

2019

BC Residential Building Statistics & Trends Report



BC HOUSING

RESEARCH CENTRE

Table of Contents

Introduction	1
New Home Registrations	3
OVERVIEW	3
REGISTERED AND ENROLLED NEW HOMES.....	4
REGION.....	7
MULTI-UNIT BUILDING SIZE.....	11
Licensed Residential Builders.....	21
OVERVIEW	21
LICENSING	22
LICENSED RESIDENTIAL BUILDER SURVEY.....	24
Survey Methodology	24
Survey Results	25
Appendix 1: Methodology	37
NEW HOME REGISTRATION	37
LICENSED RESIDENTIAL BUILDER SURVEY.....	38
Appendix 2: Glossary	39

Introduction

The *B.C. Residential Building Statistics & Trends Report* presents an analysis of new construction activities and the state of Licensed Residential Builders (LRBs) and Licensed Building Envelope Renovators (BERs). This report provides forward-looking market information and insights for residential construction professionals and homeowners seeking market intelligence and current industry trends to plan ahead and make informed decisions. Data provided in this report are collected through several channels:

- All new homes in British Columbia (B.C.) must be registered with BC Housing before the issuance of building permits and construction starts. New home registration data is a leading indicator¹ of housing and economic activity in B.C., providing information on registered new homes by building type, location, and building size.
- LRBs and BERs are licensed by BC Housing. To obtain home warranty insurance, LRBs and BERs must apply for and be accepted for home warranty insurance coverage by a warranty insurance provider. Further information on both home warranty insurance and builder licensing is available on the BC Housing [website](#).
- The *Licensed Residential Builder Survey* is an annual province-wide quantitative survey covering the typical builder profile (industry experience, builder types), construction activities, and satisfaction and perceptions related to research and education initiatives.
- The *Current New Homeowners Survey* and the *Prospective New Home Buyers Survey* are conducted every two years as part of a province-wide *Consumer Survey*. Results of the *2018 Consumer Survey* are included in the previous year's report.

“The Trends Report is a targeted snapshot of residential development in BC with detailed, region by region, consumer data presented by building type. Industry experts will appreciate the forecast opportunity this business intelligence provides.”

Anne McMullin
President and CEO
Urban Development Institute

¹Bank of Canada, 2016. New Housing Registrations as a Leading Indicator of the BC Economy. Document available at: www.bankofcanada.ca/wp-content/uploads/2016/02/sdp2016-3.pdf

2019 Residential Building in BC



Home Registration Data

43,523
Total new registered homes



down
4.5% from last year

22,281
New homes in multi-unit buildings



down
17.9% from last year

8,953
New single-detached homes



down
18.4%

12,289
Purpose-built rentals



up
64.2%

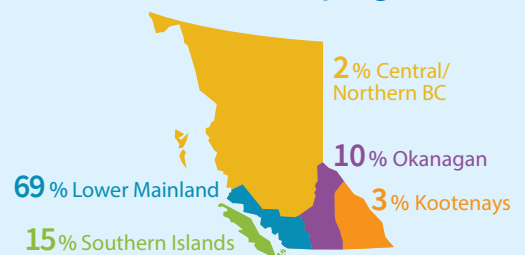
Builder Data

7,945
Licensed Residential Builders

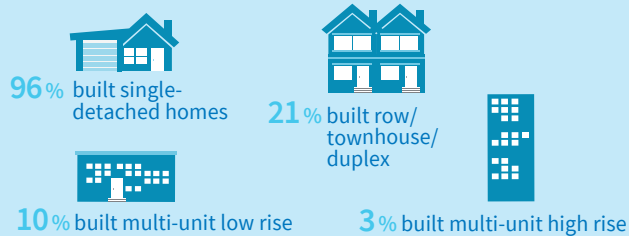
80
Building Envelope Renovators



Where builders work by region*



Builders by building type*



30%
of builders **expect an increase*** in their construction activity



* Data from Licensed Residential Builder Survey

New Home Registrations

2019 Highlights

- About 43,500 new homes were registered, a 4.5% decrease from 2018
- More than 12,000 purpose-built rentals were registered in 2019, the highest recorded since tracking began in 2002
- Close to 80% of new homes were in multi-unit buildings, which is the highest proportion recorded since 2002
- Metro Vancouver represented 60% of all new home registrations and the region reported its highest number of new homes to date

OVERVIEW

Under the *Homeowners Protection Act*, all new homes in B.C. must be registered with BC Housing prior to the issuance of building permits and housing starts. Data is collected based on the information provided by Licensed Residential Builders (LRBs) and owner builders through the New Home Registration forms and Owner Builder Authorization applications respectively. In addition to registration, single detached and multi-unit homes constructed by LRBs are required to be covered by home warranty insurance in B.C. Over time minor adjustments may be made to new home registration data as registrations are withdrawn or cancelled from home warranty insurance.

BC Housing tracks registration of four different home types: single detached and multi-unit homes enrolled in home warranty insurance, homes constructed by an owner builder not covered by home warranty insurance, and purpose-built rental units that are exempt from home warranty insurance.

Registered new homes in multi-unit buildings (two or more dwelling units) include new homes enrolled with home warranty insurance and new homes in multi-unit rental buildings with a home warranty insurance exemption.

Registered new single detached homes are new homes enrolled with home warranty insurance or with an Owner Builder Authorization issued by the Registrar of BC Housing.

“Access to this type of public information is invaluable for housing researchers, policymakers and planners. The new homes registration data supports evidence-based approaches to understanding the housing system and developing innovative solutions along the housing continuum.”

**Penny Gurstein, Director
Housing Research Collaborative
University of British Columbia**

REGISTERED AND ENROLLED NEW HOMES

At 43,523 units, the number of registered new homes² in 2019 was the second highest recorded since reporting began in 2002. Of the 43,523 registered new homes, 34,570 were in multi-unit buildings³ and 8,953 were single detached homes⁴.

The total number of registered homes in 2019 was down 4.5% from 2018. The decline in registrations was driven primarily by a decrease in single detached home registrations (-18.4%), while multi-unit registrations were virtually unchanged (-0.1%).

Homes in multi-unit buildings accounted for 79.4% of all registered new homes in 2019, higher than the previous 2018 peak of 75.9%. Of the 34,570 multi-unit homes registered in 2019, 64.5% (22,281) were multi-unit homes enrolled in home warranty insurance, while 35.5% (12,289) were purpose-built rental units.⁵ The number of purpose-built rental units was the highest number of rental units recorded since 2002, with 2017 the second highest on record at 8,871.

Figure 1: Share of Registered New Homes by Building Type, 2019

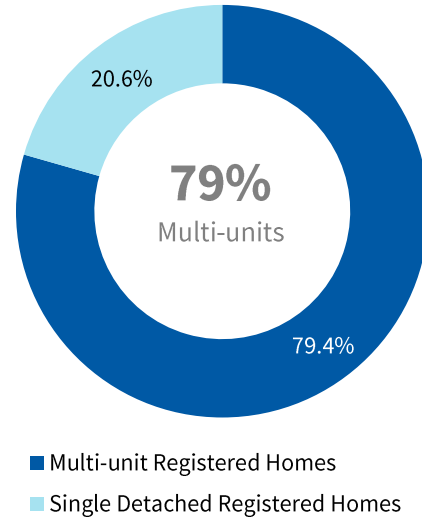
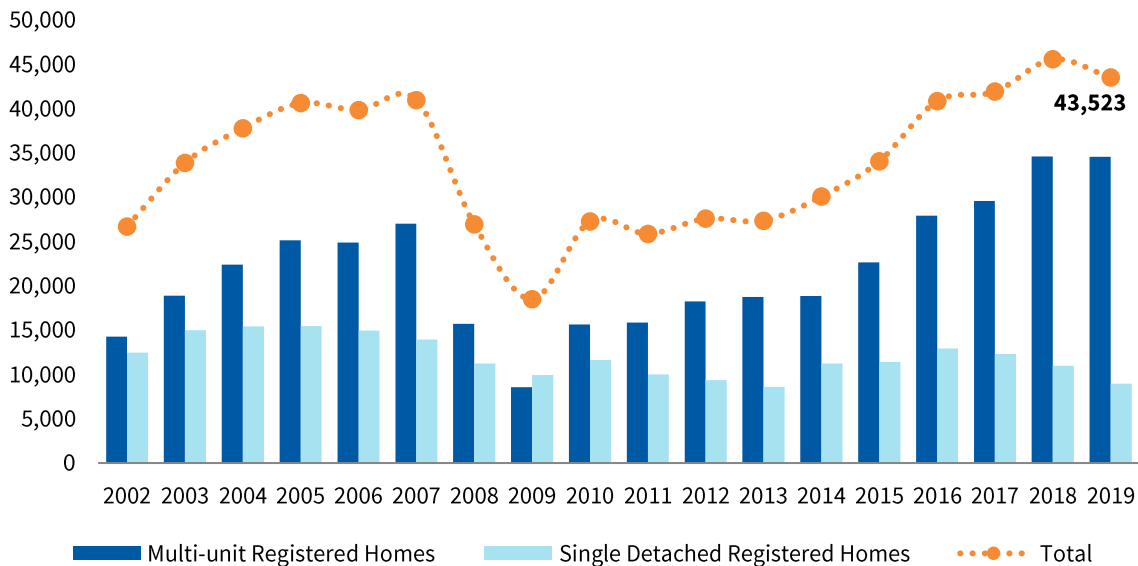


Figure 2: Number of Registered New Homes by Building Type, 2002-2019



² Over time minor adjustments may be made to the figures as registrations are withdrawn or cancelled. New home registration data is accurate as of January 2, 2020.

³ Calculations of “registered new homes in multi-unit buildings” include new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance, and new homes in multi-unit rental buildings which are exempt from home warranty insurance.

⁴ “Registered new single detached homes” refers to new single detached homes enrolled with home warranty insurance or with Owner Builder Authorizations issued by the Registrar of BC Housing.

⁵ The total number of purpose built rentals does not include all rental units constructed since rental units that are enrolled in home warranty insurance would be included in the multi-unit registered total.

In 2019, 30,274 homes were enrolled with home warranty insurance, a decline of 18.0% from the previous year but above the 10-year average of 27,402. Homes enrolled with home warranty insurance accounted for 69.9% of registered new homes, followed by purpose-built rentals (28.2%) and owner-built homes (2.2%).

With 30,274 new homes enrolled with home warranty insurance, 2019 was the lowest recorded since 2015 (26,773). The decline from 2018 was driven by both a fall in single detached enrollments (-18.4%) and multi-unit enrollments (-17.9%).

Figure 3: Share of Homes Enrolled in Home Warranty, Owner-built Homes and Purpose-built Rental Homes, 2019

