



Compiled by
Jacques du Toit
Property Analyst
Absa Home Loans

45 Mooi Street
Johannesburg | 2001

PO Box 7735
Johannesburg | 2000
South Africa

Tel +27 (0)11 350 7246
jacques@absa.co.za
www.absa.co.za

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Residential building statistics

17 January 2013

Residential building activity improves towards end-2012

November 2012 saw residential building activity in the South African market for new housing improving compared with a year ago. Levels of activity increased in both the planning and construction phases of new housing in the penultimate month of last year.

The number of new housing units for which building plans were approved, increased by 764 units to 5 439 units in November last year from 4 675 units in November 2011, which translated into growth of 16,3% y/y. The November 2012 figure was 1 897 units, or 53,6%, more than the number for which plans were approved in April last year. The segment for flats and townhouses was mainly responsible for the growth in the planning phase late last year, showing growth of 116,2% y/y in the number of units for which plans were approved in the period of September to November. This will positively impact the construction of higher-density housing in 2013.

In the construction phase of new housing, the number of units completed increased by 920, or 24,7% y/y, to a total of 4 641 units in November last year from 3 721 units a year ago. All three segments of housing contributed to this increase.

The real value of plans approved for new residential buildings was up by R1,67 billion, or 6,5% year-on-year (y/y), to an amount of R27,44 billion in the first eleven months of 2012 compared with R25,76 billion in the corresponding period of 2011. The real value of new residential buildings completed was up by R443,7 million, or 2,3% y/y, to a level of R19,47 billion in the period January to November last year, from R19,03 billion in the same period in 2011. These real values are calculated at constant 2010 prices.

The demand for and supply of new housing, as reflected by levels of activity with regard to building plans approved and housing units completed, will continue to be driven by economic developments, property investment sentiment, and trends in and the state of household finances. These factors will affect property buying trends, taking account of property prices, property running costs, financing and transaction costs, as well as the availability and accessibility of mortgage finance.

Residential building activity (January-November)

Category of housing	Building plans approved			Buildings completed		
	Units 2011	Units 2012		Units 2011	Units 2012	
		Number	% change		Number	% change
Houses of <80m ²	21 154	17 138	-19.0	17 922	18 198	1.5
Houses of ≥80m ²	14 355	15 527	8.2	10 569	10 540	-0.3
Flats & townhouses	13 952	14 547	4.3	8 883	10 413	17.2
Total	49 461	47 212	-4.5	37 374	39 151	4.8

Source: Stats SA

Residential building activity by province

Building plans approved

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
New houses (<80m²)	Jan-Nov 11	Number	6 390	386	609	2 090	620	548	8 333	760	1 418	21 154
	January- November	Number	4 567	645	504	1 152	777	501	8 049	699	244	17 138
	2012	% change	-28.5	67.1	-17.2	-44.9	25.3	-8.6	-3.4	-8.0	-82.8	-19.0
		% of SA	26.6	3.8	2.9	6.7	4.5	2.9	47.0	4.1	1.4	100.0
New houses (>80m²)	Jan-Nov 11	Number	2 834	794	256	711	1 277	1 113	5 255	1 629	486	14 355
	January- November	Number	3 047	766	194	789	1 233	1 115	6 339	1 546	498	15 527
	2012	% change	7.5	-3.5	-24.2	11.0	-3.4	0.2	20.6	-5.1	2.5	8.2
		% of SA	19.6	4.9	1.2	5.1	7.9	7.2	40.8	10.0	3.2	100.0
New flats and townhouses	Jan-Nov 11	Number	2 635	731	351	477	1 893	1 642	5 103	632	488	13 952
	January- November	Number	3 849	712	86	539	1 624	880	6 034	334	489	14 547
	2012	% change	46.1	-2.6	-75.5	13.0	-14.2	-46.4	18.2	-47.2	0.2	4.3
		% of SA	26.5	4.9	0.6	3.7	11.2	6.0	41.5	2.3	3.4	100.0
Total new houses, flats and townhouses	Jan-Nov 11	Number	11 859	1 911	1 216	3 278	3 790	3 303	18 691	3 021	2 392	49 461
	January- November	Number	11 463	2 123	784	2 480	3 634	2 496	20 422	2 579	1 231	47 212
	2012	% change	-3.3	11.1	-35.5	-24.3	-4.1	-24.4	9.3	-14.6	-48.5	-4.5
		% of SA	24.3	4.5	1.7	5.3	7.7	5.3	43.3	5.5	2.6	100.0
Alterations and additions to existing houses	Jan-Nov 11	m²	806 275	263 361	50 097	127 265	350 131	144 800	1 007 179	130 423	66 542	2 946 073
	January- November	m²	780 473	265 854	54 420	143 435	303 465	156 191	1 006 944	133 353	68 014	2 912 149
	2012	% change	-3.2	0.9	8.6	12.7	-13.3	7.9	0.0	2.2	2.2	-1.2
		% of SA	26.8	9.1	1.9	4.9	10.4	5.4	34.6	4.6	2.3	100.0

