



Residential construction sector in Poland 2008

Development forecasts for 2008-2011

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A word from the author



“Today, residential construction constitutes is the least predictable part of the construction market in Poland. Construction and assembly output related to the residential investments has been setting new growth dynamics records of tens of percent, which is a direct consequence of a huge demand for houses recorded in 2005-2006. However, a clear change in the development trend has been observed over the last year: together with the surge in house and mortgage prices, the number of those interested in purchasing a house has clearly decreased, leaving developers with thousands of unsold houses. If house sales do not grow in the nearest future, the residential construction market – multi-dwelling buildings in particular – will face a period of clear slowdown.”

Bartłomiej Sosna, Construction Market Analyst

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Methodology





The value of residential construction in Poland will be rising significantly in the coming years and its share in the construction and assembly output will reach more than 20%.

Report description

Our report paints a comprehensive and detailed portrait of the current **status of the residential construction market in Poland**.

Report presents findings backed by solid data, including investments and construction permits information for both single-family dwellings and multi family apartment complexes.

It profiles **major players** in the industry, and outlines details of the most extensive **recent construction contracts** and reports on their progress.

Forecasts are provided for both the new residential construction and renovation segments of the market, with special emphasis on the effects of recent demand and changing economic conditions.

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Key sections

Section One focuses on the **current residential construction market in Poland**. Data on the size and volume of housing reserves, prices of materials and services – as well as home and mortgage prices – are presented and evaluated in terms of relationship to other EU countries. Legal changes that affect the current and future markets are explained, and construction and assembly output data is provided by investment type, and project focus (investment or renovation).

Section Two is dedicated to providing a closer look at current **construction projects** as indicated by permits issued, investments initiated and homes completed. Data is presented to enumerate current housing construction by **number of permits** and average time required for project completion. This section also focuses on **completed residential construction projects**, classified by completion time, construction method, size (surface and cubic measure, number of storeys) and number of houses in use ranked by construction type.

Section Three focuses on **forecasts as to the value of housing construction** for the period 2008-2011, number of **permits to be issued and projects begun**. This section also provides future trends in homes prices, mortgages, demand and supply, prices of materials, construction costs, and situation of investors.

Section Four presents **voivodships data** by number of permits, projects begun, homes completed (also in major cities), value of construction output, types of investors and types of buildings.

The growing percentage of investment works and the high dynamics of earth works reflect a constant growth on the residential construction market.

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Unlike in Western European countries, as much as 50% of residential construction in Poland is undertaken by individual investors.

Section Five provides detailed **profiles and contact information** for the **main contractors** at work in the Polish residential construction market, assembled using in house and industry sources.

Section Six focuses on the **developers** driving the residential construction sector in Poland, their investment sources and details of major contracts and agreements currently in force and also in the planning stages.

Section Seven presents the **major planned residential projects** and the **biggest construction contracts** signed between contractors and developers.

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Report overview

Changes in price and demand are creating a ripple effect in the Polish residential construction sector. Investors, developers and contractors are focused on current contracts in anticipation of possible sales growth or market slowdown.

Residential construction sector in Poland 2008 presents current economic and market data, as well as solid analysis and forecasts for the Polish housing sector, including:

- housing reserves according to the form of ownership, basic installations
- the Polish residential housing market in comparison to that of other EU nations
- current construction and assembly data by investment stage and type, and voivodship
- comprehensive forecasts for construction and assembly output over the reporting period
- prices of housing, mortgages construction services and materials
- legal changes affecting the Polish residential housing market.

Current construction conditions are revealed and analysed in this report, with emphasis on projects in progress. Learn about:

- the number of permits finalized and current residential projects underway, classified by type of construction and voivodship
- average construction times, listed according to type of construction
- number of homes currently under construction in Poland
- projected number of permits and new constructions slated to begin during the forecast period.

In the long term, the share of developer construction in Polish residential construction will be gradually rising.

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The growing supply and decreasing demand for new houses will result in falling prices in the coming months at the expense of developers' profit margins.

This report details the total numbers of homes within the Polish construction market that are:

- contracted for use while still under construction
- completed and ready for occupancy, classified by city and voivodship
- completed and classified by size – including surface and cubic measure and number of storeys
- completed and classified by type of construction
- forecast number of houses given to use.

The major contractors at work in the Polish residential housing market are described using detailed profiles containing:

- market share of viable residential construction projects
- size of business and number of employees
- complete contact information.

The major developers at work in the Polish residential housing market are described using detailed profiles containing:

- market share of investment in residential construction projects
- size of business and number of employees
- complete contact information.



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The major residential projects in the Polish residential housing market are described using detailed profiles containing:

- developer
- number of flats
- precise location
- designer
- general contractor
- completion date.

The biggest construction contracts signed between contractors and developers in Poland in recent 16 months are described and present:

- developer
- contractor
- contract value
- completion date
- investment description.

Thanks to the stabilisation of land, building material and contractor prices, the cost of residential construction will no longer rise as abruptly as it did in the past.

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This report is essential to the activities of:

- senior management personnel of construction companies active in Poland and surrounding areas
- strategic planners and executives of firms considering entry into the Polish construction market
- companies engaged in construction and those active in the production and distribution of building materials in the region
- architectural and consultancy firms interested in this market
- developers interested in participation in the Polish residential construction market
- consultants and analysts that provide advice and intelligence to governmental and business organizations, as well as those seeking investment opportunities.

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