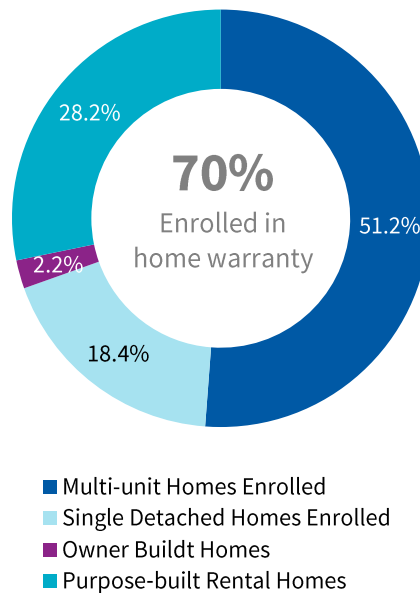
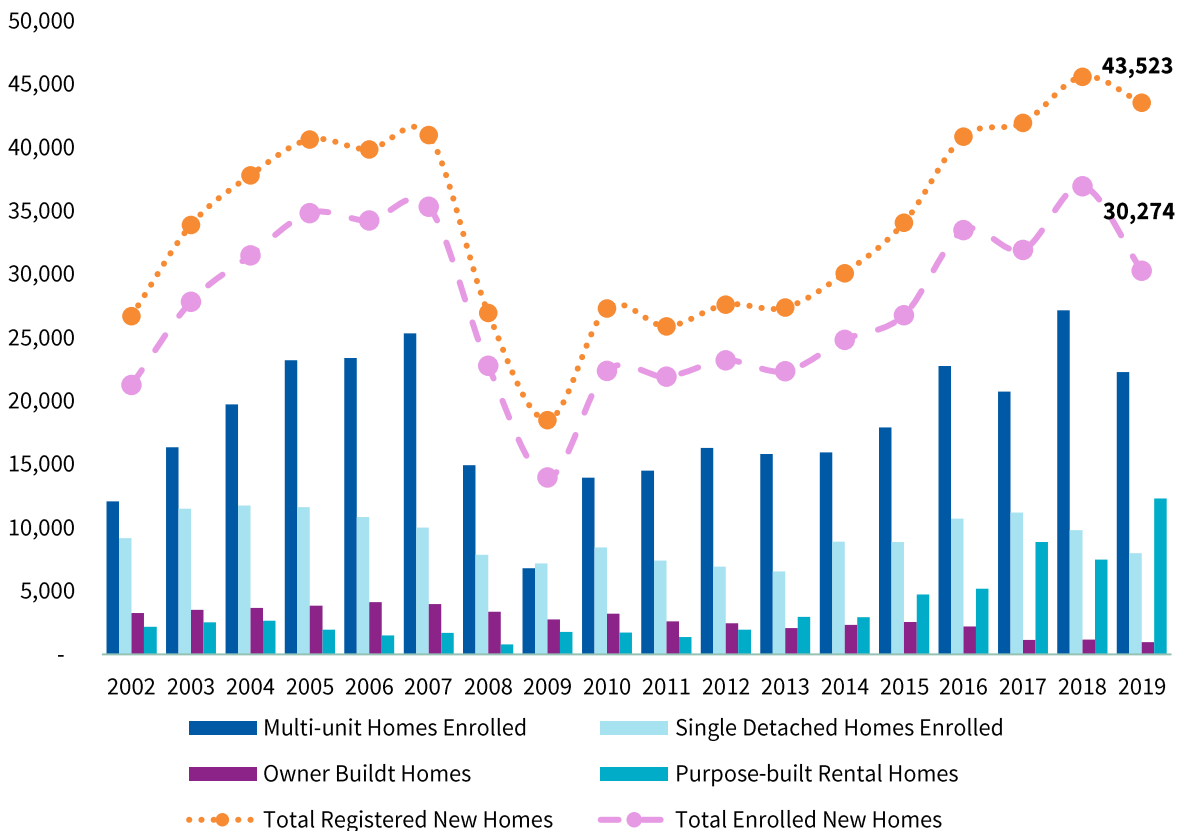
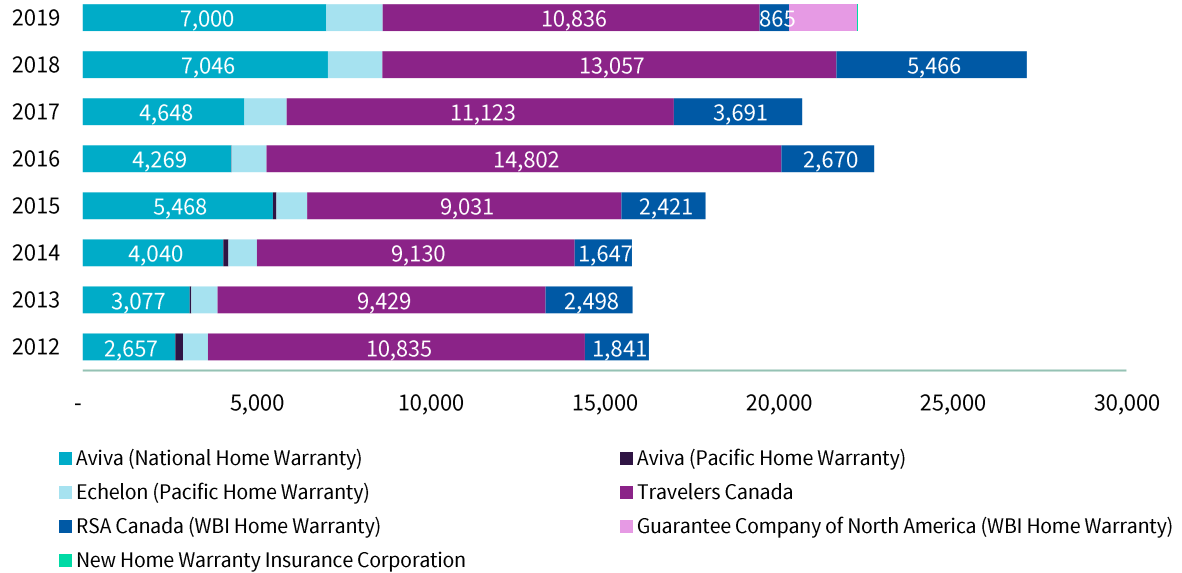


Figure 4: Homes Enrolled with Home Warranty, Owner-built Homes and Purpose-built Rental Homes, 2002-2019



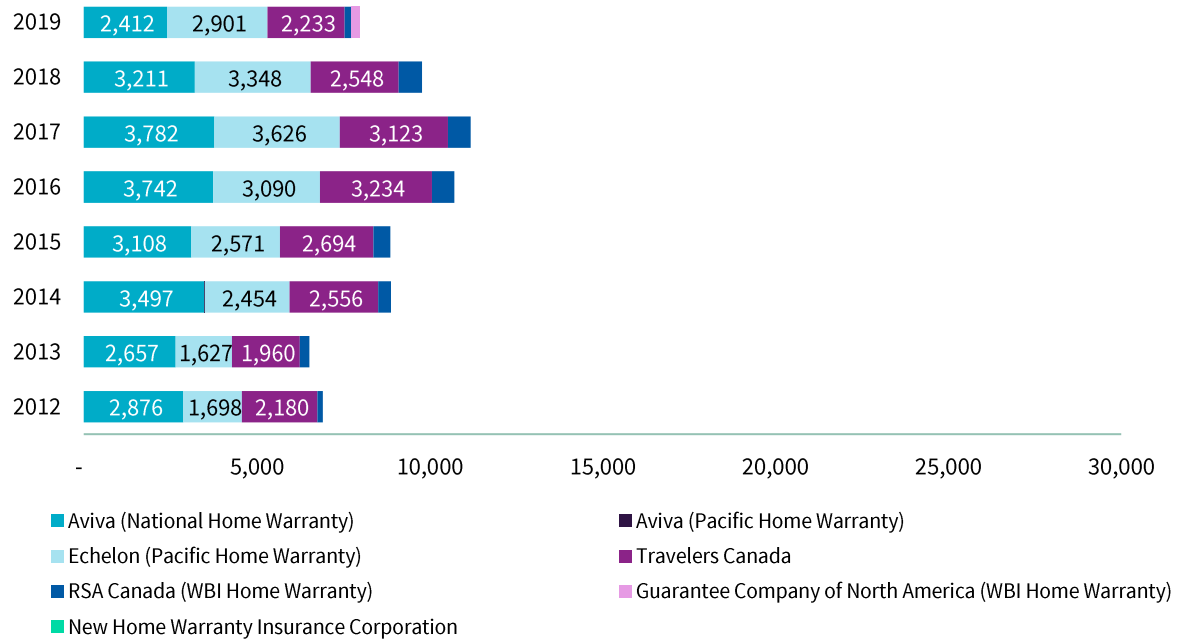
For multi-unit enrollments by warranty provider in 2019, Travelers Canada represented the largest market share (48.7%), followed by Aviva through National Home Warranty (31.5%).

Figure 5: Market Share of Multi-unit Homes Enrolled by Warranty Provider, 2012-2019



Echelon, represented by Pacific Home Warranty, had the largest market share (36.3%) in single detached home enrollments in 2019, followed by Aviva, through National Home Warranty (30.2%) and Travelers Insurance Company of Canada (28.0%).⁶

Figure 6: Market Share of Single Detached Homes Enrolled by Warranty Provider, 2012-2019



⁶Over time minor adjustments may be made to the figures as registrations are withdrawn or cancelled. Warranty share data is accurate as of January 2, 2020.

REGION

In 2019, 81.5% of registered new homes in B.C. were located in Metro Vancouver, the Capital Regional District, the Central Okanagan Regional District and the Fraser Valley Regional District.

Metro Vancouver accounted for 60.3% of all registered new homes in B.C., followed by the Capital Regional District (9.4%), Central Okanagan Regional District (6.2%) and Fraser Valley Regional District (5.5%).

Of the top four regional districts, only the Fraser Valley Regional District experienced growth in new home registrations between 2018 and 2019 at 3.7%. This growth was driven by a 14.4% increase in multi-unit home registrations, as single detached registrations fell by 15.0%.

The largest decline in registrations between 2019 and 2018 was in Metro Vancouver at 4.4%, followed by the Capital Regional District at 3.3% and the Central Okanagan Regional District at 0.1%. The declines were driven by single detached registrations, with Metro Vancouver seeing a decline of over a quarter (-26.2%), followed by Central Okanagan Regional District (-22.7%) and Capital Regional District (-16.3%).

The decline in single detached registrations started in 2017 for Metro Vancouver and the Capital Regional District, and in 2018 for the Central Okanagan Regional District and Fraser Valley Regional District.

Figure 7: Registered New Homes by Regional District, 2019

 <p>Number of Single Detached Homes Regional % Share of Provincial Total</p>	 <p>Number of Homes in Multi-unit Buildings Regional % Share of Provincial Total</p>	 <p>Population Regional % Share of Provincial Total</p>
---	--	---

