

17. CONSTRUCTION

Construction statistics include enterprises with construction as principal activity classified to CZ-NACE divisions 41, 42 and 43.

Introduction of the new Classification of Economic Activities (CZ-NACE), which replaced the previously used Industrial Classification of Economic Activities (OKEČ), has resulted not only in a different arrangement of individual activities within the construction industry but also in specification of the range of activities defined as construction activities. The main change compared with OKEČ is inclusion of developer activities in the Construction. Excluded from the section of industry and newly included in the construction were those manufacturers of wooden, plastic and metal products for construction purposes who install their products at the same time. Also repairs and maintenance of lifts and escalators are newly included in the construction. By contrast, excluded from the section of Construction were installations of security systems such as burglar alarms and fire alarms. For this reason, the concept of construction in this chapter is not consistent with interpretation of this concept in previous editions of the Statistical Yearbook.

The first reference period for data processing according to the new classification CZ-NACE was January 2009 in case of short-term (monthly and quarterly) statistics, or the year 2008 in case of structural (annual) statistics. The basic data according to the new classification CZ-NACE were also retrospectively converted up to the year 2000 (in case of short-term statistics), or up to the year 2005 (in case of structural statistics). The administrative data from the Ministry of Finance of the CR and from other institutions were more widely used for the first time in the imputation models and at the same time some misclassifications were corrected retrospectively. Therefore, the conversion cannot be interpreted as a simple transmission of the existing data from one classification into another, but as a comprehensive revision aimed at enhancing the quality of data in the converted time series.

During the data processing according to CZ-NACE a new system of additional estimates was created for most indicators and their basic classification as regards not surveyed part of the population, even for short-term statistics, which so far covered the population of businesses from a certain size. Therefore, if not expressly stated otherwise, all results stated in this chapter represent the whole population of construction enterprises regardless of their size.

Basic indicators:

The construction work index is published for the whole population of enterprises with construction as principal activity and its development is approximated by general construction work.

Construction work refers to work done on construction, reconstruction, extension, renovation, repair and maintenance of permanent or temporary buildings and structures. Also included is building installation and the value of built-in material.

General construction work represents the volume of construction work of the unit performed by workers included into its registered number of employees plus productive work of apprentices and the volume of construction work related to own tangible fixed assets.

Construction work "S" (according to delivery contracts) in total comprises the total value of outputs from construction activity of the reporting unit (incl. built-in material) performed on the basis of delivery contract for the final user (builder) including value of sub-deliveries of construction work received from other contractors to perform the delivery contract for the final user. (Excluded are sub-deliveries of construction work of the reporting unit for other contractors as well as deliveries of construction work realized between construction enterprises of the reporting unit).

Construction work by type of constructions:

- **residential buildings** are residential houses (houses used predominantly for residential purposes); the indicator corresponds to Classes 1110, 1121, 1122, 1130 in Section 1 of the Classification of Types of Constructions (CZ-CC);
- **non-residential buildings not designed for production** are all non-residential non-production constructions, such as hospitals, school and university buildings, office buildings (including office buildings for use by production, agricultural, trading and other companies), etc.; the indicator corresponds to Classes 1211, 1212, 1261 to 1265, 1272 to 1274 in Section 1 of the CZ-CC;

- **non-residential buildings designed for production** are all non-residential buildings used for production purposes (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, 1271 in Section 1 of the CZ-CC;
- **civil engineering works** – e.g. bridges, roads, rails roads, civil construction, pipelines and power lines); the indicator corresponds to classes in Section 2 of the CZ-CC except Classes 2151, 2152, 2153;
- **water management works** include land reclamation by drainage and water management, dams and reservoirs, watercourse regulation and channels – the indicator corresponds to Classes 2151, 2152, 2153 in Section 2 of the CZ-CC.

Construction orders represent the volume of construction works to be done according to delivery contracts. These include works contracted by the reporting units and contractors (incl. additional supplementary orders, etc.) regardless the beginning of work and duration of its performance. They are shown at prices valid at the order take-over, exclusive of VAT.

