

Residential construction ^a in January 2019

21.02.2019


108.6

Index number of dwellings completed

In January 2019 there were more dwellings completed than the year before. The number of dwellings for which permits have been granted or which have been registered with a construction project and the number of dwellings in which construction has begun slightly decreased.

Dwellings completed

According to preliminary data, 16.3 thous. dwellings were completed in January 2019, i.e. by 8,6% more than a year ago. **Developers**^b completed 9.9 thous. dwellings (20.6% more than in the corresponding month of the previous year), whereas **private investors**^b completed 6.1 thous. dwellings, i.e. by 5.0% less than in January 2018. Within these forms of construction, 98.0% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within cooperative construction (24 compared to 111 dwellings). In the other forms of construction (public building society, municipal and company construction), 295 dwellings were completed in total, i.e. by 3.1% more than a year ago, more than a half of which is constituted by public building society dwellings.

Total useful floor area of dwellings completed in January 2019 amounted to 1.5 m. sq m, i.e. by 3.9% more than in the corresponding month of previous year. During that time the average useful floor area of 1 dwelling decreased by 4.2 sq m to the level of 91.6 sq m.

Number of dwellings completed increased by 8.6% y/y in January 2019

Average useful floor area of a dwelling in January 2019 was 91.6 sq m

Table 1. Dwellings completed

Forms of construction	I 2019		
	Number of dwellings	I 2018=100	XII 2018=100
Ogółem	16312	108.6	77.9
Private	6108	95.0	90.7
For sale or rent	9885	120.6	74.0
of which for rent ^c	187	x	x
Cooperative	24	21.6	5.2
Municipal	108	more than 4- fold	35.0
Public building society	157	60.6	more than 3- fold
Company	30	more than 15- fold	115.4

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

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

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

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

In January 2019 permits and registrations with a construction project have been granted for construction of 20.6 thous. dwellings, i.e. by 0.7% less than in the corresponding month of previous year. Permits for construction of the biggest number of dwellings were given to investors in the form of construction **for sale or rent** (13.9 thous.) and to **private investors** (6.0 thous.), i.e. respectively by 3.3% and 0.2% less than in January 2018. Altogether the share for these forms of construction amounted to 96.8% of the total number of dwellings. Less dwellings for which permits have been granted or which have been registered with a construction project were noticed in the **cooperative** construction (40 dwellings against 176), while for **other forms** of construction 4- fold more than the year before (628 dwellings against 156), of which the biggest increase compared to previous year was noticed for municipal construction.

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 0.7% y/y in January 2019

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

Forms of construction	I 2019		
	Number of dwellings	I 2018=100	XII 2018=100
Ogółem	20630	99.3	106.8
Private	6028	99.8	106.7
For sale or rent	13934	96.7	106.7
Cooperative	40	22.7	16.9
Municipal	388	more than 16- fold	more than 2-fold
Public building society	239	183.8	113.8
Company	1	50.0	100.0

Dwellings in which construction has begun

In January 2019 the number of dwellings in which construction has begun was 13.4 thous., i.e. by 3.6% less than in the corresponding month of previous year. **Developers** have started construction of 9.8 thous. dwellings, **private investors** 3.3 thous. dwellings, i.e. altogether 97.8% of total number of dwellings, although both for construction for sale or rent and private construction decrease was noticed by respectively 3.2% and 7.1% compared to January 2018. More dwellings in which construction has begun (compared to corresponding month of previous year) were noticed in the **cooperative** construction (219 dwellings against 111), while less in **other forms** of construction (71 dwellings against 106).

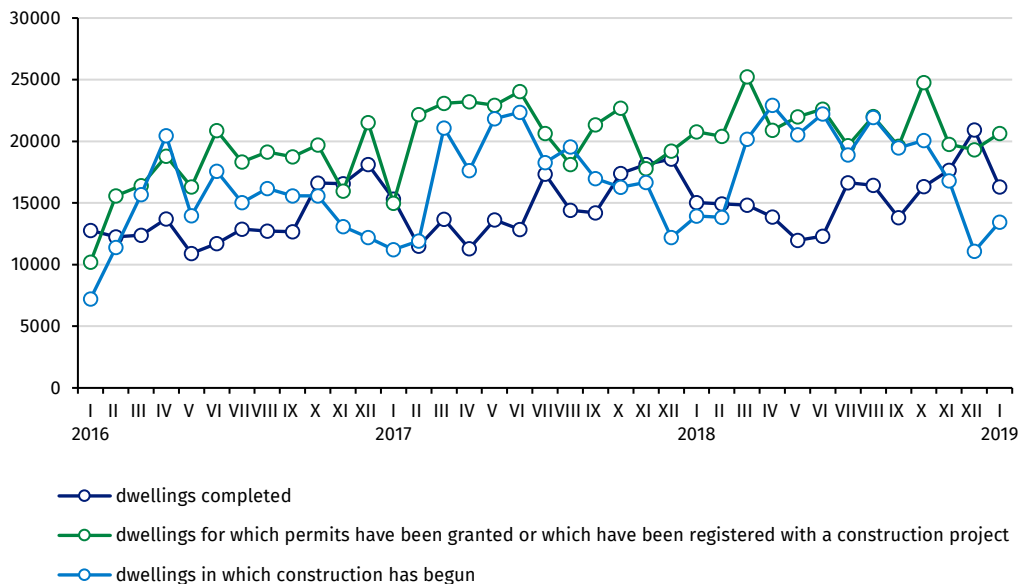
Number of dwellings in which construction has begun decreased by 3.6% y/y in January 2019

