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*Brief information*

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**DWELLING STOCKS IN THE MAZOWIECKIE VOIVODSHIP IN 2015**

*When publishing Statistical Office data please indicate the source.*

*Information has been prepared on the basis of the yearly balances of dwelling stocks based on the results of the housing census. Size of the dwelling stocks based on the Population and Housing Census as of 31 III 2011 and adjusted upwards as of 31 XII 2011 became the opening state of the first balance based on this Census, i.e. the balance as of 2013.*

*The opening state of the balance as of 01 I corrected with the changes resulting from the administrative division of the country announced in the “Information of the Central Statistical Office on changes in administrative division of the country” is every year extended with an increase of new dwellings, and on the other hand reduced by the losses of dwelling stocks. The size of dwelling stocks calculated as of the end of the year as a result of these changes becomes automatically an opening state of the balance of the consecutive year. Additionally, the information has been enriched with data on forms of ownership of dwelling stocks, their renovations, arrears with relation to the costs of maintenance of dwelling stocks and the number and amount of paid housing benefits on the basis of reports of the Central Statistical Office.*

*Data (presented in absolute and relative numbers) may not sum up due to rounding. The figures are content-wise correct.*

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In 2015:

- ✓ dwellings of the Mazowieckie voivodship represented 15.5% of country's dwelling stocks;
- ✓ 71.7% of dwellings were located in urban areas;
- ✓ a dwelling in rural areas was bigger than a dwelling in urban areas by on average 29.6 m<sup>2</sup>;
- ✓ there were 287 thous. residents who were in delay with the payment of the costs of maintenance of dwellings;
- ✓ 73% of adjudicated evictions were enforced;
- ✓ majority – 41.2% of housing benefits were paid to the residents of gmina's dwellings;
- ✓ an average amount of housing benefit paid in the voivodship was as high as 213.3 zł.

In comparison with 2014:

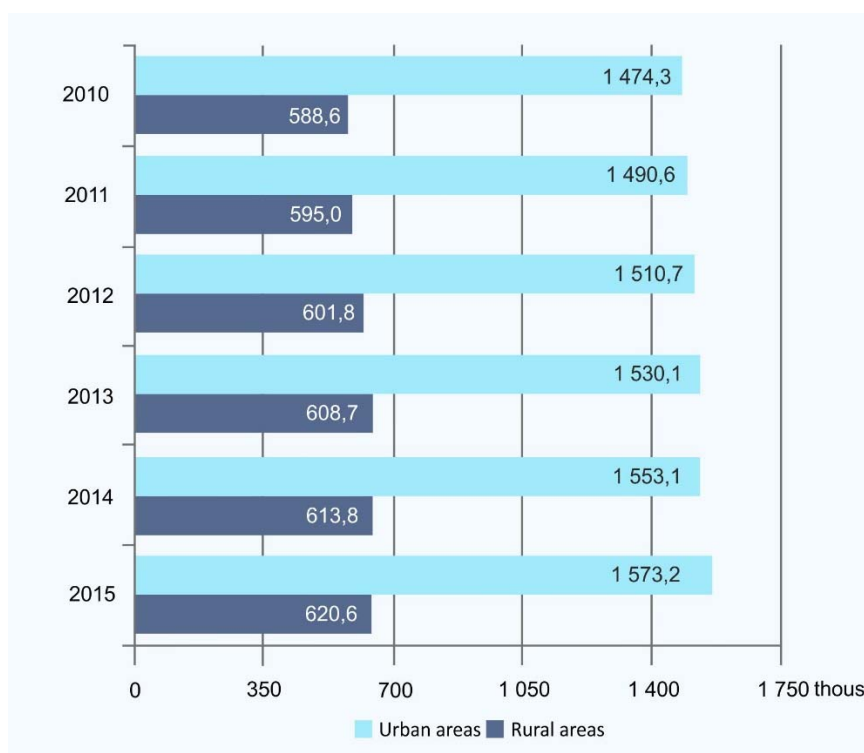
- ✓ a number of dwellings in the voivodship increased by 1.2% (in urban areas – by 1.3%);
- ✓ an average number of residents per dwelling decreased from 2.46 to 2.44;
- ✓ a number of paid housing benefits decreased by 5.0%.

