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**HOUSING CONSTRUCTION**  
**IN MAZOWIECKIE VOIVODSHIP IN 2015**

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

*The source of information was as following:*

*– with regard to buildings and dwellings completed — a report on completed residential buildings and dwellings in non-residential buildings (form B-07),*

*– with regard to dwellings which construction has begun — a report on residential construction (form B-06),*

*– with regard to dwellings for which permits have been granted or which have been registered with a construction project — a report on building permits and registrations with a construction project granted for construction of buildings (form B-05).*

*The division of buildings into residential and non-residential was made according to Polish Classification of Types of Construction.*

*Information on a voivodship and powiats and on the division into urban and rural areas was presented according to territorial divisions in a given period. Data with regard to subregions are presented in the territorial division valid as of 1.01.2015 which was introduced in the decree of the Council of Ministers dated 3.12.2014 (Journal of Laws of 2014, item 1992).*

*Divisions on the maps were established on the basis of a so-called three means method, i.e. four groups were established on the basis of an average value of the indicator for a voivodship, an average value for powiats with the indicator lower than for the voivodship and an average value for powiats with the indicator higher than for the voivodship.*

*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 private investors completed 87% of the total number of new residential buildings.
- ✓ An average period of construction in private construction sector was 62.8 months and in other forms of construction — 27.0 months.
- ✓ A number of dwellings completed annually decreased by 4.7%.
- ✓ In 2015 other investors built 5181 more dwellings than the private investors.
- ✓ Dwellings with the largest average useful floor area (137.9 m<sup>2</sup>) were completed in private construction.
- ✓ In 2015, 5.5 dwellings were completed per 1000 population in Mazowieckie voivodship, which calculated per 1000 contracted marriages means that 1132 dwellings were completed per 1000 contracted marriages.
- ✓ Other investors had the most substantial share (69.3%) in the total number of the dwellings in which construction has begun.
- ✓ In 2015, there were 10276 new residential buildings for which permits have been granted or which has been registered with a construction project, of which 92.7% in private construction.

## NEW RESIDENTIAL BUILDINGS COMPLETED <sup>1</sup>

In 2015 in Mazowieckie voivodship 11416 new residential buildings were completed, i.e. by 5.4% more than the year before. The total cubic volume of the buildings reached 13936.4 m<sup>3</sup> and was by 3.8% lower than the year before. The average time of the construction of residential buildings equalled 47.2 months and was by 0.4 month shorter than in 2014. The time of construction of residential buildings was shorter: in municipal construction by 19.5 months, in public building society construction by 5.0 months, in private construction by 1.9 months and in construction for sale or rent by 1.7 months. However, the time of construction increased annually: in company construction by 47.3 months and in cooperative construction by 1.9 months. Most of the new residential buildings were completed in rural areas of the voivodship — 62.8%. In urban areas 4244 new residential buildings were completed, i.e. 37.2% of all new residential buildings completed in Mazowieckie voivodship. The average time of construction of the buildings was shorter both in rural and urban areas, by 1.9 months and 0.6 month respectively.

In 2015 private investors built 9984 new residential buildings with the average cubic volume 786.9 m<sup>3</sup> (in 2014 — 9779 buildings with the average cubic volume 777.5 m<sup>3</sup>). Their share in the total number of new residential buildings completed reached 87.5% and in the total cubic volume 56.4% (in 2014 — 90.3% of buildings and 52.5% of the total cubic volume respectively). Two-storey buildings with the average cubic volume of 780.2 m<sup>3</sup> predominated in private investments. Their share in the total number of buildings completed by private investors reached 74.8% (against 74.7% in 2014) and dwellings located in these buildings represented 67.1% (against 69.0% in 2014) of the number of dwellings completed in new residential buildings in private construction. One-dwelling buildings predominated in the number of dwellings completed by private investors which in 2015 constituted 95.9% of the number of new residential buildings completed by private investors, i.e. by 1.8 pp. less than in 2014.

