

CENTRAL STATISTICAL OFFICE

**HOUSING
ECONOMY
IN 2012**

Warsaw November 2013 r.

SYMBOLS

Dash (-)	<i>magnitude zero</i>
Dot (.)	<i>data not available or not reliable</i>
Mark (x)	<i>not applicable</i>
Zero: (0)	<i>magnitude not zero, but less than 0,5 of a unit;</i>
(0,0)	<i>magnitude not zero, but less than 0,05 of a unit.</i>
“Of which”	<i>indicates that not all elements of the sum are given</i>

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PREFACE

We would like to show you the next edition of the publication on housing economy, which contains the results of surveys and studies conducted within this scope in 2012.

For the first time, the presented information refers to the total dwelling stock and the basic indicators of the housing conditions of the population and housing census conducted in 2011. The above data have been published on the basis of the balance of dwelling stocks for 2012. Data for poviats and gminas are also available in Lokal Data Bank on the CSO website

It has also taken account of results of research regarding the dwelling stock in the economic and financial aspect, with paying special attention to the diversification of these stock' maintenance costs (operating and of the service provided) accepted for observation of the ownership groups.

The authors will be grateful to all people and institutions for sending their comments, which will shape and enhance the content of next editions of the publication.

*Director
of Trade and Services Department
Ewa Adach - Stankiewicz*

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METHODOLOGICAL COMMENTS

Part A of this publication describes the housing situation, i.e. dwelling stock and certain information characterising dwelling conditions, based on the secondary statistical study, regarded as the Balance of Dwelling Stocks for 2012 (as of 31 December).

The opening stage of the balance as of January 1st, corrected with changes resulting from the administrative division of the country announced in “The Communiqué of the Central Statistical Office on changes in administrative division of the country”, every year is increased by dwellings growth resulting from the new house building on the one hand and decreased by losses in dwelling resources on the other hand. The state of dwelling stock determined in such a way at the end of the reporting year becomes automatically the opening state for the next year’s balance.

In the 2012 dwelling stock balance physical losses of dwelling resources have been presented, resulting from demolitions, fires, floods, combining smaller dwellings (one, two or more) to get one larger dwelling and losses resulting from officially reported reclassification of dwellings for non-housing purposes. Not included however are some categories of losses that decrease the number of dwellings but do not lead to physical loss of existing objects, i.e. losses connected with occupants moving to other houses with old houses earmarked for various commercial uses or left empty (unoccupied).

Information on dwelling stock included in this publication concern dwellings in residential buildings and non-residential buildings and relate to occupied (permanently and temporarily) dwellings and unoccupied dwellings that may in any moment become occupied dwellings.

Housing resources data do not include collective accommodation places (boarding houses, dormitories, workers’ hostels, social welfare houses, children’s homes, monasteries, etc.) and temporarily occupied makeshift living quarters and movable objects (inventoried rooms, portable huts, ships, etc.).

The state of dwelling stock has been characterized by the number of dwellings, number of rooms, amount of useful floor space in a dwelling in square metres, basic equipment as sanitary and technical installations.

Part B of the publication (presented every two years on the basis of M-03 survey - Report of costs of maintenance of dwelling stock and rates of basic components in buildings with dwellings) refers to costs of dwelling stock maintenance. These data have been presented with reference to the following types of business units disposing of the dwelling (housing) stock:

- ◆ gminas,
- ◆ housing cooperatives,
- ◆ the State treasury,
- ◆ companies,
- ◆ housing communities,
- ◆ social building societies (TBS),
- ◆ other entities.

The population of cost of dwelling stock maintenance research covers over 30 thousand units (over 95 % of units included by this research). The observations has covered those reporting entities (except for housing cooperatives), which in the research concerning dwelling stock (for 2011) for a given voivodship in a given powiat indicated the number of dwellings over 20. In the event of gminas entities, housing cooperatives, employing establishments, the State Treasury, other entities the research concerned units except dwellings being the property of those entities in buildings of housing cooperatives.

With reference to housing cooperatives (those cooperative have been encompassed which in the foregoing research for a given voivodship in a given powiat indicated a number of dwellings over 7) a representative method has been applied, using a sample from a research carried out in the matter of housing economy.

That sample has been designed as per the layered drawing diagram, taking the powiats as the layers. Drawing of those layers occurred independently, with the simple drawing method, without returning. In order to generalise the results for the whole population of housing cooperatives, it was necessary to adjust the weights specified for generalisations in the research concerning the housing economy.

Generalisation of global values of a chosen feature in a given class consisted in multiplying the feature value by multiplier WEIGHT corresponding thereto (attributed to each data record) and aggregating it after all the records of a given class. In the event of a necessity to determine an average value of a given feature in a given class, the weighted sum was finally divided by the sum of values of the weights used.

TERMS AND DEFINITIONS

Dwelling Stock

By the term *dwelling stock* we understand both occupied and unoccupied 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 occupied permanently

Dwellings occupied 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 occupied temporarily

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

The unoccupied dwellings

The *unoccupied 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, unoccupied because of judicial proceedings, because of completing administrative and legal formalities, as well as being housing reserve of gminas,
 - new, to be occupied, 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 of a dwelling

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 co-operatives* – privately-owned dwellings (occupied by virtue of the housing co-operative 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;
- *the 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 ministers: 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 co-operative, a company) in return for receiving the dwellings (on rental terms) for third parties indicated by such an entity;

- *housing communities* – this term 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 instituties, 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 space of dwellings

The useful floor space 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 space 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 space.

Social dwellings

Such dwellings are normally only found in the gmina resources. These are usually dwellings with a decreased usability value, resulting from inferior technical equipment; the space of rooms of such a dwelling for a household dweller or the renter may not be smaller than 5 sq. m., and in case of single person household must be at least 10 sq. m. They are dwellings rented out by a municipality on the basis of a social dwelling lease contract signed in accordance with the Act of 21 June 2001 on occupancy rights, municipal dwelling stock, and the Civil Code amendment (Journal of laws, 2005, No. 31 item 226 with the amendments). Social dwellings are occupied on the basis of relevant tenancy agreements. They are designated for families suffering from poverty.

Technical and sanitary installations in dwellings

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

Dwellings are considered to be equipped with:

- ◆ supply of piped water – 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 waterworks (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 pipeline - 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.

Housing allowances

The housing allowance is a common and temporary form of financial help resulting from provisions of the law from July 2nd 1994 on renting dwellings and housing allowances (Journal of Laws No. 120, pos.787 from 1998 with further amendments).

There are some characteristic features of this benefit: it is the *obligatory* benefit, granted to entitled persons who apply for it, this entitlement should be understood in such a way that a person fulfilling all statutory requirements has the right to apply for it. This benefit is *common*. It means that regardless of the title to the dwelling (with exceptions provided for in the law) each person has the right to this benefit. This benefit is *temporary*. It means it is granted for the period of 6 months with a possibility of its renewal in case the statutory requirements for getting it granted are still met.

The housing allowance is a difference between the housing expenses falling to a standard usable floor space of the occupied dwelling unit and the part of expenses incurred by the person to whom the benefit is awarded. While calculating the rate of the allowance account is taken of the expenses (incurred by the household) related to the rental, maintenance costs, as well as charges for the heat energy, water and collection of liquid waste.

Since 2004 payment of housing allowances is – according to Art. 10 (1) of the Act of 21 June 2001 on housing allowances (Dz.U. No. 71, item 734, as amended) – the gminas own assignment.

Pursuant to the Act of 13 November 2003 (Dz.U. No. 203, item 1966, Art. 6) on Income of territorial Self-Government Entities, the amount of the housing allowance shall not exceed 70% of the actual expenses incurred for a dwelling unit. The gminas council, by way of a resolution, may increase or decrease, not more than by 20 percentage points, the value of the percentage indicators. It means that the maximum amount of the paid allowance may be ranging from 50% to 90% of the housing expenses incurred.

The information presented regards only housing allowances really paid out in 2012 regardless of the date of decision for granting them.

Costs – expressed partially intentional use of the tangible fixed assets and working assets, third-party services, remunerations of employees and some payments, i.e. taxes, charges related to maintenance of dwelling and business stock within a given reporting period.

The basic criterion for classification of costs is its division as per the types:

- Operating costs, which comprise of:

costs of maintaining the management board and the administration and office costs, i.e. remunerations for employees of the management board and administration with benefits (without remuneration of caretakers); office costs, costs of postal services, banks' and court fees; purchase of materials, equipment maintenance, costs related to purchase of stationery; costs of maintenance of units for the management and administration; other costs related to functioning of the administration,

maintenance works and repairs costs, i.e. expenses related to systematic and major renovations; removal of failures; technical supervision; systematic inspections, service of installations and devices; costs of greenery renovation; repair of surface between the buildings; costs of purchase of third-party services related to maintenance and renovation of current dwelling stock and common rooms,

taxes for a gmina, i.e.: taxes on immovable properties; fees for perpetual usufruct of lands and other public law charges. The data in this matter do not concern condominiums, as well as municipal entities disposing of dwelling stock in gminas, in which the council of the gmina has passed a resolution of not charging tenants of municipal units with the tax on immovable properties,

other costs borne for maintenance of units (including the calculated VAT) such as: charged at a flat rate charges for gas supplied to dwellings, in which there are no meters installed; fees for community aerials; costs of keeping cleanliness, including the purchase of third-party services (including remunerations of caretakers, cleaners, gardeners); costs of purchase of cleaners, tools and other materials; costs of disinfection and rat extermination; costs of greenery maintenance (without costs greenery renovation, if there are recognised among costs of service and repairs/renovations); costs of utilities used in the common rooms: electric energy, hot and cold water, central heating, gas and costs of disposal of waste in those rooms.

