



British Columbia's Monthly New Homes Registry Report

January 2015 Issue

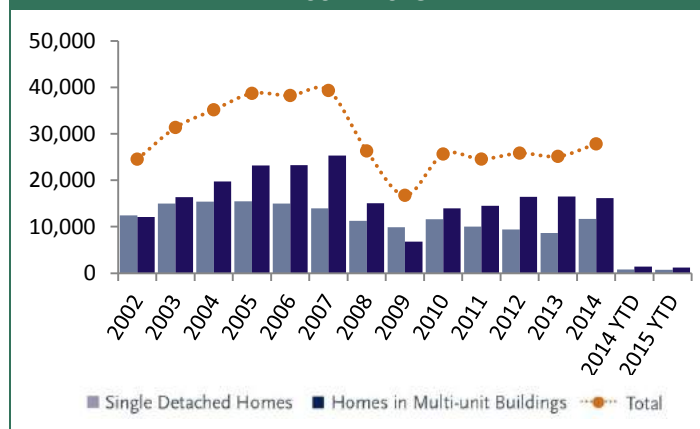
LEADING HOUSING MARKET INDICATOR FOR BRITISH COLUMBIA

This report provides a leading indicator of housing activity in British Columbia and is intended for use by the residential construction industry, real estate community and researchers. The *Monthly New Homes Registry Report* provides information on building types, building sizes and locations of registered new homes.

Highlights

- In January 2015, there were 1,957 registered new homes including 715 registered new single detached homes¹ and 1,242 new homes in multi-unit buildings². Compared to the same month last year, the number of registered new homes decreased by 11.2% due to the decline in both single detached homes (-8.1%) and homes in multi-unit buildings (-12.9%).
- 285 new homes in multi-unit rental buildings were qualified for exemption from home warranty insurance, up by 102.1% from January 2014. The total number of new homes, including both registered new homes and exempted rental homes, saw a moderate decrease of 5.3% compared to January 2014.
- In January 2015, there were 69 proposed new multi-unit buildings in the province. The majority of these buildings were duplexes (36.2%) and buildings of 5 to 50 units (31.9%).
- The largest multi-unit building of 193 units was proposed to be built in Coquitlam, followed by a building of 161 units in Vancouver. 7 of the top 10 buildings were proposed to be built in Vancouver.
- Vancouver, Coquitlam and Abbotsford were the three cities with the highest number of registered new homes. Over 90% of the registered new homes in the Township of Langley, Coquitlam and Kamloops were homes in multi-unit buildings.
- Metro Vancouver led the way for registrations by regional district, accounting for 74.2% of all registered new homes in the province, followed by Fraser Valley (6.9%) and Capital (4.4%) regional districts.
- 186 Owner Builder Authorizations were approved by the Homeowner Protection Office (HPO), up by 7.5% from the same month in 2014.

Figure 1: Registered New Homes by Building Type, 2002 - 2015



¹ Registered new single detached homes refers to new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations approved by the Homeowner Protection Office.

² Registered new homes in multi-unit (two or more dwelling units) buildings refers to new homes in multi-unit buildings enrolled with home warranty insurance and does not include new homes in multi-unit rental buildings.



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British Columbia's
Monthly New Homes Registry Report

Figure 2: Registered Single Detached Homes, January 2015

Number in January 2015 **715**
 % change from December 2014 (-) 35.2%
 % change from January 2014 (-) 8.1%

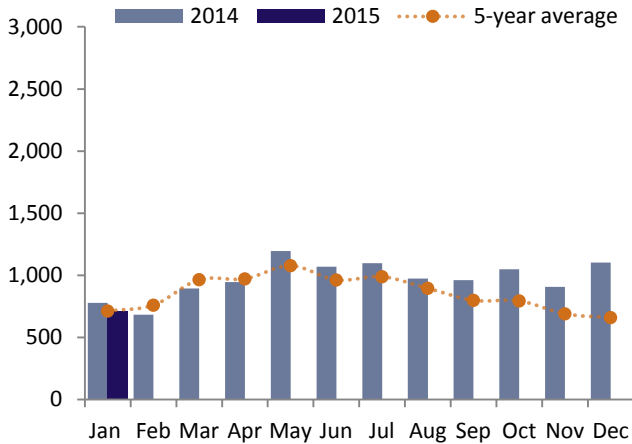


Figure 3: Registered New Homes in Multi-unit Buildings, January 2015

Number in January 2015 **1,242**
 % change from December 2014 (+) 13.0%
 % change from January 2014 (-) 12.9%

