

Residential construction ^a in I-II 2019

21.03.2019


107.8

Index number of dwellings completed

In the first two months of 2019 there were more dwellings completed than the year before. The number of dwellings in which construction has begun also increased, whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased.

Dwellings completed

According to the preliminary data, 32.3 thous. dwellings were completed in the period of January-February 2019, i.e. by 7.8% more than a year ago. **Developers^p** completed 19.9 thous. dwellings (16.7% more than in the corresponding period of the previous year), whereas **private investors^b** completed 11.6 thous. dwellings, i.e. by 4.4% less than in 2018. Within these forms of construction, 97.6% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (223 compared to 351 dwellings). In **other forms** of construction (municipal, public building society and company construction) 547 dwellings were completed in total, i.e. by 32.8% more than a year ago.

Total useful floor area of dwellings completed in the period of two months of 2019 amounted to 2.9 m. sq m, i.e. by 3.0% more than in the corresponding period of the previous year. Compared to the period of I-II 2018 the average useful floor area of 1 dwelling decreased by 4.2 sq m to the level of 89.9 sq m.

Developers completed 61.6% of total number of dwellings, i.e. 4.7 percentage points more than in the previous year, whereas the share of private investors decreased by 4,6 percentage points to the level of 36,0%

Average useful floor area of a dwelling in the period of I-II 2019 was 89.9 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	Number of dwellings	II		I-II	
		II 2018=100	I 2019=100	Number of dwellings	I-II 2018=100
Total	15971	106.9	97.9	32283	107.8
Private	5508	96.3	90.2	11616	95.6
For sale or rent	10012	113.2	101.3	19897	116.7
of which for rent ^c	44	x	23.5	231	x
Cooperative	199	82.9	more than 8-fold	223	63.5
Municipal	137	112.3	126.9	245	166.7
Public building society	79	x	50.3	236	91.1
Company	36	9-fold	120.0	66	11-fold

^a Reported data – subject to change upon developing quarterly reports

^b Every time developers are mentioned in the news release, it means construction intended for sale or rent, that is realised by various investors with the purpose of making a profit, whereas if private investors are mentioned, it means private construction, that is realised for the use of the investor

^c Realised by various investors with the purpose of short or long term rent of dwellings, also based on the institutional lease agreements leading to ownership

Dwellings for which permits have been granted or which have been registered with a construction project

In the period of January-February 2019 permits and registrations have been granted for construction of 37.5 thous. dwellings, i.e. by 8.9% less than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (24.0 thous.) and to **private investors** (12.6 thous.), i.e. respectively by 12.1% less and 0.4% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 97.4% of a total number of dwellings. More dwellings than in the period of two months of the previous year for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (326 dwellings against 229), while less (643 dwellings against 1131) in **other forms** of construction.

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 8.9% y/y in the period of I-II 2019

Table 2. Dwellings for which permits have been granted or which have been registered with a construction project

Forms of construction	2019				
	II			I-II	
	Number of dwellings	II 2018=100	I 2019=100	Number of dwellings	I-II 2018=100
Total	16914	82.9	82.0	37544	91.1
Private	6578	100.9	109.1	12606	100.4
For sale or rent	10035	78.0	72.0	23969	87.9
Cooperative	286	more than 5-fold	more than 7-fold	326	142.4
Municipal	13	16.0	3.4	401	more than 3-fold
Public building society	-	x	x	239	23.4
Company	2	2-fold	2-fold	3	100.0

Dwellings in which construction has begun

In the period of two months 2019 the number of dwellings in which construction has begun was 30.1 thous., i.e. by 8.4% more than in the corresponding period of the previous year. **Developers** have started construction of 20.2 thous. dwellings, and **private investors** of 9.3 thous. dwellings, i.e. altogether 97.8% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 5.4% and 14.5% compared to 2018. More dwellings in which construction has begun were also noted in the **cooperative** construction (292 dwellings against 255) and in **other forms** of construction (356 dwellings against 277).

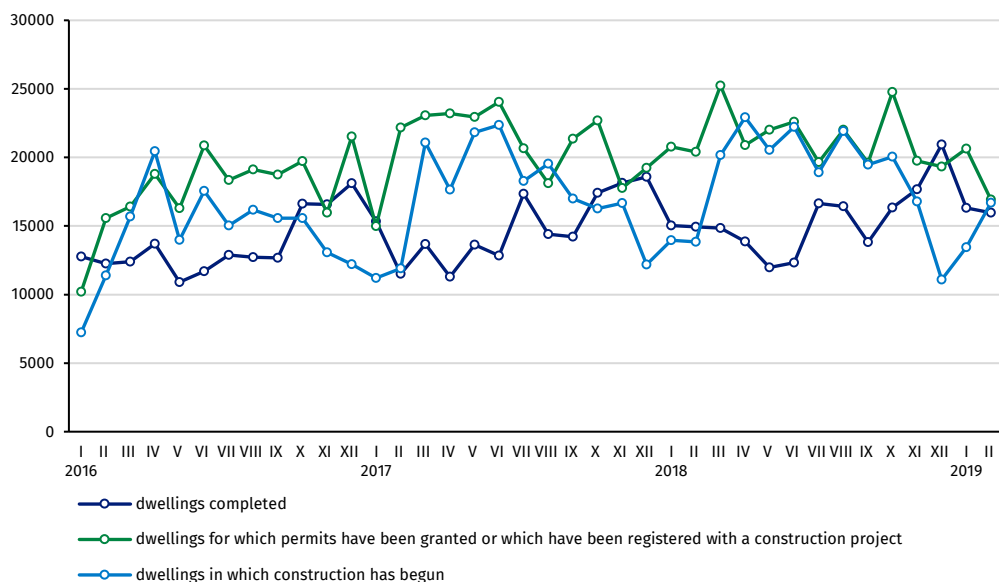
Number of dwellings in which construction has begun increased by 8.4% y/y in the period of I-II 2019