- Costs related to service provision; i.e.: heat power supply (from the central heating), supply of warm and hot water, sewage discharge, disposal of liquid and solid waste; maintenance of cranes (if they are not entered in the costs of maintenance works and repair costs).

The rental is a cash benefit paid by the lessee to the lessor in consideration of providing the dwelling or business unit for operation/use. The charges for those units/premises are related to costs of building maintenance, i.e. a rent payment covers among other things a property tax, administration costs, maintenance costs, costs of technical maintenance of a building, maintenance of greenery, maintenance of all common compartments, and payments for maintaining of cleanliness, electricity and heating.

The rental does not include housing fees for the occupied dwelling unit, such as: for the central heating and hot water, gas, waste collection, etc.

The advance payment of owners of the units for covering the costs of managing the common part is made by the owners of the distinguished units in the form of monthly payments. Costs of managing the common part shall comprise of:

- **expenses** for systematic maintenance works and repairs,
- charges **for** supply of electric energy, gas and water in the part concerning the common property, and fees for the community aerial and lift,
- insurance, taxes and other public law fees, unless they are covered directly by owners of **individual** units/premises,
- expenditure on keeping tidiness and cleanliness,
- remuneration for members of the management or the administrator.

The management board of a housing cooperative is obligated to settle annually the charged advance payments for covering the costs of managing the common immovable property.

PART A

DWELLING STOCKS IN 2012

The dwelling stock of the country as of the end of December 2012 amounted to **13.7 million dwellings with a useful floor area of 999,7 million m² and 52,3 million rooms** .

There were 9,3 million of dwellings with a useful floor area of 591,7 million m² and 33,1 million rooms situated in the cities. In the rural area 4,7 million of dwellings with a useful floor area of 408,0 million m² and 19,2 million rooms were located. In 2012, as a result of changes in the administrative division of the country, only 40 dwellings were re-classified from the urban stocks to rural.

As compared to the previous year, in 2012 there were 135,4 thousand more dwellings (by 1.0% more), 13 431,8 thousand m² (by 1.4%) more useful floor area and 552,4 thousand (by 1.1%) more rooms. The number of dwellings in urban areas increased by 88,3 thousand (increase by 0.9%), while in the rural areas there were 46,9 thousand more dwellings (increase by 1.1%).

The increase in the number of dwellings was, among other things, the consequence of building industry investments, extension and conversion of existing buildings, and changes in the purpose of non-residential space.

Out of the total number of dwellings within the dwelling stock, more than 67% were located within urban areas. The five biggest cities, i.e. Warsaw, Łódź, Kraków, Wrocław Poznań, (whose populations account for approx. 18.7% of the total urban population), accounted for 22.5% of total dwellings within the urban dwelling stock. (which was 0.1 percentage point more than in the previous year)

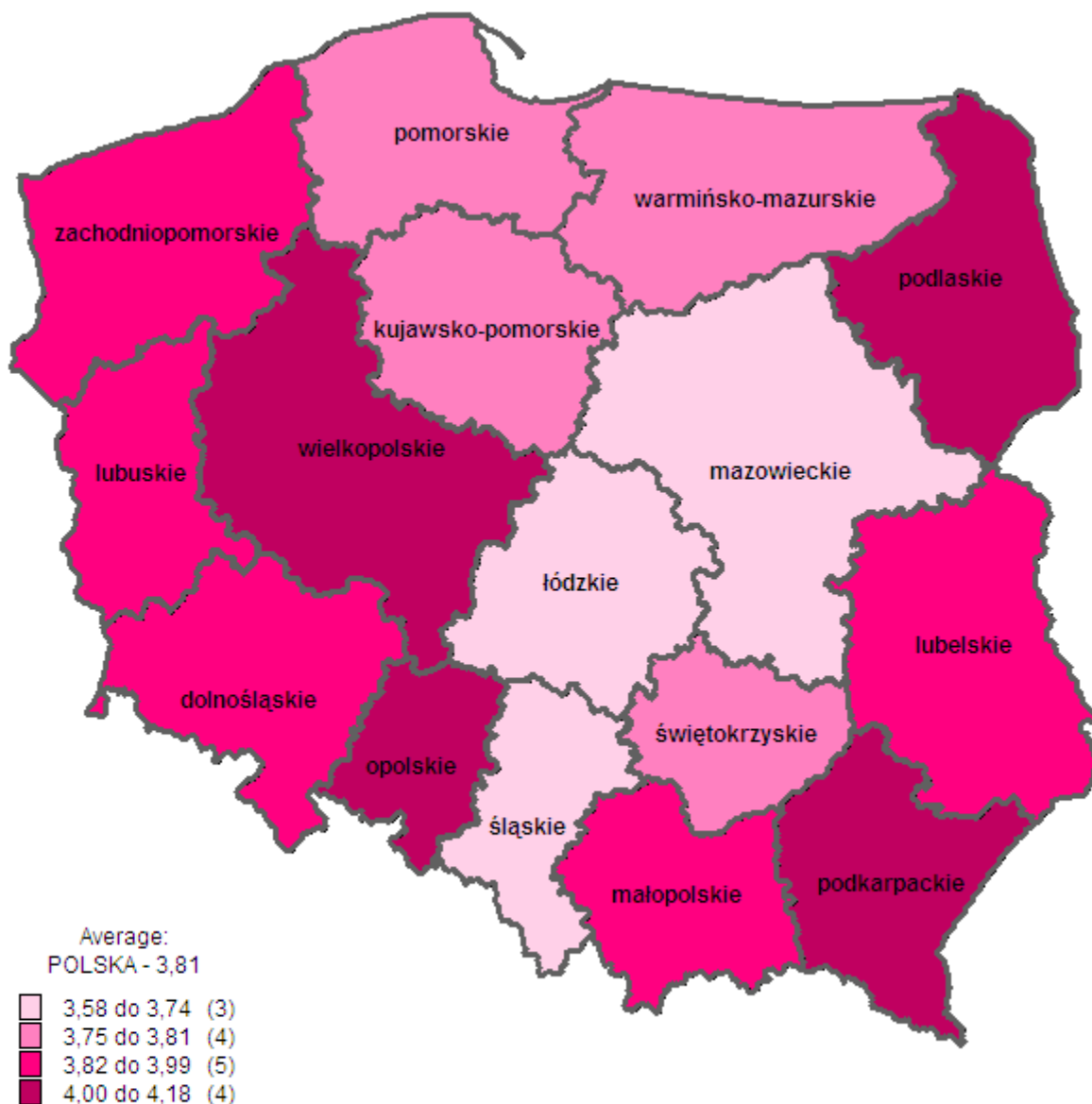
The dominant voivodship in the housing construction industry development was mazowieckie voivodship (an increase of 1.3% compared to 2011, which was about 20% of total increase of dwelling stocks). By contrast, the lowest growth in the number of dwellings was recorded in the opolskie (by 0.5%), świętokrzyskie (by 0.6%) and lubuskie voivodships (by about 0.8%).

In 2012 the housing conditions in Poland was a bit improved than in previous years. This situation is reflected in the value of basic indicators illustrating: the average number of rooms in a dwelling, the number of persons per dwelling and per room, and the useful floor area of a dwelling.

The average number of rooms per dwelling amounted to 3.81, in the cities to 3.58 and in villages to 4.30. The lowest value of this indicator were observed in voivodships: mazowieckie 3.63 and łódzkie 3.58, but the highest in podlaskie 4.01, wielkopolskie 4.05, podkarpackie 4.06 and opolskie voivodship 4.18.

The urban dwellings with the biggest average number of rooms were located in warmińsko-mazurskim (3.62) and pomorskie (3.57) voivodships but the lowest number - in łódzkie (3.34) and mazowieckie (3.42) voivodships. The most rooms were average in the country dwellings in opolskie (4.85) and śląskie (4.66), the least in lubelskie (3.92) and świętokrzyskie (3.96) voivodships.

