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Brief information

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HOUSING CONSTRUCTION
IN MAZOWIECKIE VOIVODSHIP IN 2016

When publishing Statistical Office data please indicate the source.

The source of information was as following:

- with regard to buildings and completed dwellings — a report on completed residential buildings and dwellings in non-residential buildings (form B-07),*
- with regard to dwellings in which construction has begun — a report on housing 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 granted building permits and registrations with a construction project (form B-05).*

The division into residential and non-residential buildings was made in accordance with the Polish Classification of Types of Construction.

Information regarding the voivodship and powiats and on the division into urban and rural areas was provided each time according to the territorial division.

The intervals 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 on the average value of the indicator for the voivodship, average for powiats with lower rate than for the voivodship and an average for powiats with the indicator higher than for the voivodship.

Due to automatic rounding, in some cases the sums of figures (expressed in absolute and relative numbers) may slightly differ from the amount given in the 'total' item. These figures are content-wise correct.

In 2016:

- ✓ private investors completed 86.0% of the total number of new residential buildings;
- ✓ the average duration of construction in private construction was 61.9 months, and in other forms of construction — 22.1 months;
- ✓ other investors built 13 305 more dwellings than private investors;
- ✓ dwellings with the largest average useful floor area were built in private construction — 138.4 m²;
- ✓ there were 6.7 dwellings completed per 1 000 inhabitants of Mazowieckie voivodship, and 1 350 per 1 000 marriages contracted.

In comparison with 2015:

- ✓ 3.9% fewer new residential buildings were completed;
- ✓ an increase in the number of dwellings completed by 23.3% was noted;
- ✓ the number of dwellings in which construction has begun increased by 10.4%;
- ✓ the number of building permits or registrations with a construction project increased by 18.8%.

NEW RESIDENTIAL BUILDINGS¹ COMPLETED

In Mazowieckie voivodship in 2016, there were 10 968 new residential buildings completed, i.e. by 3.9% fewer than a year before. The total cubic volume of the buildings was 15882.5 thous. m³ and was by 14.0% larger than a year earlier. The average duration of construction of these buildings was 40.8 months and was by 6.4 months shorter than in 2015. The construction time of residential buildings decreased in: company construction by 50.6 months, cooperative construction by 8.1 months, construction for sale or rent by 4.8 months, public building society by 3 months and private construction by 0.9 months. However, on an annual basis, it increased only in municipal (gmina) construction by 6.6 months. The majority of new residential buildings were completed in rural areas of the voivodship — 64.0%. In urban areas 3 953 new residential buildings were completed, which accounted for 36.0% of all completed residential buildings in the voivodship. The average construction time of these buildings, both in rural and urban areas, decreased by 1.6 months and 6.9 months, respectively.

In 2016, **private investors** built 9 437 new residential buildings with an average cubic volume of 789.7 m³ (in 2015 — 9 984 buildings with cubic volume of 786.9 m³). Their share in the total number of new residential buildings completed was 86.0%, and in the total cubic volume — 46.9% (in 2015, respectively 87.5% of buildings and 56.4% of total cubic volume). In private investments, mainly buildings with two floors prevailed, with an average cubic volume of 782.5 m³. Their share in the number of new buildings completed by private investors amounted for 73.6% (at 74.8% in 2015), and dwellings located in these buildings amounted for 66.5% (at 67.1% in 2015) of dwellings completed in new residential buildings in private construction. In terms of the number of dwellings built by private investors mainly single-apartment buildings predominated, which in 2016 amounted for 96.4% of all new residential buildings completed by private investors, i.e. by 0.5 pp more than in 2015.

