

# Residential construction <sup>a</sup> in I-IX 2019

22.10.2019


**112.2**

Index number of dwellings completed

In the period of nine 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, 145.6 thous. dwellings were completed in the period of January-September 2019, i.e. by 12.2% more than a year ago. **Developers**<sup>b</sup> completed 90.8 thous. dwellings (16.8% more than in the corresponding period of the previous year), whereas **private investors**<sup>b</sup> completed 50.0 thous. dwellings, i.e. by 3.9% more than in 2018. Within these forms of construction, 96.7% of a total number of completed dwellings was built. Less dwellings than a year ago were completed within **cooperative** construction (1511 compared to 1775 dwellings); in **other forms** of construction (municipal, public building society and company construction) 3224 dwellings were completed in total, i.e. by 56.7% more than a year ago.

Total useful floor area of dwellings completed in the period of I-IX of 2019 amounted to 13.1 m. sq m, i.e. by 9.8% more than in the corresponding period of the previous year. Compared to the period of January-September 2018 the average useful floor area of 1 dwelling decreased by 1.9 sq m to the level of 89.7 sq m.

Developers completed 62.4% of total number of dwellings, i.e. 2.5 percentage points more than in the previous year.

Average useful floor area of a dwelling in the period of I-IX 2019 was 89.7 sq m

**Table 1. Dwellings completed**

Forms of construction	2019				
	IX			I-IX	
	Number of dwellings	IX 2018=100	VIII 2019=100	Number of dwellings	I-IX 2018=100
<b>Total</b>	<b>17 722</b>	<b>127.4</b>	<b>99.9</b>	<b>145 554</b>	<b>112.2</b>
Private	5 713	120.8	103.7	50 021	103.9
For sale or rent	11 327	137.3	100.5	90 798	116.8
of which for rent <sup>c</sup>	359	x	296.7	1 526	x
Cooperative	174	49.7	95.1	1 511	85.1
Municipal	92	52.9	56.8	1 128	124.1
Public building society	415	102.2	79.0	1 868	176.7
Company	1	33.3	1.1	228	250.5

<sup>a</sup> Reported data – subject to change upon developing quarterly reports

<sup>b</sup> 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

<sup>c</sup> 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 nine months of 2019 permits and registrations have been granted for construction of 201.3 thous. dwellings, i.e. by 4.2% more than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (123.2 thous.) and to **private investors** (74.9 thous.), i.e. respectively by 4.8% and 5.1% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.4% of a total number of dwellings. Less dwellings than in the period of nine 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 (1255 dwellings against 1348) and in **other forms** of construction (1913 dwellings against 3142).

Number of dwellings for which permits have been granted or which have been registered with a construction project increased by 4.2% y/y in the period of I-IX 2019

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

Forms of construction	2019				
	IX			I-IX	
	Number of dwellings	IX 2018=100	VIII 2019=100	Number of dwellings	I-IX 2018=100
<b>Total</b>	<b>24 898</b>	<b>126.9</b>	<b>111.0</b>	<b>201 254</b>	<b>104.2</b>
Private	8 168	107.2	99.7	74 852	105.1
For sale or rent	16 532	148.6	118.8	123 234	104.8
Cooperative	96	96.0	41.7	1 255	93.1
Municipal	69	73.4	x	1 047	117.8
Public building society	33	4.9	58.9	635	28.9
Company	-	x	x	231	435.8

## Dwellings in which construction has begun

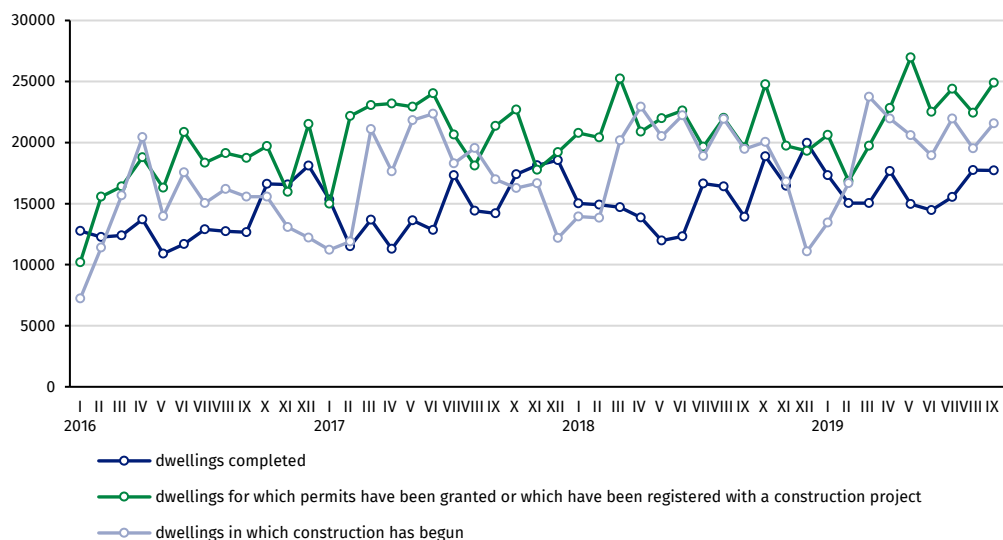
In the period January - September 2019 the number of dwellings in which construction has begun was 178.4 thous., i.e. by 2.6% more than in the corresponding period of the previous year. **Developers** have started construction of 102.3 thous. dwellings, and **private investors** of 72.5 thous. dwellings, 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 1.9% and 4.4% compared to 2018. Less dwellings in which construction has begun were noted in the **cooperative** construction (1550 dwellings against 1940) and in **other forms** of construction (2083 dwellings against 2209).

