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## *PREFACE*

*We present to you another edition of publication in the field of housing economy. The present compilation provides, for the first time, information about housing stocks including data on maintenance costs of dwelling stocks.*

*The general state of dwelling stocks and basic indicators of housing conditions are presented in the first part of the compilation. The above data was prepared on the basis of balance of dwelling stocks for 2016.*

*Profile of dwelling stocks presented in the second part of this compilation was broken down into particular ownership forms (i.e. housing cooperatives, municipalities, companies, the State Treasury, housing condominiums and public building societies). The scope of information includes e.g. data on the number of inhabited and uninhabited dwellings, their useful floor area, sales and restoration of dwellings to their former owners, arrears in dwelling payments, evictions, repayment of housing loans in housing cooperatives and dwelling renovations in residential buildings. The compilation also includes the results of research on maintenance costs of dwelling stocks. In addition, the publication includes information about housing allowances paid out in 2016, as well as the social premises and the land dedicated for residential housing within the stock of the municipality. The information above was prepared on the basis of data from the current reporting.*

*Survey results are presented in the voivodship sections. Information at lower levels of aggregation, i.e. poviats, municipalities and in urban-rural distribution, were also made available in Local Data Bank on the Central Statistical Office's website ([www.stat.gov.pl](http://www.stat.gov.pl)).*

*The authors of the publication will be grateful for providing remarks and conclusions that could be used in the next edition of the compilation.*

*Director of Trade and Services Department*

*Ewa Adach-Stankiewicz*

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## ABBREVIATIONS

“_“	– magnitude zero.
“.”	– data not available or not reliable.
“0”	– magnitude not zero, but less than 0,5 of a unit.
“0,0”	– magnitude not zero, but less than 0,05 of a unit.
“x”	– not applicable.
"of which"	– indicates that not all elements of the sum are given.

thous.	thousand
mln	million
bn	billion
m	metre
m <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
cont.	continued
pcs	piece
tabl.	Table
zl	zloty
pkt.	point
ha	hektar

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

# METHODOLOGICAL NOTES

## Sources and scope of data

*Part A* presents the housing situation – the dwelling stocks and some information on housing arrangements, prepared on the basis of a secondary statistical compilation entitled The balance of dwelling stocks for 2016 (as of 31 December).

The opening date for balance is 1 January:

- adjusted with changes resulting from the administrative division of the country announced in “The communication of the Central Statistical Office on changes in the territorial division of the country”.
- increased with newly built dwellings,
- decreased with decrements of the dwelling stocks.

The balance specified as a result of changes in these resources is automatically regarded as the balance sheet opening date of the following year.

During the preparation of the balance of dwelling stocks for 2016, physical decrements of dwelling stocks were taken into consideration resulting from demolitions, fires, floods, combining small dwellings into larger ones and decrements resulting from an official reclassification of dwellings into non-residential. However, some categories of decrements which decrease the number of dwellings but do not cause physical decrements in the existing buildings, i.e. decrements due to inhabitants’ moving to other houses and using the previous houses for various utility purposes or leaving them vacant (uninhabited).

Information on dwelling stocks included in the present publication cover dwellings in residential and non-residential buildings and concern (permanently and temporarily) inhabited dwellings and uninhabited dwellings with a potential to become inhabited dwellings. However, premises in collective accommodation places (boarding schools, student dormitories, employee boarding houses, social welfare homes, small children's homes, convents, etc.) and temporarily inhabited provisory premises and movable facilities (livestock accommodations, caravans, ships, etc.) were not included.

The balance of dwelling stocks is specified by the number of dwellings, the number of rooms, the size of the useful floor area of dwellings expressed in m<sup>2</sup> fitted with basic sanitary and technical installations.

**Part B** of the publication (published every two years) is a characterization of dwelling stocks. The data comes from current reporting (forms M-01 – Report on dwelling stocks in 2016 and SG-01 gmina statistics: housing and municipal management part 3) and were presented with reference to organizational units managing dwelling stocks.

**The subjective scope** of the dwelling stocks survey includes legal persons, organizational units with a legal personality and natural persons whose basic activities involve managing or administering dwelling stocks in buildings owned by:

- ◆ companies,
- ◆ local government units,
- ◆ housing cooperatives,
- ◆ public building societies,
- ◆ State Treasury,
- ◆ other entities

and in buildings covered by housing condominiums (a 20% sample of housing condominiums).

**The objective scope** of the dwelling stock survey (part A) includes information about: tangible effects of repairs (i.e. repairs of the existing installations/construction elements and providing fittings for new installations to increase the standard of a dwelling), the number of dwellings sold or returned to former owners, arrears in dwelling charges and in repayments of housing credit in the dwelling stocks of cooperatives, evictions from residential premises, the number of social dwellings (this refers only to municipality's stock) and housing allowances paid out by the municipalities, and land designated for residential construction.

The survey has been extended by part B – information on the costs of dwelling stock maintenance (collected alternatively every two years on the basis of M-03 survey – Report on maintenance costs of dwelling stock and rates of basic components in buildings with dwellings).

### **Sampling and algorithm for the generalisation of results in condominium survey M-01 for 2016**

The sample was designed according to a stratified sampling scheme, with strata being poviats divided into urban and rural parts and into condominiums below and above 20 dwellings (poviats also constituted subpopulations for which the results were generalised). The sampling frame consisted of 162,043 units, selected according to the applicable assumptions from the Statistical Units Database. A sample accounting for approx. 20% of the sampling frame was aimed at. Sample allocation was carried out to enable generalisations of the results at the municipality level, using the algorithm of the so-called fixed-precision sample allocation based on the study by B. Lednicki, and J. Wesołowski (*Lokalizacja próby pomiędzy podpopulacje Wiadomości Statystyczne* No. 9, 1994). The algorithm makes it possible to obtain an equal level of precision for generalizations of the global value

of a given characteristic in population subsets defined for the purposes of the survey. The algorithm was based on data from the previous edition, which enabled the estimation of the variation coefficient for characteristic "the number of dwellings" in the strata (poviats broken down by urban/rural and below/above 20 dwellings).

On the basis of the allocation, sampling was performed in the strata in line with the random sampling scheme without replacement, as a result of which a sample of 33,331 units was obtained.

In order to generalise the results, it was necessary to adjust input weights arising from the applied sampling scheme. The adjustment included non-response and information on reasons for failure to acquire information from some of the surveyed units.

Out of a total number of 33,331 sampled units, 27,518 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 = 08),

$n_{3h}$  - number of units in the stratum with which no contact was made (RA = 09).

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.

The dwelling stock survey in form M-01 in 2016 covered 43,636 units, which showed 7,450,8 thous. dwellings<sup>1</sup>, of which 33,331 units account for approx. a 20% sample of units selected from the population of condominiums. Among all units included in the survey, the statistical obligation was fulfilled by 37,460 units, of which 27,518 were condominiums. 3,759 units refused to submit the report, and it was impossible to make contact with 2,389 units. The total response rate was 85.9%. In the case of condominiums, the rate was lower and amounted to 82.6%, and for the remaining entities it reached 96.5%.

In spatial terms, the highest total response rate was observed in the voivodships: Lubelskie (95.8%), Podkarpackie (94.3%), Świętokrzyskie (92.5%) and Podlaskie (91.7%), with the lowest rate in the following voivodships: Wielkopolskie (78.8%), Dolnośląskie (79.1%).

The survey on the maintenance costs (part B of the form M-01) covered these reporting units (with the exception of condominiums) which in part A, concerning characteristics of housing stock for a given voivodship, showed the number of dwellings above 20 – this applies to municipality units, housing cooperatives, companies, the State Treasury and other entities. Premises without dwellings owned by these units in buildings covered by housing condominiums have been examined. In the case of housing condominiums those that had greater number of dwellings than 7 in the study M-01 (in part A) for the voivodship in a particular powiat, have been included.

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<sup>1</sup> Together with dwellings constituting a separate ownership located in buildings owned by housing cooperatives in which housing condominiums were not created and that continue to be managed by housing cooperatives.

## **Main definitions**

### **Dwelling Stocks**

By the term *dwelling stocks* we understand both inhabited and uninhabited 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.

### **Dwelling**

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 inhabited 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 inhabited temporarily* are dwellings in which one or more persons stay but none of them is recognized as actually occupying this dwelling

### **The uninhabited dwellings**

The *uninhabited 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, uninhabited because of judicial proceedings, because of completing administrative and legal formalities, as well as being housing reserve of gminas,
  - new, to be inhabited, 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 (co-owner) of a building**

In this publication, dwellings have been classified according to the following forms of ownership:

- *gminas (municipal dwellings)* – dwellings owned by gminas or poviats (local self-government communities), owned by gminas but located in buildings constituting a shared real property i.e. 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 (Official Journal from 2003, No 119, item 1116) a separate ownership title was established, for the benefit of one or more natural persons;
- *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: 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;

- *natural persons covered by condominiums* – the term of condominium 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 m<sup>2</sup>**, and in the case of one-person household – **10 m<sup>2</sup>, 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 discharging wastewater 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 discharging wastewater to the sewage system, or to the local appliances (septic tanks);
- ◆ gas supply 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.

## **Residential buildings' renovations**

Information about repairs of dwellings in residential buildings were determined for the stocks owned by housing cooperatives, gminas, companies, natural persons in buildings covered by housing condominiums and other entities. Data concern repairs finished in the reporting year.

**Renovation works** – major refurbishment consisting in installing construction elements or installations in the building (dwelling) and termination of their refurbishment (replacement). Basic construction elements include: load-bearing walls, roof construction covering, external and internal plasters, roofs, woodwork, floors and reheating furnaces.

Material effects of executed works are illustrated:

- by the number of dwellings in buildings where renovation works not constituting major refurbishment were conducted and to which the repair was directly or indirectly related (for instance in the course of refurbishment of the roof, thermal insulation of building's walls etc.)
- by the number of dwellings in the buildings to which sanitary - technical installations (water supply system, sewage system, central heating, hot water, gas supply system and community television aerials) were installed, and which the particular buildings and dwellings in these buildings did not have access to earlier;

## **Arrears in dwelling and housing loan payments.**

Information about arrears in payments for dwelling (including interest) include data regarding the number of dwellings owned by the reporting unit whose tenants are in arrears with payments for dwelling, determined according to the situation as of 31 XII from the beginning of their occurrence.

Information about arrears in mortgage repayment applies only to members of housing cooperatives who in accordance with the concluded contracts should pay credit instalment (including interest) to the bank account of housing cooperative.

## **Eviction actions towards the tenants of residential premises**

Eviction actions are activities related to compulsory removal of a person/persons from the occupied dwelling of real estate under decision of administrative authorities or court sentence.

Information about the eviction activities towards the users of housing premises reported in this publication relates to users of cooperative, municipal, companies, natural persons premises in buildings belonging to condominiums and other entities. This information includes:

- ◆ the number of proceedings taking place in court concerning evictions from residential premises established according to the condition of 31 December.
- ◆ the number of eviction proceedings finished by court with sentence of eviction in reporting year.
- ◆ the number of eviction from residential premises performed in reporting year.

Among general information about eviction activities those concerning lack of payments for occupied residential premises were separated.

## **Maintenance costs of dwelling stocks**

**Costs** - purposeful consumption of tangible fixed and current assets and external services, employees remuneration and other payments e.g. taxes related to maintaining housing and utility resources in a particular reporting period, expressed according to values.

The basic criterion for classification of costs is their division per types:

◆ *Operating costs*, which include:

- costs of maintaining the management and the administration-office costs, i.e.: remunerations for employees of the management and administration including benefits (without remuneration of caretakers); costs of postal services, of communication, bank and court fees; purchase of materials, equipment maintenance, costs related to purchase of stationery; costs of maintenance of premises of the management and administration; other costs related to functioning of the administration,
- costs of maintenance and repairs, i.e.: expenses related to current and major refurbishments; removal of failures; technical supervision; systematic inspections, maintenance of installations and devices; costs of greenery renovation; repairs of pavement between the buildings; costs of purchase of third-party services related to maintenance and current refurbishments of dwelling stock and common rooms,
- other costs incurred for maintenance of premises (including the calculated VAT) such as: charged at a flat rate charges of gas supplied to dwellings in which there are no meters installed; fees for

community aeriels; costs of keeping cleanliness including the purchase of third-party services (including remuneration of caretakers, cleaners, gardeners); costs of cleaning agents, work tools and other materials; costs of disinfection and rat extermination; costs of greenery maintenance (without costs of renovation if there are recognised amongst costs of maintenance and repairs); costs of utilities consumed in common rooms: electric energy, hot and cold water, central heating, gas and costs of liquid waste removal from those rooms and taxes for the gmina.

♦ **Costs related to service provision**, i.e.: heat power supply (from the central heating), hot and cold water, sewage discharge, liquid waste removal and collection of municipal waste; maintenance of lifts (if they are not entered in the costs of maintenance and repairs).

**Rent** is a financial benefit paid by the lessee to the lessor in return for providing the dwelling or units for use. The charges for those premises are related to costs of building maintenance, i.e. include: property tax, costs of administration and management, costs of maintenance, costs of technical maintenance of the building, greenery maintenance, costs of maintenance of all common rooms and payments for maintaining cleanliness, electricity and heating.

The rent does not include housing fees for the occupied dwelling unit, such as e.g.: for the central heating and hot water, gas, waste collection etc.

