

## Price of a square meter of usable floor space of a residential building

(prices expressed in PLN)

|      | I quarter | II quarter | III quarter | IV quarter |
|------|-----------|------------|-------------|------------|
| 1998 |           |            |             | 1 930      |
| 1999 | 2 220     | 2 200      | 2 150       | 1 960      |
| 2000 | 2 245     | 2 280      | 2 300       | 2 300      |
| 2001 | 2 350     | 2 490      | 2 700       | 2 500      |
| 2002 | 2 400     | 2 400      | 2 484       | 2 330      |
| 2003 | 2 071     | 2 332      | 2 117       | 2 432      |
| 2004 | 2 412     | 2 562      | 2 386       | 2 195      |
| 2005 | 2 505     | 2 336      | 2 528       | 2 388      |
| 2006 | 2 560     | 2 445      | 2 557       | 2 619      |
| 2007 | 2 683     | 2 650      | 3 041       | 2 890      |

An index is established on the basis of outlays incurred by investors in construction of new residential buildings, excluding one-dwelling buildings (see methodological description). It is calculated only for purposes determined in Act of 30 November 1995 on the State aid in the repayment of some housing credits, granting guarantee premiums and refundations of the paid guarantee premiums to the banks (homogenous text: Journal of Laws from 2003 No 119, item 1115 – with later amendments) as well as is also made of use in other acts referring to the index (see methodological description). Therefore, it can not be made of use as a price of square metre of usable floor space of residential buildings completed or for analysis such prices offered in housing market.

Beginning from II quarter of 2002 this index is announced by the President of the Central Statistical Office in Official Journal of the CSO; former, successively: by the President of the State Office for Housing and Urban Development, Ministry of the Physical Planning and Construction and the President of the National Bank of Poland – in Official Journal of the Republic of Poland – "Monitor Polski".

### Methodological description

Relation of outlays incurred in construction of new residential buildings (other than one-dwelling) by investors other than individual to the usable floor of these buildings. The notion of individual investors includes investors constructing residential buildings for their own use as well as churches and religious associations. The value of the outlay consists of overall costs incurred from the starting point of the construction till the moment of the completion of a building. Data on outlays incurred in the construction of new residential buildings, their usable floor space, number of dwellings (including those being finished by their future users) and their usable floor space and data on the starting and the ending date of construction of a building, its location are submitted by investors on the B-09 form. This survey is obligatory.

### Related term:

Outlays incurred on the construction of new residential buildings completed

Outlays incurred on the construction of a building include all costs incurred from the moment of commencement to the moment of completion of the building. These expenditures should include all cubature and extra-cubature costs associated with the execution of the building that can be defined at the moment of completion. In case of completed a building with dwellings to be completed by future users, the costs incurred up to that time are shown. Building costs shall include: costs of acquiring the building plot (i.e., purchase price, perpetual usufruct fees incurred by the investor as well as notary and land mortgage registration fees, development costs of building plot and connection of external media – adiacenian costs, building erection costs – constructions, cost of technical equipment and building fittings, construction equipment associated with the building (equipment ensuring the ability to use the building in accordance with its designation, e.g. connections and fittings including sewage collection and treatment, driveways, fences, parking lots and places for rubbish cans) – for general usage, additional building costs e.g., investor costs, spatial planning, documentation, project advisory and expertise services, fees associated with the signing of notary deeds and entry into land registers, supervisions, construction management and settlement of works, financing costs, e.g., procurement of loans and repayment of interest. Building costs shall also include VAT taxes calculated and paid in conjunction with the execution of the given building investment if such taxes are not refundable or deductible from VAT taxes due.

Known as "estimated costs of residential buildings completed" up to the year 2000.

**Place, form and date of publishing (taking frequency into consideration)**

- Official Journal of the CSO - announcement of the President of CSO - within 2 months after the reference quarter
- Legal acts pursuant to which an index is announced**

Act of 30 November 1995 on the State aid in the repayment of some housing credits, granting guarantee premiums and refundations of the paid guarantee premiums to the banks.

