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Explanatory notes:
The residential building statistics refer to private-sector financed housing, largely excluding government-subsidised low-cost housing, for which information was reported by local government institutions.

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Residential building statistics

21 July 2016

Residential building activity remaining under pressure

Based on data published by Statistics South Africa, building activity in the South African market for new private sector-financed housing (see explanatory notes) remained under pressure in the first five months of 2016, with much subdued year-on-year growth in activity levels in May this year. The planning phase contracted in the five months up to May, whereas the construction phase showed some relatively low single-digit growth over this period.

The number of new housing units for which building plans were approved was down by 3,5% year-on-year (y/y) to almost 23 000 units in January to May this year. This came on the back of a contraction in the planning phase across all three segments of housing. In May, only marginal growth of 1,3% y/y was evident in the number of plans approved.

Growth in the volume of new housing units reported as being completed came to 5,1% y/y in January to May, with a cumulative total of 16 357 units built during this period. The construction phase showed some noticeable divergent trends at a segment level, with strong growth of almost 32% y/y in respect of flats and townhouses in the 5-month period up to May, whereas the segment for smaller-sized houses contracted by 10% y/y over the same period and the segment for houses larger than 80m² showing growth of only 3,4% y/y in the 5-month period.

The total real value of plans approved for new residential buildings came to R15,48 billion in January to May this year, up by only 1,1% y/y from R15,31 billion in the corresponding period last year. The real value of new residential buildings reported as completed amounted to R9,75 billion in the five months to May, showing growth of just 1,7% y/y from R9,59 billion a year ago. These real values are calculated at constant 2010 prices.

The average cost of new housing built increased by 7,9% y/y to an average of R6 409 per square meter in the first five months of the year compared with R5 939 per square meter over the same period last year. The average building cost per square meter in the three categories of housing was as follows in January to May 2016:

- Houses of <80m²: R4 083, up by 8% y/y
- Houses of ≥80m²: R6 494, up by 4,6% y/y
- Flats and townhouses: R7 501, up by 8,6% y/y

At a geographical level, the provinces of Gauteng and the Western Cape continued to dominate residential building activity in January to May this year. The major metropolitan municipalities of Cape Town, Johannesburg, Tshwane and Ekurhuleni had the largest combined share of 62,8% of a national total of 39 666 new private sector-financed housing units built in 2015.

Against the background of trends in and the outlook for the economy, household finances and consumer and building confidence, residential building activity is to remain relatively subdued in the rest of the year.

Residential building activity¹

1994 - 2016 year-to-date

Segment	Building plans approved		Buildings completed	
	Units	% of total	Units	% of total
Houses of <80m ²	711 449	43.2	565 316	46.3
Houses of ≥80m ²	494 074	30.0	328 539	26.9
Flats and townhouses	442 154	26.8	326 024	26.7
Total	1 647 677	100.0	1 219 879	100.0

¹Private-sector financed

Source: Stats SA

Residential building activity: January-May¹

Segment	Building plans approved						Buildings completed					
	Units 2015	Units 2016		m ² 2015	Building area 2016		Units 2015	Units 2016		m ² 2015	Building area 2016	
		Number	%Δ		m ²	%Δ		Number	%Δ		m ²	%Δ
Houses of <80m ²	8 169	8 003	-2.0	383 514	381 630	-0.5	6 676	6 008	-10.0	338 491	290 123	-14.3
Houses of ≥80m ²	6 804	6 615	-2.8	1 834 919	1 769 790	-3.5	4 822	4 986	3.4	1 249 467	1 187 180	-5.0
Flats and townhouses	8 703	8 241	-5.3	872 149	853 441	-2.1	4 067	5 363	31.9	407 157	509 955	25.2
Total	23 676	22 859	-3.5	3 090 582	3 004 861	-2.8	15 565	16 357	5.1	1 995 115	1 987 258	-0.4