In 2015 other investors completed 1432 new residential buildings with the average cubic volume of 4246.1m<sup>3</sup> (against 1049 buildings with the average cubic volume 6562.8 m<sup>3</sup> in 2014). Their share in the total number of new residential buildings completed reached 12.5%, and in the total cubic volume — 43.6% (in 2014 9.7% of the buildings and 47.5% of the total cubic volume respectively). An average period of construction of new residential buildings other than private was by 1.7 months shorter than in 2014 and equalled 27.0 months. One-dwelling buildings predominated in the number of buildings built by other investors and the average cubic volume of these buildings was 647.0 m<sup>3</sup> (i.e. by 71.0 m<sup>3</sup> less than in 2014). In the course of a year their share in the number of new residential buildings completed by other investors increased by 6.7 pp and constituted 49.6%, whereas the number of buildings with three and more dwellings decreased by 8.7 pp. In 2015 two-storey or three-storey buildings were usually built. The share of these buildings in the number of new residential buildings completed by other investors equalled 61.0% and 13.1% respectively and in the total cubic volume 11.0% and 7.9%.

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<sup>1</sup> With reference to buildings completed in whole or as first parts of new buildings; does not concern residences for communities and one-dwelling buildings not adapted for permanent residence (summer houses, holiday cottages and rural residences).

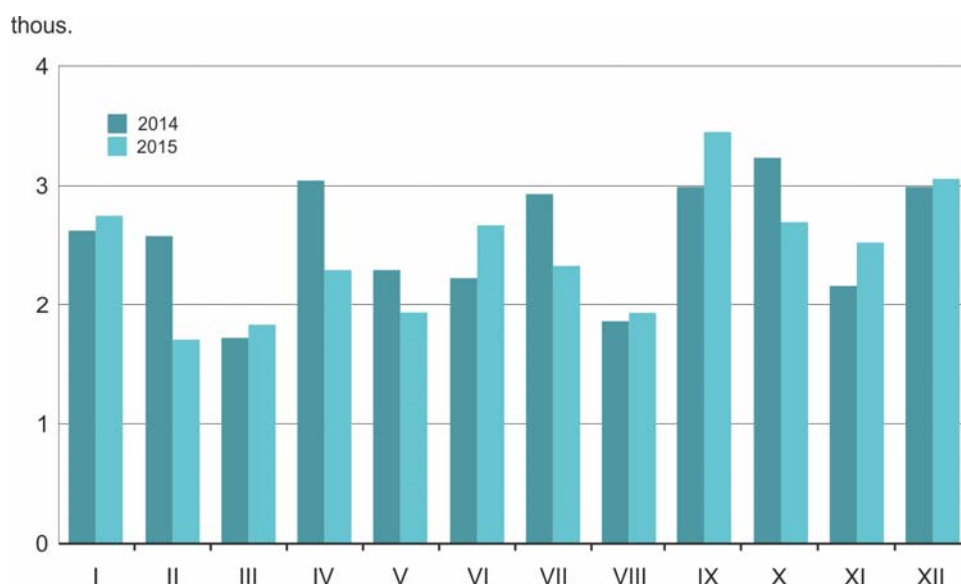
## EXPANDED RESIDENTIAL BUILDINGS<sup>2</sup>

An additional increase in cubic volume, excluding new residential buildings, was achieved as a result of expansion of the residential buildings which already exist. As a result of the expansion in 2015 the cubic volume of residential buildings increased by 183.4 thous. m<sup>3</sup>, a number of dwellings by 304 and the useful floor area of dwellings by 36.5 thous. m<sup>2</sup>. In comparison with 2014 the cubic volume of expanded buildings increased by 42.2 thous. m<sup>3</sup> (by 29.9%), the number of dwellings (by 10.9%) and the useful floor area by 6.0 thous. m<sup>2</sup> (by 19.5%).

## DWELLINGS COMPLETED<sup>3</sup>

In 2015 in Mazowieckie voivodship 29227 dwellings were completed, i.e. by 4.7% less than the year before. Most of the dwellings were completed in September — 3448, and only 1717 dwellings in February.

Dwellings completed by months



Dwellings in new residential buildings represented 98.6% of the total number of dwellings completed and in comparison with 2014 the number of dwellings in new residential buildings decreased by 1443 (by 4.8%). The dwellings obtained from the expansion of existing residential buildings constituted 1.0% (in 2014 — 0.9%) of the total number of completed dwellings, whereas dwellings obtained from reconstruction and adaptation of non-residential spaces in residential buildings — 0.3% (the same as in 2014). In residences for communities and in non-residential buildings 0.1% of the total number of new dwellings were built.

<sup>2</sup> Excluding residences for communities and one-dwelling buildings not adapted for permanent residence (summer houses, holiday cottages and rural residences).