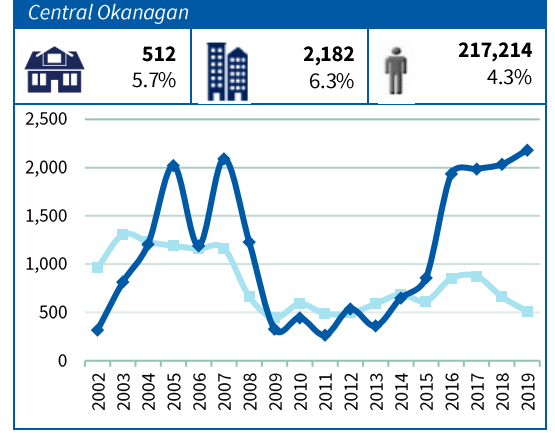
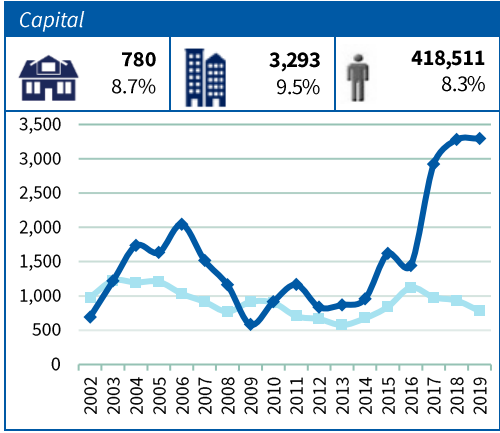
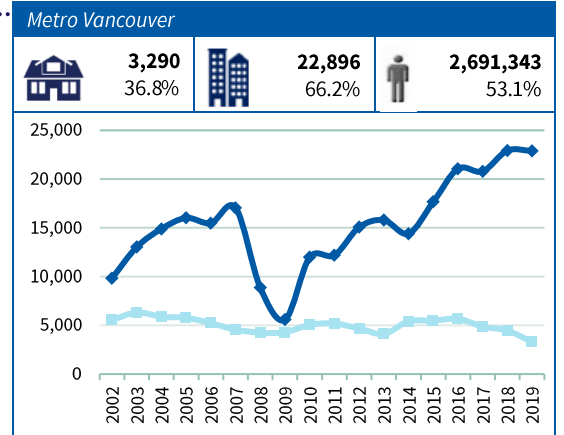
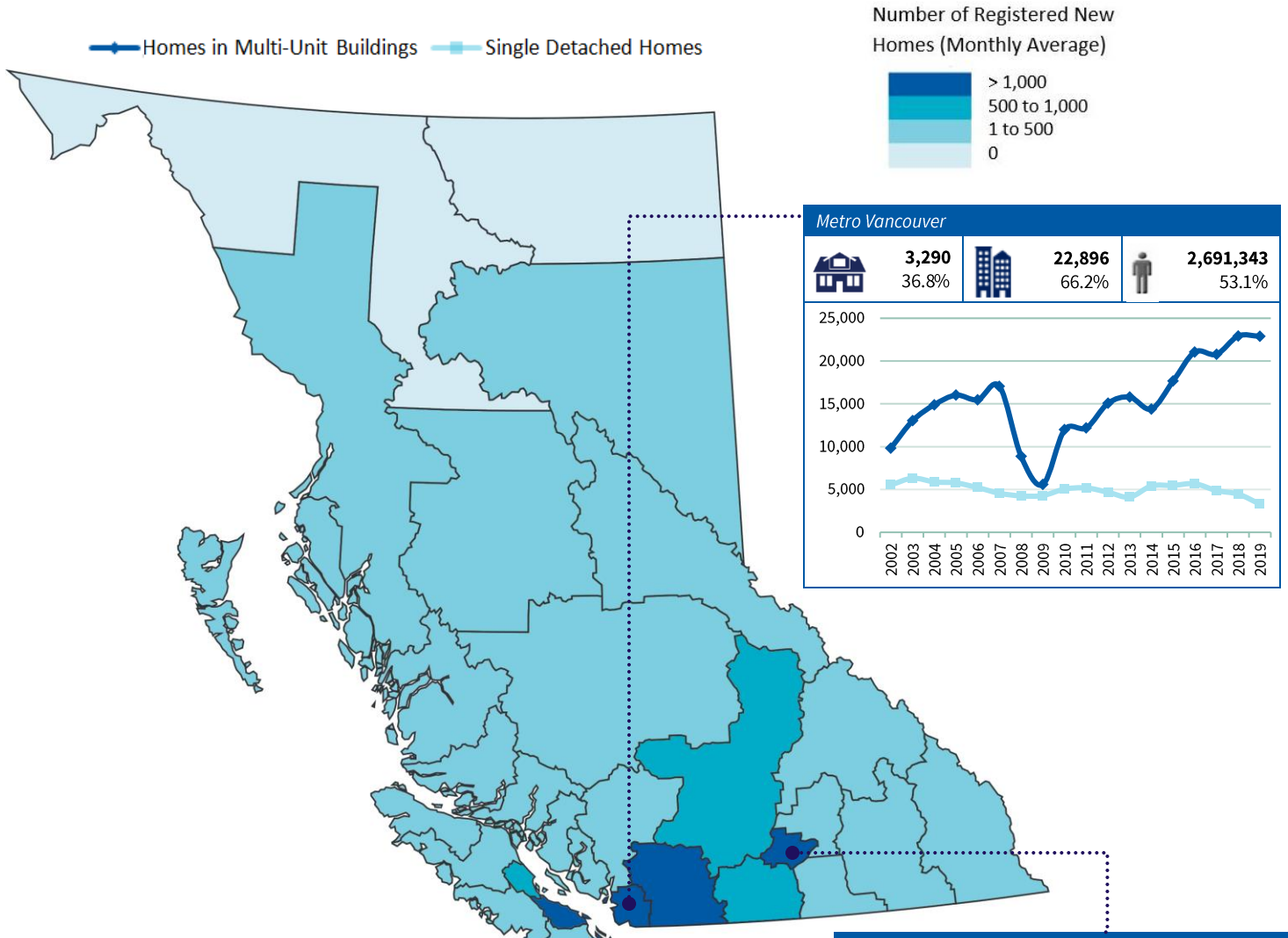
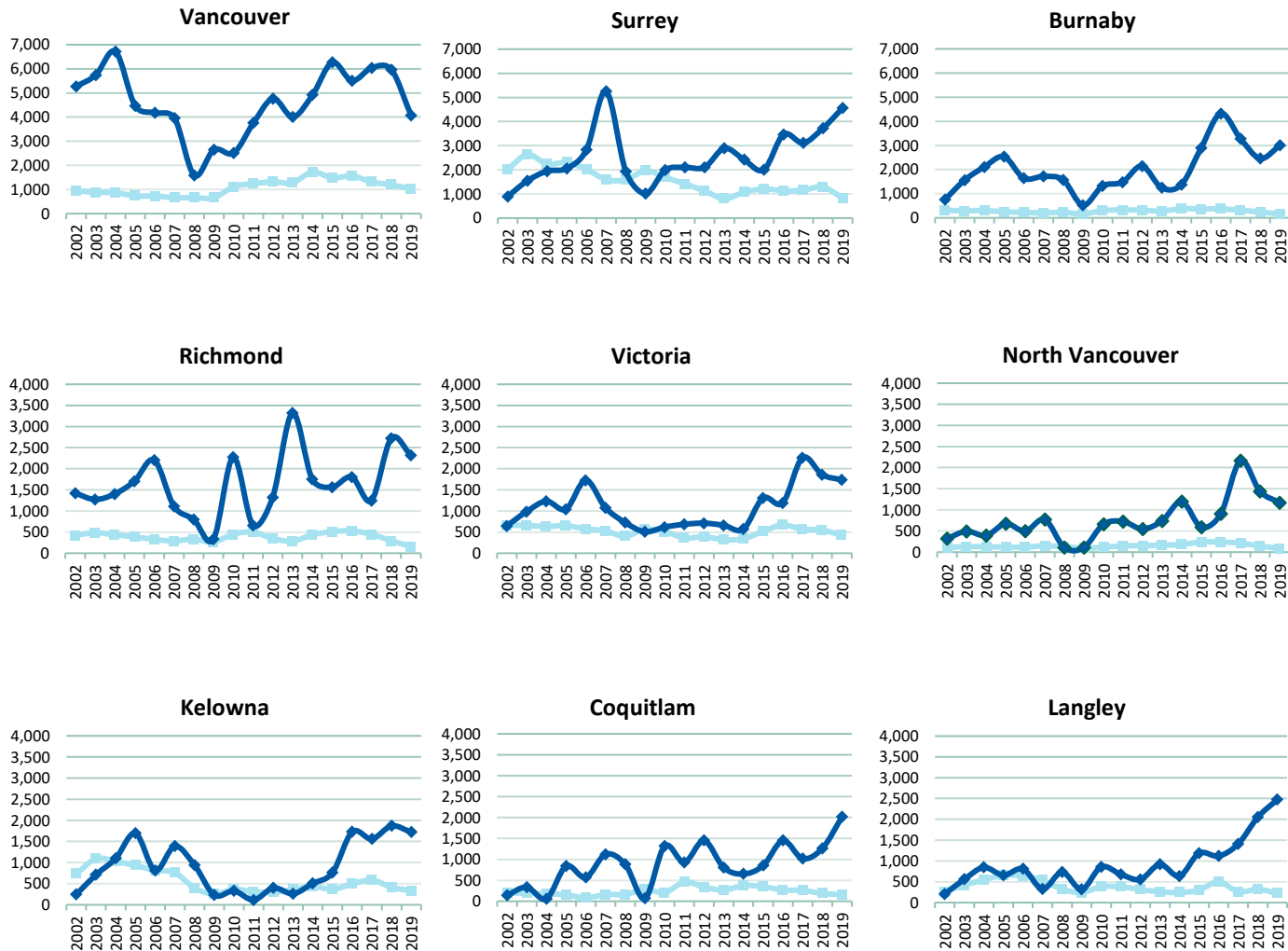
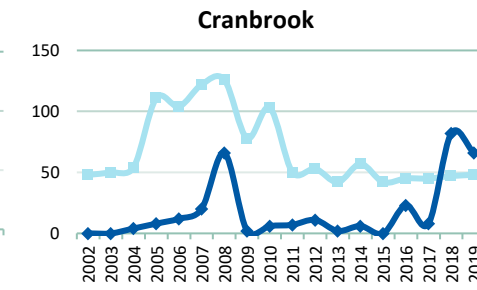
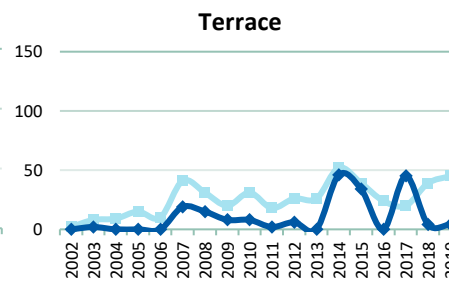
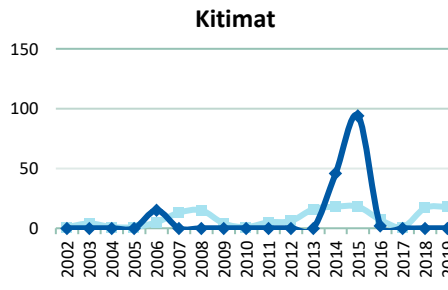
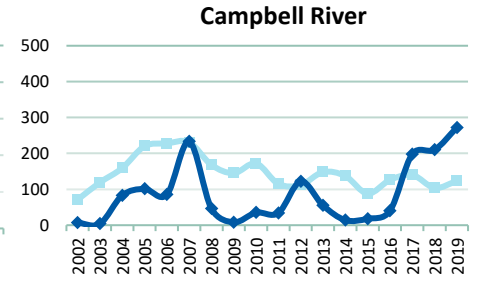
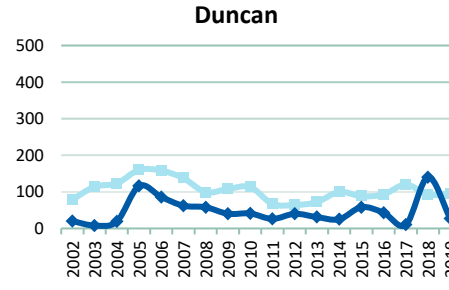
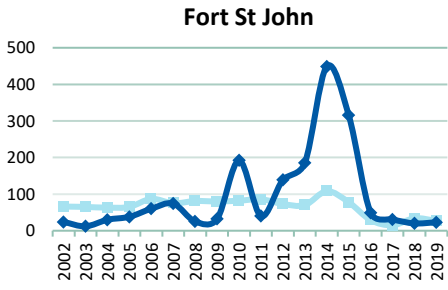
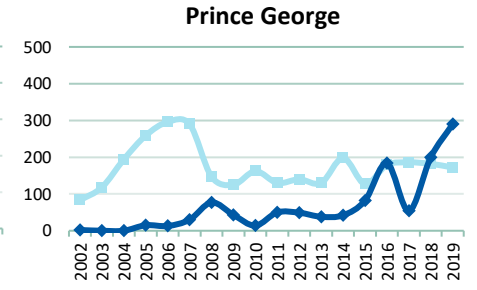
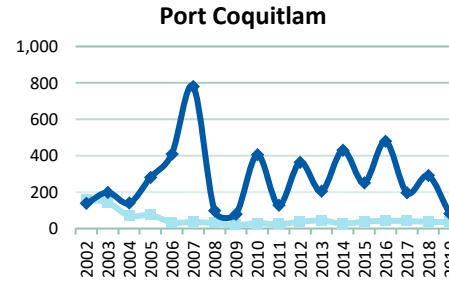
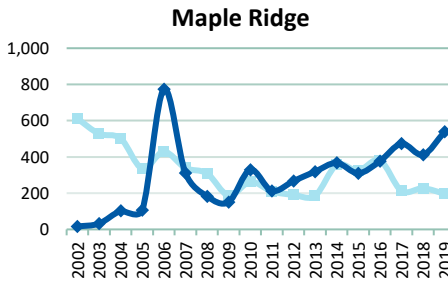
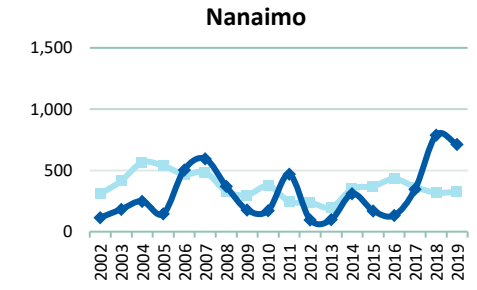
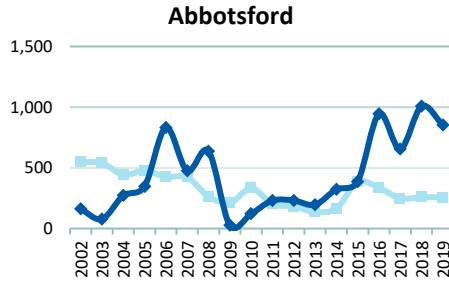
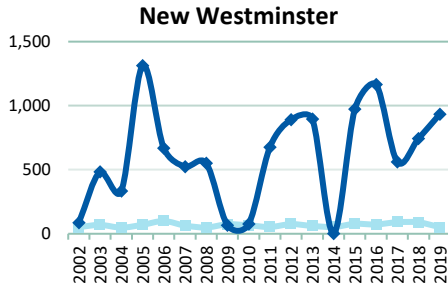


Figure 8: Registered New Homes by Building Type and by Selected City, 2002-2019

— Homes in Multi-unit Buildings — Single Detached Homes





MULTI-UNIT BUILDING SIZE

Of the 1,965 multi-unit buildings that were registered in 2019, duplexes were the most popular multi-unit building size (34.0%), followed by buildings with 5 to 50 units (33.3%) and quadplexes (15.0%).

