

Housing construction in Mazowieckie voivodship in 2017

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↑ 103.4

Indices of the number of dwellings completed y/y

In 2017, there were more dwellings completed than a year before (20.9% of the share in the country). There was an increase in the number of dwellings for which permits have been granted or which have been registered with a construction project and in which construction has begun. There were 6.9 dwellings completed per 1000 inhabitants of Mazowieckie voivodship, while per 1000 marriages contracted 1373.

Dwellings built in the voivodship accounted for almost 21% of the effects of housing construction in the country

New residential buildings completed¹

In Mazowieckie voivodship in 2017, there were 11 644 new residential buildings completed, i.e. by 6.2% more than a year before. The total volume of these buildings was 16 701.2 thous. m³ and was by 5.2% bigger than a year earlier. The average duration of construction of these buildings was 42.1 months and was by 1.3 months longer than in 2016. The time of construction of residential buildings shortened in municipal construction by 10.4 months and in private construction by 1.6 months. However, on an annual basis, it expanded in company construction by 8.3 months, in cooperative construction by 6.3 months, in public building society by 4.3 months and in construction for sale or rent by 2.0 months. Majority of new residential buildings were completed in rural areas of the voivodship — 64.1%. In urban areas, 4182 new residential buildings were completed, which accounted for 35.9% of all completed residential buildings in the voivodship. The average construction time of these buildings in urban areas increased by 1.9 months, while in rural areas it remained at the same level.

In 2017, there were by 6.2% more new residential buildings completed than a year before

In 2017, **private investors** built 10 187 new residential buildings with a total volume of 814.0 m³ (in 2016 — 9 337 buildings with a total volume of 789.7 m³). Their share in the total number of new residential buildings completed amounted to 87.5%, and in the total volume 49.7% (in 2016, respectively 86.0% of buildings and 46.9% of the total volume). In private investments dominated mainly two-story buildings with an average volume of 773.5%. Their share in the number of buildings completed by private investors amounted to 75.0% (compared to 73.6% in 2016), and dwellings located in these buildings accounted for 61.9% (compared to 66.5% in 2016) of the number of dwellings completed in new residential buildings in private construction. In terms of the number of dwellings built by private investors, mainly one-dwelling buildings predominated, which in 2017 accounted for 95.4, i.e. by 1.0 pp less than in 2016.

Private investors completed almost 88% of the total number of new residential buildings

Other investors in 2017 completed 1 457 new residential buildings with an average cubic volume of 5 771.4 m³ (compared to 1 531 buildings with an average cubic volume of 5 506.5 m³ in 2016). Their share in the total number of new residential building completed amounted to 12.5%, and in the total cubic volume 50.3% (in 2016, respectively 14.0% of buildings and 53.1% of the total cubic volume). The average construction period of new residential buildings other than private was by 2.1 months longer than in 2016 and amounted to 24.2 months. Among new residential buildings completed by other investors, one-dwelling buildings predominated with an average volume of 699.3 m³ (i.e. by 6.4 m³ more than in 2016). Over the year, their share in the number of new residential buildings built by other investors decreased by 6.0 pp and accounted for 42.3%. In 2017, most frequently two- and three-storey

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).

buildings were built. Their share in the number of new residential buildings completed by other investors amounted to 61.3% and 16.8%, and in the total cubic volume 8.4% and 6.3%.

Residential buildings expanded²

The additional cubic volume increase, excluding new residential buildings, was obtained as a result of the expansion of already existing buildings. As a result of this expansion in 2017, the volume of residential buildings increased by 249.1 thous. m³, the number of dwellings – by 517 and the useful floor area – by 51.6 thous. m². Compared to 2016, the cubic volume of expanded buildings was higher by 85.3 thous. m³ (by 52.1%), the useful floor area by 16.7 thous. m² (by 47.6%), while the number of dwellings higher by 206 (by 66.2%).

