

Residential construction ^a in I-IV 2019

23.05.2019


109.3

Index number of dwellings completed

In the first four months 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, 63.9 thous. dwellings were completed in the period of January-April 2019, i.e. by 9.3% more than a year ago. **Developers**^b completed 39.3 thous. dwellings (15.7% more than in the corresponding period of the previous year), whereas **private investors**^b completed 23.1 thous. dwellings, i.e. by 0.5% more than in 2018. Within these forms of construction, 97.7% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (648 compared to 698 dwellings). In **other forms** of construction (municipal, public building society and company construction) 845 dwellings were completed in total, i.e. by 3,8% more than a year ago.

Total useful floor area of dwellings completed in the period of I-IV of 2019 amounted to 5.8 m. sq m, i.e. by 5.9% more than in the corresponding period of the previous year. Compared to the period of I-IV 2018 the average useful floor area of 1 dwelling decreased by 2.9 sq m to the level of 90.6 sq m.

Developers completed 61.5% of total number of dwellings, i.e. 3.4 percentage points more than in the previous year, whereas the share of private investors decreased by 3.1 percentage points to the level of 36.2%

Average useful floor area of a dwelling in the period of I-IV 2019 was 90.6 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	IV			I-IV	
	Number of dwellings	IV 2018=100	III 2019=100	Number of dwellings	I-IV 2018=100
Total	16 540	119.3	109.6	63 921	109.3
Private	5 721	115,5	99,1	23 111	100,5
For sale or rent	10 669	126.4	121.9	39 317	115.7
of which for rent ^c	29	x	18.4	418	x
Cooperative	36	17.2	9.3	648	92.8
Municipal	13	5.5	9.1	401	94.6
Public building society	100	x	250.0	376	104.4
Company	1	4.8	100.0	68	226.7

^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 period of first four months of 2019 permits and registrations have been granted for construction of 80.0 thous. dwellings, i.e. by 8.3% less than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (48.0 thous.) and to **private investors** (30.6 thous.), i.e. respectively by 14.4% less and 6.0% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.2% of a total number of dwellings. More dwellings than in the period of four 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 (520 dwellings against 418), while less (918 dwellings against 1961) 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 8.3% y/y in the period of I-IV 2019

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

Forms of construction	2019				
	IV			I-IV	
	Number of dwellings	IV 2018=100	III 2019=100	Number of dwellings	I-IV 2018=100
Total	22 828	109.3	115.7	80 039	91.7
Private	9 466	111.9	111.1	30 592	106.0
For sale or rent	13 167	108.2	120.4	48 009	85.6
Cooperative	57	51.4	41.6	520	124.4
Municipal	102	98.1	more than 11 - fold	512	90.0
Public building society	-	x	x	290	20.9
Company	36	x	46,8	116	more than 23-fold

Dwellings in which construction has begun

In the period January - April 2019 the number of dwellings in which construction has begun was 75.8 thous., i.e. by 7.0% more than in the corresponding period of the previous year. **Developers** have started construction of 44.9 thous. dwellings, and **private investors** of 29.3 thous. dwellings, i.e. altogether 97.8% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 4.7% and 9.3% compared to 2018. More dwellings in which construction has begun were also noted in the **cooperative** construction (835 dwellings against 668) and in **other forms** of construction (833 dwellings against 543).

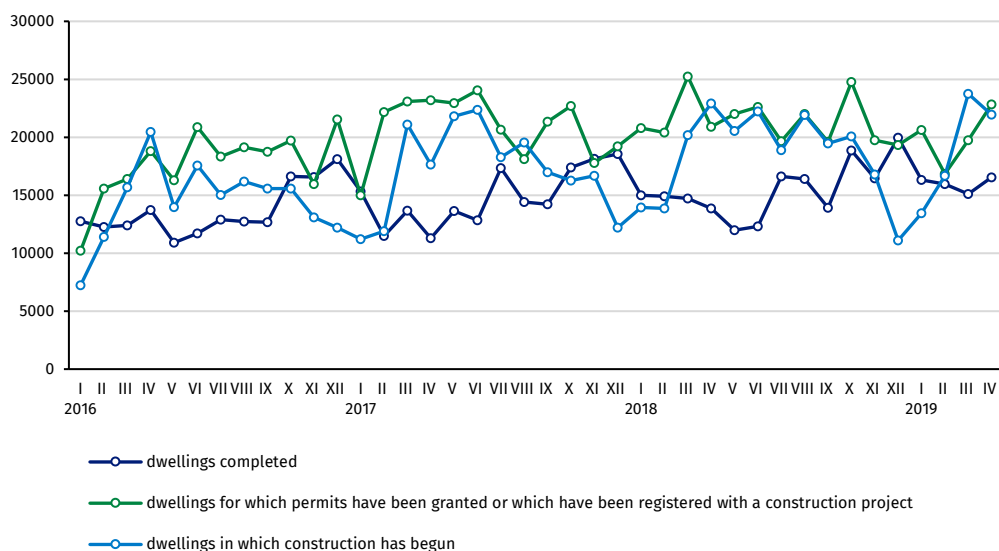
Number of dwellings in which construction has begun increased by 7.0% y/y in the period of I-IV 2019