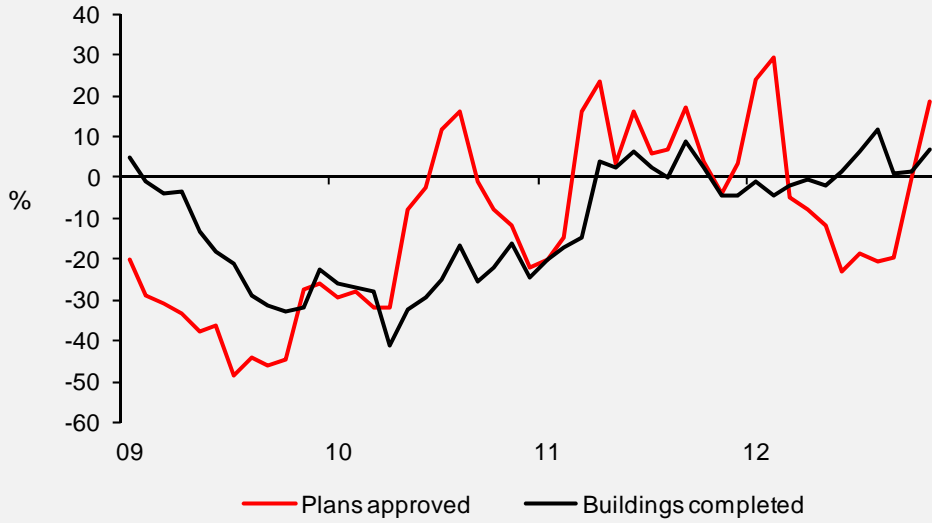
Buildings completed

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
New houses (<80m²)	Jan-Nov 11	Number	5 423	1 750	743	1 083	494	276	7 307	698	148	17 922
	January- November	Number	5 600	2 686	5	406	378	112	8 523	419	69	18 198
	2012	% change	3.3	53.5	-99.3	-62.5	-23.5	-59.4	16.6	-40.0	-53.4	1.5
		% of SA	30.8	14.8	0.0	2.2	2.1	0.6	46.8	2.3	0.4	100.0
New houses (>80m²)	Jan-Nov 11	Number	2 593	558	93	347	872	750	4 156	1 044	156	10 569
	January- November	Number	2 622	505	67	454	870	699	4 139	987	197	10 540
	2012	% change	1.1	-9.5	-28.0	30.8	-0.2	-6.8	-0.4	-5.5	26.3	-0.3
		% of SA	24.9	4.8	0.6	4.3	8.3	6.6	39.3	9.4	1.9	100.0
New flats and townhouses	Jan-Nov 11	Number	2 254	150	79	65	1 170	678	3 948	324	215	8 883
	January- November	Number	2 749	432	13	174	942	495	4 998	394	216	10 413
	2012	% change	22.0	188.0	-83.5	167.7	-19.5	-27.0	26.6	21.6	0.5	17.2
		% of SA	26.4	4.1	0.1	1.7	9.0	4.8	48.0	3.8	2.1	100.0
Total new houses, flats and townhouses	Jan-Nov 11	Number	10 270	2 458	915	1 495	2 536	1 704	15 411	2 066	519	37 374
	January- November	Number	10 971	3 623	85	1 034	2 190	1 306	17 660	1 800	482	39 151
	2012	% change	6.8	47.4	-90.7	-30.8	-13.6	-23.4	14.6	-12.9	-7.1	4.8
		% of SA	28.0	9.3	0.2	2.6	5.6	3.3	45.1	4.6	1.2	100.0
Alterations and additions to existing houses	Jan-Nov 11	m²	623 384	125 611	30 043	49 839	203 055	36 675	482 502	94 671	4 394	1 650 174
	January- November	m²	539 705	102 411	43 630	48 281	159 947	29 027	384 271	70 045	5 798	1 383 115
	2012	% change	-13.4	-18.5	45.2	-3.1	-21.2	-20.9	-20.4	-26.0	32.0	-16.2
		% of SA	39.0	7.4	3.2	3.5	11.6	2.1	27.8	5.1	0.4	100.0

