Home Loans

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Residential building statistics

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2012 saw a continued low level of residential building activity

Building activity in the South African market for new housing remained subdued in 2012 compared with the period of 2005 to 2008. While activity with regard to plans approved for new housing contracted in 2012, levels of activity in the construction phase showed some growth last year on the back of double-digit growth in activity in the planning phase in 2011.

The number of new housing units for which building plans were approved was down by almost 6% in 2012, mainly as a result of a contraction of more than 21% in the planning phase of houses smaller than 80m². The category for houses of 80m² and larger as well as flats and townhouses showed some improvement in terms of plans approved, but the growth in these segments remained well in single digits. The real value of plans approved for new residential buildings amounted to R15,52 billion in 2012, up by only R326,58 million, or 2,1%, from R15,19 billion in 2011. In the period of 1994 to 2012, plans were approved for a total of 1 457 847 new private sector-financed housing units, of which 1 020 713 units, or 70%, were in the segments of smaller-sized houses and higher-density flats and townhouses. These numbers exclude government-financed and government-subsidised housing.

The construction phase of new housing recorded an increase of just more than 6% in the level of activity in 2012 compared with 2011, which is a lagged effect of an improvement in the planning phase in 2011. The growth in construction volumes last year was mainly the result of an increase of 20% in the number of flats and townhouse units completed, which came on the back of 20% growth in the level of plans approved for these types of housing in the previous year. The real value of new residential buildings completed was up by R1,14 billion, or 11,1%, to a level of R11,40 billion in 2012 from R10,26 billion in 2011.From 1994 to 2012, a total number of1 084 381 private sector-financed new housing units were built, of which 73,4%, or 795 273 units, were houses of less than 80m² and flats and townhouses.

Residential building activity will in 2013 continue to be affected by economic trends, household finances, property investment sentiment with regard to buy-to-let properties, and consumer confidence in general. These factors, together with trends in building costs and lifestyle, are expected to be reflected in the future demand for and supply of new housing, which will also be affected by activity in the secondary property market. Housing affordability is set to remain an important factor in view of households' financial position, property prices, transaction costs and property running costs. As a result, it is expected that the focus of the majority of homebuyers in the South African market will largely remain on the segments for smaller-sized houses and higher-density flats and townhouses, as reflected by the above-mentioned trends in residential building activity since the mid-1990s.



Residential building activity (January-December)										
Category	Category Building plans approved Buildings completed									
of	Units	Units	2012	Units	Units 2012					
housing	2011	Number	% change	2011	Number	% change				
Houses of <80m ²	22 567	17 781	-21.2	19 506	20 004	2.6				
Houses of <u>></u> 80m ²	15 529	16 562	6.7	11 456	11 573	1.0				
Flats & tow nhouses	14 728	15 432	4.8	9 545	11 454	20.0				
Total	52 824	49 775	-5.8	40 507	43 031	6.2				
Source: Stats SA	Source: Stats SA									

Residential building activity¹

1994 - 2012									
	Building plans approved Buildings completed								
	Units	its % of total Units							
Houses <80m ²	642 040	44.0	510 397	47.1					
Houses ≥80m²	437 134	30.0	289 108	26.7					
Flats and tow nhouses	378 673	26.0	284 876	26.3					
Total	1 457 847	100.0	1 084 381	100.0					
1Private appeter financed									

¹Private-sector financed

Source: Stats SA

			Resider	ntial building	activity			
	Ηοι	ises	Hou	ises	Flats	and	То	tal
	<80)m²	≥80)m²	townh	ouses		
	Units	у/у % д	Units	y/y % ∆	Units	у/у % ∆	Units	у/y % ∆
			Buil	ding plans appro	oved			
2005	37 658	3.0	34 121	6.1	30 479	26.8	102 258	10.3
2006	37 147	-1.4	34 846	2.1	31 932	4.8	103 925	1.6
2007	37 806	1.8	31 772	-8.8	33 113	3.7	102 691	-1.2
2008	34 173	-9.6	21 441	-32.5	29 603	-10.6	85 217	-17.0
2009	25 115	-26.5	13 785	-35.7	16 522	-44.2	55 422	-35.0
2010	20 752	-17.4	14 885	8.0	12 275	-25.7	47 912	-13.6
2011	22 567	8.7	15 529	4.3	14 728	20.0	52 824	10.3
2012	17 781	-21.2	16 562	6.7	15 432	4.8	49 775	-5.8
			Βι	uildings complet	ed			
2005	26 307	-31.1	22 251	24.6	22 066	51.0	70 624	-0.1
2006	24 029	-8.7	22 118	-0.6	23 858	8.1	70 005	-0.9
2007	27 555	14.7	22 157	0.2	26 949	13.0	76 661	9.5
2008	23 480	-14.8	20 357	-8.1	26 221	-2.7	70 058	-8.6
2009	24 579	4.7	13 906	-31.7	18 462	-29.6	56 947	-18.7
2010	18 858	-23.3	10 856	-21.9	10 965	-40.6	40 679	-28.6
2011	19 506	3.4	11 456	5.5	9 545	-13.0	40 507	-0.4
2012	20 004	2.6	11 573	1.0	11 454	20.0	43 031	6.2

