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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

16 July 2015

Divergent growth trends in residential building activity at segment level

Based on data published by Statistics South Africa, building activity in the South African market for new private sector-financed housing (see explanatory notes) has not performed particularly well in the first five months of 2015 compared with the same period last year. The planning phase, as reflected by the number of building plans approved by local government institutions, contracted somewhat up to May, whereas the construction phase, i.e. housing reported as being completed, showed some single-digit growth over the same period. There are, however, divergent trends at segment level that influenced the year-on-year growth in both the planning and construction phases.

The number of new housing units for which building plans were approved was marginally down by less than 1% year-on-year (y/y) to almost 23 700 units in January to May this year. This was the net result of growth of just below 4% y/y in the segments for houses larger than 80m² and flats and townhouses, whereas the segment for houses smaller than 80m² showed a contraction of 8,6% y/y in the number of plans approved.

The number of new housing units constructed showed growth of 6,2% y/y to 15 500 units in the first five months of the year. This growth was largely driven by the two categories of houses, which recorded growth of in excess of 20% y/y. However, the segment of flats and townhouses posted a contraction of more than 22% y/y in the five-month period up to May.

The average cost of new housing constructed averaged R5 945 per square metre in the first five months of 2015, which came to an increase of 4% y/y from R5 717 per square metre in the corresponding period last year. Building costs are affected by a range of cost factors related to building materials, labour, transport, equipment, development land and property rezoning, as well as developer and contractor holding costs and profit margins.

At a geographical level, the provinces of Gauteng and the Western Cape continued to dominate residential building activity in the five months up to May this year. The major metropolitan municipalities of Cape Town, Johannesburg, Tshwane and Ekurhuleni had the largest share in residential building activity in 2014.

Residential building activity continues to be driven by economic, household finance, consumer and building confidence factors, with levels of activity set to remain relatively subdued in the rest of the year in view of trends in and the outlook for the abovementioned factors.

Residential building activity¹

1994 - 2015

Segment	Building plans approved		Buildings completed	
	Units	% of total	Units	% of total
Houses of <80m ²	688 795	43.4	549 912	46.6
Houses of ≥80m ²	477 321	30.0	316 209	26.8
Flats and townhouses	422 710	26.6	313 235	26.6
Total	1 588 826	100.0	1 179 356	100.0

¹Private-sector financed

Source: Stats SA

Residential building activity (January-May)¹

Segment	Plans approved						Buildings completed					
	Units 2014	Units 2015		m ² 2014	Building area 2015		Units 2014	Units 2015		m ² 2014	Building area 2015	
		Number	%Δ		m ²	%Δ		Number	%Δ		m ²	%Δ
Houses of <80m ²	8 901	8 132	-8.6	441 515	381 849	-13.5	5 374	6 616	23.1	258 774	335 491	29.6
Houses of ≥80m ²	6 585	6 843	3.9	1 697 969	1 837 240	8.2	3 974	4 817	21.2	985 388	1 246 730	26.5
Flats and townhouses	8 387	8 703	3.8	756 731	872 149	15.3	5 242	4 067	-22.4	480 304	407 157	-15.2
Total	23 873	23 678	-0.8	2 896 215	3 091 238	6.7	14 590	15 500	6.2	1 724 466	1 989 378	15.4