<sup>3</sup> Including buildings obtained from reconstruction and adaptation of non-residential spaces and dwellings in residences for communities and non-residential buildings.

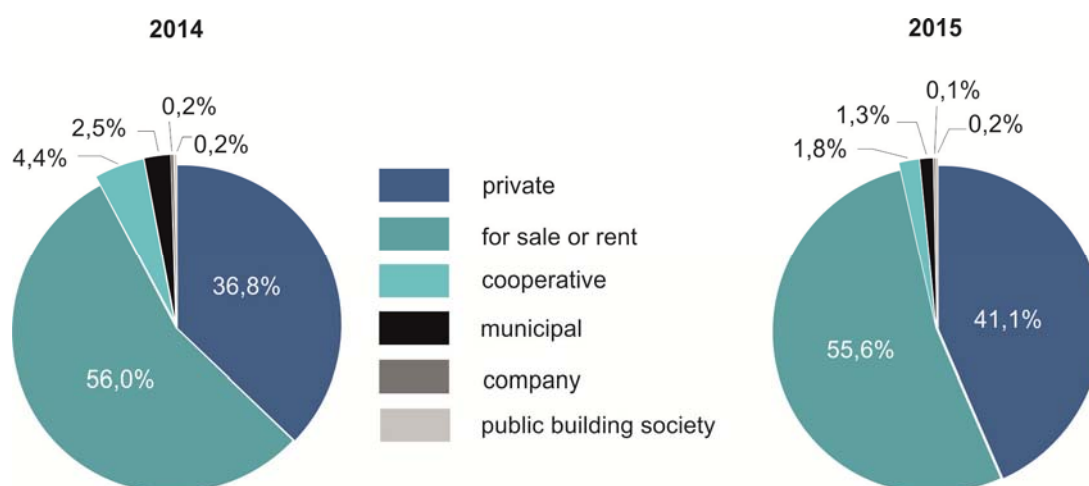
Table 1. Dwellings completed by forms of construction in 2015

Specification	Dwellings	Rooms	Useful floor area in m <sup>2</sup>	
			total	average per dwelling
<b>Total</b> .....	<b>29227</b>	<b>110885</b>	<b>2683114</b>	<b>91.8</b>
urban areas .....	21240	68080	1576217	74.2
including Capital City of Warsaw .....	13306	37293	852303	64.1
rural areas .....	7987	42805	1106897	138.6
Construction:				
private .....	12023	63108	1657603	137.9
for sale or rent .....	16247	45407	975465	60.0
cooperative .....	528	1437	30181	57.2
municipal .....	366	808	16928	46.3
company .....	18	45	980	54.4
public building society .....	45	80	1957	43.5

In urban areas of the voivodship 7.3% less dwellings were completed than the year before and the share of these dwellings in the total number of dwellings completed in the voivodship decreased by 2.0 pp. In the cities 71.8% of the new dwellings were designated for sale or rent and 23.8% of dwellings were completed by private investors. Dwellings completed in the Capital City of Warsaw represented 45.5% of the number of dwellings completed in the voivodship and 62.6% of dwellings completed in urban areas (in 2014 48.8% and 65.3% respectively). In the Capital City of Warsaw dwellings designated by investors for sale or rent represented 87.4% of new dwellings. In the rural areas of the voivodship the number of dwellings completed annually increased by 3.1%. In 2015 their share constituted 27.3%. Most of the dwellings completed in rural areas (87.1%) were built by private investors, whereas the share of dwellings built for sale or rent was 12.4%.

In 2015 in Mazowieckie voivodship the number of dwellings completed increased only in private construction by 751 dwellings. Compared with the previous year the number of dwellings completed decreased: in construction for sale or rent — by 920 dwellings, cooperative construction by — 817, municipal by — 393, company — by 58, public building society — by 6.

#### The structure of dwellings completed by forms of construction



## STANDARD OF THE DWELLINGS COMPLETED

In 2015 the useful floor area of the completed dwellings amounted to 2683.1 thous. m<sup>2</sup> and it decreased by 4.5% in comparison to the previous year. Dwellings with the largest average useful floor area were completed in private construction — 137.9 m<sup>2</sup> (in 2014 — 145.3 m<sup>2</sup>), whereas in public building society the average useful floor area was the smallest in size — 43.5 m<sup>2</sup> (in 2014 — 73.6 m<sup>2</sup>).

