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### Residential building statistics: January to May 2007

According to building statistics released by Statistics South Africa, the real value of plans passed for new residential buildings increased by 3,9% year-on-year (y/y) to R10,6 billion in the first five months of the year. The real value of new residential buildings completed was 12,9% y/y higher at R7 billion during the same period. However, on a month-on-month basis, the real value of plans passed for new residential buildings was down by 1,3% in May compared with April. The real value of residential buildings completed was down by 2,6% in May compared with the preceding month.

The number of plans passed for houses smaller than 80m<sup>2</sup> declined by 0,9% y/y during January to May this year, those for houses of 80m<sup>2</sup> and bigger dropped by 1,2% y/y and those for flats and townhouses increased by 17% y/y over the same period. The total building area of flats and townhouses in the planning phase increased by 20,9% y/y in the first five months of 2007. The number of houses smaller than 80m<sup>2</sup> completed during January to May increased by 31,6% y/y, while the completion of houses bigger than 80m<sup>2</sup> increased by 12,7% y/y over the same period. The number of flats and townhouses completed increased by 23% y/y in the first five months of the year. The high growth in both the number of units and the total square metres of building plans passed and buildings completed in respect of flats and townhouses compared with normal single-stand houses is indicative of the changing trend over the past couple of years towards higher-density living, while above-inflation building cost increases, adding to higher property prices, could also have contributed to people opting for smaller, but more affordable housing.

### Commercial building statistics: January to May 2007

The commercial side of the property market recorded a mixed performance in the first five months of 2007 (see table below). This is to a large extent the result of divergent developments at regional level in each of the three segments of commercial property (see tables below on provincial commercial building statistics).

Office space in the planning phase increased by 5,3% y/y in the first five months of the year, driven by a drop of 7% in plans passed in Gauteng (40,1% of the national total), and growth of only 5,2% in plans passed in the Western Cape (32,8% on the national total). The completion of office buildings showed massive growth compared with a year ago. This is largely the result of strong growth in office space completed in Gauteng (167,6% y/y) and the Western Cape (310,8% y/y) during the period January to May this year.

Year-on-year growth in shopping space completed came to only 2,9% in the first five months of 2007, which can be ascribed to a contraction in this segment recorded in Gauteng (-18,5%), while strong growth occurred in the Eastern Cape (461,1% y/y) and in KwaZulu-Natal (135,4%). Shopping space completed dropped by 19,8% in the first five months of the year as a result of declines in the Western Cape (-57,6% y/y) and Gauteng (-33,2% y/y).

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Building statistics for January-May 2007							
Building plans passed							
Residential				Commercial			
	Number of units	Y/Y % change	Square metres	Y/Y % change		Square metres	Y/Y % change
Houses of <80m <sup>2</sup>	14 615	-0.9	644 819	-0.8	Office and banking space	389 210	5.3
Houses of ≥80m <sup>2</sup>	13 242	-1.2	3 347 597	8.6	Shopping space	411 365	2.9
Flats & townhouses	14 207	17.0	10 742 689	20.9	Indus & warehouse space	874 714	2.5
<b>Total</b>	<b>42 064</b>	<b>4.4</b>	<b>14 735 105</b>	<b>16.7</b>	<b>Total</b>	<b>1 675 289</b>	<b>3.2</b>
Buildings completed							
Residential				Commercial			
	Number of units	Y/Y % change	Square metres	Y/Y % change		Square metres	Y/Y % change
Houses of <80m <sup>2</sup>	10 636	31.6	441 494	28.2	Office and banking space	289 073	143.5
Houses of ≥80m <sup>2</sup>	8 827	12.7	1 986 272	11.5	Shopping space	234 081	-19.8
Flats & townhouses	10 435	23.0	1 126 257	1.5	Indus & warehouse space	527 965	87.1
<b>Total</b>	<b>29 898</b>	<b>22.5</b>	<b>3 554 023</b>	<b>9.8</b>	<b>Total</b>	<b>1 051 119</b>	<b>51.8</b>

Source: Statistics South Africa

Industrial and warehouse space planned increased by 2,5% y/y in the period January to May this year, driven by strong growth of 23,2% y/y in Gauteng, which was to some extent countered by negative growth in KwaZulu-Natal (-29,8% y/y) and the Western Cape (-15,8% y/y). Industrial and warehouse space completed in the same period recorded strong growth of 87,1% y/y, largely underpinned by growth of 330,1% y/y in KwaZulu-Natal, 105,8% y/y in Gauteng, and 45,4% y/y in the Western Cape. Combined, these three provinces constituted 92,4% of total industrial and warehouse space completed in the abovementioned 5-month period, with the Western Cape having the largest share (37%), followed by KwaZulu-Natal (31,1%) and Gauteng (24,3%).

