

Number of new dwellings increases strong 1st - 3rd quarters of 2004

In the 1st - 3rd quarters of 2004 expanding of volume of housing construction continued and was fuelled especially by:

- continued development of interest rates on mortgages;
- increasing the volume of credits granted from saving in building societies;
- expansion of new developer projects of housing complexes.

Started dwellings

In the 1st - 3rd quarters of 2004 was started construction of 29 089 dwellings (6.9% or 1 890 dwellings up y-o-y). The highest growth of number of started dwellings was in multi-dwelling buildings (1 295 dwellings up), in non-residential buildings (417 dwellings up) and in converted non-residential rooms (782 dwelling up). The fall was primarily in started construction of all types of extensions in multi-dwelling buildings (529 dwellings down) and in community care service homes and homes- boarding houses (146 dwellings down). In the 3rd quarter of 2004 was started construction of 9 725 dwellings (5.6% or 582 dwellings down y-o-y).

As far as the territorial distribution is concerned, the highest numbers of dwellings are in the long term being built in the vicinity of big cities, particularly around Prague and in the Středočeský Region, where the construction of 10 985 new dwellings started in the 1st - 3rd quarters of 2004. Least dwellings will be built in the Liberecký and Královéhradecký Region. If related to population, the Ústecký and Moravskoslezský regions will build least dwellings.

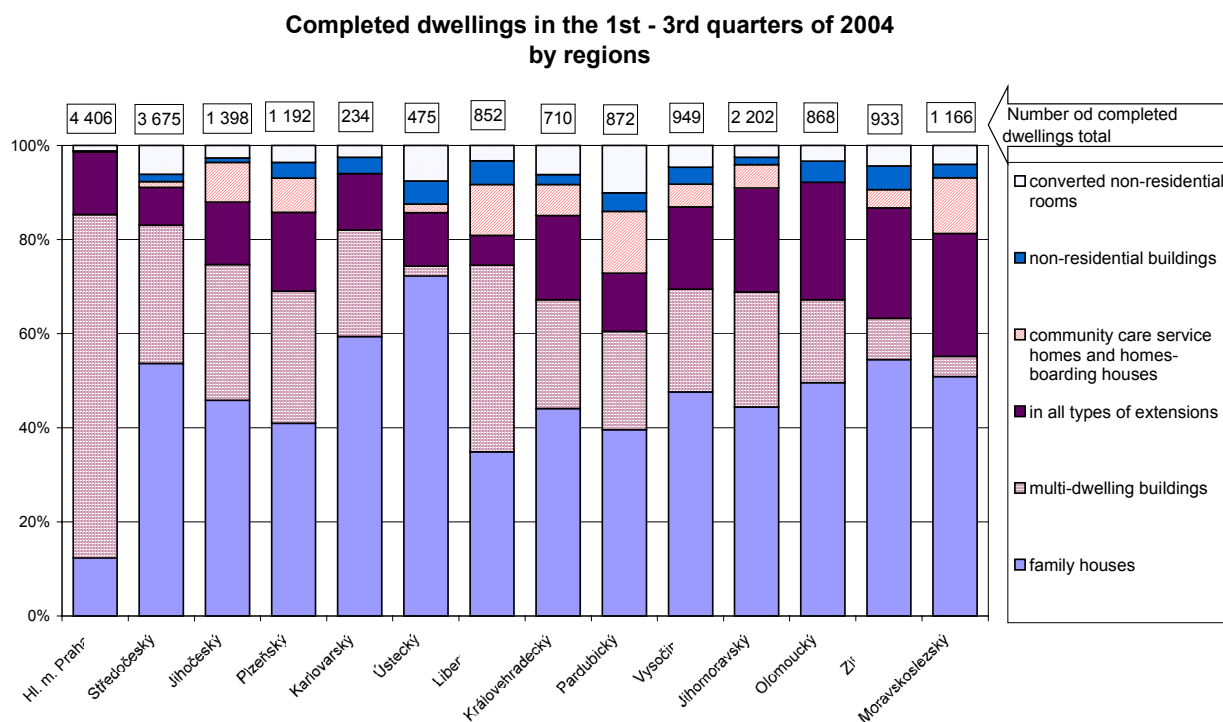
		Family houses	Multi-dwelling building	All types of extensions	
				Family houses	Multi-dwelling building
Czech Republic	29 089	13 113	8 619	2 830	1 237
Hl. m. Praha	4 891	526	3 638	97	385
Středočeský	6 094	3 728	1 004	433	99
Jihočeský	1 875	1 055	411	238	55
Plzeňský	1 557	772	360	157	10
Karlovarský	871	213	367	16	33
Ústecký	966	502	95	114	55
Liberecký	856	474	174	65	33
Královéhradecký	906	571	117	98	51
Pardubický	1 412	680	307	176	97
Vysočina	1 535	782	297	223	38
Jihomoravský	3 941	1 514	1 474	378	264
Olomoucký	1 312	715	143	206	69
Zlínský	1 301	614	161	330	9
Moravskoslezský	1 572	967	71	299	39

Completed dwellings

In the 1st - 3rd quarters of 2004 the number of completed dwellings was 19 932 (18.3% or 3 079 dwellings up y-o-y). The growth was in all categories of housing construction. The most growth afterwards was in multi-dwelling buildings by 34.4% (1 743 dwellings up) and in all types of extensions

in multi-dwelling building by 64.7% (526 dwellings up). The fall was primarily in non-residential buildings by 37.8% (261 dwellings down) and in community care service homes and homes-boarding houses by 8.0% (73 dwellings down). In the 3rd quarter of 2004 the number of completed dwellings was 7 845 (10.9% or 773 dwellings up y-o-y).

By regional aspect, the highest number of completed dwellings was in Prague and in the Středočeský Region, then the least number was in Karlovarský and Ústecký Regions.



Dwellings under construction

The total number of dwellings under construction increased by 6.4% (8 947 dwellings up) y-o-y. The highest proportion of dwellings under construction was in family houses (48.1%), whereas the lowest number of them was recorded in community care services and homes-boarding houses (1.9%). With regard to regions, the highest share of these dwellings was in the Středočeský Region (18.5%) and the lowest in the Liberecký (3.7%) and Karlovarský Regions (2.8%). The number of dwellings under construction in the long term increases because the number of started dwellings is higher than the number of completed dwellings and it includes also dwellings, the construction of which was stopped for the time being.

In the 1st - 3rd quarters of 2004, **modernization** of 11 045 dwellings was completed, which is by 31.9% more y-o-y. Most modernizations were completed in the City of Prague and in the Jihomoravský Region.

Note

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The publicised data are final.

Related publications: 8205 –04 Housing Construction 2004 (<http://www.czso.cz>)

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