

Residential construction ^a in I-V 2019

24.06.2019


112.6

Index number of dwellings completed

In the first five 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, 79.3 thous. dwellings were completed in the period of January-May 2019, i.e. by 12.6% more than a year ago. **Developers**^b completed 49.1 thous. dwellings (20.4% more than in the corresponding period of the previous year), whereas **private investors**^b completed 28.4 thous. dwellings, i.e. by 2.1% 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 (811 compared to 894 dwellings). In **other forms** of construction (municipal, public building society and company construction) 986 dwellings were completed in total, i.e. by 5,1% more than a year ago.

Total useful floor area of dwellings completed in the period of I-V of 2019 amounted to 7.2 m. sq m, i.e. by 8.8% more than in the corresponding period of the previous year. Compared to the period of January-May 2018 the average useful floor area of 1 dwelling decreased by 3.2 sq m to the level of 90.6 sq m.

Developers completed 61.9% of total number of dwellings, i.e. 4.0 percentage points more than in the previous year, whereas the share of private investors decreased by 3.7 percentage points to the level of 35.8%

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

Table 1. Dwellings completed

Forms of construction	2019				
	V			I-V	
	Number of dwellings	V 2018=100	IV 2019=100	Number of dwellings	I-V 2018=100
Total	15 368	128.4	92.9	79 333	112.6
Private	5 435	112.1	95.0	28 417	102.1
For sale or rent	9 684	142.3	90.8	49 119	120.4
of which for rent ^c	118	x	more than 4-fold	635	x
Cooperative	108	55.1	300.0	811	90.7
Municipal	36	63.2	276.9	437	90.9
Public building society	78	325.0	78.0	454	118.2
Company	27	62.8	27-fold	95	130.1

^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 five months of 2019 permits and registrations have been granted for construction of 107.0 thous. dwellings, i.e. by 2.1% less than in the corresponding period of the previous year. Permits for construction of the biggest number of dwellings were given to **developers** (64.7 thous.) and to **private investors** (40.2 thous.), i.e. respectively by 6.3% less and 6.9% more than in the corresponding period of 2018. Altogether the share of these forms of construction amounted to 98.0% of a total number of dwellings. More dwellings than in the period of five 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 (767 dwellings against 649), while less (1347 dwellings against 2032) 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 2.1% y/y in the period of I-V 2019

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

Forms of construction	2019				
	V			I-V	
	Number of dwellings	V 2018=100	IV 2019=100	Number of dwellings	I-V 2018=100
Total	26 984	122.6	118.2	107 023	97.9
Private	9 577	109.9	101.2	40 169	106.9
For sale or rent	16 731	128.8	127.1	64 740	93.7
Cooperative	247	106.9	more than 4-fold	767	118.2
Municipal	335	more than 6-fold	328.4	847	135.5
Public building society	24	160.0	x	314	22.4
Company	70	x	194.4	186	more than 37-fold

Dwellings in which construction has begun

In the period January - May 2019 the number of dwellings in which construction has begun was 96.4 thous., i.e. by 5.5% more than in the corresponding period of the previous year. **Developers** have started construction of 56.0 thous. dwellings, and **private investors** of 38.3 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 4.9% and 5.8% compared to 2018. More dwellings in which construction has begun were also noted in the **cooperative** construction (1027 dwellings against 941) and in **other forms** of construction (1052 dwellings against 852).

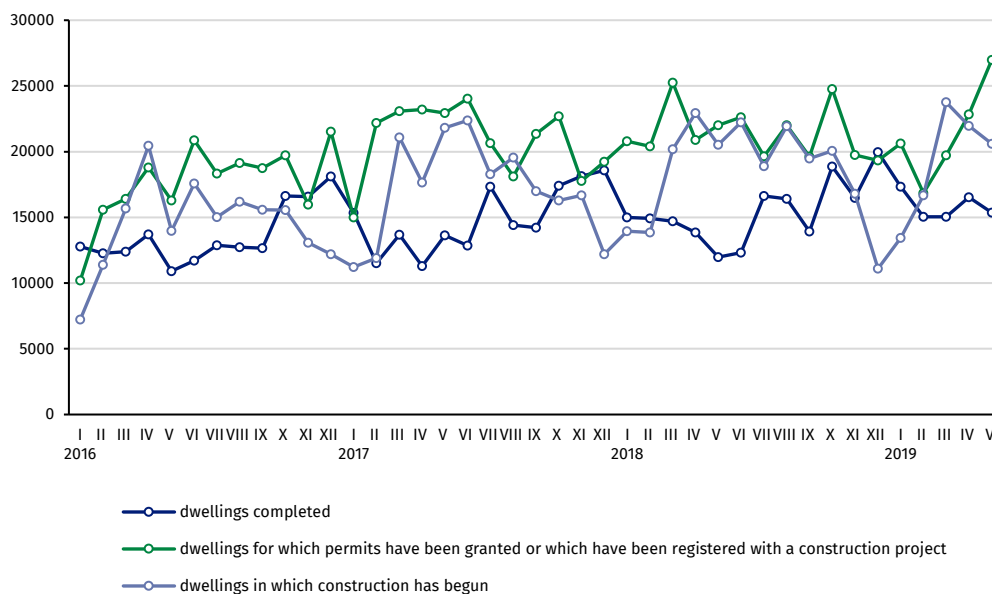
Number of dwellings in which construction has begun increased by 5.5% y/y in the period of I-V 2019