¹Private-sector financed

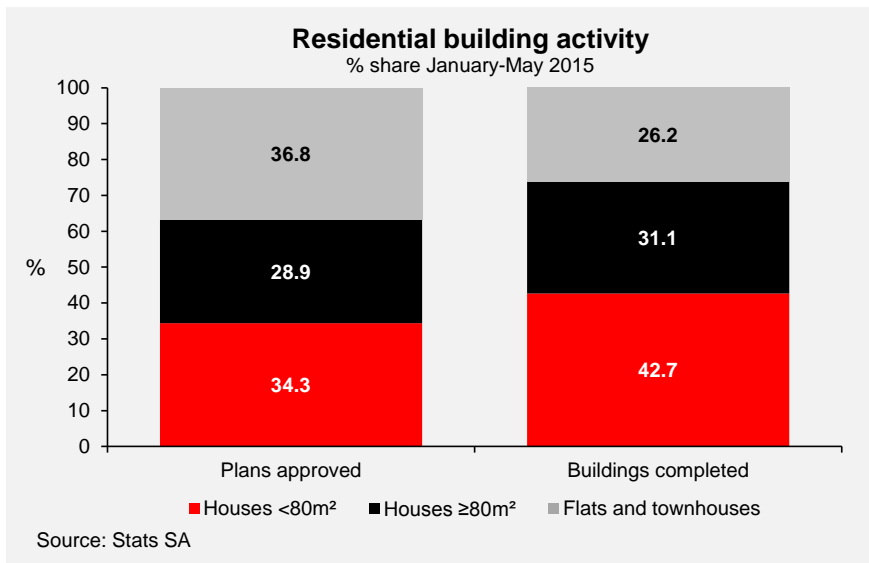
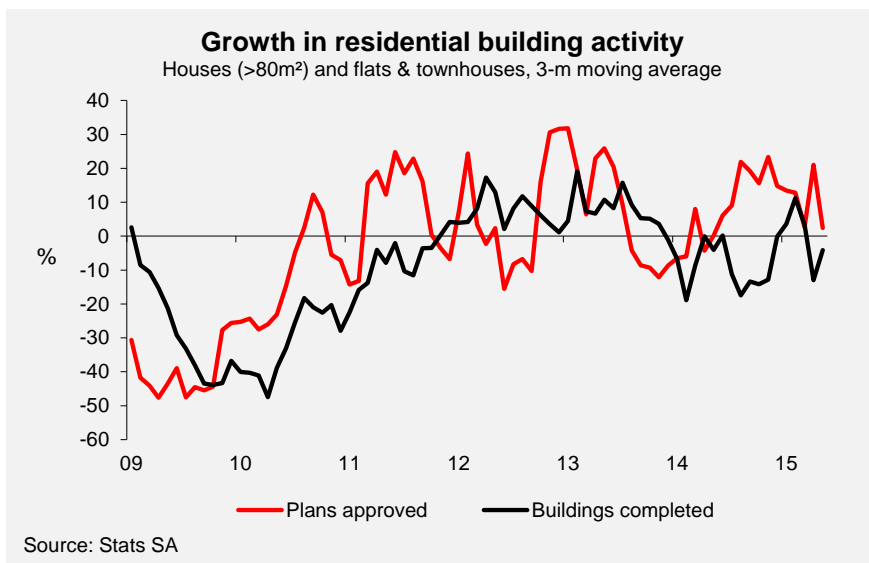
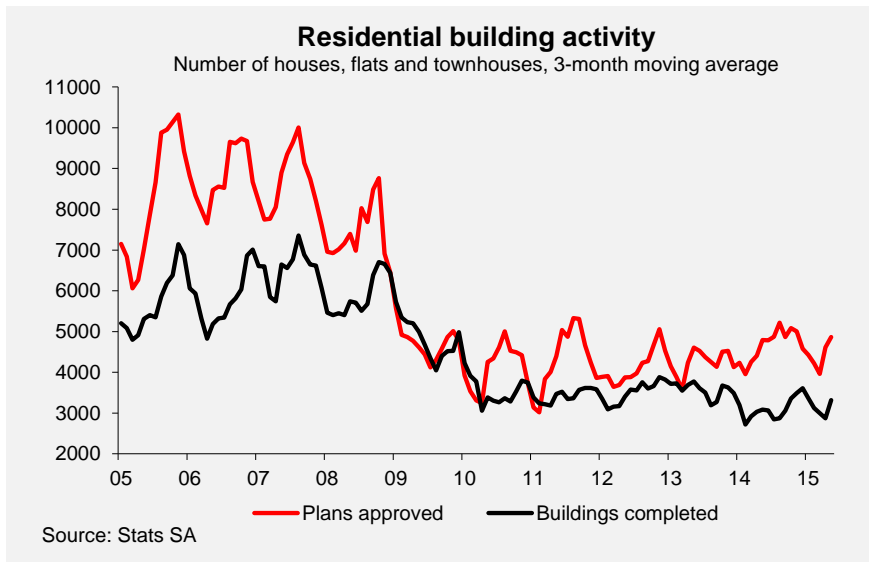
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