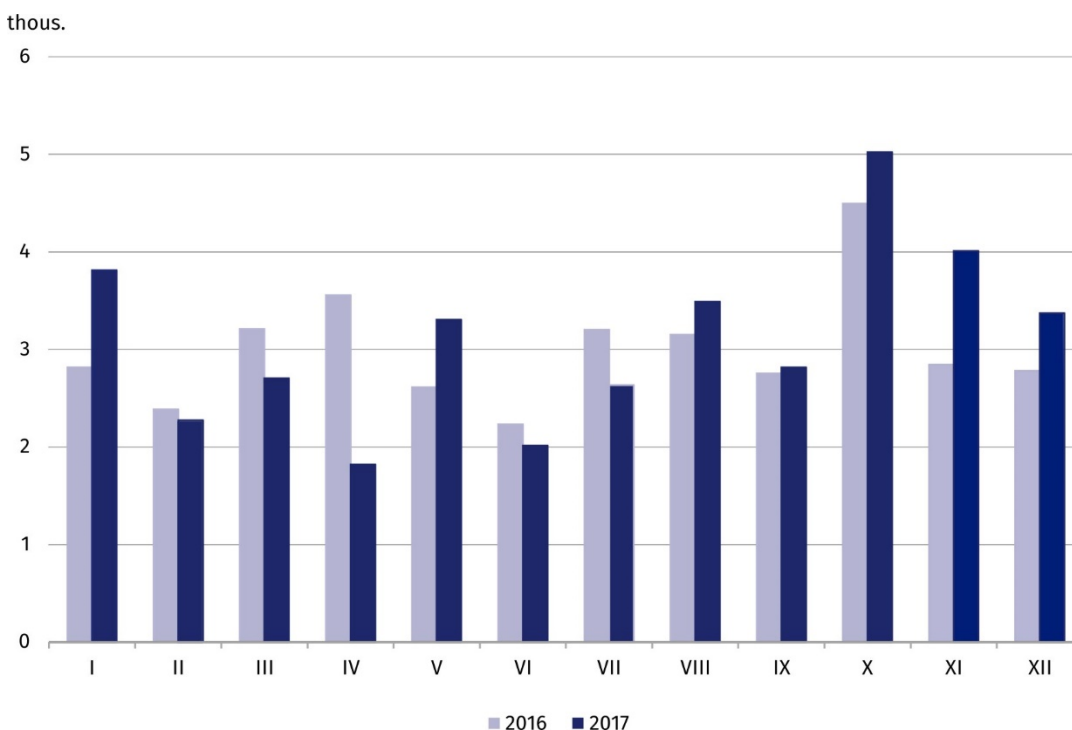
In 2017, there was an increase in the cubic volume of expanded buildings by more than 52%

Dwellings completed³

In 2017, in Mazowieckie voivodship, there were 37 274 dwellings completed, i.e. by 3.4% more than a year before. Most dwellings were completed in October (5022), and the least in April (1822).

In urban areas of Mazowieckie voivodship, over 76% of dwellings were intended for sale or rent

Figure 1. Dwellings completed



Dwellings built in new residential buildings made up 98.3% of total completed dwellings, but in comparison with 2016, their number increased by 1027 (by 2.9%). Dwellings arising from the expansion of already existing residential buildings accounted for 1.4% (in 2016 – 0.9%) of total completed dwellings, while dwellings obtained as a result of adapting non-residential spaces – 0.2%, and 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 forms of construction in 2017

SPECIFICATION	Dwellings	Rooms	Useful floor area in m ²	
			total	average per dwelling
GRAND TOTAL	37274	132297	3158076	84.7
Urban areas	28693	86958	2005470	69.9
of which Capital City of Warszawa	20331	55879	1281999	63.1
Rural areas	8581	45339	1152606	134.3
Construction:				
Private	13381	67476	1739021	130.0
private designed for the own use of the investor	9745	54926	1464663	150.3
private for sale or rent	3636	12550	274358	75.5
For sale or rent	23096	62794	1372663	59.4
Cooperative	460	1249	30629	66.6
Municipal (gmina)	224	457	9081	40.5
Public building society	78	228	3745	48.0
Company	35	93	2937	83.9

In Mazowieckie voivodship, there were by 2.2% more dwellings completed than a year before, and their share in the total number of completed dwellings in the voivodship decreased by 0.9 pp. In urban areas, 76.1% of dwellings were for sale or rent, and 21.2% were dwellings commissioned by private investors. Dwellings completed in the Capital City of Warszawa accounted for 54.5% of the effects of housing construction of the voivodship and 70.9% of the effects obtained in urban areas (in 2016, respectively 55.8% and 71.6%). In the Capital City of Warszawa, 87.4% of dwellings were intended by investors for sale or rent. In rural areas of the voivodship, the number of dwellings completed on annual basis increased by 7.7%. Their share made up 23.0%. In rural areas, the vast majority – 85.0% of dwellings completed were dwellings built by private investors, and the share of dwellings for sale or rent amounted to 14.7%.

