



CENTRAL STATISTICAL OFFICE

**HOUSING
ECONOMY
IN 2014**

**Information
and Statistical
Papers**

Warsaw October 2015

SYMBOLS

(-)	-	<i>magnitude zero</i>
(.)	-	<i>data not available or not reliable</i>
(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>
“In which”	-	<i>indicates that not all elements of the sum are given</i>

Due to the rounding of data, in some cases sums of components may slightly differ from the amount given in the item „total”.

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PREFACE

We present to you another edition of publication in the field of housing economy. Information included concerns the general state of housing stock and basic indicators of housing conditions. The above data was prepared on the basis of balance of housing stock for 2014.

The compilation also includes the results of current research in the field of dwelling stock management – information about the cost of maintaining this stock and housing allowances paid in 2014 by gminas to users of dwellings, as well as the land and social premises within the stock of the gmina.

The profile of housing stock maintenance costs presented in the compilation was drawn up divided into particular ownership (i.e. housing cooperatives, gminas, companies, the State Treasury, housing condominiums, public building societies and other entities).

Thematic scope was presented in voivodship section. Information at lower levels of aggregation, i.e.: districts, communes and in distribution urban-rural areas, was also made available in Local Data Bank on the National Statistical Office's website (www.stat.gov.pl).

The publication's authors will be grateful for comments and conclusions, which would be used in possible scope in the next edition of this compilation.

Director

of Trade and Services Department

Ewa Adach-Stankiewicz

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METHODOLOGICAL COMMENTS

The *Part A* of this publication describes the housing situation, i.e. dwelling stock and certain information on dwelling conditions, based on the secondary statistical study, regarded as the Balance of Dwelling Stocks for 2014 (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 2014 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 area in a dwelling in square metres, basic furnishings as sanitary and technical installations.

Part B of the publication (presented every two years on the basis of M-03 survey - Report of maintenance costs 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,

And in residential buildings covered by housing condominiums.

The population of cost of dwelling stock maintenance research covers over 31 thousand units (over 95,7 % 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 2013) for a given voivodship in a given powiat indicated the number of dwellings over 20. In the event of gminas entities, housing cooperatives, companies, the State Treasury, other entities the research concerned units except dwellings being the property of those entities in buildings of housing condominiums.

With reference to housing condominiums (those condominiums 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 a year before 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 cooperatives* – privately-owned dwellings (occupied by virtue of the housing cooperative 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

cooperative, a company) in return for receiving the dwellings (on rental terms) for third parties indicated by such an entity;

- ◆ *condominiums* – 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.

Useful floor area of dwellings

The useful floor area 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 area 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 area.

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.

Social premises

Social premises is a place **suitable for settlement owing to equipment and technical condition**, which surface of rooms per household member - i.e. one person in the case of residence of at least two people - cannot be smaller **than 5 m²**, and in the case of one-person household - **10 m²**, **with a** possible lower standard of the dwelling. This means a possibility of restrict access to some rooms or devices, e.g. by means of locating one common bathroom or toilet in the corridor - for several separated premises under a given real estate, as well as gas or the lack of central heating. It shall be entitled to people who obtained the right to social premises on the basis of **eviction sentence** or when they experience **financial difficulties** due to which their housing needs cannot be satisfied.

These are dwellings rented by a gmina on the grounds of social premises rental contract, concluded in accordance with the Act of 21 June 2001 on Protection of residents rights, gmina's dwelling stock and alteration in Civil Code (Journal of Laws of 2005 No. 31 (266), as amended).

The social premises rental contract shall be concluded for a **fixed period**. The contract's effective term is up to the gmina authorities and shall result from its granted freedom in conducting housing policy. When determining a period for which the contract shall be concluded, the orders of granting social premises - resulting from the statute - should be taken into account by the gmina. The most important goals in granting social premises is to support poor families and prevent homelessness.

The rent price for social premises cannot exceed the half of the lowest rent price binding in municipal dwelling stock. At the lease's start the deposit shall not be collected.

Technical and sanitary installations in dwellings

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

Dwellings are considered to be equipped with:

- ◆ water supply system – 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 water supply system (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 from the gas supply system - 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

Housing allowance is a common and periodical financial benefit resulting from regulations of the Act of 21 June 2001 on residential benefits (Journal of Laws No 71, item 734, as amended), intended to provide financial support for expenses related to occupation of residential premises or one-family houses.

Characteristics: it is an obligatory provision granted upon the request of entitled person meaning that people meeting statutory conditions have the right to demand its payment and it is common (it will be granted regardless of the legal title to the premises that appertains the entitled person apart from exceptions stipulated in the Act), as well as periodical - because it is granted for a defined period with a possibility to be granted again in the case of further meeting the statutory conditions.

The criteria entitling to be granted housing allowance are:

- legal title to the premises – allowance may be granted to residential premises tenants and subtenants living in residential dwellings to which they have cooperative right to residential premises, in residential dwellings in buildings constituting their ownership and to the owners of housing premises and other persons having a legal title to occupy residential premises (e.g.. contract for use) and bearing expenses for their maintenance, as well as persons inhabiting housing premises without a legal title, waiting for alternative or social premises;
- the amount of family income;
- dwelling's size – dwelling's useful floor area. The Act uses the expression of "a normative surface" - the allowance is granted for a strictly defined number of the dwelling's meters.

When calculating the amount of allowance expenses (borne by a household) related to rent rate taken into account, as well as the exploitation costs of thermal power, water and liquid waste removal.

Housing allowance constitutes a difference between housing expenses on normative useful floor area of the inhabited dwelling and the part of expenses borne by a person granted the allowance.

From 2004 payment of housing allowances is – according to Article 10(1) of the Act of 21 June 2001 on residential benefits (Journal of Laws No 71, item 734 as amended) – own task of the gmina.

Pursuant to the Act of 13 November 2003 (Journal of Laws No 203, item 1966, Article 6) with income of local government units, housing allowance height must not exceed 70% of actual expenses incurred for the housing premises. The commune council, by means of a resolution, may increase or reduce, no more than by 20 percentage points, the height of percentage rates. This means that the maximum height of paid allowance may amount from 50% to 90% residential expenses.

The information presented in the publication applies only to housing allowances physically paid in 2014, regardless of the date of the granted performance allowance decision.

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, liquid waste removal and collection of municipal waste; maintenance of lifts (if they are not entered in the costs of maintenance works and repair costs).

The rent 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

THE HOUSING STOCK IN 2014

At the end of December 2014, the national housing stock included **14.0 million dwellings** with **useful floor area of 1,025.7 million m²**, in which there were **53.4 million rooms**. 9.4 million dwellings with total area of 605.2 million m² and 33.7 million rooms were located in urban areas. In rural areas, there were 4.6 million dwellings with total area of 420.5 million m² and 19.7 million rooms.

In 2014 – as compared with the previous year – there was 130.1 thousand dwellings (an increase by 0.9%) with the total useful floor area of 12,843.5 thousand m² (an increase by 1.3%) and 531.5 thousand rooms more (an increase by 1.0%). In urban areas, the number of dwellings increased by 88.6 thousand (an increase by 0.9%), while in rural areas – the number increased to 41.6 thousand (% increase analogous as in urban areas).

Growth in the number of dwellings was an effect of investment in construction, expansion and reconstruction of the existing buildings, as well as change of the intended use of surface in unoccupied premises.