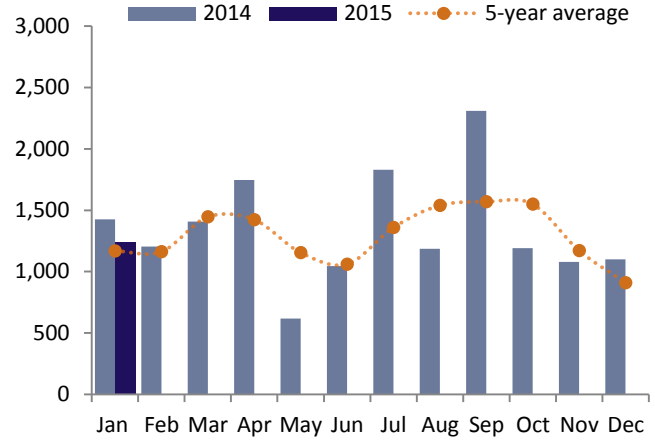


Figure 4: Registered New Multi-unit Buildings by Building Size, January 2015

Total Number in January 2015 **69**

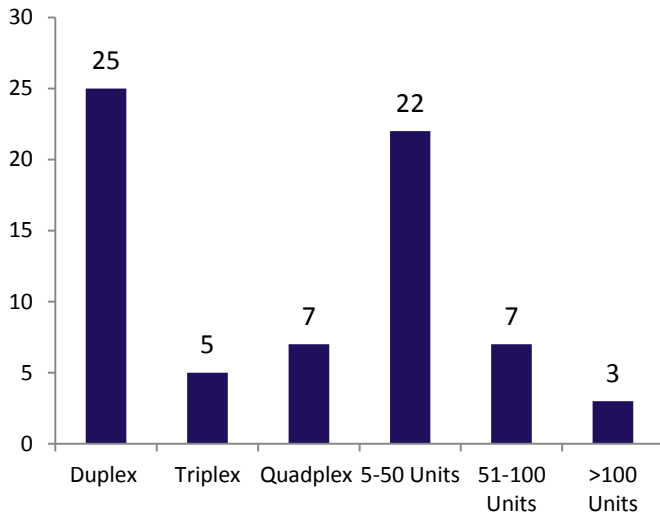


Figure 5: Top 10 Largest Registered New Multi-unit Buildings by City, January 2015

City	Building Size (Number of Dwelling Units)
Coquitlam	193
Vancouver	161
Vancouver	110
Vancouver	87
Vancouver	83
Abbotsford	67
Vancouver	59
Vancouver	57
Kamloops	56
Vancouver	53