In 2017, in Mazowieckie voivodship, the number of dwellings completed increased by 2009 in private construction and in public building society by 63. Less dwellings than a year before were completed in cooperative construction by 277, for sale or rent by 248, municipal by 203 and company by 119.

Figure 2. Structure of dwellings completed by forms of construction



The standard of dwellings completed

In 2017, the useful floor area of dwellings completed amounted to 3 158.1 thous. m² and it was by 6.1% more than a year before. Dwellings with the largest average useful floor area were completed in private construction – 130.0 m² (in 2016 – 138.4 m²), while the smallest in municipal construction – 40.5 m² (in 2016 – 41.6 m²).

In urban areas, the average useful floor area of a dwelling completed was 69.9 m² (in 2016 – 67.1 m²), in rural areas, an average dwelling was more than twice as large and amounted to 134.3 m². The average useful floor area of dwellings for sale or rent in rural areas was by 29.2 m² higher than in urban areas, private dwellings by 28.4 m².

Most dwellings completed in private construction had 5 or 6 rooms, constituting a total of 48.9% of the total dwellings of private construction (in urban areas 33.6%, in rural areas 61.6%). Investors other than private built mainly dwellings with 2 or 3 rooms. Such dwellings accounted for a total of 72.8% of total dwellings of other construction forms. In urban areas, 2 or 3-room dwellings made up a total of 73.9%, in rural areas – 53.0%.

Dwellings with the largest average useful floor area were completed in private construction – 130.0 m²

Table 2. Dwellings completed by the number of rooms in 2017

SPECIFICATION	Total	Dwellings – in % – with the number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Total	13381	0.9	5.9	13.0	14.6	24.6	24.3	11.4	5.4
Urban areas	6086	1.9	11.6	23.9	16.8	18.0	15.5	7.2	5.0
of which the Capital City Warszawa	2063	4.5	17.5	28.8	14.4	12.3	11.2	5.7	5.7
Rural areas	7295	0.1	1.2	3.9	12.7	30.0	31.6	14.9	5.7
In addition to private construction									
Total	23893	7.9	40.7	32.1	13.5	3.9	1.5	0.1	0.3
Urban areas	22607	8.3	41.5	32.4	13.3	3.4	1.0	0.0	0.2
of which the Capital City of Warszawa	18268	8.7	43.4	31.2	12.9	3.2	0.5	0.0	0.1
Rural areas	1286	1.2	25.4	27.5	18.4	12.5	11.8	1.2	1.9

In 2017, dwellings completed in Mazowieckie voivodship comprised 3.5 rooms on average (the same as in 2016). The largest dwellings were completed by investors building private dwellings – 5.0 rooms, and the smallest by investors building municipal dwellings – 2.0 rooms.

Average dwelling completed comprised 3.5 rooms

Complementary to the image of housing construction in the voivodship, apart from quantitative indicators, is the qualitative characteristics of dwellings completed. The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2017, all dwellings were equipped with water supply system (of which water supply from the network owned by 94.7% of dwellings) and sewage system (of which a sewage system with a connection to the network – 83.3% of dwellings). In the discussed year, all dwellings completed had central heating. Gas from the network had 36.6% (more by 5.3 pp than in 2016) dwellings, and hot water centrally provided 51.4% (more by 0.8 pp than in 2016). Equipment of dwellings in technical and sanitary installations depends to a large extent on their location. In urban areas of Mazowieckie voivodship, 95.9% (less by 0.2 pp than in 2016) of dwellings completed were fitted with sewage system with a connection to the network, in rural areas this percentage was over two times smaller and amounted to 41.3% (more by 1.3 pp than in 2016). Gas from the network owned 35.8% (more by 4.7 pp than in 2016) of dwellings completed in urban areas, in rural areas – 39.4% (more by 7.4 pp than in 2016). The share of dwellings with hot water centrally provided in 2017 in urban areas increased by 1.1 pp in comparison with 2016 and amounted to 66.1%.