**The advance payment of owners of the premises for covering the costs managing the common real estate**, is made by the owners of distinguished premises in the form of monthly payments. Costs of managing of common real estate include:

- expenses for systematic repairs and maintenance works,
- charges for supply of electric energy, heating, gas and water in the part concerning the common real estate and fees for community aerial and lift,
- insurance, taxes and other public law fees, unless they are covered directly by owners of particular premises,
- expenses on keeping cleanliness and tidiness,
- remuneration for members of the management or the administrator.

The management of a housing condominium is obliged to settle annually the charged advance payments for covering the costs of managing the common real estate.

## **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 from 2013 item 966, 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 ate taken into account, as well as the exploitation costs of thermal power, water and commissioning of liquid waste. 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 from 2013, item 966 as amended) – own task of the gmina.

Pursuant to the Act of 13 November 2003 (Journal of Laws from 2014 item 1115 as amended) 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 reporting year, regardless of the date of the granted performance allowance decision.

# RESULTS OF SURVEYS – SYNTHESIS

## PART A

### Dwelling stocks in 2016

As of 31 December 2016, dwelling stock in the country amounted to **14.3 million apartments with a total useful floor area of 1 053.3 million m<sup>2</sup>** in which, there were **54.6 million rooms**. Most dwellings were within the stocks of natural persons outside housing condominiums about 8.2 million (57.5%), and almost 2.9 million (20.5%) in housing cooperatives. Total surface of dwellings belonging to natural persons is over 900 million m<sup>2</sup>, and it constituted nearly 86% of the total surface of dwellings in the country. The stocks of housing cooperatives are almost 2.1 million dwellings, with total surface of 102.3 million m<sup>2</sup>. The least part was constituted by dwellings within the stocks of the State Treasury – about 29.1 thous. dwellings with total surface of almost 1.5 million m<sup>2</sup>.

**Tabl. 1 Dwelling stocks (inhabited and uninhabited)<sup>2</sup> by type of ownership in 2016 - as of 31 XII**

Specification	Dwellings	Useful floor area in m <sup>2</sup>
<b>TOTAL:</b>	14 272 010	<b>1 053 251 803</b>
Ownership of:		
Housing cooperatives	2 073 935	102 336 104
Gminas (municipal)	868 517	38 306 151
Companies	79 308	4 564 658
State Treasury	29 127	1 473 620
Public building societies	98 221	4 843 218
Natural persons <sup>3</sup> :		
In condominiums	2 896 622	151 532 068
Apart from condominiums	8 200 535	748 761 778

About 9.6 million dwellings of total surface of 620.0 million m<sup>2</sup> and 34.3 million rooms were located in urban areas. In the rural areas, there were almost 4.7 million dwellings of total surface of 433.3 million m<sup>2</sup> and 20.2 million rooms. In 2016 as compared to the previous year there were 152.6 thous. more dwellings (increase by 1.1%) with the total surface of 14 180.5 m<sup>2</sup> (increase by 1.4%) and 597.0

<sup>2</sup> Data for „Total” and „Apart from condominiums” are compiled on the basis of the balance of dwelling stocks, other information – on the basis of periodic survey conducted every two years.

<sup>3</sup> Including other entities, see Methodological notes on page 12

rooms (increase by 1.1%). In urban areas, the number of dwellings increased by 103.6 thous. (increase by 1.1%), while in rural areas there were 48.9.thous. more of them (increase corresponding to that in urban areas).

The increase in the number of dwellings resulted from, among others, investment in construction, rebuilding and expansion of the existing buildings as well as changing the designation of non-residential surfaces.

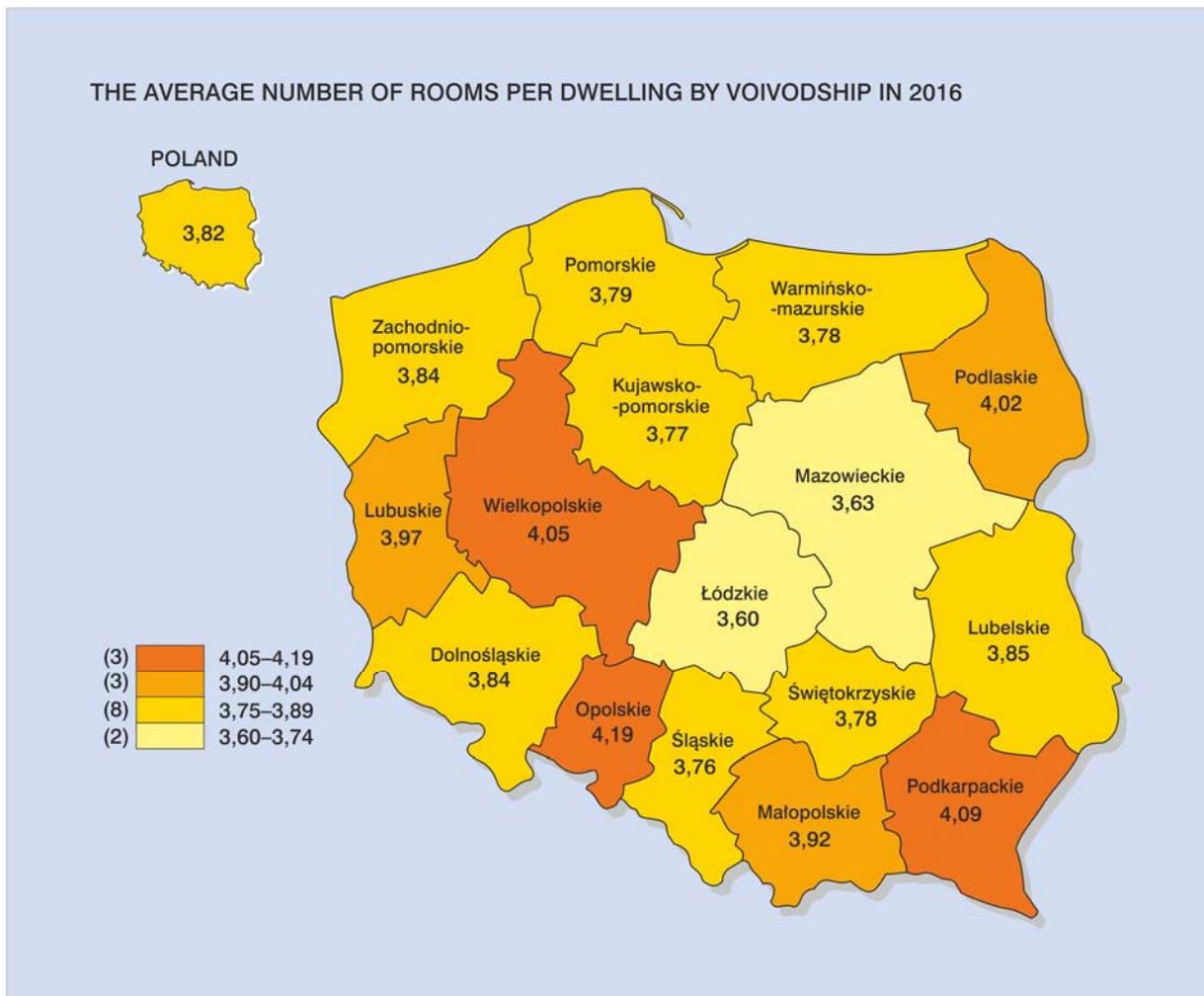
From the total housing stocks more than 67% of residential premises were located in urban areas. In five largest cities i.e.: Warsaw, Krakow, Łódź, Wrocław and Poznań (where about 16.2% of urban population lives), there were 19.9% of dwellings among all dwellings belonging to urban stocks.

The highest increase in the number of dwellings as compared to 2015 was recorded in Mazowieckie voivodship (by 1.6%, which constitutes about 22.3% of increase in dwelling stock of the whole country). The lowest increase in the number of dwellings on the other hand, was recorded in: Świętokrzyskie, Lubuskie and Warmińsko-Mazurskie voivodships.

In 2016 housing conditions in Poland improved slightly in comparison to the previous years, which is reflected in values of indicators illustrating the average of: the number of rooms in the dwelling, number of persons per dwelling and room and useful floor area of dwellings.

Average number of rooms per 1 dwelling amounted to 3.82, of which 3.57 in urban areas and 4.35 in rural areas. The lowest values of this indicator were recorded in central voivodships: Mazowieckie 3.63 and Łódzkie 3.60, and the highest in the following voivodships: Wielkopolskie 4.05, Podkarpackie 4.09 and Opolskie 4.19.

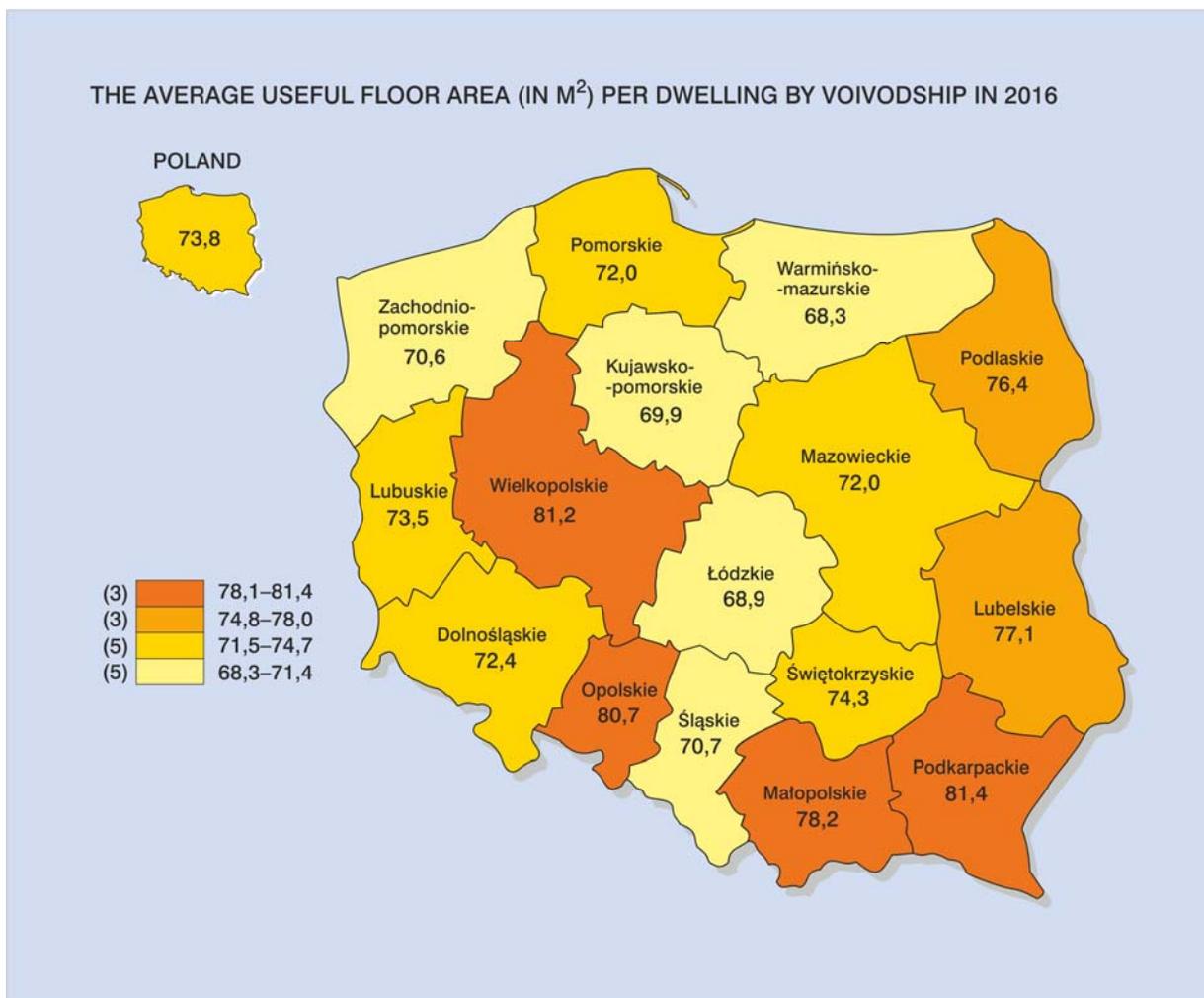
In cities, the dwellings with the largest average number of rooms were recorded in Podkarpackie and Podlaskie voivodships - 3.84 in each, and the smallest in Łódzkie 3.35 and Mazowieckie 3.40. The biggest numbers of rooms were generally recorded in rural dwellings in Opolskie 4.87 and Śląskie 4.70, and the lowest in Lubelskie 3.97 and Świętokrzyskie 4.02.



As of 31 December 2016 average size of a dwelling in Poland was 73.8 m<sup>2</sup> and increased by 0.2 m<sup>2</sup> as compared to the previous year. Dwellings in rural areas were on average 28.6 m<sup>2</sup> bigger than those in urban areas (the indicator for rural areas amounts to 93.1 m<sup>2</sup> and for urban areas 64.5m<sup>2</sup>).

The highest differences in sizes of dwellings between urban and rural areas were observed in the following voivodships: Śląskie of almost 35 m<sup>2</sup> and Małopolskie of about 33 m<sup>2</sup>, and the lowest in Warmińsko-Mazurskie of about 20 m<sup>2</sup>).

