

# Residential construction <sup>a</sup> in I-VI 2019

23.07.2019


**114.4**

Index number of dwellings completed

In the period of first six 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, 94.7 thous. dwellings were completed in the period of January-June 2019, i.e. by 14.4% more than a year ago. **Developers<sup>b</sup>** completed 58.8 thous. dwellings (22.4% more than in the corresponding period of the previous year), whereas **private investors<sup>b</sup>** completed 33.4 thous. dwellings, i.e. by 2.2% more than in 2018. Within these forms of construction, 97.3% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (914 compared to 1004 dwellings). In **other forms** of construction (municipal, public building society and company construction) 1655 dwellings were completed in total, i.e. by 50,6% more than a year ago.

Total useful floor area of dwellings completed in the period of I-VI of 2019 amounted to 8.5 m. sq m, i.e. by 9.4% more than in the corresponding period of the previous year. Compared to the period of January-June 2018 the average useful floor area of 1 dwelling decreased by 4.1 sq m to the level of 90.1 sq m.

Developers completed 62.1% of total number of dwellings, i.e. 4.1 percentage points more than in the previous year, whereas the share of private investors decreased by 4.2 percentage points to the level of 35.2%

Average useful floor area of a dwelling in the period of I-VI 2019 was 90.1 sq m

**Table 1. Dwellings completed**

Forms of construction	2019				
	VI			I-VI	
	Number of dwellings	VI 2018=100	V 2019=100	Number of dwellings	I-VI 2018=100
<b>Total</b>	<b>15 363</b>	<b>124.7</b>	<b>100.0</b>	<b>94 696</b>	<b>114.4</b>
Private	4 945	102.8	91.0	33 362	102.2
For sale or rent	9 646	133.3	99.6	58 765	122.4
of which for rent <sup>c</sup>	129	x	109.3	764	x
Cooperative	103	93.6	95.4	914	91.0
Municipal	341	more than 34-fold	more than 9-fold	778	158.5
Public building society	296	198.7	more than 3-fold	750	140.7
Company	32	16-fold	118.5	127	169.3

<sup>a</sup> Reported data – subject to change upon developing quarterly reports

<sup>b</sup> 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

<sup>c</sup> 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 six months of 2019 permits and registrations have been granted for construction of 128.7 thous. dwellings, i.e. by 2.5% less than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (77.7 thous.) and to **private investors** (48.7 thous.), i.e. respectively by 5.5% less and 4.6% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.2% of a total number of dwellings. Less dwellings than in the period of six 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 (867 dwellings against 1026) and in **other forms** of construction (1438 dwellings against 2149).

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 2.5% y/y in the period of I-VI 2019

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

Forms of construction	2019				
	VI			I-VI	
	Number of dwellings	VI 2018=100	V 2019=100	Number of dwellings	I-VI 2018=100
<b>Total</b>	<b>21 701</b>	<b>96.0</b>	<b>80.5</b>	<b>128 705</b>	<b>97.5</b>
Private	8 533	95.4	89.4	48 668	104.6
For sale or rent	12 977	98.5	77.5	77 732	94.5
Cooperative	100	26.5	40.5	867	84.5
Municipal	15	24.2	4.5	862	125.5
Public building society	76	140.7	more than 3-fold	390	26.8
Company	-	x	x	186	31-fold

## Dwellings in which construction has begun

In the period January - June 2019 the number of dwellings in which construction has begun was 115.4 thous., i.e. by 1.5% more than in the corresponding period of the previous year.

**Developers** have started construction of 66.6 thous. dwellings, and **private investors** of 46.1 thous. dwellings, i.e. altogether 97.6% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 0.3% and 3.0% compared to 2018. Less dwellings in which construction has begun were also noted in the **cooperative** construction (1109 dwellings against 1225) whilst more in **other forms** of construction (1611 dwellings against 1327).