¹Private-sector financed

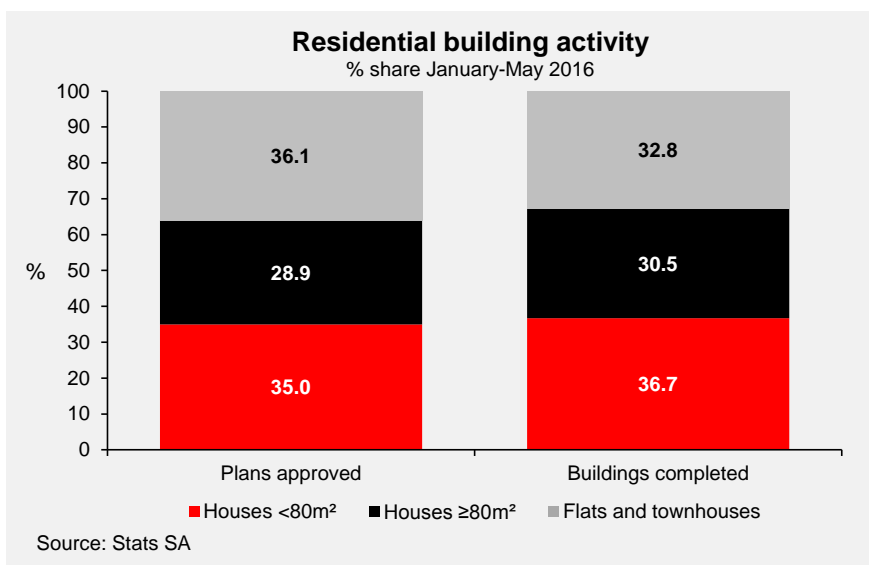
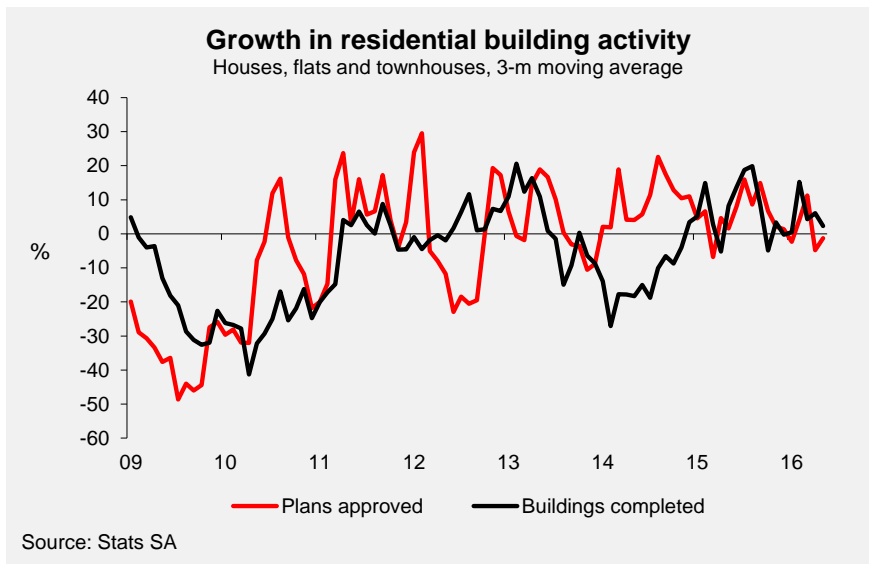
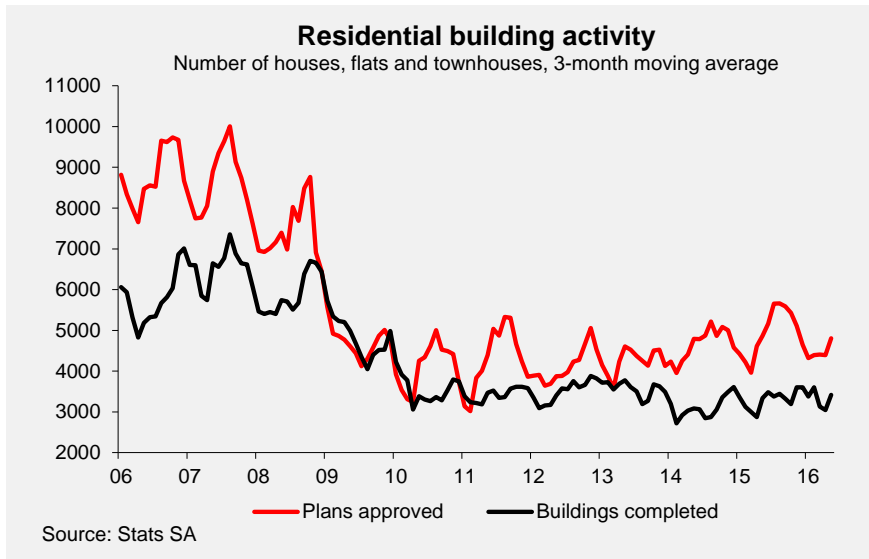
Source: Stats SA