The intensity of housing construction

A measure of the intensity of housing construction is, among others, the number of dwellings completed per 1000 population. This ratio in 2017 amounted to 6.9 and was by 0.2 pp higher than in 2016. In urban and in rural areas this ration increased by 0.1 pp and 0.3 pp, respectively.

Table 3. Selected indicators concerning dwellings completed in 2017

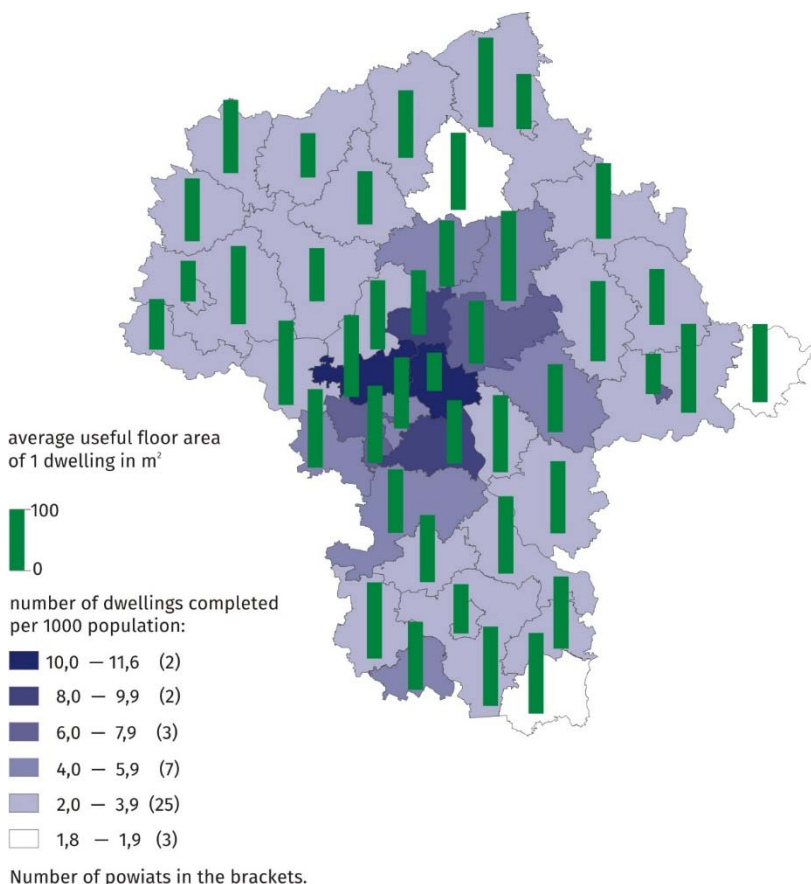
SPECIFICATION	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	6.9	8.3	4.5
Dwellings per 1000 contracted marriages	1373	1653	877
Rooms per 1000 population	24.6	25.2	23.6

The largest number of dwellings per 1000 population were completed in the Capital City of Warszawa – 11.6 (compared to 11.5 in 2016), warszawski zachodni – 10.3 (compared to 7.3 in 2016), the smallest number in the powiats: makowski, łosicki and lipski – 1.8 each (in 2016, respectively, 2.3; 1.6; 2.2). In 6 powiats, this indicator was higher than the voivodship average, which was 6.9.

In 2017, the average useful floor area per one dwelling completed in Mazowieckie voivodship amounted to 84.7 m². Among powiats, the largest average useful floor area per one dwelling completed was in wyszkowski powiat – 148.1 m² and was nearly twice as high as the voivodship average. Large average useful floor per one dwelling completed had dwellings in the powiats: ostrołęcki – 147.3 m², siedlecki – 146.3 m². Dwellings with the smallest average useful floor area were built in the Capital City of Warszawa – 63.1 m², in Siedlce – 66.8 m² and in Płock – 66.9 m².

