

Housing economy in Poland in 2018

16.09.2019

The number of dwellings in Poland is constantly increasing

As of the end of 2018, dwelling stocks in Poland amounted to 14.6 million

Total useful floor area amounted to 1 084.2 million m², and the number of rooms to 55.9 million

In Poland, housing conditions are slightly improving


101.2

The increase in the number of dwellings

In Poland, as of the end of 2018, there were recorded 14.6 million dwellings (an increase of 1.2 % as compared with the end of 2017) with the total useful floor area of 1 084.2 million m², with 55.9 million rooms.

Dwelling stocks

As of 31 December 2018, dwelling stocks in Poland amounted to 14.6 million of dwellings with the total useful floor area of 1 084.2 million m², with 55.9 million rooms. As compared to the year before 175.3 thousand of dwellings were built (an increase of 1.2 %) with the total useful floor area of 15 609.0 thousand m² (an increase of 1.5 %) and 668.7 thousand rooms (an increase of 1.2 %).

More than 9.9 million dwellings with the useful floor area of 637.8 million m² and 35.1 million rooms were located in urban areas. About 4.8 million dwellings with the useful floor area of 446.3 million m² and 20.7 million rooms were located in rural areas. In urban areas the number of dwellings increased by 125.1 thousand (by 1.3 %), while in rural areas the increase was of 50.2 thousand (of 1.1 %).

Table 1. Dwelling stocks (as of 31.12)

Specification	2017	2016 = 100	2018	2017 = 100
Dwellings in thousand	14 439.8	101.2	14 615.1	101.2
Rooms in dwellings in thousand	55 205.6	101.2	55 874.3	101.2
Useful floor area of dwellings in thousand m ²	1 068 557.5	101.5	1 084 166.5	101.5
Dwellings per 1 000 population	375.7	101.2	380.5	101.3
Dwelling stocks, the average:				
number of rooms in a dwelling	3.82	100.0	3.82	100.0
useful floor area in m ²				
per dwelling	74.0	100.3	74.2	100.3
per person	27.8	101.5	28.2	101.4
number of persons				
per dwelling	2.66	98.9	2.63	98.9
per room	0.70	100.0	0.69	98.6

In 2018, housing conditions in Poland slightly improved as compared to the previous years. As of 31 December 2018, the average number of rooms per 1 dwelling amounted to 3.82, while in urban areas to 3.56, and in rural areas to 4.36. However, the average dwelling size amounted to 74.2 m² and increased by 0.2 m² as compared to the previous year. In rural areas, dwellings were, on average, by 29.3 m² larger than in urban areas (relevant indicators were 94.0 m² for rural areas, and 64.7 m² for urban areas).

In 2018, as compared to the previous year, the average useful floor area per 1 person increased by 0.4 m² and amounted to 28.2 m² (in urban areas it increased from 27.2 m² to 27.7 m², and in rural areas from 28.7 m² to 29.1 m²). Disproportions between urban and rural

areas also concerned the degree of population of dwellings. Rural dwellings had denser population than urban dwellings. On average, there were 2.34 person per 1 dwelling in urban areas, whereas in rural areas 3.23, while the average for Poland was 2.63. Another indicator presenting dwelling population density is the average number of persons per 1 room. For Poland, this indicator was at the level of 0.69, however in rural areas it was higher and amounted to 0.74, while in urban areas – 0.66 person per 1 room.