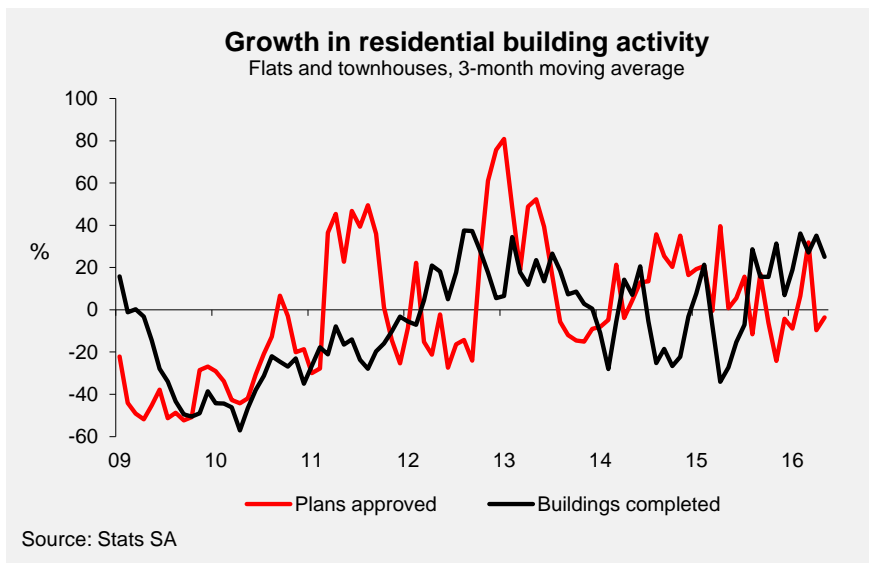
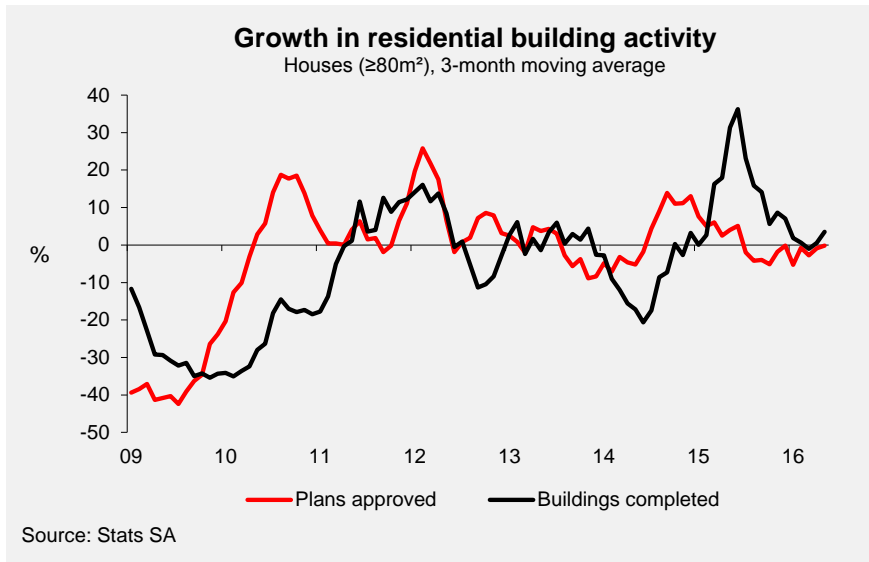
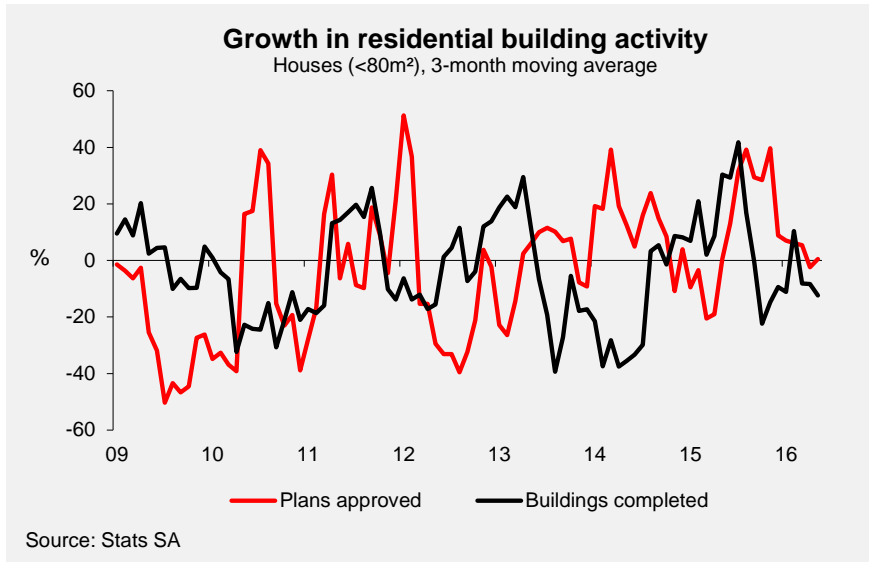
Residential building activity by province¹