THE AVERAGE NUMBER OF ROOMS PER DWELLING BY VOIVODSHIP IN 2012

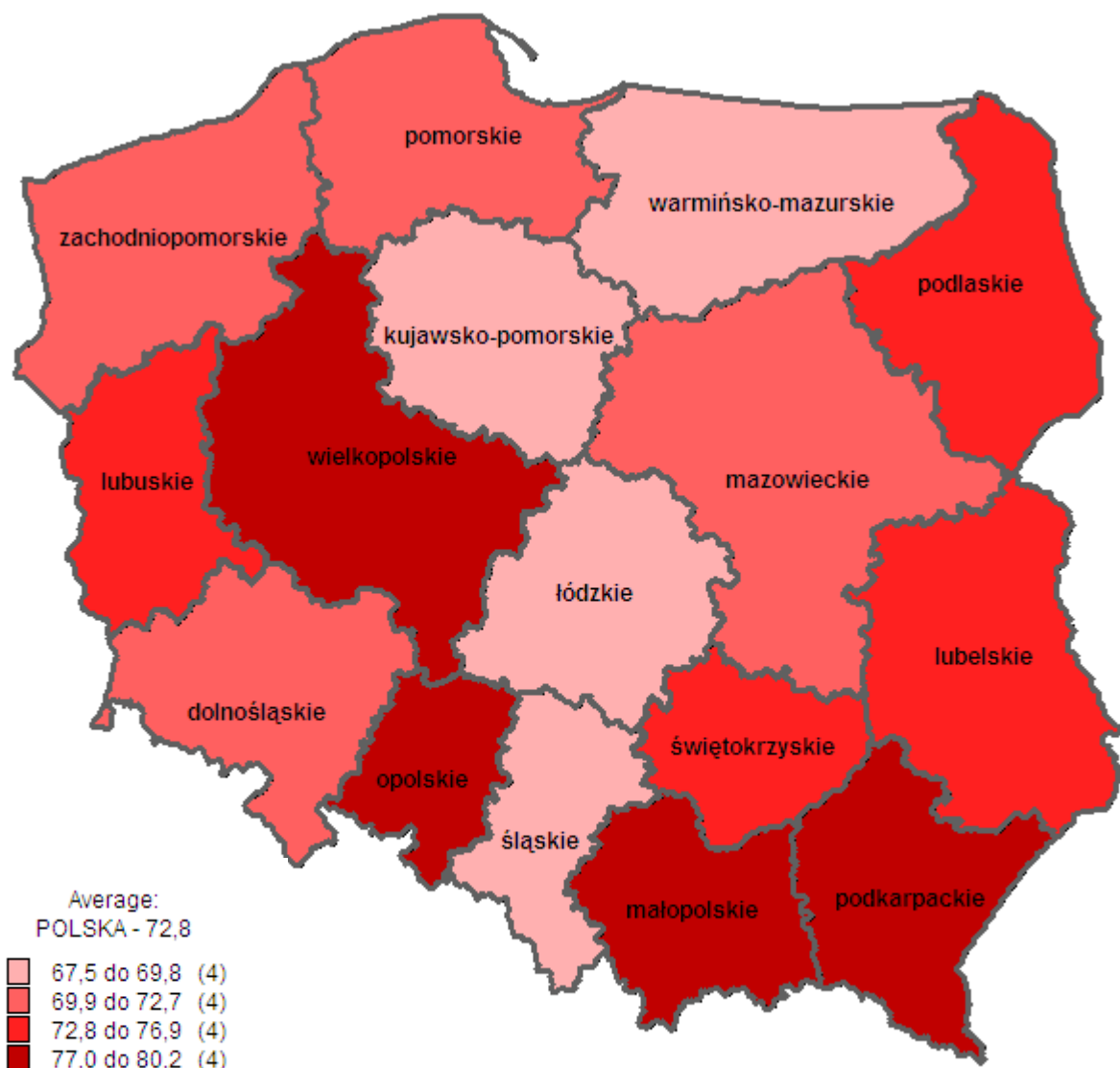


The average size of a dwelling in Poland in December 2012 was 72.8 m², an increase of 0.2 m² compared to the previous year. Dwellings in rural areas were on average 27.4 m² larger than those in urban areas (the relevant indicators were 91.3 m² for rural areas and 63.9 m² for urban areas).

The biggest differences in dwelling size between town and the country were observed in śląskie by about 34 m², opolskie by about 33 m², the lowest one in warmińsko-mazurskie voivodship average by 18 m².

The largest dwellings were located in the following voivodships: podkarpackie (80.2 m²), wielkopolskie (80.1 m²) and opolskie (79.8 m²), but the smallest in łódzkie (67.8 m²) and warmińsko-mazurskie voivodships (67.5 m²). In five voivodships the average useful floor area of dwellings did not exceed 70 m²: kujawsko-pomorskie, łódzkie, warmińsko-mazurskie, zachodniopomorskie and śląskie.

THE AVERAGE USEFUL FLOOR AREA (IN M²) PER DWELLING BY VOIVODSHIP IN 2012

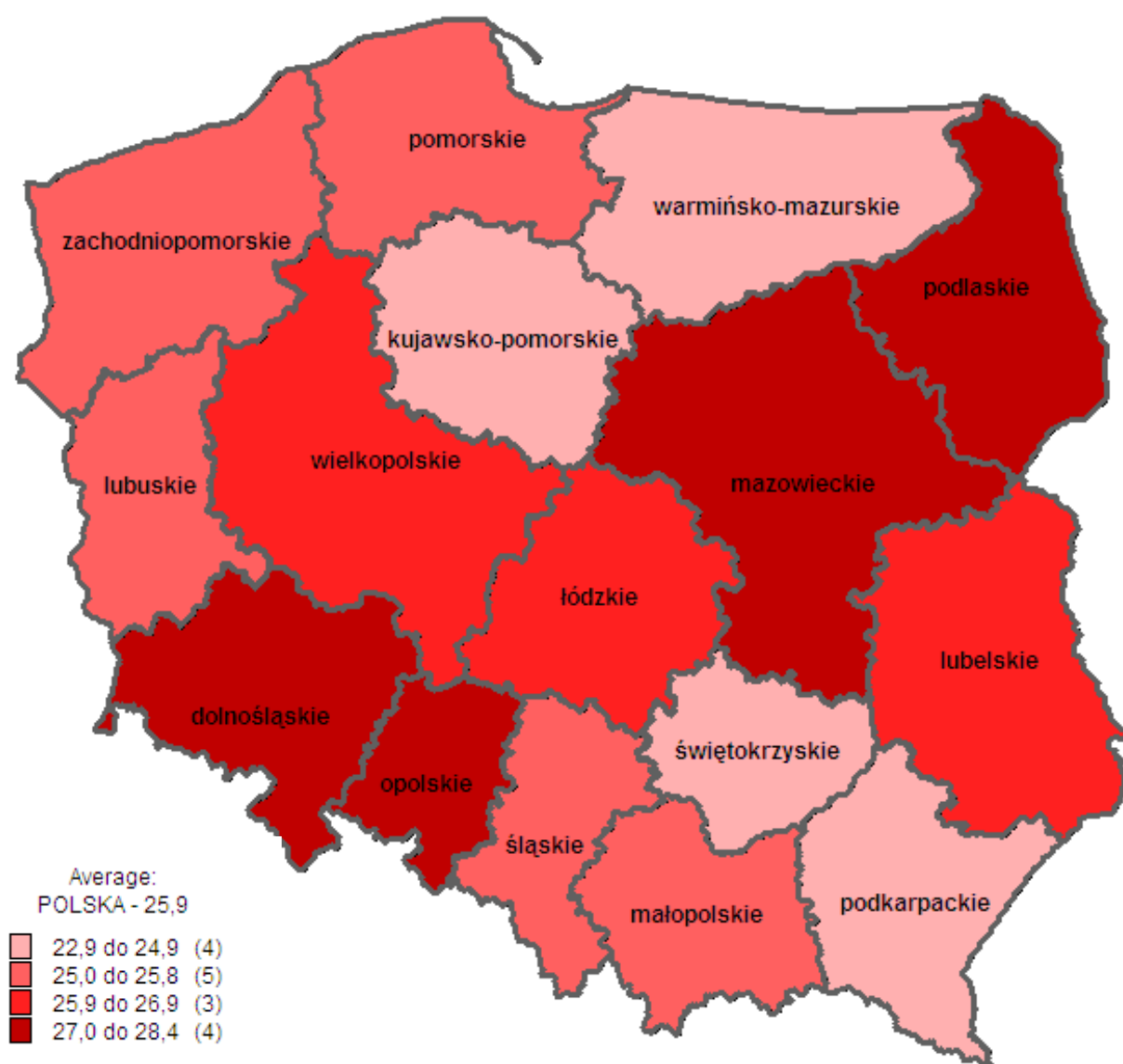


The average useful floor area per person increased, as compared to the previous year, by 0.3 m², amounted to 25.9 m² (in urban areas from 25.0 m² to 25.4 m², in rural areas from 26.5 m² to 26.8 m²). This indicator across the regions ranged from 22.9 m² in the warmińsko-mazurskie voivodship to 28.4 m² in the mazowieckie voivodship.

From urban dwelling the most of useful floor area per one person – on average were in mazowieckie (28.0 m²), dolnośląskie (26.5 m²) and wielkopolskie (26.1 m²) and the least in warmińsko-mazurskie (22,6 m²) and kujawsko-pomorskie (23.0 m²) voivodships.

In the country on average about 30 m² of useful floor area per one person were observed in podlaskie and opolskie voivodships and the least- 23.4 m² per one person in warmińsko-mazurskie.