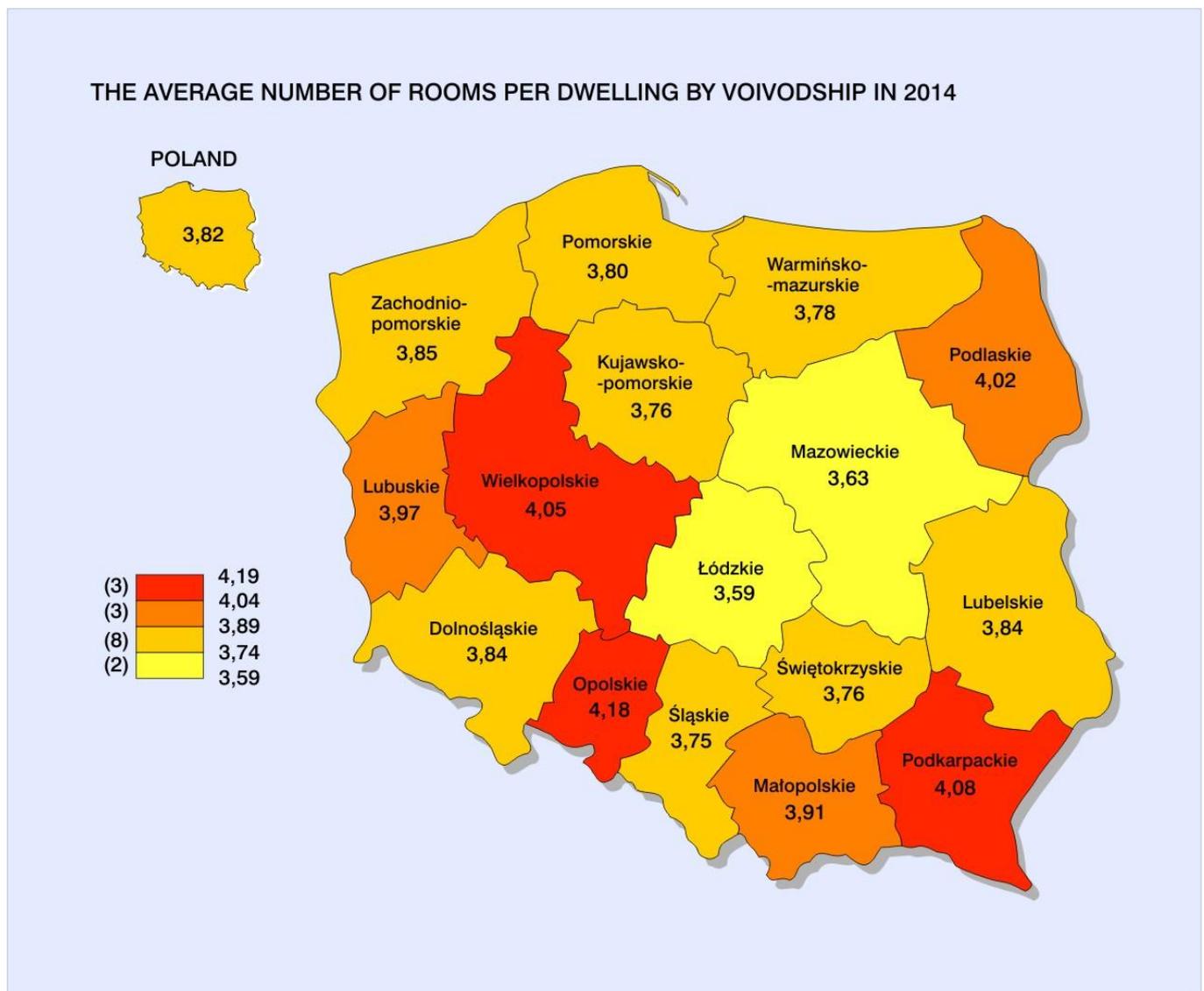
From the overall housing stock, more than 67% of housing premises were located in urban areas. In five largest cities, i.e.: Warsaw, Kraków, Łódź, Wrocław and Poznań (where ca. 18.9% of the population of urban areas lives), there was 22.8% of dwellings from urban areas (0.02 percentage point more as compared to the previous year).

In comparison with 2013, the greatest increase in the number of dwellings was recorded in Mazowieckie voivodship (by 1.3%, which represents approx. 21.5% increase in national housing stock). On the other hand, the smallest increase was recorded in the following voivodships: Łódzkie, Opolskie and Śląskie (ca. 0.5% each).

In 2014, housing conditions in Poland were slightly improved in comparison with the previous years, which is reflected in values of indicators illustrating the average: number of rooms per a dwelling, number of persons per dwelling and per room, and useful floor area per dwelling.

The average number of rooms per 1 dwelling amounted to 3.82, including 3.57 in urban areas and 4.32 in rural areas. The lowest value of this indicator was recorded in central voivodships: Mazowieckie – 3.63 and Łódzkie – 3.59, and the highest in the following voivodships: Podlaskie – 4.02, Wielkopolskie 4.05, Podkarpackie – 4.08 and Opolskie – 4.18.

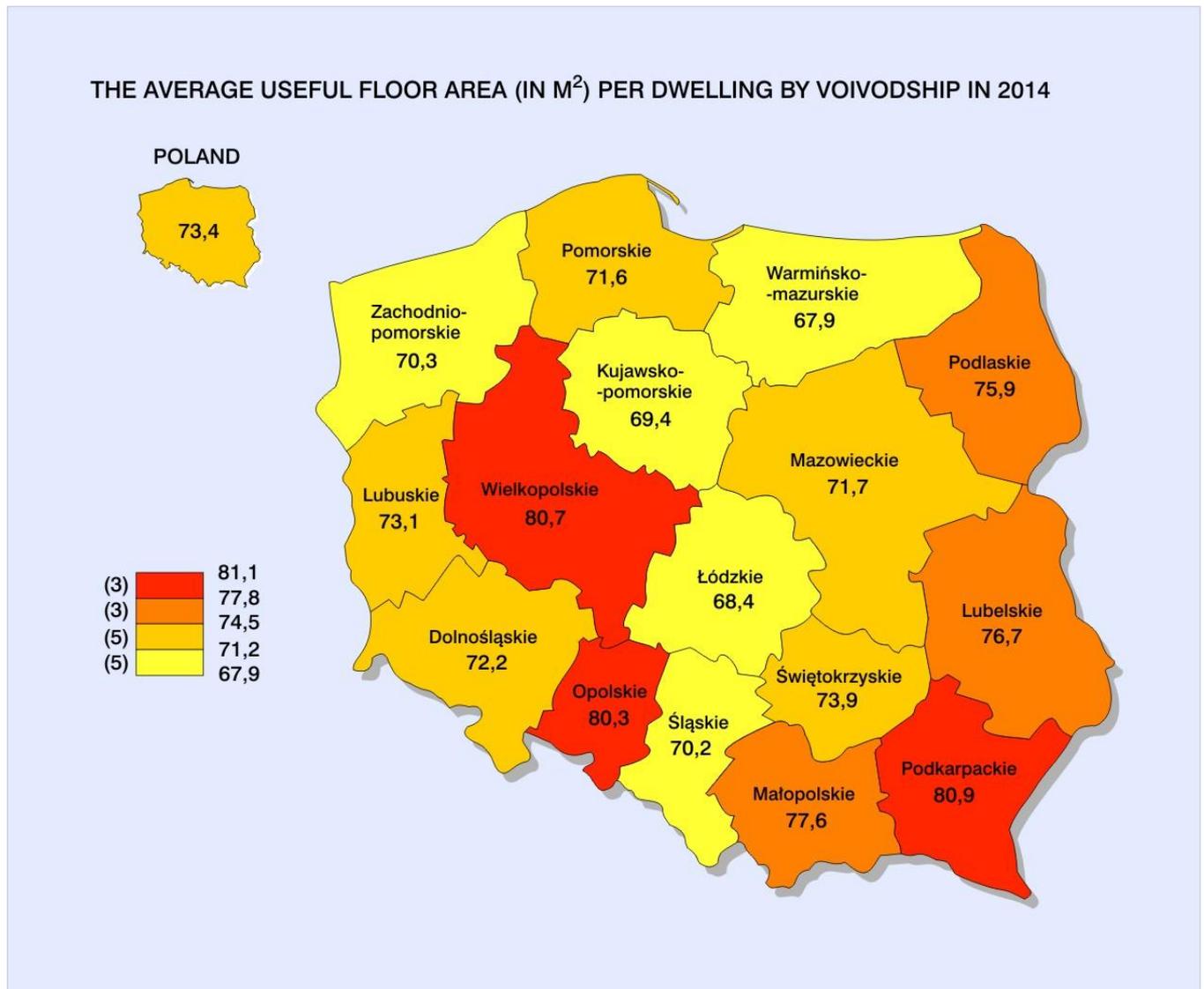
In urban areas, dwellings with the largest average number of rooms were located in Podkarpackie voivodship – 3.85 and Podlaskie voivodship – 3.84, and the smallest in Łódzkie – 3.35 and Mazowieckie voivodships – 3.42. The largest number of rooms had average rural dwellings in Opolskie – 4.86 and Śląskie voivodships – 4.68, and the smallest number – in Lubelskie – 3.95 and Świętokrzyskie voivodships – 3.99.



