

Dwelling stocks in Mazowieckie Voivodship in 2018

31st October 2019

↑ 101.7

Indices of the number of dwellings y/y

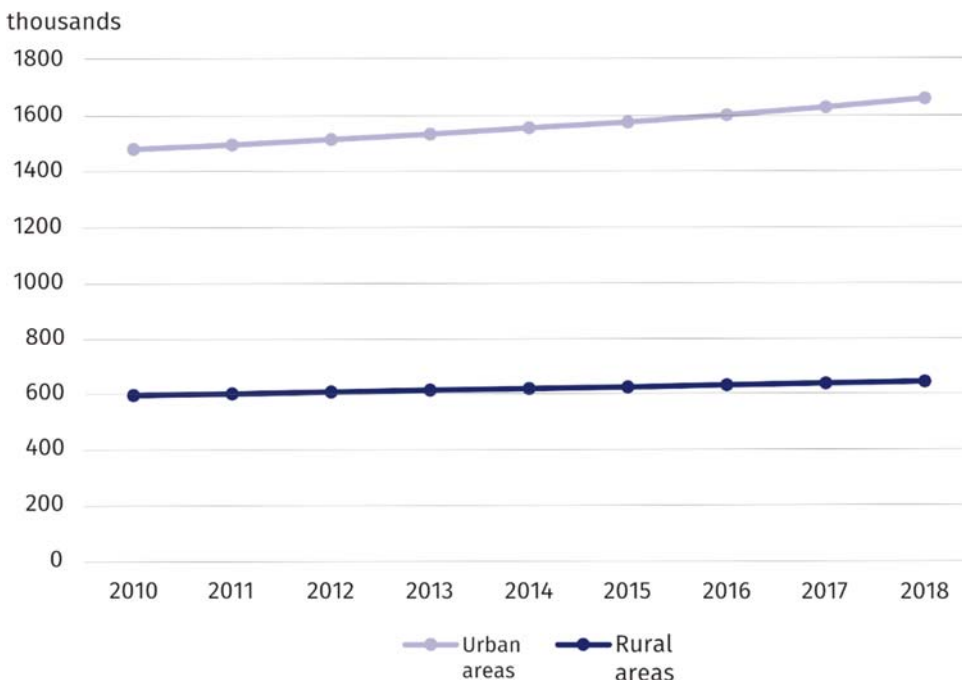
2018 was the next year in which the number of dwellings increased. The average dwelling size was over 72 m². The average number of persons per dwelling decreased. Compared to 2017, the number and amount of housing allowances paid decreased.

Size of dwelling stocks and their location

As of 31st December 2018, the dwelling stocks of Mazowieckie Voivodship amounted to 2,263.5 thousand dwellings, which accounted for 15.8% of national stocks. In comparison with 2017, there were 39.4 thousand dwellings more (an increase by 1.7%) in the voivodship. The useful floor area of dwellings increased by 3,057.3 thousand m² (by 1.9%). In urban areas, the number of dwellings increased by 32.6 thousand (i.e. 2.0%), representing 82.8% of the increase in the number of dwellings in the voivodship. The largest increase was recorded in the capital city – 23.0 thousand (58.4% of the increase in the voivodship and 70.6% of the increase in dwellings in urban areas). Whereas in rural areas the number of dwellings increased by 6.8 thousand (i.e. by 1.1%). The highest growth rate of dwellings, on an annual basis, was recorded in the powiats: grodziski (102.7%), legionowski, piaseczyński (102.6 each), warszawski zachodni and Warsaw capital city (102.4). The lowest growth rate was noted in: lipski, łosicki, ostrowski, przasnyski, żuromiński powiats (0.4% each).

