

## 17. CONSTRUCTION

Since 1997, **construction enterprises** based in the Czech Republic have been including enterprises with construction as prevailing activity, classified to Division 45 of the national Branch Classification of Economic Activities (CZ-NACE) and split as follows:

- a) construction enterprises with 20+ employees,
- b) construction enterprises with fewer than 20 employees and natural persons with trade licence under Act No. 455/1991 Sb., for which monthly estimates are made. (Before 1997, the enterprises were split into size groups 25+ employees and with fewer than 25 employees).

**Construction work** refers to work done on construction, reconstruction, extension, renovation, repair and maintenance of permanent or temporary buildings and structures. Also included is the work related to the erection of constructions and the value of built-in material (work classified to Division 45 of CZ-NACE).

The volume of **construction work derived from** (carried out according to) **delivery contracts (S)** comprises all work done by construction contractors for their customers, including work done by sub-contractors. This indicator is thus the sum of all outputs (i.e. of construction work based on delivery and sub-delivery contracts carried out for final users) of both contractors and sub-contractors and invoiced by the contractor to the final user.

**Work on new construction** comprises the value of work which produces new tangible fixed assets (especially buildings and structures) acquired by final users.

**Reconstruction and modernization** comprise extensions and building modifications to tangible fixed assets; they change the original purpose or technical parameters of the assets or expand their use and/or provide them with better amenities.

**Repair and maintenance** include construction work carried out to ensure that buildings and structures maintain the function they have been designed for.

**Other construction work** embraces all construction work that cannot be classified as work on new construction or repair. It includes, e.g., demolition work on sites where no construction work will follow, work performed for technical development or geological surveys, and stripping as well as surcharges for engineering activities and, as the case may be, other surcharges.

Construction work by type of construction:

- **residential buildings** include multi-dwelling buildings (buildings mainly designed for housing); the item corresponds to the sub-categories of the national Standard Classification of Production (CZ-CPA) 46.21.11 and 46.21.12;
- **non-residential buildings not designed for production** include all non-residential non-production buildings such as hospitals, sanatoria, schools, office buildings (including those used by production, agricultural, trading and other companies); the item corresponds to CZ-CPA sub-categories 46.21.16 to 19, 46.21.61 to 63;
- **non-residential buildings designed for production** include all non-residential production buildings (for agriculture, industry, trade, transport and communications, etc.); the item corresponds to CZ-CPA sub-categories 46.21.13 to 15, 46.21.51, 46.21.64 and 46.25.61;
- **civil engineering works** - the item corresponds to CZ-CPA sub-categories 46.21.21 and 22, 46.21.31 to 37, 46.21.41 to 46, 46.21.52, 46.23.11 to 14, 46.23.21 and 22, 46.25.22;
- **water management works** - the item corresponds to CZ-CPA sub-categories 46.24.11 to 13.

**Average registered number of employees** comprises all categories of permanent, seasonal and temporary employees who have an employment contract with a construction enterprise. Persons employed temporarily are included since the day they were taken on.

The overview on employees and average monthly gross wages excludes women on maternity leave.

## Notes on tables

The data in Tables 17-1 to 17-3 refer to all construction enterprises. Tables 17-4 to 17-12 give data on enterprises with 20+ employees. Starting from Table 17-4, the data before 2002 come from submitted questionnaires only, while those for 2002 and subsequent years also include estimates for non-response.

### Table 17-9. Construction work orders

The figures result from the processing of questionnaires designed for enterprises classified to CZ-NACE Groups 451 and 452—i.e. for enterprises carrying out construction work which is in nature basic construction output. They provide information on trends in the construction market, revealing customers' interests and, consequently, the future structure of construction work. In relation to the reporting units, they represent „a supply of work“ in the nearest future, also giving information on changes in the overall structure of orders.

### Tables 17-14 to 17-22. Housing construction

The tables offer information on the total number of dwellings started, completed and under construction, attained by **all forms of construction**. The year 1996 was the last to see the measuring of the forms of construction of dwellings under the methodology in force for the long time series up to 1995. Since 1996 only aggregate data (dwellings completed, total) follow up the data for previous years. Their comparison with data published up to 1995 requests that **no** dwellings obtained by conversion of non-residential spaces are included in the total. There is no doubt that such projects were implemented in the past too, but the Czech Statistical Service did not collect data on such dwellings **before 1996**. The numbers of completed dwellings are measured by census once a year and embrace dwellings in and outside residential buildings, including all types of extensions, dwellings in community care service homes and boarding houses, and dwellings in non-residential buildings (including dwellings obtained by conversion of non-residential spaces).

**Residential buildings** are multi-dwelling buildings in which the function of housing prevails and family houses. Also included in this indicator are numbers of dwellings obtained by extensions to existing residential buildings.

**Family house** is a construction in which over half of the floor space of all rooms is designed for living. Each family house can have a maximum of three independent dwellings, not more than two storeys above the ground, and an attic. Any common ancillary rooms and spaces are not taken into account.

**Multi-dwelling building** is a construction in which more than half of the floor space of all rooms is designed for living and the number of independent dwellings is 4 and over; the number of storeys makes no difference.