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	Jan-Dec 11	Number	6 697	398	835	2 178	647	556	9 036	800	1 420	22 567
(<80m²)	January-	Number	4 676	678	505	1 304	800	511	8 286	768	253	17 781
	December	% change	-30.2	70.4	-39.5	-40.1	23.6	-8.1	-8.3	-4.0	-82.2	-21.2
	2012	% of SA	26.3	3.8	2.8	7.3	4.5	2.9	46.6	4.3	1.4	100.0
New houses	Jan-Dec 11	Number	3 103	845	275	784	1 384	1 167	5 681	1 766	524	15 529
(<u>></u> 80m²)	January-	Number	3 239	849	204	881	1 299	1 170	6 770	1 620	530	16 562
	December	% change	4.4	0.5	-25.8	12.4	-6.1	0.3	19.2	-8.3	1.1	6.7
	2012	% of SA	19.6	5.1	1.2	5.3	7.8	7.1	40.9	9.8	3.2	100.0
New flats	Jan-Dec 11	Number	2 786	734	362	572	2 202	1 677	5 236	663	496	14 728
and	January-	Number	4 061	728	114	752	1 681	1 009	6 209	369	509	15 432
townhouses	December	% change	45.8	-0.8	-68.5	31.5	-23.7	-39.8	18.6	-44.3	2.6	4.8
	2012	% of SA	26.3	4.7	0.7	4.9	10.9	6.5	40.2	2.4	3.3	100.0
Total new	Jan-Dec 11	Number	12 586	1 977	1 472	3 534	4 233	3 400	19 953	3 229	2 440	52 824
houses,	January-	Number	11 976	2 255	823	2 937	3 780	2 690	21 265	2 757	1 292	49 775
flats and	December	% change	-4.8	14.1	-44.1	-16.9	-10.7	-20.9	6.6	-14.6	-47.0	-5.8
townhouses	2012	% of SA	24.1	4.5	1.7	5.9	7.6	5.4	42.7	5.5	2.6	100.0
Alterations	Jan-Dec 11	m²	867 479	281 797	53 588	141 532	378 913	153 979	1 073 107	138 920	70 897	3 160 212
and additions	January-	m²	840 021	288 663	57 465	156 812	328 751	167 682	1 058 534	150 897	72 810	3 121 635
to existing	December	% change	-3.2	2.4	7.2	10.8	-13.2	8.9	-1.4	8.6	2.7	-1.2
houses	2012	% of SA	26.9	9.2	1.8	5.0	10.5	5.4	33.9	4.8	2.3	100.0