In December 2014, the average the size of dwelling in Poland was 73.4 m² and increased by 0.3 m² as compared to the previous year. Dwellings in rural areas were on average by 28.1 m² larger than in urban areas (appropriate revision ratios are for village: 92.3 m² and for cities: 64.2 m²).

The largest differences in size of dwellings between the urban areas and the rural areas was observed in the following voivodships: Śląskie – by ca. 35 m² and Opolskie – by ca. 33 m², and the smallest – in the Warmińsko-mazurskie voivodship (by ca. 20 m²).

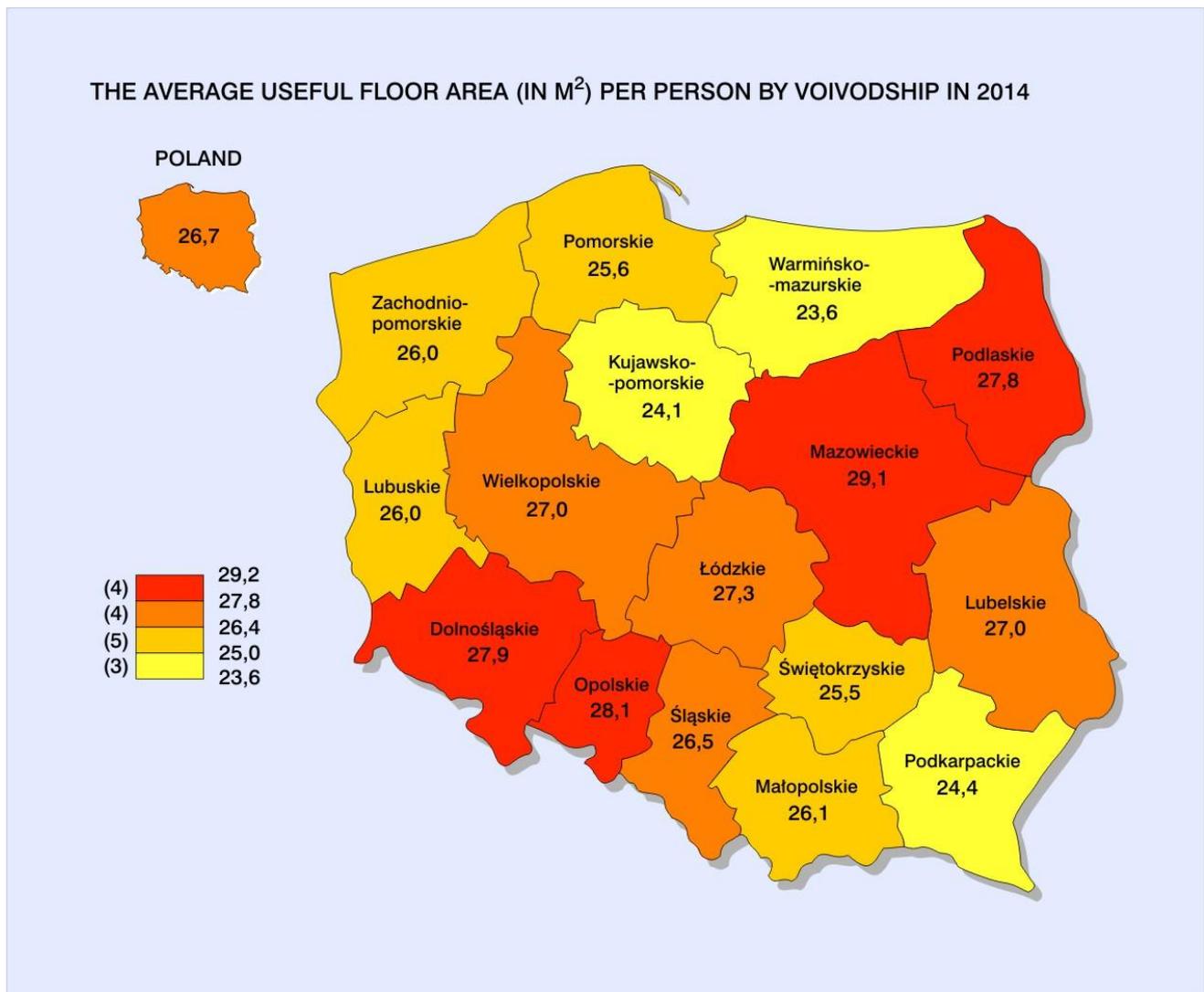
The largest dwellings were in the following voivodships: Podkarpackie (80.9 m²), Wielkopolskie (80.7 m²) and Opolskie (80.3 m²), and the smallest ones in the following voivodships: Łódzkie (68.4 m²) and Warmińsko-mazurskie (67.9 m²). In three voivodships: Kujawsko-pomorskie, Łódzkie, and Warmińsko-mazurskie, the average useful floor area of dwellings did not exceed 70 m².



The average useful floor area per 1 person increased as compared to the previous year by 0.4 m² and amounted to 26.7 m² (in urban areas the number increased from 25.7 m² to 26.1 m², and in the rural areas from 27.2 m² to 27.6 m²). This ratio in regional system fluctuated from 23.6 m² in Warmińsko-mazurskie voivodship to 29.1 m² in Mazowieckie voivodship.

From among dwellings in urban areas, on average the largest useful floor area per 1 person was in: Mazowieckie (28.7 m²), Dolnośląskie (27.3 m²) and Wielkopolskie voivodships (26.9 m²), and the smallest area in Warmińsko-mazurskie (23.2 m²) and Kujawsko-pomorskie voivodships (23.6 m²).

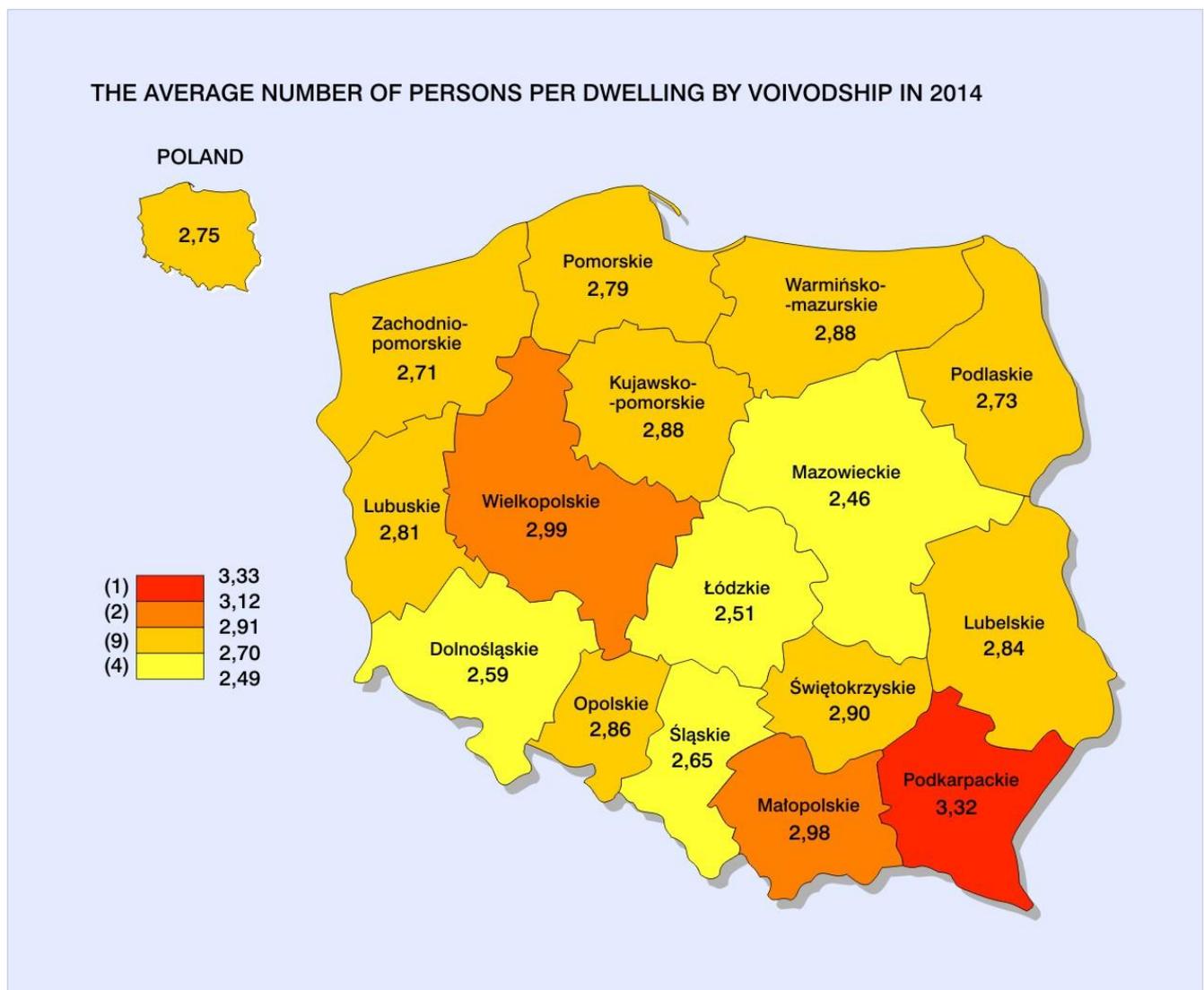
The largest average useful floor area (in m²) per 1 person in rural areas was in Podlaskie – 31.5 and Opolskie voivodships – 30.4 m², and the smallest – 24.2 m² per 1 person in Warmińsko-mazurskie voivodship.



