

Residential construction ^a in I-VIII 2019

23.09.2019


110.4

Index number of dwellings completed

In the period of eight months of 2019 there were more dwellings completed than the year before. The number of dwellings in which construction has begun and the number of dwellings for which permits have been granted or which have been registered with a construction project also increased.

Dwellings completed

According to the preliminary data, 127.8 thous. dwellings were completed in the period of January-August 2019, i.e. by 10.4% more than a year ago. **Developers**^b completed 79.5 thous. dwellings (14.3% more than in the corresponding period of the previous year), whereas **private investors**^b completed 44.3 thous. dwellings, i.e. by 2.0% more than in 2018. Within these forms of construction, 96.8% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (1337 compared to 1425 dwellings); in **other forms** of construction (municipal, public building society and company construction) 2716 dwellings were completed in total, i.e. by 84.3% more than a year ago.

Total useful floor area of dwellings completed in the period of I-VIII of 2019 amounted to 11.5 m. sq m, i.e. by 7.8% more than in the corresponding period of the previous year. Compared to the period of January-August 2018 the average useful floor area of 1 dwelling decreased by 2.1 sq m to the level of 89.9 sq m.

Developers completed 62.2% of total number of dwellings, i.e. 2.2 percentage points more than in the previous year.

Average useful floor area of a dwelling in the period of I-VIII 2019 was 89.9 sq m

Table 1. Dwellings completed

Forms of construction	2019				
	VIII			I-VIII	
	Number of dwellings	VIII 2018=100	VII 2019=100	Number of dwellings	I-VIII 2018=100
Total	17 748	108.1	114.1	127 832	110.4
Private	5 509	104.4	97.3	44 308	102.0
For sale or rent	11 276	105.9	119.9	79 471	114.3
of which for rent ^c	121	x	232.7	1 167	x
Cooperative	183	80.3	91.5	1 337	93.8
Municipal	162	115.7	168.8	1 036	141.0
Public building society	525	444.9	294.9	1 453	223.2
Company	93	more than 15-fold	more than 13-fold	227	258.0

^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 eight months of 2019 permits and registrations have been granted for construction of 176.4 thous. dwellings, i.e. by 1.6% more than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (106.7 thous.) and to **private investors** (66.7 thous.), i.e. respectively by 0.3% and 4.9% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.3% of a total number of dwellings. Less dwellings than in the period of eight 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 (1159 dwellings against 1248) and in **other forms** of construction (1811 dwellings against 2376).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 1.6% y/y in the period of I-VIII 2019

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

Forms of construction	2019				
	VIII			I-VIII	
	Number of dwellings	VIII 2018=100	VII 2019=100	Number of dwellings	I-VIII 2018=100
Total	22 431	101.9	91.9	176 356	101.6
Private	8 189	98.4	81.8	66 684	104.9
For sale or rent	13 912	104.1	98.8	106 702	100.3
Cooperative	230	135.3	371.0	1 159	92.9
Municipal	-	x	x	978	123.0
Public building society	56	116.7	35.9	602	39.4
Company	44	244.4	more than 44-fold	231	435.8

Dwellings in which construction has begun

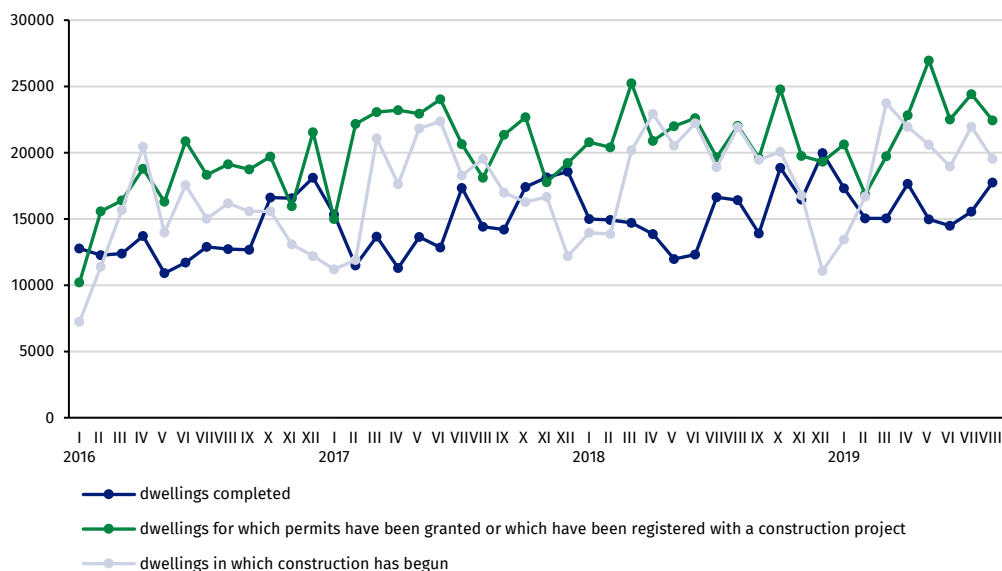
In the period January - August 2019 the number of dwellings in which construction has begun was 156.9 thous., i.e. by 1.5% more than in the corresponding period of the previous year. **Developers** have started construction of 89.7 thous. dwellings, and **private investors** of 64.0 thous. dwellings, i.e. altogether 98.0% of a total number of dwellings. Both for construction for sale or rent and private construction increase was noted by respectively 0.7% and 3.8% compared to 2018. Less dwellings in which construction has begun were noted in the **cooperative** construction (1292 dwellings against 1709) and in **other forms** of construction (1874 dwellings against 2060).