Buildings completed											
Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Jan-Dec 11	Number	5 970	1 846	743	1 093	530	280	8 155	726	163	19 506
January-	Number	6 132	3 248	5	475	388	139	9 072	449	96	20 004
December	% change	2.7	75.9	-99.3	-56.5	-26.8	-50.4	11.2	-38.2	-41.1	2.6
2012	% of SA	30.7	16.2	0.0	2.4	1.9	0.7	45.4	2.2	0.5	100.0
Jan-Dec 11	Number	2 869	583	103	359	966	799	4 494	1 104	179	11 456
January-	Number	2 925	527	73	483	933	767	4 580	1 058	227	11 573
December	% change	2.0	-9.6	-29.1	34.5	-3.4	-4.0	1.9	-4.2	26.8	1.0
2012	% of SA	25.3	4.6	0.6	4.2	8.1	6.6	39.6	9.1	2.0	100.0
Jan-Dec 11	Number	2 322	155	79	84	1 331	772	4 252	334	216	9 545
January-	Number	3 114	433	25	326	982	647	5 253	427	247	11 454
December	% change	34.1	179.4	-68.4	288.1	-26.2	-16.2	23.5	27.8	14.4	20.0
2012	% of SA	27.2	3.8	0.2	2.8	8.6	5.6	45.9	3.7	2.2	100.0
Jan-Dec 11	Number	11 161	2 584	925	1 536	2 827	1 851	16 901	2 164	558	40 507
January-	Number	12 171	4 208	103	1 284	2 303	1 553	18 905	1 934	570	43 031
December	% change	9.0	62.8	-88.9	-16.4	-18.5	-16.1	11.9	-10.6	2.2	6.2
2012	% of SA	28.3	9.8	0.2	3.0	5.4	3.6	43.9	4.5	1.3	100.0
Jan-Dec 11	m²	660 952	130 653	33 672	51 938	230 652	37 468	511 670	100 870	4 795	1 762 670
January-	m²	575 583	106 707	46 716	50 637	172 398	30 488	404 750	74 150	5 980	1 467 409
December	% change	-12.9	-18.3	38.7	-2.5	-25.3	-18.6	-20.9	-26.5	24.7	-16.8
2012	% of SA	39.2	7.3	3.2	3.5	11.7	2.1	27.6	5.1	0.4	100.0
	Jan-Dec 11 January- December 2012 Jan-Dec 11 January- December 2012 Jan-Dec 11 January- December 2012 Jan-Dec 11 January- December 2012 January- December 2012 January- December	Jan-Dec 11NumberJanuary-NumberDecember% change2012% of SAJan-Dec 11NumberJanuary-NumberDecember% change2012% of SAJan-Dec 11NumberJanuary-NumberDecember% change2012% of SAJan-Dec 11NumberDecember% change2012% of SAJan-Dec 11NumberDecember% change2012% of SAJan-Dec 11m²January-m²December% change2012% of SA	Jan-Dec 11 Number 5 970 January- Number 6 132 December % change 2.7 2012 % of SA 30.7 Jan-Dec 11 Number 2 869 January- Number 2 925 December % change 2.0 2012 % of SA 25.3 Jan-Dec 11 Number 2 322 January- Number 3 114 December % change 34.1 2012 % of SA 27.2 Jan-Dec 11 Number 3 114 December % change 34.1 2012 % of SA 27.2 Jan-Dec 11 Number 11 161 January- Number 12 171 December % change 9.0 2012 % of SA 28.3 Jan-Dec 11 m² 660 952 January- m² 575 583 December % change -12.9 2012<	Jan-Dec 11 Number 5 970 1 846 January- Number 6 132 3 248 December % change 2.7 75.9 2012 % of SA 30.7 16.2 Jan-Dec 11 Number 2 869 583 January- Number 2 925 527 December % change 2.0 -9.6 2012 % of SA 25.3 4.6 Jan-Dec 11 Number 2 322 155 January- Number 3 114 433 December % change 34.1 179.4 2012 % of SA 27.2 3.8 Jan-Dec 11 Number 11 161 2 584 January- Number 12 171 4 208 January- Number 12 171 4 208 January- % change 9.0 62.8 2012 % of SA 28.3 9.8 Jan-Dec 11 m² 660 952 130 653	Period Variable WC EC NC Jan-Dec 11 Number 5 970 1 846 743 January- Number 6 132 3 248 5 December % change 2.7 75.9 -99.3 2012 % of SA 30.7 16.2 0.0 Jan-Dec 11 Number 2 869 583 103 January- Number 2 925 527 73 December % change 2.0 -9.6 -29.1 2012 % of SA 25.3 4.6 0.6 January- Number 2 322 155 79 January- Number 3 114 433 25 December % change 34.1 179.4 -68.4 