

CENTRAL STATISTICAL OFFICE

**HOUSING
ECONOMY
IN 2011**

Warsaw November 2011 r.

OBJAŚNIENIA ZNAKÓW UMOWNYCH
SYMBOLS

- | | | |
|------------|---|--|
| Kreska (-) | - | zjawisko nie wystąpiło
<i>magnitude zero</i> |
| Kropka(.) | - | zupełny brak informacji albo brak informacji wiarygodnych
<i>data not available or not reliable</i> |
| Znak x | - | wypełnienie pozycji jest niemożliwe lub niecelowe
<i>not applicable</i> |
| Zero: (0) | - | zjawisko istniało w wielkości mniejszej od 0,5;
<i>magnitude not zero, but less than 0,5 of a unit;</i> |
| (0,0) | - | zjawisko istniało w wielkości mniejszej od 0,05.
<i>magnitude not zero, but less than 0,05 of a unit.</i> |
| “W tym” | - | oznacza, że nie podaje się wszystkich składników sumy
<i>indicates that not all elements of the sum are given</i> |

Opracowanie publikacji:

Publication prepared by:

Departament Handlu i Usług

Trade and Services Division

Autorzy opracowania:

The authors of the work:

Agata Dec

Elżbieta Knyszewska

pod kierunkiem:

under the guidance of

Magdaleny Przybylskiej – Naczelnika Wydziału Gospodarki

Komunalnej i Mieszkaniowej

*Head of Section of Municipal Economy
and Dwelling Statistics*

:

Graficzne wykonanie map:

Graphical design of maps:

Centrum Informatyki Statystycznej - Zakład w Łodzi

Statistical Computing Centre Branch located in Łódź

PREFACE

We would like to present you the annual publication on the housing economy, which contains information of dwellings stock privatization processes, overdue rent payments and overdue repayments of housing debts in housing cooperatives, evictions, dwellings renovations in residential buildings and housing allowances paid out by gminas to users of dwellings.

Information concerned dwelling stock resources divided to forms of ownership will be presented in publication "Dwellings" based on results of National Census of Population and Housing 2011.

The characteristic of dwelling stocks adopted for the purposes of monitoring the forms of ownership according to the forms of dwelling ownership (i.e. housing cooperatives, gminas, companies, the State Treasury, housing condominiums, public building societies) was compiled on the basis of data from the regular reports.

The subject matter was presented according to voivodships. Access to further information, taking into consideration a more detailed territorial division, may be obtained through the Local Data Bank of the CSO.

This elaboration consists of a methodological comments including description of sources of information, an analytical part aimed at interpretation of results of the research, whereas the statistical data has been presented (in voivodships sections) in the tabular form.

The authors of the publication will be grateful for any comments and conclusions, which will be considered and used in the next cycle of the statistical study.

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

METHODOLOGICAL COMMENTS

The present publication has been published on the basis on data, derived from the current reporting i.e. research “ Managing of dwelling stocks”, conducted on statistical form M-01 and SG-01, part 3, and has been presented with reference to the organisational units having dwelling stocks in possession.

The subjective scope of survey includes legal persons, organisational units without legal entity, and natural persons whose core activity includes supervision or management of dwelling stocks located in the buildings owned by:

- ◆ housing co-operatives,
- ◆ gminas,
- ◆ companies,
- ◆ the State Treasury,
- ◆ social building societies (TBS),
- ◆ housing condominiums,
- ◆ other entities.

The objective scope of the survey (among others) covers information on: the number of occupied and unoccupied dwellings, material effects of renovations carried out (such as renovations of existing installations/construction elements, as well as connections to new systems, which is connected with improving dwelling standards), the number of privatized dwellings, overdue rent payments and mortgage payments in resources of housing co-operatives, introduced eviction proceedings from dwellings, the number of social dwellings (relates only to gminas), housing allowances paid out by gminas and lands designed for housing construction.

Drawing the sample and the algorithm of results generalization in the survey of housing condominiums for the 2011

The survey was conducted according to the stratified sampling scheme, taking powiats as the strata (constituting, at the same time, the sub-populations for which the results were generalised). The sampling frame consisted of 142038 units, selected according to the relevant assumptions from the Statistical Units Database. The sample had to account for approx. 32% of the frame. The sample was allocated in such a way so as to facilitate results generalisation at the Powiat level, adopting the algorithm of allocation by constant precision, established by B. Lednicki, J.

