

Residential construction ^a in I-III 2019

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105.8

Index number of dwellings completed

In the first quarter of 2019 there were more dwellings completed than the year before. The number of dwellings in which construction has begun also increased, whereas the number of dwellings for which permits have been granted or which have been registered with a construction project decreased.

Dwellings completed

According to the preliminary data, 47.4 thous. dwellings were completed in the period of January-March 2019, i.e. by 5.8% more than a year ago. **Developers**^b completed 28.6 thous. dwellings (11.5% more than in the corresponding period of the previous year), whereas **private investors**^b completed 17.4 thous. dwellings, i.e. by 3.7% less than in 2018. Within these forms of construction, 97.2% of a total number of completed dwellings was built. More dwellings than a year ago were completed within **cooperative** construction (612 compared to 491 dwellings). In **other forms** of construction (municipal, public building society and company construction) 731 dwellings were completed in total, i.e. by 31.5% more than a year ago.

Total useful floor area of dwellings completed in the first quarter of 2019 amounted to 4.3 m. sq m, i.e. by 2.0% more than in the corresponding period of the previous year. Compared to the period of I-III 2018 the average useful floor area of 1 dwelling decreased by 3.3 sq m to the level of 90.7 sq m.

Developers completed 60.5% of total number of dwellings, i.e. 3.2 percentage points more than in the previous year, whereas the share of private investors decreased by 3.6 percentage points to the level of 36.7%

Average useful floor area of a dwelling in the period of I-III 2019 was 90.7 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	III			I-III	
	Number of dwellings	III 2018=100	II 2019=100	Number of dwellings	I-III 2018=100
Total	15098	101.8	94.5	47381	105.8
Private	5774	97.6	104.8	17390	96.3
For sale or rent	8751	101.3	87.4	28648	111.5
of which for rent ^c	158	x	more than 3-fold	389	x
Cooperative	389	277.9	195.5	612	124.6
Municipal	143	more than 3-fold	104.4	388	207.5
Public building society	40	39,6	50.6	276	76.7
Company	1	33,3	2,8	67	more than 7-fold

^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 or long term rent of dwellings, also based on the institutional lease agreements leading to ownership

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

In the first quarter of 2019 permits and registrations have been granted for construction of 57.2 thous. dwellings, i.e. by 13.9% less than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (34.9 thous.) and to **private investors** (21.1 thous.), i.e. respectively by 20.6% less and 3.7% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 97.9% of a total number of dwellings. More dwellings than in the period of three months of the previous year for which permits have been granted or which have been registered with a construction project were noted in the **cooperative** construction (463 dwellings against 307), while less (756 dwellings against 1813) in **other forms** of construction.

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 13.9% y/y in the period of I-III 2019

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

Forms of construction	2019				
	III			I-III	
	Number of dwellings	III 2018=100	II 2019=100	Number of dwellings	I-III 2018=100
Total	19752	78.3	117.2	57231	86.1
Private	8537	108.9	129.8	21143	103.7
For sale or rent	10965	65.9	110.0	34869	79.4
Cooperative	137	175.6	47.9	463	150.8
Municipal	9	2.5	69.2	410	88.2
Public building society	51	15.9	x	290	21.6
Company	53	more than 26-fold	more than 26-fold	56	more than 11-fold

Dwellings in which construction has begun

In the period January - March 2019 the number of dwellings in which construction has begun was 53.9 thous., i.e. by 12.3% more than in the corresponding period of the previous year. **Developers** have started construction of 33.4 thous. dwellings, and **private investors** of 19.1 thous. dwellings, i.e. altogether 97.5% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 8.6% and 18.4% compared to 2018. More dwellings in which construction has begun were also noted in the **cooperative** construction (675 dwellings against 606) and in **other forms** of construction (698 dwellings against 497).