THE AVERAGE USEFUL FLOOR AREA (IN M²) PER PERSON BY VOIVODSHIP IN 2012



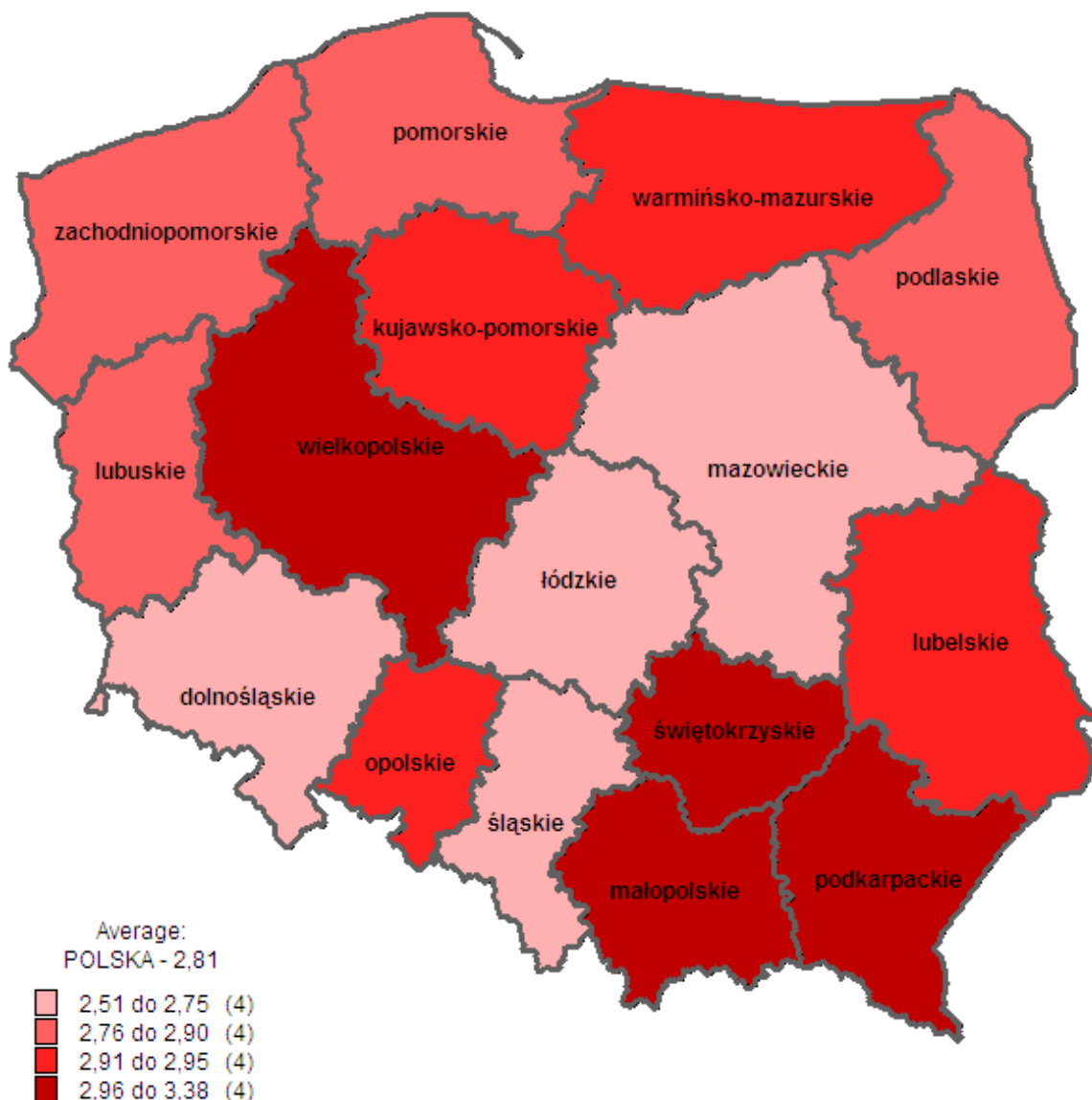
Disproportions between cities and villages were also found at the level of the dwelling population. Rural dwellings are more occupied than urban dwellings. For instance, 2.52 persons on average fell on one dwelling in a city, while in a village this figure equaled 3.40, the national average amounting to 2.81 persons for one dwelling.

The highest number of persons in 1 dwelling occurred in podkarpackie voivodship – 3.38 and in wielkopolskie and małopolskie voivodship – 3.04, while this figure was the lowest in central voivodships: in łódzkie voivodship 2.56 and in mazowieckie voivodship 2.51.

In urban area this indicator was the highest in podkarpackie – 2.96 and the lowest in mazowieckie 2.25 and łódzkie 2.32 person per one dwelling.

In rural it ranged from 3.01 in podlaskie, 3.10 in łódzkie to 3.75 in pomorskie and 3.79 in wielkopolskie voivodships.

THE AVERAGE NUMBER OF PERSONS PER DWELLING BY VOIVODSHIP IN 2012



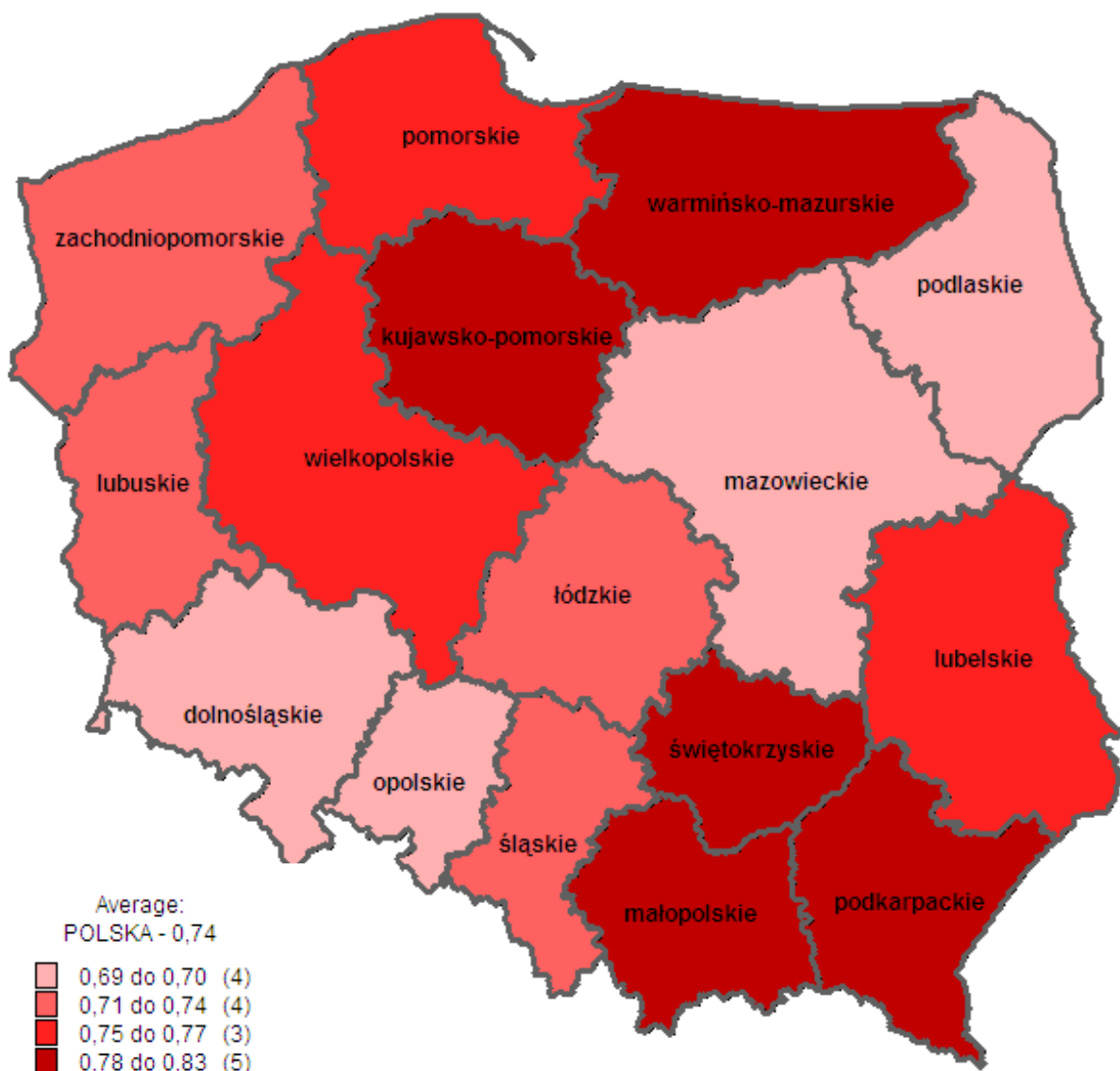
Another one indicator which presents population density is an average number of persons per 1 room. The value of this indicator for Poland amounted to the level 0.74 person per 1 room, while in rural area it was higher (0.79) than in urban area (0.70).

The lowest value was observed in dolnośląskie and mazowieckie – 0.69, by contrast the highest value was observed in voivodships: świętokrzyskie 0.79 and in podkarpackie – 0.83.

The most persons per one room in the city as well as in the village were in podkarpackie voivodship – adequately 0.76 and 0.89 while this figure was the lowest in podlaskie voivodship adequately 0.70 and 0.71.

The fewest persons per one room were observed in the cities of mazowieckie – on average 0.66 and in rural area of opolskie and podlaskie - on average 0.68 and 0.70

THE AVERAGE NUMBER OF PERSONS PER ONE ROOM BY VOIVODSHIP IN 2012



The state of dwelling stock apart from changes of number of dwellings, useful floor area and number of rooms, shows also the degree of dwellings equipped in basic installations. On the basis of results of surveys we can observe more and better indicators of fitting dwellings and what results better living conditions of people.

Most dwellings were equipped with a water supply system (96.6%), and – to a lesser extent – with a flushable toilet (93.3%) and bathroom (90.9%), while a gas-supply system was found almost in every second dwelling. More than 90% of dwellings were equipped with three basic installations, i.e.: water supply system, a flushable toilet and bathroom (above 95% of urban dwellings and 86% in rural areas). Rural dwellings were equipped worse with the above mentioned facilities than urban dwellings, still 8,3% of total dwellings in rural were not equipped with water supply system, in cities only 0,1%.