Other investors in 2016, built 1 531 new residential buildings with average cubic volume of 5506.5 m³ (at 1 432 buildings with average cubic volume of 4 246.1 m³ in 2015). Their share in the total number of new residential buildings completed amounted for 14.0%, and in the total cubic volume 53.1% (in 2015, respectively 12.5% of buildings and 43.6% of the total cubic volume). The average construction time of new residential buildings other than private was by 4.9 months shorter than in 2015 and amounted to 22.1 months. Among new residential buildings built by other investors single-apartment buildings prevailed, whose average cubic volume was 692.9 m³ (i.e. by 45.9 m³ more than in 2015). Over the year, their share in the number of new residential buildings built by other investors decreased by 1.3 pp and amounted for 48.3%. Whereas, the share of buildings with three and more apartments increased by 2.3 pp. In 2016, most often buildings with two and three floors were built. Their share in the total number of new residential buildings built by other investors amounted to respectively 63.9% and 13.5%, and in the total cubic volume 9.0% and 5.0%.

¹ It applies to buildings completed as a whole or as first parts of new buildings; does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences).

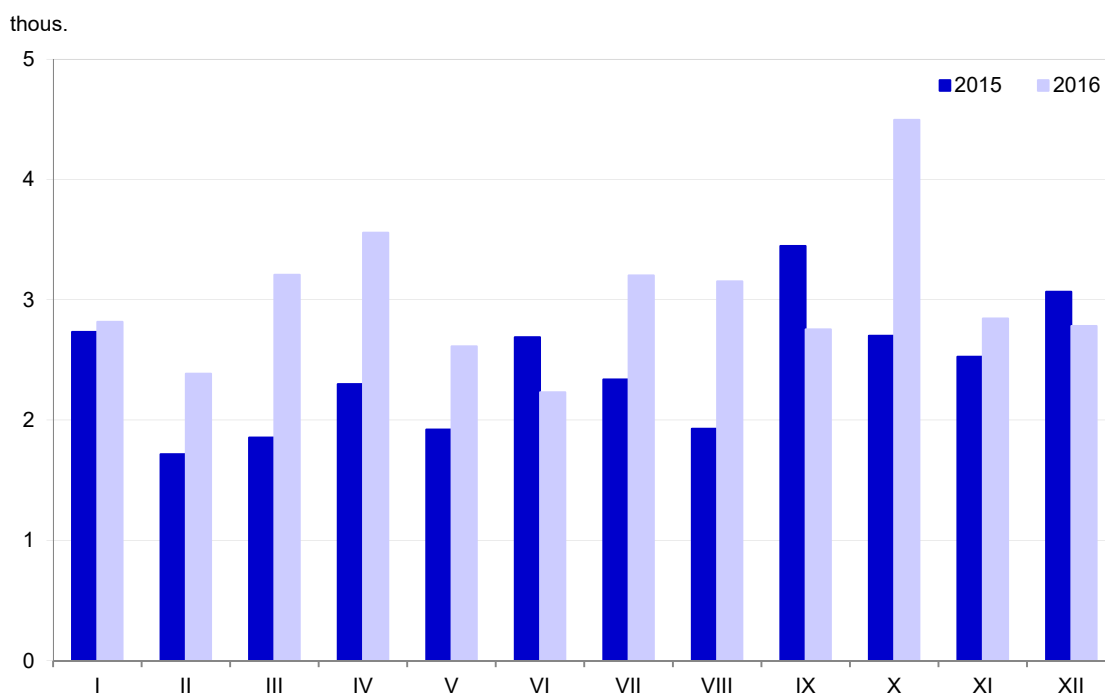
RESIDENTIAL BUILDINGS EXPANDED²

The additional increase in cubic volume, except for new residential buildings, was obtained as a result of enlarging already existing residential buildings. As a result of this expansion in 2016, the total cubic volume of residential buildings increased by 163.8 thous. m³, the number of dwellings — by 311 and useful floor area — by 35.0 thous. m². In comparison with 2015, the cubic volume of expanded buildings was smaller by 19.6 thous. m³ (by 10.7%), useful floor area of dwellings by 1.6 thous. m², while the number of dwellings increased by 7 (by 2.3%).

DWELLINGS COMPLETED³

In 2016, there were 36 049 dwellings completed in Mazowieckie voivodship, i.e. by 23.3% more than in the previous year. Most of the dwellings were completed in October (4 496), and the least in June (2 232).