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	II			I-II	
	Number of dwellings	II 2018=100	I 2019=100	Number of dwellings	I-II 2018=100
Total	16682	120.4	124.1	30126	108.4
Private	5991	131.4	179.7	9324	114.5
For sale or rent	10333	115.1	105.2	20154	105.4
of which for rent ^c	78	x	195.0	118	x
Cooperative	73	50.7	33.3	292	114.5
Municipal	70	35-fold	More than 3-fold	88	86.3
Public building society	215	128.7	More than 4-fold	268	160.5
Company	-	x	x	-	x

It is estimated that in the end of February 2019 there were 793.4 thous. dwellings under construction, i.e. by 4.9% more than in the corresponding period of the previous year.

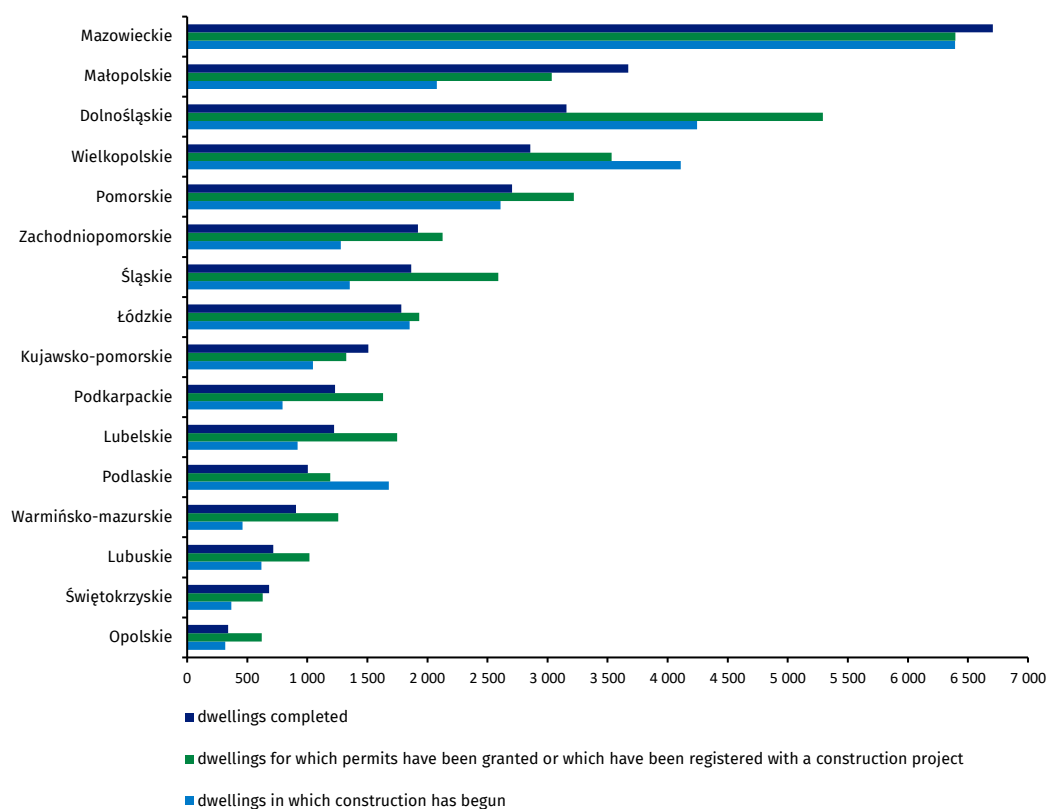
Chart 1. Construction activity in the scope of residential construction in Poland



Number of dwellings in which construction has begun increased (by 24.1%), whereas number of dwellings for which permits have been granted or which have been registered with a construction project and dwellings completed decreased (respectively by 18.0% and 2.1%) compared to January 2019

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in the period of first two months of 2019 was recorded in Mazowieckie voivodship (both 6.4 thous.) and in Dolnośląskie voivodship (respectively 5.3 thous. and 4.2 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (6.7 thous. dwellings) and Małopolskie (3.7 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-February 2019)



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Terms used in official statistics

[Dwellings for which permits have been granted](#)

[Dwellings in which construction has begun](#)

[Dwellings completed](#)