

Housing construction in Opolskie Voivodship in 2022

10 July 2023

↓ 96.7

Dynamics of the number of dwellings completed y/y

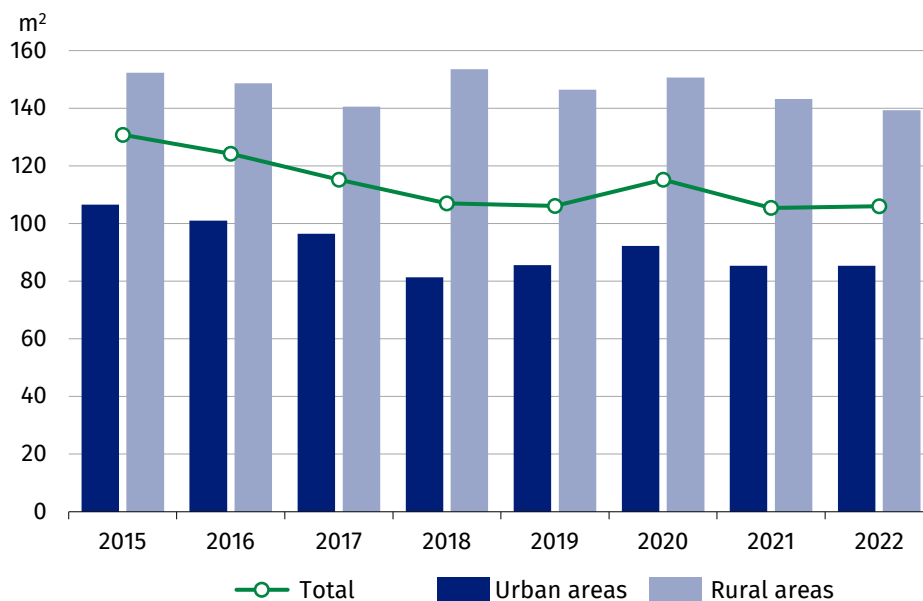
In 2022 fewer dwellings were completed than in the previous year. The number of dwellings for which permits have been granted and which have been registered with a construction project or in which construction has begun also decreased.

Dwellings completed

In Opolskie Voivodship in the period January-December 2022, 3296 dwellings were completed, i.e. fewer by 3.3% than in the year before and by 91.3% compared to 2015 (in the country more by: 1.6% and by 61.5%, respectively). Investors who constructed for sale or rent completed 1773 dwellings (which accounted for 53.8% of the total number of dwellings), i.e. by 0.6% more than in the previous year. Private investors in 2022 completed 1523 dwellings (46.2% of the total number of dwellings completed), i.e. more by 1.2% than in the previous year. In the analysed period, no new cooperative, municipal public building society dwellings as well as company ones were completed.

There has been a decrease in the number of dwellings completed in relation to 2021

Chart 1. Average useful floor area per 1 dwelling completed



Total useful floor area of dwellings completed in Opolskie Voivodship in 2022 amounted to 349.4 thousand m². An average useful floor area per one dwelling amounting to 106.0 m² (in the country – 92.3 m²) increased in relation to the previous year by 0.6 m², while it decreased compared to 2015 by 24.8 m² (in the country lower: by 0.6 m² and by 7.5 m², respectively). A dwelling completed in urban areas was on average by 54.0 m² smaller than in rural areas. The largest dwellings were completed in private construction (on average 149.3 m²), while the smallest in sale or rent construction (68.9 m²).