Wesołowski (*Sample Allocation between Sub-populations, Statistical Information No. 9, 1994*). This algorithm allows for obtaining an equal level of generalization precision of the global value of a given feature in the population subclasses, defined by the survey needs. Data from the previous edition of the survey were employed for the algorithm calculation, which serves as the basis for estimation of variability coefficients with reference to the “number of dwellings” in sub-populations (Powiats).

Sampling was conducted in the strata (in Powiats) on the basis of the obtained allocation, in accordance with the simple sampling scheme. The obtained sample consisted of 45 435 units.

In order to generalize the survey results, it proved necessary to adjust the initial weights, resulting from the sampling scheme applied. The adjustment had to take into account non-response and information about the reasons for the failure to obtaining the data from some of the surveyed units. Out of the total number of surveyed units, amounting to 45 435, only 41 173 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 = 22),

n_{3h} - number of units in the stratum with which no contact was made (RA = 24).

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.

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 institutes, etc.

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.

Renovation of residential dwellings

Information on the renovation of residential dwellings was compiled for the stocks owned by housing cooperatives, gminas, employment establishments, natural persons in the housing community buildings, and by other entities. Renovations completed in the reporting year are covered by the data.

The tangible results of the works carried out are illustrated by the number of dwellings in the buildings in which either major overhauls or other renovation works were conducted. The number of dwellings covers all dwellings in renovated buildings, and also indirectly reflects the size of such buildings, as well as the number of dwellings connected to sanitary and technical systems

(supply of piped water, waste water system, central heating, hot water and gas supply from the gas pipeline), located in such buildings which did not previously have such connections.

The term **major overhaul** of a building covers renovation work aiming at restoring buildings (dwellings) to their original or almost original technical and utility value. The renovation work performed is classified as a major overhaul on the basis of the criterion of quantity (at least 60%) of all basic construction elements and installations subject to major repairs or replacements. Major repairs mean a thorough overhaul covering at least 50% of the physical state of individual elements or systems.

Redecorational works - a thorough redecoration consisting in carrying out and finishing the redecoration (change) of basic construction elements or installations in the building (dwelling). Basic construction elements include: load-bearing walls, roof structure and roof work, outer and inner plasters, ceilings, window and door frames, woodwork, floors and heating furnaces.

Overdue payments for dwellings and housing loan repayment

Information on overdue rent payments include data on the number of main occupants who are behind with current rent, with marking off occupants who are 3 months or longer behind with their rent and data on the total amount of back payments as of December 31st 2011.

Information on back mortgage payments regards only those members of housing cooperatives who according to the concluded agreements have to pay mortgage instalments (along with interests) to the housing cooperatives' bank account.

Eviction proceedings against dwelling users

Information on the eviction proceedings against dwelling users indicated in our publication refers to the users of cooperative dwellings, gmina dwellings, company dwellings, dwellings of natural persons in housing cooperative buildings, and dwellings of other entities. This information indicates:

- ◆ number of individual eviction proceedings pending in court as of 31st December 2011
- ◆ number of individual eviction proceedings terminated by way of a court ruling in 2011
- ◆ number of evictions from dwellings enforced in 2011

Proceedings instituted as a result of failure to pay charges for occupied dwellings have been separated out from the general information on eviction proceedings.

Housing allowances

Housing allowance is a common and temporary form of financial aid, stipulated in the provision of the Act of 2 July 1994 on Dwelling Rent and Housing Allowances (Journal of Laws of 1998 No. 120, item 787, with subsequent amendments).

Characteristic features of housing allowance are: (1) it is *obligatory*, granted at the request of the person entitled to benefit, that is the person who fulfils every statutory requirement related to this benefit, and (2) it is *common* (i.e. the right to this benefit is vested with the entitled person, irrespective of the type of title to a dwelling, subject to exclusions set forth in the aforementioned Act), and (3) it is *temporary*, i.e. granted for a period of 6 months with an option of renewal in the event of further fulfilment of the statutory requirements.

The amount of housing allowance is the difference between the housing expenses incurred by the standard usable floor space of an occupied dwelling unit and that part of the expenses incurred by the person to whom the benefit is granted. In calculating the amount of the allowance, the following expenses (incurred by the household) are taken into consideration: expenses related to rent, maintenance costs, and charges for heat energy, water and liquid waste collection.

Since 2004, payment of housing allowances has been— pursuant to Article 10 (1) of the Act of 21 June 2001 on Housing Allowances (Journal of Laws No. 71, item 734, as amended) —at the gmina's own discretion.

Pursuant to the Act of 13 November 2003 (Journal of Laws No. 203, item 1966, Art. 6) on the Revenues of Territorial Self-Government Entities, the amount of the housing allowance must not exceed 70% of the actual expenses incurred by a dwelling unit. Through the appropriate resolution, the gmina council may increase or decrease the value of the percentage indicators, but by no more than 20 percentage points. It means that the maximum amount of the paid allowance may fall within the range 50% to 90% of the housing expenses incurred.