Disproportions between the urban areas and the rural areas concerned also the degree of population in dwellings. Rural dwellings were more populated than dwellings in urban areas. Per 1 dwelling in urban areas the average number of persons amounted to 2.46, while in rural areas – 3.35, at average 2.75 for Poland.

The largest number of persons per 1 dwelling was in the following voivodships: Podkarpackie – 3.32, Wielkopolskie – 2.99, and Małopolskie – 2.98, and the smallest in central voivodships: Łódzkie – 2.51, and Mazowieckie – 2.46 persons per 1 dwelling.

In urban areas, the most populated dwellings were in Podkarpackie voivodship – 2.87, and the least in Mazowieckie – 2.21 and Łódzkie voivodships – 2.27 persons in one dwelling. In rural areas, this indicator fluctuated from 2.94 in Podlaskie voivodship and 3.06 in Łódzkie voivodship, up to 3.70 in Pomorskie and 3.73 in Wielkopolskie voivodships.

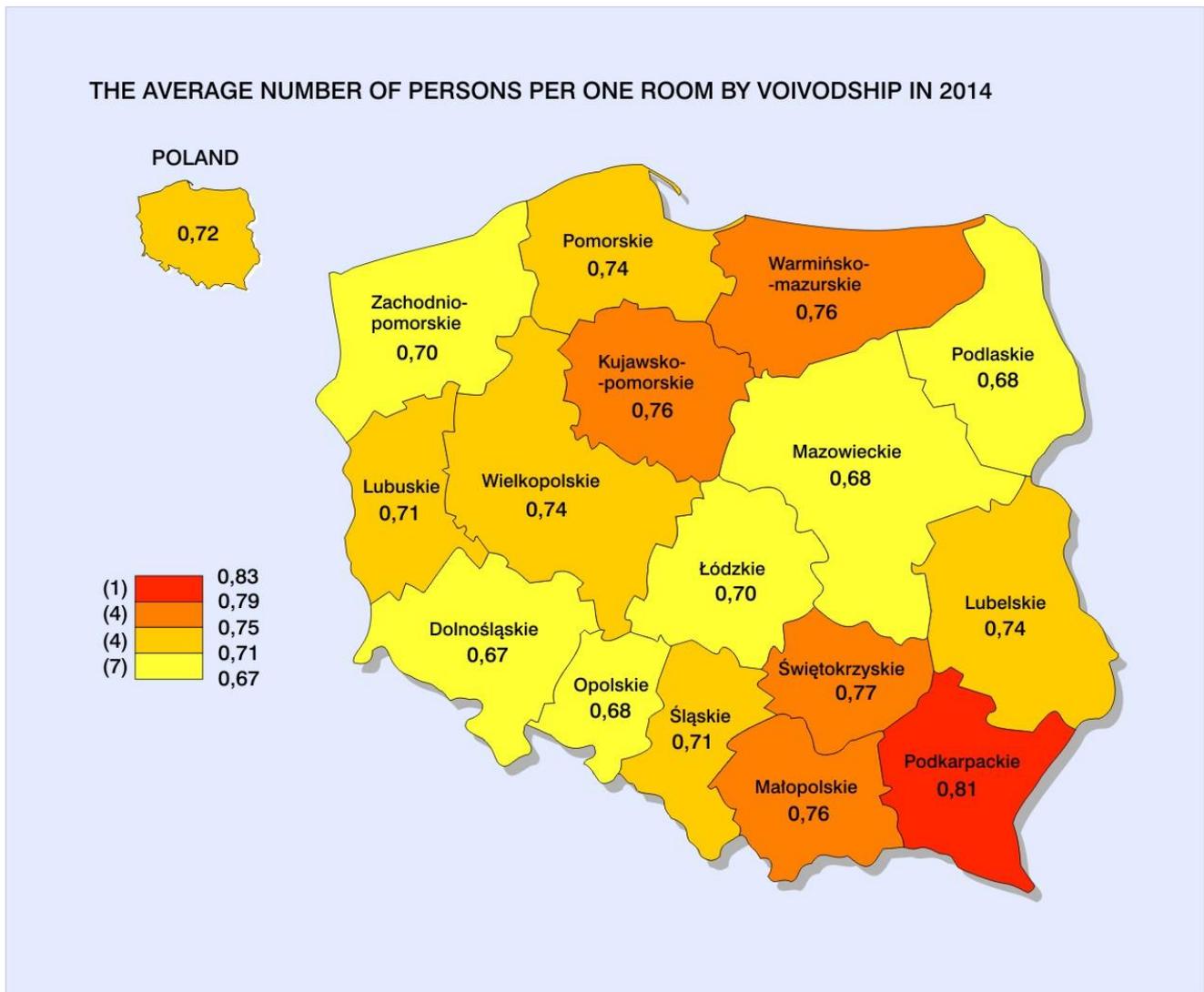


Another indicator showing population density of dwellings is the average number of persons per 1 room. For Poland, this indicator was at the level of 0.72 persons per 1 room, while it was higher in rural areas and amounted to 0.77, and in urban areas to 0.69 persons per 1 room.

The lowest values were observed in the following voivodships: Dolnośląskie – 0.67, and Mazowieckie, Podlaskie, Opolskie – 0.68 each, and the highest values in Świętokrzyskie – 0.77, and Podkarpackie voivodships – 0.81.

The largest number of persons per 1 room, both in urban areas and rural areas, was recorded in Podkarpackie voivodship – 0.75 and 0.87, and the smallest in Podlaskie voivodship – 0.68 each respectively.

The smallest number of persons per 1 room was recorded in urban areas of Mazowieckie voivodship, an average 0.65, and in rural areas in Opolskie – 0.67, and 0.68 in Podlaskie voivodships.



In addition to the changes in the number of dwellings, their useful floor area and the number of rooms, condition of housing stock also illustrates the degree of equipment with basic technical and sanitary installations in dwellings. On the basis of the results obtained, better and better indicators of equipment of dwellings, and hence better living conditions, can be observed.