## DWELLING STOCKS AND THEIR LOCATION

As of 31 December 2015 the dwelling stocks of Mazowieckie voivodship amounted to 2193.8 thous., i.e. 15.5% of the dwelling stocks in the country. There were 7968.1 thous. rooms with a total useful floor area of 157733.6 thous. m<sup>2</sup>. Compared with 2014 the number of dwellings in the voivodship increased by 27.0 thous. (1.2%). A total floor area increased by 2393.9 thous. m<sup>2</sup> (by 1.5%), and the number of rooms by 99.6 thous. (1.3%). In urban areas the number of dwellings rose by 20.1 thous. (i.e. by 1.3%), which corresponded to 74.7% of the dwelling increase in the voivodship. The number of dwellings increased the most in the capital city – by 12.9 thous., which represented 47.9% of the dwelling increase in the voivodship and 64.1% of the dwelling increase in urban areas. Whereas, in rural areas the number of dwellings increased by 6.8 thous. (i.e. by 1.1%). The largest dynamics of an increase in the number of dwellings, on a yearly basis, was noticed in powiats: wołomiński (102.6), nowodworski and piaseczyński (each 102.1). The lowest dynamics was observed in powiats: żuromiński, ostrowski and sokołowski (each 0.3%).

### Dwelling stocks by location

As of 31 XII



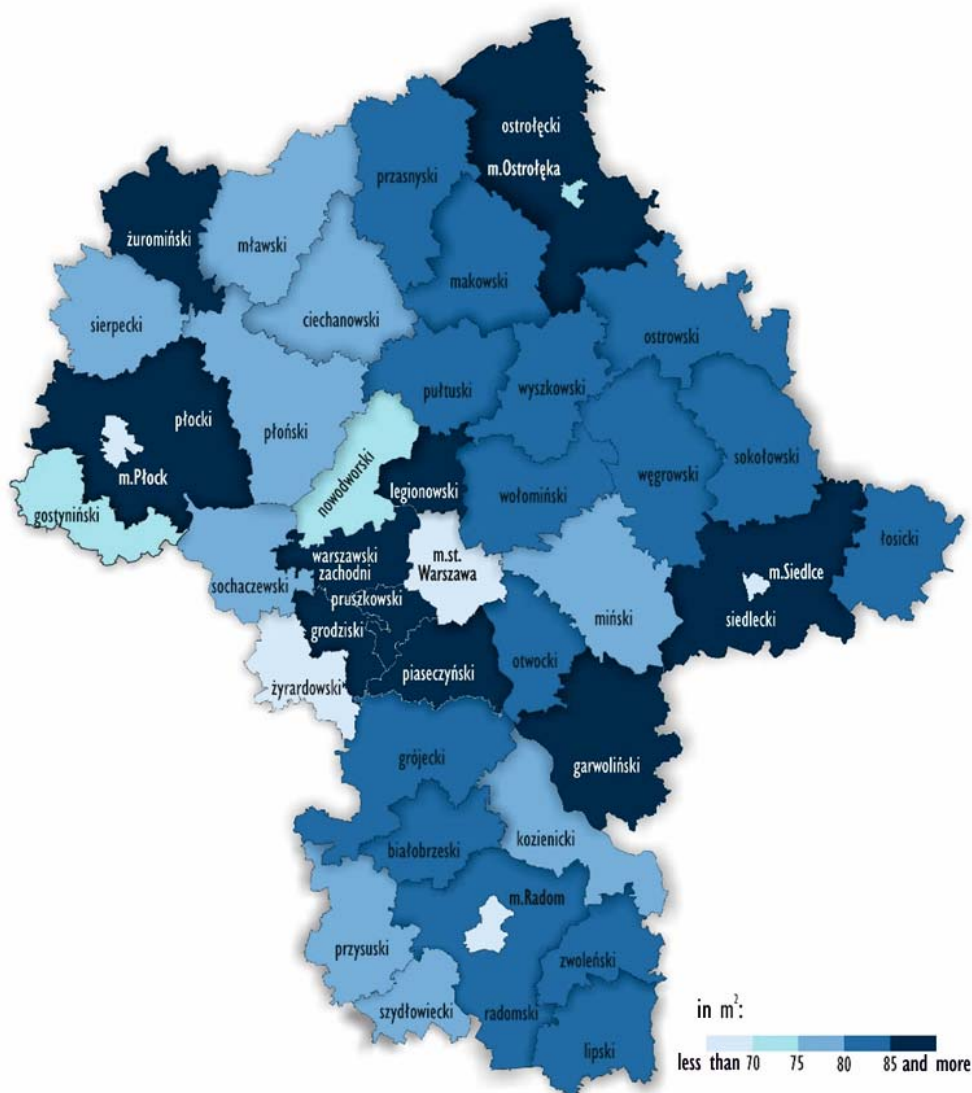
In urban areas of Mazowieckie voivodship, 71.7% of a total number of dwellings were located. Among powiats of Mazowieckie voivodship the majority of dwellings were situated in the Capital City of Warsaw (41.6% of voivodship's dwelling stocks), in Radom (3.8%), in wołomiński powiat (3.7%). The lowest share in the voivodship dwelling stocks were observed in łosicki, białobrzesci and żuromiński powiats (each 0.3%).