Completed dwellings



Dwellings in new residential buildings accounted for 98.8% of total completed dwellings, however, compared to 2015 their number increased by 6 812 (by 23.6%). Dwellings created as a result of expansion of already existing residential buildings represented 0.9% (in 2015 — 1.0%) of total completed dwellings, whereas dwellings obtained from reconstruction and adaptation of non-residential spaces in residential buildings — 0.2% (in 2015 — 0.3%), in collective accommodation buildings and non-residential buildings — 0.1%.

² It does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). ³ Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

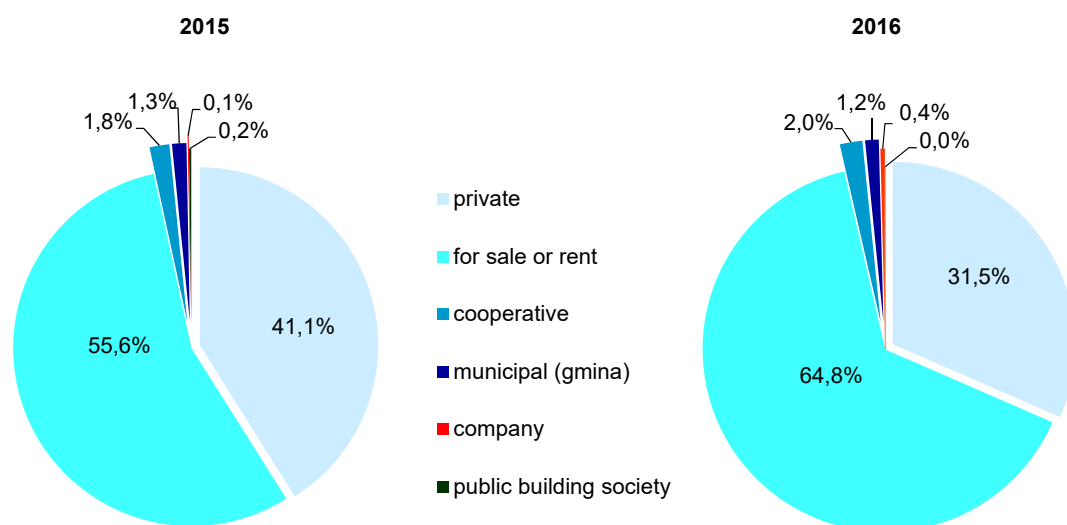
Table 1. Dwellings completed by the forms of construction in 2016

Specification	Dwellings	Rooms	Useful floor area in m ²	
			total	average per one dwelling
Total	36049	125486	2975755	82.5
urban areas	28085	83256	1885337	67.1
of which m.st. Warszawa	20119	53663	1192512	59.3
rural areas	7964	42230	1090418	136.9
Construction:				
private	11372	59437	1574293	138.4
for sale or rent	23344	62743	1334327	57.2
cooperative	737	2080	41932	56.9
municipal (gmina)	427	901	17773	41.6
company	154	296	6898	44.8
public building society	15	29	532	35.5

In urban areas of Mazowieckie voivodship, 32.2% dwellings more were completed than in the previous year, and their share in the total number of dwellings completed in the voivodship increased by 5.2 pp. In urban areas, 79.2% of dwellings were intended for sale or rent, and 16.4% constituted dwellings completed by private investors. Dwellings completed in the Capital City of Warszawa accounted for 55.8% of total effects of housing construction in the voivodship and 71.6% of effects in urban areas (in 2015, respectively 45.5% and 62.6%). In the Capital City of Warszawa, 91.5% of dwellings were intended by investors for sale or rent. In rural areas of the voivodship, the number of dwellings completed over the year decreased by 0.3%. Their share in 2016, accounted for 22.1%. In urban areas, vast majority — 85.1% of dwellings completed constituted dwellings built by private investors, whereas share of dwellings intended for sale or rent was 13.7%.

In 2016, in Mazowieckie voivodship, the number of completed dwellings increased in construction for sale or rent by 7 097 dwellings, cooperative by 209 dwellings, company by 136 dwellings, municipal by 61 dwellings. Fewer dwellings than a year before were completed in private construction by 651 dwellings and in public building society by 30.