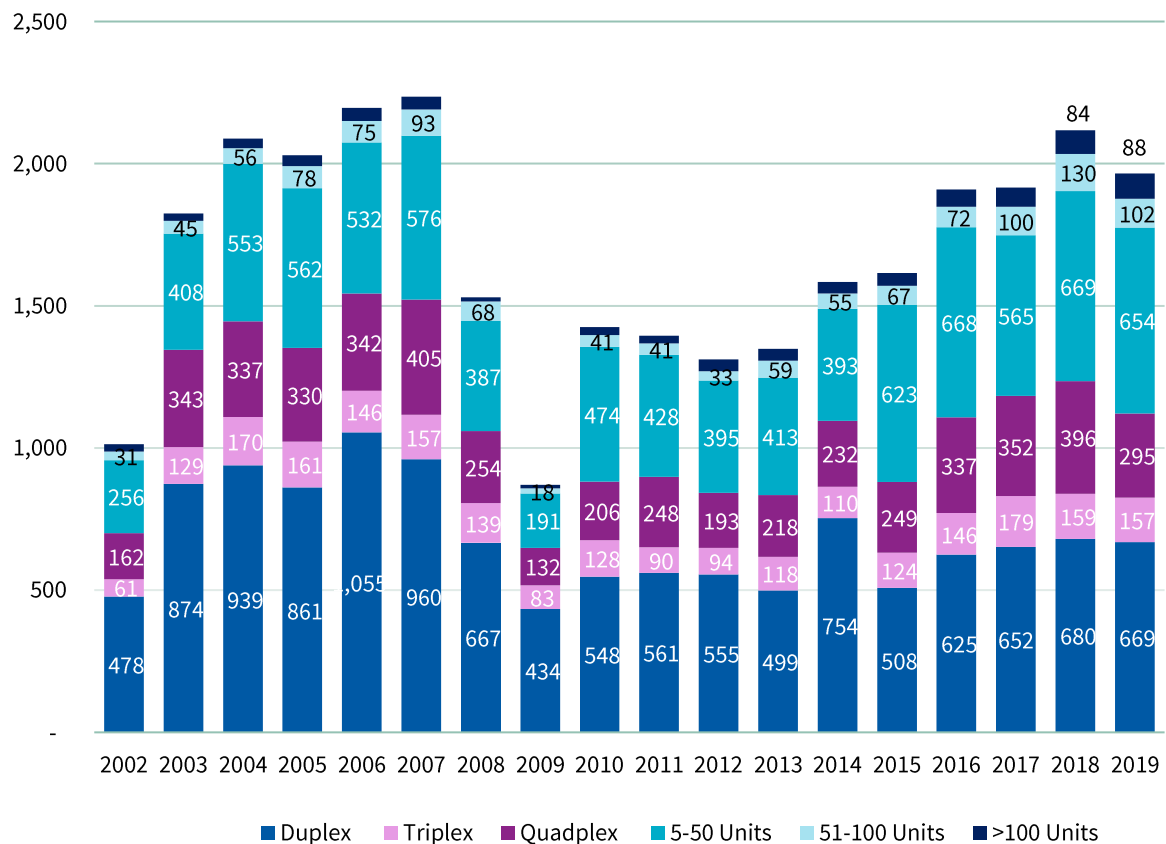
Between 2018 and 2019, the number of buildings registered fell for each size category except buildings with over 100 units, which experienced a 4.8% increase. With 88 buildings of over 100 units registered, 2019 is the highest recorded for this size. Quadplexes

saw the largest decline (-25.5%) between 2018 and 2019, followed by buildings with between 51 and 100 units (-21.5%). Despite this decline however, the number of quadplexes and buildings with between 51 and 100 units in 2019 remained above historic levels.

“A true market-leading indicator, the New Homes Registry data and reports are an invaluable resource for our members when looking to plan and forecast their projects moving forward.”

*Ron Rapp, CEO, HAVAN
Homebuilders Association Vancouver*

Figure 9: Registered New Multi-unit Buildings by Building Size in B.C., 2002-2019



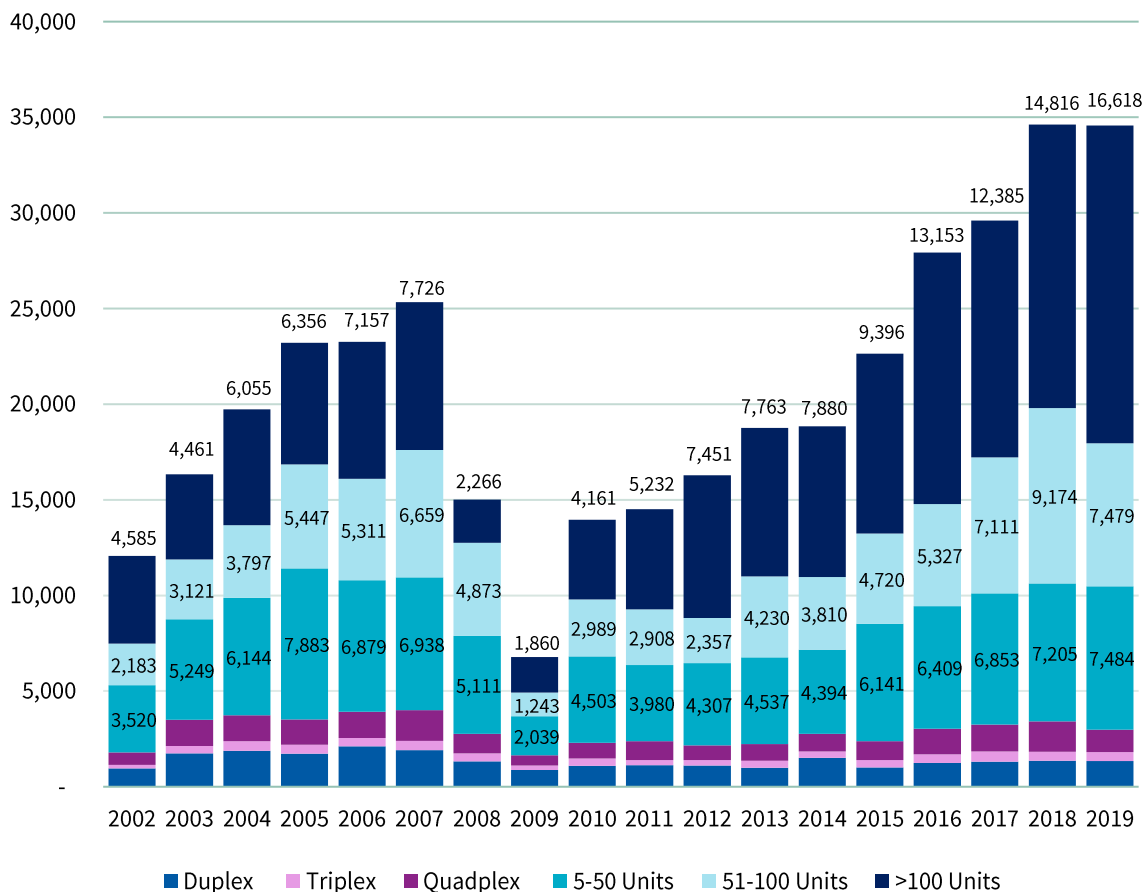
By number of units, buildings with more than 100 units accounted for 48.1% of total registered units, followed by buildings of 5 to 50 units and 51 to 100 units (both 21.6%).

For buildings of more than 100 units, the number of units registered increased 12.2%, followed by buildings of between 5 and 50 units (3.9%). All other building sizes saw a decline in the number of registered units, with the highest decline for quadplexes (-25.5%) followed by buildings of between 51 and 100 units (-18.5%).

“National Home Warranty relies on BC Housing’s insightful, data-driven market analysis to strengthen our risk portfolio. It is an effective tool to assist in prospecting, qualifying, and retaining BC’s top builders and developers.”

*Colleen Wilson, President
National Home Warranty*

Figure 10: Registered Units in New Multi-unit Buildings by Building Size in B.C., 2002-2019



In 2019, the largest building registered in B.C. was located in Burnaby with 566 units. In total there were 10 buildings with 300-plus units registered in 2019, 3 of which with between 400 and 500 units. By location, 5 of the buildings were in Surrey, 3 in Burnaby, 1 in Vancouver and 1 in Richmond. Of the top 10 largest registered buildings, all were enrolled with home warranty insurance except for one purpose-built rental located in Surrey with 371 units. In comparison, 10 buildings with 300-plus units were also registered in 2018, of which 1 had over 500 units and the rest were between 300 and 400 units.

The following table provides the street addresses of the largest registered multi-unit buildings in 2019.

Table 1: Top 10 Largest Registered Multi-unit Buildings in B.C., 2019

Address	City	Number of Units
9861 Austin Road	Burnaby	566
9861 Austin Road	Burnaby	474
13615 Fraser Highway (435 units)	Surrey	435
10448 University Drive	Surrey	431
13639 George Junction	Surrey	371
8671 Hazelbridge Way	Richmond	361
10225 Whalley Boulevard/13685 102 Avenue	Surrey	351
13428 105 th Avenue	Vancouver	322
6699 Dunblane Avenue	Burnaby	313
13655 Fraser Highway	Surrey	303

The following maps illustrate where registered buildings with more than 50 units are located in the Lower Mainland, the Capital Regional District and in Kelowna.

Figure 11: Registered Buildings with 50 Units or More in the Lower Mainland, 2019