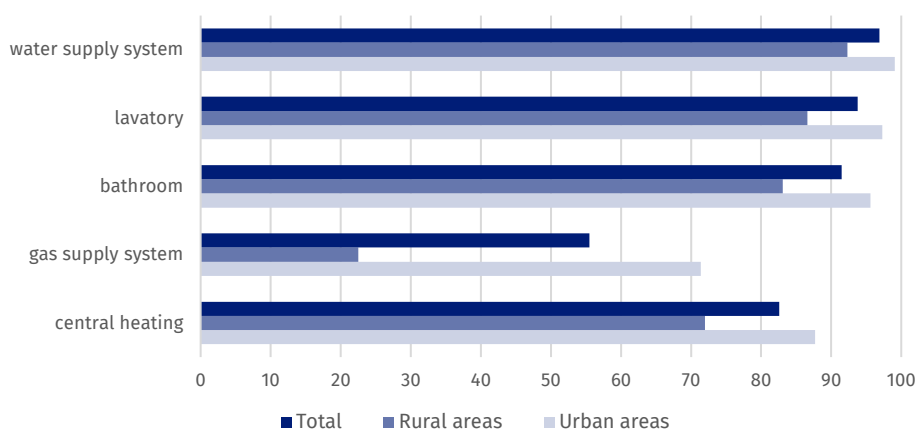
An increasing percentage of dwellings fitted with sanitary and technical installations indicated an improvement in housing conditions of population.

Water supply system were fitted in 96.9 % of dwellings, lavatory was in 93.8 % and bathroom in 91.5 %. However, every second dwelling was fitted with gas installation.

Disproportions in dwellings fitted with basic installations have been present between urban and rural areas. In urban areas, water supply system was fitted in 99.1% of dwellings, lavatory – in 97.3 % and bathroom – in 95.6 %. In rural areas 92.3 % of dwellings were connected to water supply system, 86.6 % dwellings had lavatory, and 83.1 % had bathroom.

Number of dwellings fitted with sanitary and technical installations increased in 2018 in Poland

Chart 1. Dwellings fitted with installations in % of total in 2018 (as of 31.12)



Most dwellings were within the stocks of natural persons outside housing condominiums – about 8.6 million (58.6 %), and almost 3.0 million (20.5 %) in housing condominiums. Total surface of dwellings belonging to natural persons was over 936 million m², and it constituted nearly 86 % of the total useful floor area of dwellings in the country. The stocks of housing cooperatives are almost 2.0 million dwellings, with total useful floor area of 100.1 million m². The least part was constituted by dwellings within the stocks of the State Treasury – about 28.9 thousand dwellings with total useful floor area of almost 1.5 million m²

Most dwellings were within the stocks of natural persons in Poland (about 11,5 million, i.e. 79 %)

Table 2. Dwelling stocks by type of ownership (as of 31.12)

Specification	2016	2018	2016	2018
	Dwellings in thousand		Useful floor area in thousand m ²	
TOTAL	14 272.0	14 615.1	1 053 251.8	1 084 166.5
Ownership:				
housing cooperatives	2 073.9	2 029.9	102 336.1	100 085.3
gminas (municipal)	868.5	840.4	38 306.2	36 913.4
companies	79.3	69.1	4 564.7	4 038.8
State Treasury	29.1	28.9	1 473.6	1 470.1
public building societies	98.2	102.3	4 843.2	5 043.7
natural persons ¹⁾	11 122.9	11 544.6	901 728.1	639 615.1
of which in condominiums	2 896.6	2 966.5	151 532.1	154 879.3

1) Including other entities.

Ownership forms of dwelling stocks in buildings under management/administration

Out of the total number of dwellings about 6 052.8 thousand dwellings were located in buildings under management/administration¹. Nearly half, i.e. 49.0 % were dwellings owned by natural persons in buildings covered by housing condominiums, 33.5 % – owned by housing cooperatives, 13.9 % – municipal dwellings, 1.7 % – of public building societies, 1.1 % – of companies, 0.5 % – State Treasury and 0.3 % of other entities.

Sale of dwelling stocks

In 2018, the process of sales or return of dwellings to former owners was continued (purchase of dwellings by natural persons). The sales process included dwellings located in blocks of flats and dwellings in buildings, which were sold as a whole to individual natural persons. In the analysed period almost 134 thousand dwellings were sold to natural persons.