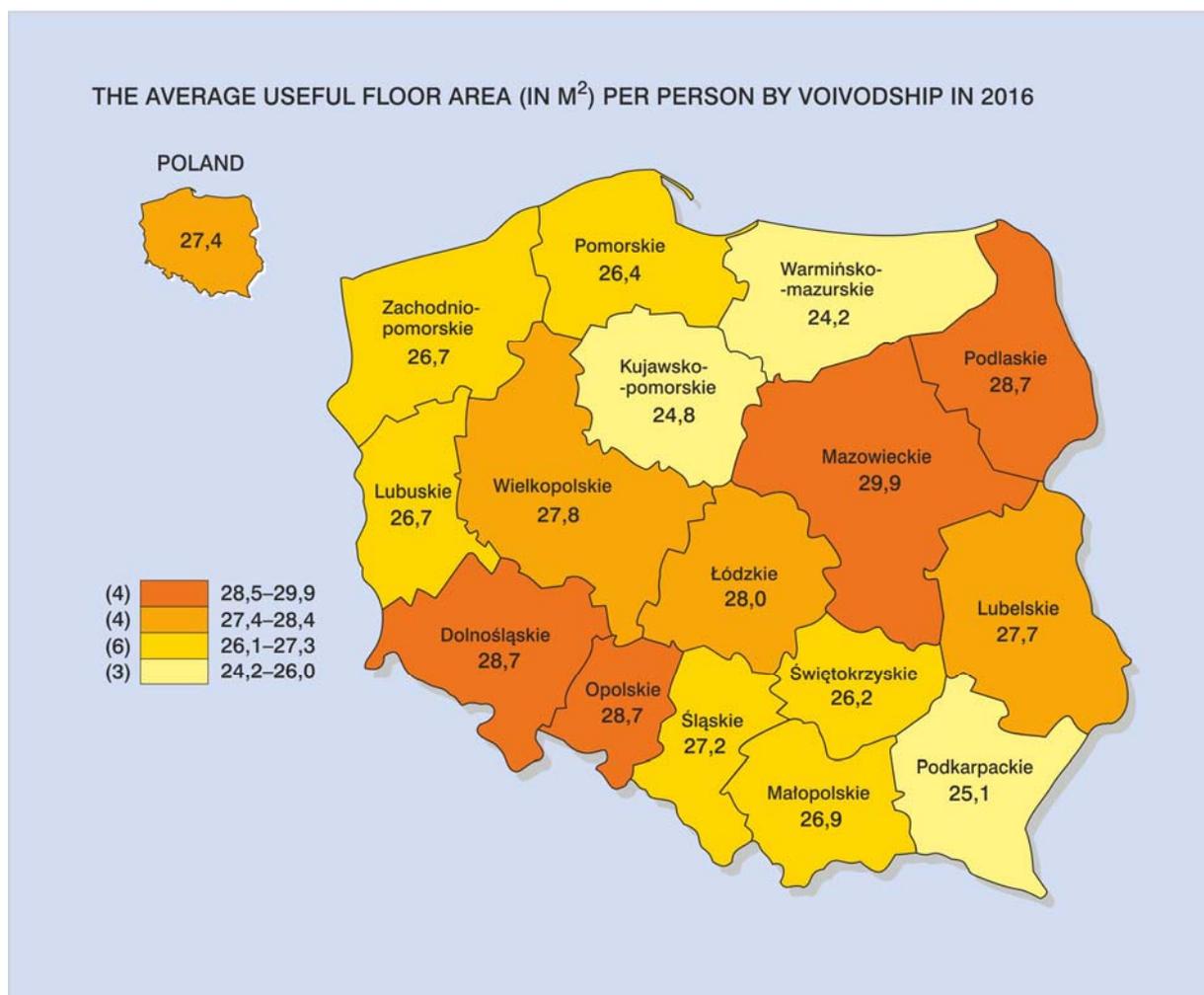
The largest average dwellings were recorded in the following voivodships: Podkarpackie (81.4 m<sup>2</sup>), Wielkopolskie (81.2 m<sup>2</sup>) and Opolskie (80.7 m<sup>2</sup>), and the lowest in the following voivodships: Łódzkie (68.9 m<sup>2</sup>), Warmińsko-Mazurskie (68.3 m<sup>2</sup>) and Kujawsko-Pomorskie (69.9 m<sup>2</sup>).



In 2016 average useful floor area per 1 person increased as compared to the previous year by 0.4 m<sup>2</sup> and amounted to 27.4 m<sup>2</sup> (in urban areas it increased from 26.4 m<sup>2</sup> up to 26.8 m<sup>2</sup>, and in rural areas from 27.9 m<sup>2</sup> to 28.3 m<sup>2</sup>). In regional terms, this indicator ranged from 24.2 m<sup>2</sup> in Warmińsko-Mazurskie voivodship to 29.9 m<sup>2</sup> in Mazowieckie voivodship.

Among dwellings in urban areas the largest average useful floor area per 1 person was recorded in the following voivodships: Mazowieckie (29.5 m<sup>2</sup>), Dolnośląskie (28.2 m<sup>2</sup>) and Wielkopolskie (27.7 m<sup>2</sup>) and the lowest in Warmińsko-Mazurskie (23.8 m<sup>2</sup>) and Kujawsko-Pomorskie (24.2 m<sup>2</sup>) voivodships.

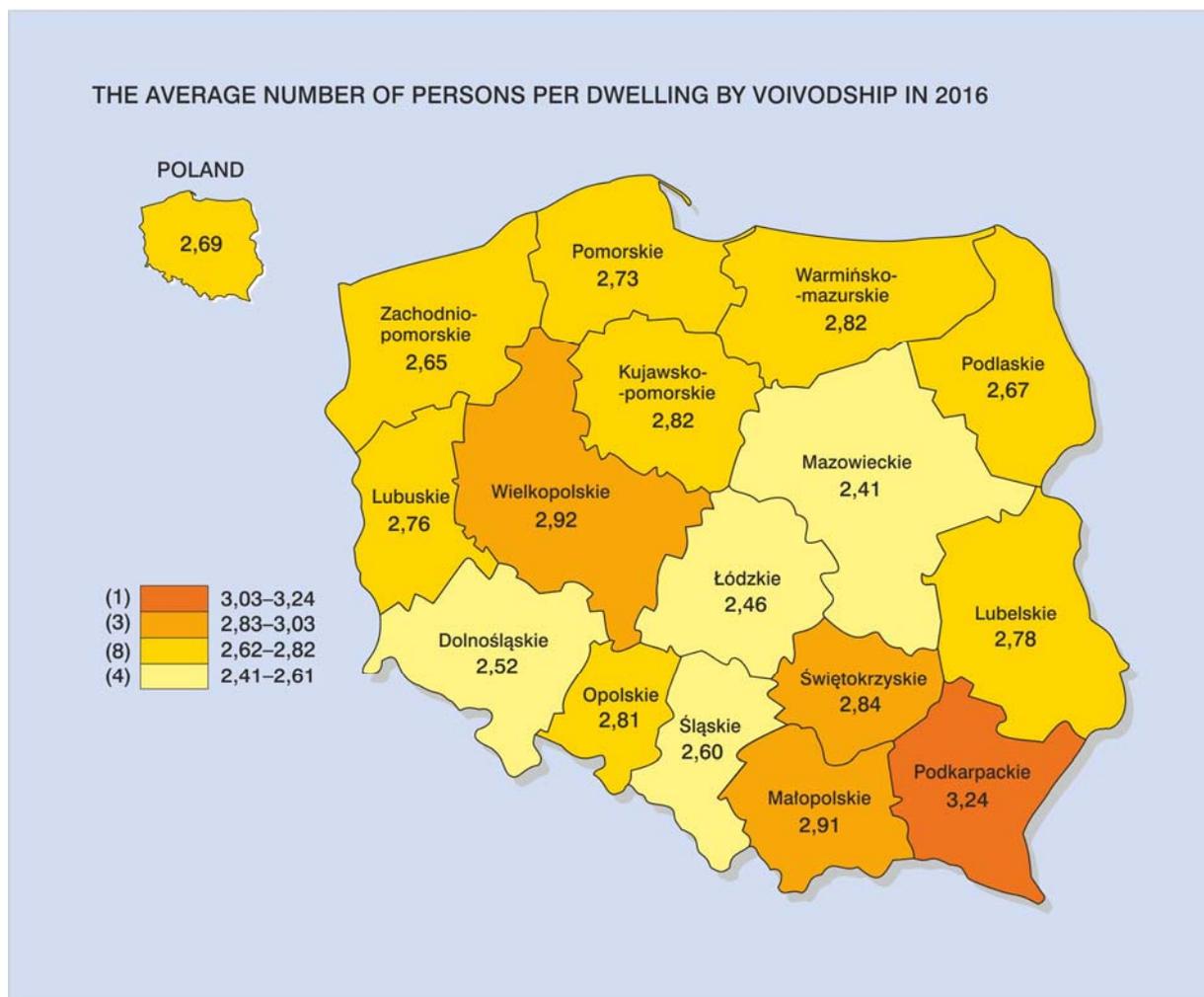
The largest average useful floor area (in m<sup>2</sup>) per 1 person in rural areas was recorded in the following voivodships: Podlaskie – 32.6 and Opolskie – 31.1 m<sup>2</sup>, and the lowest – 24.9 m<sup>2</sup> per 1 person in Warmińsko-Mazurskie voivodship.



The disproportions between the urban and rural areas also concerned the degree of dwellings occupancy. Rural dwellings were more densely populated than urban dwellings. In urban areas there were on average 2.40 persons per 1 dwelling, while and in rural areas 3.29 with Poland's average being 2.69.

The highest number of persons per 1 dwelling was recorded in the following voivodships: Podkarpackie - 3.24 and Wielkopolskie – 2.95 and Małopolskie – 2.94, and the lowest in central voivodships: Łódzkie - 2.46 and Mazowieckie - 2.41.

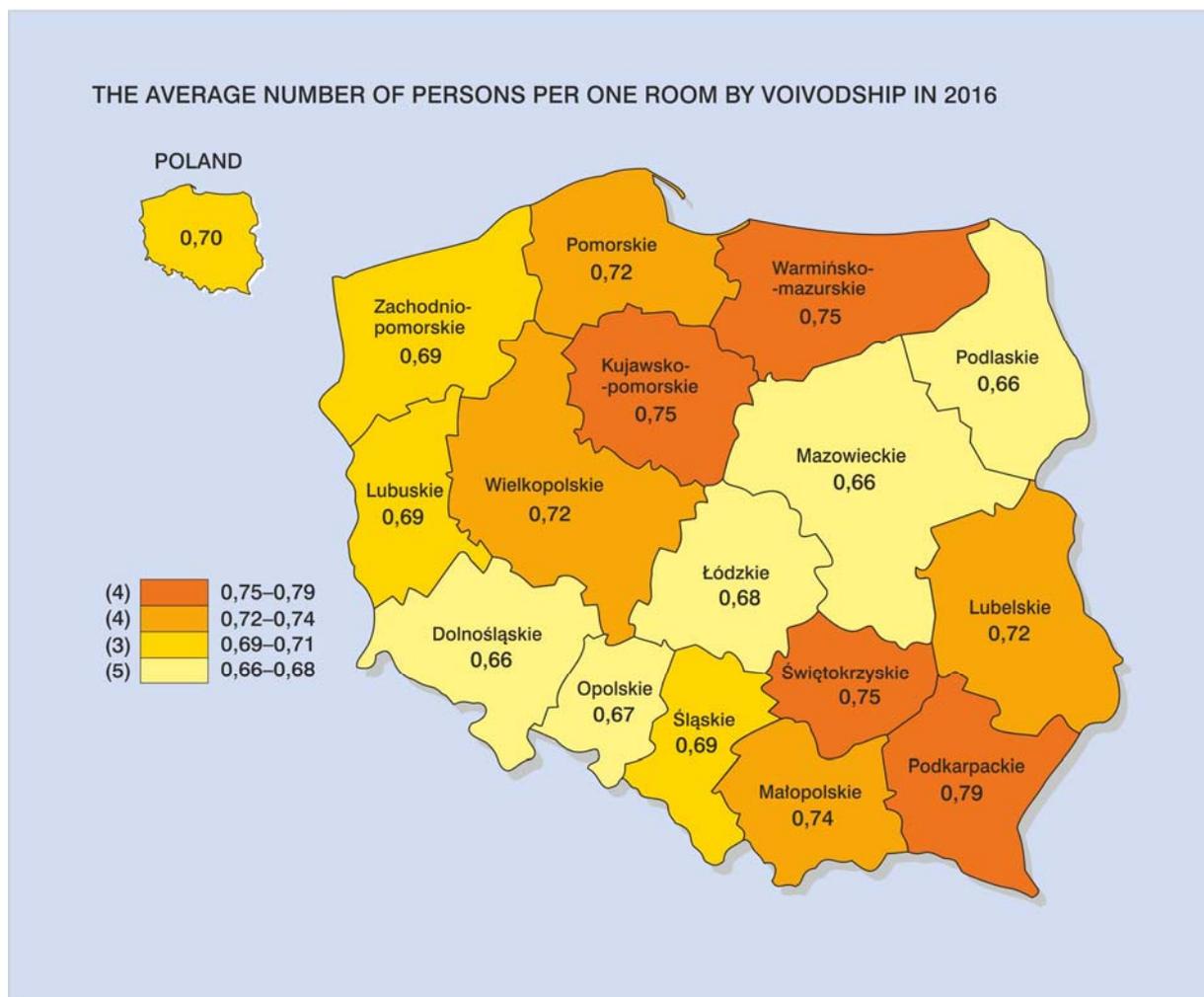
In urban areas the most densely populated dwellings were recorded in Podkarpackie voivodship - 2.78, and the least in Mazowieckie - 2.16 and Łódzkie - 2.22 persons in one dwelling. In rural areas this indicator ranged from 2.87 in Podlaskie voivodship and 3.01 in Łódzkie up to 3.63 in Małopolskie and 3.67 in Podkarpackie.