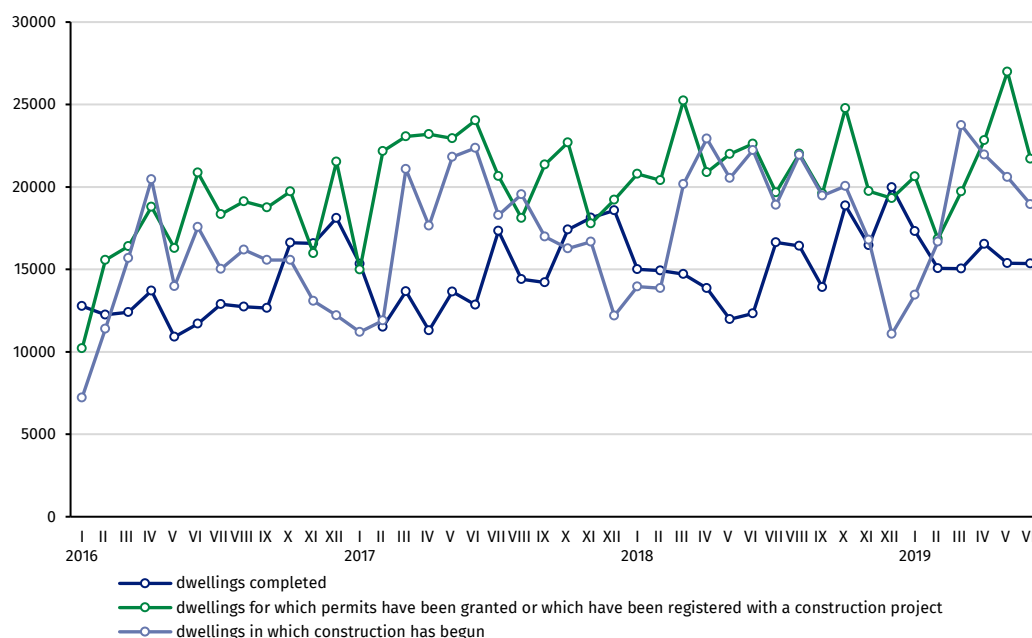
Number of dwellings in which construction has begun increased by 1.5% y/y in the period of I-VI 2019

**Table 3. Dwellings in which construction has begun**

Forms of construction	2019				
	VI			I-VI	
	Number of dwellings	VI 2018=100	V 2019=100	Number of dwellings	I-VI 2018=100
<b>Total</b>	<b>18 956</b>	<b>85.3</b>	<b>92.0</b>	<b>115 392</b>	<b>101.5</b>
Private	7 781	91.1	86.2	46 103	103.0
For sale or rent	10 534	81.5	94.3	66 569	100.3
of which for rent <sup>c</sup>	66	x	70.2	418	x
Cooperative	82	28.9	42.7	1 109	90.5
Municipal	514	more than 8-fold	more than 4-fold	918	220.7
Public building society	45	14.8	40.9	693	91.5
Company	-	x	x	-	x

It is estimated that in the end of June 2019 there were 816.4 thous. dwellings under construction, i.e. by 3.4% more than in the corresponding period of the previous year.

