7 May 2018

Numbers of Dwellings Started and Completed Grew

Construction – March 2018

In March 2018 the working days adjusted construction output increased by 2.0% year-on-year (y-o-y), in real terms; the unadjusted construction output fell by 0.7%. The planning and building control authorities granted by 7.1% less building permits, y-o-y, and the approximate value of permitted constructions plunged by 31.1%, y-o-y. The number of started dwellings increased by 1.8%, y-o-y, and the number of completed dwellings soared by 46.1%, y-o-y.

In March 2018 the seasonally adjusted, including working days, **construction output** decreased by 0.7%, month-on-month, in real terms. The working days adjusted construction output in March 2018 was by 2.0% higher, y-o-y; the working days unadjusted one fell by 0.7%, y-o-y. March 2018 was by two working days shorter compared to March 2017. The production in building construction increased by 1.7% (contribution + 1.3 percentage points (p.p.)), y-o-y. The production of civil engineering construction declined by 9.7% (contribution - 2.0 p.p.), y-o-y.

The **average registered number of employees\***), in construction enterprises with 50+ employees in March 2018 remained the same as in March 2017, y-o-y. Their **average gross monthly nominal wage** increased by 5.3%, compared year-on-year, and reached CZK 34 032.

In March 2018 the number of building permits granted decreased by 7.1%, y-o-y. The planning and building control authorities granted 6 498 **building permits**. The **approximate value** of the permitted constructions attained CZK 24.7 billion and plunged by 31.1% compared to the same period of 2017. This drop was affected by a high comparison basis of March 2017 when permit for a large industrial structure was issued.

The **number of dwellings started** in March 2018 increased by 1.8%, y-o-y, and attained 2 601 dwellings. The number of dwellings started in family houses increased by 1.0% and that of dwellings started in multi-dwelling buildings jumped up by 31.5%.

The **number of completed dwellings** soared by 46.1%, y-o-y, in March 2018 and was 2 388 dwellings. The number of completed dwellings in family houses jumped up by 30.3%. The number of completed dwellings in multi-dwelling buildings soared by 146.4%.

According to Eurostat the WDA (working days adjusted) **construction output in the EU28** decreased by 0.1%, y-o-y, **in February 2018**. Buildings increased by 0.6% and civil engineering works declined by 3.8%. According to the preliminary schedule Eurostat shall release the data for March 2018 on 17 May 2018 (at 11:00 a.m.).

**Construction in Q1 2018**

In Q1 2018 the seasonally adjusted, including working days, **construction output** increased by 0.7%, quarter-on-quarter, in real terms, compared to Q4 2017. The working days adjusted construction output in Q1 2018 was by 12.4% higher, y-o-y; the working days unadjusted one grew by 11.1%, y-o-y. Q1 2018 was by two working days shorter compared to Q1 2017. The production in building construction increased by 12.5% (contribution + 10.1 p.p.), y-o-y, and the production of civil engineering construction grew by 5.1% (contribution + 1.0 p.p.), y-o-y.

The **average registered number of employees**1) in construction enterprises with 50+ employees increased by 0.2%, y-o-y in Q1 2018. Their **average monthly nominal wage** increased by 6.7%, y-o-y and reached CZK 32 987.

In Q1 2018 the number of building orders of construction enterprises with 50+ employees decreased by 11.2%, y-o-y. The enterprises received and concluded 10 670 **building orders** in the Czech Republic. The **total value** of the orders increased by 22.1%, y-o-y, and was CZK 47.5 billion. The building construction orders were for CZK 20.1 billion (growth by 10.6%) and those for civil engineering constructions were for CZK 27.4 billion (increase by 32.3%). The average value of a new concluded building order was CZK 4.5 million and was by 37.6% higher, y-o-y.

At the end of Q1 2018 construction enterprises with 50+ employees had 19.2 thousand orders contracted (decrease by 4.7%) and these orders represented the inventory of still unimplemented construction works of the total value of CZK 148.9 billion (increase by 9.1%).

In Q1 2018 the number of building permits granted decreased by 4.1%, y-o-y; the planning and building control authorities granted 18 086 **building permits**. The **approximate value** of constructions permitted in Q1 2018 accounted for CZK 77.6 billion and fell by 2.8% compared to the same period of 2017.

The **floor area** of new buildings permitted in Q1 2018 was 1 449 thousand m2, which means a decline by 1.5%, compared y-o-y. The floor area of permitted residential buildings increased by 5.4%, and that of non-residential buildings fell by 7.5%, both y-o-y.

The **number of dwellings started** in Q1 2018 increased by 16.8%, y-o-y and accounted for 7 618 dwellings. The number of dwellings started in family houses increased by 11.0%, and that in multi-dwelling buildings grew by 16.0%, both y-o-y.

The **number of completed dwellings** in Q1 2018 grew by 18.9%, y-o-y, and attained 6 907 dwellings. The number of completed dwellings in family houses jumped up by 27.6%, y-o-y, and the number of completed dwellings in multi-dwelling buildings grew by 18.2%, y-o-y.

*Notes:*

\*) *The registered number of employees indicator does not include persons working under various contracts for work, working owners of enterprises and cooperating household members, who do not have contracts of employment. Data on the registered number of employees in construction also exclude agency workers, who have contracts of employment, yet within activities of services (CZ-NACE 78.2).*

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*Method of data acquisition: the CZSO direct surveys of Stav 1-12 and Stav 2-12*

*End of data collection: 27 April 2018*

*Following outcomes:* [*https://www.czso.cz/csu/czso/sta\_ts*](https://www.czso.cz/csu/czso/sta_ts)

[*https://www.czso.cz/csu/czso/bvz\_ts*](https://www.czso.cz/csu/czso/bvz_ts)

*Next News Release will be published on: 6 June 2018*

Annexes:

Table 1 Construction production indices, construction permits granted, and housing construction (seasonally unadjusted, year-on-year indices for the month)

Table 2 Construction production index, construction orders, construction permits granted, and housing construction (seasonally unadjusted, year-on-year indices for a quarter of the year)

Graph Construction production indices (year-on-year indices for the month)

Graph Construction production indices (base indices)

Graph Construction production indices, international comparison