Another indicator showing population density of dwellings occupancy is the average number of persons per 1 room. This indicator for Poland reached the level of 0.70, and in rural areas it was higher and amounted to 0.76, and in urban areas - 0.67 persons per 1 room.

The lowest values were observed in the following voivodships: Dolnośląskie, Mazowieckie – 0.66 each and Opolskie 0.67, and the highest in the following voivodships: Kujawsko-Pomorskie, Warmińsko-Mazurskie and Świętokrzyskie 0.75 each and Podkarpackie - 0.79.

The highest number of persons per 1 room, both in urban and rural areas was recorded in Podkarpackie voivodship - respectively 0.72 and 0.85. The lowest number of persons per 1 room was recorded in urban areas of Mazowieckie voivodship - 0.63 on average, and in rural areas in Opolskie and Podlaskie 0.66 each.



## Dwellings equipped with basic installations in 2016

The description of situation of dwelling stocks includes also degree of dwellings' equipment with basic sanitary and technical installations. The growing percentage of dwellings equipped with sanitary and technical installations indicates an improvement of the housing conditions of the population.

96.8% of dwellings were equipped with a water supply system, 93.7% with a toilet and 91.3% with a bathroom. Gas installation was present in every second dwelling. There were still disproportions between urban and rural areas in terms of basic installations present in the dwellings. In urban areas, 99.1% of dwellings were equipped with water supply system, 97.2% with a toilet, and 95.5% with a bathroom. In rural areas 92.1% of dwellings were equipped with water supply system, 86.3% with a toilet, and 82.6% with a bathroom.

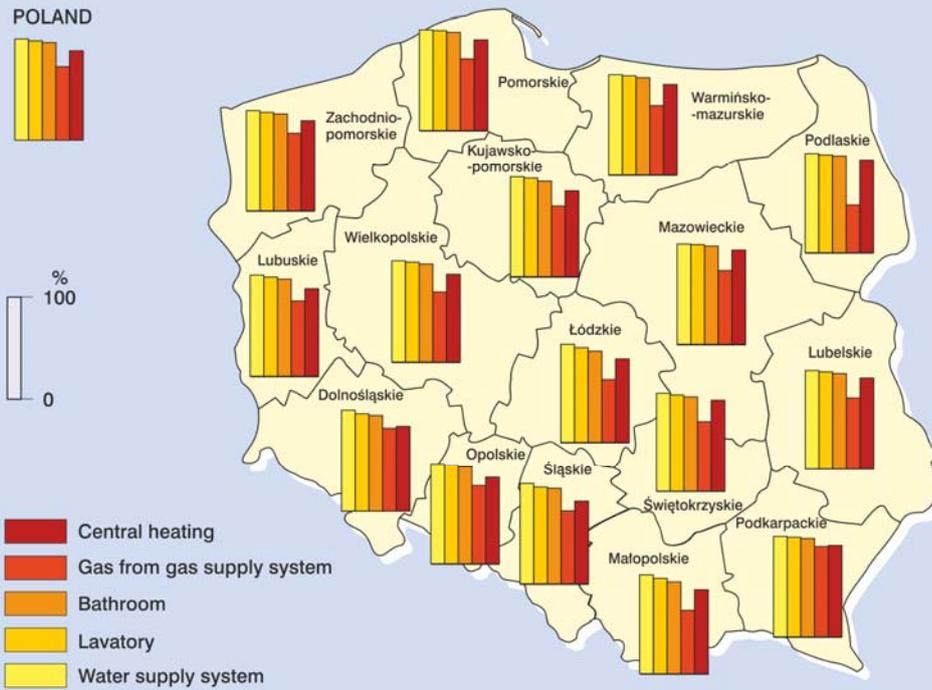
In comparison with 2015, the greatest increase by 1.4% was observed in equipment of dwellings with central heating. For dwellings located in rural areas this increase amounted to 1.5 %, while in urban areas - 1.4%.

Number of dwellings equipped with gas supply system increased as compared to 2015, by 0.8% and a higher percentage growth was observed in rural areas (by 1.9%) than in urban areas (by 0.6%).

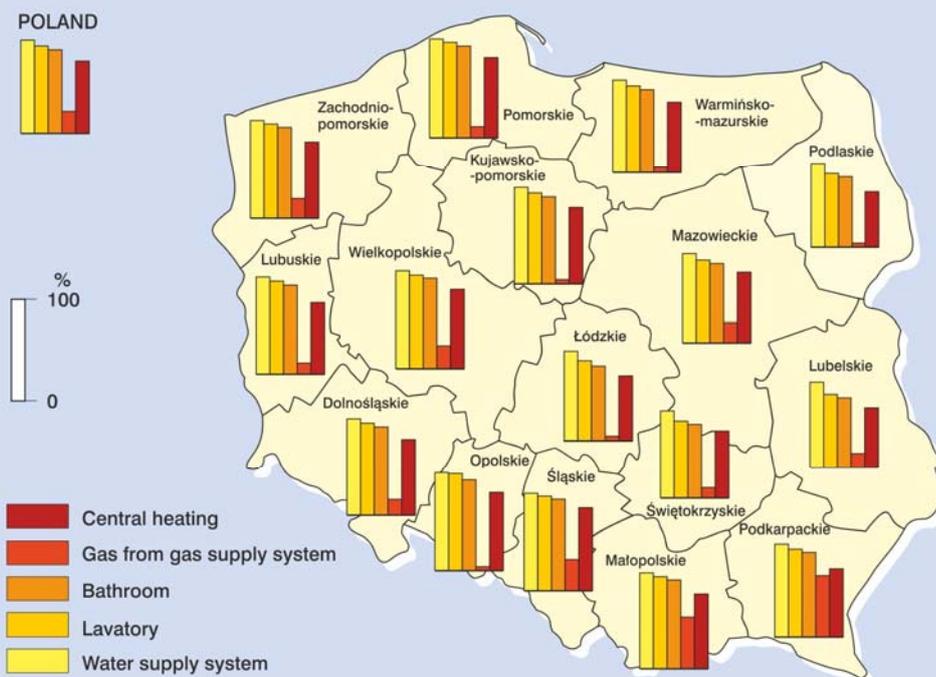
**Tabl. 2 Dwellings equipped with basic installations - as of 31.12.2016**

Specification	Dwellings in total	including dwellings equipped with:				
		water supply system	toilet	bathroom	gas from gas supply system	central heating
<b>Poland</b> number of dwellings in thousand	14 272.0	13 814.3	13 366.9	13 031.1	7 920.8	11 720.6
% of total dwellings	100.0	96.8	93.7	91.3	55,5	82,1
<b>Urban areas:</b> number of dwellings in thousand	9 619.5	9 528.4	9 354.0	9 186.6	6 922.2	8 404.3
% of total dwellings	100.0	99.1	97.2	95.5	72.0	87.4
<b>Rural areas:</b> number of dwellings in thousand	4 652.5	4 285.9	4 012.9	3 844.5	998.5	3 316.3
% of total dwellings	100.0	92.0	86.1	82.4	21.3	70.9

STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN URBAN AREAS IN 2016



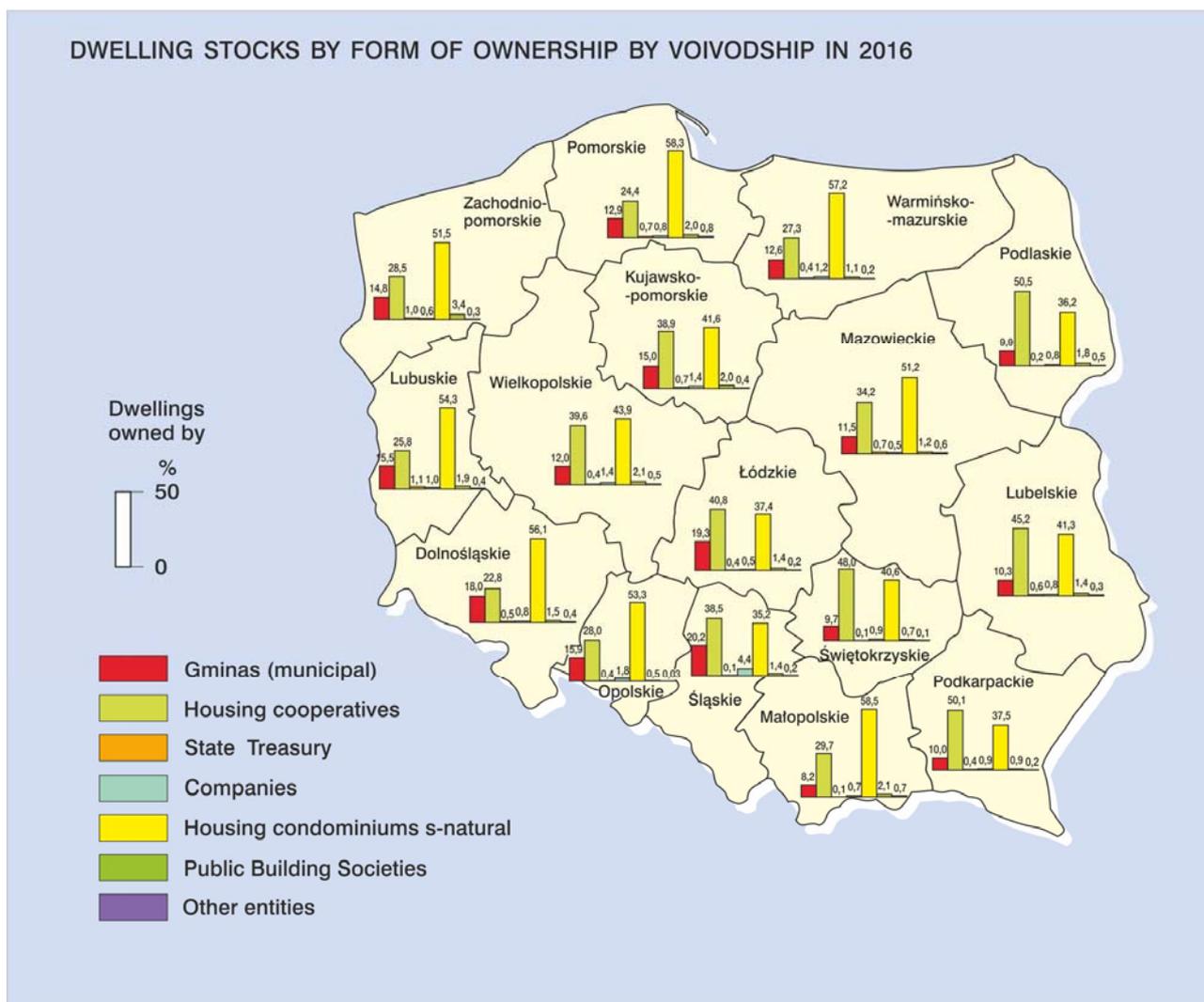
STRUCTURE OF PROVISION OF SANITARY AND TECHNICAL SYSTEMS IN DWELLINGS BY VOIVODSHIP IN RURAL AREAS IN 2016



## PART B<sup>4</sup>

### Dwelling stocks ownership forms in buildings under management/administration

Among 6 071.5 thous. dwellings, which were included in the study<sup>5</sup> located in buildings under management/administration, 47.7% of them are dwellings owned by natural persons in buildings covered by housing condominiums, 34.2% – owned by housing cooperatives, 14.3% – municipal dwellings, 1.6% – TBSs and, 1.3% – company dwellings, 0.5% – owned by the State Treasury and 0.4% - owned by other entities.



<sup>4</sup> The tabular part of this publication presents data on basic ownership forms, i.e. dwellings owned by gminas (municipal dwellings), by housing cooperatives, the State Treasury, companies, social housing associations (TBS), other entities, and dwellings owned by natural persons in buildings covered by condominiums.

<sup>5</sup> See Methodological notes page 6

The direction of changes in dwelling stocks observed by many years towards increased ownership by natural persons results, among others, from processes of dwellings sales to natural persons, returning them to their former owners or inheritors, as well as change in the designation of dwellings for service purposes and combining small dwellings into larger ones. The significant percentage of dwellings is constituted by the ones owned by housing cooperatives (occupied on the basis of the cooperative ownership right to residential premises and on the basis of a contract of tenancy).

Similarly as in the previous year the highest percentage of cooperative dwellings was recorded in the following voivodships: Podlaskie (50.5%), Podkarpackie (50.1%), Świętokrzyskie (48.0%) and Lubelskie (45.2%), and when it comes to municipal dwellings in Śląskie (20.2%), Łódzkie (19.3%) and Dolnośląskie (18.0%). The lowest percentage of cooperative dwellings was recorded in the following voivodships: Dolnośląskie (22.8%), Pomorskie (24.4%) and Lubuskie (25.8%), and of gmina dwellings in Małopolskie – (8.2%), Świętokrzyskie (9.7%) and Podlaskie (9.9%).

