between urban and rural areas. In urban areas, water supply system were fitted in 99.1% of dwellings, lavatory in 97.3% and bathroom in 95.5%. In rural areas 92.2% of dwellings were connected to water supply system, 86.4% dwellings had lavatory and 82.8% had bathroom.
As compared to 2016, the largest increase of 1.4% was observed in fitting dwellings with central heating. For dwellings located in rural areas this increase amounted to 1.5%, while in urban areas – 1.4%.
Number of dwellings fitted with gas from gas supply system increased, as compared to 2016, by 1.3%, of which in rural areas the percentage increase was higher (by 2.9%) than in urban areas (by 1.0%).

Number of dwellings fitted with sanitary and technical installations increased in 2017 in Poland

Chart 1. Dwellings fitted with installations in % of total in 2017 (as of 31 XII)



Social premises

Social premises are a form of State aid for persons unable to independently maintain a dwelling due to poverty or for the homeless persons. Gmina is responsible for providing (renting) them. In 2017, gmina stocks had 98.6 thous. social premises with the total useful area of 3 257.3 thous. m^2.

As compared to the previous year, the number of social premises increased by 4.2%.
Its average useful floor areas amounted to 33 m^2

Table 2. Social premises

Specification	2014	2015	2016	2017
Number of social premises	86 334	91 706	94 651	98 631
Previous year = 100	103.7	106.2	103.2	104.2
Average useful floor area of premises in m^2	32.6	32.6	32.8	33.0

Demand for renting premises from gmina

In 2017, 154 182 households waited for gminas stocks rental (excluding replacement premises and temporary rooms). As compared to 2016, the demand for rental of premises being part of gminas dwelling stock is still decreasing, and it amounted to 97.0%.
In the total number of households waiting for gminas housing stocks rental, 63 864 households waited for municipal dwelling rental (which is 41.4% of all households waiting for premises rental), while 90 318 for social premises, of which 53 579 households under execution of eviction sentences.

As compared to the previous year, the number of households waiting for residential premises rental from gminas decreased by 3.0%

Table 3. Households waiting for residential premises rental from gmina – as of 31 XII

Specification	Total	For municipal dwellings	For social premises	
			total	of which under execution of eviction sentences
In absolute numbers				
Poland	154 182	63 864	90 318	53 579
Urban areas	132 408	50 166	82 242	52 312
Rural areas	21 774	13 698	8 076	1 267
Poland = 100%				
Urban areas	85.9	78.6	91.1	97.6
Rural areas	14.1	21.4	8.9	2.4

Housing allowances

In 2017, there was paid approx. 3.6 mln housing allowances for the total amount of PLN 746.8 mln. Analogically to the previous year, the highest number of housing allowances was paid to the users of gminas premises, i.e. 40.6%, and housing cooperative dwellings – 26.7%, while the lowest number was paid to the users of dwellings of public building societies – 2.0% and other entities – 6.0%.
Average amount of housing allowances was PLN 205.9. The highest average amount of the allowance was paid to the users of premises being part of public building societies stocks – PLN 248.9, while the lowest – to the users of premises being part of housing condominium stocks – PLN 184.8.

The number of paid housing allowances increased by 9.2%, while their amount – by 8.6%

Table 4. Housing allowances

Specification	2016	2015 = 100	2017	2016 = 100
Number of paid housing allowances in thous.	3 994.3	91.6	3 627.7	90.8
Amount of housing allowances in thous. PLN	817 175.5	91.4	746 760.2	91.4
Average amount of housing allowance in PLN	204.6	100.2	205.9	100.6

Management of land for housing construction

Regarding the land being part of gminas stocks intended for housing construction by the end of 2017, 60% was located in urban areas, of which 63.3% of land was destined for single-family housing.
From the total area of land provided for housing construction, 49.9% accounted for non-developed land (of which 50.6% was recorded in rural areas).
In 2017 gminas handed over to investors for housing construction 815 ha of land, of which 84.1% were meant for single-family housing. From the total area of land provided for housing construction 59.3% accounted for land in urban areas.

Gminas owned 25 800 ha of lands destined for housing construction, of which 76.5% of their total area for single-family housing

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Related information

Housing economy in 2016

Data available in databases

Local Data Base

Knownledge Databases

Terms used in official statistics

Dwelling

Useful floor area of dwelling

Room

Social dwelling

Housing allowance

Common land