Building plans approved												
Segment	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Total new houses, flats and townhouses	Jan-May 15	Number	6 889	1 025	78	1 397	1 308	1 622	9 223	1 463	671	23 676
	January - May 2016	Number	7 029	1 345	140	1 003	1 916	893	8 919	1 214	400	22 859
		% change	2.0	31.2	79.5	-28.2	46.5	-44.9	-3.3	-17.0	-40.4	-3.5
		% of SA	30.7	5.9	0.6	4.4	8.4	3.9	39.0	5.3	1.7	100.0
Alterations and additions to existing houses	Jan-May 15	m ²	377 419	132 127	20 152	66 973	132 536	55 980	328 167	84 259	23 461	1 221 074
	January - May 2016	m ²	330 913	95 802	20 164	58 070	139 257	59 977	387 935	66 522	27 099	1 185 739
		% change	-12.3	-27.5	0.1	-13.3	5.1	7.1	18.2	-21.1	15.5	-2.9
		% of SA	27.9	8.1	1.7	4.9	11.7	5.1	32.7	5.6	2.3	100.0
Buildings completed												
Segment	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Total new houses, flats and townhouses	Jan-May 15	Number	4 247	746	201	1 074	734	818	6 499	1 049	197	15 565
	January - May 2016	Number	3 937	657	30	1 368	725	1 318	7 059	944	319	16 357
		% change	-7.3	-11.9	-85.1	27.4	-1.2	61.1	8.6	-10.0	61.9	5.1
		% of SA	24.1	4.0	0.2	8.4	4.4	8.1	43.2	5.8	2.0	100.0
Alterations and additions to existing houses	Jan-May 15	m ²	183 640	41 466	12 179	13 354	50 102	52 629	69 664	48 499	1 167	472 700
	January - May 2016	m ²	190 080	22 657	17 905	12 941	65 637	60 293	96 394	30 567	3 430	499 904
		% change	3.5	-45.4	47.0	-3.1	31.0	14.6	38.4	-37.0	193.9	5.8
		% of SA	38.0	4.5	3.6	2.6	13.1	12.1	19.3	6.1	0.7	100.0

¹Private-sector financed

Source: Stats SA





Residential building activity by province and major provincial urban area: 2013-2015