The information presented herein refers only to housing allowances actually paid out in 2011 regardless of the date of the decision for granting thereof.

DESCRIPTIVE PART

The population of research covers 59 108 units. After detailed analysis of completeness degree of research, it was established that statistical obligation was realized by 53 625 thousands of units, what amounted about 91% of all observed population. 1575 units refused to drawing up the report and in 3785 cases it was not possible to contact with the unit.

The highest percentage of responses was recorded in Lubelskie Voivodship (ca. 99%), Podkarpackie (ca. 97%), Śląskie (ca. 96%) and Świętokrzyskie (ca. 95%), the lowest percentage was observed in Mazowieckie Voivodship (ca. 85%).

Additionally, from among numbers of surveyed units, which realized the statistical obligation, about 1,8 thousand were not owners of dwelling stocks. That's why presented data concerned about 51,9 thousand of units, owned 5884 thousand of dwellings.

The share of units being owners of dwelling stocks account for as much as: housing condominiums - 79,5% of all surveyed units, gminas – 7,2%, housing cooperatives – 6,1%, companies 5,0%, other entities – 1,2%, State Treasury – 0,6% and TBS – 0,4%.

Detailed information about dwelling stocks by kinds of ownership will be presented in publication “Dwellings” based on results of National Census of Population and Housing 2011.

The share of dwellings by forms of ownerships presented as follow: housing cooperatives dwellings - 40,1% of surveyed dwellings (8,6% less than in 2009), dwellings of natural persons in condominiums buildings 38,3(13,4% more than in 2009), municipal dwellings – 16,7%, company dwellings – 2,1%, public building societies dwellings 1,5%, dwellings owed by the State Treasury – 0,8% and other entities dwellings -05%.

The decrease in the number of dwellings in the housing stock with particular forms of ownership was caused by the sales of dwellings to natural persons, returns of dwellings to their former owners or heirs, designation of dwellings for commercial purposes and joining a number of small dwellings into one big dwelling.

The highest number of dwellings owned by natural persons in housing condominiums occurred in Małopolskie Voivodship (49,0%), Pomorskie (48,9%) and Opolskie (46,0%), while these figures were the lowest in Voivodships: Łódzkie (25,7%) and Podlaskie (27,8%).

Housing Stock Privatization

In the period 2010 – 2011 the process of privatisation – purchase of dwellings by natural persons – still continued. Privatisation covered dwellings in multi-family buildings and dwellings in buildings sold in full to individual natural persons. Total number of privatized dwellings amounted 334 thousand.

Structure of dwellings sold to natural persons in Poland by voivodships (in %)

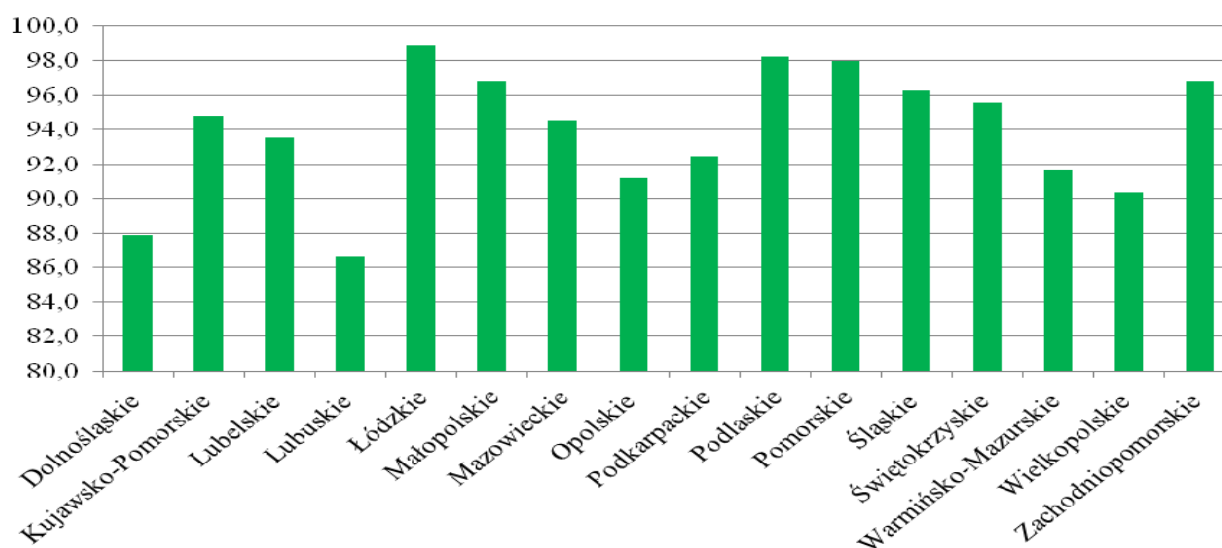
Voivodship	In multifamily buildings	In residential buildings fully sold
POLAND	100,0	100,0
Dolnośląskie	10,4	24,0
Kujawsko-pomorskie	4,8	4,4
Lubelskie	3,0	3,5
Lubuskie	2,3	6,0
Łódzkie	9,3	1,8
Małopolskie	6,6	3,6
Mazowieckie	15,4	14,7
Opolskie	2,6	4,1
Podkarpackie	3,4	4,6
Podlaskie	3,5	1,0
Pomorskie	8,1	2,8
Śląskie	14,0	9,1
Świętokrzyskie	1,5	1,1
Warmińsko-mazurskie	3,1	4,7
Wielkopolskie	6,6	11,7
Zachodniopomorskie	5,3	2,9