Table 3. Dwellings in which construction has begun

Forms of construction	I 2019		
	Number of dwellings	I 2018=100	XII 2018=100
Ogółem	13444	96.4	121.2
Private	3333	92.9	113.1
For sale or rent	9821	96.8	123.2
of which for rent ^c	40	x	x
Cooperative	219	197.3	more than 3- fold
Municipal	18	18.0	2- fold
Public building society	53	x	60,9
Company	-	x	x

It is estimated that in the end of January 2019 there were 793.1 thous. dwellings under construction, i.e. by 4.7% more than in the corresponding month of previous year.

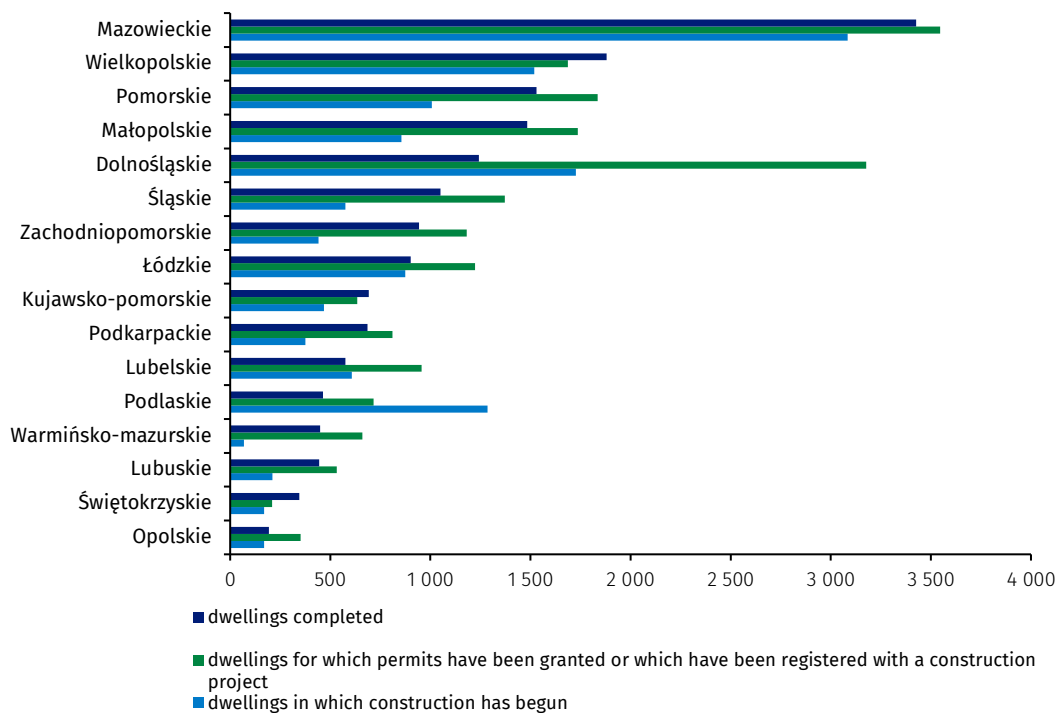
Chart 1. Construction activity in the scope of construction of dwellings in Poland



Number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun increased (respectively by 6.8% and 21.2%), whereas number of dwellings completed decreased (by 22.1%) compared to December 2018

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in January 2019 was recorded in Mazowieckie voivodship (respectively 3.5 thous. and 3.1 thous.) and in Dolnośląskie voivodship (respectively 3.2 thous. and 1.7 thous.). Voivodships with the largest number of dwellings completed are Mazowieckie (3.4 thous. dwellings) and Wielkopolskie (1.9 thous.).

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



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Terms used in official statistics

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

[Dwellings in which construction has begun](#)

[Dwellings completed](#)