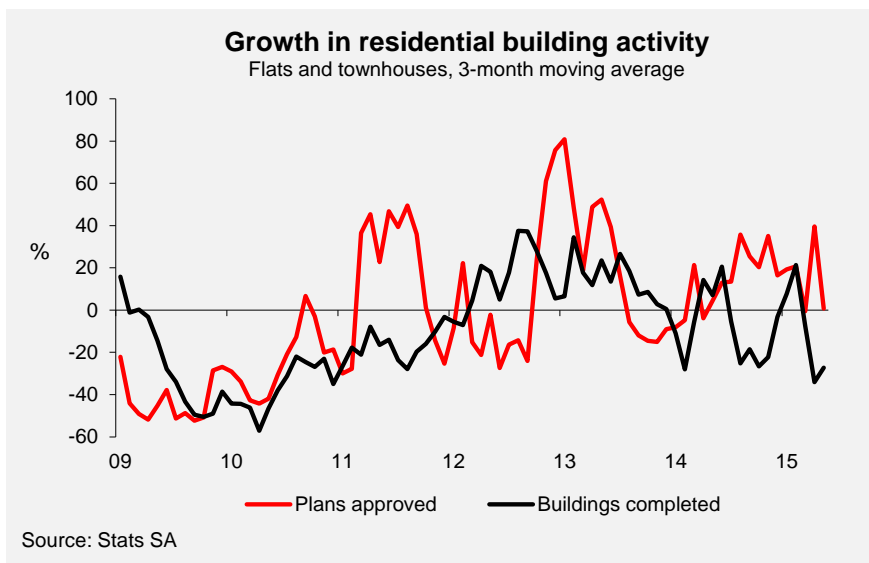
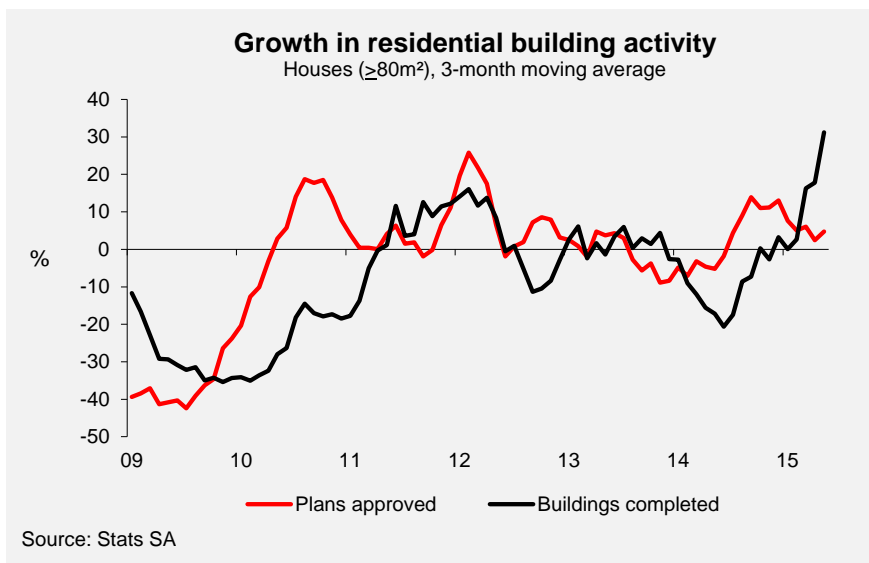
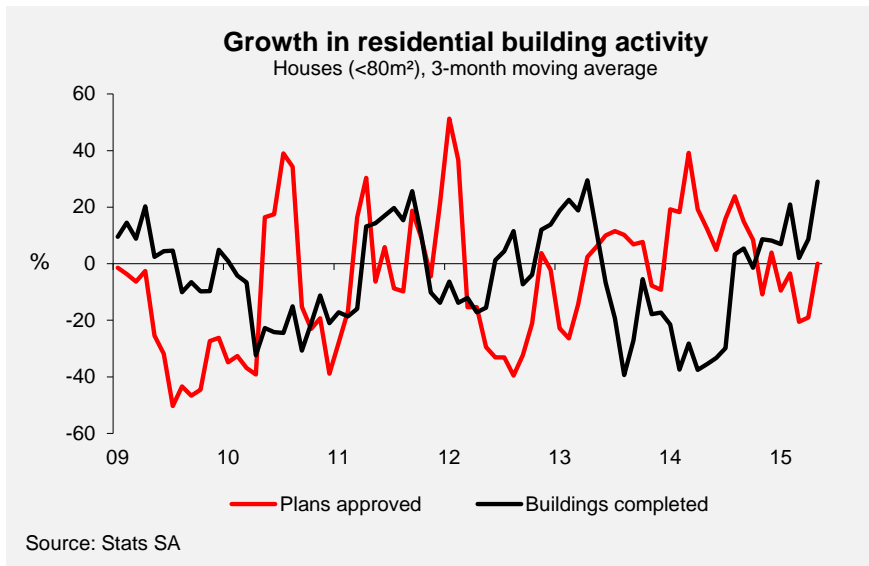
Residential building activity by province¹