In urban areas the average useful floor area was 74.2 m<sup>2</sup> per 1 completed dwelling (in 2014 — 74.5 m<sup>2</sup>), in rural areas the average dwelling was two times larger — 138.6 m<sup>2</sup>. The average useful floor area of company dwellings in rural areas was by 82.2 m<sup>2</sup> larger than in urban areas, of dwellings for sale or rent by 26.3 m<sup>2</sup>, of private dwellings by 20.8 m<sup>2</sup> and of municipal dwellings by 19.9 m<sup>2</sup>.

Most of the dwellings completed in private construction consisted of 5 or 6 rooms and represented in total 51.1% of the total number of dwellings in private construction (in urban areas 38.6%, in rural areas 60.3%). Investors other than private mainly completed dwellings with 2 or 3 rooms. These dwellings represented in total 72.4% of the total number of dwellings in other forms of construction. In urban areas dwellings with 2 or 3 rooms constituted in total 74.0%. In urban areas, investors (excluding private investors) completed dwellings with 3 or 5 rooms. Generally these dwellings constituted 49.9% of the total number of dwellings in other forms of construction.

Table 2. Dwellings completed by the number of rooms in 2015

Specification	Total	Dwellings – in % – with the number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
<b>Total</b> .....	<b>12023</b>	<b>0.6</b>	<b>5.7</b>	<b>8.3</b>	<b>14.5</b>	<b>25.1</b>	<b>26.0</b>	<b>13.2</b>	<b>6.5</b>
Urban areas .....	5064	1.3	11.9	14.4	18.3	19.5	19.1	9.4	6.1
including the Capital City of Warsaw .....	1100	2.6	17.0	16.5	17.6	16.9	15.4	7.3	6.6
Rural areas.....	6959	0.1	1.1	4.0	11.7	29.2	31.1	16.1	6.8
Excluding private construction									
<b>Total</b> .....	<b>17204</b>	<b>6.9</b>	<b>38.9</b>	<b>33.5</b>	<b>14.2</b>	<b>4.3</b>	<b>1.7</b>	<b>0.2</b>	<b>0.3</b>
Urban areas .....	16176	6.8	40.3	33.7	14.0	3.4	1.6	0.1	0.2
including the Capital City of Warsaw .....	12206	7.1	43.1	33.2	12.1	3.3	1.1	0.0	0.1
Rural areas.....	1028	8.9	17.2	31.6	16.0	18.3	4.0	1.9	2.0

In 2015 the dwelling completed in Mazowieckie voivodship consisted of on average 3.79 rooms (against 3.72 in 2014). Investors who built private dwellings completed the largest dwellings — with 5.25 rooms, investors who built public building society dwellings completed the smallest properties — 1.78 rooms. In comparison with 2014 the average number of dwellings increased only in the construction for sale or rent (by 0.05 room). However, in other forms of construction the average number decreased, by 1.14 rooms in public building society construction and 0.02 room in municipal construction.

Quality properties of the dwellings completed, excluding quantity indicators, complement the overall representation of construction sector in the voivodship. The quality of the dwellings completed is defined by technical and sanitary installations. In 2015 all the dwellings completed were equipped with water–line system (including 93.7% of dwellings equipped with water–line system from the network) and sewerage system (including 77.9% of dwellings fitted

with sewerage system with the discharge into a network). In the reference year all of the dwellings completed were equipped with central heating, 40.3% of new dwellings (by 2.8 pp. less than in 2014) were equipped with gas from gas-line system and 45.2% (by 7.4 pp. less than in 2014) were fitted with water supply system. Fitting dwellings with technical and sanitary installations depends significantly on their location. In urban areas of Mazowieckie voivodship 93.8% (by 1.1 pp. more than in 2014) of dwellings completed were equipped with sewerage system with the discharge into a network, in rural areas the share was two times smaller and reached 35.5% (by 2.7 pp. more than in 2014). In urban areas 42.4% (by 4.3 pp. less than in 2014) of dwellings completed were equipped with gas from gas-line system, in rural areas — 34.9% (by 2.4 pp. more than in 2014). However, in 2015 the share of dwellings fitted with hot water centrally in urban areas decreased by 8.1 pp. in comparison with 2014 and amounted to 60.8%, in rural areas — by 0.6 pp. and reached the level of 3.7%.