Privatization of dwellings achieved the highest degree in the housing co-operatives` stocks – 54,2% of dwellings with relation to total sold dwellings and in the gminas stocks – 23,7% dwellings.

The lowest degree was in the State Treasury stocks, where 3,5% dwellings in relation to total sold dwellings became the property of natural persons.

Multi-family dwellings were the most part of total number of sold dwellings. In the reference period the sale of dwellings by types of owners were: 181087 by housing cooperatives (including 172487 dwellings in multi-family buildings, accounting for 54,7% of the total number of sold dwellings in this group), 79114 by gminas (including 76240 dwellings in multi-family buildings, accounting for 24,2% of the total number of sold dwellings in this group), 45540 by other entities (including 40103 dwellings in multi-family buildings, accounting for 12,7% of the total number of sold dwellings in this group), 16755 by companies, (including 14939 dwellings in multi-family buildings, accounting for 4,7% of the total number of sold dwellings in this group). The lowest number of dwellings in multi-family buildings was sold by the State Treasury - 11681, accounting for 3,7% of the total number of dwellings sold in this group.

**THE SHARE OF DWELLINGS IN MULTI-FAMILY BUILDINGS, SOLD TO NATURAL PERSONS
IN TOTAL NUMBER OF SOLD DWELLINGS IN PARTICULAR VOIVODSHIP (w%)**



Overdue dwelling-related payments

At the end of 2011, the share of the number dwellings which tenants were in arrears with payments (in relation to the total number of dwellings) in individual stocks amounted respectively to:

- gminas stocks 41,0% with the total amount overdue of approx. PLN 488,0 million
- cooperatives stocks 40,4% with the total amount overdue of approx. PLN 870,9 million
- State Treasury stocks 35,8% with the total amount overdue of approx. PLN 26,2 million
- social building societies stocks 24,6% with the total amount overdue of approx. PLN 25,0 million
- companies stocks 31,3% with the total amount overdue of approx. PLN 50,0 million
- of natural persons in housing condominiums buildings – 18,7% with the total amount overdue of approx. PLN 457,5 million.
- other entities 5,5% with the total amount overdue of approx. PLN 2,7 million

The share of dwellings which tenants were behind with payments for dwellings by types of ownership by voivodships (in % in relation to the total stock):

Voivodship	owned by gminas	owned by housing cooperatives	owned by companies	owned by State Treasury	owned by natural persons in housing condominiums	social building societies
POLAND	41,0	40,4	35,8	31,3	18,7	24,6
Dolnośląskie	46,8	38,5	42,2	22,3	17,2	29,2
Kujawsko-pomorskie	39,9	28,5	16,7	4,5	15,3	19,6
Lubelskie	37,3	56,2	16,1	12,1	20,2	29,3
Lubuskie	47,7	40,9	33,3	21,3	18,3	18,5
Łódzkie	31,9	35,3	21,1	15,7	17,9	24,9
Małopolskie	17,0	38,6	33,3	9,1	16,1	21,9
Mazowieckie	39,7	40,4	40,3	24,5	21,9	31,0
Opolskie	41,7	44,0	35,5	20,6	17,3	36,1
Podkarpackie	27,3	35,6	18,0	6,0	15,3	19,7
Podlaskie	24,9	51,8	28,0	9,5	11,3	36,6
Pomorskie	41,7	49,6	53,4	18,6	18,8	27,5
Śląskie	46,9	43,4	30,6	48,4	20,7	23,4
Świętokrzyskie	37,6	47,1	19,0	23,0	16,5	41,8
Warmińsko-mazurskie	42,0	33,4	16,8	20,2	19,4	32,8
Wielkopolskie	47,6	30,3	53,0	25,2	18,1	19,7
Zachodniopomorskie	43,6	48,8	37,9	32,3	18,5	15,1

