

17. CONSTRUCTION

The construction statistics cover enterprises with construction as principal activity classified to divisions 41, 42, and 43 of the national version of the Statistical classification of economic activities in the European Community (CZ-NACE).

Basic indicators:

The **construction production index** is a basic indicator of business statistics of construction. Its calculation is based on the development in the general construction work converted into fixed prices. The index is primarily calculated as a month base index. The base indexes serve as a basis for annual indices and potential cumulation over time period as quarterly, half-year, and annual indices. It is published for the whole population of enterprises with construction as principal activity.

The **construction work** refers namely to works carried out on the construction, reconstruction, extension, renovation, repair, and maintenance of permanent as well as temporary buildings and structures. They also include assembly works on structures and the value of built-in materials and structures.

The **general construction work** represents the volume of construction work of the reporting unit performed by workers on its registered number of employees plus productive work of apprentices and the volume of construction work on own tangible fixed assets.

The **construction work "S" (according to delivery contracts)** in total comprises the total value of outputs of construction activities of the reporting unit, including built-in materials, implemented on the basis of a delivery contract for the end user (investor), including the value of potential sub-deliveries of construction work obtained from other sub-contractors in order to implement the delivery contract for the end user. Sub-deliveries of construction work of the reporting unit to other contractors, as well as deliveries of construction work delivered mutually among organisational units of the reporting unit are not included.

The construction work by type of constructions:

- **residential buildings** are residential houses, that is houses dedicated predominantly for residential purposes; the indicator corresponds to classes 1110, 1121, 1122, and 1130 in section 1 of the national version of the Classification of Types of Constructions (CZ-CC);
- **non-residential buildings not designed for production** are all non-residential buildings not used for production, such as buildings for health care and services, buildings for education, and office buildings, including office buildings of production, agricultural, trade, and other enterprises, buildings for culture, hotels, etc.; the indicator corresponds to classes 1211, 1212, 1261 to 1265, and 1272 to 1274 in section 1 of the CZ-CC;
- **non-residential buildings designed for production** are all non-residential buildings used for production such as buildings for agriculture, manufacturing, trade, transport, and telecommunications, etc.; the indicator corresponds to classes 1230, 1241, 1242, 1251, 1252, and 1271 in section 1 of the CZ-CC;
- **civil engineering works** are, for instance, bridges, roads, streets, railways, underground constructions, pipelines and electricity lines; the indicator corresponds to classes 2111 to 2142 and 2211 to 2420 in section 2 of the CZ-CC; and
- **water management works** include soil amelioration, dams and reservoirs on watercourses, watercourse training and canalisation; the indicator corresponds to classes 2151, 2152, and 2153 in section 2 of the CZ-CC.

Construction orders shall mean the volume of construction work to be implemented according to delivery contracts. This is work contracted by the reporting units at ordering parties, including additional and/or supplementary orders, etc., regardless the beginning of work and duration of its implementation. They are shown at prices valid at the order reception, free of VAT.

Orders at the end of the reference period captures either the value of received orders, confirmed mutually by the contractor and ordering party and not started yet, either the value of pending work, in case of uncompleted orders. This means that construction work of orders, which have not been started yet, is reported in their total value, while work of uncompleted constructions still in progress is counted only as their remaining book value, i.e. the value of pending work. Constructions, which have been completed, but not handed over and invoiced yet, are not included.

New orders are newly received and confirmed orders in the reference quarter as well as additional and supplementary orders (also confirmed) to the previous orders. These include also short-time orders received and implemented in full in the reference quarter.

The **building** is an above ground construction, spatially concentrated and predominantly enclosed by external walls and the roof structure.

The **dwelling** refers to one room or a set of rooms, which are dedicated for residential purposes by the planning and building control authority and which may serve as an independent dwelling for such purpose.

Dwellings started are dwellings in buildings for which building permits have been granted in the reference period, no matter whether these dwellings were completed in the reference period or not. For this definition purpose, the building shall mean a family house, multi-dwelling building, and an extension to the aforementioned types of building, community care home and boarding house, non-residential building, and any non-residential area, conversion of which have given birth to a new dwelling.

Dwellings completed are dwellings located in new buildings that have been granted a house orientation number and/or house control number or new completed dwellings in already erected buildings.

The **family house** is a construction, in which more than 50% of the floor area of all rooms is designed for living. The family house can have three separate dwellings as maximum and not more than two above-ground floors and a loft. Common areas and side rooms are not taken into account.

The **multi-dwelling building** is a construction where more than 50% of total floor area of all rooms is designed for living and the number of separate dwellings is four and more.

The **top extension, side extension, and building conversion** are construction modifications to a multi-dwelling building or a family house, which result in new dwellings.

Community care homes and boarding houses are special multi-dwelling buildings of special nature, which technology equipment also includes areas for home care (the former), or which allow the renting of dwellings with accompanied services (the latter).