## HOUSING CONDITIONS

The measures which define housing quality of the population are among others: average number of persons and rooms per dwelling, average useful floor area per dwelling (in m<sup>2</sup>) and average useful floor area (in m<sup>2</sup>) per person.

In the Mazowieckie voivodship in 2015 the average number of rooms in the dwelling did not change compared to the year before and amounted to 3.63 (in urban areas 3.41, in rural areas 4.19). The highest number of rooms in the dwelling was recorded in ostrołęcki subregion (4.18), and the lowest in m.st. Warszawa subregion (3.18). The average number of persons per dwelling decreased and amounted to 2.44 (against 2.46 in 2014). In urban areas this indicator was estimated at 2.19, and in rural areas – 3.08. Most densely inhabited dwellings were in ostrołęcki subregion, where the average number of persons per dwelling was 3.19. The lowest number of persons per dwelling was recorded in m.st. Warszawa subregion – 1.91.

**Average useful floor area of a dwelling by powiats in 2015**



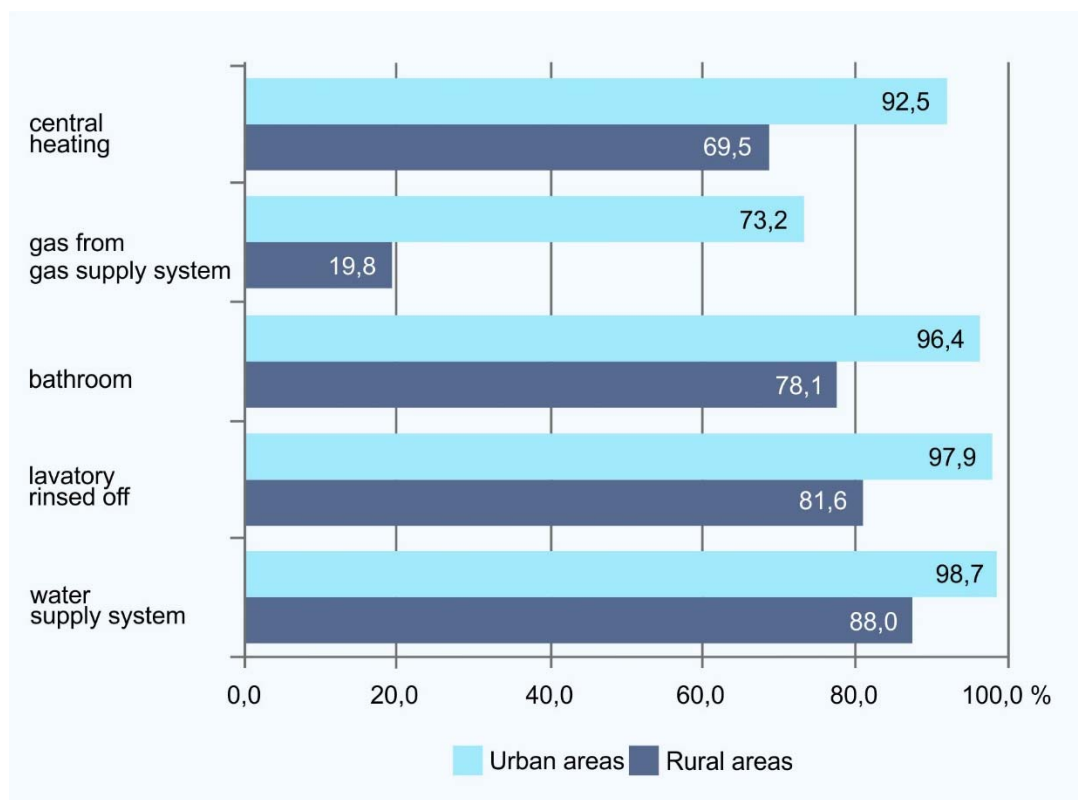