Structure of completed dwellings by the forms of construction



THE STANDARD OF DWELLINGS COMPLETED

In 2016, the useful floor area of completed dwellings amounted to 2975.8 thous. m² and it was by 10.9% more than a year before. Dwellings with the largest average useful floor area were completed in private construction — 138.4 m² (in 2015 — 137.9 m²), whereas with the smallest in public building society — 35.5 m² (in 2015 — 43,5 m²).

In urban areas, the average useful floor area per one dwelling completed amounted to 67.1 m² (in 2015 — 74.2 m²), in rural areas the average dwelling was more than twice as big and amounted to 136.9 m². The average useful floor area of company dwellings in rural areas was by 214.8 m² larger than in urban areas, dwellings for sale or rent by 32.6 m², private dwellings by 18.6 m², and municipal dwellings by 0.9 m².

The largest number of dwellings completed in private construction comprised 5 or 6 rooms, constituting a total of 51.8% of all private dwellings (in urban areas 40.3%, in rural areas 59.6%). Investors other than private built mainly dwellings with 2 or 3 rooms. Such dwellings made up a total of 72.3% of all dwellings of other forms of construction. In urban areas, 2 or 3-room dwellings accounted for 73.3% in total, in rural areas — 52.5%.

Table 2. Completed dwellings by number of rooms in 2016

Specification	Total	Dwellings — in % — with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Total	11372	0.6	4.8	9.4	14.5	25.4	26.4	13.0	5.9
Urban areas	4593	1.1	10.6	17.6	16.3	21.2	19.0	8.6	5.5
of which m.st. Warszawa	1133	1.0	15.4	15.7	18.4	20.4	16.1	7.2	5.9
Rural areas	6779	0.2	0.9	3.9	13.3	28.3	31.4	15.9	6.2
Outside private construction									
Total	24677	8.8	42.0	30.3	13.2	3.8	1.3	0.3	0.2
Urban areas	23492	9.1	42.8	30.4	13.1	3.3	0.9	0.2	0.1
of which m.st. Warszawa	18986	10.0	44.8	29.8	11.7	2.6	0.9	0.2	0.0
Rural areas	1185	3.8	24.9	27.6	15.7	14.2	9.2	2.8	1.9

In 2016, a dwelling completed in Mazowieckie voivodship comprised 3.48 rooms on average (compared to 3.79 in 2015). The largest dwellings were completed by investors who built private dwellings — 5.23 rooms, and the smallest by investors who built company dwellings — 1.92 rooms.

Complementary to the image of housing construction in the voivodship, apart from quantitative indicators, is the qualitative characteristics of completed dwellings. The quality of completed dwellings determines their equipment in technical and sanitary installations. In 2016, all completed dwellings were equipped with water supply system (including water supply from the network possessed by 95.2% of dwellings) and sewage system (including a sewage system with a connection to the network — 83.6% of dwellings). In the analysed year, all new dwellings were equipped with central heating. Gas from the network owned 31.3% (by 9.0 pp less than in 2015) dwellings,

and hot water centrally provided — 50.6% (by 5.4 pp more than in 2015). Equipment of dwellings in technical and sanitary installations depends, to a large extent, on their location. In urban areas of Mazowieckie voivodship, 96.0% (by 2.2 pp more than in 2015) of dwellings were fitted with sewage system with a connection to the network, in rural areas the percentage was over two times smaller and amounted to 40.0% (by 4.5 pp more than in 2015). Gas from the network owned 31.1% (by 11.3 pp less than in 2015) of dwellings completed in urban areas, in rural areas — 32.0% (by 2.9 pp less than in 2015). Whereas the share of dwellings fitted with hot water centrally provided in 2016 in urban areas increased by 4.2 pp in comparison with 2015 and amounted to 65.0%.

THE INTENSITY OF HOUSING CONSTRUCTION

The number of dwellings completed per 1000 population is, among others, a measure of the intensity of housing construction. This rate in 2016 amounted to 6.7 and was by 1.2 point higher than in 2015. In urban areas, this indicator increased by 2.0 points, while in rural areas it remained at the same level.

