

Methodology of compiling short-term statistics variables – characteristic of main sources

Monthly survey on building activity
Quarterly surveys on building completions

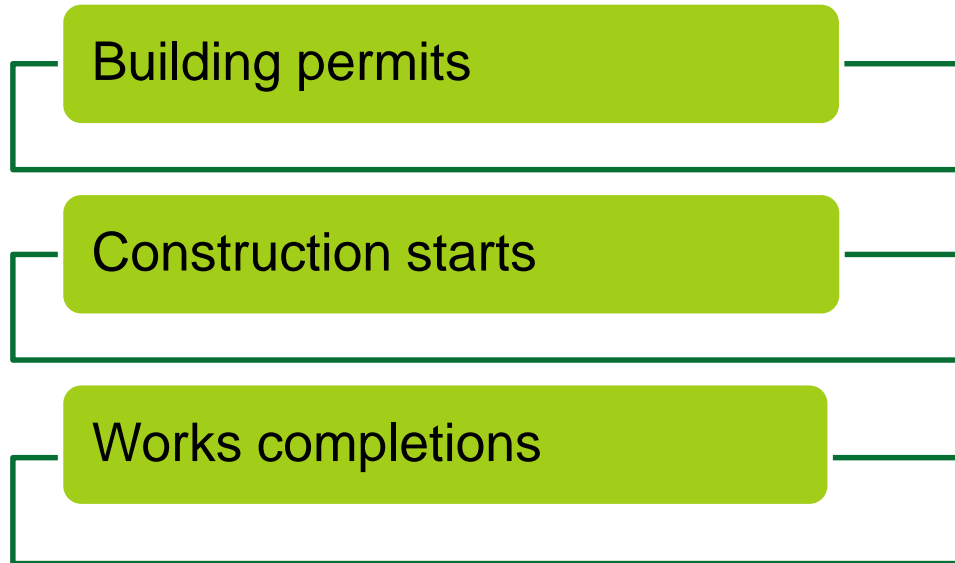
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Agenda

1. Construction process in Poland.
2. Construction starts.
3. Works completions.
4. Conclusions.

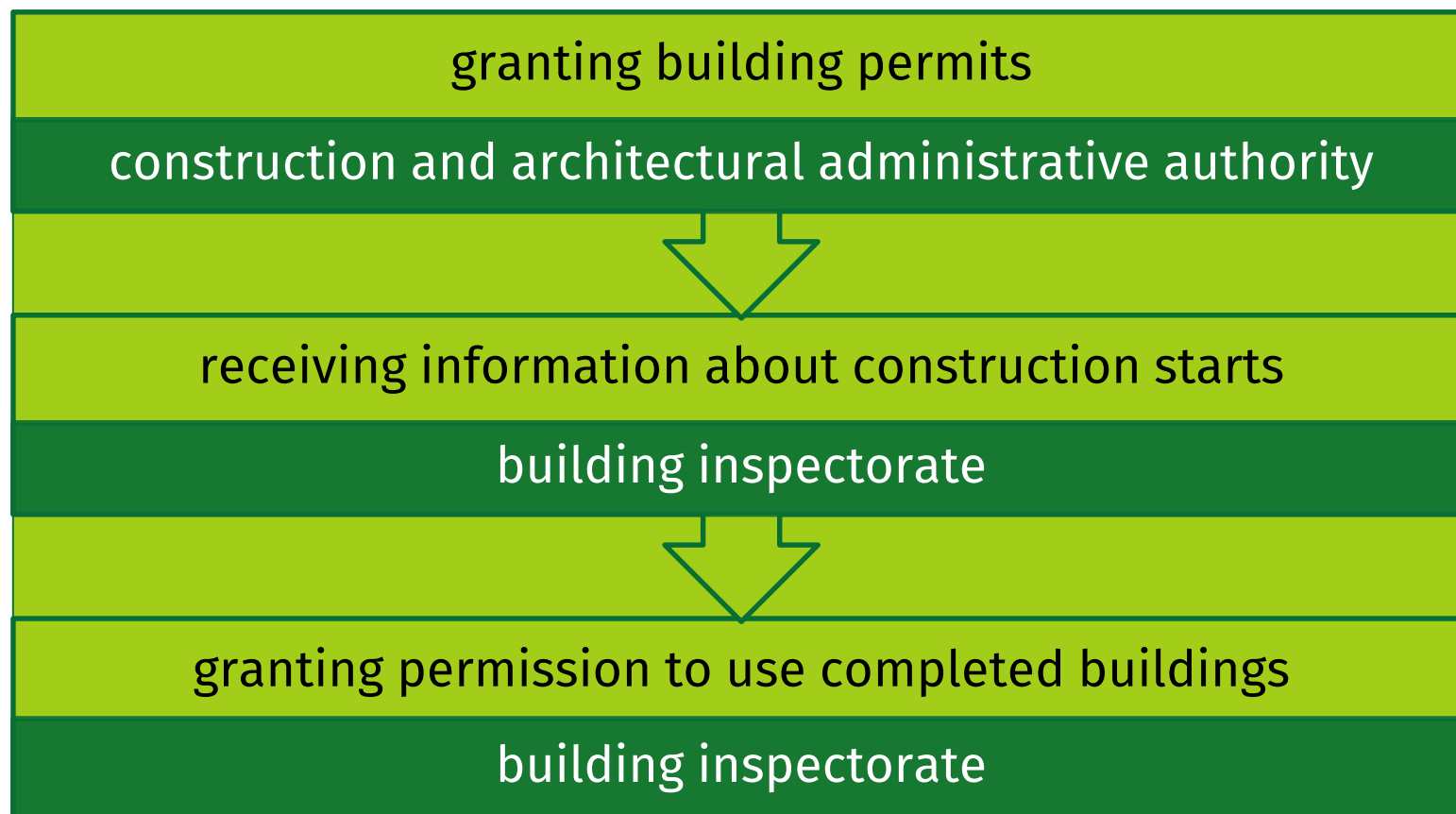
Construction process in Poland – statistical point of view