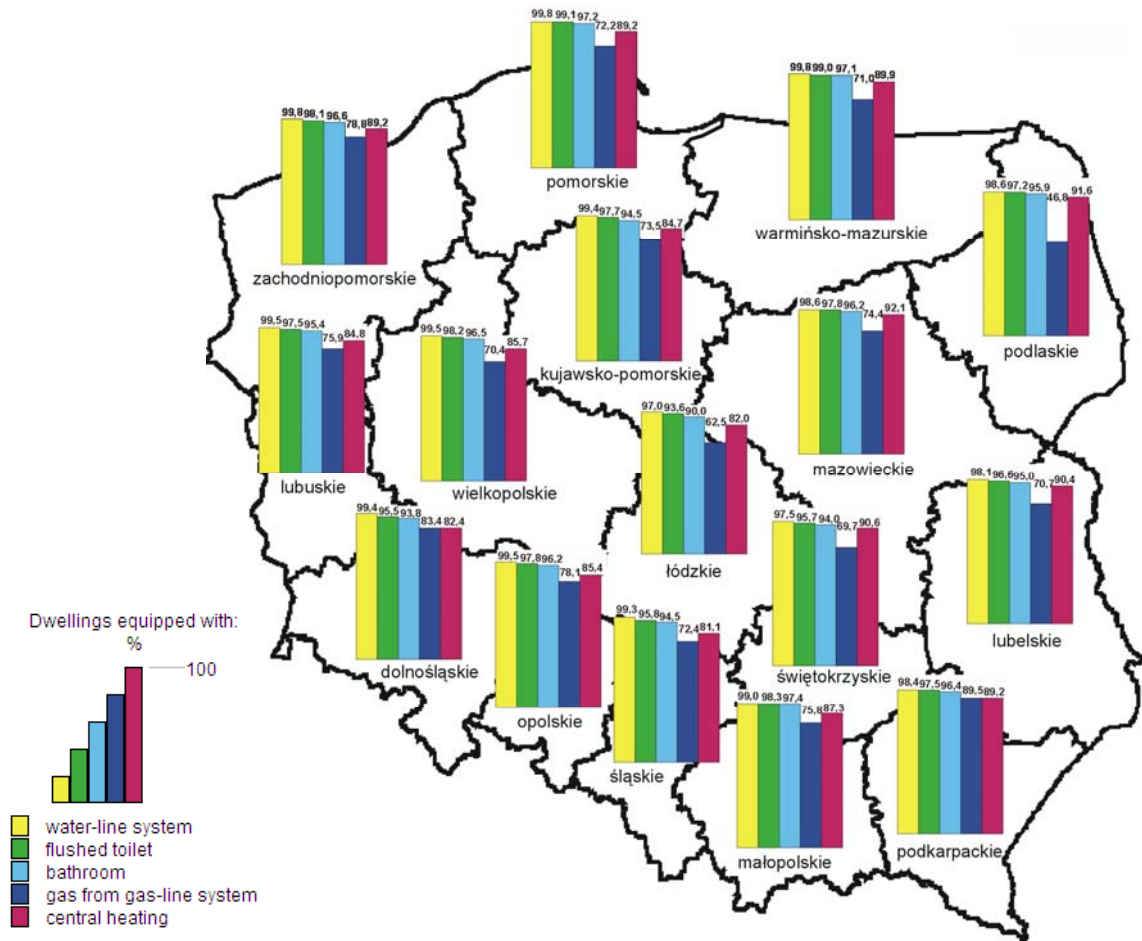
The most significant change was observed in fitting of dwellings in central heating (increase by 1,2%) as compared to 2011. In rural by 1.5% and in urban by 1.1%. The number of dwellings fitted with gas from gas supply system increased by 0.1% as compared to 2011. In rural areas was higher percentage growth – by 1.6% than in cities (0.7%).

Dwellings equipped with basic systems in 2012

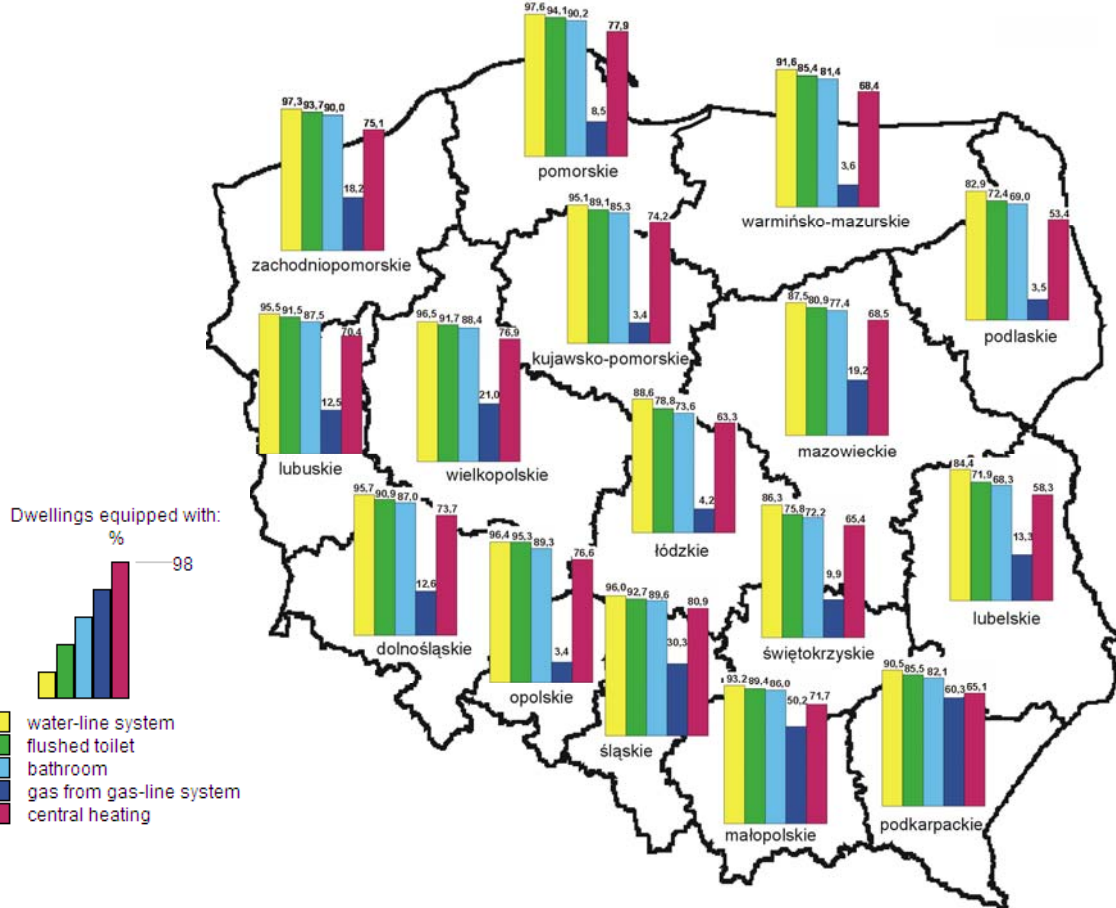
<i>Specification</i>	Dwellings in total	including dwellings equipped with:				
		water supply system	toilet	bathroom	gas from the gas supply system	central heating
Poland number of dwellings in thousand	13 722,8	13 259,6	12 804,9	12 473,6	7 708,0	11 144,5
% of total dwellings	100,0	96,6	93,3	90,9	56,2	81,2
Urban areas: number of dwellings in thousand	9 253,5	9 159,5	8 980,7	8 816,8	6 777,9	8 017,6
% of total dwellings	100,0	99,0	97,1	95,3	73,2	86,6
Rural areas: number of dwellings in thousand	4 469,2	4 100,1	3 824,2	3 656,8	930,1	3 126,9
% of total dwellings	100,0	91,7	85,6	81,8	20,8	70,0

The level of fitting of dwellings with particular systems per location is illustrated on the following maps.

**STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS
IN DWELLINGS BY VOIVODSHIP IN URBAN AREAS IN 2012**



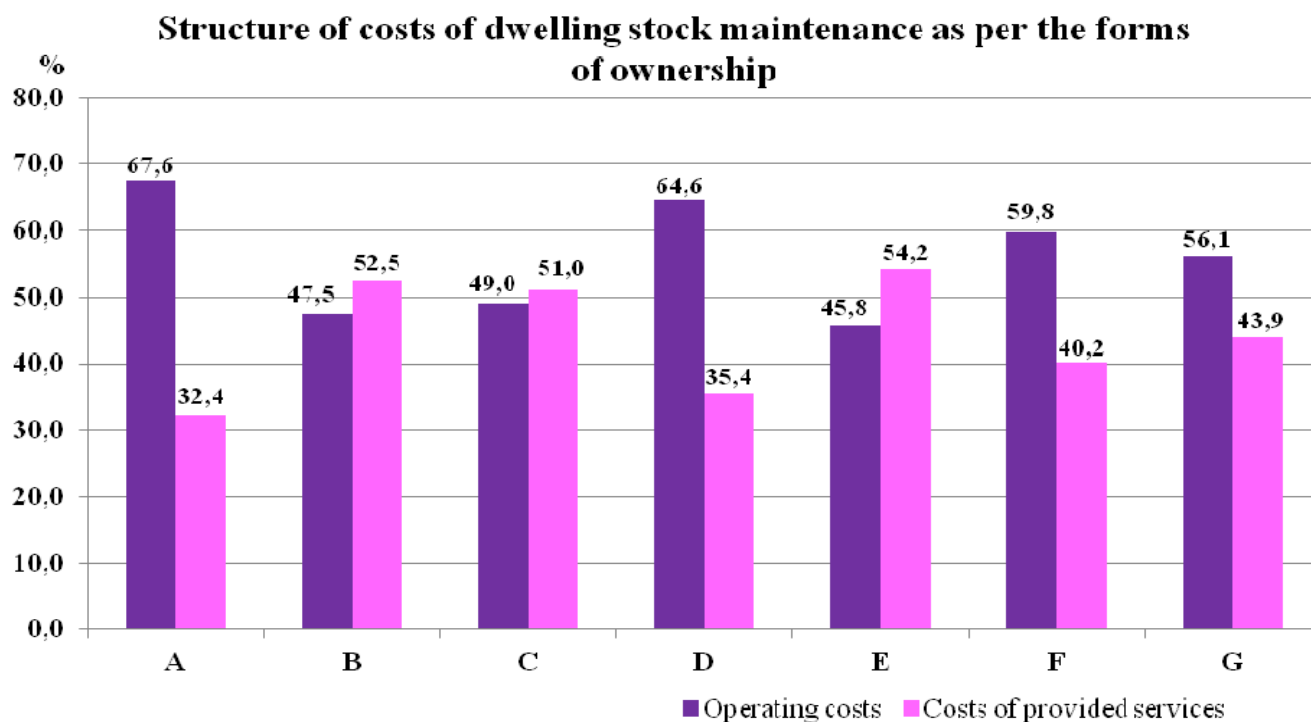
**STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS
IN DWELLINGS BY VOIVODSHIP IN RURAL AREAS IN 2012**



PART B

COSTS OF DWELLING STOCK MAINTENANCE

In 2012 annual costs of dwelling stocks maintenance¹ amounted to 31.5 billion zł. and increased by 8.3% as compared to 2010². This increase was mainly as a result of increase of operating costs of dwelling stocks, which were provided at dwellings in analysed period by 9.2% and as a result of increase of municipal services costs operating costs of dwelling stocks - by 7.2%.