## INTENSITY OF RESIDENTIAL CONSTRUCTION

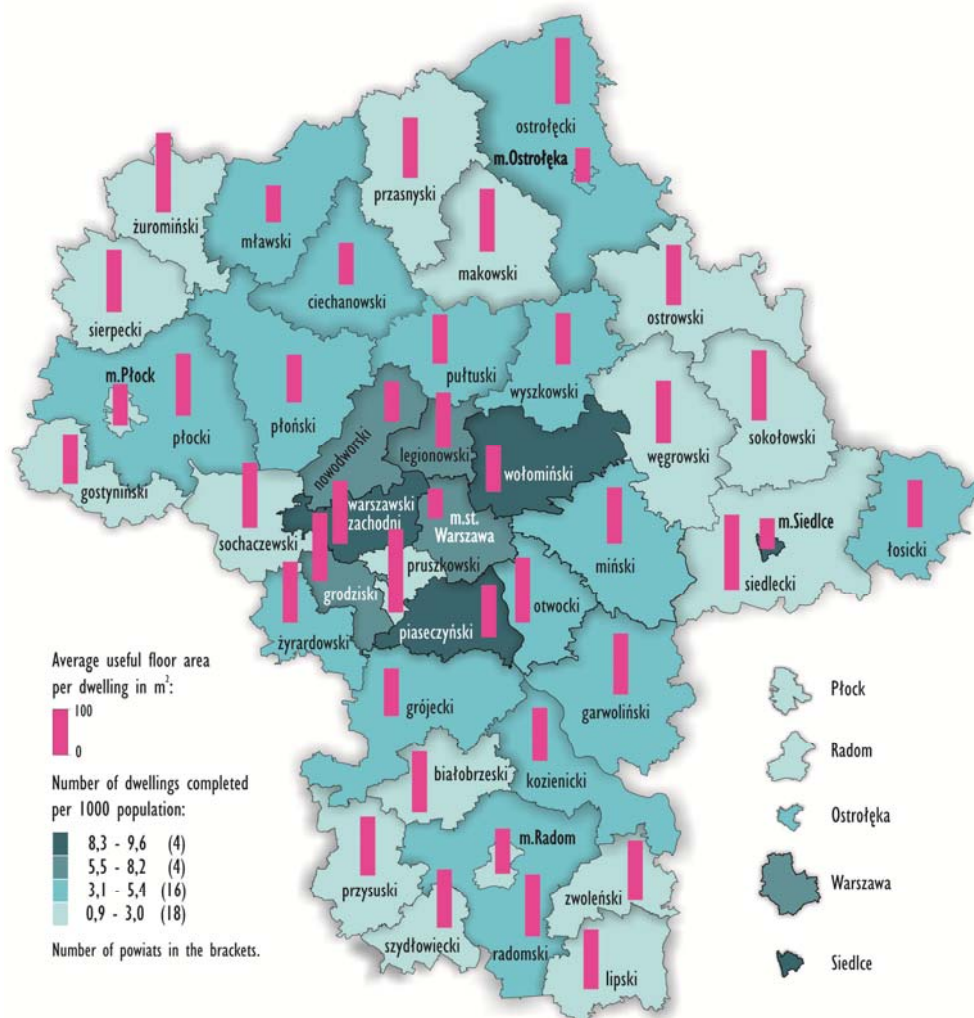
The measure which defines the intensity of residential construction is *inter alia* the number of dwellings completed as calculated per 1000 population. The intensity indicator in 2015 amounted 5.5 and it was by 0.3 point lower than in 2014. In urban areas a decrease of that indicator by 0.5 point was observed, whereas in rural areas — the decrease by 0.1 point was noted.

Table 3. Selected indicators concerning dwellings completed according to subregions in 2015