Dwellings in Mazowieckie Voivodship accounted for almost 16% of national dwelling stocks

Chart 1. Dwellings stocks by location (as of 31st December)



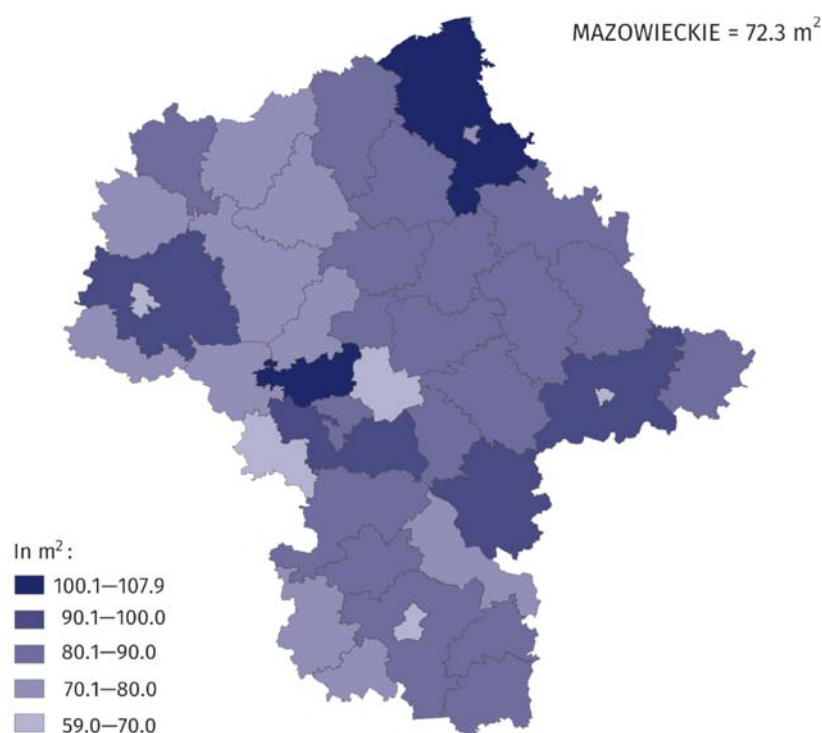
Dwelling conditions

In 2018, in Mazowieckie Voivodship, the average number of rooms in a dwelling was 3.62 (in urban areas 3.39, in rural areas 4.23). The largest number of them was in ostrołęcki powiat (4.57), and the smallest in Warsaw capital city (3.15).

The average useful floor area of dwellings in Mazowieckie Voivodship amounted to 72.3 m² (in urban areas 63.7 m², in rural areas 94.6 m²), which on average resulted in 30.8 m² per person (in urban areas 30.4 m², in rural areas 31.6 m²). The largest dwelling in terms of average useful floor area was located in warszawski zachodni powiat – 107.9 m², while the smallest in Warsaw capital city – 59.0 m². The average number of persons per one dwelling compared to the previous year decreased and amounted to 2.35. In urban areas, this ratio reached 2.10, and in rural areas – 3.00. The most populated dwellings were recorded in ostrołęcki powiat, where the average number of persons per dwelling was 3.56. Dwellings in Warsaw capital city were the least populated – 1.82.

A dwelling in rural areas was on average 30.9 m² larger than in urban areas

Map 1. Average useful floor area of dwellings in 2018 (as of 31st December)