In 2015 the average useful floor area of a dwelling in Mazowieckie voivodship amounted to 71.9 m<sup>2</sup> (in urban areas 63.5m<sup>2</sup>, and in rural areas 93.1m<sup>2</sup>). Dwellings in rural areas were, on average, 29.6 m<sup>2</sup> larger than in urban areas. The largest dwellings were located in warszawski zachodni subregion, with an average useful floor area amounting to 88.5 m<sup>2</sup>, while the smallest in size were in m.st. Warszawa subregion – 58.9 m<sup>2</sup>. The average useful floor area of the dwelling in the capital city was by 4.6 m<sup>2</sup> smaller than in the cities of the voivodship, however it was by 1.7 m<sup>2</sup> larger per person.

## DWELLINGS FITTED WITH TECHNICAL AND SANITARY INSTALLATIONS

At the end of 2015 a total of 95.7% of dwellings in the voivodship were fitted with a water supply system, a lavatory rinsed off – 93.3%, a bathroom – 91.2%, central heating – 86.0%, gas from gas supply system – 58.1%.

### Share of dwellings fitted with technical and sanitary installations in 2015

As of 31 XII



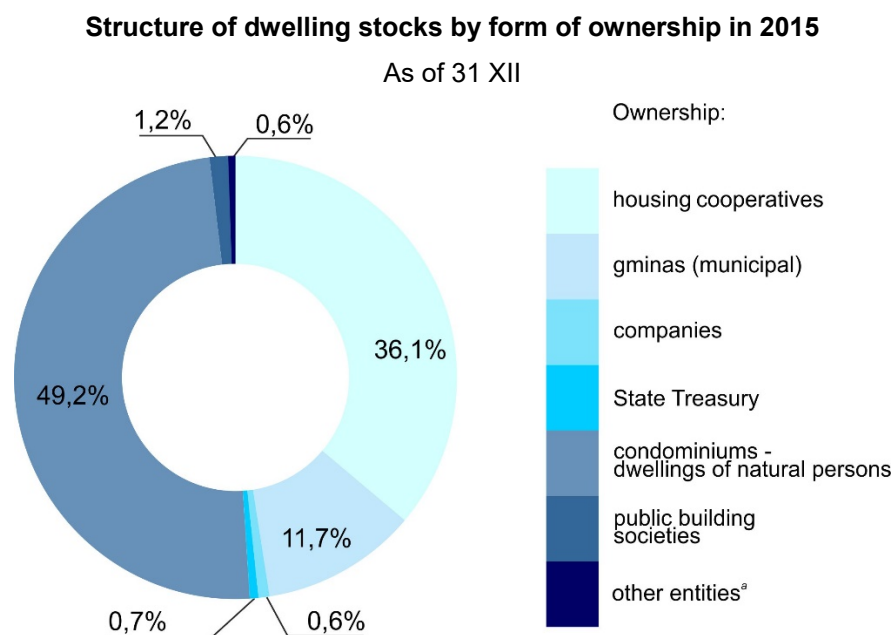
Depending on location the differences in the standard of dwellings can be observed. In rural areas 80.2% of dwellings were not fitted with gas from gas supply system, 30.5% with central heating, and in 21.9% there was no bathroom. There was no lavatory rinsed off in 18.4% of dwellings, and no water supply system in 12.0% of total dwellings.