**Dwelling** refers to one or more rooms designed for living by the planning and building control authority, which can serve as independent dwelling units for this purpose. The number of dwellings includes separate rooms in hostels, homes for students and young workers, and boarding houses not managed by local authorities.

**Dwellings started** are dwellings in buildings whose erection was started in the reference period, as laid down in the construction book, irrespective of whether or not these dwellings were completed in the reference period. For this purpose, the building refers to a family house, multi-dwelling building and extensions to them, community care service home and boarding house, non-residential building (tied dwellings provided by employers usually outside residential buildings), and any non-residential space whose conversion provides a new dwelling.

**Dwellings completed** are dwellings which in compliance with the Building Act No. 50/1976 Sb., as amended, were approved before the end of the reference period by the planning and building control authority as duly finished and ready for use.

**Dwellings under construction** at the end of the reference period are dwellings whose construction was already begun but not finished by the end of the reference period.

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

*built-in extension sometimes expand the volume of the construction, maintaining its plan view, while the side extension extends the plan view, maintaining the height of the construction.*

**Community care service homes and boarding houses** are special multi-dwelling buildings whose technical facilities also include community care service rooms (the former) or which allow renting furnishings of dwellings with housing services (the latter).

Dwellings in **non-residential buildings** are tied dwellings for employees whose presence in the building is necessary for operation and/or security. They are located in other than residential buildings.

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

**Cooperative** housing construction produces dwellings in residential buildings erected by housing cooperatives (both by self-help and through a contractor).

**Municipal** housing construction refers to the construction of dwellings in tenement residential buildings; it is a responsibility of municipalities.

**Other** housing construction includes:

- a) dwellings in corporate construction of multi-dwelling buildings, funded by the enterprises,
- b) part of tied dwellings located in residential buildings, designed for employees whose presence in such a building is necessary for operation and/or security,
- c) dwellings in residential buildings implemented by natural or legal persons and not included in other forms of housing construction.

**Enclosed volume of the house** is the sum of enclosed volumes of foundations (cubic metres of foundation structures), plus lower and upper parts of the building plus roofing (delimited by the outside surface areas of the shell structures, the bottom level of the floor structure and the outside surface areas of the roof).

**Habitable space** of a dwelling is the floor space of habitable rooms. The **habitable room** is a directly lit and ventilated room of at least 8 m<sup>2</sup> in floor space which can be directly or sufficiently indirectly heated and which is designed and equipped for all-year-round housing. The habitable space excludes floor space of **ancillary rooms** (entrance hall, non-residential hall, larder and other unoccupied rooms designed for use together with the dwelling). Excluded from the ancillary rooms are cellar, washroom, uninhabitable attic or garage, as well as **conveniences** (toilet, bathroom, shower and larder).

**Useful space** of a dwelling is the floor space of all habitable and ancillary rooms, including conveniences of the dwelling. Cellars, washrooms and uninhabitable attics are not included. Garages are included, if located in non-residential spaces.

**Time of construction** is the time elapsed between the start of construction work on the project and the completion of the dwelling.

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

**Dwelling taken out of use** is a dwelling declared by the planning and building control authority to serve other than housing purposes, or to be demolished.

#### Tables 17-23 and 17-24. **Building permits granted and the estimated value of constructions for which building permits were granted**

The data are measured monthly in an exhaustive manner—i.e. for the whole population of reporting units. This population includes all planning and building control authorities, as stipulated by Building Act No. 50/1976 Sb.

Under Article 66 of Act No. 50/1976 Sb., on Town and Country Planning and Building Code (Building Act), a **building permit** lays down binding conditions for the implementation and use of the construction.

**Estimated value of constructions** includes all costs incidental to the preparation, implementation, and commissioning of a construction project.

**Table 17-25. Financial indicators of construction enterprises**

The coverage of the individual indicators corresponds to the items of the profit and loss account and the balance sheet. Individual accounts, groups of accounts and account classes correspond to the chart of accounts for entrepreneurs.

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The data on dwellings (started, completed and under construction) also include dwellings obtained by conversion of non-residential spaces since 2002. The other data are fully comparable with the data shown in the statistical yearbooks of previous years.

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Other data are available in the following CZSO publications regularly brought out in accordance with the CZSO Catalogue of Publications 2006 (thematic group 8 - INDUSTRY, CONSTRUCTION, subgroup 82 - Construction):

- „Stavebnictví” – monthly, on the 50th calendar day
- “Building Permits Granted” (Czech-English) – monthly, on the 50th calendar day
- “Construction Orders Statistics” (Czech-English) – quarterly, on the 60th calendar day
- “Czech Construction in Figures 2005” (Czech and English) – August 2006
- “Housing Construction” (Czech-English) – quarterly, on the 60th calendar day
- „Stavby pro bydlení dokončené v roce 2005” – June 2006
- „Stavební výroba v roce 2005” – August 2006

Further data are published on the following web pages of the Czech Statistical Office:

- [http://www.czso.cz/eng/redakce.nsf/i/construction\\_ekon](http://www.czso.cz/eng/redakce.nsf/i/construction_ekon)