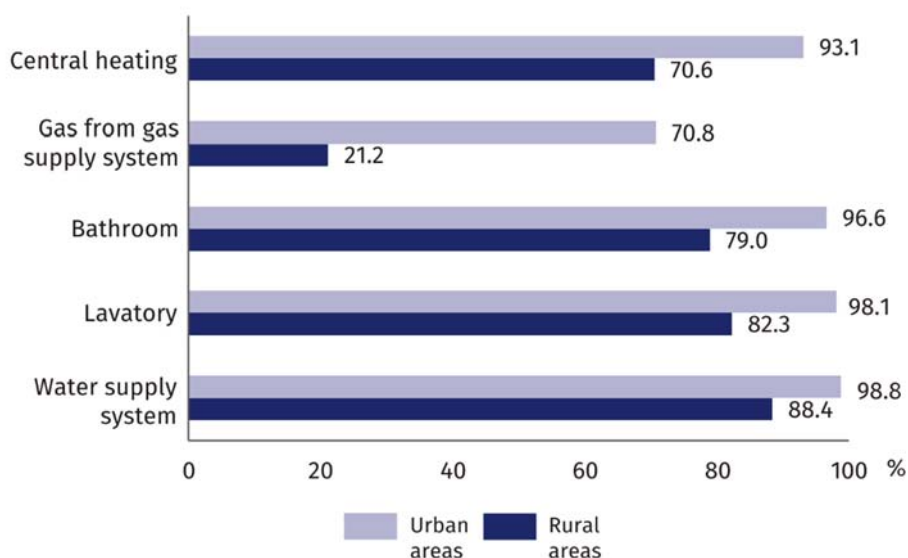


Dwellings fitted with sanitary and technical installations

At the end of 2018, 95.9% of total dwellings in the voivodship were fitted with water supply system, lavatory – 93.7%; bathroom – 91.7%; central heating – 86.8%; gas from gas supply system – 57.0%. Among powiatów, the highest indicators of dwellings fitted with sanitary and technical installations were recorded in Warsaw capital city (99.7% of total dwellings had water supply system; 99.3% lavatory), in Ostrołęka (98.5% of total dwellings had a lavatory; 96.2% central heating), in pruszkowski powiat (83.7% of dwellings had gas from gas supply system). The smallest percentage of dwellings fitted with water supply system, lavatory, central heating was in lipski powiat (respectively: 80.0%; 72.7%; 59.7%). Whereas in przysuski powiat the least dwellings were fitted with lavatory (69.5% of total dwellings) and gas from gas supply system (0.1%).

Almost 96% of dwellings in the voivodship were fitted with water supply system

Chart 2. Dwellings fitted with technical and sanitary installations in 2018 (as of 31st December)

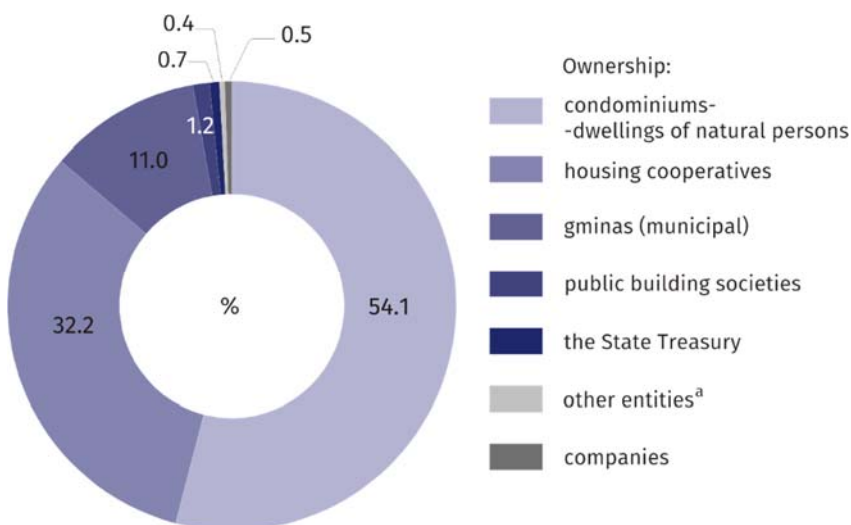


Forms of ownership of dwellings stocks¹

The purchase of dwellings by natural persons in multi-dwelling buildings resulted in an increase in housing stock managed by housing condominiums. At the end of 2018 there were 610.8 thousand dwellings owned by natural persons in buildings of housing condominiums.

Almost 611 thousand of dwellings belonged to natural persons in buildings managed by housing condominiums

Chart 3. Structure of dwelling stocks by ownership form in 2018 (as of 31st December)



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

The dwellings belonging to housing cooperatives were second in terms of share in the voivodship's housing stocks (364.1 thousand). Out of 124.3 thousand municipal dwellings 11.4 thousand were uninhabited dwellings, the vast majority of which – 80.5% were in Warsaw. In Mazowieckie Voivodship there were also dwellings belonging to companies, the State Treasury, public building societies and other entities. These resources together accounted for 2.7% of total dwellings in the voivodship.

