

# Housing construction in Mazowieckie Voivodship in 2018

15th July 2019

 **110.2**

Dynamics of the number of dwellings completed y/y

**In 2018, 41078 apartments were completed, of which 57% are dwellings built in Warsaw capital city. The share of dwellings in the voivodship accounted for 22.2% of construction effects in the country. The number of dwellings in which construction has begun increased, while the number of dwellings for which construction permits have been granted or which have been registered with a construction project decreased.**

In 2018, 10.2% more dwellings were completed than a year before

## New residential buildings completed<sup>1</sup>

In Mazowieckie Voivodship, in 2018, 1.1101 new residential buildings were completed (i.e. by 4.7% less than a year before). Most of them were completed in rural areas – 7049 (63.5%). With the help of improved traditional technology, 97.0% of new residential buildings were erected. Taking into account the number of storeys, the majority were 2-story (65.5%) and 1-storey buildings (26.7% of new buildings). The average duration of construction of a new residential building amounted to 35 months and was 7.1 months shorter than in 2017. Both in urban areas and in rural areas, their construction time decreased by 5.5 months and 10.0 months respectively.

By 4.7% less new residential buildings were completed

In 2018, private investors built – 8294 new residential buildings (in 2017 – 9204 buildings). Their share in the total number of new residential buildings completed was 74.7% (in 2017 – 79.0%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2018 accounted for 98.2% of the number of new residential buildings completed by private investors.

Private investors completed nearly 75% of the total number of new residential buildings

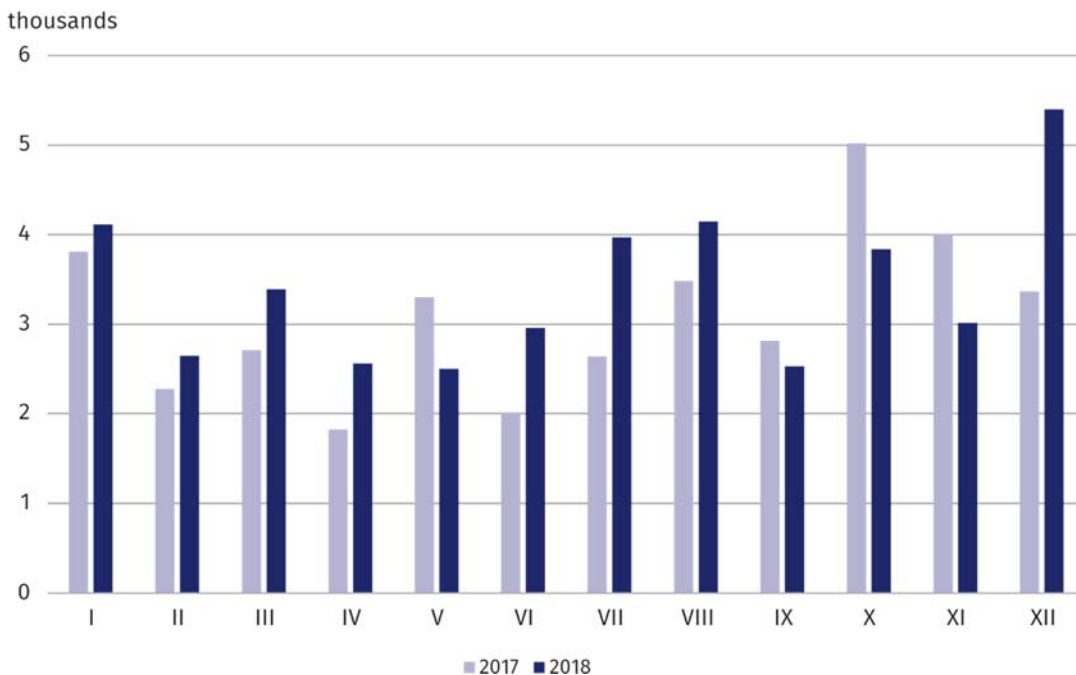
## Dwellings completed<sup>2</sup>

In 2018, 41078 dwellings were completed in Mazowieckie Voivodship (i.e. by 10.2% more than a year before). Most dwellings were completed in December – 5401, and the least in May – 2498.

The largest group of completed dwellings was built in new residential buildings (98.9%). The remaining are dwellings created as a result of enlarging already existing residential buildings (0.7%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.3%), in collective accommodation buildings and in non-residential buildings (0.1%).