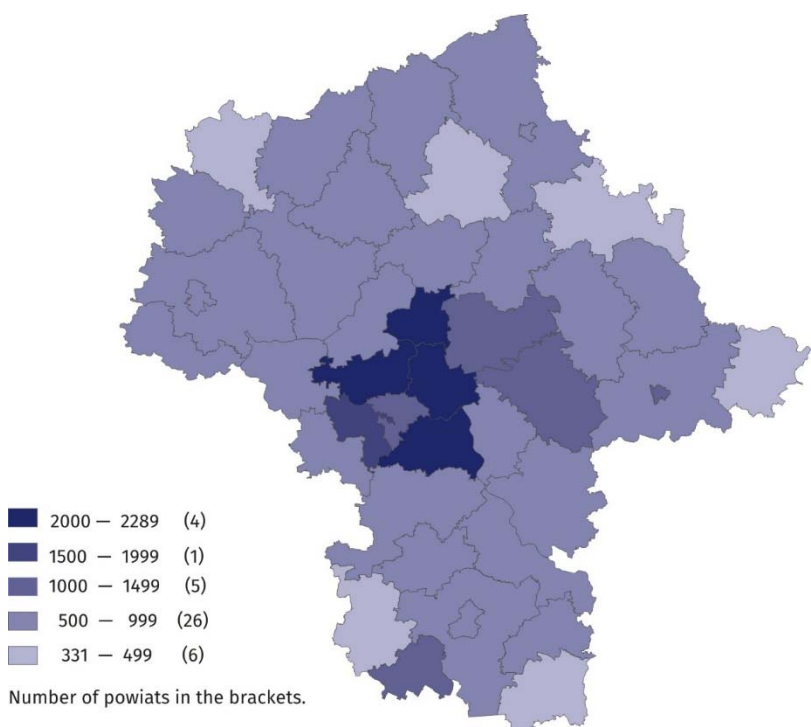
The average useful floor area per one dwelling completed amounted to 84.7 m²

Map 1. Dwellings completed by powiats in 2017



Another measure determining the intensity of housing construction is the number of dwellings completed per 1000 newly contracted marriages. In 2017, this rate amounted to 1 373 (compared to 1 350 in 2016), in urban areas – 1 653, in rural areas – 877. On the level of powiats, the highest rate was noted in warszawski zachodni powiat (2 289), the lowest in łosicki powiat (331). In 10 powiats of the voivodship, more dwellings were completed than marriages contracted (powiats: warszawski zachodni, the Capital City of Warszawa, legionowski, piaseczyński, grodziski, Siedlce, pruszkowski, wołomiński, szydłowiecki, miński).

Map 2. Dwellings completed per 1000 marriages contracted by powiats in 2017



Dwellings in which construction has begun

In 2017, in Mazowieckie voivodship, construction of 43 243 dwellings was commenced, i.e. by 12.1% more than in 2016. The increase in the number of dwellings in which construction has begun was noted in cooperative construction (by 286.7%), municipal (by 89.4%), for sale or rent (by 13.5%) and private (by 7.6%). In 2017, dwellings started intended for sale or rent constituted 68.9% (a 0.9 pp increase compared to 2016), while dwellings in private construction 30.2% (a 1.3 pp decrease compared to 2016). The remaining 0.8% accounted for investments started by investors in cooperative and municipal construction.