<b>Building plans passed for residential buildings by province</b>												
	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
New houses (<80m <sup>2</sup> )	Jan-May 06	Number	2 954	722	221	1 747	408	321	7 957	248	171	14 749
	January-2007	Number	1 483	611	29	1 055	472	1 199	9 114	481	171	14 615
	May 2007	% change	-49.8	-15.4	-86.9	-39.6	15.7	273.5	14.5	94.0	0.0	-0.9
	2007	% of SA	10.1	4.2	0.2	7.2	3.2	8.2	62.4	3.3	1.2	100.0
New houses (≥80m <sup>2</sup> )	Jan-May 06	Number	2 928	1 039	146	438	1 189	941	5 324	875	517	13 397
	January-2007	Number	2 915	809	211	563	1 110	1 072	4 981	1 131	450	13 242
	May 2007	% change	-0.4	-22.1	44.5	28.5	-6.6	13.9	-6.4	29.3	-13.0	-1.2
	2007	% of SA	22.0	6.1	1.6	4.3	8.4	8.1	37.6	8.5	3.4	100.0
New flats and townhouses	Jan-May 06	Number	2 279	609	88	460	1 508	416	5 761	779	239	12 139
	January-2007	Number	2 485	327	46	621	2 926	763	6 007	691	341	14 207
	May 2007	% change	9.0	-46.3	-47.7	35.0	94.0	83.4	4.3	-11.3	42.7	17.0
	2007	% of SA	17.5	2.3	0.3	4.4	20.6	5.4	42.3	4.9	2.4	100.0
<b>Total new houses, flats and townhouses</b>	<b>Jan-May 06</b>	<b>Number</b>	<b>8 161</b>	<b>2 370</b>	<b>455</b>	<b>2 645</b>	<b>3 105</b>	<b>1 678</b>	<b>19 042</b>	<b>1 902</b>	<b>927</b>	<b>40 285</b>
	<b>January-2007</b>	<b>Number</b>	<b>6 883</b>	<b>1 747</b>	<b>286</b>	<b>2 239</b>	<b>4 508</b>	<b>3 034</b>	<b>20 102</b>	<b>2 303</b>	<b>962</b>	<b>42 064</b>
	<b>May 2007</b>	<b>% change</b>	<b>-15.7</b>	<b>-26.3</b>	<b>-37.1</b>	<b>-15.3</b>	<b>45.2</b>	<b>80.8</b>	<b>5.6</b>	<b>21.1</b>	<b>3.8</b>	<b>4.4</b>
	<b>2007</b>	<b>% of SA</b>	<b>16.4</b>	<b>4.2</b>	<b>0.7</b>	<b>5.3</b>	<b>10.7</b>	<b>7.2</b>	<b>47.8</b>	<b>5.5</b>	<b>2.3</b>	<b>100.0</b>
Alterations and additions to existing houses	Jan-May 06	m <sup>2</sup>	614 400	175 287	24 586	64 120	279 768	58 230	732 296	91 600	43 368	2 083 655
	January-2007	m <sup>2</sup>	596 186	170 110	23 416	74 171	243 033	63 869	781 245	89 754	52 464	2 094 248
	May 2007	% change	-3.0	-3.0	-4.8	15.7	-13.1	9.7	6.7	-2.0	21.0	0.5
	2007	% of SA	28.5	8.1	1.1	3.5	11.6	3.0	37.3	4.3	2.5	100.0