Statistics Poland surveys 3 successive phases of the construction process:



Construction process in Poland – statistical point of view

From an administrative point of view Poland is divided into 380 powiats. In every powiat there is an institution which is responsible for:



Construction process in Poland – survey vs. administrative data

Currently all building permits, construction starts and works completions data are collected **by statistical surveys – not administrative source.**

Nevertheless there are **some options** which can lead to data collection from administrative sources.

Construction starts - organization of the survey

Organization of the survey:

- in accordance with the statistical survey programme of public statistics;
- frequency: monthly;
- filled out in the Reporting Portal of Statistics Poland;
- data processing: IT System dedicated to statistical surveys.

Cross-sections of the data presented: Poland, regions, voivodships, subregions, powiats.

Construction starts – problems with CREI definitions

Statistics Poland compiles data only on number of dwellings in which construction has begun. There aren't any statistical data on the usable floor area so far.

Dwellings in which construction has begun – dwellings which are to come into existence as a result of construction, expansion (residential and non-residential buildings), non-residential accommodations or reconstruction larger dwellings to smaller ones, at which realization – in accordance with the Polish Building Code – construction works has begun.

Construction starts - methodology

Monthly data regarding construction starts concern dwellings:

- in new residential buildings;
- in new non-residential buildings;
- created as a result of enlarging buildings (the enlarged portion);
- created as a result of adopting non-residential spaces.

Construction starts - methodology

Dwellings are classified **by forms of construction** (not according to e.g. type of a building):

- Private;
- Cooperative;
- For sale or rent (realised in order to achieve a profit by various investors);
- Municipal;
- Public building society;
- Company.

Works completions – organization of the survey

Organization of the survey:

- in accordance with the statistical survey programme of public statistics;
- frequency: monthly and quarterly;
- filled out in the Reporting Portal of Statistics Poland and in the off-line system;
- data processing: IT System dedicated to statistical surveys.

Cross-sections of the data presented: Poland, regions, voivodships, subregions, powiats and gminas.

Works completions – problems with CREI definitions

According to definitions in survey on STS CRE (August 2018) most of the types of buildings are easy to be classified to CRE but some of them are not. Statistics Poland collects data on buildings completed but in case of non-residential buildings doesn't survey **the purpose for which the investor has built** those **buildings**. For example office building can be built **to rent** a space (floor area) in order to achieve a profit but it can be also built for company's **own purposes** (for example as a headquarter). There can be similar situation with warehouses.