Source: Stats SA

Growth in residential building activity

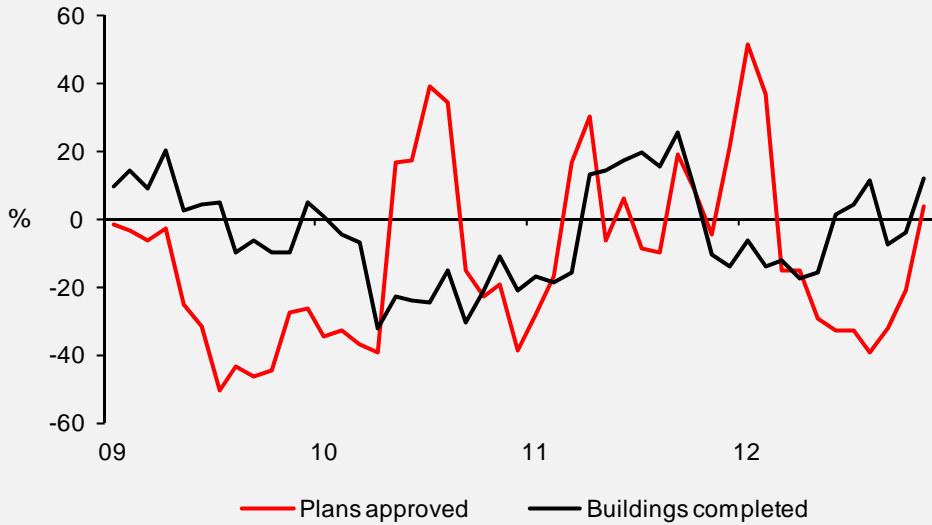
Houses, flats and townhouses, 3-m moving average



Source: Stats SA

Growth in residential building activity

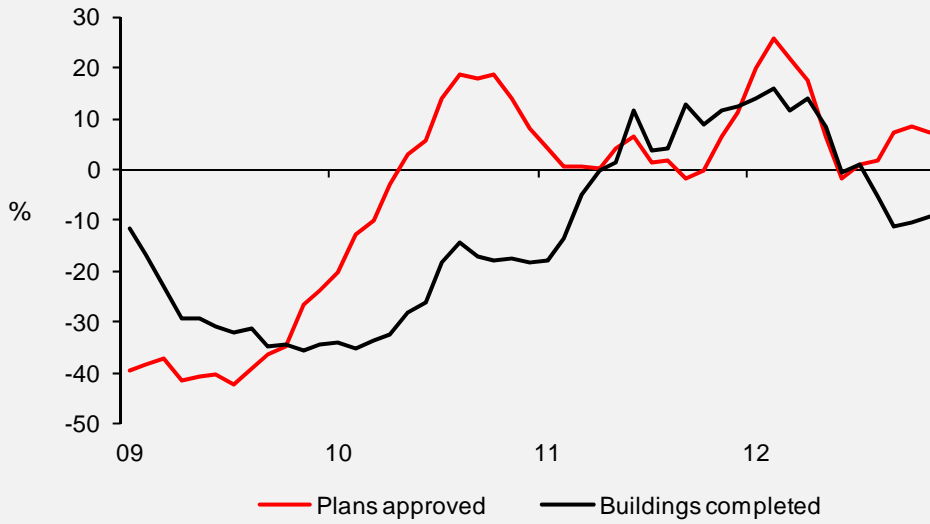
Houses (<80m²), 3-month moving average



Source: Stats SA

Growth in residential building activity

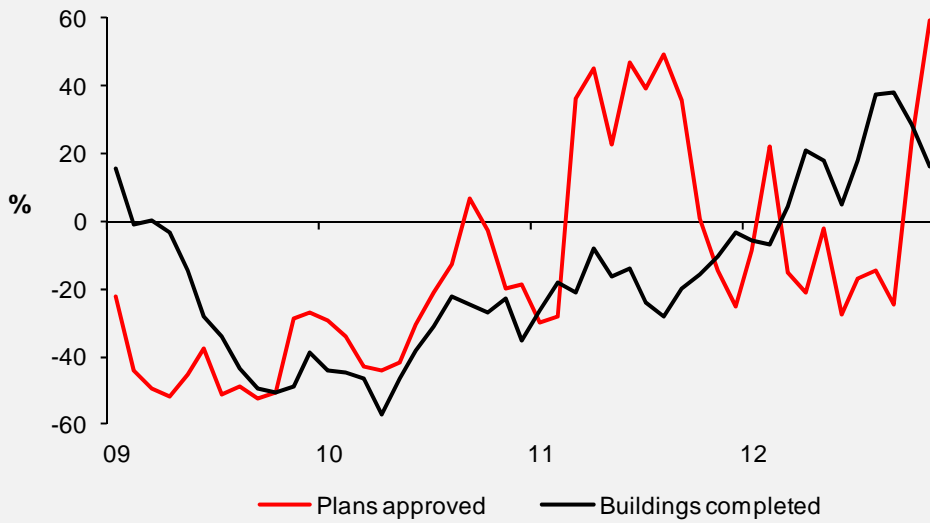
Houses ($\geq 80\text{m}^2$), 3-month moving average



Source: Stats SA

Growth in residential building activity

Flats and townhouses, 3-month moving average



Source: Stats SA