Source: Statistics South Africa

<b>Residential buildings completed by province</b>												
	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
New houses (<80m <sup>2</sup> )	Jan-May 06	Number	1 690	633	19	224	543	251	4 239	389	94	8 082
	January-2007	Number	3 904	567	14	93	603	1 123	4 068	103	161	10 636
	May 2007	% change	131.0	-10.4	-26.3	-58.5	11.0	347.4	-4.0	-73.5	71.3	31.6
	2007	% of SA	36.7	5.3	0.1	0.9	5.7	10.6	38.2	1.0	1.5	100.0
New houses (≥80m <sup>2</sup> )	Jan-May 06	Number	2 276	456	80	154	577	577	3 077	447	188	7 832
	January-2007	Number	2 206	478	87	316	673	652	3 554	616	245	8 827
	May 2007	% change	-3.1	4.8	8.7	105.2	16.6	13.0	15.5	37.8	30.3	12.7
	2007	% of SA	25.0	5.4	1.0	3.6	7.6	7.4	40.3	7.0	2.8	100.0
New flats and townhouses	Jan-May 06	Number	2 563	361	36	250	1 013	372	3 583	205	104	8 487
	January-2007	Number	2 923	246	83	224	993	618	5 137	120	91	10 435
	May 2007	% change	14.0	-31.9	130.6	-10.4	-2.0	66.1	43.4	-41.5	-12.5	23.0
	2007	% of SA	28.0	2.4	0.8	2.1	9.5	5.9	49.2	1.1	0.9	100.0
<b>Total new houses, flats and townhouses</b>	<b>Jan-May 06</b>	<b>Number</b>	<b>6 529</b>	<b>1 450</b>	<b>135</b>	<b>628</b>	<b>2 133</b>	<b>1 200</b>	<b>10 899</b>	<b>1 041</b>	<b>386</b>	<b>24 401</b>
	<b>January-2007</b>	<b>Number</b>	<b>9 033</b>	<b>1 291</b>	<b>184</b>	<b>633</b>	<b>2 269</b>	<b>2 393</b>	<b>12 759</b>	<b>839</b>	<b>497</b>	<b>29 898</b>
	<b>May 2007</b>	<b>% change</b>	<b>38.4</b>	<b>-11.0</b>	<b>36.3</b>	<b>0.8</b>	<b>6.4</b>	<b>99.4</b>	<b>17.1</b>	<b>-19.4</b>	<b>28.8</b>	<b>22.5</b>
	<b>2007</b>	<b>% of SA</b>	<b>30.2</b>	<b>4.3</b>	<b>0.6</b>	<b>2.1</b>	<b>7.6</b>	<b>8.0</b>	<b>42.7</b>	<b>2.8</b>	<b>1.7</b>	<b>100.0</b>
Alterations and additions to existing houses	Jan-May 06	m <sup>2</sup>	299 519	52 805	7 562	28 999	105 387	23 802	253 132	26 688	4 314	802 208
	January-2007	m <sup>2</sup>	280 108	56 135	13 952	25 656	122 089	15 962	268 859	24 187	5 454	812 402
	May 2007	% change	-6.5	6.3	84.5	-11.5	15.8	-32.9	6.2	-9.4	26.4	1.3
	2007	% of SA	34.5	6.9	1.7	3.2	15.0	2.0	33.1	3.0	0.7	100.0

Source: Statistics South Africa

**Building plans passed for commercial buildings by province**

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Office and banking space	Jan-May 06	m <sup>2</sup>	121 366	2 033	5 692	9 689	38 323	7 211	167 966	13 069	4 242	<b>369 591</b>
	January-2007	m <sup>2</sup>	127 678	9 689	2 578	5 496	54 204	19 764	156 139	11 845	1 817	<b>389 210</b>
	May 2007	% change	5.2	376.6	-54.7	-43.3	41.4	174.1	-7.0	-9.4	-57.2	<b>5.3</b>
	2007	% of SA	32.8	2.5	0.7	1.4	13.9	5.1	40.1	3.0	0.5	<b>100.0</b>
Shopping space	Jan-May 06	m <sup>2</sup>	88 614	14 009	1 891	5 844	28 706	21 979	163 335	69 015	6 488	<b>399 881</b>
	January-2007	m <sup>2</sup>	41 188	78 603	6 898	18 472	67 573	34 868	133 194	11 078	19 491	<b>411 365</b>
	May 2007	% change	-53.5	461.1	264.8	216.1	135.4	58.6	-18.5	-83.9	200.4	<b>2.9</b>
	2007	% of SA	10.0	19.1	1.7	4.5	16.4	8.5	32.4	2.7	4.7	<b>100.0</b>
Industrial and warehouse space	Jan-May 06	m <sup>2</sup>	252 160	31 236	6 106	15 048	206 450	16 532	292 576	24 533	9 117	<b>853 758</b>
	January-2007	m <sup>2</sup>	212 250	29 835	2 990	20 605	144 873	29 234	360 349	60 130	14 448	<b>874 714</b>
	May 2007	% change	-15.8	-4.5	-51.0	36.9	-29.8	76.8	23.2	145.1	58.5	<b>2.5</b>
	2007	% of SA	24.3	3.4	0.3	2.4	16.6	3.3	41.2	6.9	1.7	<b>100.0</b>
<b>Total commercial space</b>	Jan-May 06	m <sup>2</sup>	<b>462 140</b>	<b>47 278</b>	<b>13 689</b>	<b>30 581</b>	<b>273 479</b>	<b>45 722</b>	<b>623 877</b>	<b>106 617</b>	<b>19 847</b>	<b>1 623 230</b>
	January-2007	m <sup>2</sup>	<b>381 116</b>	<b>118 127</b>	<b>12 466</b>	<b>44 573</b>	<b>266 650</b>	<b>83 866</b>	<b>649 682</b>	<b>83 053</b>	<b>35 756</b>	<b>1 675 289</b>
	May 2007	% change	<b>-17.5</b>	<b>149.9</b>	<b>-8.9</b>	<b>45.8</b>	<b>-2.5</b>	<b>83.4</b>	<b>4.1</b>	<b>-22.1</b>	<b>80.2</b>	<b>3.2</b>
	2007	% of SA	<b>22.7</b>	<b>7.1</b>	<b>0.7</b>	<b>2.7</b>	<b>15.9</b>	<b>5.0</b>	<b>38.8</b>	<b>5.0</b>	<b>2.1</b>	<b>100.0</b>