Among 24,8 thousand eviction proceedings conducted in court in 2011, 65,9% related to tenants occupying gminas-owned dwellings; 12,3% - housing co-operative dwellings, 5,8% - dwellings owned by companies, almost 11% - dwellings of natural persons in condominium buildings and 2,2% - dwellings owned by the State Treasury.

In about 84% of instances on the average (in all forms of ownership), these proceedings were instituted as a result of arrears with dwelling-related payments (from 97,6% - companies dwellings and 96,5% in housing cooperatives dwellings, to 79,1% - in gminas dwellings).

Evictions were conducted in 6,6 thousand dwellings, the highest number of which – as much as 61,0% - referred to gminas stocks, and approx. 24% referred to cooperative stocks.

Renovation of dwelling stocks

Major overhauls were gradually carried out on dwellings. For 2,7 thousand dwellings on which major overhauls were directly performed, the highest share related to housing condominiums stocks (54,7%), gminas stocks (29,8%) and housing cooperatives stocks (11,8%).

Apart from major overhauls, other renovation work was also performed, consisting mainly of replacement of all or some of dwelling systems, roof repairs and woodwork replacement.

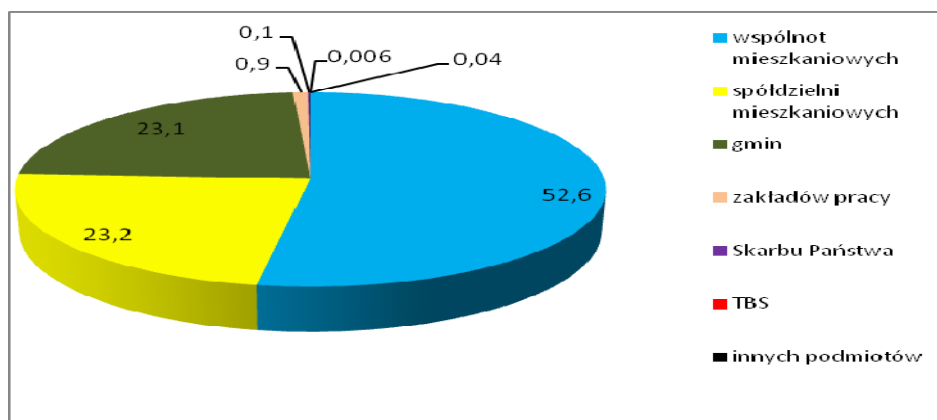
Number of dwellings directly renovated in 2011

Specification:	After major overhauls (in absolute numbers)	After renovation work not constituting major overhaul		
		replacement of all or some of dwelling systems	roof renovation	woodwork replacement
		in thousands		
TOTAL	2 653	307,8	134,3	339,0
gminas stocks	790	19,4	12,3	25,0
housing cooperatives stocks	314	146,4	42,3	186,5
State Treasury stocks	21	0,7	0,8	0,5
companies stocks	65	2,2	2,2	2,5
stocks in condominium buildings	1 450	138,8	76,1	123,7
stocks of social building societies	13	0,2	0,5	0,7
stocks of other entities	-	0,09	0,03	0,04

All or some of dwelling systems were replaced in about 307,8 thousand of dwellings, which accounted for 63,7% of the total number of dwellings in renovated buildings, while roof renovation was performed in 134,3 thousand of dwellings (which accounted 31,5%), and woodwork was replaced in as many as 339 thousand of dwellings (41,8%).

In 2011, almost 33 thousand of dwellings were renovated with a view to improving the dwelling-related standard. 65% of these dwellings were owned by housing condominiums.

THE SHARE OF DWELLINGS RENOVATED IN CONNECTION WITH IMPROVING DWELLING STANDARD IN 2011



Renovation work was performed in the scope of supply of new – not previously existing – connections to technical and sanitary systems. 1,7 thousand dwellings were connected to the water supply system, 5,2 thousand to the sewage system, 3,3 thousand to the gas system. Central heating was installed in 6,3 thousand of dwellings, and hot-water connection in 20,7 thousand of dwellings.