96.7% of dwellings were equipped with water supply system, 93.5% with a lavatory and 91.1% with a bathroom. Gas installation was fitted in every second dwelling. The disproportions between urban areas and rural areas in equipment of dwellings with basic installations have been persisting. In urban areas, water supply system was installed in 99.0% of dwellings, a lavatory – in 97.1%, and a bathroom – in 95.4%. In rural areas 91.9% of dwellings were connected to water supply system, 85.9% of them had a lavatory, and 82.2% – a bathroom.

In comparison with 2013, the greatest increase (by 1.2%) was observed in equipment of dwellings with central heating. For dwellings located in rural areas this growth amounted to 1.4%, while in urban areas – 1.1%.

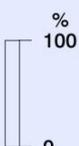
The number of dwellings equipped with gas supply system increased, as compared to 2013, by 0.4%. In rural areas a greater percentage increase (by 2.2%) than in urban areas was recorded (by 0.2%).

Dwellings equipped with basic systems in 2014

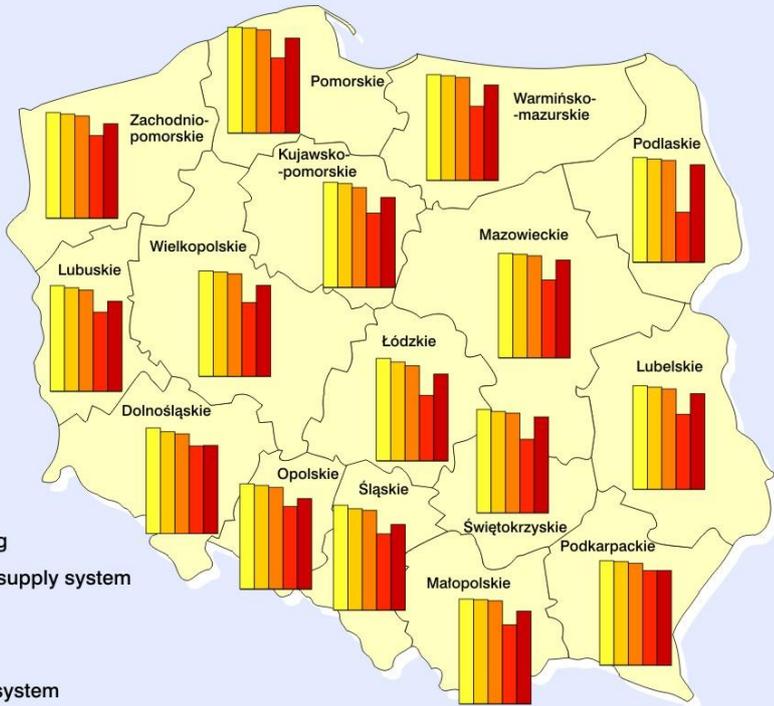
Specification	Dwellings in total	including dwellings equipped with:				
		water supply system	toilet	bathroom	gas from gas supply system	central heating
Poland number of dwellings in thousand	13 983,0	13 521,8	13 069,7	12 736,2	7 797,8	11 412,3
% of total dwellings	100.0	96,7	93,5	91,1	55,8	81,6
Urban areas: number of dwellings in thousand	9 424,3	9 331,1	9 153,6	8 988,2	6 832,0	8 193,1
% of total dwellings	100.0	99,0	97,1	95,4	72,5	86,9
Rural areas: number of dwellings in thousand	4 558,8	4 190,7	3 916,1	3 748,0	965,8	3 219,2
% of total dwellings	100.0	91,9	85,9	82,2	21,2	70,6

STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN URBAN AREAS IN 2014

POLAND

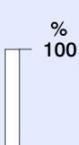


- Central heating
- Gas from gas supply system
- Bathroom
- Lavatory
- Water supply system

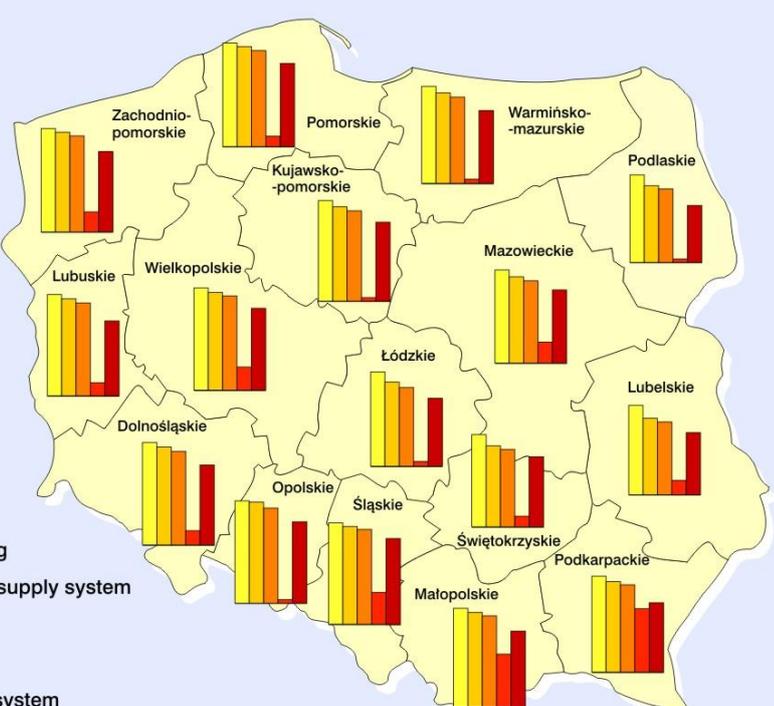


STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN RURAL AREAS IN 2014

POLAND



- Central heating
- Gas from gas supply system
- Bathroom
- Lavatory
- Water supply system



PART B¹

MAINTENANCE COSTS OF DWELLING STOCK

In 2014, the survey of the maintenance costs of dwelling stock included approx. 7 million premises, including 6.8 million dwellings, which accounted for 97.6% of the surveyed stock.

The annual maintenance costs of dwelling stock of the surveyed units² amounted to PLN 32.4 billion and were higher than in 2012³ by 2.9%. Increase in costs was mainly caused by the increase in the cost of municipal services provided to the premises – by 3.5%, and the costs associated with the exploitation of dwelling stock, which increased by 2.3% in the analysed period.

STRUCTURE OF MAINTENANCE COSTS OF DWELLING STOCKS BY OWNERSHIP FORMS



¹ In this publication (table form part), data referring to basic ownership forms is presented, i.e. dwellings being the property of gminas (municipal dwellings), housing cooperatives, the State Treasury, companies, public building societies (TBS), and dwellings belonging to natural persons in buildings covered by condominiums.

² See: Methodical Comments, page 7.

³ Periodic survey conducted every two years.