**Table 3. Dwellings in which construction has begun**

Forms of construction	2019				
	IX			I-IX	
	Number of dwellings	IX 2018=100	VIII 2019=100	Number of dwellings	I-IX 2018=100
<b>Total</b>	<b>21 566</b>	<b>110.8</b>	<b>110.4</b>	<b>178 444</b>	<b>102.6</b>
Private	8 548	108.8	103.1	72 532	104.4
For sale or rent	12 551	111.8	114.0	102 279	101.9
of which for rent <sup>c</sup>	49	x	more than 6-fold	498	x
Cooperative	258	111.7	403.1	1 550	79.9
Municipal	73	53.7	149.0	1 115	109.9
Public building society	136	x	116.2	967	96.7
Company	-	x	x	1	0.5

It is estimated that in the end of September 2019 there were 828.6 thous. dwellings under construction, i.e. by 3.2% more than in the corresponding period of the previous year.

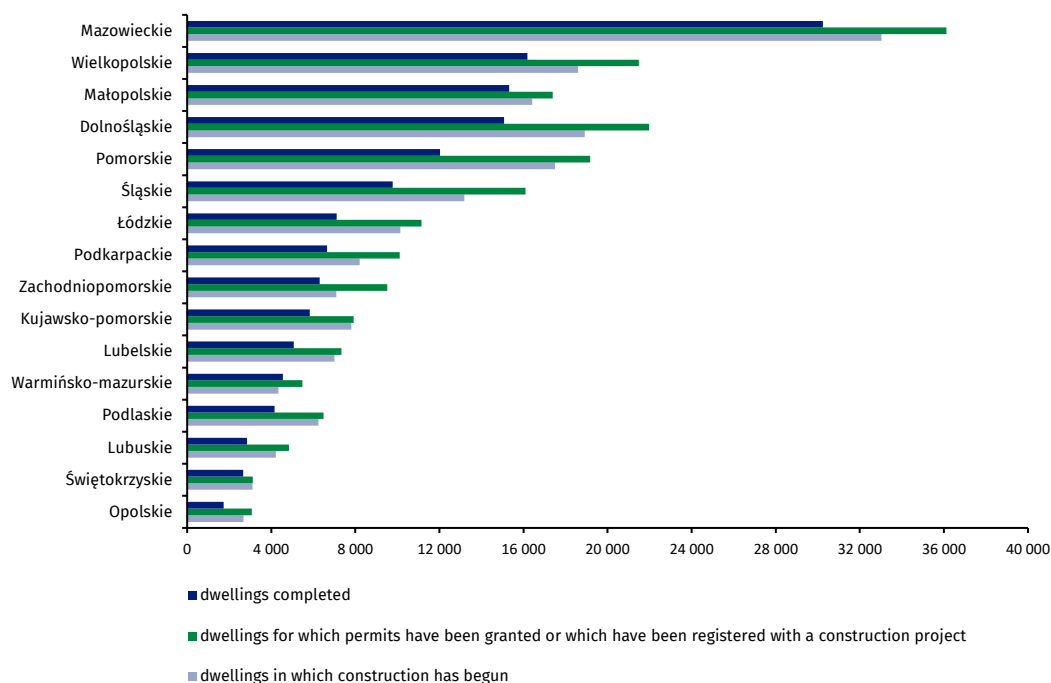
**Chart 1. Construction activity in the scope of residential construction in Poland**



In September compared to August 2019 the number of dwellings completed decreased by 0.1%, 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 increased respectively by 11.0% and 10.4%.

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-September of 2019 was recorded in Mazowieckie voivodship (respectively 36.1 thous. and 30.0 thous.) and in Dolnośląskie voivodship (respectively 22.0 thous. and 18.9 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (30.2 thous. dwellings) and Wielkopolskie (16.2 thous.).

**Chart 2. Construction activity in the scope of residential construction by voivodships (January-September 2019)**



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#### **Terms used in official statistics**

[Dwellings for which permits have been granted or which have been registered with a construction project](#)

[Dwellings in which construction has begun](#)

[Dwellings completed](#)