Building plans approved												
Segment	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Total new houses, flats and townhouses	Jan-May 14	Number	4 939	1 388	220	874	2 384	1 058	10 889	1 559	562	23 873
	January - May 2015	Number	6 890	1 025	78	1 398	1 308	1 622	9 223	1 463	671	23 678
		% change	39.5	-26.2	-64.5	60.0	-45.1	53.3	-15.3	-6.2	19.4	-0.8
		% of SA	29.1	4.3	0.3	5.9	5.5	6.9	39.0	6.2	2.8	100.0
Alterations and additions to existing houses	Jan-May 14	m ²	293 192	119 098	21 709	60 862	148 915	63 851	396 529	80 735	28 727	1 213 618
	January - May 2015	m ²	374 939	132 127	20 152	66 410	132 536	55 980	328 167	84 259	23 461	1 218 031
		% change	27.9	10.9	-7.2	9.1	-11.0	-12.3	-17.2	4.4	-18.3	0.4
		% of SA	30.8	10.8	1.7	5.5	10.9	4.6	26.9	6.9	1.9	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 14	Number	4 201	577	58	323	1 160	1 012	5 667	1 344	248	14 590
	January - May 2015	Number	4 242	746	201	1 014	734	818	6 499	1 049	197	15 500
		% change	1.0	29.3	246.6	213.9	-36.7	-19.2	14.7	-21.9	-20.6	6.2
		% of SA	27.4	4.8	1.3	6.5	4.7	5.3	41.9	6.8	1.3	100.0
Alterations and additions to existing houses	Jan-May 14	m ²	172 864	39 278	10 611	5 335	62 250	12 228	149 957	40 405	2 901	495 829
	January - May 2015	m ²	183 995	41 466	12 179	13 242	50 102	52 629	69 664	48 499	1 167	472 943
		% change	6.4	5.6	14.8	148.2	-19.5	330.4	-53.5	20.0	-59.8	-4.6
		% of SA	38.9	8.8	2.6	2.8	10.6	11.1	14.7	10.3	0.2	100.0

¹Private-sector financed

Source: Stats SA





Residential building activity by province and major provincial urban area: 2011-2014