In 2018, the process of sales or return of dwellings to former owners was continued

Table 3. Number and structure of dwellings sold in the years 2017-2018 by type of ownership

Specification	Total	
	absolute values	%
TOTAL	133 997	100.0
gminas (municipal)	34 794	26.0
housing cooperatives	50 686	37.8
State Treasury	1 159	0.9
companies	6 626	4.9
housing condominiums	-	-
public building societies	336	0.3
other entities	40 396	30.1

Arrears in payments for dwellings

As of 31 December 2018, out of approx. 7.5 million dwelling stocks (including dwellings under separate ownership, and still managed by housing cooperatives) in 25.5 % of dwellings tenants were in arrears with dwelling payments. Total amount of arrears from the beginning of their occurrence (along with interest) under non-payment for the dwelling amounted to PLN 6.5 billion.

As of 31 December 2018, in 25.5 % of dwellings tenants were in arrears with dwelling payments

Table 4. Arrears in payments for dwelling by type of ownership – as of 31.12.2018

In stocks:	Arrears		Average overdue rent for one dwelling with tenants in payment arrears
	thousand PLN	%	PLN
Total	6 471 493.5	100.0	3 407
gminas (municipal)	4 189 508.0	64.7	10 728
housing cooperatives	1 136 439.5	17.6	1 210
companies	209 614.2	3.2	9 709
State Treasury	61 799.7	1.0	5 069
public building societies	59 738.9	0.9	2 392
natural persons in buildings covered by housing condominiums	797 406.9	12.3	1 564
other entities	16 986.3	0.3	13 117

¹ Without dwellings constituting a separate ownership, located in buildings owned by housing cooperatives.

The largest share in the total amount of arrears had tenants of dwellings in gmina stock – 64.7 % and housing cooperatives – 17.6 %. As per dwellings, which tenants are in arrears, the largest non-payment was recorded for dwellings in stocks of other entities – PLN 13.1 thousand and dwellings in gmina stocks – PLN 10.7 thousand. On average, the lowest arrears for 1 dwelling fell to the stocks owned by housing cooperatives – PLN 1.2 thousand and stocks of natural persons in buildings under condominiums – PLN 1.6 thousand.

Eviction proceedings

Out of 15.7 thousand eviction proceedings pending in courts in 2018, more than 68.4 % concerned tenants occupying gminas dwellings, followed by proceedings against natural persons in buildings under condominiums – 15.1 %, and 8.8 % – against tenants of dwellings in housing cooperatives. The lowest share comprised of proceedings against tenants of dwellings in stocks of other entities – 0.1 %. Nearly 89 % of eviction proceedings were initiated due to arrears in payments for dwelling. This was the most frequent reason in the case of dwellings under management of companies (in 97.6 % of all eviction proceedings), condominiums – 95.3 %, dwellings of other entities (94.7 %), and housing cooperatives (94.3 %).

Out of 15.7 thousand eviction proceedings pending in courts in 2018 about 89 % were initiated due to arrears in payments for dwelling

Dwelling stocks repairs

In 2018 about 678 thousand repair works (not being major overhauls) bringing buildings and dwellings to their initial technical value were conducted. They consisted of repairs related to replacement of all or some installations. About 91.9 thousand dwellings renovation were related to improvement of housing standards by fitting buildings and dwellings located therein with previously missing technical and sanitary systems (water supply, sewage, central heating, hot water, gas supply network).

In the surveyed year, 22.7 thousand dwellings were fitted with central heating, 19.6 thousand dwellings were directly connected to water supply system, and 16.6 thousand dwellings to sewage system, 55.2 thousand dwellings were fitted with installation providing hot water, while 10.1 thousand dwellings were connected to gas supply system.

In 2018, about 678 thousand repair works bringing buildings and dwellings to their initial technical value were conducted

Maintenance costs of dwelling and business premises stocks

In 2018, the survey of maintenance costs of dwellings and business premises stocks covered 7.3 million of dwelling and business premises stocks, of which more than 7 million residential premises, which constituted 98.1 % of the surveyed stocks.