Table 1. Dwellings completed by type of construction in 2022

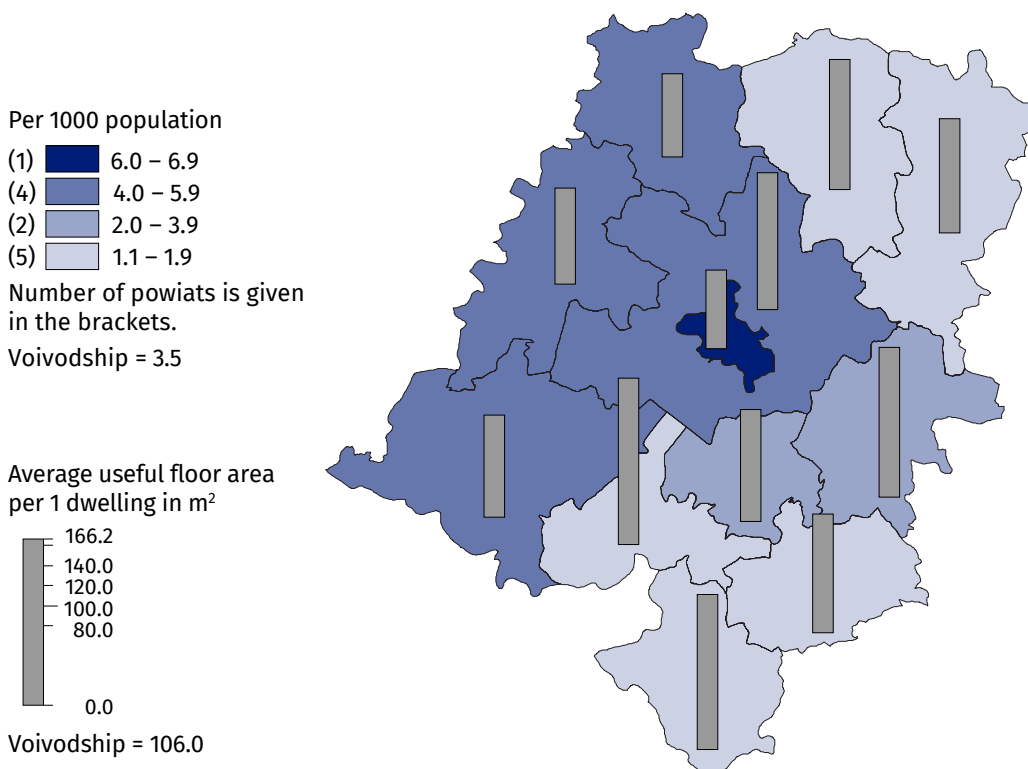
Specification a – in absolute numbers b – 2021=100	Dwellings	Rooms	Useful floor area in m ²	
TOTAL	a	3296	14309	349444
	b	96.7	98.6	97.3
urban areas	a	2030	7362	173058
	b	90.9	92.5	90.8
rural areas	a	1266	6947	176386
	b	107.5	106.0	104.6
construction:				
Private	a	1523	8587	227364
	b	98.8	98.3	96.2
For sale or rent	a	1773	5722	122080
	b	100.6	106.0	104.2

In Opolskie Voivodship per one dwelling completed in 2022, there were 4.3 rooms (in 2015 – 5.0) and in the country this indicator amounted to 3.9 (in 2015 – 4.1). The largest average number of rooms was recorded in private construction – 5.6, while in sale or rent construction it was 3.2. In 2022 in the urban areas of Opolskie Voivodship the rate of average room number amounted to 3.6, while in rural areas it was 5.5 rooms.

All completed dwellings in Opolskie Voivodship in 2022 were fitted with basic technical and sanitary systems (water supply, sewage and central heating). 83.9% of the dwellings completed were fitted with water supply with connection to the network and 78.9% with a sewage system with a connection to the network. 28.1% of the dwellings completed were fitted with gas from gas supply system, while 22.6% with running hot water supplied from a combined heat and power plant. 26.7% of dwellings completed were connected to central heating system and in 73.3% cases, individual central heating was installed (in which 37.8% were equipped with gas fuel boilers/stoves).

Analysing data in territorial cross-section by powiats, the most dwellings in 2022 were completed in the city of Opole – 874 (26.5% of the total number of dwellings in the voivodship), in Nyski Powiat – 527 (16.0%) as well as in Opolski Powiat – 509 (15.4%). The lowest number of dwellings were completed in powiats: Prudnicki – 57 (1.7%), Głubczycki – 67 (2.0%) and Kluczborski – 103 (3.1%).

Map 1. Dwellings completed in 2022



In 2022 per 1000 population of Opolskie Voivodship, there were 3.5 dwellings completed, i.e. by 0.1 percentage point fewer than in 2021. In urban areas, that indicator amounted to 4.1 dwellings, whereas in rural areas – 2.8.

The largest number of dwellings per 1000 population was recorded in the city of Opole (6.9) and in Namysłowski Powiat (4.7), while the lowest in powiats: Prudnicki (1.1) and Głubczycki (1.5).

In 2022, building permits have been granted or construction projects have been registered for the construction of 4248 dwellings, i.e. by 13.2% fewer than in 2021. It accounted for 1.4% of the total number of dwellings in the country, for which permits were granted or which have been registered with a construction project. Investors building for sale or rent received permits or registered a construction project for 2660 dwellings (which accounted for 62.6% of the total number of received permits or registrations), while private investors – 1535 dwellings (36.1%). In municipal type of construction 53 dwellings were noted (1.2%), for which permits were granted or were registered with a construction project.

In the period of January-December 2022 in Opolskie Voivodship housing construction investors began construction of 3288 dwellings, i.e. by 22.5% fewer than in 2021. Dwellings built for sale or rent accounted for 51.9% of the total number, dwellings built in private construction – 47.7% and in municipal – 0.4%. The number of dwellings, for which construction has begun in Opolskie Voivodship accounted for 1.6% of the total number of dwellings, for which construction has begun.