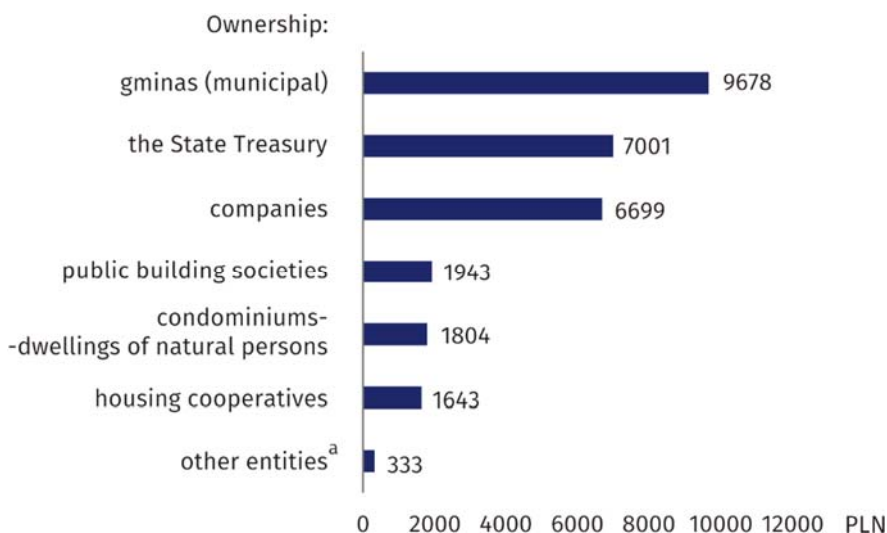
¹ Excluding dwellings owned by natural persons not belonging to housing condominiums.

Arrears in payments for dwellings²

At the end of 2018, there were 354.0 thousand dwellings in the voivodship whose tenants were in arrears with payments. The total amount of arrears (from the beginning together with interest) was PLN 1,081.8 million (49.9% of this amount was attributable to tenants of municipal stocks). The largest share of tenants in arrears with payments for dwellings (to the total number of tenants) was in the stocks of the State Treasury – 66.8%. In municipal stocks this share accounted for 44.9%, public building societies – 35.9%, housing cooperatives – 29.1%, natural persons in buildings of housing condominiums – 18.6%, companies – 15.1%, and in the stocks of other entities – 0.3%.

Almost 50% of the amount of arrears in dwelling payments was attributable to tenants of municipal stocks

Chart 4. Average amount of arrears per dwelling by ownership form in 2018 (as of 31st December)



^a See note below chart on page 3.

Eviction activities

In 2018, 3208 eviction proceedings were pending in Mazowieckie Voivodship (a decrease of 17.5% compared to 2016), of which 2605 was due to arrears in dwelling payments (a decrease of 23.9%).

There were over 3 thousand eviction proceedings in court

From the total number of eviction proceedings pending due to arrears in payments, 76.7% concerned tenants in municipal stocks, 11.8% – natural persons in the buildings of housing condominiums, 7.9% – housing cooperatives, 2.6% – public building societies, 0.8% – companies, 0.1% – the State Treasury. Out of 2091 judgments, 1438 evictions were carried out, of which 95.2% due to arrears in dwelling payments.

Renovation and modernization of dwelling stocks

In 2018, 106.4 thousand renovation works were carried out in dwelling stocks in the voivodship which involved the replacement of all or some installations. 7.9% of dwellings in which renovation works were carried out were flats with new technical and sanitary installations. 2.5 thousand dwellings were connected to the gas supply system, to the water supply system 2.2 thousand, and to the sewage system 2.1 thousand. While hot water was brought to 6.1 thousand dwellings, central heating was installed in 4.0 thousand dwellings.