Works completions – problems with CREI definitions

According to document STS-CREI-TF-201905-02 (Item 2) it looks like proposed definitions...

*For the purposes of statistics on construction starts and works completions, commercial real estate means the development of selected types of non-residential buildings used for producing income **or used by the owners for conducting their business, purpose or activity.***

...are more similar to Polish methodology than previous.

Works completions – methodology

Monthly and quarterly data regarding works completions concern:

- new residential buildings,
 - new non-residential buildings,
 - enlarged bulidings (the enlarged portion),
 - adopted non-residential spaces,
 - non-residential buildings – new and enlarged (the enlarged portion).
- with at least one dwelling

Works completions – methodology

Buildings with at least one dwelling are classified **by forms of construction:**

- Private;
- Cooperative;
- For sale or rent (realised in order to achieve a profit by various investors);
- Municipal;
- Public building society;
- Company.

Works completions – methodology

Non-residential buildings are classified by Polish classification of building objects (PKOB) which is developed on the basis of the European Classification of Types of Construction (**CC**), in accordance with the recommendations of the United Nations.

Conclusions

Construction starts – there are **significant differences** between polish methodology and the idea of data expected by ECB and ESRB.

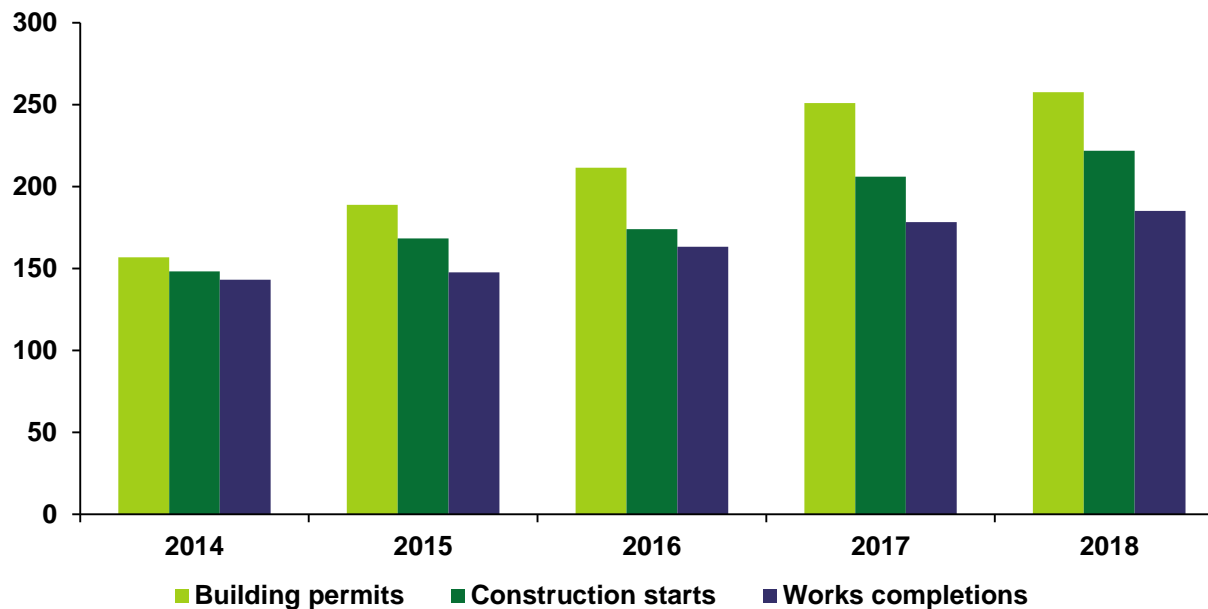
Works completions – as it was said earlier it looks like lastly proposed definitions and Polish methodology are **quite similar**.

Conclusions

Because of the fact that Polish data comes from statistical surveys (not administrative sources) it is almost impossible to link building permits, construction starts and works completions data...

Dwellings for which permits have been granted, in which construction has begun and dwellings completed in Poland in 2014-2018

in thousands



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