Residential building activity by province: Buildings completed¹

Province	Year	Houses <80m ²			Houses ≥80m ²			Flats			Townhouses			Total		
		Units	m ²	R million	Units	m ²	R million	Units	m ²	R million	Units	m ²	R million	Units	m ²	R million
Western Cape (WC)	2013	7 059	309 882	737.6	3 133	767 769	3 784.4	3 074	249 442	1 313.9	1 031	143 053	849.1	14 297	1 470 146	6 685.0
	2014	5 171	227 365	692.2	2 335	575 178	3 289.6	2 000	166 367	1 113.8	411	82 445	509.1	9 917	1 051 355	5 604.7
	2015	5 201	239 134	1 027.8	3 391	812 878	4 941.6	2 493	216 172	1 622.3	592	105 333	680.5	11 677	1 373 517	8 272.2
Eastern Cape (EC)	2013	1 666	70 695	158.1	524	96 482	390.5	594	31 413	105.8	149	19 685	82.8	2 933	218 275	737.2
	2014	671	32 187	89.6	637	122 217	579.3	412	21 032	99.3	182	28 507	132.2	1 902	203 943	900.4
	2015	854	40 447	130.4	595	119 235	593.6	45	2 149	9.0	102	13 909	74.6	1 596	175 740	807.6
Northern Cape (NC)	2013	83	3 423	6.6	78	16 842	77.5	8	550	2.6	8	1 235	5.2	177	22 050	91.9
	2014	75	3 908	21.1	97	20 656	98.4	8	657	3.0	14	2 287	9.7	194	27 508	132.2
	2015	38	2 111	11.8	179	27 703	157.9	12	861	3.9	42	2 940	16.2	271	33 615	189.7
Free State (FS)	2013	416	21 597	42.4	423	99 524	402.5	80	6 380	32.5	56	11 908	56.9	975	139 409	534.3
	2014	935	49 908	106.1	182	37 556	178.1	18	1 810	10.0	150	16 621	81.5	1 285	105 895	375.7
	2015	2 016	111 621	261.7	288	51 060	243.0	86	5 547	31.7	180	29 143	144.8	2 570	197 371	681.1
KwaZulu-Natal (KZN)	2013	301	16 902	106.1	823	227 171	1 691.1	742	74 327	582.3	472	91 254	579.3	2 338	409 654	2 958.7
	2014	184	10 464	66.6	759	226 392	1 740.3	548	45 973	386.4	626	93 349	633.4	2 117	376 178	2 826.7
	2015	238	14 005	124.5	812	220 437	1 757.7	501	85 327	849.6	498	92 650	651.0	2 049	412 419	3 382.8
North West (NW)	2013	32	2 038	7.5	804	155 549	674.6	936	57 929	295.4	22	5 097	27.7	1 794	220 613	1 005.1
	2014	281	16 352	63.2	974	167 778	773.9	904	62 755	313.9	41	7 103	32.7	2 200	253 988	1 183.8
	2015	71	4 535	18.7	785	170 308	801.0	1 117	80 152	392.9	13	1 353	7.7	1 986	256 348	1 220.2
Gauteng (GAU)	2013	6 981	332 082	1 052.2	4 533	1 246 643	7 844.9	1 122	78 582	532.0	3 470	367 827	2 387.2	16 106	2 025 134	11 816.3
	2014	6 424	355 835	1 394.7	4 639	1 379 070	9 303.4	2 088	138 593	1 111.6	3 041	390 660	2 583.4	16 192	2 264 158	14 393.0
	2015	6 321	315 399	1 234.3	4 920	1 482 103	10 399.4	2 239	158 286	1 376.3	2 960	334 851	2 396.3	16 440	2 290 639	15 406.3
Mpumalanga (MPU)	2013	688	40 571	154.1	1 011	199 556	826.5	253	20 615	95.8	271	27 921	115.5	2 223	288 663	1 191.9
	2014	1 523	78 450	289.6	873	182 734	805.8	854	52 058	319.6	206	18 316	84.4	3 456	331 558	1 499.5
	2015	1 072	52 702	196.9	957	213 599	970.1	188	10 018	45.4	160	10 290	46.3	2 377	286 609	1 258.8
Limpopo (LIM)	2013	210	11 324	50.8	209	49 546	218.4	15	3 757	16.9	208	27 259	122.3	642	91 886	408.5
	2014	180	9 799	43.9	254	65 019	292.8	270	25 199	113.4	76	12 694	55.1	780	112 711	505.2
	2015	201	11 381	55.4	234	60 958	295.3	26	1 765	7.9	239	24 669	121.9	700	98 773	480.6
South Africa (SA)	2013	17 436	808 514	2 315.4	11 538	2 859 082	15 910.4	6 824	522 995	2 977.1	5 687	695 239	4 226.0	41 485	4 885 830	25 428.9
	2014	15 444	784 268	2 767.0	10 750	2 776 600	17 061.7	7 102	514 444	3 470.9	4 747	651 982	4 121.5	38 043	4 727 294	27 421.1
	2015	16 012	791 335	3 061.4	12 161	3 158 281	20 159.5	6 707	560 277	4 339.1	4 786	615 138	4 139.4	39 666	5 125 031	31 699.4

¹Private-sector financed

Source: Stats SA

Residential building activity by major provincial urban area in 2015: Buildings completed¹

Municipality	Province	Houses <80m ²			Houses ≥80m ²			Flats			Townhouses			Total		
		Units	m ²	R million	Units	m ²	R million	Units	m ²	R million	Units	m ²	R million	Units	m ²	R million
Cape Town	WC	4 972	229 647	1 272.9	2 312	526 241	3 230.6	2 354	202 213	1 517.6	375	58 179	395.7	10 013	1 016 280	6 416.8
Buffalo City	EC	235	14 631	68.5	258	40 803	180.5	0	0	0.0	21	2 499	13.1	514	57 933	262.1
Mandela Bay	EC	563	22 913	52.1	174	41 479	196.2	0	0	0.0	81	11 410	61.6	818	75 802	309.8
//Khara Hais	NC	33	1 811	10.0	126	16 585	94.2	0	0	0.0	42	2 940	16.2	201	21 336	120.3
Sol Plaatjie	NC	0	0	0.0	41	8 464	51.4	0	0	0.0	0	0	0.0	41	8 464	51.4
Mangaung	FS	273	15 765	81.5	200	32 798	154.4	86	5 547	31.7	163	24 218	122.6	722	78 328	390.2
Ethekwini	KZN	201	11 906	115.4	355	92 915	906.9	388	67 132	706.1	300	55 575	443.9	1 244	227 528	2 172.3
Tlokwe	NW	34	2 233	8.2	225	51 299	255.2	626	39 792	219.9	0	0	0.0	885	93 324	483.3
Rustenburg	NW	16	1 040	4.2	246	40 242	261.3	209	20 983	88.1	0	0	0.0	471	62 265	353.6
Johannesburg	GAU	1 840	92 153	385.4	1 309	476 106	3 282.2	50	2 650	20.0	470	57 920	376.3	3 669	628 829	4 063.9
Tshwane	GAU	1 820	96 312	339.9	2 052	579 373	4 676.6	1 386	101 820	1 042.1	1 463	167 250	1 394.7	6 721	944 755	7 453.3
Ekurhuleni	GAU	1 946	91 899	375.4	1 118	306 711	1 867.8	674	46 410	278.3	779	79 998	486.2	4 517	525 018	3 007.7
Emalahleni	MPU	320	17 226	79.2	263	47 164	217.1	49	3 630	16.7	0	0	0.0	632	68 020	313.0
Govan Mbeki	MPU	158	6 455	20.7	180	30 976	151.7	0	0	0.0	0	0	0.0	338	37 431	172.5
Mbombela	MPU	9	527	2.8	147	42 654	219.8	96	3 688	16.6	0	0	0.0	252	46 869	239.1
Steve Tshwete	MPU	121	7 189	23.0	273	78 170	312.7	30	1 840	8.3	0	0	0.0	424	87 199	343.9
Polokwane	LIM	194	10 881	53.5	125	37 335	182.5	0	0	0.0	217	22 283	111.4	536	70 499	347.4
Total	SA	12 735	622 588	2 892.7	9 404	2 449 315	16 241.1	5 948	495 705	3 945.5	3 911	482 272	3 421.5	31 998	4 049 880	26 500.8
Total (% of SA)	SA	79.5	78.7	94.5	77.3	77.6	80.6	88.7	88.5	90.9	81.7	78.4	82.7	80.7	79.0	83.6