<sup>1</sup> 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). <sup>2</sup> Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

**Chart 1. Dwellings completed**



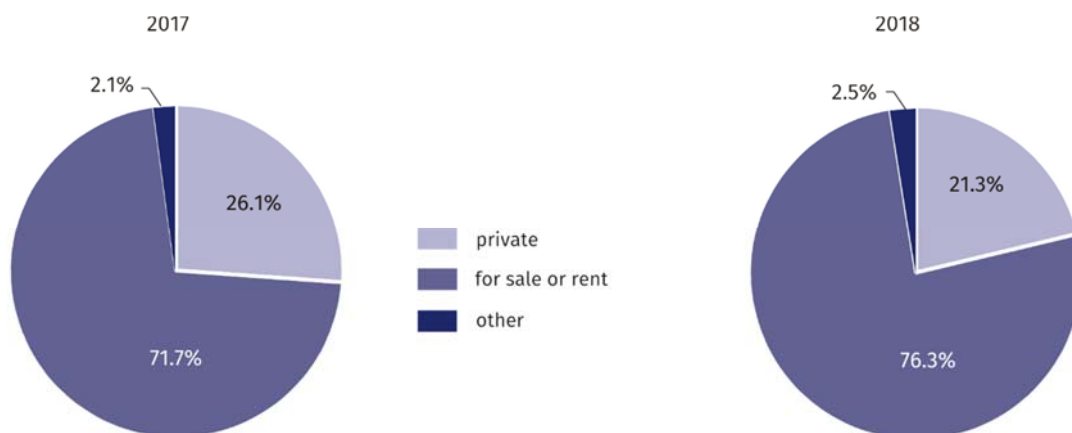
In the urban areas of the voivodship, 32628 dwellings were completed (by 13.7% more than a year before), and their share in the total number of dwellings in the voivodship increased by 2.4 pp. Dwellings completed in Warsaw capital city accounted for 57.0% of the effects of housing construction in the voivodship and 71.8% of effects achieved in urban areas (in 2017, respectively 54.5% and 70.9%). In rural areas of the voivodship, the number of dwellings completed fell by 1.5% in annual terms.

In urban areas, 89.8% of dwellings were built for sale or rent (in Warsaw capital city 96.3%). In rural areas, almost 75% of dwellings completed were dwellings built by private investors.

In 2018, in Mazowieckie Voivodship, there was an increase in the number of dwellings completed in construction for sale or rent (by 4594), municipal construction (by 167) and dwellings built by public building societies (by 119). Less dwellings than a year before were completed in private (by 1005), cooperative (by 44) and company construction (by 27).

Dwellings completed in Warsaw capital city accounted for 57.0% of total dwellings completed in the voivodship

**Chart 2. Structure of dwellings completed by forms of housing construction**



**Table 1. Dwellings completed by forms of housing construction w 2018**

SPECIFICATION	Dwellings	Rooms	Useful floor area per dwelling in m <sup>2</sup>	
			total	average per dwelling
<b>GRAND TOTAL</b>	<b>41078</b>	<b>139044</b>	<b>3248870</b>	<b>79,1</b>
Urban areas	32628	95964	2137809	65,5
of which Warsaw capital city	23430	63980	1398116	59,7
Rural areas	8450	43080	1111061	131,5
<b>Construction:</b>				
Private	8740	48170	1312886	150,2
For sale or rent	31326	88459	1885760	60,2
Cooperative	416	1301	23564	56,6
Municipal	391	650	15405	39,4
Public building society	197	425	10073	51,1
Company	8	39	1182	147,8

### Standard of dwellings completed

In 2018, the average useful floor area per dwelling completed was 79.1 m<sup>2</sup> and decreased by 5.6 m<sup>2</sup> compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 150.2 m<sup>2</sup> (similar to the previous year), the smallest in municipal construction – 39.4 m<sup>2</sup> (in 2017 – 40.5 m<sup>2</sup>).

In urban areas, the average useful floor area per dwelling completed amounted to 65.5 m<sup>2</sup> (in 2017 – 69.9 m<sup>2</sup>), and in rural areas it was more than twice as large.

Among powiats, the largest average useful floor area per dwelling completed was in the siedlecki powiat – 159.4 m<sup>2</sup> and it was twice as large as the average in the voivodship. A large average useful floor area per dwelling completed was characterized by dwellings in the powiats: ostrowski – 154.2 m<sup>2</sup>, and ostrołęcki – 152.6 m<sup>2</sup>. Dwellings with the smallest area were built in Warsaw capital city – 59.7 m<sup>2</sup>, Płock – 62.3 m<sup>2</sup> and in Siedlce – 70.0 m<sup>2</sup>.