The most dwellings owned by natural persons in housing cooperatives continued to be recorded in the following voivodships: Małopolskie (58.5%), Pomorskie (58.3%), Warmińsko-Mazurskie (57.2%), as well as Lubuskie (54.3%). The lowest number of such dwellings was recorded in the following voivodships: Śląskie (35.2%), Podlaskie (36.2%), Łódzkie (37.4%) and Podkarpackie (37.5%).

## Dwelling stocks sales

In 2016 the process of selling dwellings or returning them to their former owners (purchase of dwellings by natural persons) was continued. Sales process included dwellings located in multi-dwelling buildings and dwellings in buildings sold in whole to individual natural persons. In the analysed period about 136 thousand dwellings were sold to natural persons.

**Tabl. 3 Number and structure of dwellings sold in 2016 by type of ownership**

Specification	Total	
	in numbers	in %
<b>TOTAL</b>	<b>135 563</b>	<b>100.0</b>
Gminas	20 466	15.1
Housing cooperatives	79 913	58.9
State Treasury	1 865	1.4
Companies	4 037	3.0
Housing condominiums	-	-
Public building societies	-	-
Other entities	29 282	21.6

Among sold dwellings the highest number – 58.9% came from the stocks of housing cooperatives, 21.6% of the stocks of other entities, 15.1% from the stocks of gminas, whereas dwellings sold from the State Treasury constituted 1.4%.

**Tabl. 4 Structure of dwellings sold to natural persons in Poland by voivodship (in %)**

Voivodships	Total
<b>POLAND</b>	<b>100.0</b>
Dolnośląskie	15.2
Kujawsko-pomorskie	7.0
Lubelskie	1.8
Lubuskie	2.2
Łódzkie	6.2
Małopolskie	5.0
Mazowieckie	12.4
Opolskie	1.4
Podkarpackie	2.7
Podlaskie	5.7
Pomorskie	4.9
Śląskie	11.2
Świętokrzyskie	2.1
Warmińsko-mazurskie	10.3
Wielkopolskie	8.1
Zachodniopomorskie	3.8

Among sold dwellings the highest share was recorded in the following voivodships: Dolnośląskie (15.2%), Mazowieckie (12.4) and Śląskie (11.2%), and the lowest in Opolskie (1.4%), and Lubelskie (1.8%).

### **Arrears in payments for dwellings**

As of 31 December 2016 from about 7.5<sup>6</sup> million of dwelling stocks (including dwellings constituting a separate ownership, and still managed by housing cooperatives) in 25.8% of dwellings, tenants were in arrears in payments for dwelling. The total arrears from the beginning of their occurrence (including interest) under non-payment fees for the dwelling, amounted to about PLN 4.6 billion.

<sup>6</sup> Together with dwellings constituting a separate ownership located in buildings owned by housing cooperatives in which housing condominiums were not created and that continue to be managed by housing cooperatives.

**Tabl. 5 Arrears in payments for dwelling by type of ownership – as of 31.12.2016**

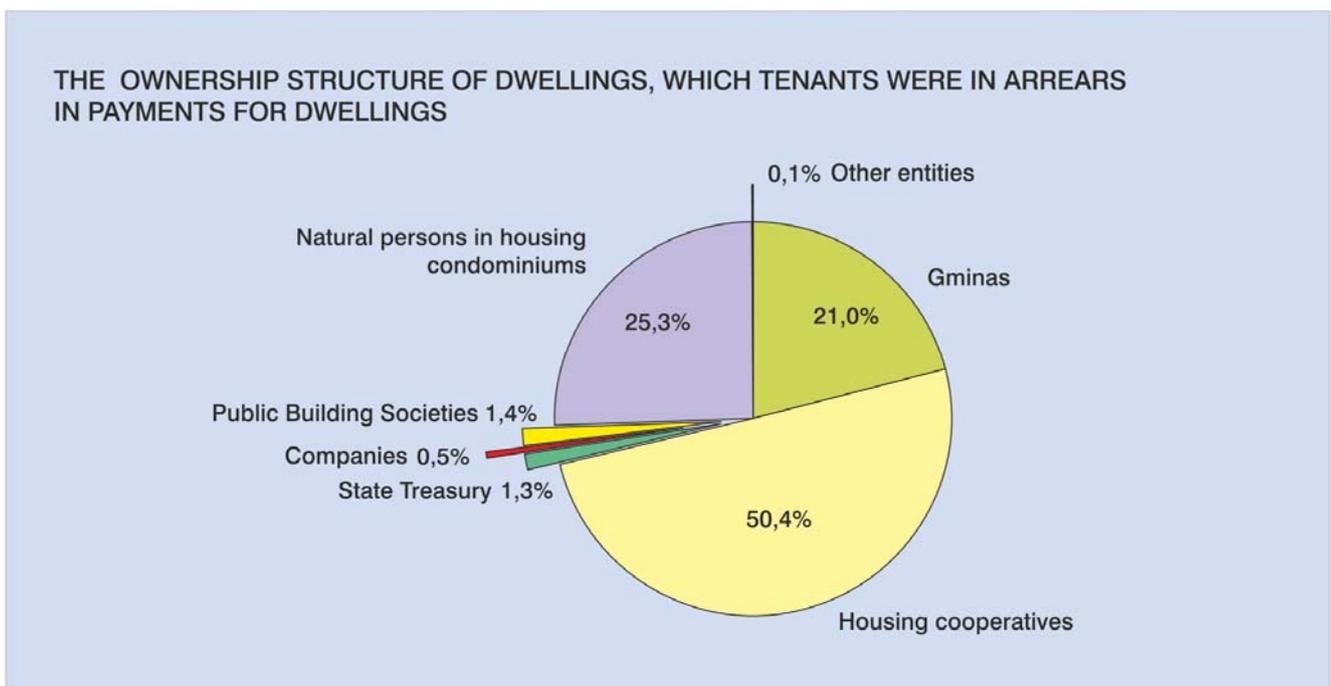
Stocks	Arrears		Average overdue rent for one dwelling, with tenants payment arrears
	in thous. PLN	in %	in PLN
<b>TOTAL</b>	<b>4 602 667.7</b>	<b>100.0</b>	<b>2 397</b>
gmina	2 255 014.7	49.0	5 583
housing cooperatives	1 249 760.7	27.2	1 290
companies	208 327.8	4.5	8 652
State Treasury	60 942.4	1.3	5 963
public building societies (tbs)	55 118.3	1.2	2 115
natural persons in buildings covered by housing condominiums	764 752.6	16.6	1 571
other entities	8 751.2	0.2	8 760

Tenants of dwellings in the dwelling stocks of gminas had the highest share in the overall amount of arrears – 49% and of housing cooperatives – more than 27%. For dwellings whose tenants are in arrears in payments, the highest arrears were recorded for dwellings belonging to the stocks of other entities – PLN 8.8 thous., and for dwellings belonging to the stocks of companies – PLN 8.7 thous. The lowest arrears in payments per 1 dwelling were recorded in the stocks of housing cooperatives – PLN 1.3 thous. and the stocks natural persons in buildings covered by housing condominiums – PLN 1.6 thous.

**Tabl. 6 The share of dwellings which tenants were in arrears in payments for dwellings by types of ownership and voivodships (in % to total stock in particular groups of stocks):**

Voivodships	Dwellings owned by					
	gminas	housing cooperatives	compa-nies	State Treasury	natural persons in housing condominiums	public building societies
<b>POLAND</b>	<b>46.5</b>	<b>28.0</b>	<b>35.1</b>	<b>30.4</b>	<b>16.8</b>	<b>26.5</b>
Dolnośląskie	47.5	26.9	34.2	20.4	14.9	19.5
Kujawsko-pomorskie	45.8	26.4	31.6	18.7	13.4	25.7
Lubelskie	47.8	32.7	36.1	10.9	17.3	23.5
Lubuskie	52.1	28.2	17.3	18.2	14.0	23.5
Łódzkie	43.4	30.2	26.7	13.3	18.0	24.7
Małopolskie	44.7	29.5	32.5	12.4	15.3	18.2
Mazowieckie	47.7	29.5	48.7	15.4	22.5	40.0
Opolskie	42.4	30.6	59.0	21.1	11.3	30.9
Podkarpackie	44.8	27.1	25.9	9.5	25.6	27.0
Podlaskie	34.2	27.4	0.9	6.2	12.1	49.0
Pomorskie	46.4	29.1	30.1	16.4	15.6	23.8
Śląskie	54.3	28.2	32.4	48.1	16.3	30.3
Świętokrzyskie	53.8	29.5	29.9	20.6	20.4	15.0
Warmińsko-mazurskie	50.3	27.2	32.7	18.0	11.9	22.0
Wielkopolskie	19.2	16.7	10.4	14.5	13.8	12.2
Zachodniopomorskie	49.4	32.3	41.2	11.6	16.6	31.4

a) Including dwellings constituting a separate ownership and managed by housing cooperatives

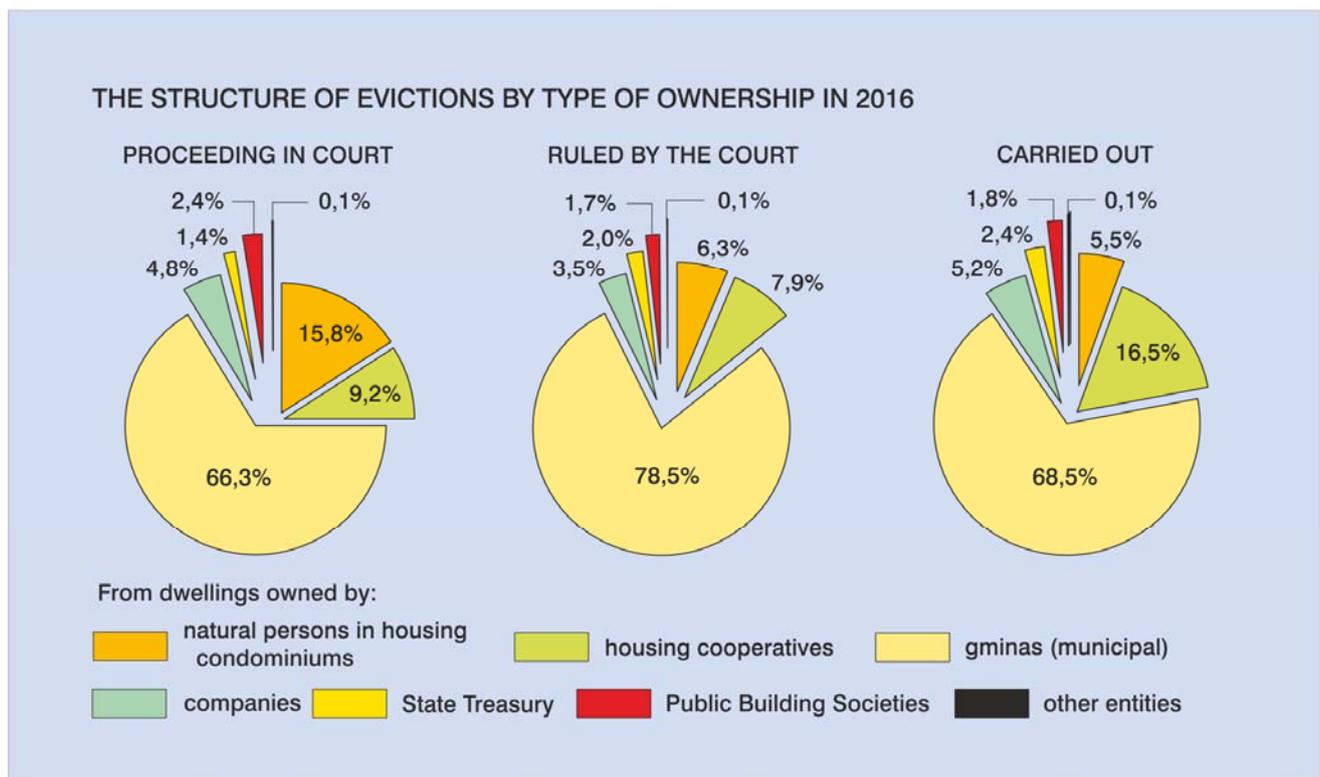


In relation to dwellings in arrears in total (dwellings whose tenants did not make their payments) housing cooperative dwellings amounted to 50.4%, dwellings owned by natural persons in buildings covered by housing condominiums - 25.3%, municipal dwellings - 21.0%, TBSs - 1.4%. dwellings of companies – 1.3%, dwellings of the State Treasury- 0.5% and the lowest percentage of dwellings, i.e. 0.1% of dwellings owned by other entities.

## Evictions

Out of 17.6 thousand eviction proceedings instituted in courts in 2016, 66.3% concerned tenants occupying municipal dwellings, followed by proceedings against natural persons in buildings covered by housing condominiums-15.8%, and 9.2% of them against tenants of dwellings of housing cooperatives. Proceedings against tenants of dwellings of stocks of other entities had the lowest share-0.1%.

Nearly 92% eviction proceedings were instigated due to arrears in payments for dwellings. This cause of the proceedings usually applied to the cases of dwellings under management of other entities<sup>7</sup> (in 100% of all eviction proceedings), of companies – 98.8%, of dwellings of housing cooperatives (98.2%), TBSs (96.9%). of natural persons in buildings covered by housing condominiums (92.3%), of gminas (90.5%) and of the State Treasury (80.2%).