The highest share of dwellings with technical and sanitary installations was characteristic for m.st. Warszawa subregion where 99.6% of total dwellings were fitted with water supply system, 99.2% – a lavatory rinsed off, 98.1% – a bathroom, 95.4% – central heating and 78.0% – gas from gas supply system. The lowest share of dwellings fitted with these installations was observed in siedlecki subregion

accordingly – 89.1%; 82.7%; 79.6%; 71.9%; 26.8%. In other subregions the share of dwellings with water supply system ranged from 90.7% in ostrołęcki to 95.4% in warszawski zachodni subregion, a lavatory rinsed off from 86.5% in radomski to 93.1% in warszawski zachodni, a bathroom from 83.3% in ciechanowski to 90.8% in warszawski zachodni subregion, central heating from 73.2% in ostrołęcki to 84.8% in warszawski zachodni subregion, and gas from gas supply system from 22.5% in ostrołęcki to 61.5% in warszawski zachodni.

## FORMS OF OWNERSHIP OF DWELLING STOCKS<sup>1</sup>

The increase in dwelling stocks was caused by acquiring an ownership right by natural persons in multi-dwelling buildings, governed by condominiums. At the end of 2015, there were 529.5 thous. dwellings which were owned by natural persons in buildings of condominiums. The highest share of dwellings which were owned by natural persons in buildings of condominiums was observed in warszawski wschodni subregion – 57.0%, and the lowest in plocki subregion – 25.9%. Whereas, the largest average useful floor area of 1 dwelling possessed by a natural person in a building of condominiums was noted in warszawski zachodni subregion – 56.2 m<sup>2</sup>.



<sup>a</sup> Dwellings of other entities include stocks of: developers, trade unions, associations, foundations, political parties, professional and economic self-governments, excluding dwellings owned by these entities in buildings of condominiums.

Dwellings owned by housing cooperatives were in second place with reference to the share in dwelling stocks of the voivodship (388.7 thous.), but 93.0% of a total number of these dwellings represented dwellings with an ownership right to use a cooperative dwelling. Among subregions, the highest share of cooperative dwellings in the total dwelling stocks of the subregion was in ostrołęcki subregion – 58.0%, and the lowest in warszawski wschodni subregion – 26.7%. The largest average useful floor area of 1 dwelling was noticed in m.st. Warszawa subregion – 50.8% m<sup>2</sup>.

<sup>1</sup> Excluding dwellings owned by natural persons not included in condominiums.

Municipal dwelling stocks consist of dwellings owned by gmina, powiat, and also dwellings which were given to gminas, but remain at the disposal of public units, such as health care facilities, social welfare facilities, units of educational system, cultural institutions, etc.

Among 125.7 thous. municipal dwellings, there were 10.5 thous. dwellings without residents, of which 81.7% were in the Capital City of Warsaw. Among subregions, the highest share in the number of municipal dwellings was observed in ciechanowski subregion – 18.1% of total dwellings in the subregion. Additionally, the largest average useful floor area of 1 dwelling (41.7 m<sup>2</sup>) was noted in the same subregion.