Specification	Voivodship	Subregions							
		ciechanowski	ostrołęcki	radomski	m.st. Warszawa	war-szawski wschodni	war-szawski zachodni	płocki	siedlecki
Dwellings per 1000 population									
<b>Total</b> .....	<b>5.5</b>	<b>3.3</b>	<b>3.1</b>	<b>2.9</b>	<b>7.6</b>	<b>6.4</b>	<b>5.5</b>	<b>2.7</b>	<b>4.1</b>
Urban areas .....	6.2	5.0	3.6	2.4	7.6	7.4	4.2	2.0	6.9
Rural areas.....	4.2	2.3	2.8	3.5	x	5.2	6.8	3.5	2.2
Dwellings per 1000 contracted marriages									
<b>Total</b> .....	<b>1132</b>	<b>636</b>	<b>535</b>	<b>568</b>	<b>1700</b>	<b>1321</b>	<b>1220</b>	<b>573</b>	<b>771</b>
Urban areas .....	1320	950	653	463	1700	1579	920	439	1277
Rural areas.....	821	434	473	667	x	1040	1503	696	422
Rooms per 1000 population									
<b>Total</b> .....	<b>20.8</b>	<b>14.1</b>	<b>15.5</b>	<b>14.4</b>	<b>21.4</b>	<b>28.2</b>	<b>26.4</b>	<b>12.9</b>	<b>18.2</b>
Urban areas .....	19.8	16.7	14.6	9.9	21.4	28.4	16.9	8.0	26.2
Rural areas.....	22.4	12.4	16.0	18.8	x	27.9	35.3	18.0	12.7

The highest number of dwellings per 1000 population was observed in a subregion of the Capital City of Warsaw (7.6), the lowest in płocki subregion (2.7). Disparities are more visible with reference to the level of powiats. Most of the dwellings completed per 1000 population were in wołomiński powiat — 9.6 (against 8.6 in 2014), the lowest number of dwellings was in żuromiński powiat — 0.9 (against 3.2 in 2014). In 8 powiats, the indicator was higher than the average value for the voivodship amounting to 5.5.

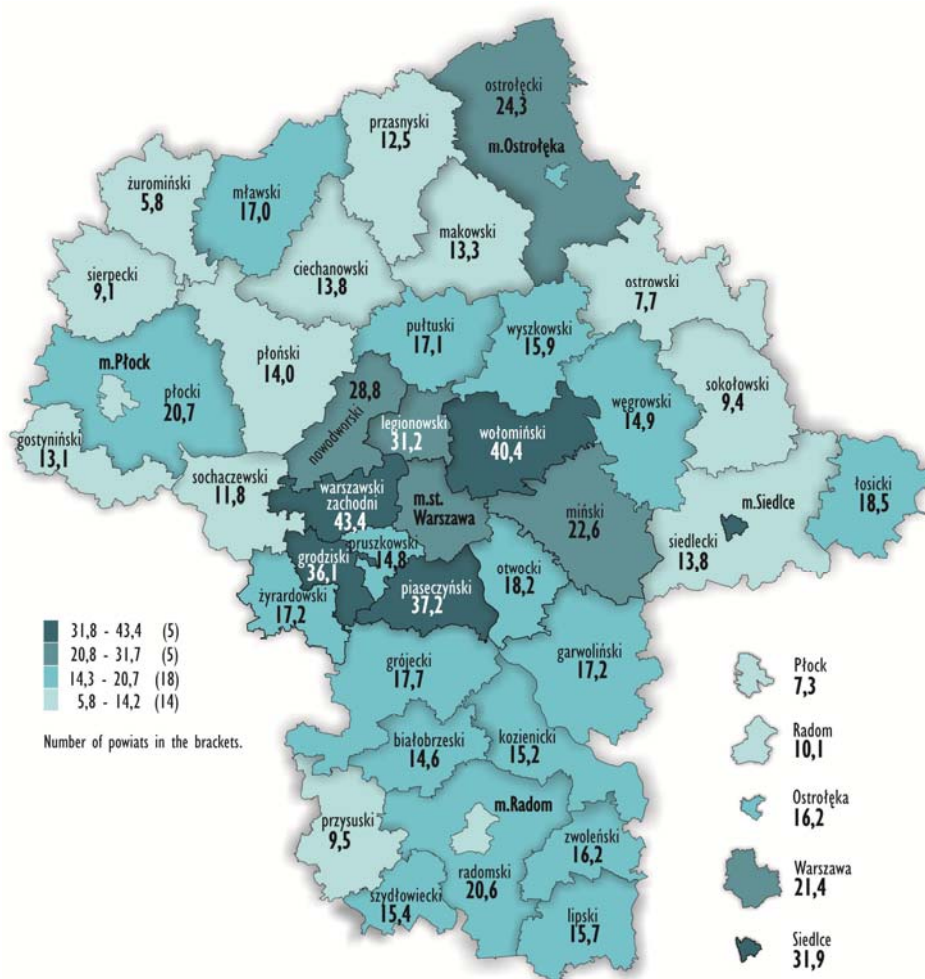
### Dwellings completed in 2015 by powiats