<sup>7</sup> See Methodical notes page.12

Out of about 12.2 thous. ordered evictions 78.5% concerned tenants occupying municipal dwellings, 7.9% - dwellings owned by housing cooperatives and 6.3% – dwellings occupied by natural persons in housing condominiums. The basis for 93.5% eviction orders were arrears in payments for dwellings.

In 2016 evictions from 7.2 thous. housing premises were performed, of which the most - 68.5% concerned the stocks of gminas and 16.5% housing cooperative stocks, while the least from stocks of other entities – 0.1% and TBSs – 1.8%.

In relation to the total evictions the most, over 20% were performed in Śląskie voivodship, 19.5% - Mazowieckie, 10.1% - in Dolnośląskie and 8.7% in Łódzkie, while the least in the following voivodships: in Świętokrzyskie and Podkarpackie – 1.1% each and 1.6% in Lubelskie.

**Tabl. 7 The share of eviction proceedings by voivodships (in %)**

Voivodships	Number of eviction proceedings in courts		Number of evictions from dwellings ruled by the court		Number of evictions from dwellings carried out	
	total	of which as a result of rent backlog	total	of which as a result of rent backlog	total	of which as a result of rent backlog
<b>POLAND (in thous.)</b>	<b>17.6</b>	<b>16.2</b>	<b>12.2</b>	<b>11.4</b>	<b>7.2</b>	<b>6.9</b>
POLAND= 100%						
Dolnośląskie	9.3	8.7	9.6	8.7	10.1	9.8
Kujawsko-pomorskie	4.9	5.3	5.4	5.7	3.8	3.9
Lubelskie	2.0	1.4	1.9	1.4	1.6	1.4
Lubuskie	2.0	1.9	2.4	2.1	3.0	3.0
Łódzkie	4.1	4.1	9.7	10.3	8.7	8.8
Małopolskie	5.8	6.0	4.1	4.1	4.6	4.5
Mazowieckie	22.1	21.2	17.1	17.0	19.5	19.3
Opolskie	2.9	3.0	3.0	3.1	2.7	2.8
Podkarpackie	0.9	0.7	1.1	1.2	1.1	1.2
Podlaskie	0.9	0.8	1.9	1.7	3.0	2.9
Pomorskie	6.9	7.2	5.8	5.9	4.7	4.8
Śląskie	21.4	22.0	21.7	22.2	20.9	21.5
Świętokrzyskie	1.7	1.8	1.3	1.3	1.1	1.1
Warmińsko-mazurskie	3.7	4.0	3.1	3.2	3.4	3.5
Wielkopolskie	4.5	4.7	3.6	3.3	4.7	4.9
Zachodniopomorskie	6.9	7.0	8.4	8.8	6.9	6.7

## Dwelling stocks repairs

In 2016 a small increase (by 5.3%) in the number of repair (not constituting a major repair) restoring the original technical value of buildings and dwellings, consisting in repairs related to replacement of all or some installations. A slight decrease was reported in the number of woodwork replacement repairs (by 1.1%) and roof renovation (by 1.8%).

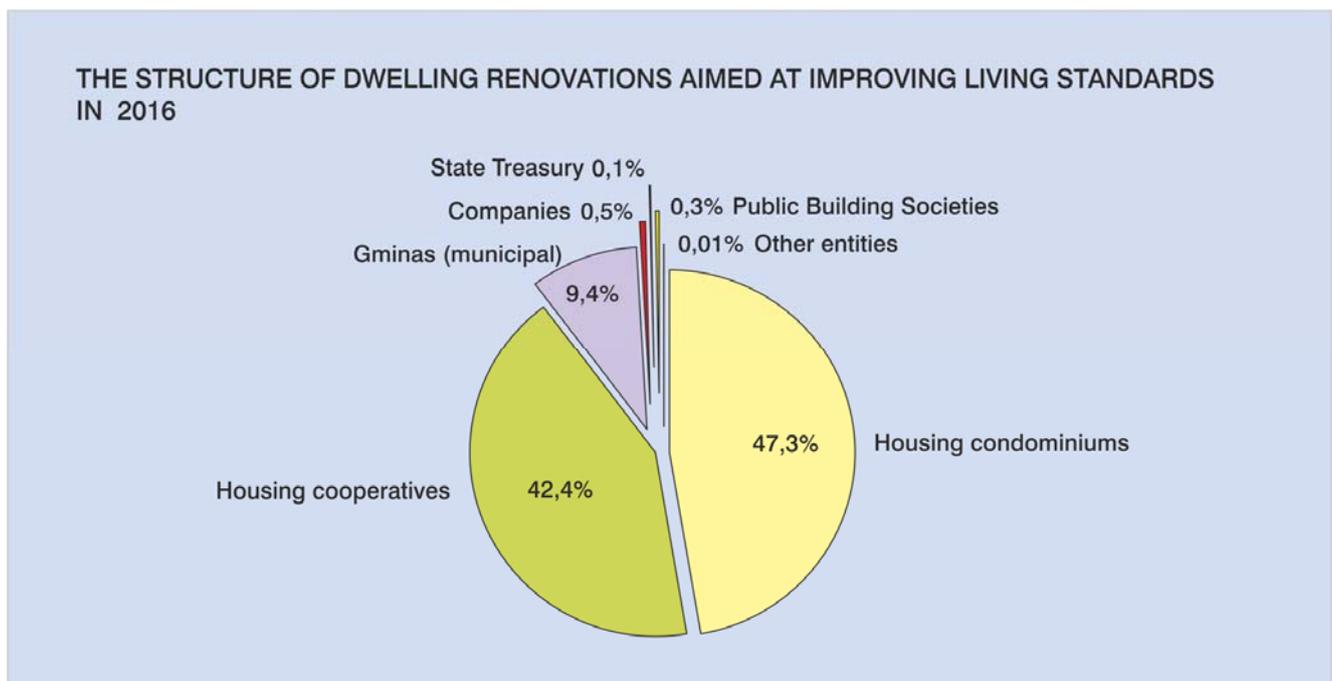
**Tabl. 8 The number of dwellings directly renovated in 2016**

Specification:	After renovation work not constituting major overhaul		
	replacement of all or some of dwelling systems	roof renovation	woodwork replacement
	in thousands		
<b>TOTAL</b>	<b>407.0</b>	<b>96.9</b>	<b>213.8</b>
gmina stocks	18.5	12.4	22.3
housing cooperatives stocks	217.6	38.9	126.9
State Treasury stocks	0.2	0.1	0.4
companies stocks	1.7	0.7	1.6
stocks in condominium buildings	168.2	43.8	61.7
stocks of other entities	0.7	0.9	0.9
other entities	0.01	0.03	0.07

Among dwellings in which repairs not constituting major repair were conducted, in more than 407 thous. of them all or some installations were replaced, in about 214 thous. the woodwork was replaced, and in almost 97 thous. the roof was repaired.

In 2016 51.5 thous. dwellings in total (decrease by 14.1% as compared to 2015) were subject to repairs related to raising their standard by supplying the buildings and dwellings located in them with previously non-existing technical-sanitary installations (water supply system, sewage system, central heating, hot water, gas supply system).

In the surveyed year in 9.5 thous. dwellings central heating was installed (decrease by 20.6% of dwellings repaired in this group in relation to 2015), 1.4 thous. dwellings (decrease by 55.7%) were connected directly to water supply system, and 3.9 thous. dwellings to the sewage system (decrease by 34.7%), 39.2 thous. dwellings were connected to hot water (decrease by 10.8%), and gas supply system was connected to 4.5 thous. dwellings (decrease by 12.8%). Also, the number of dwellings fitted with heat insulation of external walls decreased (by 23.5%).



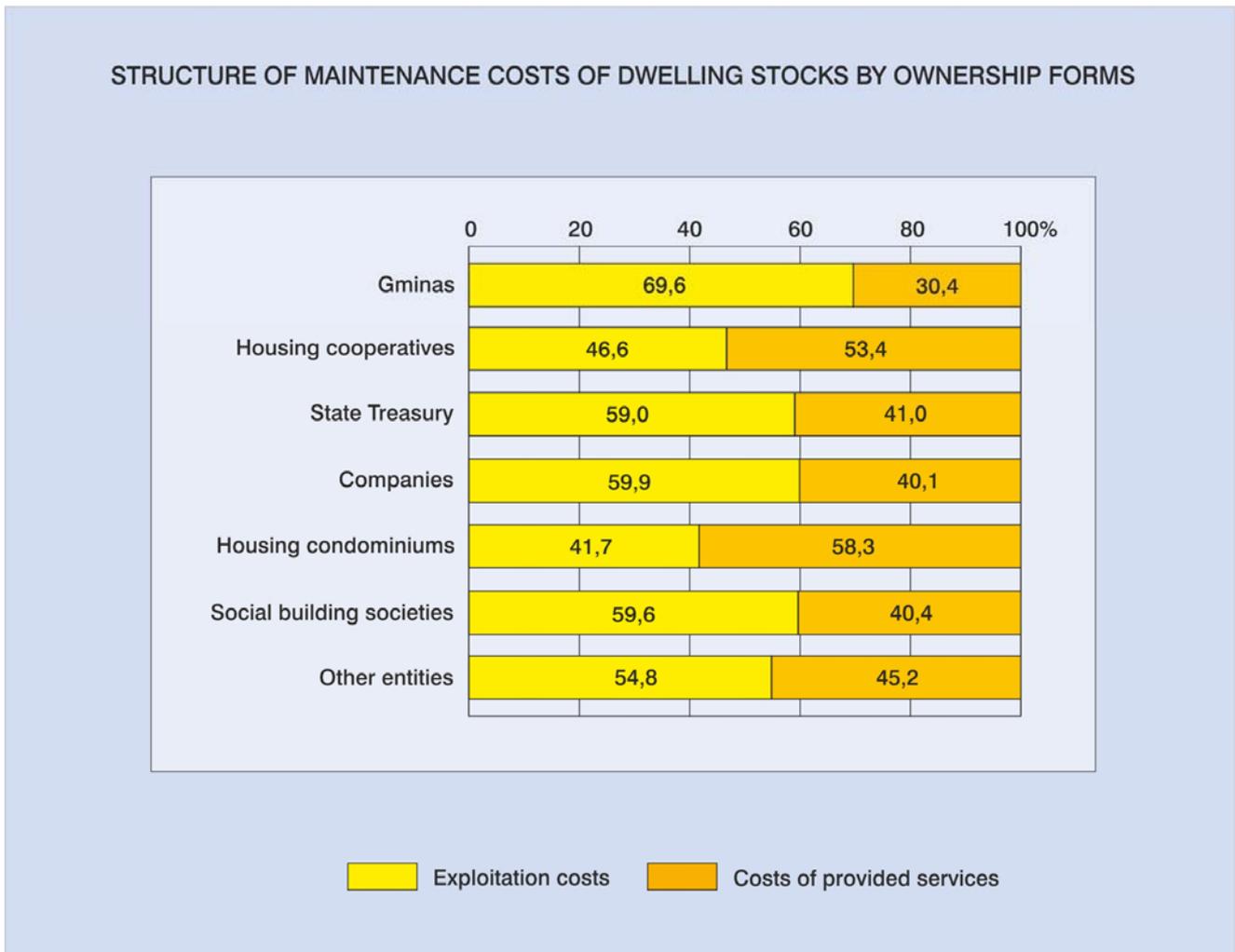
Among all dwellings that were subject to repairs related to raising their standard in 2016, dwellings in buildings covered by housing condominiums had the greatest share – 47.3% and the ones owned by housing cooperatives - 42.4%. The lowest share was attributed to dwellings in stocks of other entities (in about 0.01% of dwellings), of the State Treasury (in 0.1% of dwellings), of TBSs (in 0.3% of dwellings) and of companies (in 0.5% of dwellings).

### **Maintenance costs of dwelling stocks**

In 2016 the survey of the maintenance costs of dwelling stock included 7.2 million of dwelling stocks<sup>8</sup>. including more than 7 million housing premises which constituted 97.9% of the surveyed stocks.

<sup>8</sup> Together with dwellings constituting a separate ownership located in buildings owned by housing cooperatives in which housing condominiums were not created and that continue to be managed by housing cooperatives.

The annual maintenance costs of dwelling stock of the examined units<sup>9</sup> amounted to PLN 33.5 billion and were higher than in 2014<sup>10</sup> by 3.4%. Increase in costs was mostly caused by the increase in the costs of municipal services provided for the benefit of the premises - by 6.5%.



Among total maintenance costs of dwelling stock, costs of operation constituted 46.5% and their annual value amounted to PLN 15.6 billion. The amount of costs was significantly more varied due to the type of ownership of dwelling stock. Per 1 m<sup>2</sup> of useful floor area, the lowest operating costs were charged at the premises in housing cooperatives – PLN 32.4 and other entities – PLN 35.6, while the highest at the premises of the stock of municipal entities – PLN 81.3, TBSs – PLN 66.7, companies – PLN 59.2 and the State Treasury – PLN 56.2.