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	VIII			I-VIII	
	Number of dwellings	VIII 2018=100	VII 2019=100	Number of dwellings	I-VIII 2018=100
Total	19 528	89.1	88.9	156 878	101.5
Private	8 287	100.1	86.4	63 984	103.8
For sale or rent	11 011	83.2	90.6	89 728	100.7
of which for rent ^c	8	x	34.8	449	x
Cooperative	64	50.8	53.8	1 292	75.6
Municipal	49	37.7	65.3	1 042	118.5
Public building society	117	84.8	more than 5-fold	831	83.1
Company	-	x	x	1	0.6

It is estimated that in the end of August 2019 there were 824.7 thous. dwellings under construction, i.e. by 3.4% more than in the corresponding period of the previous year.

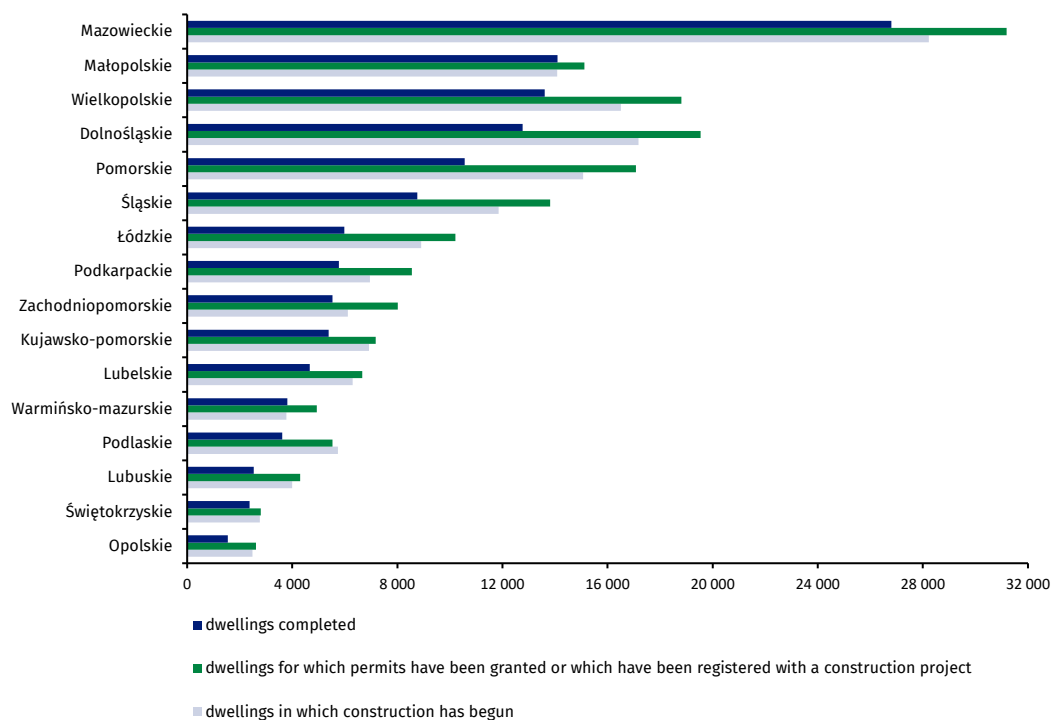
Chart 1. Construction activity in the scope of residential construction in Poland



In August compared to July 2019 the number of dwellings completed increased by 14.1%, whereas the number of dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun decreased respectively by 8.1%, and 11.1%.

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-August of 2019 was recorded in Mazowieckie voivodship (respectively 31.2 thous. and 28.2 thous.) and in Dolnośląskie voivodship (respectively 19.5 thous. and 17.2 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (26.8 thous. dwellings) and Małopolskie (14.1 thous.).

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