

## 17 CONSTRUCTION

### Methodological notes

The construction statistics cover enterprises with construction as their principal activity classified to divisions 41, 42, and 43 of the Classification of Economic Activities (CZ-NACE), which is the national version of the Statistical Classification of Economic Activities in the European Community, Rev. 2 (NACE Rev. 2).

Following cancellation of the quarterly business survey, the contents of tables in this chapter was modified. Financial indicators in short-term statistics have not been available since 2020 and therefore they have been eliminated from the tables. Data on employment can be found in the Chapter 10 Labour Market.

#### 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 constant prices. The index is primarily calculated as a monthly fixed base index. From the fixed base indices the following are further derived: year-on-year indices and cumulations over time, if any (quarterly, semi-annual, annual cumulations). It is published for the whole population of enterprises with construction as their 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 included in 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 for 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, i.e. houses dedicated predominantly to residential purposes; the indicator corresponds to classes 1110, 1121, 1122, and 1130 in section 1 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, i.e. hospital or institutional care buildings, buildings used for education, office buildings including office buildings for production, agricultural, commercial, and other enterprises, public entertainment buildings, hotel buildings, etc.; the indicator corresponds to classes 1211, 1212, 1220, 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 non-residential farm buildings, industrial buildings, wholesale and retail trade buildings, traffic and communication buildings, 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, highways, streets and roads, 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;
- **water management works** include irrigation and cultivation waterworks, dams and other water-retaining constructions, flow regulation, dikes, bank protection structures; 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 reported at prices valid at the order reception, free of VAT.

**Orders at the end of the reference period** capture both the value of received orders (mutually confirmed between the contractor and the ordering party) that have not started yet and 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 that have already been completed, although 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** shall mean a room or a set of rooms that had been determined for residential use by a decision of the planning and building control authority and that may serve to that purpose as independent dwelling units (housing units).

**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 the purpose of this definition, the building shall mean a family house, a multi-dwelling building, and a roof extension, a built-in modification (an internal alteration), or an annexe to both the aforementioned types of building, a community care home, a non-residential building, and any non-residential area (premises), by the conversion of which a new dwelling will be produced.

**Dwellings completed** are dwellings located in new buildings that have been allocated a description/registration house number or newly completed dwellings in already existing buildings.

The **family house** is a construction, in which more than 50% of the floor area of all rooms is designated 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 designated for living and the number of separate dwellings is four or more.

**Modifications/alterations to existing buildings/houses** include roof extensions, built-in modifications (internal alterations), or annexes (additions to a building) and also conversions of non-residential areas (premises). The roof extension, built-in modification (internal alteration), or annexe (the addition to a building, the side extension) is such a construction change of an existing multi-dwelling building or a family house, which results in new dwellings. The conversion of non-residential areas (premises) into dwellings includes such construction changes of non-residential areas (premises) both in residential buildings and non-residential ones, which increase the number of dwellings (but not as a result of new construction).

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

The **architectural volume of a building** is the sum of enclosures within foundations (cubage of foundation structures), plus the bottom and upper parts of the building and roofing (delimited by the external surfaces of the shell/envelope 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 illumination by natural light that can be ventilated directly and has at least 8 square metres of the floor area, which can be heated directly or indirectly in a sufficient manner, and which is designated for the year-round dwelling in terms of its layout and equipment. The living floor area does not include the floor area of **ancillary rooms** (an entrance hall, a non-residential hall, a chamber, and other unoccupied rooms designated to be used along with the dwelling; the ancillary rooms shall not include a cellar, a laundry room, an uninhabitable loft, or potentially a garage) and **facilities** (a toilet room, a bathroom, a bathroom enclosure or a shower cubicle, and a larder).

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

The **value of buildings** is expressed at a "combined price," i.e. the sum of values at current prices valid in individual years of the construction.

The **construction time** is the actual time elapsed between the moment when the building permit was granted and the moment of the completion of the dwelling, i.e. the moment when the dwelling has been approved for use (final inspection).

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 for 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** are as follows:

- roof extensions, by which the height of the building or structure is increased;
- annexes (additions to a building, side extensions), by which the ground plan of the building or structure is extended and that are interconnected with the existing building or structure as for operation;
- construction changes (modifications/alterations), which preserve the ground plan and the height of the building or structure.

## Notes on Tables

Data in the Tables 17-1 to 17-3 refer to the population of all construction enterprises. Tables 17-4 and 17-5 cover enterprises with 20+ employees. Table 17-6 refers to enterprises with 50+ employees.

### Table 17-6 Construction work orders

The data are obtained from the processing of questionnaires from enterprises **with construction as their principal activity** 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;
- 43.9 – Other specialised construction activities.

### Table 17-7 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 17-8 to 17-15 Housing construction, building permits granted, and the approximate value of permitted constructions

The data are measured 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.

A change to the Classification of Types of Constructions CZ-CC since 1 January 2019 made it possible to align the type of a building to the international classification. Concurrently with this change, other modifications were made in the Stav 2-12 and Stav 7-99 survey forms/reports (questionnaires) starting in 2020, which reduced administrative burden and facilitated obtaining of data necessary for Eurostat. Some items were eliminated from the survey or modified due to their incompatibility with the CZ-CC classification. It is no longer possible to measure constructions for environmental protection separately; they are newly classified to the relevant code of the CZ-CC classification. Dwellings in non-residential areas (premises) are, in accordance with the regulation of Eurostat, classified to family houses or multi-dwelling buildings and together with roof extensions, annexes (side extensions), and built-in modifications they form a new category of “Modifications to existing family houses or multi-dwelling buildings”. This category has been calculated backwards so that the time series is not disrupted.

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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](http://www.czso.cz/csu/czso/construction_ekon)