Dwellings in **non-residential buildings** are dwellings located in buildings other than residential building.

The **conversion of non-residential areas into dwellings** includes building modifications of non-residential areas in residential and non-residential buildings, which increase the number of dwellings (but not as a result of a new construction).

The **building enclosure** is the sum of enclosures within foundations (cubic metres of foundation structures), plus the bottom and upper parts of the building and roofing (delimited by the external surfaces of the shell structures, at the bottom level by the plane of the bottom floor structure and at the top by the external surfaces of the roof).

The **living floor area of the dwelling** is the floor area of habitable rooms. The **habitable room** is a room with direct natural light and ventilation of at least 8 m² of the floor area, which can be sufficiently heated, directly or indirectly, and which is designed and equipped for the year-round dwelling. The living floor area does not include the floor area of **ancillary rooms** (entrance halls, non-residential halls, chambers, utility rooms, and other unoccupied rooms designed to be used along with the dwelling). The ancillary rooms shall not include cellars, laundries, uninhabitable lofts, or potentially garages and **facilities** as toilets, bathrooms, bathroom or shower corners, and larders.

The **useful floor area of the dwelling** is the floor area of all habitable and ancillary rooms, including facilities of the dwelling. Cellars, washrooms and uninhabitable lofts are not measured at all. Garages are measured only if located in non-residential areas.

The **value of buildings** is given by so-called "combined price" and equals the sum of values of work at current prices valid in individual years of construction.

The **time of construction** is the actual time elapsed between the dwelling building permit has been granted and its completion, i.e. the dwelling has been approved.

The **building permit** shall mean the total number of building permits (including joint building permits), building notifications, constructions permitted on the basis of a public agreement, and constructions permitted in a shortened procedure by an authorised building inspector, which were, in terms of the Building Act granted and registered by the planning and building control authorities in charge.

The **approximate value of constructions** encompasses all costs, including technology, (at current prices) incurred to the preparation, implementation, and commissioning of a construction.

The **new construction** shall mean a brand new structure, new construction work, no matter whether previously built-up or not, and with no respect to its structural and technical design, purpose, and duration.

Modifications to completed buildings or structures shall mean the following:

- top extensions increasing the height of the construction;
- side extensions, which extend the construction layout and are interconnected with the existing construction in terms of operation; and
- construction modifications, which do not affect either the external layout or the elevation of the construction (built-in modifications).

Notes on Tables

The data in Tables 17-1 to 17-5 refer to the population of all construction enterprises. Tables 17-6 and 17-7 cover enterprises with 20+ employees. Table 17-8 refers to enterprises with 50+ employees.

Table 17-1 Construction production index

Starting from January 2018 the standard basis of short-term statistics was changed and this affected the construction production index as well. Besides the change of the base period of base indices, which are

measured against the average of 2015 instead of the average of 2010, the weighting scheme of 2015 was also applied. The values were recalculated back to 2014 employing the new weighting scheme, which resulted in a revision of the base indices and year-on-year ones. Historical data till 2013 were chained to the recalculated times series by means of chain links using the annual overlap method.

Table 17-4 Financial management indicators of construction enterprises

The table is updated in accordance with the current version of the Decree No 500/2002 Sb effective since 1 January 2016. Therefore data given in the table may not be identical with pieces of information published in previous years.

Table 17-8 Construction work orders

The data are obtained from the processing of questionnaires from enterprises with **prevailing construction activities** classified to the CZ-NACE groups as follows:

41.2 – Construction of residential and non-residential buildings;

42.1 – Construction of road and railways;

42.2 – Construction of utility projects;

42.9 – Construction of other civil engineering projects;

43.1 – Demolition and site preparation; and

43.9 – Other specialized construction activities.

Table 17-9 New construction of non-residential buildings by the CZ-CC

The data on completed non-residential buildings are measured yearly in an exhaustive manner for all planning and building control authorities. Some figures are taken from the Register of Territorial Identification, Addresses, and Real Estate.

Tables 17-10 to 17-14 Housing construction

Tables provide information on the total number of started and completed dwellings by **all forms of construction**. Since 1996 the total completed dwellings have also included dwellings acquired by the conversion of non-residential areas. The data on completed dwellings are measured yearly in an exhaustive manner for all planning and building control authorities. The number includes dwellings in residential buildings and also in other buildings, including superstructures, extensions or annexes, and dwellings in community care homes and boarding houses, and also in non-residential buildings, including dwellings obtained by the conversion of non-residential areas. Some figures are taken from the Register of Territorial Identification, Addresses, and Real Estate.

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Tables 17-15 to 17-17 Building permits granted and the approximate value of constructions

The data are measured monthly in an exhaustive manner for all planning and building control authorities.

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Further information can be found on the website of the Czech Statistical Office at:

– www.czso.cz/csu/czso/construction_ekon