British Columbia's Monthly New Homes Registry Report

Figure 6: Registered Owner-built Homes³, 2002 - 2015

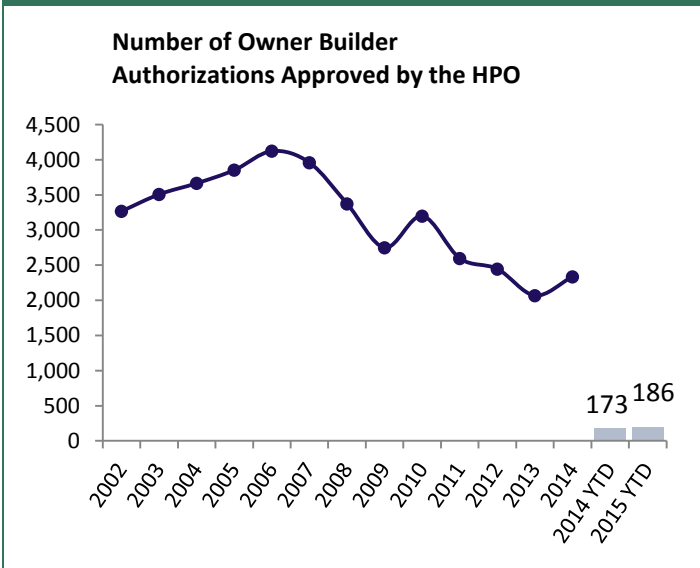


Figure 7: Registered New Homes in Multi-unit Rental Buildings⁴, 2002 - 2015

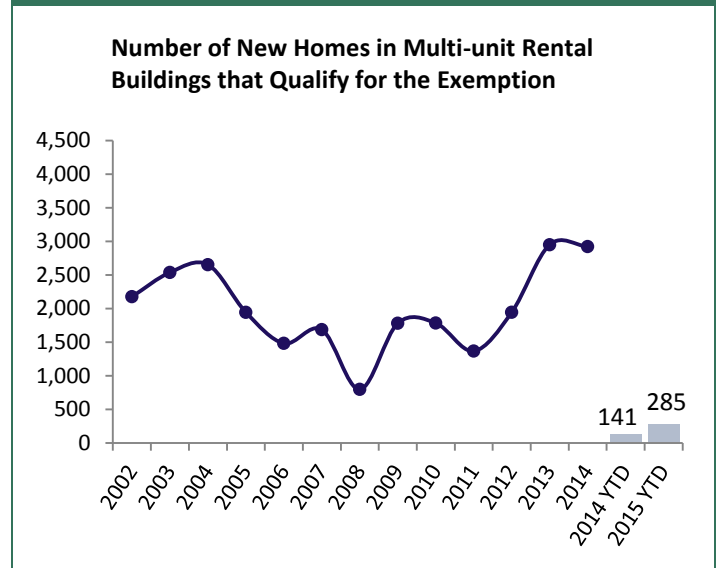
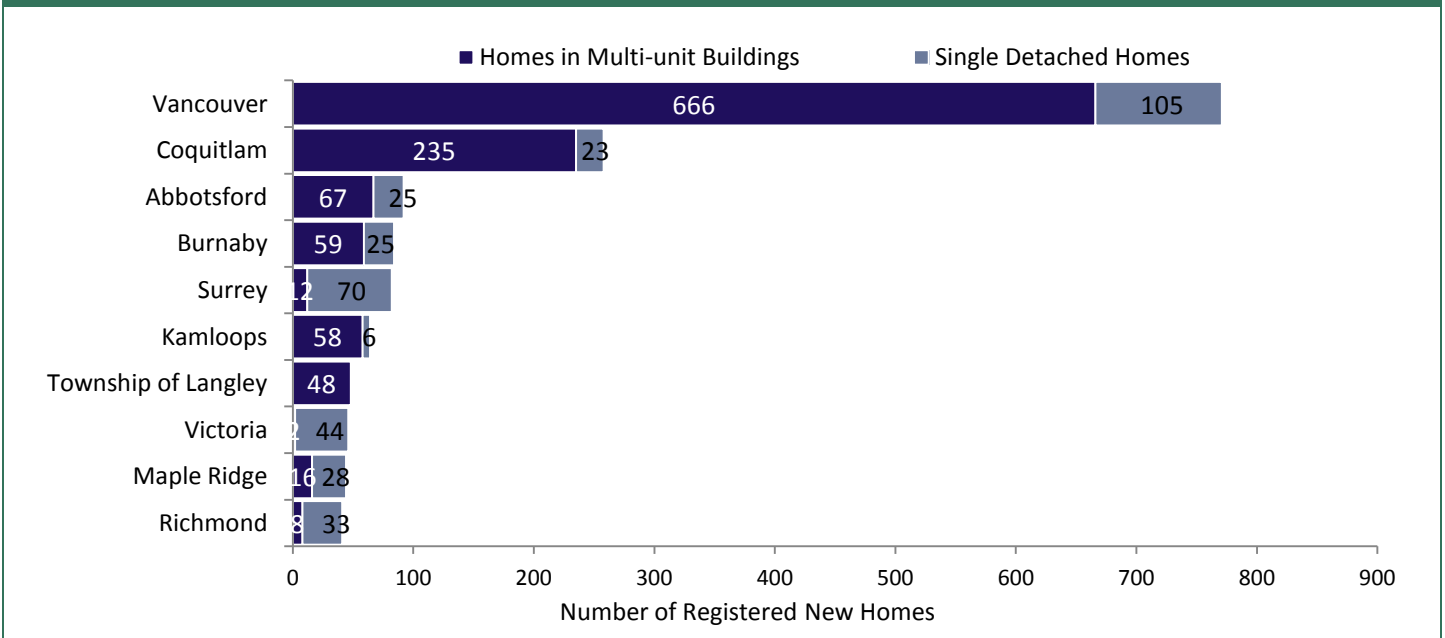