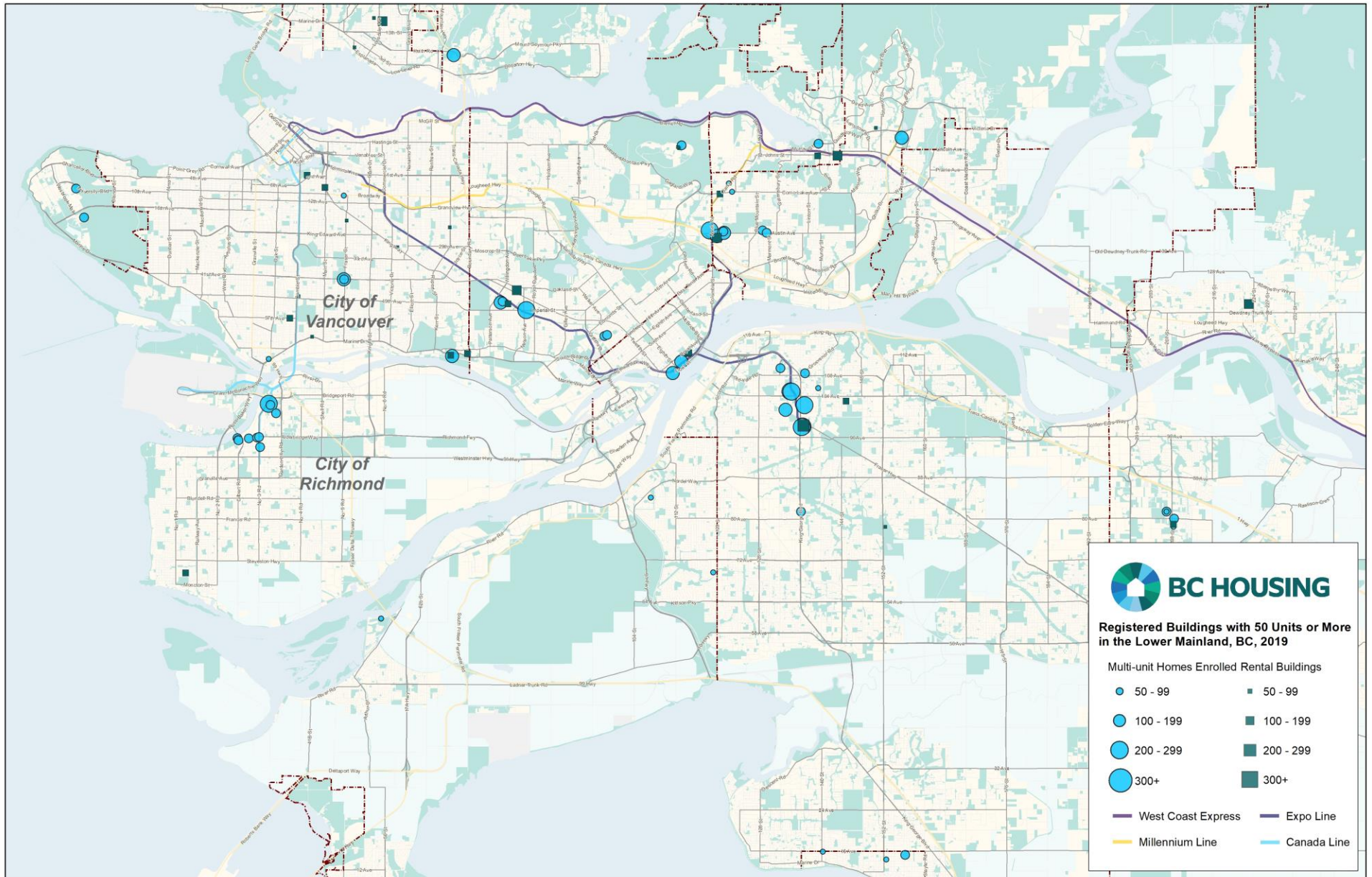


Figure 12: Registered Buildings with 50 Units or More in Central Vancouver, 2019

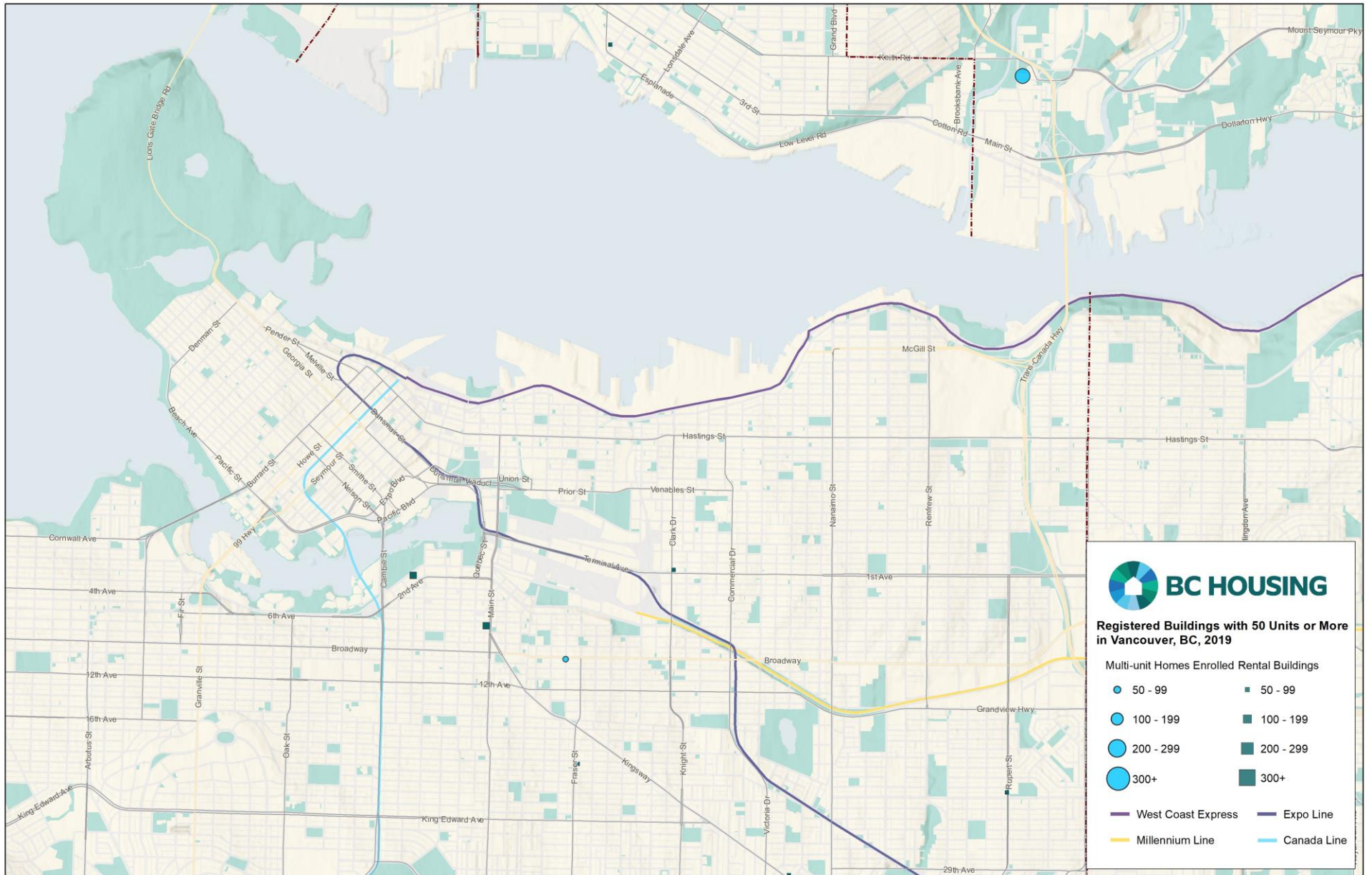


Figure 13: Registered Buildings with 50 Units or More in South Vancouver and Richmond, 2019

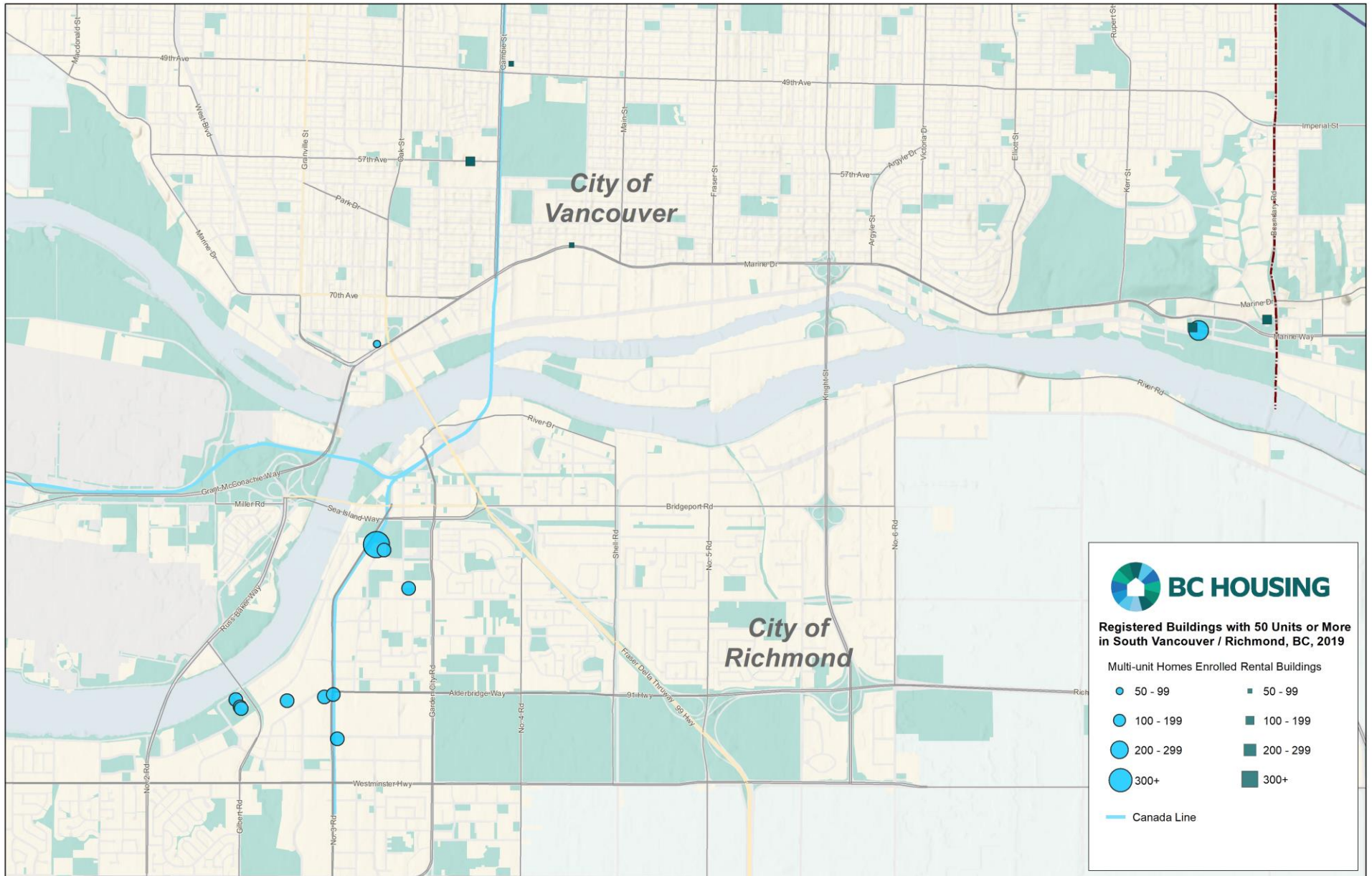


Figure 14: Registered Buildings with 50 Units or More in Burnaby, New Westminister, Coquitlam and Surrey, 2019

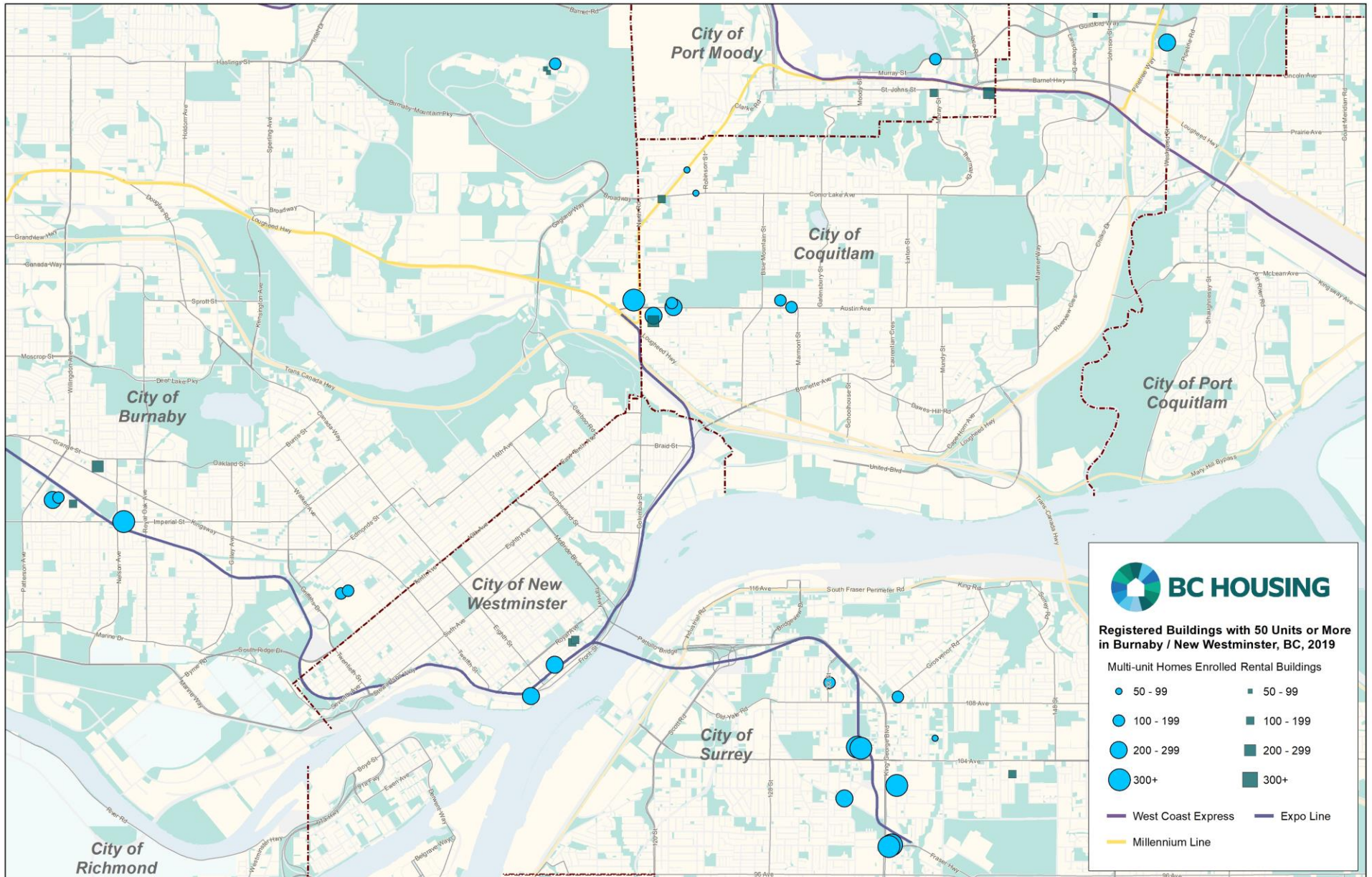


Figure 15: Registered Buildings with 50 Units or More in Cloverdale/Langley, 2019