In 2018, dwellings completed in Mazowieckie Voivodship consisted on average of 3.4 rooms (similarly as in 2017). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built municipal dwellings – 1.7 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 150.2 m<sup>2</sup>

The average dwelling completed consisted of 3.4 rooms

**Table 2. Dwellings completed by the number of rooms in 2018**

SPECIFICATION	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
<b>Grand total</b>	<b>8740</b>	<b>0,5</b>	<b>1,2</b>	<b>5,0</b>	<b>13,2</b>	<b>30,1</b>	<b>29,8</b>	<b>13,6</b>	<b>6,7</b>
Urban areas	2421	1,0	1,2	6,5	13,1	28,1	28,5	12,4	9,2
of which Warsaw capital city	615	0,8	0,5	7,6	17,1	25,2	23,1	10,4	15,3
Rural areas	6319	0,3	1,2	4,4	13,2	30,9	30,3	14,0	5,7
Outside private construction									
<b>Grand total</b>	<b>32338</b>	<b>7,9</b>	<b>35,3</b>	<b>35,2</b>	<b>14,6</b>	<b>4,6</b>	<b>1,7</b>	<b>0,4</b>	<b>0,4</b>
Urban areas	30207	8,3	36,7	35,5	14,5	3,4	1,1	0,3	0,2
of which Warsaw capital city	22815	9,2	39,0	33,6	14,3	3,2	0,5	0,1	0,1
Rural areas	2131	3,2	15,3	30,2	16,4	21,2	9,0	2,3	2,4

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2018, almost 96% of the dwellings were fitted with water supply system, almost 86% with sewage system with the connection to the network, almost 59% with central heating from the network and hot water centrally provided and 36% with gas from gas supply system.

### Intensity of housing construction

In 2018, 7.6 dwellings were completed per 1000 population (a 0.7 pp increase; in urban areas 1.1 pp, and in rural area a slight decrease).

**Table 3. Selected indicators concerning dwellings completed in 2018**

SPECIFICATION	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	7,6	9,4	4,4
Dwellings per 1000 contracted marriages	1509	1862	872
Rooms per 1000 population	25,8	27,6	22,4

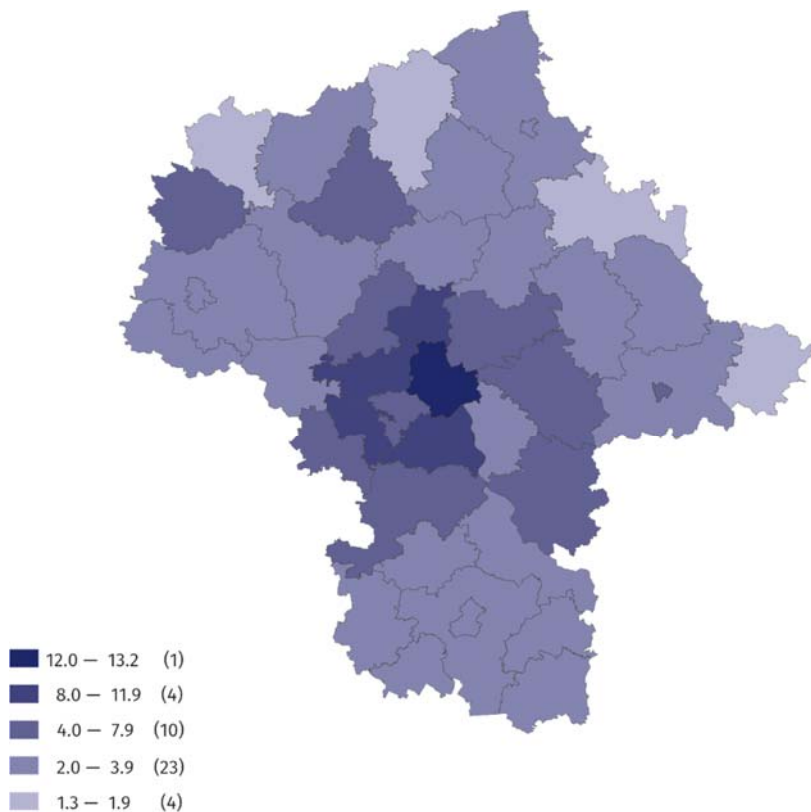
Most dwellings per 1000 population were completed in the powiat of Warsaw capital city – 13.2 (compared to 11.6 in 2017), piaseczyński – 11.8 (compared to 9.2 in 2017), while the lowest in przasnyski and żuromiński powiats – 1.3 each (in 2017, respectively 2.7, 2.2).

In 5 powiats (Warsaw capital city, piaseczyński, grodziski, legionowski, and warszawski zachodni), the rate adopted a value higher than the voivodship average – 7.6.