More than 45% of the operating costs were expenses related to technical maintenance of buildings and premises (maintenance and repairs), 33.6% - expenses related to the functioning of administration,

<sup>9</sup> See Methodological notes, page 7

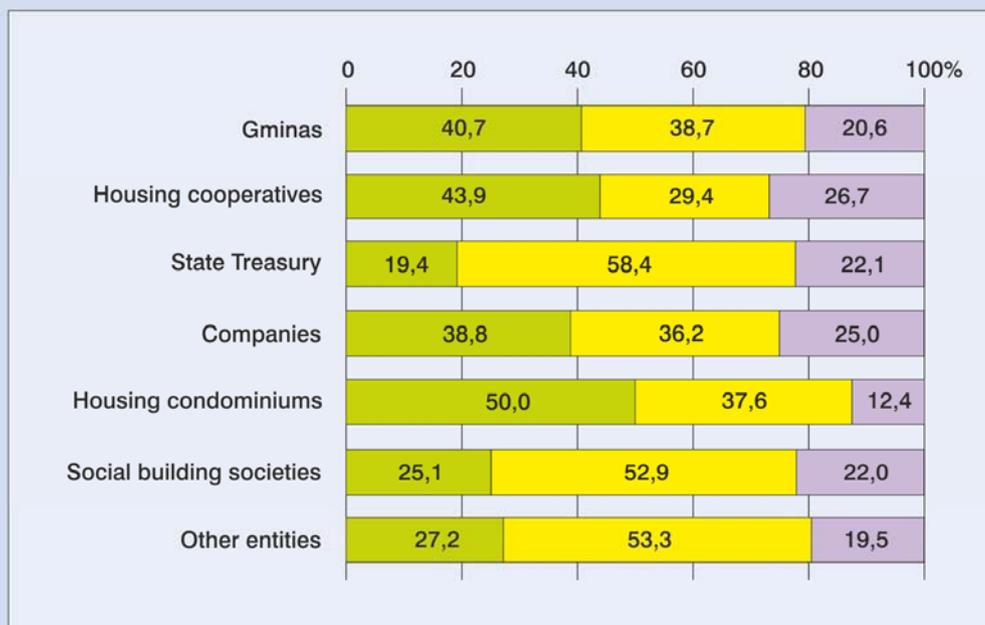
<sup>10</sup> Periodic survey conducted every 2 years

21.2% - other costs (i.e. maintenance of cleanliness, fees for community aerials, costs related to the operation of common rooms. etc.) and taxes for gmina and other public and legal charges.

**Tabl. 9 The amount of operating costs in groups of ownership:**

Specification	Total	Of which the elements of operating costs:	
		management and administration	maintenance works and repairs
in mln zł			
<b>TOTAL</b>	<b>15 586.3</b>	<b>5 243.0</b>	<b>7 046.8</b>
of which:			
Gminas	1 545.7	597.9	629.8
Housing cooperatives	8 338.5	2 450.1	3 659.9
The State Treasury	31.4	18.4	6.1
Companies	77.5	28.1	30.1
Housing condominiums	5 291.9	1 989.1	2 645.3
Social building societies	295.3	156.2	74.0
Other entities	6.1	3.3	1.7

**STRUCTURE OF EXPLOITATION COSTS BY OWNERSHIP FORMS**



Maintenance works and repairs
  Management and administration
  Other costs

Costs of provided services amounted to PLN 17.9 billion in 2016. Taking into consideration the form of the ownership of the premises per m<sup>2</sup> of useful floor area, the annual costs of municipal services in the case of premises owned by other entities were the lowest– PLN 31.8, and the highest in the case of premises located in the stocks housing cooperatives – PLN 55.2.

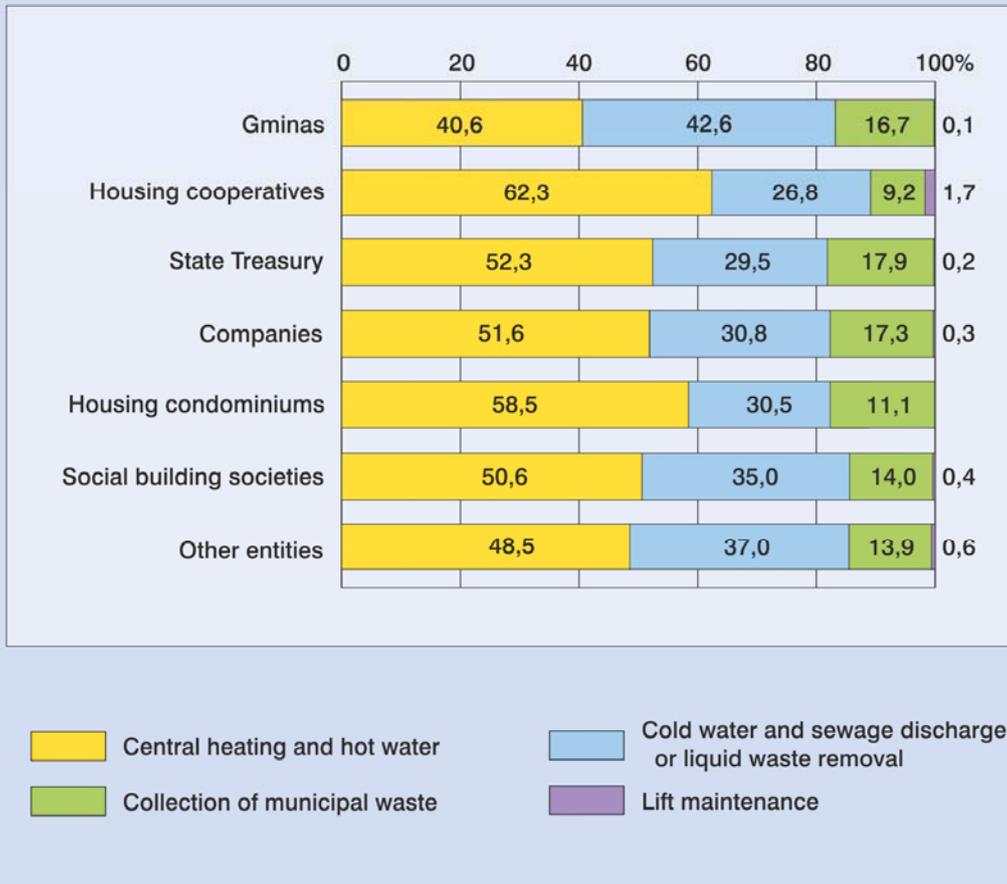
In total costs of provided services, 59.7% were charges for central heating and hot water. Other elements of the costs of provided services were as follows:

- costs associated with the consumption of cold water, sewage discharge or liquid waste removal – 29.0%.
- costs associated with the collection of municipal waste – 10.3%.
- costs of maintaining lifts – about 1% (in some entities this item is an integral part of costs of maintenance and repairs e.g. in the case of housing cooperatives).

**Tabl. 10 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					
<b>TOTAL</b>	<b>17 909.4</b>	<b>10 693.1</b>	<b>5 195.0</b>	<b>1 853.3</b>	<b>168.0</b>
of which:					
Gminas	674.3	273.8	287.2	112.9	0.4
Housing cooperatives	9 547.2	5 944.2	2 557.0	879.4	166.7
The State Treasury	21.8	11.4	6.4	3.9	0.04
Companies	51.8	26.7	16.0	8.9	0.1
Housing condominiums	7 409.1	4 333.2	2 256.5	819.4	-
Social building societies	200.1	101.3	70.1	28.0	0.7
Other entities	5.0	2.4	1.9	0.7	0.03

### STRUCTURE OF PROVIDED SERVICES COSTS BY OWNERSHIP FORMS



In December 2016 a slight increase was recorded in average rent prices (by 3.6%) per 1m<sup>2</sup> of useful floor area, in comparison to December 2014.

This rate increased in buildings with dwellings owned by:

- TBSs - by PLN 0.42 (by 4.3%),
- companies - by PLN 0.36 (by 8.0%),
- gminas - by PLN 0.26 (by 6.1%),
- housing cooperatives<sup>11</sup> - by PLN 0.08 (by 2.8%),
- housing condominiums<sup>12</sup> - by PLN 0.04 (by 1.7%),

and decreased in buildings with dwellings owned by:

- the State Treasury - by PLN 0.52 (by 10.1%),
- other entities - by PLN 0.24 (by 4.8%).

<sup>11</sup> Operational fee

<sup>12</sup> Advances of owners on management costs

Average rent prices in December 2016 amounted to from PLN 2.38 per 1 m<sup>2</sup> of the dwelling's useful floor area (in housing condominiums) up to PLN 10.12 (in tbs). This means that the rent for a dwelling with total useful floor area of 53 m<sup>2</sup> reached PLN 126 (in buildings covered by housing condominiums) and buildings of TBSs – more than PLN 536.

80.6% of dwellings was **equipped with central heating** of which in 58.0%, individual measuring devices were installed. The greatest share of housing premises equipped with central heating systems was in the case of housing cooperatives – 93.5% (in relation to the number of monitored dwellings), TBSs – 77.8%, housing condominiums -74.1% the State Treasury – 59.1%, and the smallest in the case of other entities – 19.4% and public – 30.9%.

The share of dwellings (in particular 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:

- TBSs – 93.5% of dwellings,
- the State Treasury – 82.5%,
- housing cooperatives – 66.6%,
- other entities – 64.9%,
- housing condominiums – 46.4%,
- gminas – 37.6%,
- companies – 30.7%.

The share of dwellings **with the supply of hot water** in relation to the total number the surveyed dwellings amounted to 58.4% (including 97.1% with consumption meters). The greatest number of dwellings with the supply to hot water was recorded in TBSs – 73.3%, housing cooperatives – 69.0%, the State Treasury – 58.8% and housing condominiums 52.0%, and the lowest other entities – 16.2% municipal entities– 19.4% and companies – 24.7%.

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

- housing cooperatives – 98.2% of dwellings,
- TBSs – 98.0%,
- other entities – 97.7%,
- housing condominiums – 96.6%,
- the State Treasury – 90.8%,
- companies – 80.0%,
- gminas – 76.1%.

In the surveyed units the rates of basic components of charges municipal service were as follows:

**Average rate for central heating:**

- in dwellings equipped with individual measuring devices the so-called, allocators – PLN 2.61 per 1 m<sup>2</sup> of the dwelling's useful floor area, and while it was the highest in the dwellings of companies – PLN 4.48/m<sup>2</sup> of useful floor area, other entities - PLN 4.65/m<sup>2</sup> of useful floor area and in municipal dwellings – PLN 3.16/m<sup>2</sup> of useful floor area (with the increase in rates in comparison to 2014 - accordingly by 25.5% and 127.9%, and in the case of gminas – it remained at the same level).
- in dwellings without individual measuring devices – allocators it amounted to PLN 3.30 per 1 m<sup>2</sup> of the dwelling's useful floor area. The rate was the highest in the units of the State Treasury - PLN 4.64/m<sup>2</sup> of useful floor area (increase as compared to 2014 by 9.4%), of companies – PLN 4.04 per 1 m<sup>2</sup> of useful floor area (decrease by 3.1%) and gminas - PLN 3.95 per 1 m<sup>2</sup> of useful floor area (decrease by 14.1%).

**The average rate for hot water:**

- in dwellings with individual water meters installed it amounted to PLN 23.97 per m<sup>3</sup>. The highest rates were recorded in dwellings of companies– PLN 27.55/m<sup>3</sup>, of the State Treasury – PLN 24.99/m<sup>3</sup> and housing cooperatives – PLN 24.21/m<sup>3</sup> and in municipal dwellings – PLN 23.55/m<sup>3</sup>, and the greatest increase was recorded in dwellings owned by the State Treasury – by 35.2% and housing cooperatives – by 11.7% and municipal entities – by 11.6%.
- in dwellings unequipped with individual water meters it amounted to PLN 54.08 per person. The highest rate was recorded in the dwellings of housing cooperatives – PLN 62.24 per person (increase by 9.8%) and of companies – PLN 61.85 per person (increase by 13.6%).