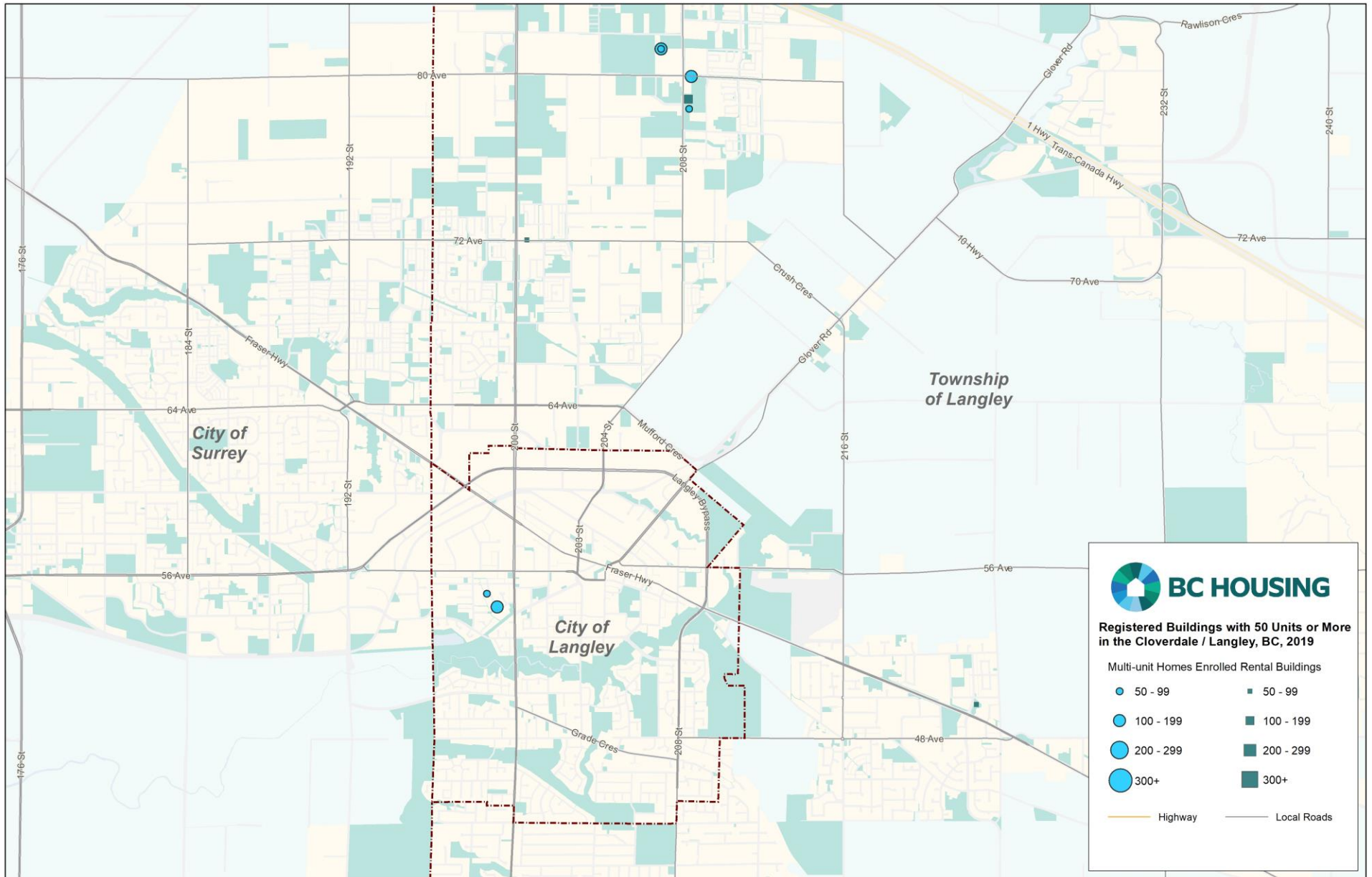


Figure 16: Registered Buildings with 50 Units or More in the Capital Regional District, 2019

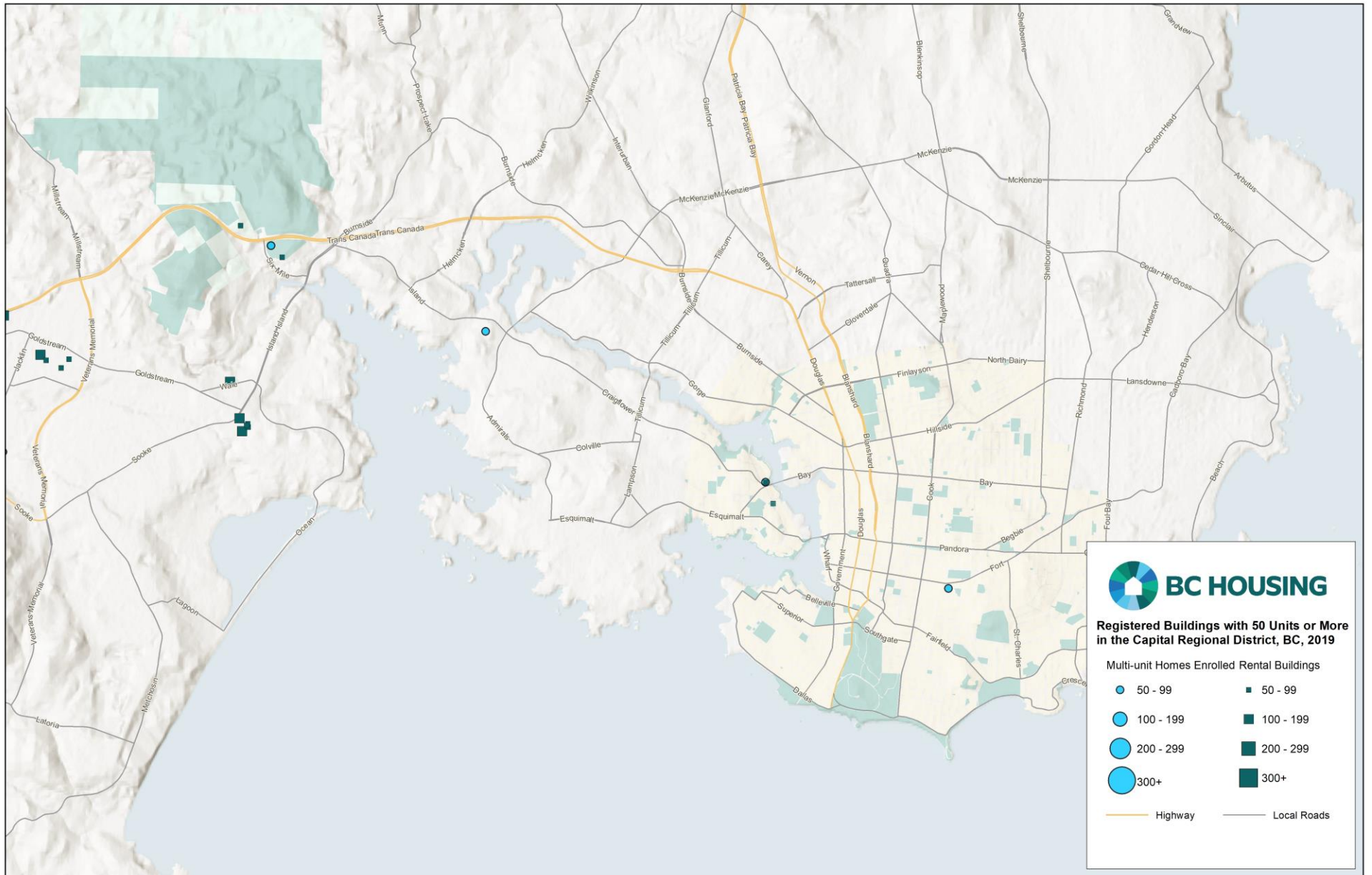
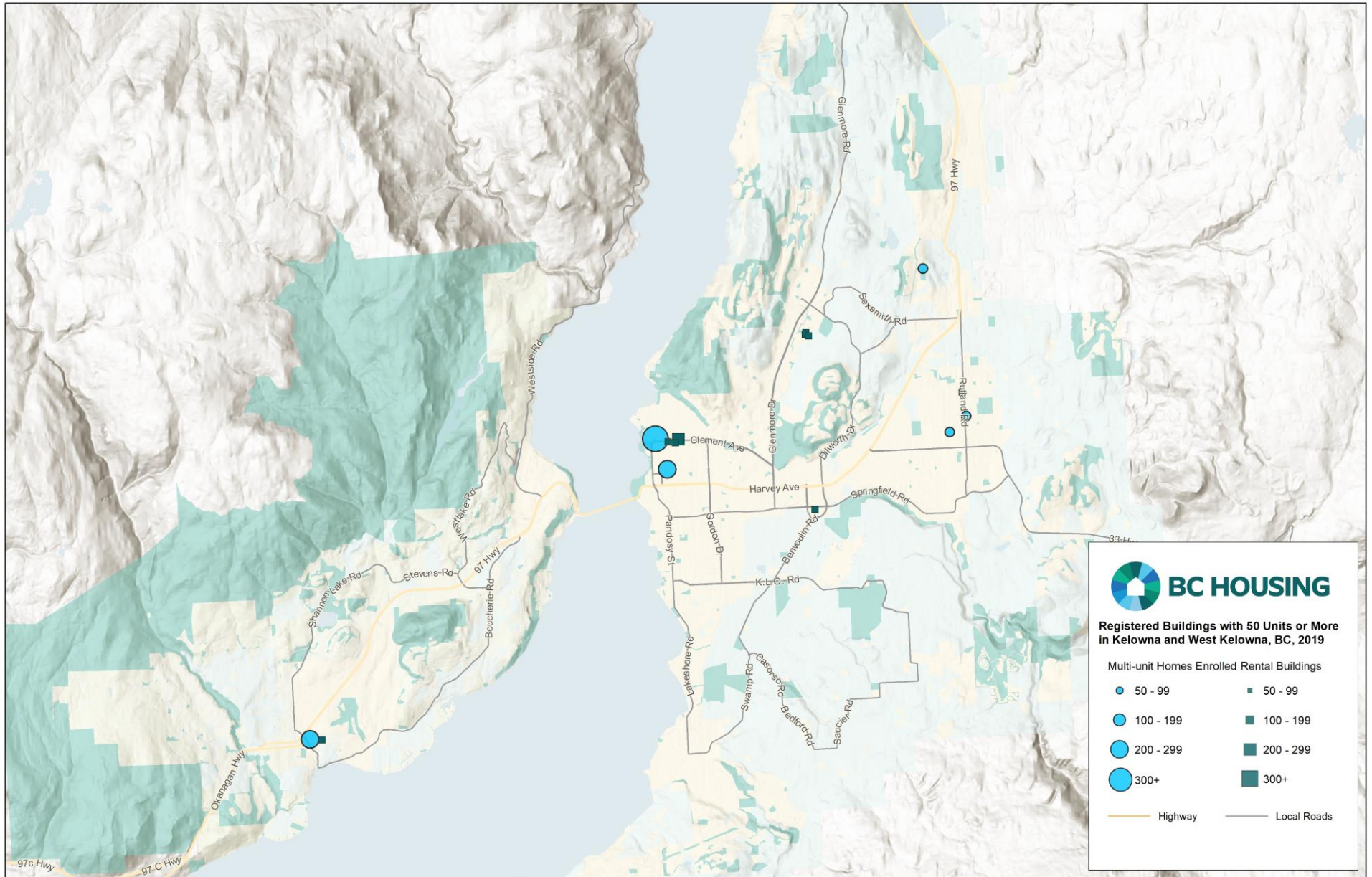


Figure 17: Registered Buildings with 50 Units or More in Kelowna, 2019



Licensed Residential Builders

2019 Highlights

- The number of Licensed Residential Builders has grown steadily since 2009 and reached a new high of 7,945 in 2019
- Nearly 70% of BC builders reported working in the Lower Mainland which includes Metro Vancouver, the Fraser Valley, the Sunshine Coast and the area from Squamish to Whistler
- BC builders reported completing 5.1 home per year on average, the highest recorded since 2013
- The average reported builder tenure was 15 years, unchanged from 2018

OVERVIEW

The *Homeowner Protection Act* and regulations require that all new homes built in B.C. are built by Licensed Residential Builders and are covered by mandatory, third party home warranty insurance. BC Housing licenses home builders and is responsible for administering the *Act* and regulations. As part of the enhanced licensing system, builders are required to meet or exceed minimum qualification standards in order to become a new Licensed Residential Builder. In addition, current Licensed Residential Builders must participate in continuing professional development activities to keep their licence in good standing. These requirements enhance professionalism in the residential construction sector and give home buyers confidence that their home has been built by a qualified builder to a good standard.