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)	2011	5 970	260 959	510.0	2 869	733 151	2 994.3	1 706	153 407	538.4	616	93 331	386.0	11 161	1 240 848	4 428.8
	2012	6 132	260 980	549.3	2 925	699 014	3 079.6	2 509	198 993	887.2	605	108 156	527.5	12 171	1 267 143	5 043.5
	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
Eastern Cape (EC)	2011	1 846	76 639	150.1	583	130 515	474.2	22	1 937	7.8	133	15 103	50.5	2 584	224 194	682.7
	2012	3 248	134 207	211.4	527	102 444	397.9	280	21 083	66.9	153	15 997	62.7	4 208	273 731	738.9
	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
Northern Cape (NC)	2011	743	35 190	60.0	103	20 476	87.2	0	0	0.0	79	6 833	27.4	925	62 499	174.6
	2012	5	286	1.2	70	13 456	57.8	0	0	0.0	25	3 331	14.9	100	17 073	73.9
	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
Free State (FS)	2011	1 093	50 493	102.4	359	73 245	257.9	31	3 261	10.6	53	6 601	21.8	1 536	133 600	392.6
	2012	476	25 498	56.1	483	95 428	341.8	107	5 828	29.5	157	14 269	52.2	1 223	141 023	479.6
	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
KwaZulu-Natal (KZN)	2011	530	30 260	194.9	966	263 636	1 773.1	626	72 402	452.9	705	119 670	646.3	2 827	485 968	3 067.2
	2012	388	21 625	130.9	934	254 062	1 741.1	490	60 952	431.0	491	84 917	495.8	2 303	421 556	2 798.7
	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
North West (NW)	2011	280	15 348	27.4	799	169 335	621.4	596	50 090	155.6	176	22 737	74.4	1 851	257 510	878.8
	2012	139	7 362	19.9	767	153 397	622.2	564	33 447	141.9	83	12 379	45.6	1 553	206 585	829.7
	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
Gauteng (GAU)	2011	8 155	390 505	1 103.7	4 494	1 138 822	6 228.0	652	51 021	389.7	3 600	354 975	1 892.2	16 901	1 935 323	9 613.5
	2012	9 071	422 554	1 265.7	4 580	1 228 581	7 269.9	1 171	80 034	512.8	4 062	381 543	2 215.4	18 884	2 112 712	11 263.8
	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
Mpumalanga (MPU)	2011	726	36 857	102.5	1 104	195 666	721.9	172	11 350	47.7	162	13 637	55.3	2 164	257 510	927.4
	2012	451	24 081	74.3	1 058	204 637	822.5	186	25 285	110.0	239	21 902	89.4	1 934	275 905	1 096.2
	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
Limpopo (LIM)	2011	163	9 995	45.9	179	48 698	213.9	75	5 194	23.4	141	14 804	65.1	558	78 691	348.4
	2012	113	6 362	28.6	225	55 423	244.8	112	9 279	41.8	152	27 372	113.7	602	98 436	428.9
	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
South Africa (SA)	2011	19 506	906 246	2 297.0	11 456	2 773 544	13 371.8	3 880	348 662	1 626.1	5 665	647 691	3 219.1	40 507	4 676 143	20 514.1
	2012	20 023	902 955	2 337.3	11 569	2 806 442	14 577.6	5 419	434 901	2 221.0	5 967	669 866	3 617.3	42 978	4 814 164	22 753.2
	2013	17 436	808 514	2 315.4	11 538	2 859 082	15 910.6	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