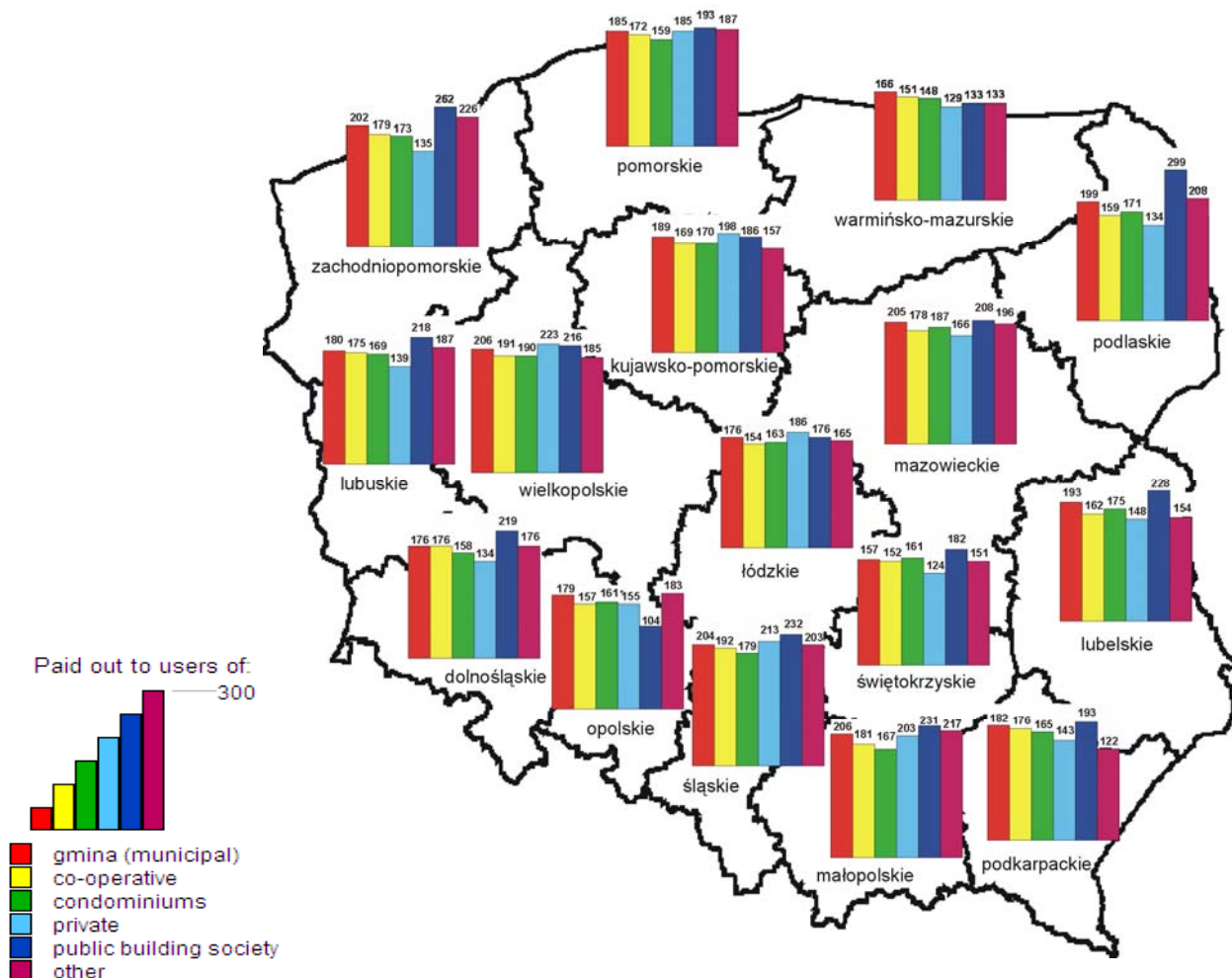
Fitting wall insulation was one of the main elements aimed at improving the living standards provided by dwellings. Approx. 314 thousand dwellings were insulated in 2011.

Housing allowances

In 2011 almost 4,8 million housing allowances were paid out, which determine 4,2% decline, compared to 2010. The total amount of allowances paid amounted to over 884 million PLN (2,1% more than in the previous year). The average amount of housing allowances per one dwelling reached PLN 182,4 which was PLN 11,3 higher than in the previous year.

