Facts:

- about 60% of dwelling facilities in Poland are in poor conditions (technical, sanitary, economic, etc.);

- economic growth in Poland allowed for rapid development of cities, and improvement of quality of life (also concerning the comfort of dwelling);

- growing social mobility caused by employment requirements. Due to this fact, also the needs for accommodation have changed;

- the model of family life has changed – the multigenerational families living together in the same place for many years are in decrease.
Apartments (incl. houses, etc.) commissioned in years 2008-2012. Yellow – total number, blue – individual investments, black – developers, green/red – cooperatives.

Facts:
- the average cost of 1 m² for a new apartment is about 1000 Euro;
- the average salary in Poland (June 2013) is about 900 Euro/month (pre – tax). Net salary is about 650 Euro;
- 69% of Polish citizens live in their own apartments. Most of them (53%) do not have any mortgage loans;
- about 2 000 000 of Polish citizens live abroad. Part of them locate their savings in new houses and apartments in Poland.
Apartment houses: major part built before 1989. Low quality, poor conditions of dwelling.

Modern apartment houses: built in last years. High quality and prices.

Single-family houses built nowadays. Acceptable quality, higher comfort and reduced wastes of energy (intelligent heating systems, recuperation systems, solar heating, etc).
Technologies in single-family houses:
- Traditional (ceramic walls, ceilings, timber roof structure, tiles, etc.): about 80% of realizations.
- Non-traditional (prefabricated concrete elements, combination with timber structures, etc): about 10%.
- Timber houses of any type: 10%.

Single-family houses are mostly build individually: the future owner is also a contractor. Although the whole process is controlled by adequate local authorities (requirements concerning architecture, construction, etc.), the owner decides about the crucial features of his house.

„Polish dream” – a manor house 😊
Timber single-family houses. Costs of realization for various technologies:

- framed houses. 80% of average cost

- prefabricated timber structures: 100% of average cost;
-timber logs: up to 130% of average cost.

Timber houses – examples from the offers present on the market in Poland:

- PWH (Perfect Wood House) Szczecin, Poland

Half-timbered house
Framed house – KVH timber

Framed house – ordinary timber elements
- Misoni, Lomianki, Poland

- timber logs (16 cm thick).

- Spomet, Bielsko-Biała, Poland
Timber houses – main problems in Poland:
- mainly produced in small or medium size plants, or manufactured on the construction site;
- traditionally preferred houses realized in ceramic (exception – timber structures of roofs);
- lack of personnel skilled in construction of this type of buildings;
- growing prices of timber and its elaboration (impregnation, etc.).

Timber houses – prospects in Poland:
- development of advanced technologies of production, preparation and construction, in order to improve the product and reduce the final price;
- large offer: small, modern houses for middle – class dwellers, economical in construction and exploitation, comfortable, easy to rebuild if necessary;
- change in mortgage loans: preferences for economical timber houses;
- change of mentality: house understood as a place for a good life, not as a symbol of social status, etc.
Kiitos huomiota – dziękuję za uwagę