Annual maintenance costs of dwellings and business premises stocks of the surveyed entities amounted to PLN 34.1 billion and were higher than in 2016 by 1.9 %. Costs of municipal services provided for premises decreased by 0.8 %.

Out of the total maintenance costs of dwellings and business premises, 48.0 % were operational costs and their annual amount was PLN 16.4 billion. The amount of costs varied significantly depending on the type of ownership. The lowest operational costs per 1 m² of useful floor area were incurred by premises of housing condominiums – PLN 34.2 and other entities – PLN 34.5, while the highest – by premises in stocks of municipal units – PLN 90.5, public building societies – PLN 72.5, State Treasury – PLN 80.4, and companies – PLN 55.3.

Almost 45 % of operational costs were expenditures related to maintenance of buildings and premises (conservation and repairs), 33.7 % – expenditures related to administration, 21.5 % – other costs (i.e. maintaining cleanliness, charges for receiving antennas, costs related to usage of common spaces, etc.), and taxes for gminas as well as other public and legal charges.

In 2018, annual maintenance costs of dwelling and business premises stocks amounted to PLN 34.1 billion and were higher than in 2016 by 1.9 %.

In 2018, operational costs amounted to PLN 16.4 billion

Table 5. Amount of operating costs by groups of ownership

Specification	Total	of which the elements of operating costs	
		management and administration	maintenance works and repairs
	million PLN		
TOTAL	16 371.2	5 519.6	7 338.1
of which			
gminas (municipal)	1 653.6	672.1	638.5
housing cooperatives	8 633.9	2 606.2	3 786.8
State Treasury	45.1	30.0	8.0
companies	58.4	25.3	22.7
housing condominiums	5 642.4	2 007.4	2 800.0
public building societies	333.4	175.8	81.1
other entities	4.3	2.8	1.0

In 2018, costs of municipal services provided amounted to PL 17.8 billion. Taking into consideration the form of ownership of premises, on an annual basis, the lowest amount per 1 m² of useful floor area was paid for municipal services provided in the case of premises owned by other entities – PLN 30.3, the highest in the case of premises in the stocks of State Treasury – PLN 58.6.

In 2018, costs of municipal services provided amounted to PL 17.8 billion

In the total costs of municipal services provided, 58.9 % were charges for central heating and hot water. Other elements of costs of the services provided were as follows:

- costs related to cold water consumption, sewage discharging and removal of liquid waste – 29.4 %,
- costs related to collection of municipal waste – 10.7 %,
- costs of lift maintenance – approx. 1 % (in some entities e.g. housing condominiums this item constitutes a component of costs related to conservation and repairs).

Table 6. 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, or liquid waste removal	collection of municipal waste	lift maintenance
	milion PLN				
TOTAL	17 758.8	10 466.4	5 227.7	1 895.8	168.80
of which					
gminas (municipal)	675.6	265.3	283.5	123.7	3.10
housing cooperatives	9 413.3	5 799.5	2 541.3	908.6	164.00
State Treasury	32.9	20.5	8.0	4.4	0.06
companies	43.0	21.4	13.1	8.2	0.20
housing condominiums	7 387.4	4 253.8	2 311.8	821.8	-
public building societies	202.7	103.8	68.8	28.6	1.40
other entities	3.8	2.2	1.2	0.5	0.03

In December 2018, there was observed an increase in the average rent amount (of 5.4 %) per 1 m² of useful floor area as compared to December 2016.

This rate increased in buildings with residential premises owned by:

- other entities – by PLN 3.44 (72.3 %),
- State Treasury – by PLN 2.77 (59.8 %),
- housing condominiums – by PLN 0.52 (21.8 %),
- companies – by PLN 1.04 (21.4 %),
- housing cooperatives – by PLN 0.45 (15.3 %),
- public building societies – by PLN 0.38 (3.8 %),

and decreased in buildings with residential premises owned by gminas – by PLN 0.01 (0.2 %).