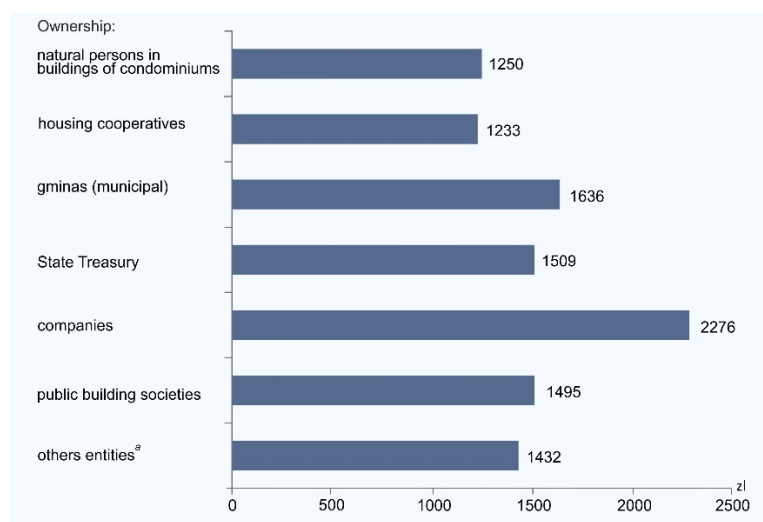
Moreover, in Mazowieckie voivodship there were dwellings which were owned by companies, the State Treasury, public building societies and other entities. These stocks represented 3.1% of the total number of dwellings in the voivodship.

## COST OF MAINTENANCE ARREARS<sup>2</sup>

At the end of 2015 in Mazowieckie voivodship, there were 287.4 thous. dwellings, whose residents were in delay with the payment of the maintenance costs. The arrears amounted to 376291.1 thous. zł.

The highest share of residents who were in delay with payments of maintenance costs of dwellings (in comparison to the total number of residents) was in municipal stocks – 36.3% and the stocks of housing cooperatives – 36.1%. In the stocks of the State Treasury the share was 23.2%, public building societies – 20.4%, natural persons in the buildings of condominiums – 18.2%, companies – 11.5%, and in stocks of other entities – 1.2%.

### Average arrears per 1 dwelling by form of ownership in 2015



a See a note under the chart on page 5.

<sup>2</sup> Including other entities (among others: institutions which build dwellings for rent or sale, dwellings owned by associations, foundations, professional and economic self-governments, religious institutions, political parties, trade unions, etc.).

In Mazowieckie voivodship in 2015 there were 3401 evictions pending in courts, of which 2976 concerning being in arrears with the payment of maintenance costs of a dwelling. Among the total number of eviction proceedings, 74.1% concerned residents in municipal stocks, 10.6% – housing cooperatives, 9.7% – natural persons in the buildings of condominiums, 2.3% – the State Treasury, 1.9% – public building societies, 1.4% – companies. Among 2272 adjudicated evictions 1671 were enforced, of which 88.2% due to the fact of being in arrears with the payment of the maintenance costs of a dwelling.

### **RENOVATION AND MODERNIZATION OF DWELLING STOCKS<sup>3</sup>**

In 2015 in Mazowieckie voivodship there were 353 general renovations carried out. Except general renovations, renovation works were carried out (which were not classified as general). The aim of the renovation works was to replace all or some of installations, to repair a roof or to exchange woodwork.

Among dwellings, which were renovated, the highest share (64.2%) represented dwellings which were fitted with new installations (all or some of them), and the lowest (16.2%) – dwellings with a repaired roof. As a result of modernization, 517 dwellings were connected to water supply system, 483 dwellings to sewerage system, 364 dwelling to gas supply system. Central heating was connected to 1760 dwellings and hot water to 12494 dwellings. The highest share in modernization of dwelling stocks was attributed to housing condominiums (81.2%), whereas the lowest to the State Treasury and companies (each 0.04%).