¹Private-sector financed

Source: Stats SA

Residential building activity by major provincial urban area in 2014: 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	4 481	199 098	628.2	1 482	352 300	2 023.3	1 540	141 730	956.0	212	30 925	202.7	7 715	724 053	3 810.2
Buffalo City	EC	286	14 864	49.3	214	36 545	146.7	26	2 875	14.0	26	5 945	26.6	552	60 229	236.6
Mandela Bay	EC	342	15 292	33.8	293	57 889	271.7	386	18 157	85.3	156	22 562	105.6	1 177	113 900	496.4
//Khara Hais	NC	74	3 846	20.8	25	6 290	32.9	0	0	0.0	0	0	0.0	99	10 136	53.7
Sol Plaatjie	NC	0	0	0.0	29	6 528	27.6	0	0	0.0	4	556	2.1	33	7 084	29.7
Mangaung	FS	130	7 532	34.7	117	19 626	90.3	18	1 810	10.0	150	16 621	81.5	415	45 589	216.5
Ethekwini	KZN	123	7 014	52.0	318	85 382	809.4	317	15 595	145.6	405	54 487	406.0	1 163	162 478	1 413.0
Potchefstroom	NW	14	829	3.3	153	39 881	193.0	547	39 299	316.4	2	324	1.5	716	80 333	514.2
Rustenburg	NW	234	14 125	56.5	589	65 339	261.3	321	20 537	86.2	14	4 396	18.5	1 158	104 397	422.6
Johannesburg	GAU	1 099	57 141	235.0	1 288	372 919	2 430.4	503	52 062	348.6	930	126 979	774.7	3 820	609 101	3 788.7
Tshwane	GAU	2 409	124 615	407.9	1 966	606 874	4 649.0	1 287	66 839	648.3	1 181	167 959	1 284.4	6 843	966 287	6 989.7
Ekurhuleni	GAU	994	52 998	297.9	1 071	310 794	1 801.7	293	19 450	113.3	664	61 817	363.7	3 022	445 059	2 576.7
Emalahleni	MPU	424	22 177	101.3	221	47 028	217.1	474	27 991	192.8	59	5 780	26.1	1 178	102 976	537.3
Mbombela	MPU	74	4 099	18.5	104	31 784	142.7	36	1 989	8.6	12	2 927	13.2	226	40 799	183.0
Steve Tshwete	MPU	726	35 023	98.2	264	65 152	260.5	0	0	0.0	0	0	0.0	990	100 175	358.7
Polokwane	LIM	174	9 407	42.3	173	46 874	210.9	270	25 199	113.4	57	9 372	42.2	674	90 852	408.8
Total	SA	11 584	568 060	2 079.8	8 307	2 151 205	13 568.7	6 018	433 533	3 038.6	3 872	510 650	3 348.8	29 781	3 663 448	22 035.9
Total (% of SA)	SA	75.0	72.4	75.2	77.3	77.5	79.5	84.7	84.3	87.5	81.6	78.3	81.3	78.3	77.5	80.4

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)	2011	10 173	660 952	2 380.4
	2012	9 298	574 868	2 129.4
	2013	12 900	819 775	3 197.5
	2014	6 323	391 759	1 830.5
Eastern Cape (EC)	2011	2 120	130 653	423.7
	2012	1 853	106 707	382.3
	2013	2 186	130 347	470.5
	2014	1 548	94 578	383.5
Northern Cape (NC)	2011	514	33 672	141.6
	2012	694	46 716	200.0
	2013	382	28 560	125.3
	2014	347	25 416	122.2
Free State (FS)	2011	768	51 938	151.2
	2012	787	50 637	166.4
	2013	802	54 957	199.9
	2014	365	22 359	98.1
KwaZulu-Natal (KZN)	2011	3 118	230 652	1 685.9
	2012	2 284	172 398	1 310.1
	2013	2 194	179 114	1 461.0
	2014	1 844	144 453	1 225.9
North West (NW)	2011	605	37 468	100.7
	2012	428	30 488	103.3
	2013	451	33 539	134.6
	2014	395	30 675	131.7
Gauteng (GAU)	2011	5 624	511 670	2 648.2
	2012	4 546	404 778	2 260.7
	2013	4 412	388 312	2 278.2
	2014	3 062	297 924	1 854.5
Mpumalanga (MPU)	2011	1 379	100 870	318.1
	2012	1 092	74 150	288.6
	2013	1 093	79 429	326.6
	2014	1 330	105 892	450.9
Limpopo (LIM)	2011	65	4 795	21.2
	2012	73	6 217	26.8
	2013	55	8 335	34.8
	2014	79	7 691	32.8
South Africa (SA)	2011	24 366	1 762 670	7 871.0
	2012	21 055	1 466 959	6 867.6
	2013	24 475	1 722 368	8 228.4
	2014	15 293	1 120 747	6 130.1