Average rent rates valid in December 2018 amounted from PLN 2.90 per 1 m² of useful floor area of a dwelling (in housing condominiums) to PLN 10.50 (in public building societies). This means that rent for a dwelling with the useful floor area of 53 m² was at the level of PLN 153.70 (in buildings under housing condominiums), while in buildings of public building societies – over PLN 556.50.

Social premises

Social premises are a form of State aid for persons unable to independently maintain a dwelling due to poverty or for homeless persons. Gmina is responsible for providing (renting) them. In 2018, gmina stocks had 101.2 thousand social premises with the total area of 3 355.9 thousand m².

Table 7. Social premises

Specification	2015	2016	2017	2018
Number of social premises	91 706	94 651	98 631	101 201
Previous year = 100	106.2	103.2	104.2	102.6
Average useful floor area of premises in m ²	32.6	32.8	33.0	33.2

Demand for renting premises from gmina

In 2018, as many as 149 329 households waited for gminas stocks rental (excluding replacement premises and temporary premises). As compared to 2017, the demand for rental of premises being part of gminas dwelling stock is still decreasing, and it amounted to 96.9 %.

In the total number of households waiting for gminas housing stocks rental, 63 424 households waited for municipal dwelling rental (which is 42.5 % of all households waiting for premises rental), while 85 905 for social premises, of which 52 589 households under execution of eviction sentences.

In December 2018, there was observed an increase in the average rent amount of 5.4 %

As compared to the previous year, the number of social premises increased by 2.6 %.

The average useful floor area of social premises amounted to 33.2 m²

As compared to the previous year, the number of households waiting for residential premises rental from gminas decreased by 3.1 %

Table 8. Households waiting for residential premises rental from gmina – as of 31.12

Specification	Total	for municipal dwellings	for social premises	
			total	of which under execution of eviction sentences
absolute values				
Poland	149 329	63 424	85 905	52 589
Urban areas	128 414	50 236	78 178	51 449
Rural areas	20 915	13 188	7 727	1 140
Poland = 100 %				
Urban areas	86.0	79.2	91.0	97.8
Rural areas	14.0	20.8	9.0	2.2

Housing allowances

In 2018, approx. 3.2 million housing allowances for the total amount of PLN 664.8 million were paid. Analogically to the previous year, the highest number of housing allowances was paid to the users of gminas premises, i.e. 40.8 % and housing cooperatives dwellings – 26.2 %, while the lowest number was paid to the users of dwellings of public building societies – 2.0 % and other entities – 5.9 %.

Average amount of housing allowances was PLN 205.4. The highest average amount of the allowance was paid to the users of private premises – PLN 250.9, while the lowest – to the users of premises being part of housing cooperatives stocks – PLN 182.1.

The number of paid housing allowances decreased by 10.8 %, while their amount – by 11.0 %

Table 9. Housing allowances

Specification	2017	2016 = 100	2018	2017 = 100
Number of housing allowances paid in thousand	3 627.7	90.8	3 235.9	89.2
Amount of housing allowances paid in thousand PLN	746 760.2	91.4	664 796.2	89.0
Average amount of housing allowance in PLN	205.9	100.6	205.4	99.8

Management of land for housing construction

As for the land being part of gminas stocks meant for housing construction at the end of 2018, about 56.8 % was located in urban areas, and 64.9 % of land was meant for single-family housing.

Out of the total area of land meant for housing construction, 45.2 % accounted for non-developed land (of which 61.6 % was in urban areas).

In 2018 gminas handed over to investors 874.6 ha of land for housing construction, of which 81.7 % were meant for single-family housing. Of the total area of land meant for housing construction 58.6 % accounted for land in urban areas.

Gminas owned 28 308.6 ha of lands destined for housing construction, of which 78.7 % of their total area for single-family housing

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Data available in databases

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Terms used in official statistics

[Dwelling](#)

[Useful floor area of a dwelling](#)

[Room](#)

[Arrears in payments for dwellings](#)

[Eviction](#)

[Costs of dwelling stock maintenance](#)

[Housing allowance](#)

[Common land](#)