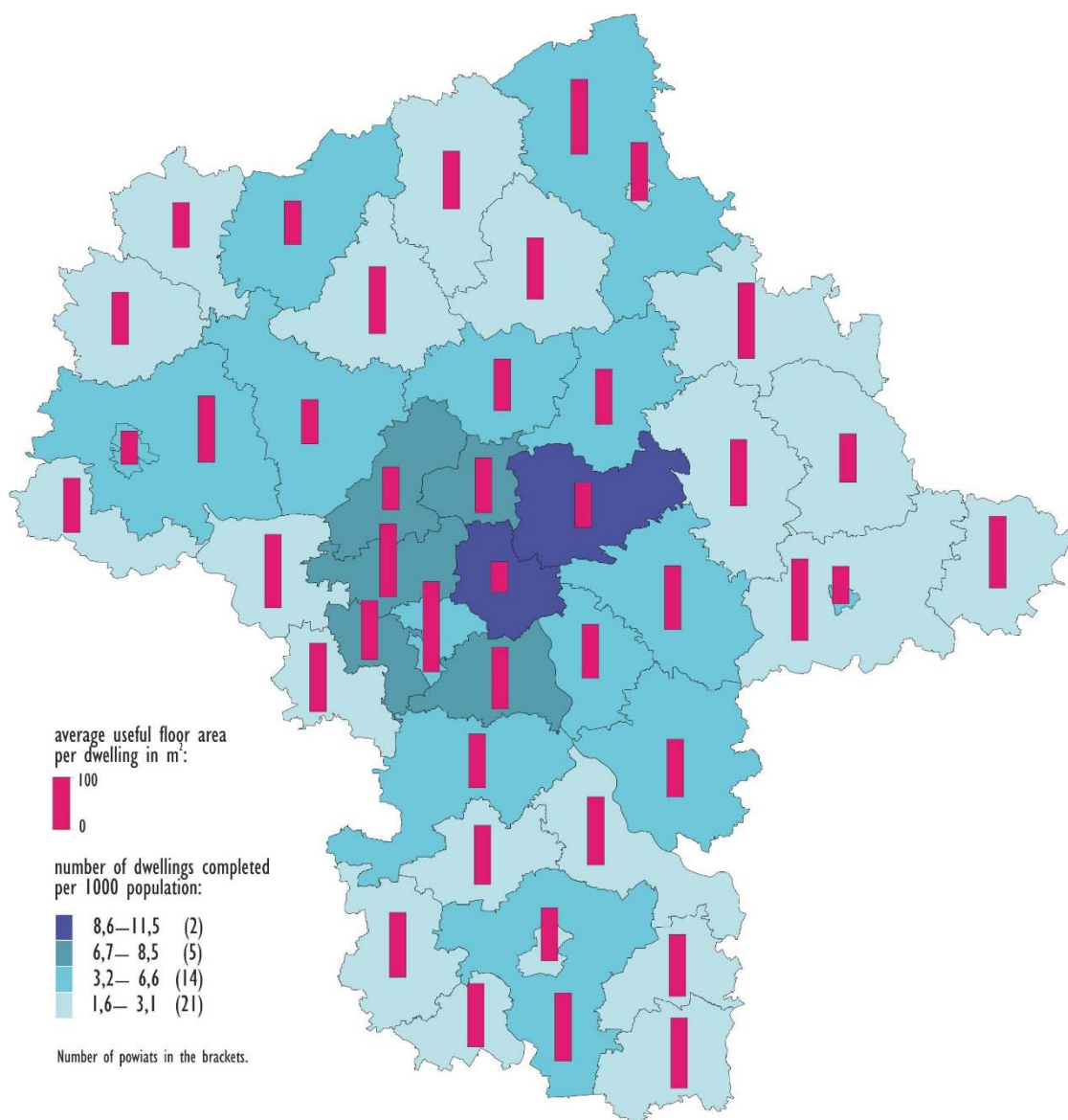
Tabl. 3. Selected indicators regarding completed dwellings in 2016

Specification	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	6.7	8.2	4.2
Dwellings per 1000 contracted marriages	1350	1664	812
Rooms per 1000 population	23.4	24.2	22.1

The largest number of dwellings per 1000 population were completed in Wołomiński powiat — 8,6 (compared with 9.6 in 2015), the smallest number in Łosicki powiat — 1.6 (compared with 4.2 in 2015). In seven powiats the rate was higher than the voivodship average which amounted to 6.7.

