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## Residential building statistics

19 March 2013

### 2012 residential building trends continued in early 2013

Trends towards the end of 2012 in building activity with regard to new housing in South Africa continued in the first month of 2013. The planning phase continued to be affected by a sharp contraction in plans approved for smaller-sized houses, while the construction of new flats and townhouses still showed strong growth.

The number of new housing units for which building plans were approved by local government institution was down by 648 units, or 16,6% year-on-year (y/y), in January 2013 compared with a year ago. This was mainly as a result of a significant drop of 34,8% y/y in the number of plans approved for houses less than 80m<sup>2</sup>. In 2012 plans approved for new housing in this segment of the market were down by 21,1%, with these trends expected to seriously affect the construction of this type of housing in 2013.

The volume of construction of new housing showed a contraction of around 3% y/y in the January this year, with the number of smaller-sized houses built down by 15,3%, whereas the number of flat and townhouse units was up by 17,7%.

The real value of plans approved for new residential buildings came to R1,89 billion in January 2013, up by just more than R50 million, or 2,8% y/y, from R1,84 billion twelve months ago. The real value of residential buildings constructed was R1,47 billion in the first month of the year, which was R280,7 million, or 23,6%, more than a year ago.

Residential building activity will continue to be affected by economic developments, the state of household finances and the demand for new housing.

### Residential building activity (January)

Category of housing	Building plans approved			Buildings completed		
	Units 2012	Units 2013		Units 2012	Units 2013	
		Number	% change		Number	% change
Houses of <80m <sup>2</sup>	2 060	1 344	-34.8	1 444	1 223	-15.3
Houses of ≥80m <sup>2</sup>	1 130	1 196	5.8	800	827	3.4
Flats & townhouses	707	709	0.3	603	710	17.7
<b>Total</b>	<b>3 897</b>	<b>3 249</b>	<b>-16.6</b>	<b>2 847</b>	<b>2 760</b>	<b>-3.1</b>

Source: Stats SA

## Residential building activity by province

### Building plans approved

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Total new houses, flats and townhouses	Jan 2012	Number	588	461	506	188	211	122	1 505	184	132	3 897
	January 2013	Number	924	63	36	110	123	672	1 041	178	102	3 249
		% change	57.1	-86.3	-92.9	-41.5	-41.7	450.8	-30.8	-3.3	-22.7	-16.6
		% of SA	28.4	1.9	1.1	3.4	3.8	20.7	32.0	5.5	3.1	100.0
Alterations and additions to existing houses	Jan 2012	m <sup>2</sup>	54 408	18 731	3 931	9 868	20 518	12 442	75 274	9 367	5 121	209 660
	January 2013	m <sup>2</sup>	54 910	13 849	1 983	9 800	20 905	11 902	70 076	13 723	5 697	202 845
		% change	0.9	-26.1	-49.6	-0.7	1.9	-4.3	-6.9	46.5	11.2	-3.3
		% of SA	27.1	6.8	1.0	4.8	10.3	5.9	34.5	6.8	2.8	100.0

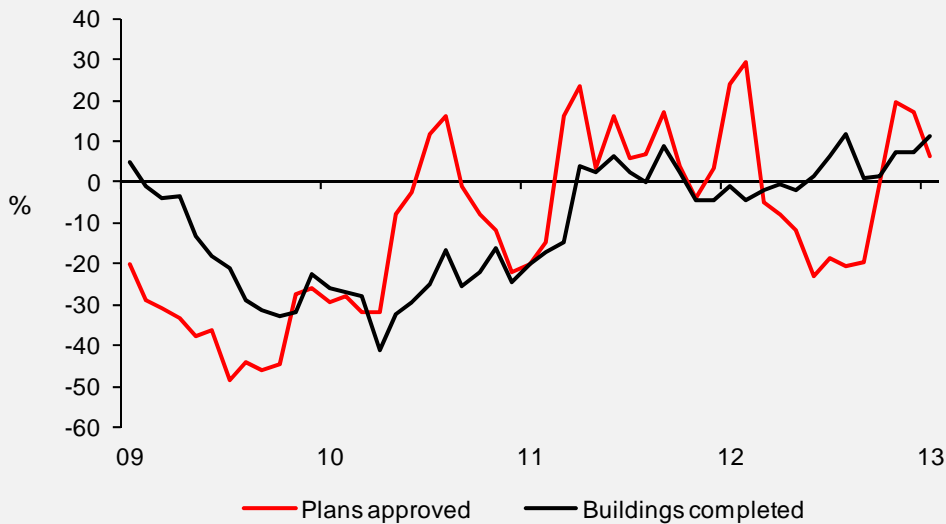
### Buildings completed

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Total new houses, flats and townhouses	Jan 2012	Number	551	337	14	65	126	147	1 460	128	19	2 847
	January 2013	Number	834	176	9	140	152	109	1 147	169	24	2 760
		% change	51.4	-47.8	-35.7	115.4	20.6	-25.9	-21.4	32.0	26.3	-3.1
		% of SA	30.2	6.4	0.3	5.1	5.5	3.9	41.6	6.1	0.9	100.0
Alterations and additions to existing houses	Jan 2012	m <sup>2</sup>	46 748	6 888	4 552	6 106	13 316	3 912	24 602	3 585	614	110 323
	January 2013	m <sup>2</sup>	48 998	8 040	1 076	2 735	10 904	2 279	28 268	6 377	297	108 974
		% change	4.8	16.7	-76.4	-55.2	-18.1	-41.7	14.9	77.9	-51.6	-1.2
		% of SA	45.0	7.4	1.0	2.5	10.0	2.1	25.9	5.9	0.3	100.0