2.5 thousand dwellings were connected to gas supply system

² Including other entities (among others, institutions building flats for sale or rent, flats owned by associations, foundations, professional and economic local governments, religious institutions, political parties, trade unions, etc.).

Housing maintenance costs

In 2018, housing maintenance costs³ in Mazowieckie Voivodship amounted to PLN 7,082.5 million.

Operating costs⁴ constituted 51.7% of the total costs of dwelling stock maintenance and the highest occurred in the resources of housing cooperatives (46.6% of total operating costs). The largest share of administrative and administrative-office costs in the total sum of operating costs was recorded in the stocks of condominiums – 15.6%, while the costs of maintenance and repairs in housing cooperative stocks – 18.2%

Operating costs accounted for nearly 52% of total operating costs of dwelling stock

Annual costs of services rendered in Mazowieckie Voivodship amounted to PLN 3.4 million. The share of costs related to central heating and hot water in the total services provided was the highest and amounted to 59.6%. However, taking into account the form of ownership of dwelling stocks, the highest share of the costs of services rendered in their total was recorded in the stocks of housing communities – 49.9%.

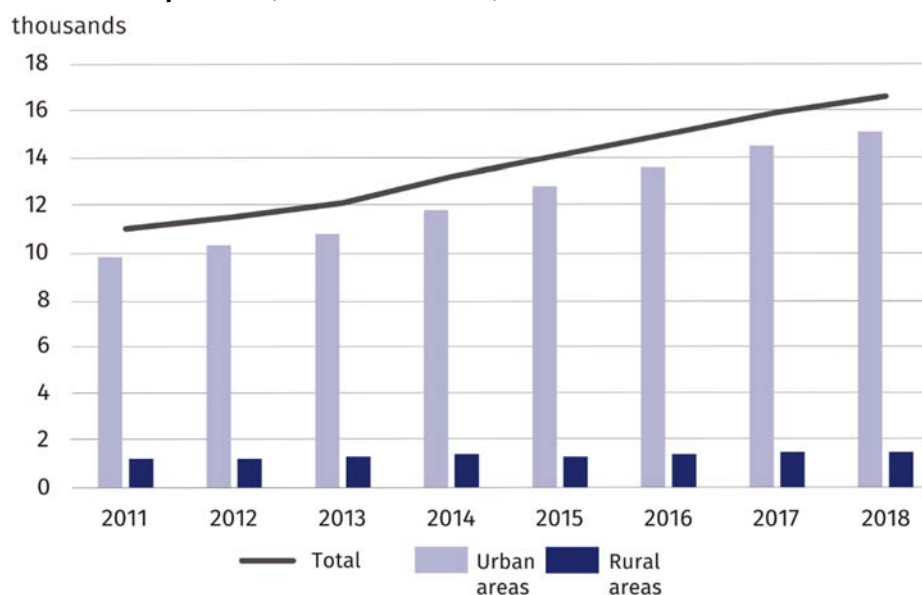
Among the entities administering dwelling stocks in Mazowieckie Voivodship there were differences in the level of costs of maintaining housing stock. Calculated per 1 m² of useful floor area, these costs ranged from PLN 37.80 in other entities' stocks to PLN 331.20 in State Treasury stocks. Operating costs per 1 m² of useful floor area ranged from PLN 15.60 in other entities' stocks to PLN 223.70 in State Treasury stocks. The lowest costs of services rendered per 1 m² of useful floor area occurred in the stocks of other entities – PLN 22.10, the highest – PLN 107.40 in the stocks of the Treasury.

The average rental rates for 1 m² of useful floor area of dwellings ranged from PLN 3.40 in buildings of condominiums to PLN 11.40 in buildings of public building societies.

Social premises

In Mazowieckie Voivodship, as of 31st December 2018, there were 16.6 thousand social premises in gmina stocks with a total area of 510.5 thousand m². In comparison with 2017, both the number of social premises and the useful floor area increased by 4.4%.

Chart 5. Social premises (as of 31st December)



Demand for renting premises from the gmina

In 2018, 14129 households awaited the rental of residential premises from the gmina (excluding spare premises and temporary premises), including 7049 for social premises. In comparison

³ Operating costs and municipal services provided.

