

## 17. CONSTRUCTION

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

- a) construction enterprises with 20+ employees,
- b) construction enterprises below 20 employees and natural persons with trade licence for which monthly estimates are made. (Before 1997, the enterprises were split into size groups 25+ employees and below 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 building installation and the value of built-in material (work classified to Division 45 of the CZ-NACE).

The volume of **construction work done by contractors** comprises all work done by construction enterprises for their customers, including work done by sub-contractors. This indicator is the sum of all outputs (i.e. of contracted construction work 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, technical development work, geological surveys, stripping as well as surcharges for engineering activities and, as the case may be, other surcharges.

Construction work by type of constructions:

- **residential buildings** are constructions 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 constructions which are mainly used or intended for non-residential non-production purposes such as hospital or institutional care buildings, 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 constructions which are mainly used or intended for non-residential 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** – the indicator corresponds to classes in Section 2 of the CZ-CC except Classes 2151, 2152, 2153;
- **water management works** – the indicator corresponds to Classes 2151, 2152, 2153 in Section 2 of the CZ-CC.

**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 does not include 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 17-9 and 17-12 give data on enterprises with 20+ employees. Starting from Table 17-4, the data for 2002 and following years come from submitted questionnaires and include estimates for non-response, while the data before 2002 do not 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 construction put in place. They provide information on trends in the construction market from the point of view of customer demand as concerns the future structure of construction work. In relation to the reporting units, they represent, i.a., "a reserve of work" for the near future, or information on changes in the overall structure of construction orders.

### Table 17-10. Domestic construction work: by region of construction site

The data come from survey taken by the Ministry of Industry and Trade of the CR.

### Tables 17-13 to 17-20. Housing construction

The tables offer information on the total number of dwellings started, completed and under construction by **all forms of construction**. Since 1996 dwellings completed, total have included dwellings obtained by conversion of non-residential spaces. The numbers of completed dwellings come from an exhaustive survey once a year. Counted are dwellings in residential buildings and in other 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 residential purposes prevail, 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 more than half of the overall floor area is designed for residential purposes. 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 overall floor area is designed for residential purposes and the number of independent dwellings is 4 and over.

**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. The number of dwellings includes separate rooms in hostels, homes for students and young workers and rooms in boarding houses.

**Dwellings started** are (since 1 January 2006) dwellings in buildings for which building permits have been granted. Before 2006 dwellings started were dwellings whose construction commenced according to the builder's diary, 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 which were approved before the end of the reference period by the planning and building control authority as duly finished and ready for use.

**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).

**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 enterprise;
- b) part of tied dwellings located in residential buildings, designed for employees whose presence in the 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).

**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 m<sup>2</sup> 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.

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

#### Tables 17-21 and 17-22. **Building permits granted and the estimated value of constructions for which building permits were granted**

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

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 17-23. 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.

---

The data in the tables are fully comparable with those published in previous Statistical Yearbooks. Table 17-10. Domestic construction orders: by region of construction site is included again.

\* \* \*

More detailed information on construction is available in other CZSO publications published in accordance with the Catalogue of Publications 2009 in thematic group 8 – INDUSTRY, ENERGY, CONSTRUCTION, subgroup 82 – Construction:

– 8208-09 “Czech Construction Sector in Figures 2008” (Czech and English) – August 2009

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