Source: Stats SA

## Growth in residential building activity

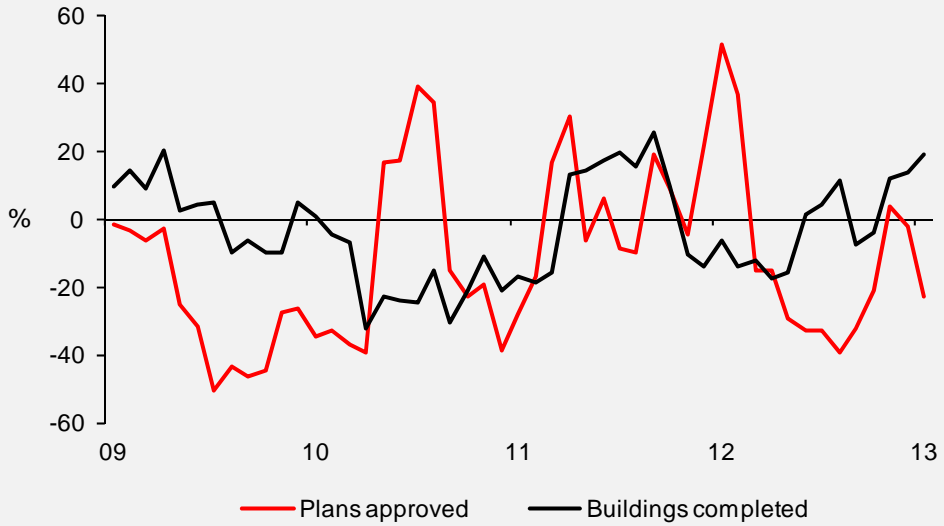
Houses, flats and townhouses, 3-m moving average



Source: Stats SA

### Growth in residential building activity

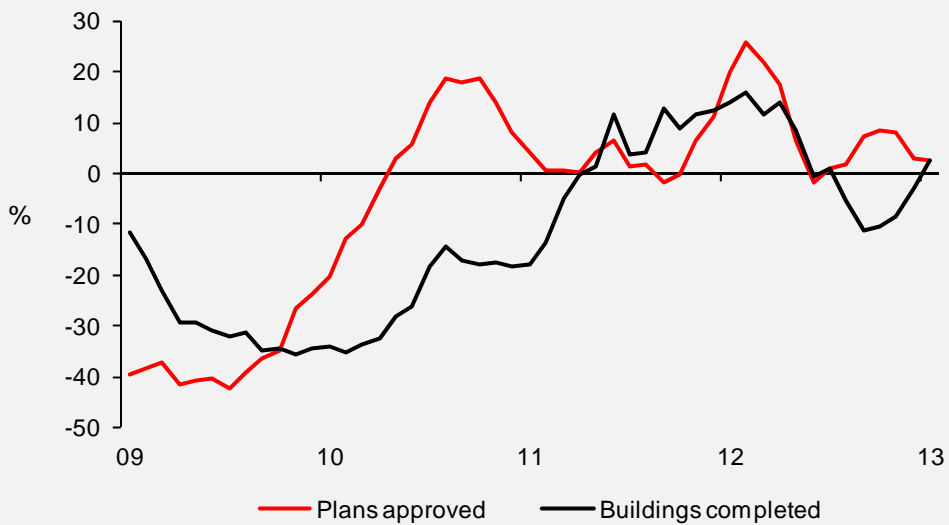
Houses (<80m<sup>2</sup>), 3-month moving average



Source: Stats SA

### Growth in residential building activity

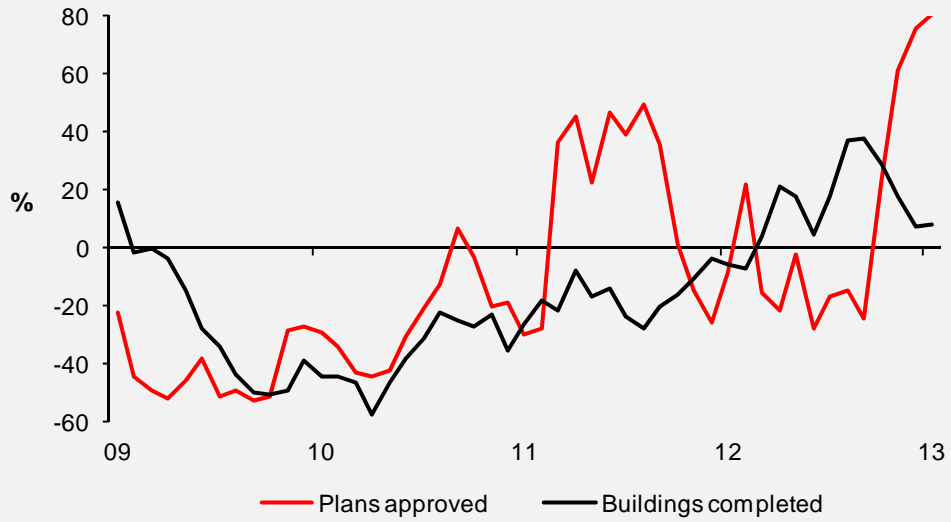
Houses (≥80m<sup>2</sup>), 3-month moving average



Source: Stats SA

### Growth in residential building activity

Flats and townhouses, 3-month moving average



Source: Stats SA