Table 3. Dwellings in which construction has begun

Forms of construction	2019				
	V			I-V	
	Number of dwellings	V 2018=100	IV 2019=100	Number of dwellings	I-V 2018=100
Total	20 600	100.3	93.8	96 436	105.5
Private	9 023	96.1	88.6	38 322	105.8
For sale or rent	11 166	105.7	97.2	56 035	104.9
of which for rent ^c	94	x	130.6	352	x
Cooperative	192	70.3	120.0	1 027	109.1
Municipal	109	95.6	104.8	404	114.1
Public building society	110	67.9	354.8	648	143.4
Company	-	x	x	-	x

It is estimated that in the end of May 2019 there were 812.8 thous. dwellings under construction, i.e. by 4.2% more than in the corresponding period of the previous year.

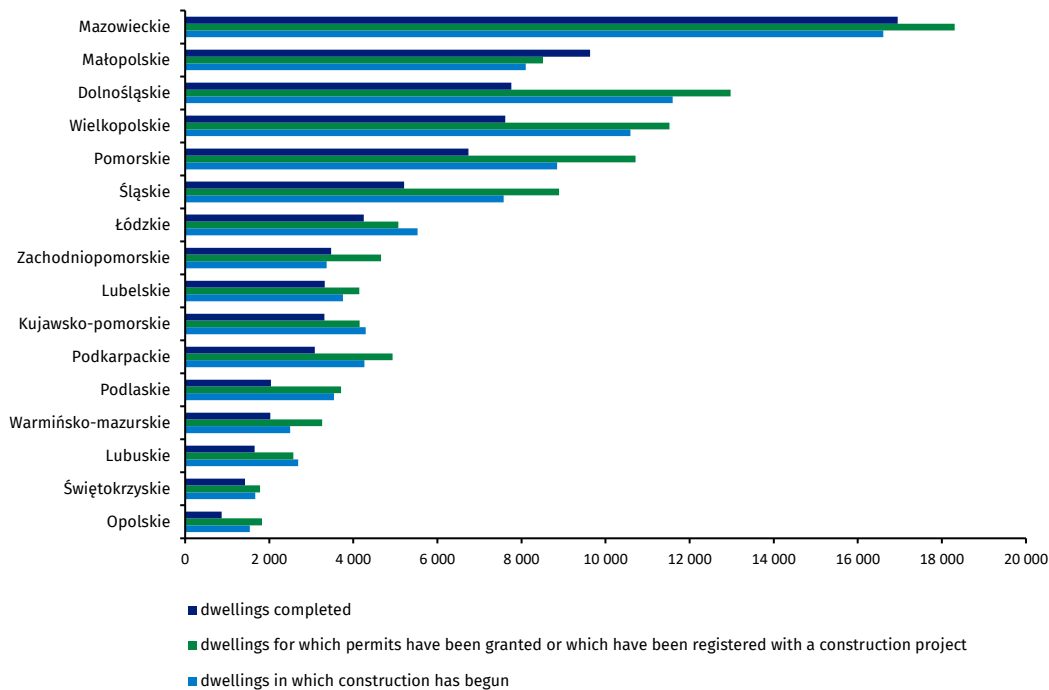
Chart 1. Construction activity in the scope of residential construction in Poland



In May compared to April 2019 number of dwellings for which permits have been granted or which have been registered with a construction project increased (by 18.2%) whereas number of dwellings completed and dwellings in which construction has begun decreased (respectively by 7.1% and 6.2%)

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- May of 2019 was recorded in Mazowieckie voivodship (respectively 18.3 thous. and 16.9 thous.) and in Dolnośląskie voivodship (respectively 13.0 thous. and 11.6 thous.). Voivodships with the largest number of dwellings completed were Mazowieckie (16.9 thous. dwellings) and Małopolskie (9.6 thous.).

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