Dwelling stock in buildings with dwelling units being the property of

- A Gminas
- B Housing co-operatives
- C The State Treasury
- D Companies
- E Housing communities
- F Social building societies (TBS)
- G Other entities

Operating costs amounted to 15.2 billion zł. and accounted for 48.3% of overall costs of dwelling stocks maintenance. The level of costs was considerably diverse by type of dwellings ownership. The lowest operating costs calculated per 1 m² of useful floor area was observed in dwellings of other entities – 27.2 zł and the State Treasury – 27.7 zł, while the highest costs – 68.5 zł concerned dwellings owned by gminas and social building societies – 60.9 zł.

¹ See: Methodological notes, page 7

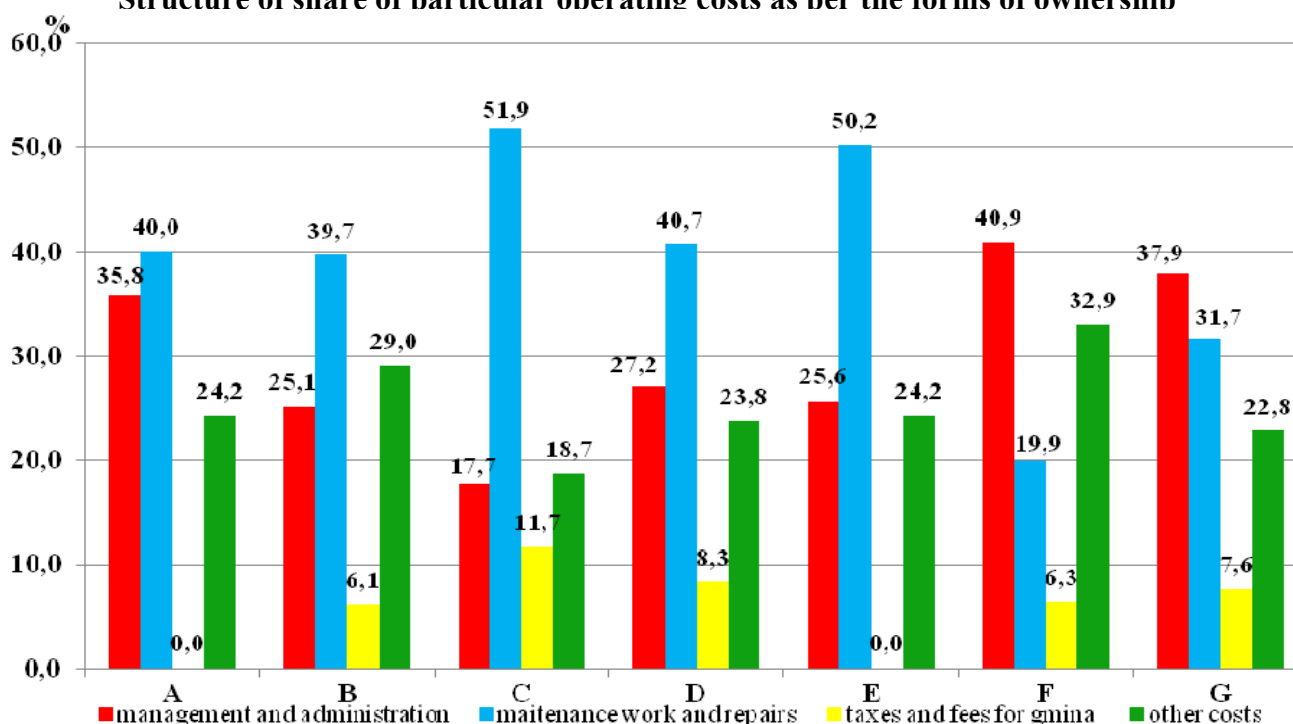
² Research conducting in two-year cycle

The expenditures connected with technical maintenance of buildings and dwellings (service and renovations) amounted about 43% of overall operating costs, the remaining costs (i.e. cleaning, charges for community aerals, costs related to the use of common rooms, etc.) – 27%, the expenditures related to an administration operation accounted for 26.4%, and, taxes for the gmina and public-law fees – 3.6%.

The amount of operating costs in groups of ownership:

Specification	Total	Elements of operating costs:			
		management and administration	maintenance works and repairs	taxes and fees for gmina	other costs
in mln zł					
Total	15 224,3	4 015,6	6 537,6	555,7	4 115,5
of which:					
Gminas	1 169,7	418,7	467,7	-	283,3
Housing co-operatives	8 609,5	2 162,9	3 421,1	528,6	2 496,9
The State Treasury	4,5	0,8	2,3	0,5	0,8
Companies	130,2	35,3	52,9	10,9	31,0
Housing community	5 065,4	1 297,8	2 543,6	-	1 223,9
Social building societies	234,8	96,1	44,6	14,9	77,2
Other entities	10,3	3,9	3,3	0,8	2,3

Structure of share of particular operating costs as per the forms of ownership



Dwelling stock in buildings with dwelling units being the property of

- | | | | |
|---|---------------------|---|----------------------------------|
| A | Gminas | B | Housing co-operatives |
| C | The State Treasury | D | Companies |
| E | Housing communities | F | Social buildings societies (TBS) |
| G | Other entities | | |

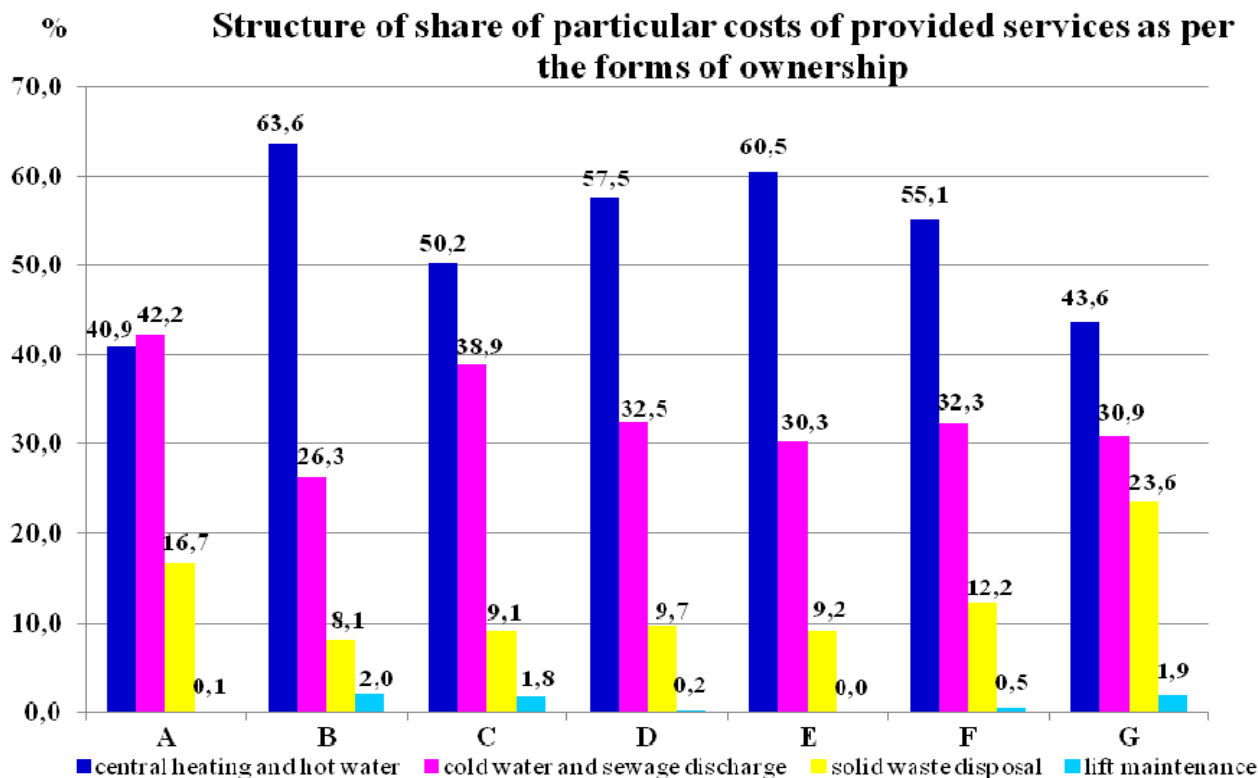
In 2012 costs of provided municipal services amounted 16.3 billion zł. Taken into consideration type of dwelling ownership, costs calculated per one m² of useful floor space, the lowest were paid in dwellings owned by other entities – 22.2 zł. and the highest - in units in stocks of housing cooperatives – 53.8 zł.