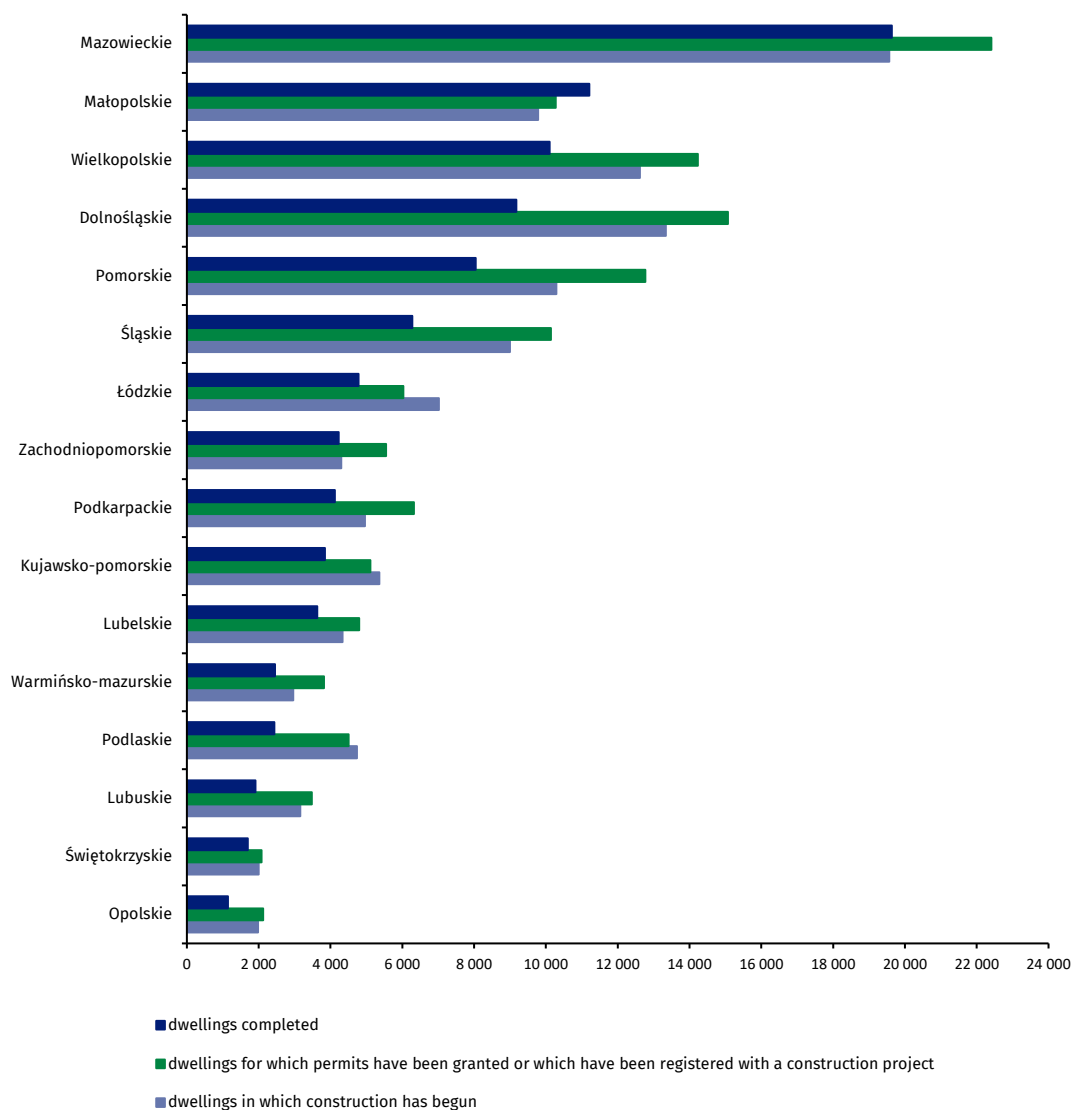
**Chart 1. Construction activity in the scope of residential construction in Poland**



In June compared to May 2019 the number of dwellings completed stayed at a similar level whereas the number of dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun decreased (respectively by 19.5% and 8.0%)

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 January-June of 2019 was recorded in Mazowieckie voivodship (respectively 22.4 thous. and 19.6 thous.) and in Dolnośląskie voivodship (respectively 15.1 thous. and 13.3 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (19.6 thous. dwellings) and Małopolskie (11.2 thous.).

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



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#### **Data available in databases**

[Knowledge Databases Construction](#)

[Local Data Bank](#)

#### **Terms used in official statistics**

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

[Dwellings in which construction has begun](#)

[Dwellings completed](#)