Figure 8: Registered New Homes by Building Type and by Selected City⁵, January 2015



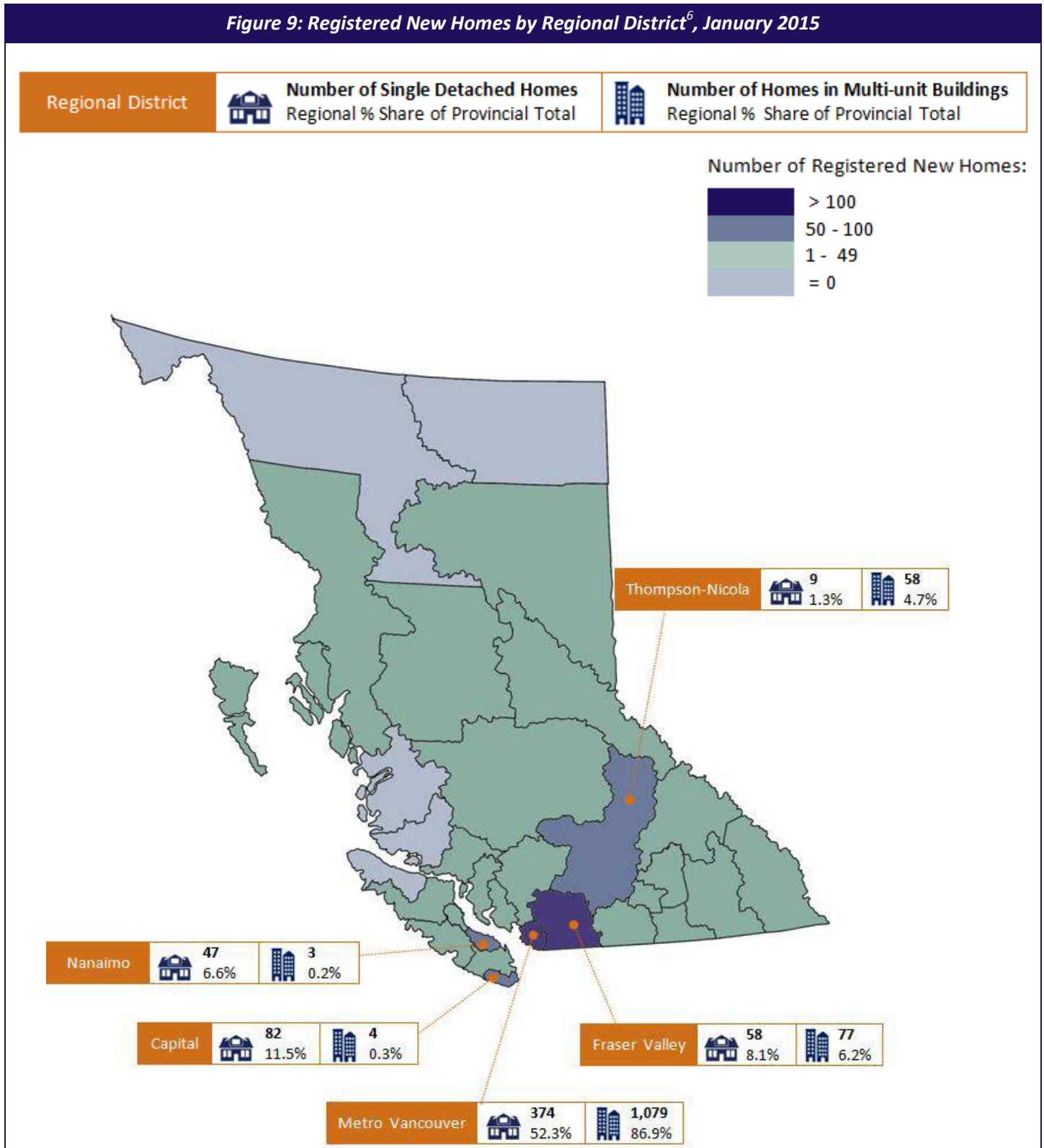
³ Registered owner-built homes refers to Owner Builder Authorizations approved by the HPO. Individuals building a single home for their own personal use and who directly manage the construction of the new home may obtain an Owner Builder Authorization and be exempt from licensing and home warranty insurance.