In the total **costs of the provided services** the main share accounted to 61.6% were costs related to payments for central heating and hot water. The other elements of costs of the provided services were running as follows:

- costs related to consumption of cold water, sewage channelling or liquid waste disposal – 28.4%,
- costs related to solid waste disposal – 8.8%,
- costs of lift maintenance – 1.2% (in some entities that item is a component of costs related to maintenance and renovations, e.g. it refers to housing communities).

Amount of costs of provided services in the analysed groups of ownership

Specification	Total	Elements of costs of the provided services			
		central heating and hot water	cold water and sewage discharge	solid waste disposal	lift maintenance
	in mln zł				
Total	16 303,7	10 040,0	4 634,0	1 440,6	189,2
thereof:					
Gminas	560,2	229,3	236,6	93,7	0,6
Housing co-operatives	9 503,4	6 046,8	2 503,3	765,9	187,4
The State Treasury	4,6	2,3	1,8	0,4	0,1
Companies	71,3	41,0	25,2	6,9	0,2
Housing community	5 998,4	3 630,2	1 815,6	552,6	-
Social building societies	157,8	86,9	51,0	19,2	0,7
Other entities	8,0	3,5	2,5	1,9	0,2



Dwelling stock in buildings with dwelling units being the property of

A	Gminas	B	Housing co-operatives
C	The State Treasury	D	Companies
E	Housing communities	F	Social buildings societies (TBS)
G	Other entities		

An increase of operating costs was the reason for increase of the rates of payments for dwellings calculated per 1 m² of useful floor area in December 2012 according to December 2010 (with the exception of Social buildings societies).

This rate increased in buildings with dwellings owned by:

- the state treasury – by 0.60 zł (by 23.6%),
- gminas – by 0.43 zł. (by 13.1%),
- companies – by 0.37 zł (by 11%),
- housing communities¹ – by 0.15 zł (by 7.1%).
- other entities – by 0.25 zł (by 6.6%),
- housing cooperatives² – by 0.10 zł. (by 3.8%),

In December 2012 the average rental rates ranged from 2.27 zł per 1 m² of useful floor area of a dwelling (in housing communities) to 9.05 zł (in TBS). It means that the payment

¹ Advances of owners of the units for covering the cost of managing.

² Operating payments

for a dwelling of useful floor area equal to 53 m² was running around 120.3 zł (in buildings owned by housing communities), whereas in buildings of TBS – 479.7 zł.

An increase of payments connected with municipal services was effective in increase of the other ingredients of payments for dwellings such as: central heating, hot and cold water supply, sewage discharge and solid waste disposal.

In 2012 out of 6.6 million of analysed dwellings (units) 83.6% was **equipped with central heating**, thereof in 56.7% of them individual heat meters were installed. Most of the units fitted with central heating installations were owned by housing co-operatives – 97.1% (compared with the monitored dwellings), social building societies (TBS) – 78.1%, housing communities – 74.3%, companies – 46.1%, and the fewest – gminas (28.0%).

The share of dwellings equipped with these meters in dwellings equipped with central heating (by forms of ownership) looks as follows:

- TBS – 86.7% of dwellings,
- housing co-operatives – 66.5%,
- other entities 63.6%,
- gminas – 42.0%,
- housing community – 40.1%.
- companies – 28.8%,
- the State Treasury – 26.1%,

The share of dwellings (units) **with hot water supply** compared with the overall number of analysed dwellings accounted for 55.5% (of which 96.8% had consumption metering). The most of the units fitted with hot water was the property of housing cooperatives – 68.8%, TBS – 73.0% and the other entities – 47.4%, and the fewest of gminas – 16.6% and companies – 28.0%.

The share of dwellings equipped with these meters in dwellings equipped with hot water supply (by forms of ownership) looks as follows:

- TBS have 97.9% of dwellings,
- housing co-operatives – 97.8%,
- housing community – 95.6%,
- gminas – 82.0%,
- companies – 81.3%,
- other entities – 68.5%,
- the State Treasury – 61.3%,

The rates of individual ingredients of payments for municipal services in analysed units amounted as follow:

The average **rate for central heating**:

- in the units fitted with individual heat meters (heat cost allocators) – 2.51 zł per 1 m² of dwelling usable floor space, whereas the highest rate was in dwellings owned by companies – 3.62 zł per 1 m² useful floor area (increase by 4.6% as compared to 2010) and gminas – 3.18 zł per 1 m² (decrease by 5.4% as compared to 2010).
- in the units without individual heat meters (heat cost allocators) – 3.29 zł per 1 m² of dwelling usable floor space. The highest was in dwellings owned by gminas – 4.43 zł per 1 m² and companies – 3.82 per 1 m². It was the highest increase of rates (compared to 2010) in these both forms of ownership adequately - by 11.9% and by 7.9%.

The average **rate for hot water supply**

- in the units fitted with individual water meters came to 19.48 zł. per 1 m³ The highest rate was in dwellings owned by companies – 25.04 zł per 1 m³, State Treasury – 19.65 zł. per 1 m³ and housing cooperatives – 19.57 zł. per 1 m³, whereas the highest increase – by 28.7% was in dwellings owned by companies and housing cooperatives 18.8 zł. per 1 m³.
- in the units not fitted with individual water meters came to 53.95 zł per 1 person. The highest rate was in dwellings owned by housing cooperatives – 59.38 zł. per 1 person (increase by 23.8%) and State Treasury – 57.61 zł per 1 person (increase above 100.0%).

The average **rate for cold water supply, sewage discharge and liquid waste disposal**

- in the units fitted with individual water meters it came to 8.94 per 1 m³.

This rate was at the similar level in the all forms of ownership, whereas the highest was in “other entities” – 9.83 zł per 1 m³ (increase by 37.7%), the lowest one in State Treasury – 7.86 zł per 1 m³ (increase by 8.3%).

- in the units not fitted with individual water meters it amounted to 60.38 zł per 1 person.

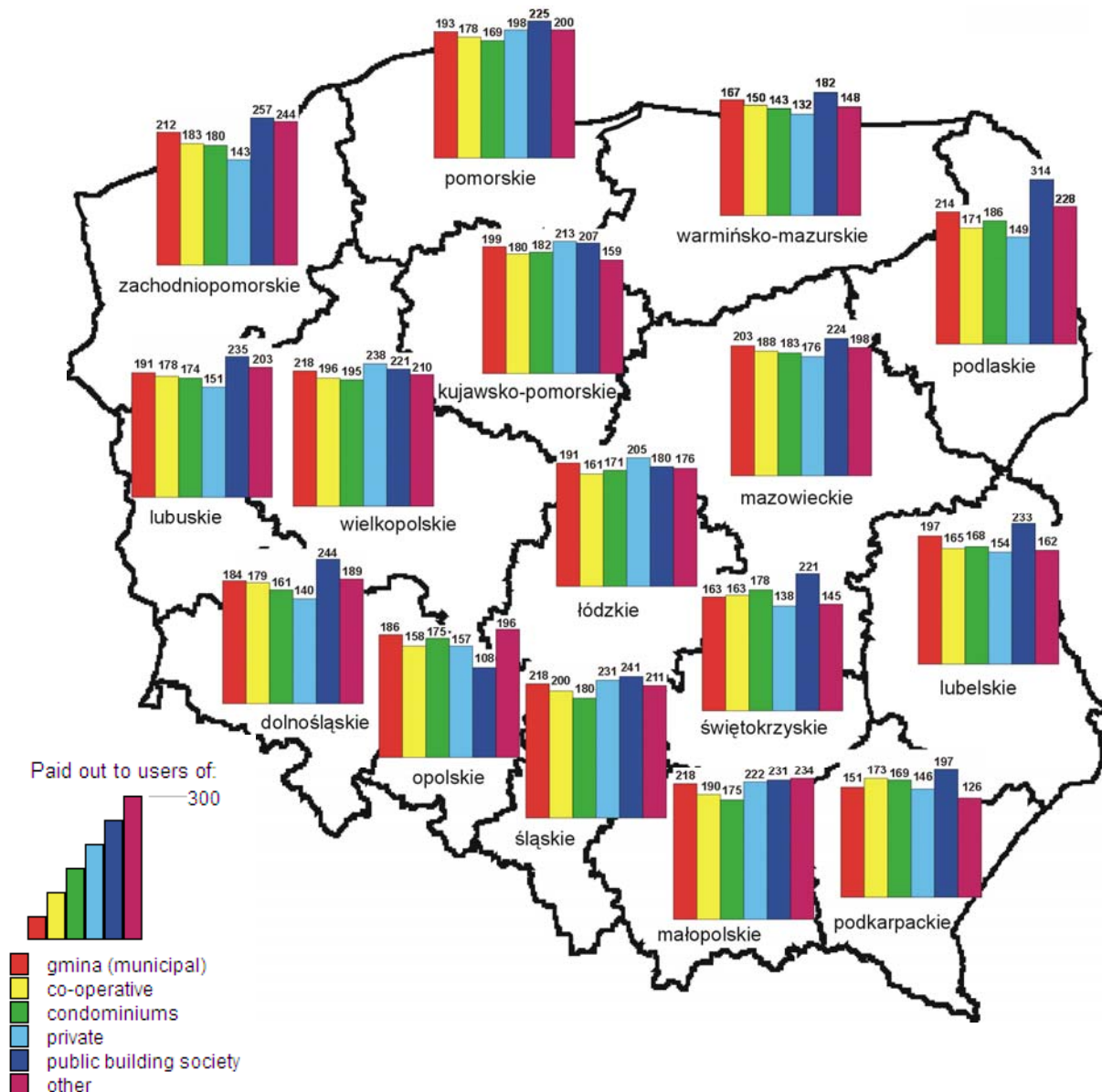
Similarly as above , there was an increase of this rate. Diversity of rates were depended on form of dwelling ownership. In units owned by housing cooperatives this rate came to 65.61 zł per 1 person (increase by 6.8%), companies – 53.91 zł per 1 person (decrease by about 2%), housing communities – 45.45 zł per 1 person (increase by 9.5%), State treasury – 22.59 zł per person (decrease by above 50%), “other entities” – 34.01 zł per person (decrease by 33.9%) and in dwellings of social building societies – 31.47 zł per 1 person (increase by 4.5%).