¹Private-sector financed

Source: Stats SA

**Residential additions and alterations completed
by major provincial urban area in 2014¹**

Municipality	Province	Existing houses		
		Plans	m ²	R million
Cape Town	WC	4 746	294 310	1 283.7
Buffalo City	EC	404	29 419	103.2
Mandela Bay	EC	941	51 906	211.9
//Khara Hais	NC	95	5 411	28.0
Sol Plaatjie	NC	242	19 442	91.7
Mangaung	FS	168	11 153	50.0
Ethekwini	KZN	1 463	113 855	1 085.7
Potchefstroom	NW	205	17 549	78.2
Rustenburg	NW	44	3 693	14.8
Johannesburg	GAU	1 390	148 713	912.9
Tshwane	GAU	599	56 844	435.1
Ekurhuleni	GAU	690	56 484	325.7
Emalahleni	MPU	249	20 753	95.0
Mbombela	MPU	12	481	2.2
Steve Tshwete	MPU	771	56 858	227.1
Polokwane	LIM	48	4 869	21.9
Total	SA	12 067	891 740	4 967.1
Total (% of SA)	SA	78.9	79.6	81.0

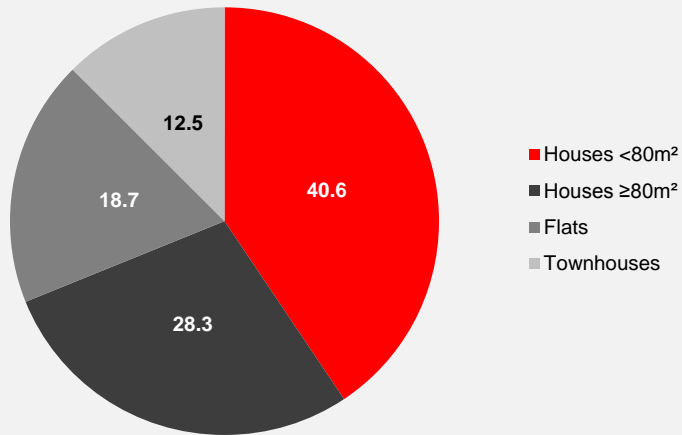
¹Private-sector financed

Source: Stats SA

Residential buildings completed: National

% share of total number of 38 043 units in 2014

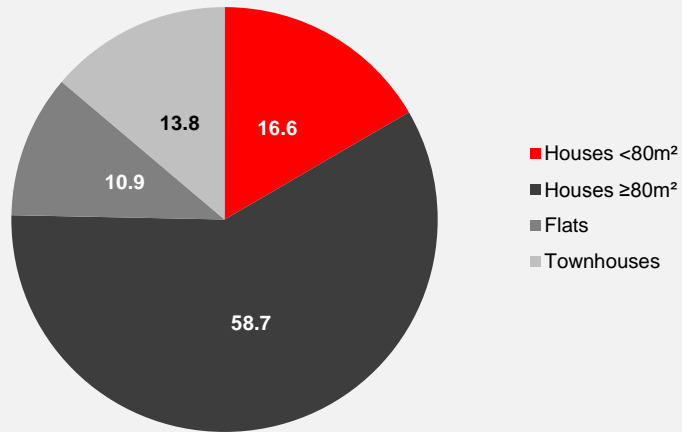
Source: Stats SA