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	IV			I-IV	
	Number of dwellings	IV 2018=100	III 2019=100	Number of dwellings	I-IV 2018=100
Total	21 958	95.8	92.4	75 836	107.0
Private	10 179	95.4	103.9	29 299	109.3
For sale or rent	11 484	94.6	86.8	44 869	104.7
of which for rent ^c	72	x	105.9	258	x
Cooperative	160	258.1	41.8	835	125.0
Municipal	104	247.6	101.0	295	122.9
Public building society	31	x	13.0	538	185.5
Company	-	x	x	-	x

It is estimated that in the end of April 2019 there were 807.6 thous. dwellings under construction, i.e. by 4.7% more than in the corresponding period of the previous year.

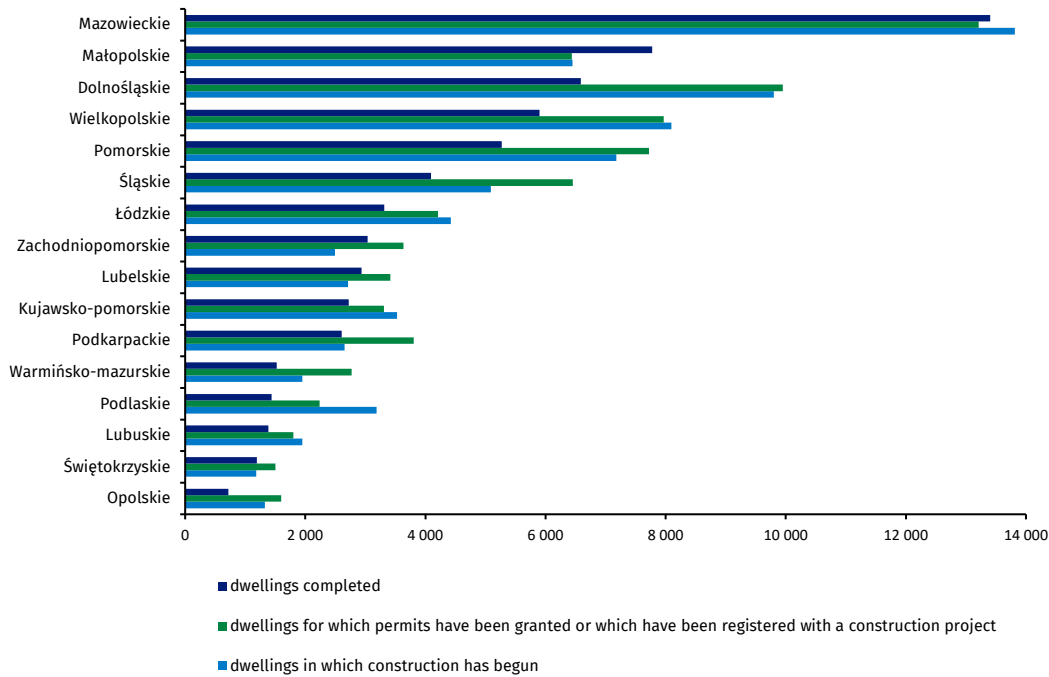
Chart 1. Construction activity in the scope of residential construction in Poland



Number of dwellings for which permits have been granted or which have been registered with a construction project and dwellings completed increased (respectively by 15.7% and 9.6%), whereas number of dwellings in which construction has begun decreased (by 7.6%) compared to March 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 period of January- April of 2019 was recorded in Mazowieckie voivodship (respectively 13.2 thous. and 13.8 thous.) and in Dolnośląskie voivodship (respectively 10.0 thous. and 9.8 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (13.4 thous. dwellings) and Małopolskie (7.8 thous.).

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