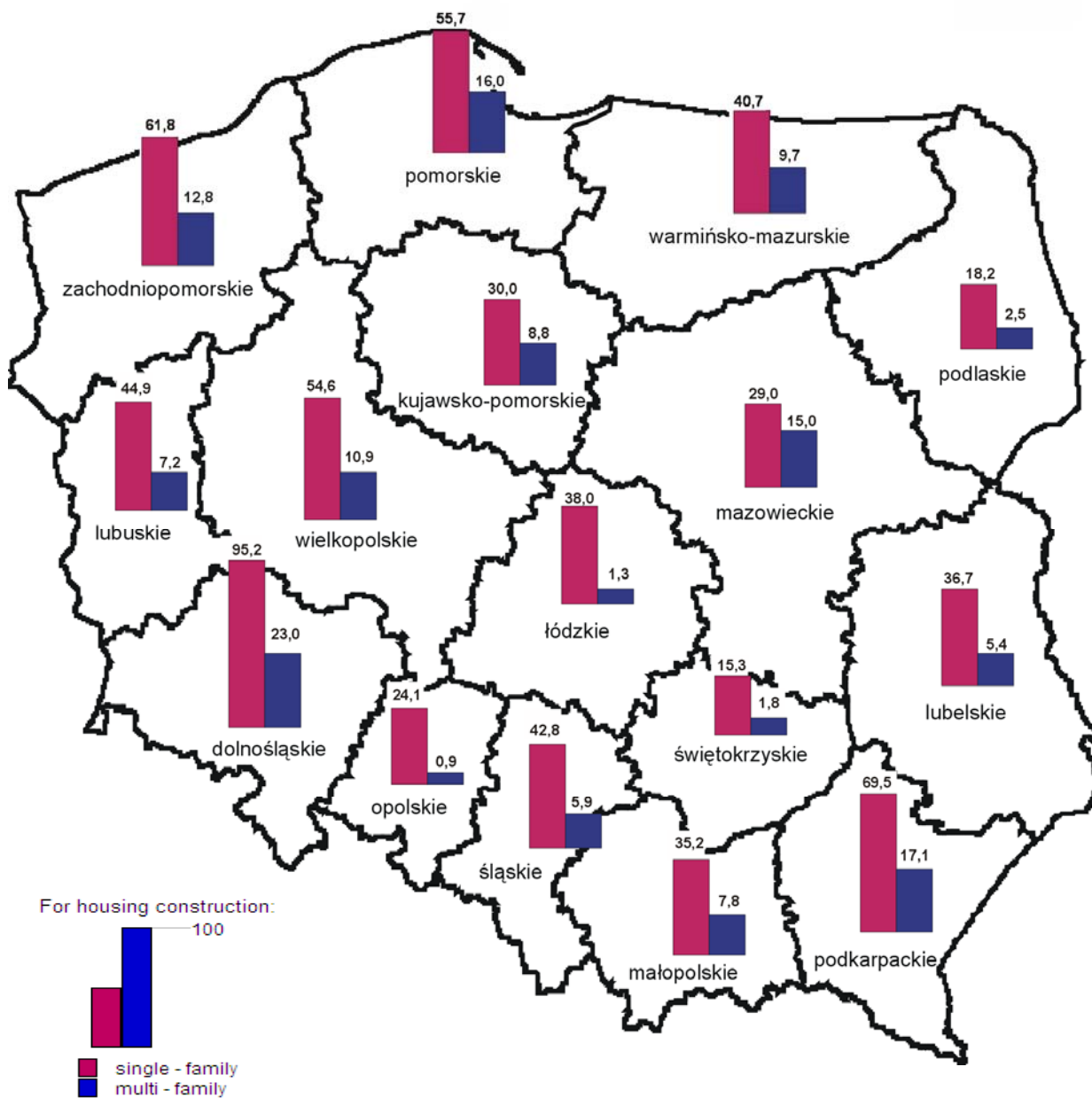
Housing allowances were usually paid out to residents of gminas dwellings (which accounted for 39,5% of the total number of allowances paid out), and to residents of housing cooperatives dwellings (30,9%), while the lowest number of allowances referred to public building societies (1,9%). The highest share in the total number of housing allowances was paid in Śląskie Voivodship -15,5% (the amount of PLN 150 million), in the next order in Mazowieckie Voivodship – 9,3% (the amount of PLN 86 million) and Wielkopolskie – 8,4% (the amount of PLN 82 million). The lowest percentage was paid in Świętokrzyskie Voivodship – 2,0% (the amount of PLN 15 million) and Opolskie – 2,3% (the amount of PLN 18 million).