### **HOUSING BENEFITS**

One of the assistance forms realized by the gmina is social assistance connected with expenses incurred by the tenants due to the rented dwelling. In 2015 in Mazowieckie voivodship a total of 95216.4 thous. zł was paid in the form of housing benefits, of these 95.7% in urban areas. The highest amount of benefits was paid to the users of municipal dwellings (42271.4 thous. zł), and the lowest (2860.9 thous. zł) to the users of public building society dwellings.

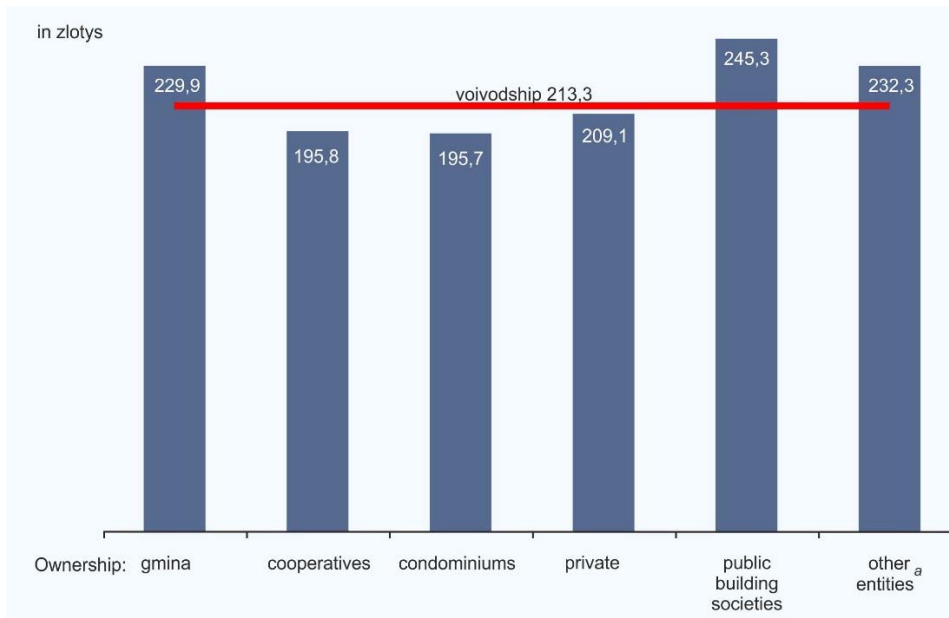
Compared to 2014, both the number and the total amount of housing benefits paid to the users of dwellings decreased by 5,0% and 4,2% respectively. In 2015 the increase (by 2.2%) in the number of paid housing benefits related only to the users of dwellings in private stocks. Among other users, there was a drop in the number of paid housing benefits – it ranged from 3.3% in municipal stocks to 8.4% in the stocks of other entities. There were differences in paid benefits depending on the ownership of dwelling stocks. The highest average amount of housing benefits was noted in m.st. Warszawa subregion (stocks: municipal – 267.0 zł, cooperatives – 214.3 zł, condominiums – 217.7 zł, other entities – 258.0 zł), in warszawski wschodni subregion (private stocks – 255.5 zł), in warszawski zachodni subregion ( in the stocks of public building societies – 307.4 zł). Whereas, the lowest average amount of housing benefit was

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<sup>3</sup> Excluding buildings owned by natural persons.

in ostrołęcki subregion (stocks: municipal – 160.2 zł, housing cooperatives – 167.9 zł, condominiums – 157.5 zł, private – 122.5 zł, public building societies – 170.7 zł, other entities – 171.0 zł).

### Average amount of housing benefits by ownership form of dwelling stocks in 2015



<sup>a</sup> See a note under the chart on page 5.