Source: Statistics South Africa

**Commercial buildings completed by province**

	Period	Variable	WC	EC	NC	FS	KZN	NW	GAU	MPU	LIM	SA
Office and banking space	Jan-May 06	m <sup>2</sup>	27 795	3 183	1 620	992	25 741	593	47 778	8 589	2 425	<b>118 716</b>
	January-2007	m <sup>2</sup>	114 179	1 254	5 898	5 102	17 628	2 795	127 833	13 208	1 176	<b>289 073</b>
	May 2007	% change	310.8	-60.6	264.1	414.3	-31.5	371.3	167.6	53.8	-51.5	<b>143.5</b>
	2007	% of SA	39.5	0.4	2.0	1.8	6.1	1.0	44.2	4.6	0.4	<b>100.0</b>
Shopping space	Jan-May 06	m <sup>2</sup>	38 711	11 737	0	16 170	17 271	29 013	151 545	13 899	13 345	<b>291 691</b>
	January-2007	m <sup>2</sup>	16 404	10 088	4 250	4 584	53 094	23 297	101 267	17 634	3 463	<b>234 081</b>
	May 2007	% change	-57.6	-14.0	-	-71.7	207.4	-19.7	-33.2	26.9	-74.1	<b>-19.8</b>
	2007	% of SA	7.0	4.3	1.8	2.0	22.7	10.0	43.3	7.5	1.5	<b>100.0</b>
Industrial and warehouse space	Jan-May 06	m <sup>2</sup>	134 361	20 604	1 917	2 859	38 176	4 989	62 336	15 253	1 713	<b>282 208</b>
	January-2007	m <sup>2</sup>	195 297	19 650	3 429	2 201	164 179	2 576	128 303	9 831	2 499	<b>527 965</b>
	May 2007	% change	45.4	-4.6	78.9	-23.0	330.1	-48.4	105.8	-35.5	45.9	<b>87.1</b>
	2007	% of SA	37.0	3.7	0.6	0.4	31.1	0.5	24.3	1.9	0.5	<b>100.0</b>
<b>Total commercial space</b>	Jan-May 06	m <sup>2</sup>	<b>200 867</b>	<b>35 524</b>	<b>3 537</b>	<b>20 021</b>	<b>81 188</b>	<b>34 595</b>	<b>261 659</b>	<b>37 741</b>	<b>17 483</b>	<b>692 615</b>
	January-2007	m <sup>2</sup>	<b>325 880</b>	<b>30 992</b>	<b>13 577</b>	<b>11 887</b>	<b>234 901</b>	<b>28 668</b>	<b>357 403</b>	<b>40 673</b>	<b>7 138</b>	<b>1 051 119</b>
	May 2007	% change	<b>62.2</b>	<b>-12.8</b>	<b>283.9</b>	<b>-40.6</b>	<b>189.3</b>	<b>-17.1</b>	<b>36.6</b>	<b>7.8</b>	<b>-59.2</b>	<b>51.8</b>
	2007	% of SA	<b>31.0</b>	<b>2.9</b>	<b>1.3</b>	<b>1.1</b>	<b>22.3</b>	<b>2.7</b>	<b>34.0</b>	<b>3.9</b>	<b>0.7</b>	<b>100.0</b>

Source: Statistics South Africa