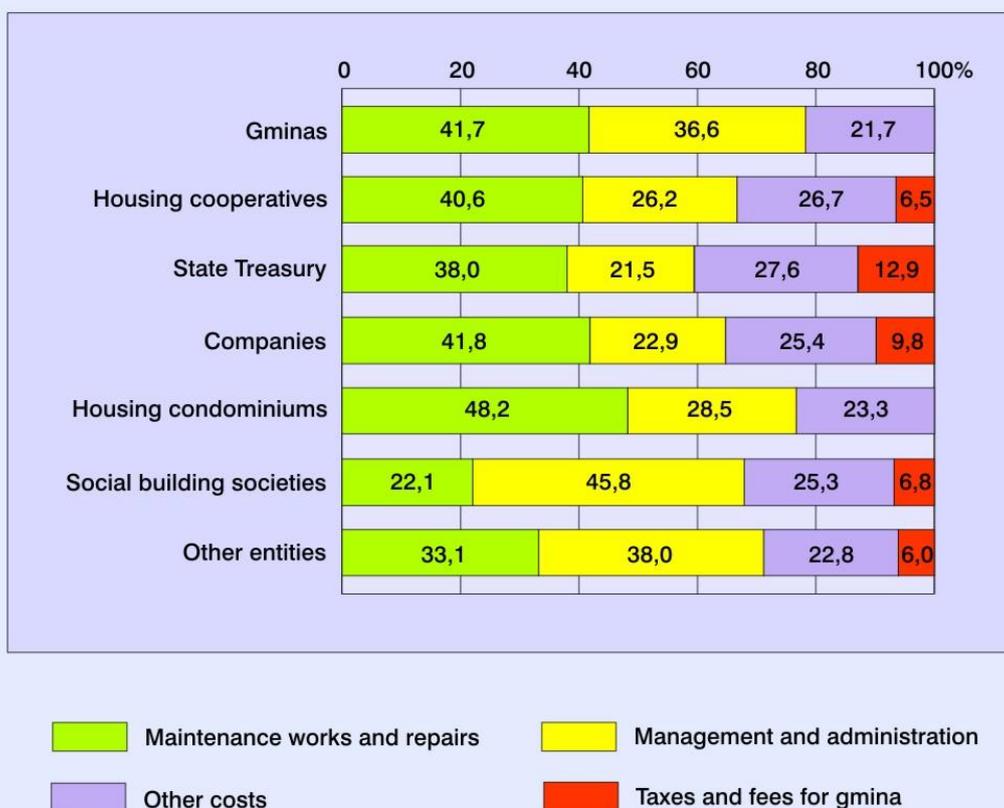
Among the total maintenance costs of dwelling stock the exploitation costs accounted for 48% and their annual value amounted to PLN 15.6 billion. The amount of costs was significantly varied due to the form of ownership of the dwelling stock. Per 1 m² of useful floor area, the lowest exploitation costs were charged at the premises in housing condominiums – PLN 33.8, and other entities – PLN 39.5, while the highest at the premises in the stock of municipal entities – PLN 78.3, the State Treasury – PLN 66.6, and public building societies – PLN 61.2.

About 43% of exploitation costs were expenses related to the technical maintenance of residential buildings and premises (maintenance works and repairs), 28.2% – expenses related to the functioning of administration, 25.1% – other costs (i.e. maintaining cleanliness, fees for community aerial, costs related to the exploitation of common rooms, etc.), and 3.8% – taxes for commune and other public and legal charges.

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	15 558,9	4 387,5	6 676,3	590,4	3 904,7
of which:					
Gminas	1 380,6	505,6	576,0	-	299,1
Housing cooperatives	8 699,0	2 280,9	3 535,3	561,2	2 321,5
The State Treasury	4,9	1,1	1,9	0,6	1,4
Companies	100,5	23,0	42,0	9,9	25,6
Housing condominiums	5 099,9	1 452,4	2 459,3	-	1 188,2
Social building societies	262,6	120,2	58,0	17,9	66,4
Other entities	11,4	4,3	3,8	0,7	2,6

STRUCTURE OF EXPLOITATION COSTS BY OWNERSHIP FORMS



In 2014, the costs of provided municipal services amounted to PLN 16.9 billion. In relation to the form of ownership of the premises, per m² of useful floor area, the annual costs of municipal services in the case of premises owned by other entities were the smallest (PLN 25.1), and in the case of premises within the stock of the State Treasury (PLN 62.5) and housing cooperatives (PLN 54) the highest.

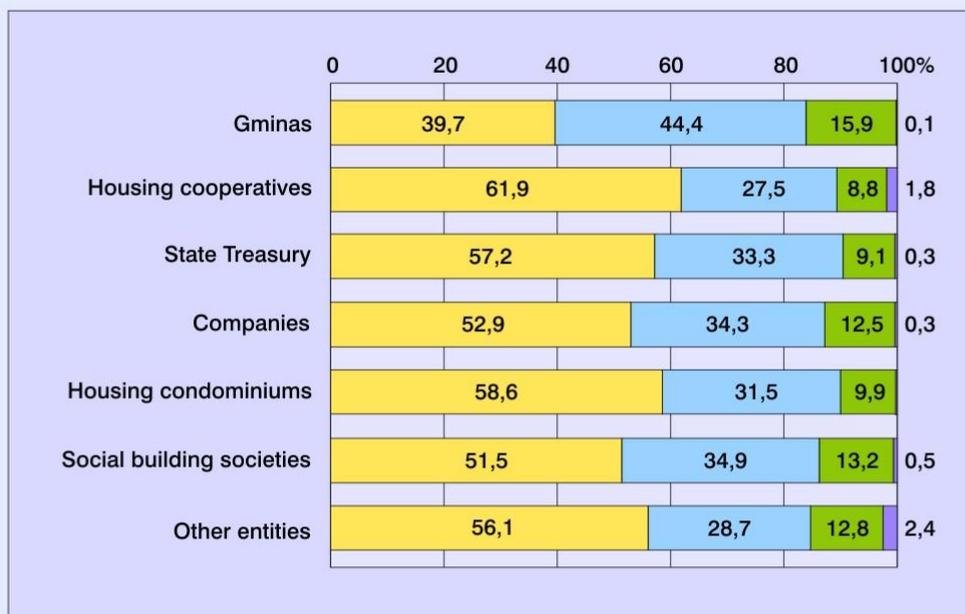
Within the total costs of municipal services provided, 59.6% were charges for central heating and hot water. Other elements of the cost of provided services were as follows:

- costs associated with the consumption of cold water, sewage discharge or liquid waste removal – 29.8%,
- costs associated with the collection of municipal waste – 9.6%,
- costs of maintaining lifts – 1% (in some entities this item is an integral part of the costs of maintenance works and repairs, e.g. in the case of housing condominiums).

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	collection of municipal waste	lift maintenance
		in mln zł			
Total	16 855,7	10 051,4	5 015,7	1 614,0	174,6
of which:					
Gminas	626,8	248,6	278,1	99,6	0,6
Housing cooperatives	9 463,1	5 858,0	2 598,1	834,2	172,8
The State Treasury	4,4	2,5	1,5	0,4	0,0
Companies	63,8	33,8	21,9	8,0	0,2
Housing condominiums	6 508,3	3 810,7	2 050,6	647,0	-
Social building societies	182,3	93,8	63,6	24,0	0,9
Other entities	7,2	4,0	2,1	0,9	0,2

STRUCTURE OF PROVIDED SERVICES COSTS BY OWNERSHIP FORMS



In December 2014, another increase in **rent prices** per 1 m² of useful floor area in comparison to December 2012 was noted.

This rent price increased in buildings with dwellings owned by:

- the State Treasury – by PLN 2 (by 64%),
- other entities – by PLN 0.98 (by 24.4%),
- companies – by PLN 0.76 (by 20.3%),
- public building societies (TBS) – by PLN 0.65 (by 7.2%),
- gminas – by PLN 0.53 (by 14.2%),
- housing cooperatives⁴ – by PLN 0.17 (by 6.3%).
- housing condominiums⁵ – by PLN 0.7 (by 3.1%).

Average rent prices in December 2014 were from PLN 2.34 per 1 m² of useful floor area of dwelling (in housing condominiums) to PLN 9.70 (in public building societies). This means that the rent for a dwelling with useful floor area of 53 m² stood at PLN 124 (in buildings covered by housing condominiums), and in buildings of public building societies – at PLN 514.

In turn, the increase in expenditure incurred in respect of municipal services resulted in the increase in other elements of fees for dwellings, i.e. for central heating, hot and cold water, sewage discharge, liquid waste removal and collection of municipal waste.

83.5% of dwellings were **equipped with central heating**, of which in 56.9% individual measuring devices were installed. The largest share of dwellings equipped with central heating systems was in the case of housing cooperatives – 97.5% (in relation to the number of monitored dwellings), public building societies (TBS) – 78.0%, housing condominiums – 74.7%, companies – 45.8%, and the smallest in the case of communes – 25.8%.

The share of dwellings (in different forms of ownership) equipped with central heating in which the heating costs were accounted for on the basis of indications of measuring devices is as follows:

- public building societies (TBS) – 90.5% of dwellings,
- housing cooperatives – 66.4%,
- other entities – 58%,
- housing condominiums – 41.8%
- gminas – 39.9%,
- the State Treasury – 30.7%,
- companies – 25.3%.

⁴ Exploitation charge.

⁵ Advances of owners on management costs.