Housing allowances

In 2012 almost 4.9 million housing allowances were paid out, which determine 1% increase, compared to 2011. The total amount of allowances paid amounted to over 930 million PLN (5.2% more than in the previous year). The average amount of housing allowances per one dwelling reached PLN 190.4 which was higher by 8 zł than in the previous year.

Housing allowances were usually paid out to residents of gminas dwellings (which accounted for 39.7% of the total number of allowances paid out), and to residents of housing cooperatives dwellings (29.9%), while the lowest number of allowances referred to social building societies (1.9%). The highest share in the total number of housing allowances was paid in śląskie voivodship -15.9% (the amount to 159 million zł), in the next order in mazowieckie voivodship – 9.8% (the amount to 93 million zł) and wielkopolskie – 8.3% (the amount to 87 million zł). The lowest percentage was paid in świętokrzyskie voivodship – 1.9% (the amount to 15 million zł) and opolskie – 2.2% (the amount to 18 million zł).

THE AVERAGE AMOUNT OF HOUSING ALLOWANCES PAID OUT IN 2012 BY FORM OF OWNERSHIP BY VOIVODSHIP

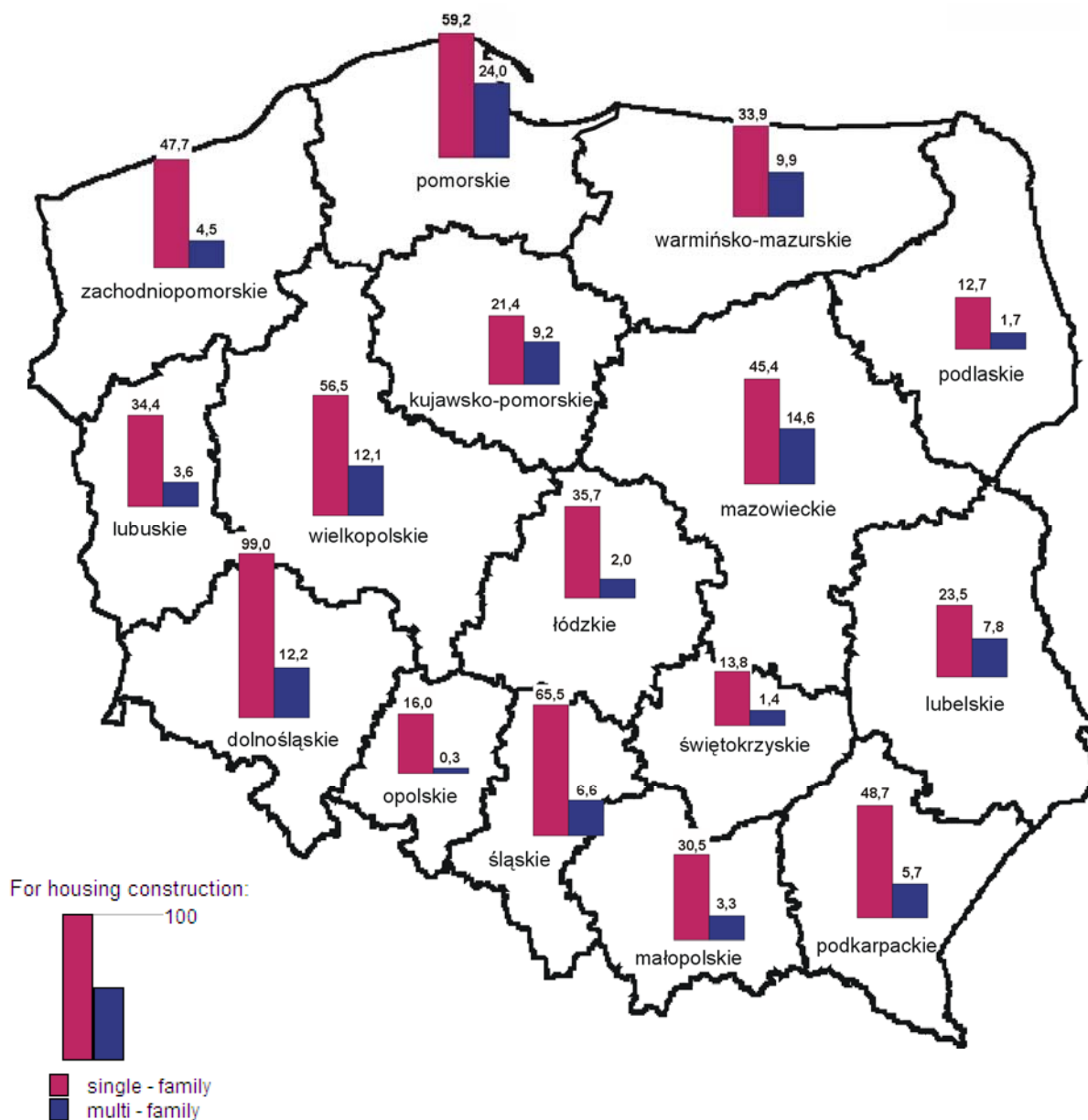


In 2012 the average amount of housing allowances per one dwelling reached PLN 190.4 (in urban area – 193 zł, in rural area – 168.2 zł), whereas the highest amount which was paid to residents of social buildings society – 221.9 zł, the lowest – residents of housing communities – 172.7 zł.

The most average allowances were paid in: małopolskie and wielkopolskie voivodship – about 214 zł and śląskie voivodship – 211.2 zł. The lowest were paid in: warmińsko-mazurskie (153.1 zł), podkarpackie (161.2 zł) and świętokrzyskie voivodship (164.6 zł).

Economy of land earmarked for housing construction

LANDS TRANSFERRED TO INVESTORS FOR HOUSING CONSTRUCTION PURPOSES IN 2012/in ha/ BY VOIVODSHIP



In the year 2012 about 763 ha of lands was transferred by gminas to investors. 84% of this lands was designed for the construction of single-family dwellings. 58% of the total transferred lands amounted lands in urban area.

Land transferred for housing construction by voivodship (in %):

Voivodship	Land transferred for housing construction		
	total	single - family	multi - family
POLAND	100,0	100,0	100,0
Dolnośląskie	14,6	15,4	10,3
Kujawsko-pomorskie	4,0	3,3	7,7
Lubelskie	4,1	3,6	6,6
Lubuskie	5,0	5,3	3,0
Łódzkie	4,9	5,5	1,7
Małopolskie	4,4	4,7	2,8
Mazowieckie	7,9	7,1	12,3
Opolskie	2,1	2,5	0,3
Podkarpackie	7,1	7,6	4,8
Podlaskie	1,9	2,0	1,4
Pomorskie	10,9	9,2	20,2
Śląskie	9,5	10,2	5,6
Świętokrzyskie	2,0	2,1	1,2
Warmińsko-mazurskie	5,7	5,3	8,3
Wielkopolskie	9,0	8,8	10,2
Zachodniopomorskie	6,8	7,4	3,8

Land transferred for housing construction by forms of ownership and by voivodship (in %):

Voivodship	Land for housing construction	Housing construction divided in:				
		housing co-operatives	gminas	social building society	natural persons	companies and others
POLAND	100,0	3,3	3,2	2,2	74,5	16,8
Dolnośląskie	100,0	-	1,6	4,0	70,3	24,1
Kujawsko-pomorskie	100,0	0,7	2,3	14,4	70,6	12,1
Lubelskie	100,0	1,0	16,9	-	68,4	13,7
Lubuskie	100,0	-	-	1,1	85,5	13,4
Łódzkie	100,0	3,7	3,4	2,1	87,3	3,4
Małopolskie	100,0	3,8	7,1	-	86,7	2,4
Mazowieckie	100,0	3,0	1,7	1,8	78,7	14,8
Opolskie	100,0	-	0,6	-	96,3	3,1
Podkarpackie	100,0	1,1	4,4	6,6	86,9	0,9
Podlaskie	100,0	1,4	1,4	-	89,6	7,6
Pomorskie	100,0	20,7	0,4	0,7	48,7	29,6
Śląskie	100,0	-	3,6	-	59,6	36,8
Świętokrzyskie	100,0	7,9	-	2,0	87,5	2,6
Warmińsko-mazurskie	100,0	1,1	1,6	0,5	76,9	19,9
Wielkopolskie	100,0	0,7	5,5	1,0	75,7	17,1
Zachodniopomorskie	100,0	-	3,8	-	89,5	6,7

The smallest proportion of land transferred to investors for housing construction, was designated for TBS construction (2.2%), gminas construction (3.2%) and housing cooperatives construction (3.3%), the biggest one for private construction of natural persons (above 74.5%).

The highest share in the total area of lands transferred for housing construction in 2012 was in voivodships: dolnośląskie (14.6%), pomorskie (10.9%), śląskie (9.5%) and wielkopolskie (9.0%), the lowest in podlaskie (1.9%) świętokrzyskie (2.0%), and opolskie (2.1%) voivodships.

The most lands, with reference to all lands owned by gminas and designed for housing construction, was transferred in voivodships: świętokrzyskie and kujawsko-pomorskie (both 4.3%) and małopolskie (3.9%), the least - was observed in lubuskie (1.6%), podlaskie and opolskie (both 1.8%) voivodships.

Table list – placed in separate Excel format file.