In 2015 an average useful floor area of 1 dwelling completed in Mazowieckie voivodship amounted to 91.8 m<sup>2</sup>. Completed dwellings with the largest average useful floor area were in warszawski zachodni subregion — 129.5 m<sup>2</sup>, the smallest average useful floor area — in m.st. Warszawa subregion (64.1 m<sup>2</sup>). Among powiats the largest average useful floor area per 1 dwelling completed was in przyski powiat (180.9 m<sup>2</sup>) and it was almost two times larger than the average useful floor area in the voivodship. A large useful floor area per 1 dwelling was characteristic for dwellings in: zuromiński powiat — 172.2 m<sup>2</sup>, siedlecki powiat — 160.5 m<sup>2</sup> and sokołowski powiat — 149.3 m<sup>2</sup>. Dwellings with the smallest average useful floor area were built in m.st. Warszawa — 64.1 m<sup>2</sup>, in the city of Siedlce — 64.6 m<sup>2</sup> and in the city of Ostrołęka — 73.9 m<sup>2</sup>.

The number of rooms in dwellings completed per 1000 population was higher in rural areas than in urban areas and amounted to 22.4 and 19.8 respectively against the average number of rooms in the voivodship (20.8). Compared with 2014 a decrease in the value of the indicator was observed by 1.1 point, whereas in rural areas the indicator remained the same. The highest number of rooms in dwellings was in warszawski wschodni subregion (28.2 per 1000 population) and the lowest in płocki subregion (12.9). Among powiats the highest number of rooms completed per 1000 population was in powiat warszawski zachodni — 43.4 (against 41.3 in 2014), the lowest number in zuromiński powiat — 5.8 (against 13.7 in 2014). In 10 powiats that indicator was higher than the indicator of the voivodship.

## Rooms in dwellings completed per 1000 population by powiats in 2015



The measure which defines the intensity of residential construction is the number of dwellings completed per 1000 newly contracted marriages. In 2015 the indicator amounted to 1132 (against 1231 in 2014), in urban areas 1320, in rural areas — 821. The highest number of dwellings completed per 1000 contracted marriages was recorded in m.st. Warszawa (1700), the lowest number in ostrołęcki subregion (535). With reference to powiats, the highest indicator was observed in piaseczyński powiat (2110), the lowest in żuromiński powiat (157). In 9 powiats of the voivodship the number of dwellings completed was higher than the number of contracted marriages (powiats: piaseczyński, warszawski zachodni, wołomiński, m.st. Warszawa, Siedlce city, nowodworski, legionowski, grodziski, miński).

## DWELLINGS WHICH CONSTRUCTION HAS BEGUN

In 2015 the construction of 34964 dwellings has begun in the voivodship, i.e. by 5.6% more than in 2014. The increase in the number of dwellings which construction has begun was observed in construction for sale or rent (by 8.1%) and in private construction (by 1.5%). A lower number of dwellings which construction has begun was recorded in municipal construction — (by 76.8%) and cooperative construction (by 22.2%). In 2015 dwellings which construction has