THE AVERAGE AMOUNT OF HOUSING ALLOWANCES PAID OUT IN 2011 BY FORM OF OWNERSHIP BY VOIVODSHIP



Economy of land earmarked for housing construction

LANDS TRANSFERRED TO INVESTORS FOR HOUSING CONSTRUCTION PURPOSES IN 2011 /in ha/ BY VOIVODSHIP



In the year 2011 about 834 ha of lands was transferred by gminas to investors. 83% of this lands was designed for the construction of single-family dwellings. 56,3% 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	14,1	13,8	15,7
Kujawsko-pomorskie	4,6	4,3	6,0
Lubelskie	5,0	5,3	3,7
Lubuskie	6,2	6,5	4,9
Łódzkie	4,7	5,5	0,9
Małopolskie	5,1	5,1	5,3
Mazowieckie	5,3	4,2	10,3
Opolskie	3,0	3,5	0,6
Podkarpackie	10,3	10,0	11,7
Podlaskie	2,5	2,6	1,7
Pomorskie	8,6	8,1	11,0
Śląskie	5,8	6,2	4,0
Świętokrzyskie	2,0	2,2	1,2
Warmińsko-mazurskie	6,0	5,9	6,6
Wielkopolskie	7,8	7,9	7,5
Zachodniopomorskie	8,9	8,9	8,8

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	2,6	4,1	1,6	78,3	13,4
Dolnośląskie	100,0	0,5	3,0	1,3	78,6	16,6
Kujawsko-pomorskie	100,0	6,4	5,7	1,3	72,9	13,7
Lubelskie	100,0	4,8	5,2	1,9	82,9	5,2
Lubuskie	100,0	-	0,4	6,7	78,9	14,0
Łódzkie	100,0	1,5	6,6	0,5	78,6	12,7
Małopolskie	100,0	8,4	0,2	4,4	73,3	13,7
Mazowieckie	100,0	5,0	10,7	2,5	63,2	18,6
Opolskie	100,0	-	1,6	-	92,4	6,0
Podkarpackie	100,0	5,8	4,5	3,5	83,4	2,9
Podlaskie	100,0	2,4	1,4	-	80,7	15,5
Pomorskie	100,0	2,4	0,7	0,8	75,5	20,6
Śląskie	100,0	1,4	1,4	1,0	73,3	22,8
Świętokrzyskie	100,0	-	1,8	-	93,6	4,7
Warmińsko-mazurskie	100,0	-	7,1	-	75,4	17,5
Wielkopolskie	100,0	3,2	2,4	0,2	80,3	13,9
Zachodniopomorskie	100,0	-	10,2	0,1	80,7	9,0

The smallest proportion of land transferred to investors for housing construction, was designated for TBS construction (1,6%) and housing cooperatives construction (2,6%), the biggest one for private construction of natural persons (78,3%).

The highest share in the total area of lands transferred for housing construction in 2011 was in Voivodships: Dolnośląskie (14,1%), Podkarpackie (10,3%), Zachodniopomorskie (8,9) and Pomorskie (8,6%), the lowest in Świętokrzyskie (2,0%), Podlaskie (2,5%) and Opolskie (3,0%) Voivodships.

The most lands, with reference to all lands owned by gminas and designed for housing construction, was transferred in Voivodships: Kujawsko-pomorskie (5,6%), Małopolskie (5,0%) and Świętokrzyskie (4,9%), the least - was observed in Śląskie (1,5%) and Pomorskie (1,9%) Voivodships.

THE LIST OF TABLES - SITUATED IN SEPARATED EXCEL FILE – IN TABULAR PART – DWELLINGS CHARACTERISTICS BY TYPES OF OWNERS.

1. Dwellings where the occupant changed in 2011.
2. Communal dwellings in dwelling stock owned by gminas in 2011 and the method of its obtainment.
3. Dwellings in housing co-operatives resources used by virtue of the housing cooperative ownership dwelling entitlement and natural persons' dwellings under management of housing co-operatives in 2011.
4. The number of members in housing cooperatives in 2011.
5. Dwellings in multi-family houses sold in 2010 – 2011.
6. Dwellings in residential buildings fully sold in 2010 – 2011.
7. Dwellings in residential buildings returned to former individual owners or their inheritors in 2010- 2011.
8. Dwelling stock taken over from other entities in 2010 – 2011.
9. Dwelling stock transferred to other entities in the years 2010-2011.
10. Dwelling stock designed for non-residential purposes in 2010 – 2011.
11. Overdue rent payments in 2011.
12. Overdue mortgage in resources of housing co-operatives in 2011.
13. Eviction proceedings against users of dwellings 2011.
14. Renovation of dwellings in 2011 – renovation of construction systems / elements already existing.
15. Renovation of dwellings in buildings in 2011 – renovation aimed at living standards.
16. Lands handed over to investors and included in the stock for housing construction in 2011.
17. Housing allowances paid out in 2011.