In 2016, the average useful floor area of one completed dwelling in Mazowieckie voivodship amounted to 82.5 m². Among powiats, the largest average useful floor area of one completed dwelling was in Pruszkowski powiat and was over twice as big as the average in the voivodship which was 175.2 m². A large average useful floor area of one completed dwelling was characteristic for dwellings in the powiats: Siedlecki — 155.9 m², Ostrołęcki — 145.2 m² and Ostrowski — 144.8 m². Dwellings with the smallest average useful floor area were built in the Capital City of Warszawa — 59.3 m², in Płock — 66.2 m² and in Siedlce — 71.9 m².

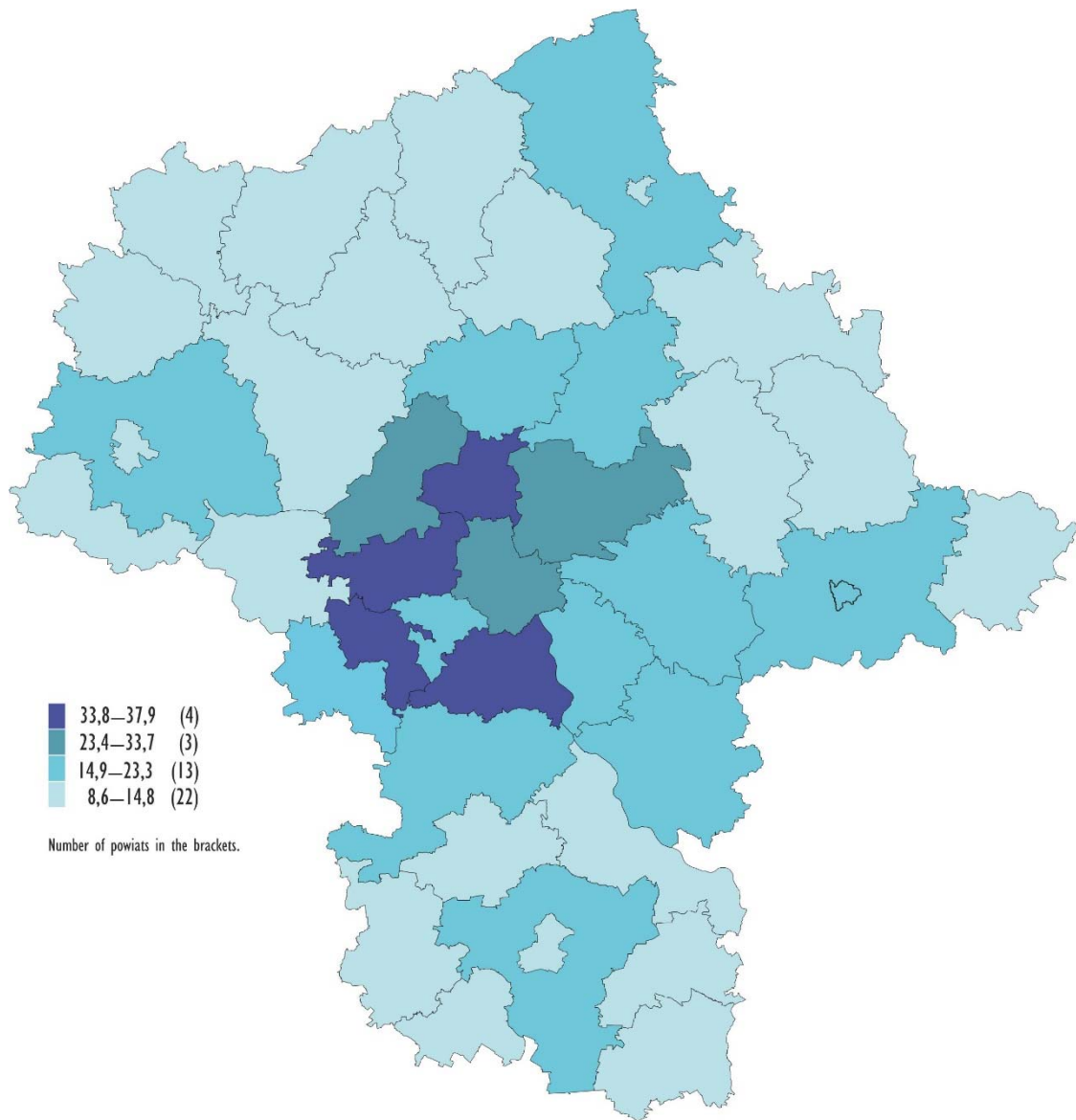
Dwellings completed by powiats in 2016



The number of rooms in completed dwellings per 1000 population was higher in urban areas than in rural areas and was 24.2 and 22.1 respectively, compared to the voivodship average of 23.4. In comparison with 2015, in urban areas this rate increased by 4.4 points, while decreased in rural areas by 0.3 point.

Among powiats, the largest number of rooms per 1000 population were completed in Piaseczyński powiat — 37.9 (compared to 37.2 in 2015), the smallest number in Łosicki powiat — 8.6 (compared to 18.5 in 2015). In seven powiats the rate was higher than the voivodship rate.

Rooms in completed dwellings per 1000 population by powiats in 2016



Another measure determining the intensity of housing construction is the number of completed dwellings per 1000 newly contracted marriages. In 2016, this rate was 1350 (against 1132 in 2015), in urban areas — 1664, in rural areas — 812. At the level of powiats, the highest rate was noted in the Capital City of Warszawa (2304), the lowest in Łosicki powiat (296). In ten powiats of the voivodship, there were more completed dwellings than contracted marriages (powiats: the Capital City of Warszawa, Legionowski, Piaseczyński, Wołomiński, Grodziski, Warszawski zachodni, Nowodworski, Siedlce, Otwocki, Grójecki).