⁴ Among others management and administrative and office costs, maintenance and repairs.

with 2017, the number of residential premises awaiting rental decreased by 1.5% and for social premises by 6.7%.

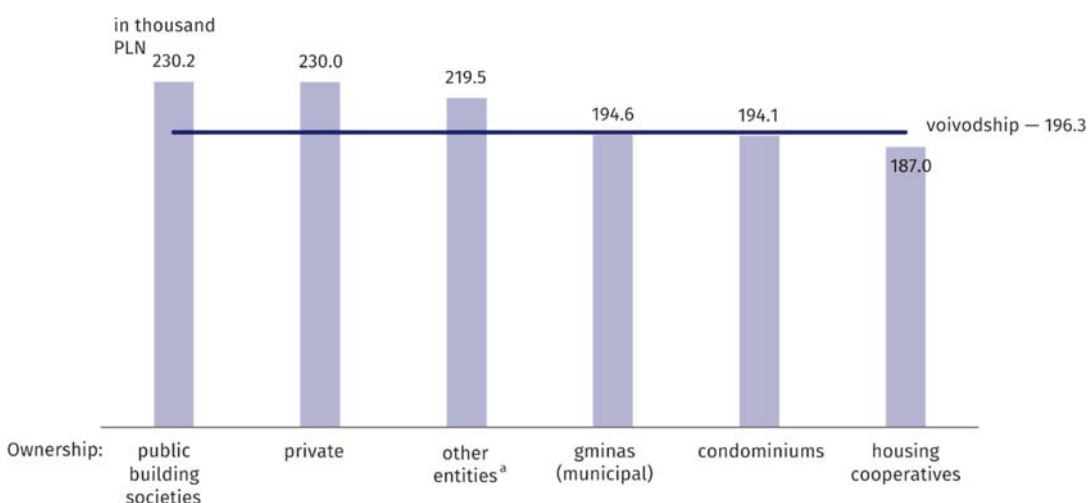
In the cities of Mazowieckie Voivodship there were 86.8% of all households awaiting the rent of premises from the gmina, and for social premises – 87.7%.

Housing allowances

One of the forms of assistance implemented by the gmina is social assistance related to expenses borne by tenants for a dwelling they occupy. In 2018, in the voivodship, a total of PLN 68,949.5 thousand was paid in the form of housing allowances, of which 96.2% in urban areas. The highest amount of allowances was paid to users of gmina premises (PLN 31,494.8 thousand), and the lowest to the users of stocks of public building societies (1,880.4 thousand).

The most housing allowances were paid to users of municipal premises

Chart 6. Average amount of housing allowances by ownership form of dwellings stocks in 2018



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

Compared to 2017, both the number, the total amount and the average amount of allowances paid to dwelling users decreased by 11.5%, 13.5% and 2.2%, respectively.

Land management for housing construction

As of 31st December 2018, the gminas owned 1,270.1 ha of undeveloped land for housing, of which 68.0% of land was for single-family housing. 65.5% of the total area of land intended for housing was located in urban areas. Compared to the previous year, a 4.9% increase in the area of land for housing construction was recorded. In 2018, gminas transferred 45.4 ha of land to investors for housing, including 66.7% for single-family housing. Transfers of land in urban areas constituted 77.5% of their total area.

68% of the land in gmina resources was intended for single-family housing

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Related information

[Statistical Yearbook of Mazowieckie Voivodship 2018](#)

[Mazowieckie Voivodship – Subregions Powiats Gminas 2018](#)

Data available in databases

[Local Data Bank housing and municipal economy](#)

[Knowledge Databases](#)

Terms used in official statistics

[Dwelling](#)

[Useful floor area of dwellings](#)

[Room](#)

[Arrears in payments for dwellings](#)

[Eviction](#)

[Costs of dwelling stock maintenance](#)

[Dwelling allowance](#)

[Common land](#)

Evaluate
the study