The share of dwellings with the **supply of hot water** in relation to the total number of surveyed dwellings amounted to 57.2% (including 97.9% with consumption meters). The majority of dwellings equipped with hot water were owned by housing cooperatives – 69.9%, TBS – 68.5%, and the State Treasury – 68.4%, and the least by gminas – 16.1%, and companies – 26.9%.

The share of dwellings (in different forms of ownership) with the supply of hot water in which individual water consumption meters are installed was as follows:

- housing cooperatives – 98.9% of dwellings,
- public building societies (TBS) – 97.2%,
- housing condominiums – 97%,
- other entities – 92.8%,
- gminas – 84.9%,
- companies – 74.3%,
- the State Treasury – 66.8%.

In the surveyed units, the rates of individual components of charges for municipal services were as follows:

The average **rate for central heating**:

- in dwellings equipped with individual measuring devices, the so-called allocators, it amounted to PLN 2.45 per 1 m² of useful floor area of dwelling, while it was the highest in the dwellings of companies – 3.57 PLN/m² of useful floor area, and in municipal dwellings – 3.16 PLN/m² of useful floor area (with minimal declines compared to 2012 – by 1.4% and 0.6%, respectively).
- in dwellings without individual measuring devices – allocators, it amounted to PLN 3.36 per 1 m² of useful floor area of dwelling. The rate was the highest in municipal units – 4.6 PLN/m² of useful floor area (an increase by 3.8% as compared to 2012) State Treasury – PLN 4.24 per 1 m² of useful floor area (an increase by 14%) and companies – PLN 4.17 per 1 m² of useful floor area (an increase by 9.2%).

The average **rate for hot water**:

- in dwellings with individual water meters installed, it amounted to PLN 21.56 per m³. The highest rates were recorded in dwellings of companies – 25.9 PLN/m³, of other entities – 23.27 PLN/m³, and of housing cooperatives – 21.67 PLN/m³, while the largest increase – by 44.3% occurred in dwellings owned by others entities and municipal entities – by 15.7%.
- in dwellings not equipped with individual water meters, it was PLN 56 per person. The highest rate was recorded in dwellings of the State Treasury – 90.39 PLN/person (an increase by 56.9%), and of housing cooperatives – 69 PLN/person (an increase by 16.2%).

The average **rate for cold water, sewage discharge**:

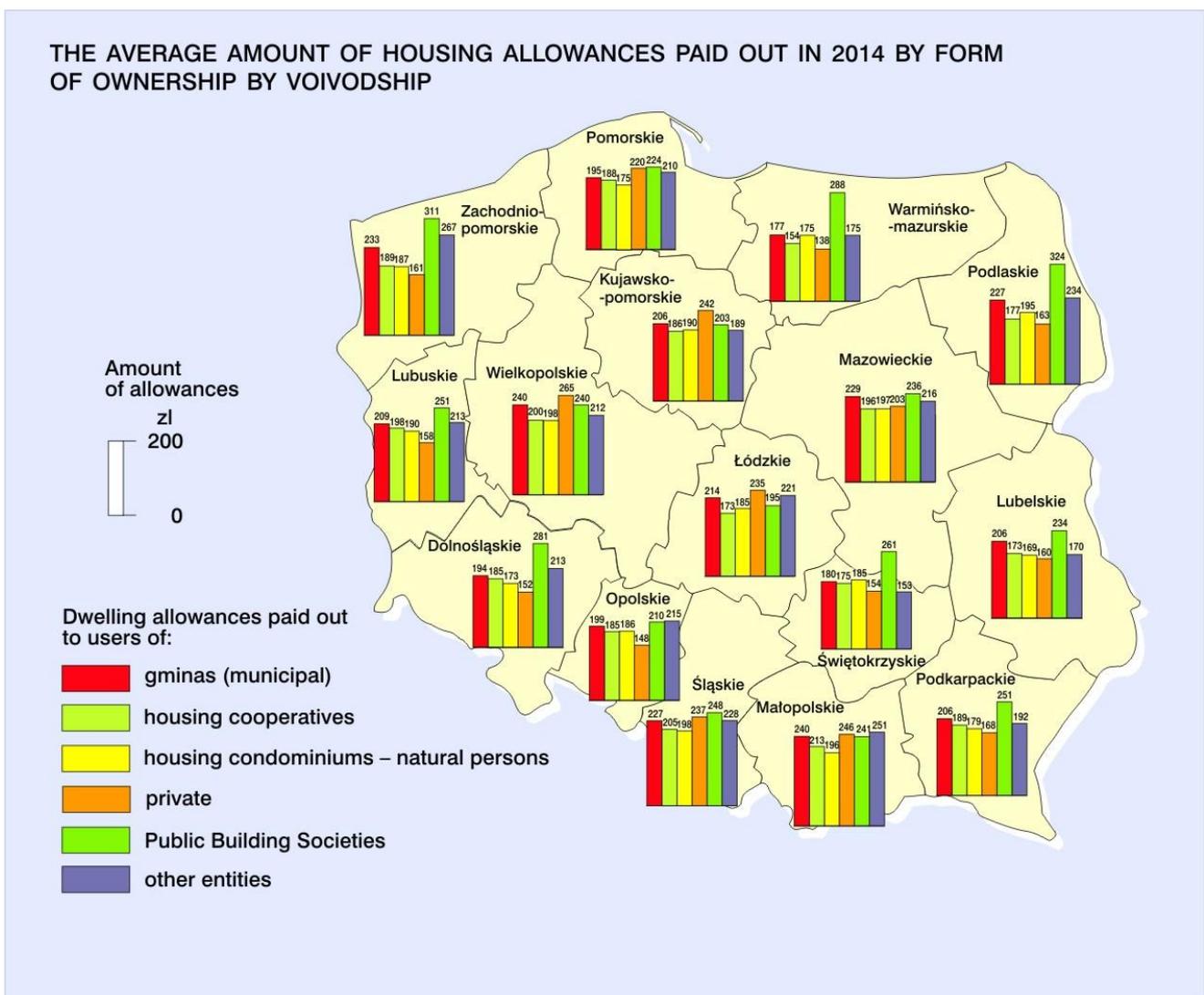
- in dwellings with individual water meters installed, it amounted to PLN 9.7 per m³.

In all forms of ownership, this rate was at a similar level, while it was the highest in public building societies – PLN 9.8 for m³ (an increase by 8.3%), and the lowest in municipal entities – PLN 8.9 for m³ (an increase by 9.5%).

- in dwellings not equipped with individual water meters, it amounted to PLN 65.65 per person, while in dwellings of housing cooperatives this rate was PLN 71.34 per person (an increase by 8.7%), of companies – PLN 55.8 per person (an increase by 3.5%), of other entities – 52.66 PLN/person (an increase by 54.8%), of housing condominiums – 50.53 PLN/person (an increase by 11.2%), of the State Treasury – 50.43 PLN/person (an increase by 123.2%), and in dwellings of public building societies – 33.24 PLN/person (an increase by 5.6%).

Housing allowances

In 2014, 4.7 million of housing allowances were granted. As compared to the previous year a small decrease concerning their number took place (by 2.8%). The total amount of pay-outs amounted to ca. PLN 971 million and in comparison with 2013 was lower by 1.1%.