Journal of Laws 2003 No 119 item 1115

Original text: Journal of Laws 1996 No 5 item 32

Unified text: Journal of Laws 2003 No 119 item 1115 Amendments: Journal of Laws 2002 No . 25 item 253; Journal of Laws 2004 No 213 item 2157; Journal of Laws 2005 r. No 94 item 786; Journal of Laws 2006 r. No 53 item 385

**Legal acts referring to an index**

Act of 09 November 2000 on repatriation

Journal of Laws 2004 r. No 53 item 532

Original text: Journal of Laws 2000 No 106 item 1118

Unified text: Journal of Laws 2004 r. No 53 item 532 Amendments: Journal of Laws 2005 r. No 94 item 788

Act of 26 July 1991 on personal income tax

Journal of Laws 2000 No 14 item 176

Original text: Journal of Laws 1991 No 80 item 350

Unified text: Journal of Laws 1993 No 90 item 416

Unified text: Journal of Laws 2000 No 14 item 176; Amendments: Journal of Laws 2000 No 22 item 270, No 60 item 703, No 70 item 816, No 101 item 1090, No 104 item 1104, No 117 item 1228, No 122 item 1324; Journal of Laws 2001 No 4 item 27, No 8 item 64, No 52 item 539, No 73 item 764, No 74 item 784, No 88 item 961, No 89 item 968, No 102 item 1117, No 106 item 1150, No 110 item 1190, No 125 item 1363 and item 1370, No 134 item 1509; Journal of Laws 2002 No 19 item 199, No 25 item 253, No 74 item 676, No 78 item 715, No 89 item 804, No 135 item 1146, No 141 item 1182, No 169 item 1384, No 178 item 1487, No 181 item 1515, No 200 item 1679 and 1691, No 240 item 2058; Journal of Laws 2003 No 7 item 79, No 45 item 391, No 65 item 595, No 84 item 774, No 90 item 844, No 96 item 874, No 122 item 1143, No 135 item 1268, No 137 item 1302, No 166 item 1608, No 202 item 1956, No 223 item 2217, No 228 item 2255; Journal of Laws 2004 No 29 item 257, No 54 item 535, No 93 item 894, No 99 item 1001, No 109 item 1163, No 116 item 1203 and item 1205 and item 1207, No 120 item 1252, No 123 item 1291, No 162 item 1691, No 202 item 1956, No 210 item 2135, No 263 item 2619, No 281 item 2779 and item 2781; Journal of Laws 2005 No 25 item 202, No 30 item 262, No 85 item 725, No 86 item 732, No 90 item 757, No 102 item 852, No 143 item 1199 and 1202, No 155 item 1298, No 164 item 1365 i 1366, No 169 item 1418 and 1420, No 177 item 1468, No 179 item 1484, No 180 item 1495, No 183 item 1538; Journal of Laws 2006 r. No 46 item 328

Act of 17 June 1966 on acts in enforcement proceedings in administration

Journal of Laws 2002 No 110 item 968

Original text: Journal of Laws 1966 No 24 item 151

Unified text: Journal of Laws 1991 No 36 item 161

Unified text: Journal of Laws 2002 No 110 item 968 Amendments: Journal of Laws 2002 No 113 item 984, No 127 item 1090, No 141 item 1178, No 153 item 1271, No 169 item 1387, No 199 item 1672, No 200 item 1679, No 216 item 1824; Journal of Laws 2003 No 80 item 718, No 135 item 1268, No 137 item 1302, No 193 item 1884, No 217 item 2124, No 228 item 2255; Journal of Laws 2004 No 68 item 623, No 91 item 870 and item 871, No 96 item 959, No 116 item 1203; Journal of Laws 2005 r. No 86 item 732, No 172 item 1438, No 183 item 1538

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