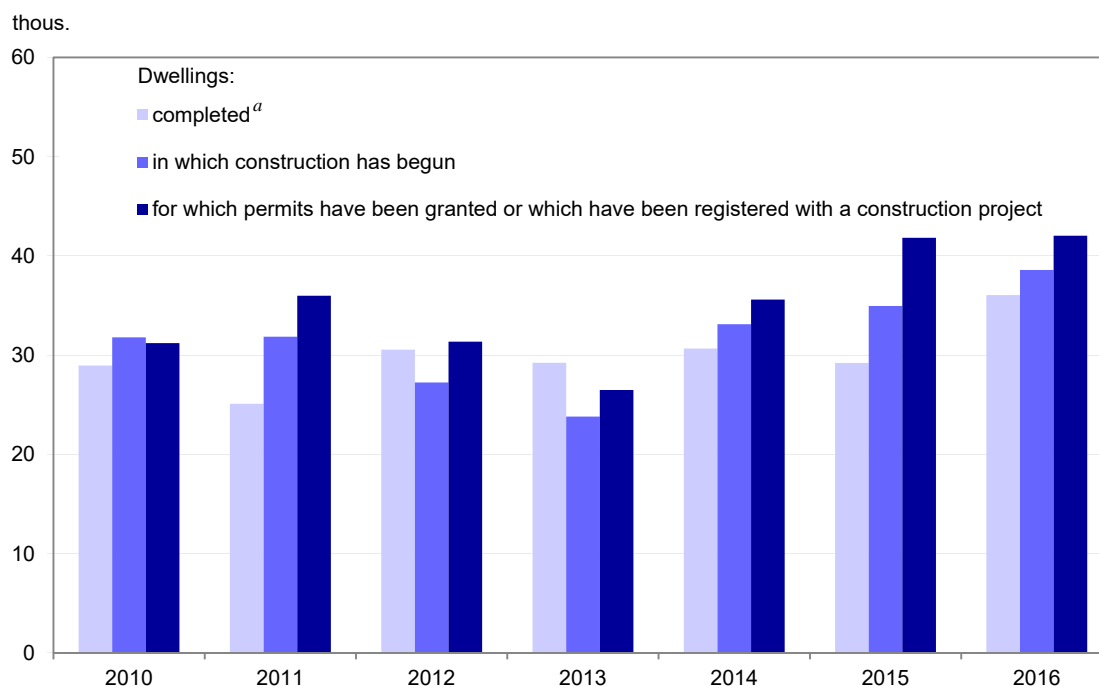
DWELLINGS IN WHICH CONSTRUCTION HAS BEGUN

In 2016, in Mazowieckie voivodship, the construction of 38 588 dwellings has begun, i.e. by 10.4% more than in 2015. The increase in the number of dwellings in which construction has begun was noted in municipal construction (by 100.0%), private (by 13.4%) and intended for sale or rent (by 9.0%). Construction of fewer dwellings has begun in cooperative construction (by 35.7%). In 2016, dwellings in which construction has begun intended for sale or rent amounted for 68.0 (a decrease of 0.9 pp compared with 2015), while dwellings in private construction 31.5% (an increase by 0.8 pp compared with 2015). The remaining 0.4% made up investments initiated by investors in cooperative, municipal and company construction.

BUILDING PERMITS OR REGISTRATIONS WITH A CONSTRUCTION PROJECT GRANTED

In 2016, in Mazowieckie voivodship, 12 203 buildings permits or registrations with a construction project were granted of 13 940 new residential buildings (against 11 866 buildings in 2015), in which 40 995 dwellings will be built (against 40 914 dwellings in 2015) with the total useful floor area of 3523.1 thous. m² (compared to 3439.0 thous. m² in 2015). Private investors obtained 11 159 permits or registered construction projects of 11 763 new residential buildings, in which 13 519 dwellings were planned with the total useful floor area of 1860.5 thous. m² (in 2015 — 1591.1 thous. m²). In addition, building permits or registrations with a construction project of 1 044 dwellings were granted (against 922 in 2015) in new non-residential and collective accommodation buildings as well as built as a result of expansion of residential buildings and reconstruction of non-residential spaces. From among all dwellings for which the permits or registrations with a construction project were granted, 33.9% (against 29.4% in 2015) will be built by private investors.

Housing construction



^a Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

MAZOWIECKIE VOIVODSHIP COMPARED TO THE COUNTRY — SELECTED DATA

Specification	Poland	Voivodship	
		total	Poland=100
Residential buildings completed ^a			
number	74227	10968	14.8
cubic volume in thous. m ³	74013.6	15882.5	21.5
Expanded residential buildings ^b			
number	1298	239	18.4
cubic volume in thous. m ³	778.2	163.8	21.0
Dwellings completed ^c			
number	163325	36049	22.1
per 1000 population	4.3	6.7	x
per 1000 contracted marriages	844	1350	x
Rooms ^c			
number	647463	125486	19.4
average number of rooms per dwelling	3.96	3.48	x
per 1000 population	16.8	23.4	x
Useful floor area per dwelling ^c			
in thous. m ²	15427.1	2975.8	19.3
average per dwelling in m ²	94.5	82.5	x
Dwellings completed by forms of construction ^c :			
private	78062	11372	14.6
for sale or rent	79160	23344	29.5
cooperative	2707	737	27.2
municipal (gmina)	1746	427	24.5
company	310	154	49.7
public building society	1340	15	1.1
Dwellings in which construction has begun	173932	38588	22.2
Residential buildings for which permits or registrations with a construction project were granted	92883	13940	15.0
of which private construction	81855	11763	14.4

^a It applies to buildings completed as a whole or as first parts of new buildings; it does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). ^b It does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). ^c Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.