The data in this section is from BC Housing's Builder Licensing Registry as well as the *Licensed Residential Builder Survey*. Further information on licensing requirements is available on the BC Housing [website](#).

“The increasingly competitive B.C. construction market is a hot bed of activity. The BC Residential Building Statistics & Trends Report is as an essential resource for industry experts from across the development and construction supply chain. Having this information allows them to understand market trends and forecasts before making their next strategic move to stay ahead of the pack.”

*Fiona Famulak, President
Vancouver Regional Construction Association*

LICENSING

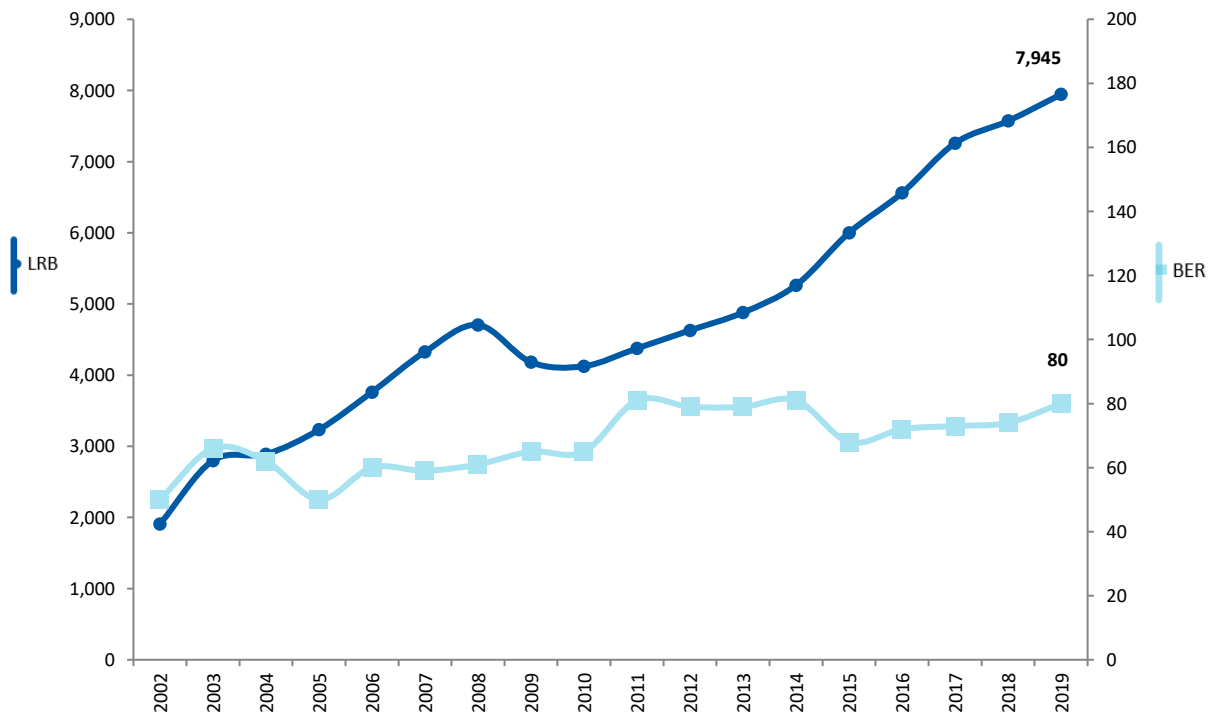
Both the number of Licensed Residential Builders (LRB) and the number of Licensed Building Envelope Renovators (BERs) grew slightly between 2018 and 2019.

The number of LRBs has grown continuously since 2009, reaching a new high of 7,945 in 2019. LRBs increased 4.9% compared to 2018, and around quadruple the number in 2002. In 2019, the number of BERs increased from 74 to 80.

“Construction is an intensely competitive sector. Success means knowing your market and planning your next move strategically and analytically. The BC Residential Building Statistics and Trends Report provides detailed information that savvy business owners can turn into a competitive advantage.”

*Chris Atchison, President
BC Construction Association*

Figure 18: Number of Licensed Residential Builders and Building Envelope Renovators, 2002-2019



As of January 2, 2020, both Echelon represented by Pacific Home Warranty (34.7%) and Aviva through National Home Warranty (34.1%) had over a third of the LRB market share, while Aviva through National Home Warranty had over half for BERs (54.8%).

To obtain warranty insurance for new homes and building envelope renovations, LRBs and BERs must apply and be accepted for home warranty insurance coverage by a warranty insurance provider. In some cases, a LRB or BER may be registered with more than one warranty provider.

Of the 93 BERs, Aviva accounted for 51 (54.8%), followed by Travelers Canada at 23 (21.9%) and the Guarantee Company of North America represented by WBI Home Warranty at 14 (15.1%).

Of the 7,646 LRBs with warranty acceptance from warranty providers, Echelon represented by Pacific Home Warranty accounted for 2,650 (34.7%), followed by Aviva through National Home Warranty with 2,605 (34.1%), Travelers Canada with 1,673 (21.9%), and the Guarantee Company of North America represented by WBI Home Warranty with 696 (9.1%).

Figure 19: Market Share of Licensed Residential Builders, 2019

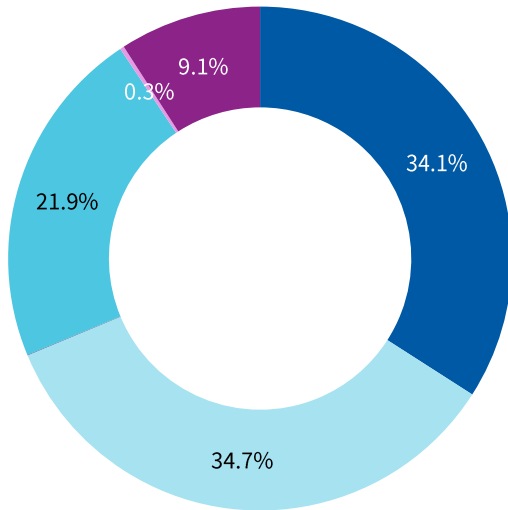
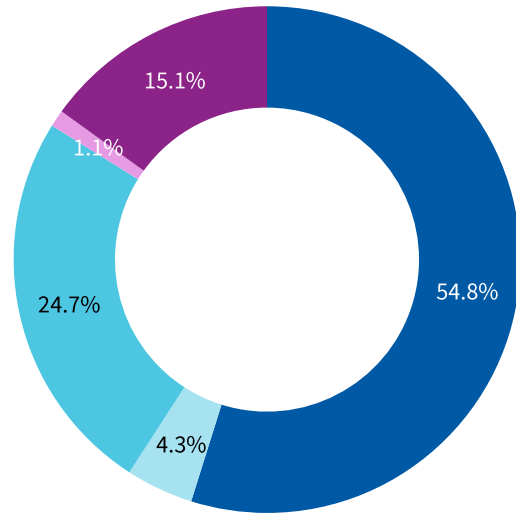


Figure 20: Market Share of Building Envelope Renovators, 2019



- Aviva
- Echelon (Pacific Home Warranty)
- New Home Warranty Insurance Corporation
- Travelers Canada
- RSA Canada (WBI Home Warranty)
- Guarantee Company of North America (WBI Home Warranty)

LICENSED RESIDENTIAL BUILDER SURVEY

Survey Methodology

The *Licensed Residential Builder Survey* is a province-wide quantitative survey covering the typical builder⁷ profile (industry experience, type of builder), their construction activities, and their satisfaction and perceptions related to research and education projects.

The survey was conducted bi-annually between 2003 and 2011 and annually between 2012 and 2019. For the 2019 survey, email invitations were sent to 6,312 builders in good standing without expired, suspended or cancelled licenses. Builders completed a total of 1,230 online surveys which represented a response rate of 19.0%.

To ensure the final sample accurately reflected the total population and composition of builders in B.C., mathematical weights were applied based on region (i.e. the area of B.C. where they primarily build) and the number of homes built, or started, in the past year.

In 2017, survey language was updated to reflect the new name of Licensing and Consumer Services, a branch of BC Housing. In all prior surveys, the Homeowner Protection Office (HPO) was referenced.

Further information on survey methodology is provided in Appendix 1.

⁷Includes licensed developers, custom home builders, general contractors, building envelope renovators, project/construction managers, and others.

Survey Results

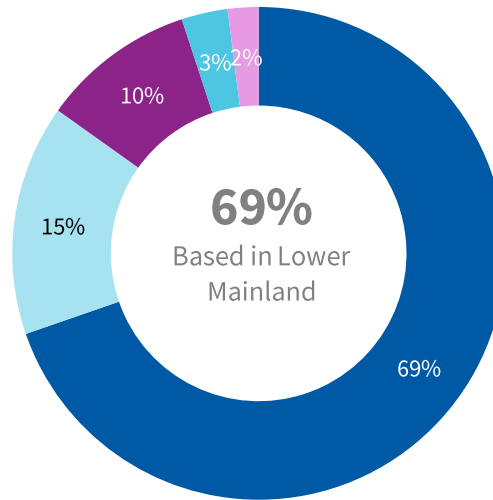
Construction Activity

Primary Area of Construction

In 2019, 69% of builders reported working primarily in the Lower Mainland⁸, followed by 15% in the Southern Islands⁹, 10% in the Okanagan, 3% in the Kootenays and 2% in Central and Northern B.C.

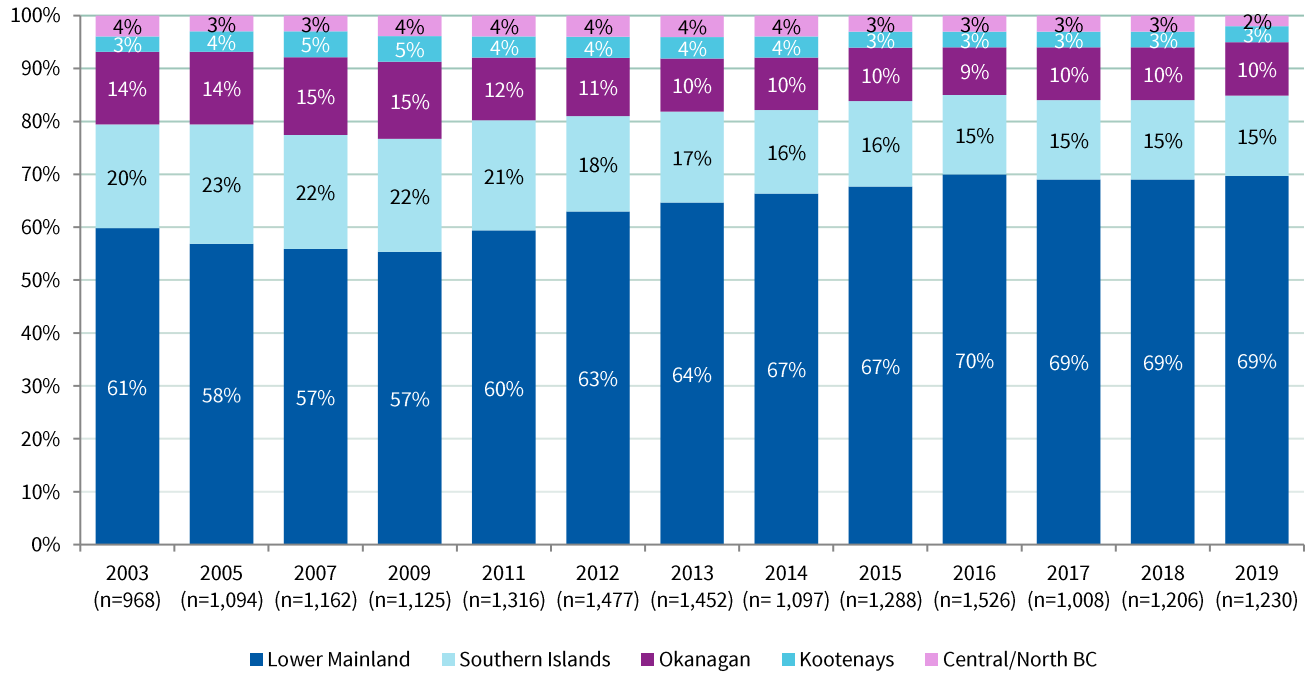
This is very close to the breakdown in 2018.