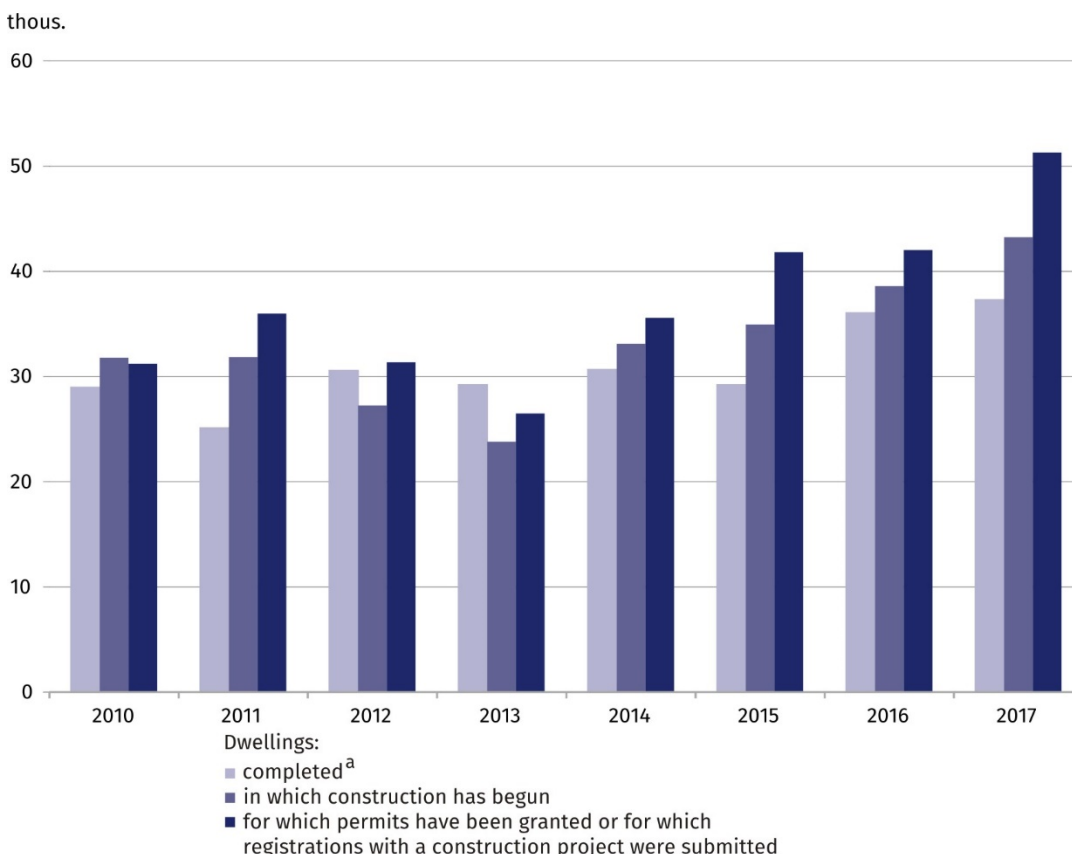
Over 287% increase in the number of dwellings in which construction has begun was recorded in cooperative construction

Building permits or registrations with a construction project granted

In 2017, in Mazowieckie voivodship, 13 186 permits were granted or registrations with a construction project were applied for the construction of 15 727 new residential buildings (compared to 13 940 buildings in 2016), in which 50 331 dwellings will be built (compared to 40 995 dwellings in 2016) with the total useful floor area of 4 290.8 thous. m² (compared to 3 523.1 thous. m² in 2016). Private investors obtained 11 762 permits or applied registrations with a construction project for the construction of 12 797 new residential buildings, in which 15 673 dwellings were planned with a total useful floor area of 2 102.5 thous. m² (in 2016 – 1 860.5 thous. m²). Moreover, permits were granted or registrations with a construction project were applied for the construction of 981 dwellings (compared to 1 044 in 2016) in new residential buildings and in collective accommodation buildings, and dwellings created as a result of expansion of residential buildings and as a result of adapting non-residential spaces. Out of all dwellings for which permit were granted or registered with a construction project, 31.8% (compared to 33.9% in 2016) will be built by private investors.

13.2 thous. building permits or registrations with a construction project were granted for the construction of 15.7 thous. new residential buildings

Figure 3. 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.

Table 4. Mazowieckie voivodship compared to the country – selected data

SPECIFICATION	Poland	Voivodship	
		total	Poland=100
New residential buildings completed ^a			
number	78762	11644	14.8
volume in thous. m ³	79706.8	16701.2	21.0
Residential buildings expanded ^b			
number	1335	310	23.2
cubic volume in thous. m ³	885.6	249.1	28.1
Dwellings completed ^c			
number	178342	37274	20.9
per 1000 population	4.6	6.9	x
per 1000 contracted marriages	926	1373	x
Rooms ^c			
number	697057	132297	19.0
average number of rooms per dwelling	3.9	3.5	x
Average useful floor area of dwellings ^c			
in thous. m ²	16540.3	3158.1	19.1
average per one dwelling in m ²	92.7	84.7	x
Dwellings completed by forms of construction ^c :			
private	82408	13381	16.2
for sale or rent	90276	23096	25.6
cooperative	2311	460	19.9
municipal (gmina)	1715	224	13.1
public building society	1486	78	5.2
company	146	35	24.0
Dwellings in which construction has begun	205990	43243	21.0
New residential buildings for which permits have been granted or for which registrations with a construction project were submitted	105027	15727	15.0
of which private construction	91533	12797	14.0

^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

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Terms used in official statistics

[Private construction](#)

[Municipal construction](#)

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