Residential buildings completed: National

% share of total building area of 4.7 million square metres in 2014

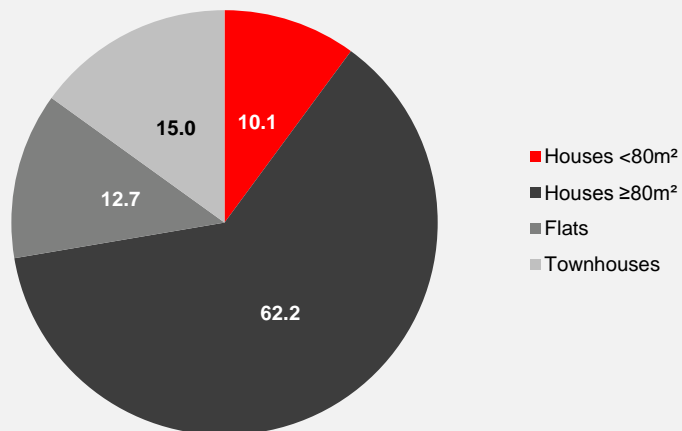
Source: Stats SA



Residential buildings completed: National

% share of total value of R27.4 billion in 2014

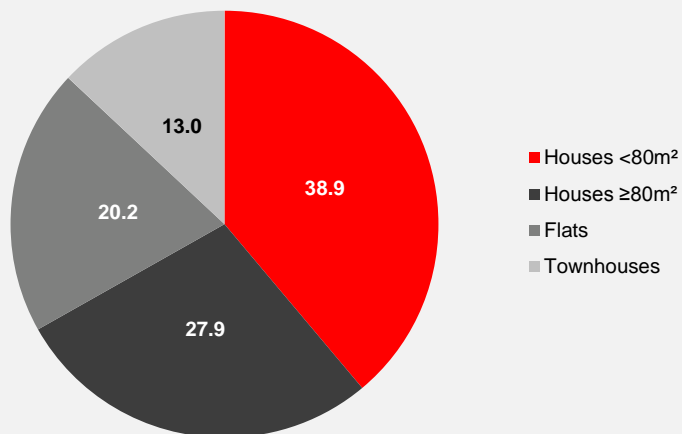
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total number of 29 781 units in 2014

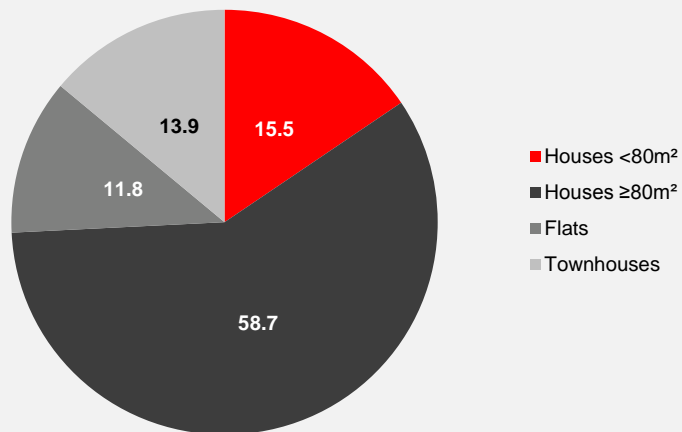
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total building area of 3.7 million square metres in 2014

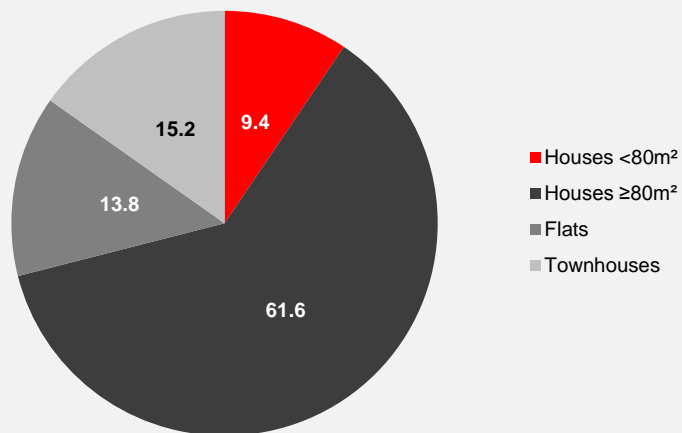
Source: Stats SA



Residential buildings completed: Major urban areas

% share of total value of R22 billion in 2014

Source: Stats SA



Major provincial 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)	Potchefstroom	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
	Mbombela	Hazyview, KaNyamazane, Nelspruit, White River
	Steve Tshwete	Hendrina, Mhluzi, Middelburg
Limpopo (LIM)	Polokwane	Polokwane, Seshego

Source: Stats SA