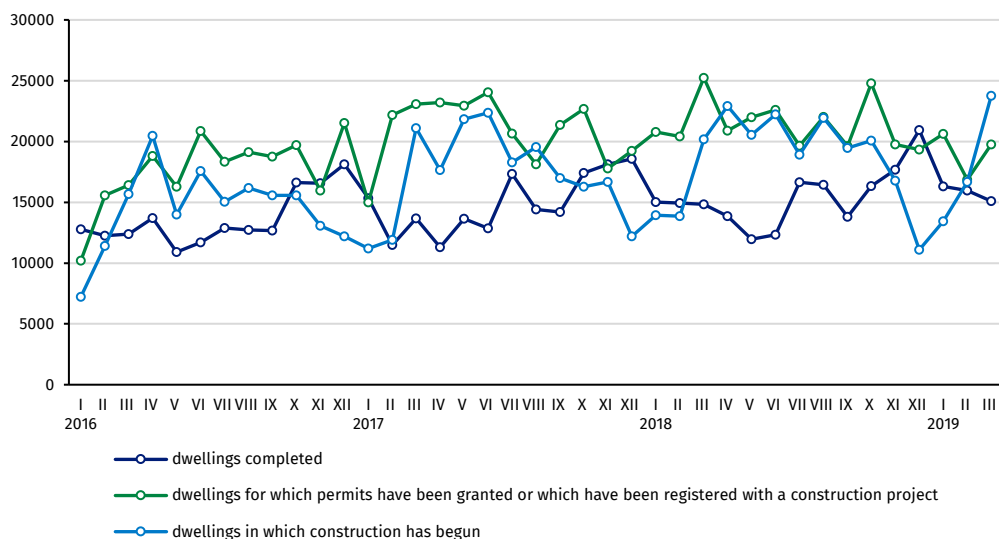
Number of dwellings in which construction has begun increased by 12.3% y/y in the period of I-III 2019

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	III			I-III	
	Number of dwellings	III 2018=100	II 2019=100	Number of dwellings	I-III 2018=100
Total	23752	117.7	142.4	53878	112.3
Private	9796	122.5	163.5	19120	118.4
For sale or rent	13231	114.0	128.0	33385	108.6
of which for rent ^c	68	x	87.2	186	x
Cooperative	383	109.1	more than 5-fold	675	111.4
Municipal	103	107.3	147.1	191	96.5
Public building society	239	194.3	111.2	507	174.8
Company	-	x	x	-	x

It is estimated that in the end of March 2019 there were 802.1 thous. dwellings under construction, i.e. by 5.3% more than in the corresponding period of the previous year.

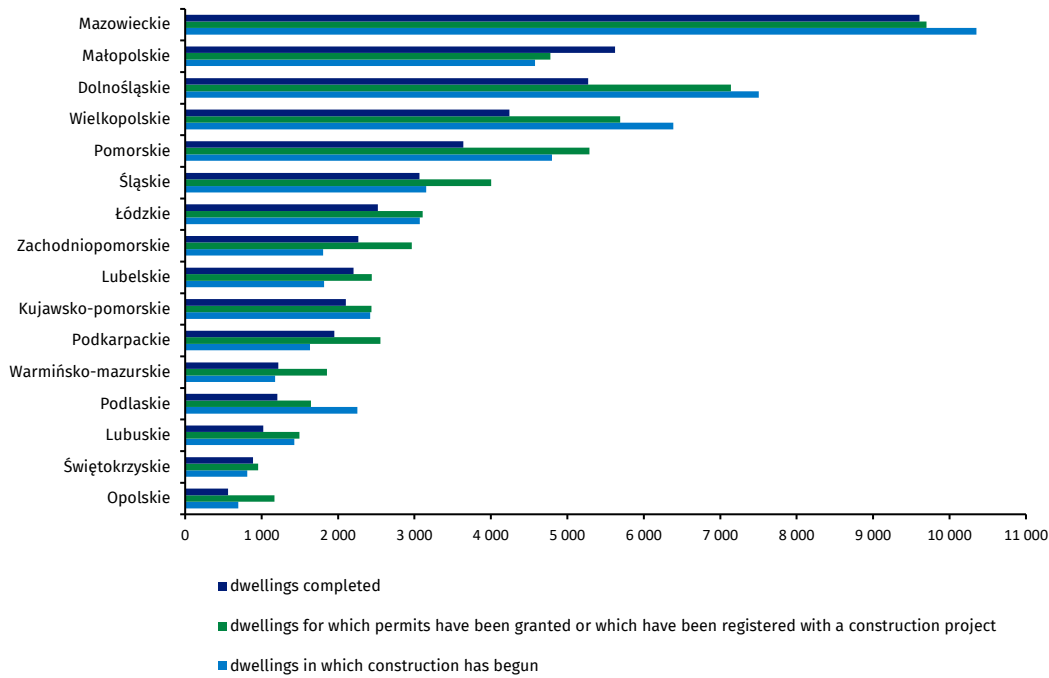
Chart 1. Construction activity in the scope of residential construction in Poland



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 17.2% and 42.4%), whereas number of and dwellings completed decreased (by 5.5%) compared to February 2019

The biggest number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun in the first quarter of 2019 was recorded in Mazowieckie voivodship (respectively 9.7 thous. and 10.4 thous.) and in Dolnośląskie voivodship (respectively 7.1 thous. and 7.5 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (9.6 thous. dwellings) and Małopolskie (5.6 thous.).

Chart 2. Construction activity in the scope of residential construction by voivodships (January-March 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](#)