State of orders at the end of the reference period monitors the value of received (mutually confirmed orders) so far non-started orders and – in case of uncompleted orders – the value of pending work which means that construction work on so far non-started orders is reported in total value while the work on uncompleted constructions is included only in its book value (i.e. the value of pending work). Excluded are completed constructions not yet handed over and not invoiced.

New orders are new received and confirmed orders during the reference quarters as well as additional and supplementary orders (also confirmed) to the previous orders. These include also short-time orders received and realized in the reference quarter.

The building is construction above the ground level, spatially centred and predominantly enclosed by shell structures and roofing.

Dwelling refers to one or more rooms which are designed for residential purposes by the planning and building control authority and which may serve as independent dwelling units.

Dwellings started are (since 2006) dwellings in buildings for which building permits have been granted in the reference period and since 2007 dwellings started were dwellings whose construction commenced on the basis of building permit granted or building notification, no matter whether or not they were completed in the reference period. For this purpose, the building refers to a family house, multi-dwelling building and extension 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, for which an occupancy permit was granted pursuant to the Construction Act, as subsequently amended.

Family house is a construction in which more than 50% of floor area of all rooms is designed for living. Family house can have three separate dwellings at maximum and not more than two above-ground floors and attics. Common areas and side rooms are not included.

Residential 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.

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

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 the renting of dwellings with respective 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).

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).

Living floor area of a dwelling is the floor area of habitable rooms. The **habitable room** is a directly lit and ventilated room of at least 8 m² in floor area which can be directly or sufficiently indirectly heated and which is designed and equipped for all-year-round housing. The living floor area does not include floor area of **ancillary rooms** (entrance hall, non-residential hall, utility room and other unoccupied rooms designed for use together with the dwelling; not included in the ancillary rooms are cellar, washroom, uninhabitable attic or garage) and **conveniences** (toilet, bathroom, shower and larder).

Useful floor area of a dwelling is the floor area 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.

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

Time of construction is the time elapsed between the grant of a building permit and the completion (approval) of the dwelling.

A **building permit** lays down binding conditions for the implementation and use of the construction pursuant to sec. 115 of the Construction Act.

A **building notification** is an approval of simple constructions under sec. 104 (2), a)–d) of the Construction Act.

Approximate value of constructions includes all costs including technology (at current prices) incidental to the preparation, implementation, and commissioning of a construction project.

New construction is a brand new structure, new construction work no matter whether or not previously built-up and with no respect to its construction and technical design, purpose and duration.

Renewals and enhancements are the following:

- top extensions increasing the height of the construction;
- side extensions which extend the ground plan of the construction and are connected with the existing construction in terms of operation;
- construction changes which do not affect either the external ground plan or the height of the construction (built-in extensions).

Notes on tables

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

Table 17-4. Financial indicators of construction enterprises

Data in Table are based on retroactive conversion of structural data for 2005–2007, which had not been finally completed at the closing date of the Statistical Yearbook due to time and methodological demands. Therefore, results stated in this Table are published as preliminary and may be subsequently revised.

Table 17-6. Construction work “S” in the Czech Republic: by region of construction site

The data were obtained from the Ministry of Industry and Trade of the Czech Republic.

Table 17-8. Construction work orders

The data are obtained from questionnaires for enterprises with **prevailing construction activity** classified to CZ-NACE

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 specialized construction activities.

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

The data on completed non-residential buildings are measured yearly in an exhaustive manner for all planning and building control authorities.

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 completed dwellings include also the total of dwellings as a result of conversion of non-residential premises. The data on completed dwellings are measured yearly in an exhaustive manner for all planning and building control authorities. The number includes dwellings in constructions designed for living and also outside these constructions including renewals and enhancements and dwellings in community care service homes and boarding houses and also in non-residential buildings including dwellings obtained from conversion of non-residential spaces.

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

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

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More detailed information on construction is available in other CZSO publications published in accordance with the Catalogue of Publications 2010 in thematic group 8 – INDUSTRY, ENERGY, CONSTRUCTION, subgroup 82 – Construction:

– 8208-10 “Czech Construction Sector in Figures 2009” (Czech and English) – August 2010

Further data (including data according to the new methodology and CZ-NACE Rev. 2) can be found on the website of the Czech Statistical Office at:

– http://czso.cz/eng/redakce.nsf/i/construction_ekon