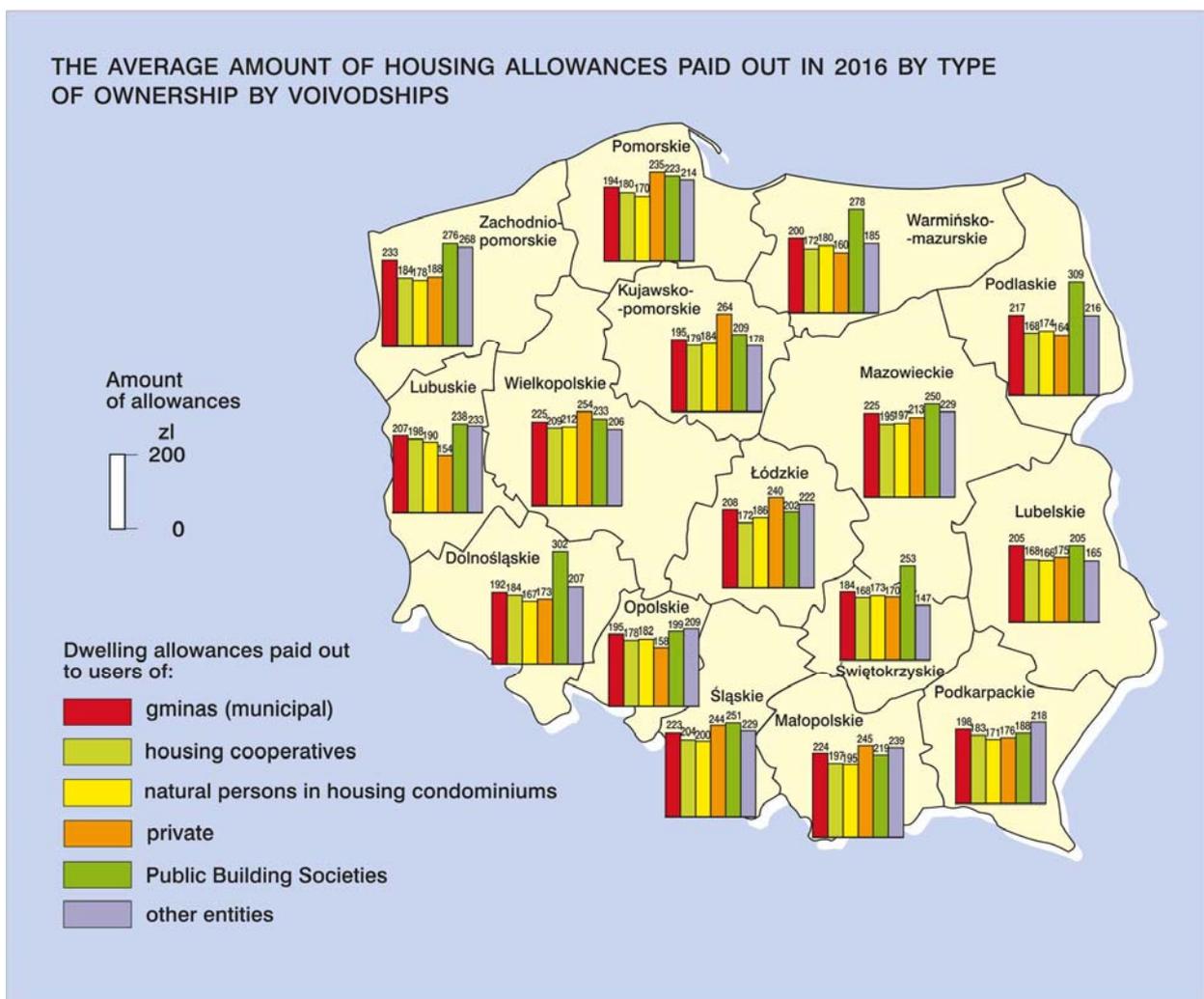
**The average rate for cold water, sewage discharge**

- in dwellings with individual water meters installed it amounted to PLN 10.03 per m<sup>3</sup>, and the highest in dwellings of other entities – PLN 10.26 per m<sup>3</sup> (increase by 12.7%) in housing condominiums – PLN 10.19 per m<sup>3</sup> (increase by 4.6%), companies – PLN 10.17 per m<sup>3</sup> (increase by 6.8%), and the lowest in municipal units – PLN 9.36 per m<sup>3</sup> (increase by 5.2%) and the State Treasury – PLN 9.39 per m<sup>3</sup> (increase by 0.4%).
- in dwellings unequipped with individual water meters it amounted to PLN 55.99 per person, and dwellings of housing cooperatives, this rate amounted to PLN 60.47 per person (decrease by 15.2%), in buildings covered by housing condominiums PLN 48.40 per person (decrease by 4.2%), and companies – PLN 43.23 per person (decrease by 22.5%) and in municipal dwellings it was the lowest and amounted to PLN 32.33 per person (decrease by 8.0%).

## Housing allowances

In 2016 4.0 million housing allowances were granted. In comparison to the previous year a small decrease concerning their number took place (by 8.8%). The total amount of pay-outs amounted to about PLN 817 million and in comparison to 2015 it was lower by about 8.6%.

Analogically to the previous year, the greatest number of housing allowances were granted to users of municipal premises, i.e. 40.2% of granted amount of allowances and 41.6% of their value and municipal premises, i.e. 27.4% of the amount and 25.0% of the value of allowances. The lowest number of allowances was granted to users of dwellings of TBSs, i.e. 2.0% of the amount and 2.4% of the value of allowances and other entities, i.e. 6.3% of the amount and 6.8% of the value of granted allowances.



Similarly, as in the last year, the highest share in both number and of value of granted allowances in 2016, was recorded in the following voivodships: Śląskie (respectively 17.0% of the number and 18.2% of the value of granted allowances), Mazowieckie (10.3% and 10.6%), Wielkopolskie (8.6% and 9.5%) and Kujawsko-Pomorskie (8.3% and 8.4%), the lowest share was observed

in the following voivodships: Świętokrzyskie (1.9% and 1.6%), Opolskie (2.0% and 1.9%) and Lubuskie (2.9 of both the number and the value of granted allowances).

In 2016 the average amount of housing allowances was at the similar level as in 2015 and amounted to PLN 204.6 (as compared to the previous year it increased by PLN 0.5), and in urban areas it was PLN 206.9, while in rural areas – PLN 181.8. Similarly as in the previous year, the highest average amount of the allowance was granted to users of premises in the stocks of TBSs – PLN 244.8, and the lowest - users of premises in the stocks of housing condominiums – PLN 183.5 and housing cooperatives – PLN 186.7.

### The management of land designated for residential construction

The greatest average amount of granted housing allowances continued to be recorded in the following voivodships: Wielkopolskie – PLN 226.4, Małopolskie – PLN 221.7 and Śląskie – PLN 219.0, while the lowest was observed in the following voivodships: Świętokrzyskie (PLN 174.2) and Lubelskie (PLN 178.5). In 2016 the gminas transferred 837.5 ha of land for housing construction to investors, 81.7% of which was destined to single-family housing constructions. From the total area of lands provided for housing construction 59.4% was urban land.

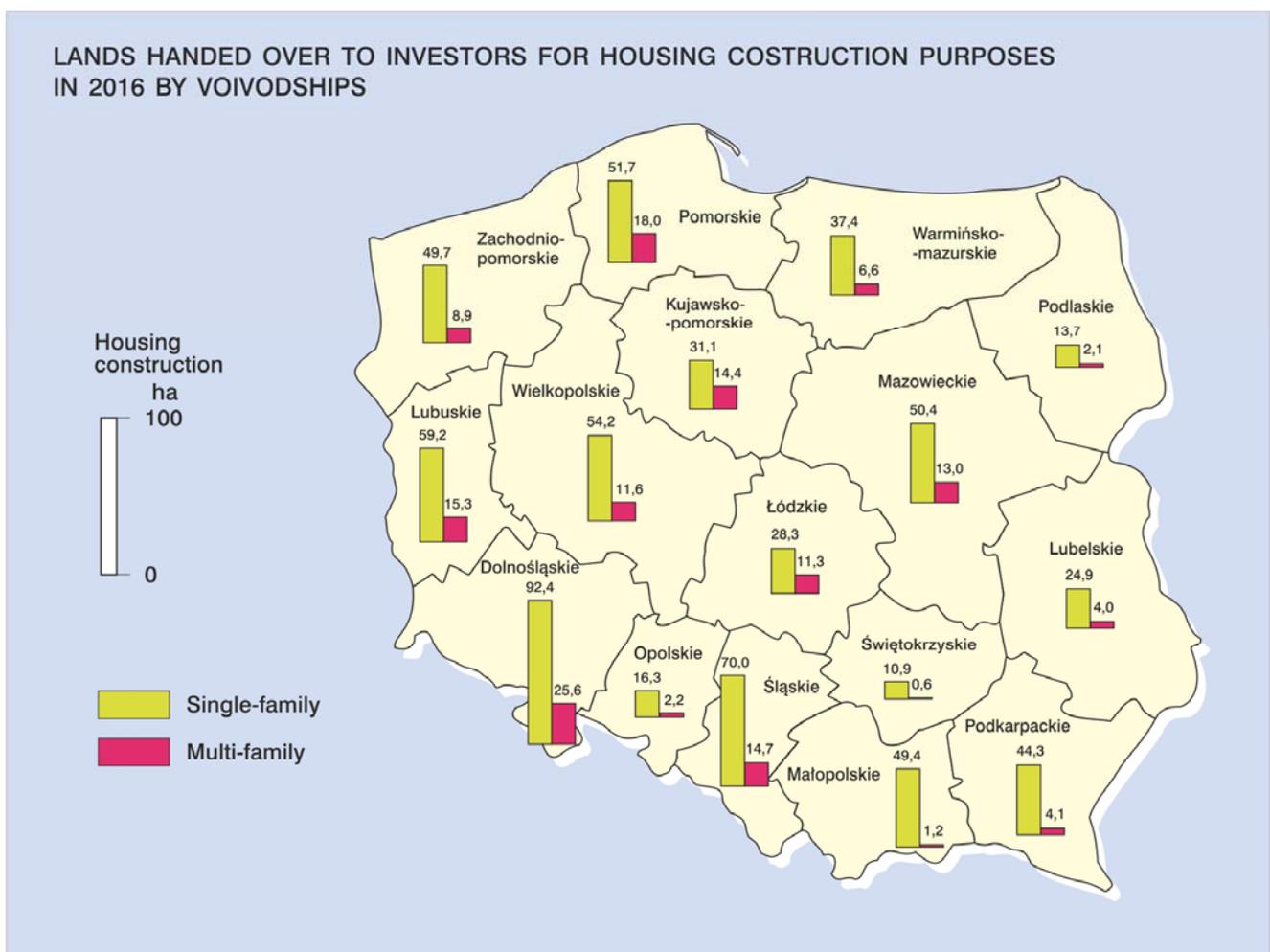
**Tabl. 11 The share of lands handed over to housing construction by voivodship (in %):**

Voivodships	Lands handed over to housing construction		
	total	single - family	multi - family
<b>POLAND</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Dolnośląskie	14.1	13.5	16.7
Kujawsko-pomorskie	5.4	4.5	9.4
Lubelskie	3.5	3.6	2.6
Lubuskie	8.9	8.7	10.0
Łódzkie	4.7	4.1	7.4
Małopolskie	6.0	7.2	0.8
Mazowieckie	7.6	7.4	8.5
Opolskie	2.2	2.4	1.4
Podkarpackie	5.8	6.5	2.7
Podlaskie	1.9	2.0	1.4
Pomorskie	8.3	7.6	11.7
Śląskie	10.1	10.2	9.6
Świętokrzyskie	1.4	1.6	0.4
Warmińsko-mazurskie	5.3	5.5	4.3
Wielkopolskie	7.9	7.9	7.6
Zachodniopomorskie	7.0	7.3	5.8

From the total area of lands provided for housing construction in 2016 the largest shares were recorded in the following voivodships: Dolnośląskie (14.1%), Śląskie (10.1%), Lubuskie (8.9%) and Pomorskie (8.3%), and the lowest in the following voivodships - Świętokrzyskie (1.4%), Podlaskie (1.9%), and Opolskie (2.2%).

With regard to lands in stocks of gminas intended for housing construction the largest area of land was destined to this purpose in the following voivodships: Kujawsko-Pomorskie (7.1%), Małopolskie (5.6%), Wielkopolskie (4.5%), and Mazowieckie (4.4%), and the smallest in Opolskie (2.1%), Pomorskie and Podlaskie (2.2% each), Śląskie (2.6%) and Warmińsko-Mazurskie (2.8%).

Within the total area of lands (25 120 ha) in the stocks of gminas destined to housing construction, single-family housing construction constitutes 79.5% of which – 66.7% was recorded in urban areas and 96.6% in rural areas.



The highest share in the total area of lands intended for single-family buildings was recorded in the following voivodships: Dolnośląskie (13.5%), Śląskie (10.2%) and Lubuskie (8.7%). Within lands intended for multi-dwelling construction the following voivodships dominated: Dolnośląskie (16.7%), Pomorskie (11.7%), and Lubuskie (10.0%).

**Tabl. 12 The share of lands handed over to housing construction by types of ownership and by voivodship (in %):**

Voivodship	Land for housing construction	Housing construction divided in:				
		housing cooperatives	gminas	public building society	natural persons	companies and others
<b>POLAND</b>	<b>100.0</b>	<b>0.6</b>	<b>5.6</b>	<b>2.8</b>	<b>72.4</b>	<b>18.5</b>
Dolnośląskie	100.0	0.1	4.7	1.5	76.6	17.0
Kujawsko-pomorskie	100.0	0.2	3.1	0.4	68.6	27.7
Lubelskie	100.0	0.7	8.0	-	71.3	20.1
Lubuskie	100.0	-	-	2.4	69.0	28.6
Łódzkie	100.0	6.8	7.3	2.0	74.5	9.3
Małopolskie	100.0	0.0	37.5	1.6	40.1	20.8
Mazowieckie	100.0	0.3	1.7	1.9	75.4	20.7
Opolskie	100.0	-	-	9.2	78.9	11.9
Podkarpackie	100.0	-	2.3	7.4	87.8	2.5
Podlaskie	100.0	-	4.4	0.6	81.0	13.9
Pomorskie	100.0	0.7	1.4	1.7	75.6	20.5
Śląskie	100.0	0.8	0.1	3.5	63.2	32.3
Świętokrzyskie	100.0	-	1.7	1.7	96.5	0.0
Warmińsko-mazurskie	100.0	-	1.4	0.2	84.3	14.1
Wielkopolskie	100.0	0.9	7.6	10.8	71.1	9.6
Zachodniopomorskie	100.0	0.2	10.6	-	75.6	13.7

The smallest area of lands transferred to investors for housing construction in 2016 was destined for housing cooperative construction (0.6%), TBSs (2.8%) and municipal construction (5.6%), and the greatest (72.4%) for private construction (of natural persons).

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