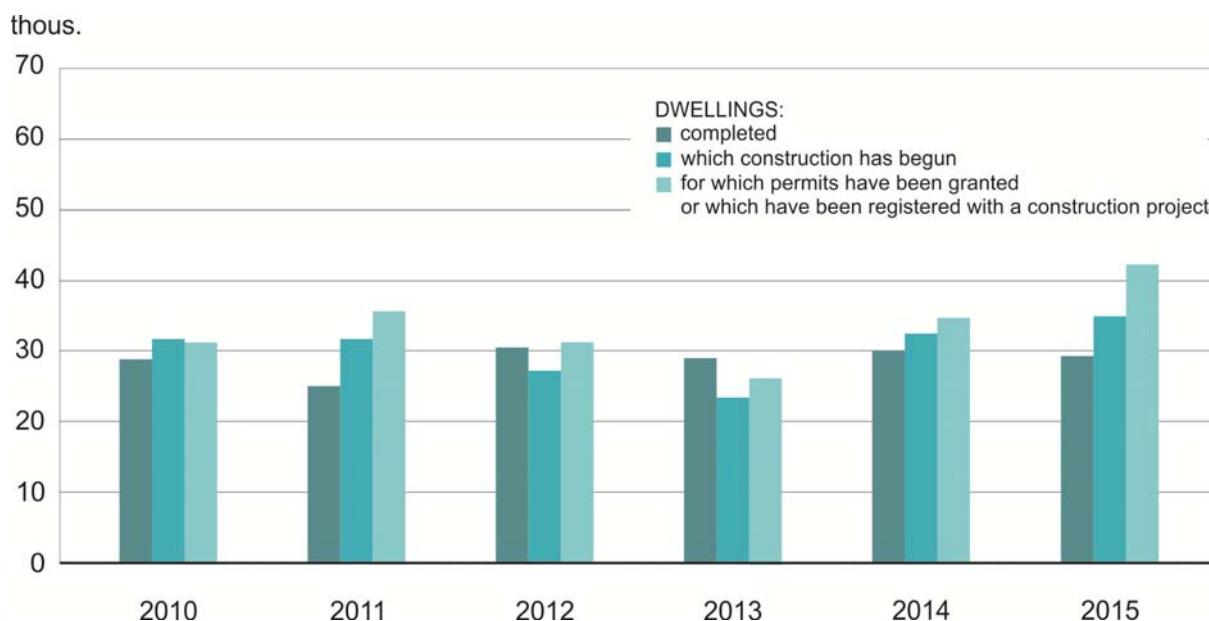


begun and were designated for sale or rent represented 68.9% (an increase by 1.6 pp. in comparison with 2014) and dwellings in private construction — 30.7% (a decrease by 1.2 pp. in comparison with 2014). Remaining 0.4% concerned investments which construction has begun in cooperative, municipal and public building society construction.

## PERMITS GRANTED OR REGISTERED CONSTRUCTION PROJECTS

In 2015 in Mazowieckie voivodship 10276 permits have been granted and 11866 dwellings have been registered with a construction project (against 10763 buildings in 2014), in which 40914 dwellings will be completed (against 34790 dwellings in 2014) with a total useful floor area 3439.0 thous. m<sup>2</sup> (against 2927.3 thous. m<sup>2</sup> in 2014). Private investors obtained 9523 permits or registered 10151 dwellings with a construction project, in which 11645 dwellings have been planned with a total useful floor area 1591.1 thous. m<sup>2</sup> (in 2014 — 1492.6 thous. m<sup>2</sup>). Moreover, 922 dwellings (against 809 in 2014) received permits or were registered with a construction project. These dwellings were situated in: new non-residential buildings, in residences for communities, in buildings obtained from adaptation of residential spaces and reconstruction of non-residential spaces. Private investors will complete 29.4% (against 31.5% in 2014) of the total number of dwellings for which permits have been granted or which have been registered with a construction project.

**Dwellings completed<sup>a</sup>, dwellings in which construction has begun or dwellings for which permits have been granted or which have been registered with a construction project**



<sup>a</sup> Including buildings obtained from reconstruction and adaptation of non-residential spaces and dwellings in residences for communities and non-residential buildings.

**MAZOWIECKIE VOIVODSHIP AS COMPARED WITH THE COUNTRY — SELECTED DATA**

Specification	Poland	Voivodship	
		total	Poland=100
Residential buildings completed			
number .....	74766	11416	15.3
cubic volume in thous. m <sup>3</sup> .....	69291.2	13936.4	20.1
Expanded residential buildings			
number .....	1289	221	17.1
cubic volume in thous. m <sup>3</sup> .....	834.4	183.4	22.0
Dwellings completed			
number .....	147711	29227	19.8
per 1000 population .....	3.8	5.5	x
per 1000 contracted marriages .....	782	1132	x
Rooms			
number .....	610770	110885	18.2
average number of rooms per dwelling .....	4.13	3.79	x
per 1000 population .....	15.9	20.8	x
Useful floor area			
in thous. m <sup>2</sup> .....	14738.6	2683.1	18.2
average per dwelling in m <sup>2</sup> .....	99.8	91.8	x
Dwellings completed by forms of construction			
private .....	79758	12023	15.1
for sale or rent .....	62420	16247	26.0
cooperative .....	2115	528	25.0
municipal .....	1686	366	21.7
company .....	467	18	3.9
public building society .....	1265	45	3.6
Dwellings in which construction has begun .....	168403	34964	20.8
Dwellings for which permits have been granted or which have been registered with a construction project .....	82201	11866	14.4
including private construction .....	72674	10151	14.0