¹Private-sector financed

Source: Stats SA

**Residential additions and alterations
completed by province¹**

Province	Year	Existing houses		
		Plans	m ²	R million
Western Cape (WC)	2013	12 900	819 775	3 197.5
	2014	6 323	391 759	1 830.5
	2015	7 357	472 421	2 290.1
Eastern Cape (EC)	2013	2 186	130 347	470.5
	2014	1 548	94 578	383.5
	2015	1 070	76 428	326.8
Northern Cape (NC)	2013	382	28 560	125.3
	2014	347	25 416	122.2
	2015	344	26 375	152.2
Free State (FS)	2013	802	54 957	199.9
	2014	365	22 359	98.1
	2015	473	32 331	148.8
KwaZulu-Natal (KZN)	2013	2 194	179 114	1 461.0
	2014	1 844	144 453	1 225.9
	2015	1 857	147 678	1 317.9
North West (NW)	2013	451	33 539	134.6
	2014	395	30 675	131.7
	2015	1 193	86 462	356.4
Gauteng (GAU)	2013	4 412	388 312	2 278.2
	2014	3 062	297 924	1 854.5
	2015	2 182	207 521	1 384.6
Mpumalanga (MPU)	2013	1 093	79 429	326.6
	2014	1 330	105 892	450.9
	2015	1 231	107 460	457.4
Limpopo (LIM)	2013	88	8 335	34.8
	2014	79	7 691	32.8
	2015	46	4 075	18.5
South Africa (SA)	2013	24 508	1 722 368	8 228.4
	2014	15 293	1 120 747	6 130.1
	2015	15 753	1 160 751	6 452.7

¹Private-sector financed

Source: Stats SA

**Residential additions and alterations completed
by major provincial urban area in 2015¹**

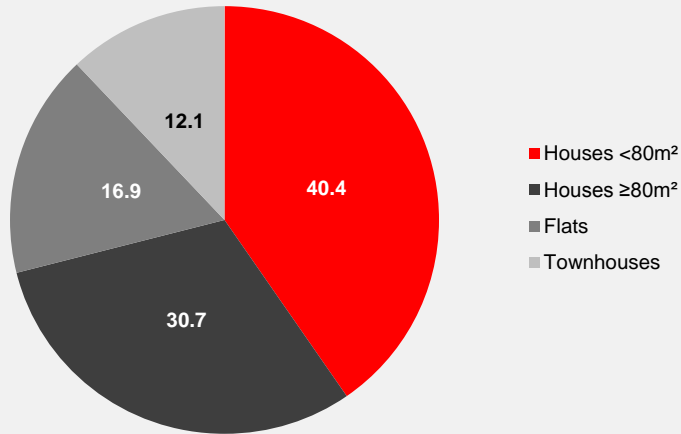
Municipality	Province	Existing houses		
		Plans	m ²	R million
Cape Town	WC	5 876	384 268	1 798.2
Buffalo City	EC	371	27 657	105.0
Mandela Bay	EC	476	32 856	143.9
//Khara Hais	NC	111	8 178	47.5
Sol Plaatjie	NC	219	17 327	99.5
Mangaung	FS	243	19 301	90.5
Ethekwini	KZN	1 437	112 802	1 157.2
Tlokwe	NW	958	68 629	282.9
Rustenburg	NW	28	2 072	8.3
Johannesburg	GAU	570	70 480	476.2
Tshwane	GAU	583	52 249	421.6
Ekurhuleni	GAU	593	43 823	267.6
Emalahleni	MPU	180	15 646	72.0
Govan Mbeki	MPU	111	12 021	58.1
Mbombela	MPU	47	4 580	24.8
Steve Tshwete	MPU	851	71 809	287.2
Polokwane	LIM	48	4 869	21.9
Total	SA	12 702	948 567	5 362.5
Total (% of SA)	SA	80.6	81.7	83.1