In 2018, the number of dwellings completed per 1000 newly contracted marriages amounted to 1509 (compared to 1373 in 2017); in urban areas – 1862, in rural areas – 872. At the level of powiats, the highest rate was recorded in piaseczyński powiat – 2648, the lowest in żuromiński powiat – 254. In 11 powiats of the voivodship there were more dwellings completed than marriages contracted (powiats: Siedlce, żyrardowski, pruszkowski, nowodworski,

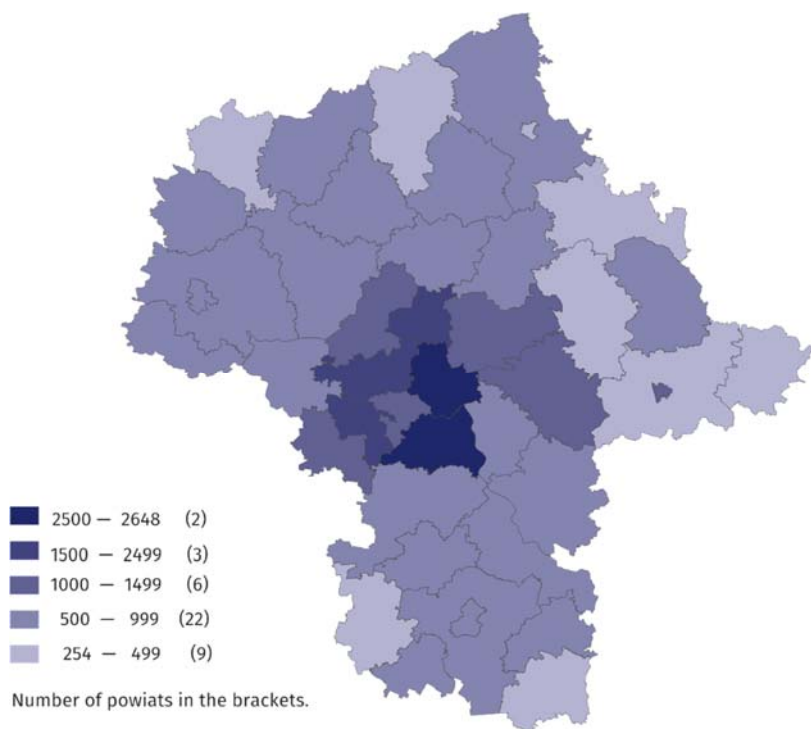
wołomiński, miński, warszawski zachodni, legionowski, grodziski, Warsaw capital city, piaseczyński).

**Map 1. Dwellings completed per 1000 population in 2018**



Number of powiats in the brackets.

**Map 2. Dwellings completed per 1000 contracted marriages in 2018**



Number of powiats in the brackets.

**Dwellings in which construction has begun**

In 2018, the construction of 46517 dwellings has begun in Mazowieckie Voivodship (i.e. 7.6% more than in 2017). In 2018, dwellings in which construction has begun intended for sale or

Almost 73% made up dwellings in which construction has begun intended for sale or rent

rent accounted for 72.9%, and dwellings in private construction 25.8%. The remaining 1.3% were investments started by investors in cooperative, municipal, public building society and company construction.

### Permits granted or registrations with a construction project

In 2018, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 50673 (i.e. 1.2% less than in 2017). 49953 dwellings will be built in new residential buildings (compared to 50331 dwellings in 2017). The remaining dwellings will be built in new non-residential buildings, collective accommodation buildings and in extended and reconstructed residential and non-residential buildings. Of all the apartments for which permits were granted or which were registered with a construction project 25.2% (compared to 31.8% in 2017) will be implemented by private investors.

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 1.2%

**Chart 3. Housing construction**



<sup>a</sup> 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 in 2018 – selected**

SPECIFICATION	Poland	Voivodship	
		total	Poland=100
New residential buildings completed <sup>a</sup>			
number	79291	11101	14,0
cubic volume in thousand m <sup>3</sup>	80063,8	16321,2	20,4
Dwellings completed <sup>b</sup>			
number	185063	41078	22,2
per 1000 population	4,8	7,6	x
per 1000 contracted marriages	962	1509	x
Rooms <sup>b</sup>			
number	713462	139044	19,5
average number of rooms per dwelling	3,9	3,4	x
Useful floor area per dwelling <sup>b</sup>			
in thousand m <sup>2</sup>	16709,4	3248,9	19,4
average per dwelling in m <sup>2</sup>	90,3	79,1	x
Dwellings completed by forms of housing construction <sup>b</sup> :			
private	66220	8740	13,2
for sale or rent	112317	31326	27,9
cooperative	3024	416	13,8
municipal	1863	391	21,0
public building society	1510	197	13,0
company	129	8	6,2
Dwellings in which construction has begun	221907	46517	21,0
Dwellings for which permits have been granted or which have been registered with a construction project	257568	50673	19,7
of which private construction	91430	12776	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 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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[Statistical bulletin of Mazowieckie Voivodship IV quarter 2018](#)

#### Data available in databases

[Local Data Bank Industry and construction](#)

[Knowledge Databases Construction](#)

#### Terms used in official statistics

[Private construction](#)

[Municipal construction](#)

[Construction for sale or rent](#)

[Public building society](#)

[Cooperative construction](#)

[Company construction](#)

[Rooms completed](#)

[Dwellings completed](#)

[Useful floor space of a dwelling completed](#)

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