⁴ Registered new homes in multi-unit rental buildings refers to new homes in multi-unit buildings that qualify for exemption from home warranty insurance. These exempted homes must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period.

⁵ Selected cities are the 10 cities that had the highest numbers of registered new homes in the reference month.

British Columbia's
Monthly New Homes Registry Report

Figure 9: Registered New Homes by Regional District⁶, January 2015



⁶ The five regional districts with the highest numbers of registered new homes in the reference month.

British Columbia's Monthly New Homes Registry Report

Data Tables

Table 1: Registered New Homes, 2002 to 2015

Calendar Year	Registered New Single Detached Homes ⁷		Registered New Homes in Multi-unit Buildings ⁸	Rentals Exempted ⁹
	Single Detached Homes Enrolled with Home Warranty Insurance	Owner Builder Authorizations ¹⁰		
2002	9,180	3,268	12,075	2,178
2003	11,498	3,508	16,338	2,539
2004	11,747	3,666	19,732	2,654
2005	11,619	3,854	23,211	1,945
2006	10,838	4,124	23,263	1,484
2007	9,993	3,959	25,347	1,688
2008	7,869	3,373	15,049	799
2009	7,168	2,749	6,828	1,783
2010	8,443	3,199	13,987	1,786
2011	7,425	2,596	14,520	1,369
2012	6,942	2,445	16,439	1,946
2013	6,583	2,067	16,474	2,951
2014	9,328	2,335	16,145	2,924
2014 Jan	605	173	1,426	141
2015 Jan	529	186	1,242	285

Table 2: Registered New Homes, 2014 to 2015 and 5-year Average, Monthly

Month	Registered New Single Detached Homes ⁸			Registered New Homes in Multi-unit Buildings ⁹		
	2015	2014	5-year Average	2015	2014	5-year Average
Jan	715	778	713	1,242	1,426	1,168
Feb		683	759		1,205	1,162
Mar		895	965		1,409	1,446
Apr		946	971		1,747	1,423
May		1,197	1,077		617	1,155
Jun		1,069	962		1,045	1,060
Jul		1,099	988		1,831	1,360
Aug		975	895		1,185	1,539
Sep		961	798		2,311	1,569
Oct		1,050	794		1,191	1,550
Nov		907	690		1,079	1,171
Dec		1,103	660		1,099	909

⁷ Registered new single detached homes refers to new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations approved by the HPO.

⁸ Registered new homes in multi-unit buildings refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance and does not include new homes in multi-unit rental buildings.

⁹ Rentals Exempted refers to new homes in multi-unit buildings that qualify for exemption from home warranty insurance. These exempted homes must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period.

¹⁰ Owner Builder Authorizations refers to Owner Builder Authorizations approved by the HPO. Individuals building a single home for their own personal use and who directly manage the construction of the new home may obtain an Owner Builder Authorization and be exempt from licensing and home warranty insurance.