¹Private-sector financed

Source: Stats SA

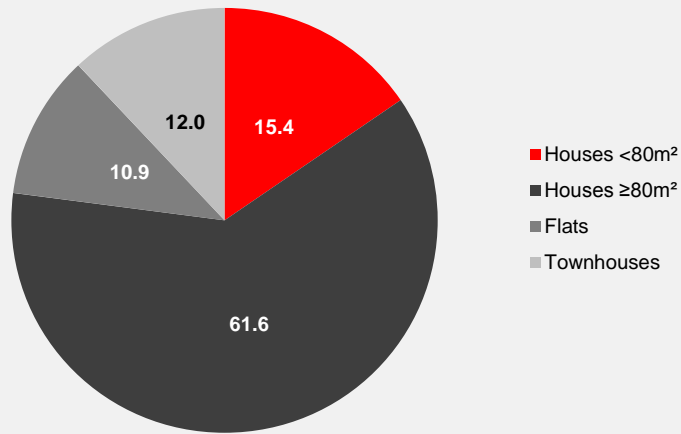
Residential buildings completed: National

% share of total number of 39 666 units in 2015
Source: Stats SA



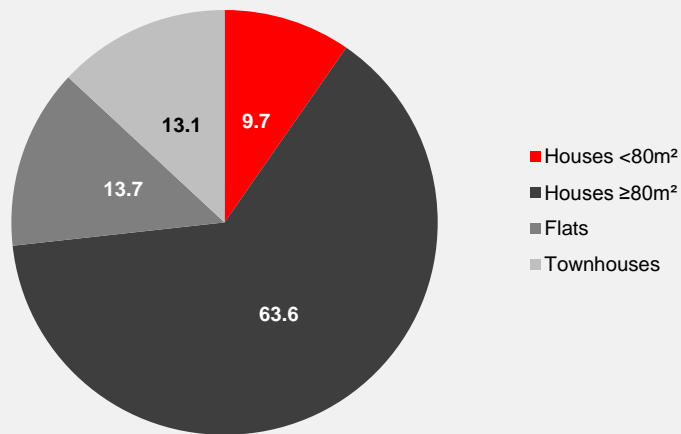
Residential buildings completed: National

% share of total building area of 5.1 million square metres in 2015
Source: Stats SA



Residential buildings completed: National

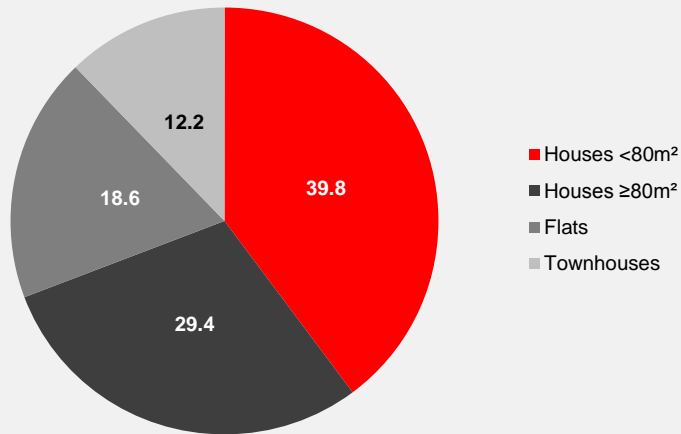
% share of total value of R31.7 billion in 2015
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total number of 31 998 units in 2015

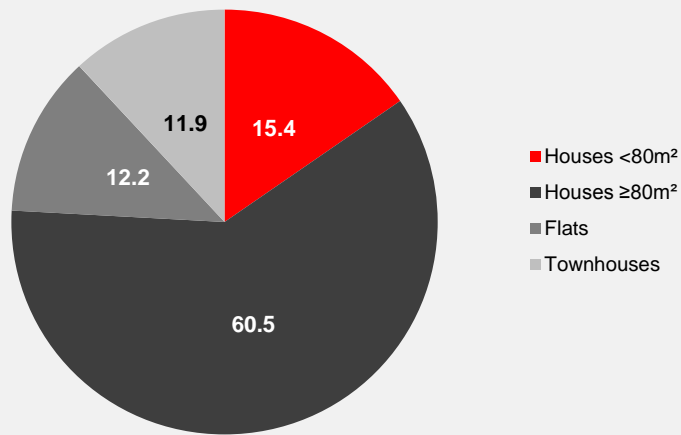
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total building area of 4 million square metres in 2015