There was a decrease in the number of dwellings, for which permits have been granted or which have been registered with a construction project, in relation to 2021

On an annual basis, a decrease in the number of dwellings, in which construction has begun, was recorded

Table 2. Dwellings for which permits have been granted or which have been registered with a construction project and dwellings in which construction has begun

Specification	Dwellings, for which permits have been granted or which have been registered with a construction project			Dwellings which construction has begun		
	2021	2022		2021	2022	
	in absolute numbers	2021=100		in absolute numbers	2021=100	
VOIVODSHIP	4895	4248	86.8	4243	3288	77.5
Nyski Subregion	2024	1408	69.6	1403	1047	74.6
powiats:						
Brzeski	610	485	79.5	455	287	63.1
Głubczycki	140	103	73.6	58	81	139.7
Namysłowski	432	212	49.1	259	238	91.9
Nyski	726	535	73.7	547	374	68.4
Prudnicki	116	73	62.9	84	67	79.8
Opolski Subregion	2871	2840	98.9	2840	2241	78.9
powiats:						
Kędzierzyńsko-kozielski	243	320	131.7	265	171	64.5
Kluczborski	427	232	54.3	144	193	134.0
Krapkowicki	330	320	97.0	371	166	44.7
Oleski	221	277	125.3	157	196	124.8
Opolski	680	823	121.0	654	456	69.7
Strzelecki	379	142	37.5	158	179	113.3
City with powiat status – Opole	591	726	122.8	1091	880	80.7

Buildings completed

In Opolskie Voivodship, in the period of January–December 2022, there were 2443 new buildings completed with a total cubic volume of 3846.3 thousand m³, of which 80.7% were residential buildings and 19.3% non-residential buildings. Total cubic volume of all buildings, including expanded ones, amounted to 3925.9 thousand m³, of which residential – 1730,8 thousand m³.

The number of new buildings completed decreased by 1.5% compared to 2021 and increased by 35.8% in relation to 2015. In 2022 a decrease in the number of buildings was recorded in non-residential buildings (of 8.9%), while an increase occurred in residential buildings (of 0.5%). In urban areas, there were 969 buildings completed (39.7% of the total number of buildings completed in Opolskie Voivodship), while in rural areas – 1474 (60.3%). In housing construction of the voivodship, predominant were residential single-family buildings – 87.2% of completed residential buildings. Among non-residential buildings almost a half were non-residential farm buildings (22.3%) and garages (21.7%).

The number of buildings completed decreased compared to 2021

Table 3. Buildings completed in 2022

Specification a – in absolute numbers b – 2021=100		Total	Urban areas	Rural areas
Buildings¹	a	2443	969	1474
	b	98.5	95.8	100.4
Residential buildings	a	1972	765	1207
	b	100.5	94.9	104.4
of which-single family ²	a	1910	727	1183
	b	101.3	95.4	105.3
Non-residential buildings	a	471	204	267
	b	91.1	99.5	85.6
of which:				
hotels and other short-stay accommodation buildings	a	14	2	12
	b	280.0	100.0	4-times
office buildings	a	18	10	8
	b	180.0	200.0	160.0
wholesale and retail trade buildings	a	68	32	36
	b	104.6	91.4	120.0
traffic and communication buildings	a	104	68	36
	b	106.1	138.8	73.5
industrial buildings and warehouses	a	131	76	55
	b	88.5	92.7	83.3
other non-residential buildings	a	122	9	113
	b	71.3	39.1	76.4
Cubic volume in m³	a	3925864	2068516	1857348
	b	87.6	100.4	76.6
Residential buildings	a	1730847	833070	897777
	b	94.7	85.8	104.8
of which single-family ²	a	1422414	533091	889323
	b	100.2	92.3	105.6
Non-residential buildings	a	2195017	1235446	959571
	b	82.6	113.5	61.2
of which:				
hotels and other short-stay accommodation buildings	a	7051	4417	2634
	b	97.4	246.2	48.4
office buildings	a	36837	30450	6387
	b	87.6	216.4	22.8
wholesale and retail trade buildings	a	200175	119758	80417
	b	61.7	62.3	60.7
traffic and communication buildings	a	83697	63230	20467
	b	3 times	5 times	199.1
industrial buildings and warehouses	a	1575890	970503	605387
	b	90.4	130.4	60.5
other non-residential buildings	a	234322	7701	226621
	b	58.1	31.1	59.8

1 New. 2 Residential buildings with one or two dwellings; excluding summer homes, holiday cottages as well as rural residences not adapted for permanent residence.

In 2022 there were 1972 new residential buildings completed with a total cubic volume of 1725.5 thousand m³ (in 2021: 1962 and 1779,2 thousand m³, respectively). Out of the total number of residential buildings completed – 1207 (61.2%) were located in rural areas, while 765 (38.8%) in urban ones.

In the housing construction in Opolskie Voivodship traditional improved technology of erecting buildings was predominant, where supporting structures are walls made out of bricks, blocks or hollow blocks. 98.2% of new residential buildings were completed in 2022 by using this method. In the construction of the remaining buildings a wooden construction method was used.

Considering the number of storeys, the most new buildings completed were two and one storey (71.4% and 25.9%, respectively). Buildings with 3 or more storeys accounted for 2.7% of the total number of buildings.

In the cross-section by powiats, the most new residential buildings were completed in Opolski Powiat – 471 (with total combined cubic volume of 357.4 thousand m³) and Nyski Powiat – 296 (291.0 thousand m³), while the least in powiats: Głubczycki – 54 and Prudnicki – 55 buildings (36.6 thousand m³ and 46.1 thousand m³, respectively).

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