2012 % of SA 27.2 3.8 0.2 January- Number 11 161 2 584 925 January- Number 12 171 4 208 103 December<	Period Variable WC EC NC FS Jan-Dec 11 Number 5 970 1 846 743 1 093 January- Number 6 132 3 248 5 475 December % change 2.7 75.9 -99.3 -56.5 2012 % of SA 30.7 16.2 0.0 2.4 Jan-Dec 11 Number 2 869 583 103 359 January- Number 2 925 527 73 483 December % change 2.0 -9.6 -29.1 34.5 2012 % of SA 25.3 4.6 0.6 4.2 Jan-Dec 11 Number 2 322 155 79 84 January- Number 3 114 433 25 326 December % change 34.1 179.4 -68.4 288.1 2012 % of SA 27.2 3.8 0.2 2.8 Jan	Period Variable WC EC NC FS KZN Jan-Dec 11 Number 5 970 1 846 743 1 093 530 January- Number 6 132 3 248 5 475 388 December % change 2.7 75.9 -99.3 -56.5 -26.8 2012 % of SA 30.7 16.2 0.0 2.4 1.9 Jan-Dec 11 Number 2 869 583 103 359 966 January- Number 2 925 527 73 483 933 December % change 2.0 -9.6 -29.1 34.5 -3.4 2012 % of SA 25.3 4.6 0.6 4.2 8.1 Jan-Dec 11 Number 2 322 155 79 84 1 331 January- Number 3 114 433 25 326 982 December % change 34.1 179.4<	Period Variable WC EC NC FS KZN NW Jan-Dec 11 Number 5 970 1 846 743 1 093 530 280 January- Number 6 132 3 248 5 475 388 139 December % change 2.7 75.9 -99.3 -56.5 -26.8 -50.4 2012 % of SA 30.7 16.2 0.0 2.4 1.9 0.7 Jan-Dec 11 Number 2 869 583 103 359 966 799 January- Number 2 925 527 73 483 933 767 December % change 2.0 -9.6 -29.1 34.5 -3.4 -4.0 2012 % of SA 25.3 4.6 0.6 4.2 8.1 6.6 Jan-Dec 11 Number 3 114 433 25 326 982 647 December % change	Period Variable WC EC NC FS KZN NW GAU Jan-Dec 11 Number 5 970 1 846 743 1 093 530 280 8 155 January- Number 6 132 3 248 5 475 388 139 9 072 December % change 2.7 75.9 -99.3 -56.5 -26.8 -50.4 11.2 2012 % of SA 30.7 16.2 0.0 2.4 1.9 0.7 45.4 Jan-Dec 11 Number 2 869 583 103 359 966 799 4 494 January- Number 2 925 527 73 483 933 767 4 580 December % change 2.0 -9.6 -29.1 34.5 -3.4 -4.0 1.9 2012 % of SA 25.3 4.6 0.6 4.2 8.1 6.6 39.6 January- Number	Period Variable WC EC NC FS KZN NW GAU MPU Jan-Dec 11 Number 5 970 1 846 743 1 093 530 280 8 155 726 January- Number 6 132 3 248 5 475 388 139 9 072 449 December % change 2.7 75.9 -99.3 -56.5 -26.8 -50.4 11.2 -38.2 2012 % of SA 30.7 16.2 0.0 2.4 1.9 0.7 45.4 2.2 Jan-Dec 11 Number 2 869 583 103 359 966 799 4 494 1104 January- Number 2 925 527 73 483 933 767 4 580 1058 December % change 2.0 -9.6 -29.1 34.5 -3.4 -4.0 1.9 -4.2 2012 % of SA 25.3 4.6	Period Variable WC EC NC FS KZN NW GAU MPU LIM Jan-Dec 11 Number 5 970 1 846 743 1 093 530 280 8 155 726 163 January- Number 6 132 3 248 5 475 388 139 9 072 449 96 December % change 2.7 75.9 -99.3 -56.5 -26.8 -50.4 11.2 -38.2 -41.1 2012 % of SA 30.7 16.2 0.0 2.4 1.9 0.7 45.4 2.2 0.5 Jan-Dec 11 Number 2 869 583 103 359 966 799 4 494 1104 179 January- Number 2 925 527 73 483 933 767 4 580 1058 227 December % change 2.0 -9.6 -29.1 34.5 -3.4 -4.0 <t< td=""></t<>

Source: Stats SA

Alterations and additions to existing houses

	Plans a	pproved	Com	oleted
	m²	% change	m²	% change
2005	5 200 397	20.4	1 662 014	9.9
2006	5 288 732	1.7	1 987 253	19.6
2007	5 123 325	-3.1	2 044 860	2.9
2008	4 081 631	-20.3	2 233 737	9.2
2009	3 318 140	-18.7	2 311 557	3.5
2010	3 443 686	3.8	1 811 174	-21.6
2011	3 160 212	-8.2	1 762 670	-2.7
2012	3 121 635	-1.2	1 467 409	-16.8
Courses Ctota CA				

Source: Stats SA