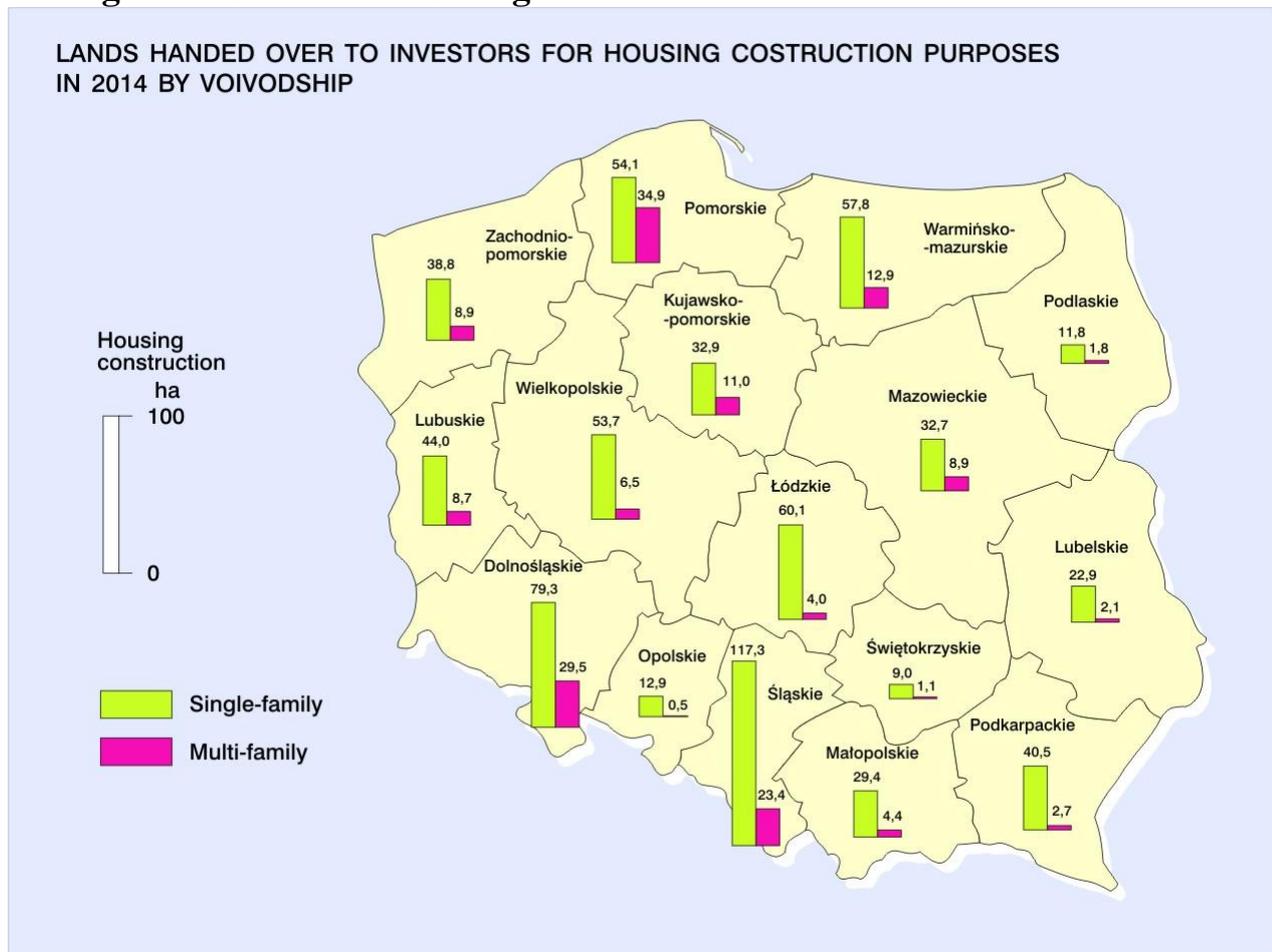


The average amount of housing allowances was at the level similar to 2013 and amounted to PLN 204.9 (as compared to the previous year, it increased by PLN 3.3), while in urban areas it was PLN 207.7, and in rural areas – PLN 180.6. Also similarly as in the previous year the highest amount was paid to users of premises remaining in stock of public building societies – PLN 249.9, and the lowest – to users of premises remaining in stock of housing condominiums – PLN 185.2.

Still the largest average amount of housing allowances paid was recorded in: Wielkopolskie – PLN 229.1, Małopolskie – PLN 228.5, and Śląskie voivodships – PLN 220, and the smallest in the following voivodships: Warmińsko-mazurskie (PLN 169.2), Świętokrzyskie (PLN 177.6) and Lubelskie (PLN 180.3).

By analogy to the previous year, in the structure of housing allowances paid, the highest was the share of allowances granted to users of premises owned by gminas (40.0%) and housing cooperatives (29.3%), while the smallest was recorded in public building societies (2.0%) and other entities (5.3%). The highest shares was observed in Śląskie voivodship – 16.0% (with the total amount of ca. PLN 166.4 million), further in Mazowieckie – 9.9% (with the total amount of ca. PLN 99.4 million), Wielkopolskie – 8.6 % (ca. PLN 93.2 million) and Kujawsko-pomorskie voivodships – 8.2% (ca. PLN 81 million), while the smallest amounts were recorded in Świętokrzyskie and Opolskie voivodships – 2% each (with the total amount of ca. PLN 16.7 million and PLN 18.4 million, respectively) and Lubuskie voivodship – 3.0% (ca. PLN 28.8 million).

Management of land for housing construction



In 2014, communes transferred 859 ha of land for housing construction to investors, 81.2% of which was destined to single-family housing constructions. From the total area of lands provided for construction 60.1% was urban land.

Share of lands transferred for housing construction by voivodship (in %):

Voivodship	Land transferred for housing construction		
	total	single - family	multi - family
POLSKA	100,0	100,0	100,0
Dolnośląskie	12,7	11,4	18,3
Kujawsko-pomorskie	5,1	4,7	6,8
Lubelskie	2,9	3,3	1,3
Lubuskie	6,1	6,3	5,4
Łódzkie	7,5	8,6	2,5
Małopolskie	3,9	4,2	2,7
Mazowieckie	4,8	4,7	5,5
Opolskie	1,6	1,9	0,3
Podkarpackie	5,0	5,8	1,7
Podlaskie	1,6	1,7	1,1
Pomorskie	10,4	7,8	21,6
Śląskie	16,4	16,8	14,5
Świętokrzyskie	1,2	1,3	0,7
Warmińsko-mazurskie	8,2	8,3	8,0
Wielkopolskie	7,0	7,7	4,0
Zachodniopomorskie	5,6	5,6	5,5

Share of lands 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
POLSKA	100,0	0,8	2,8	1,5	69,6	25,4
Dolnośląskie	100,0	1,7	4,9	0,8	69,7	22,9
Kujawsko-pomorskie	100,0	-	1,6	-	74,9	23,5
Lubelskie	100,0	-	2,4	-	90,4	7,2
Lubuskie	100,0	-	-	-	81,6	18,4
Łódzkie	100,0	0,3	1,6	0,9	61,8	35,4
Małopolskie	100,0	-	8,9	3,6	74,9	12,7
Mazowieckie	100,0	1,4	2,6	3,4	73,1	19,5
Opolskie	100,0	-	2,2	-	93,3	4,5
Podkarpackie	100,0	-	13,2	4,4	80,6	1,9
Podlaskie	100,0	-	0,7	-	85,3	14,0
Pomorskie	100,0	3,9	1,3	0,2	66,4	28,1
Śląskie	100,0	0,2	1,8	4,1	58,3	35,5
Świętokrzyskie	100,0	-	-	-	93,1	6,9
Warmińsko-mazurskie	100,0	-	0,3	-	42,9	56,9
Wielkopolskie	100,0	0,2	1,8	-	82,2	15,8
Zachodniopomorskie	100,0	0,4	1,9	1,3	81,1	15,3

The smallest area of land provided to investors was allocated under housing cooperative construction (0.8%), TBS construction (1.5%) and municipal construction (2.8%), and the largest area (69.6%) was destined to private construction (of natural persons).

In the total area of land transferred in 2014 for housing construction, the following voivodships had the largest share: Śląskie (16.4%), Dolnośląskie (12.7%), Pomorskie (10.4%) and Warmińsko-mazurskie (8.2%), and the smallest – Świętokrzyskie (1.2%), Podlaskie and Opolskie voivodships (1.6 % each).

With regard to land in stock of communes intended for housing construction, the largest area of land was assigned for this purpose in the following voivodships: Łódzkie (6.5%), Kujawsko-pomorskie (6.4%), as well as Śląskie and Warmińsko-mazurskie (4.6% each), while the smallest in Opolskie (1.5%) Podlaskie (1.8%), Zachodniopomorskie (1.9%) and Mazowieckie (2.3%) voivodships.

Within the total area of land (26,881 ha) in the communal stock meant for housing construction, single family construction is 79%, of which – 66.3% in urban areas, and 96.0% in rural areas.