British Columbia's
Monthly New Homes Registry Report

Table 3: Registered New Homes by Regional District, January 2015

Regional District	Registered New Single Detached Homes ¹¹		Registered New Homes in Multi-unit Buildings ¹²		Total	
	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total	Number of Homes	Regional % Share of Provincial Total
Alberni-Clayoquot	3	0.4%	0	0.0%	3	0.2%
Bulkley-Nechako	1	0.1%	0	0.0%	1	0.1%
Capital	82	11.5%	4	0.3%	86	4.4%
Cariboo	7	1.0%	0	0.0%	7	0.4%
Central Coast	0	0.0%	0	0.0%	0	0.0%
Central Kootenay	9	1.3%	2	0.2%	11	0.6%
Central Okanagan	30	4.2%	10	0.8%	40	2.0%
Columbia-Shuswap	5	0.7%	0	0.0%	5	0.3%
Comox Valley	14	2.0%	0	0.0%	14	0.7%
Cowichan Valley	15	2.1%	0	0.0%	15	0.8%
East Kootenay	7	1.0%	0	0.0%	7	0.4%
Fraser Valley	58	8.1%	77	6.2%	135	6.9%
Fraser-Fort George	3	0.4%	0	0.0%	3	0.2%
Kitimat-Stikine	2	0.3%	0	0.0%	2	0.1%
Kootenay-Boundary	1	0.1%	0	0.0%	1	0.1%
Metro Vancouver	374	52.3%	1,079	86.9%	1,453	74.2%
Mount Waddington	0	0.0%	0	0.0%	0	0.0%
Nanaimo	47	6.6%	3	0.2%	50	2.6%
North Okanagan	12	1.7%	7	0.6%	19	1.0%
Northern Rockies	0	0.0%	0	0.0%	0	0.0%
Okanagan-Similkameen	10	1.4%	0	0.0%	10	0.5%
Peace River	6	0.8%	2	0.2%	8	0.4%
Powell River	2	0.3%	0	0.0%	2	0.1%
Skeena-Queen Charlotte	2	0.3%	0	0.0%	2	0.1%
Squamish-Lillooet	5	0.7%	0	0.0%	5	0.3%
Stikine	0	0.0%	0	0.0%	0	0.0%
Strathcona	3	0.4%	0	0.0%	3	0.2%
Sunshine Coast	8	1.1%	0	0.0%	8	0.4%
Thompson-Nicola	9	1.3%	58	4.7%	67	3.4%
Total	715	100.0%	1,242	100.0%	1,957	100.0%

¹¹ Registered new single detached homes refers to new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations approved by the HPO.

¹² Registered new homes in multi-unit buildings refers to new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance and does not include new homes in multi-unit rental buildings.

Background and Methodology

The Homeowner Protection Office (HPO) is a branch of BC Housing responsible for the *Homeowner Protection Act*. Our mandate is to help bring about improvements in the quality of residential construction and increase consumer protection for buyers of new homes in British Columbia. Under the *Act*, all new homes in the province must be registered with the HPO.

The registration of new homes in the HPO public registry must occur prior to the issuance of building permits and housing starts. The HPO registry data measures residential construction activities at the beginning of a project before construction commences. Therefore, information in the *Monthly New Homes Registry Report* is a leading indicator of housing activity in British Columbia.

This report provides information on registered new homes by building type, building size, city and regional district. Registered new homes include new homes enrolled with home warranty insurance, rentals exempted and Owner Builder Authorizations. CSA-approved manufactured homes (mobile homes and factory-built homes), floating homes, non-stratified hotels, motels, dormitories and care facilities are excluded from the definition of new homes.

Data is collected based on the information provided by Licensed Residential Builders and owner builders through the HPO New Home Registration forms and Owner Builder Authorization applications. Some minor adjustments may be made to the figures over time as registrations are withdrawn or cancelled from home warranty insurance from time to time.

Geographical terms in this publication are based on Statistics Canada's 2006 Census areas. In August 2009, the regional district of Comox-Strathcona was replaced by two successor regional districts, Comox Valley and Strathcona.

Click www.bchousing.org/research-centre/housing-data/new-homes-data to view Monthly New Home Registry Reports



The Monthly New Homes Registry Report is published by the Homeowner Protection Office.

Homeowner Protection Office
Branch of BC Housing
Toll-free: 1 800 407 7757
Email: hpo@hpo.bc.ca
www.hpo.bc.ca

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