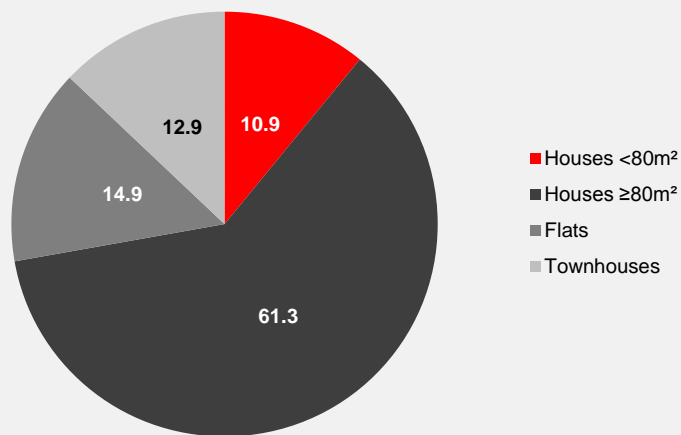
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total value of R26.5 billion in 2015

Source: Stats SA



Major provincial municipalities and urban areas

Province	Major municipalities	Main cities and towns within municipal boundary
Western Cape (WC)	Cape Town	Bellville, Blue Downs, Brackenfell, Cape Town City Centre, Durbanville, Eersterivier, Fish Hoek, Goodwood, Gordon's Bay, Gugulethu, Khayelitsha, Kraaifontein, Kuilsrivier, Langa, Mfuleni, Milnerton, Mitchells Plain, Nyanga, Parow, Plumstead, Simon's Town, Somerset West, Strand
Eastern Cape (EC)	Buffalo City	Beacon Bay, Bisho, East London, Gonubie, King William's Town, Mdantsane, Zwelitsha
	Nelson Mandela Bay	Despatch, Port Elizabeth, Uitenhage
Northern Cape (NC)	//Khara Hais	Dagbreek, Gelukspruit, Karos, Louisvale, Sprigg, Upington
	Sol Plaatje	Kenilworth, Kimberley, Modderivier, Ritchie, Riverton, Spytfontein
Free State (FS)	Mangaung	Bloemfontein, Botshabelo, Thaba Nchu
KwaZulu-Natal (KZN)	Ethekwini	Amanzimtoti, Botha's Hill, Cato Ridge, Clermont, Drummond, Durban, Hillcrest, Inchanga, Kingsburgh, Kloof, KwaDabeka, KwaMakhutha, KwaMashu, Mount Edgecombe, Mpumalanga, New Germany, Pinetown, Queensburgh, Tongaat, Umdloti, Umhlanga, Umlazi, Verulam, Westville
North West (NW)	Tlokwe	Potchefstroom
	Rustenburg	Marikana, Rustenburg
Gauteng (GAU)	Johannesburg	Alexandra, Eikenhof, Eldorado Park, Ennerdale, Fourways, Florida, Grasmere, Halfway House, Honeydew, Johannesburg, Kyalami, Lawley Estate, Lenasia, Midrand, Modderfontein, Randburg, Randjiesfontein, Rivonia, Roodepoort, Sandton, Soweto, Van Wyksrust
	Tshwane	Akasia, Atteridgeville, Babelegi, Bon Accord, Centurion, Diloppe, Doornrandjies, Erasmia, Ga-Mokone, Ga-Rankuwa, Garsfontein, Hammanskraal, Irene, Klippan, Mabopane, Mamelodi, Onderstepoort, Pinedene, Pretoria, Pretoria North, Soshanguve, Temba, Tswaing, Valhalla, Winterveld, Bronkhorstspuit, Ekangala, Tierpoort, Welbekend
	Ekurhuleni	Alberton, Bedfordview, Benoni, Boksburg, Brakpan, Daveyton, Duduza, Edenvale, Germiston, Katlehong, Kempton Park, KwaThema, Nigel, Springs, Tembisa, Thokoza, Tsakane, Vosloorus
Mpumalanga (MPU)	Emalahleni	KwaGuqa, Witbank
	Govan Mbeki	Bethal, Evander, Leandra, Secunda
	Mbombela	Hazyview, KaNyamazane, Nelspruit, White River
	Steve Tshwete	Hendrina, Mhluzi, Middelburg
Limpopo (LIM)	Polokwane	Polokwane, Seshego

Source: Stats SA