Figure 21: Percentage of Builders by Primary Area of Construction, 2019



■ Lower Mainland ■ Southern Islands ■ Okanagan ■ Kootenays ■ Central/North BC
Base: (n=1,230)

Figure 22: Percentage of Builders by Primary Area of Construction, 2003-2019



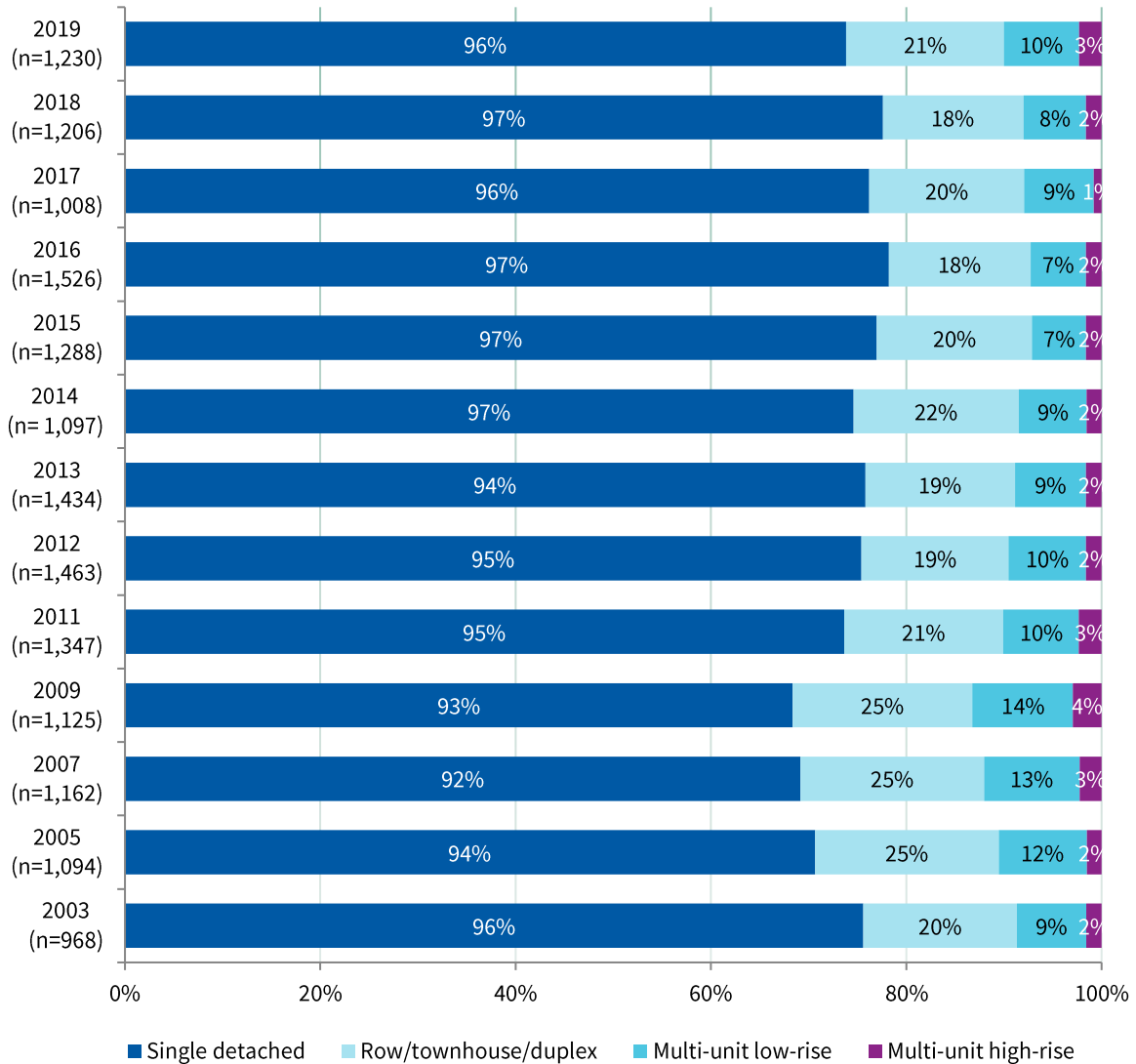
⁸ For the purposes of this survey, the Lower Mainland region includes Metro Vancouver, the Fraser Valley, the Sunshine Coast and the area from Squamish to Whistler.

⁹ The Southern Islands includes Vancouver Island and the Gulf Islands.

Housing Type Constructed in Past Five Years

In 2019, 96% of builders reported building single detached homes in the past five years, while 21% built rowhouses, townhouses or duplexes, 10% built low-rises and 3% built high-rises¹⁰.

Figure 23: Percentage of Builders by Housing Type Constructed in the Past Five Years, 2013-2019



Note: Multi-unit low-rise refers to buildings with less than four storeys and multi-unit high-rise to buildings with four storeys or more.

¹⁰Caution: small base size.

Homes Built or Started Building in Past Year¹¹

Most surveyed builders (80%) reported that they built or started building between 1 and 5 homes in the last year. About half (51%) of builders reported building or starting between 1 and 2 homes, followed by 29% reporting between 3 and 5 homes and 13% reporting no home construction. The proportion of builders with more than 5 homes started or built was lower at 7%.

Although there was very little change between 2018 and 2019 in the breakdown of builders by number of homes built or started, the average number of homes built or started increased from 7.0 to 8.2. The 2019 peak is the highest recorded since 2009 with an average of 8.8. The average number of homes built or started increased between 2018 and 2019 for all housing types, but only builder of single detached homes reported a higher average compared to 2017.

Figure 24: Percentage of Homes by Number of Buildings Started, 2019

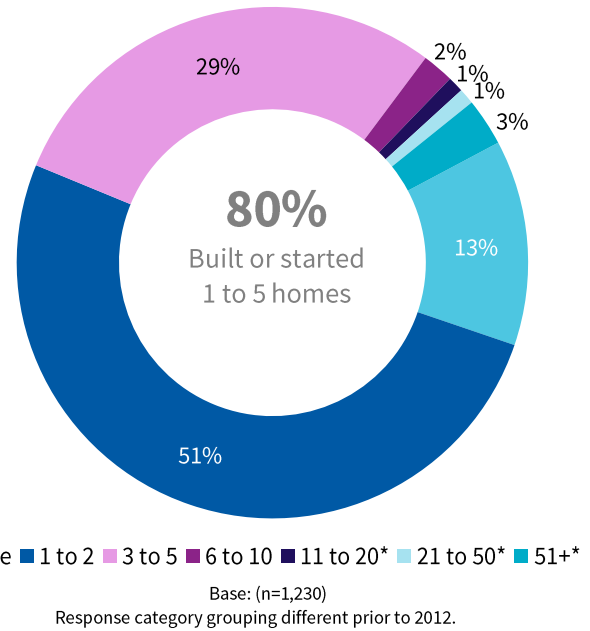
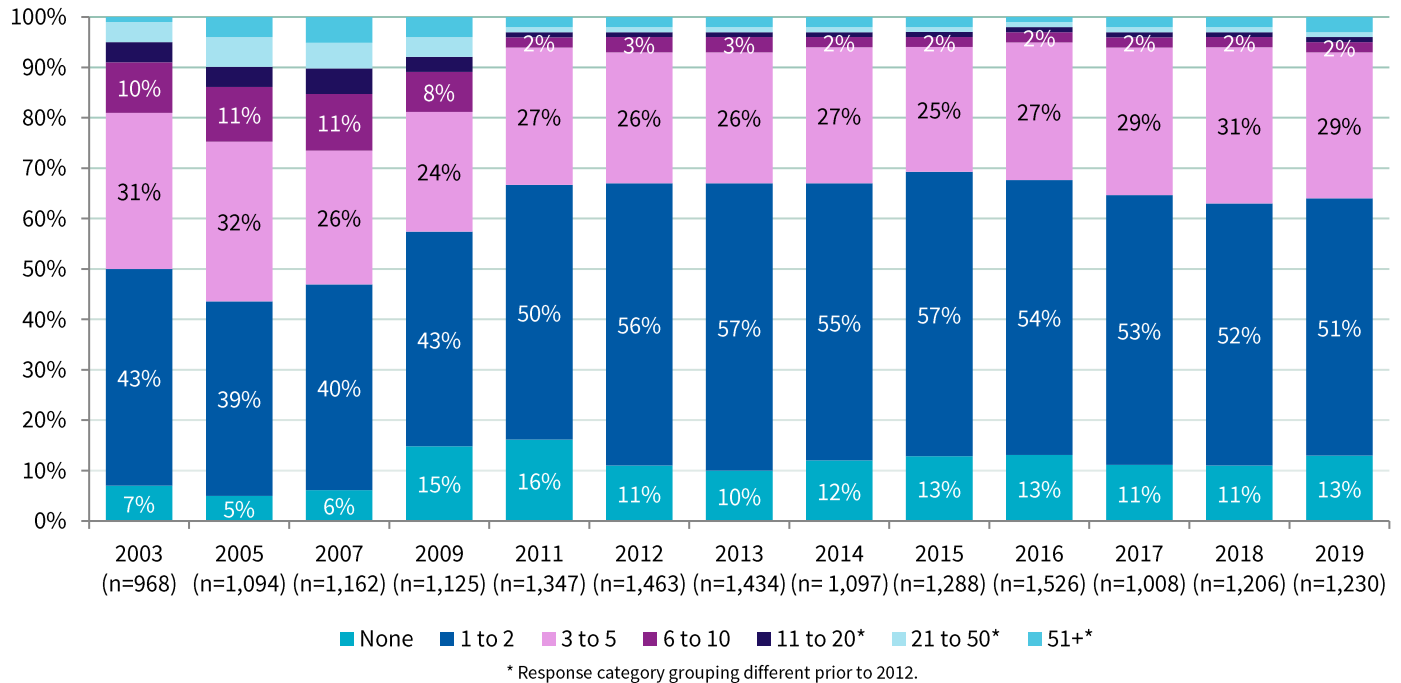


Figure 25: Percentage of Builders by Number of Homes Built or Construction Started, 2003-2019



¹¹ All homes worked on over the past year, including homes started but unfinished and homes previously started and finished.

Homes Completed in Past Year¹²

In 2019, nearly three quarters (73%) of builders surveyed reported finishing between 1 and 5 homes in the past year.

Over half (55%) reported finishing between 1 and 2 homes, followed by 20% reporting no homes and 18% reporting between 3 and 5 homes. The proportion of builders reporting more than 5 homes completed in the past year was 6%. There were small shifts in builder distribution by number of homes completed between 2018 and 2019.

The average reported number of homes completed in the past year increased from 4.0 in 2018 to 5.1 in 2019, the highest recorded since 2013 (5.3). For builders of multi-unit high-rise homes¹³, row, townhouses or duplexes and single detached, the average number of homes finished in 2019 increased compared to 2018 but remained lower than 2017. However, the average number of homes for multi-unit low-rise builders in 2019 was higher than in 2018 and 2017.

Figure 26: Percentage of Builders by Number of Homes Completed, 2019

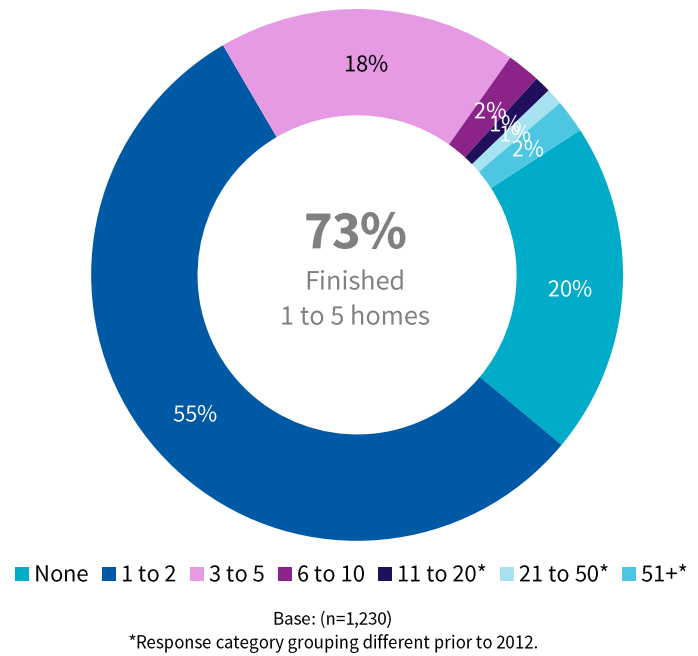
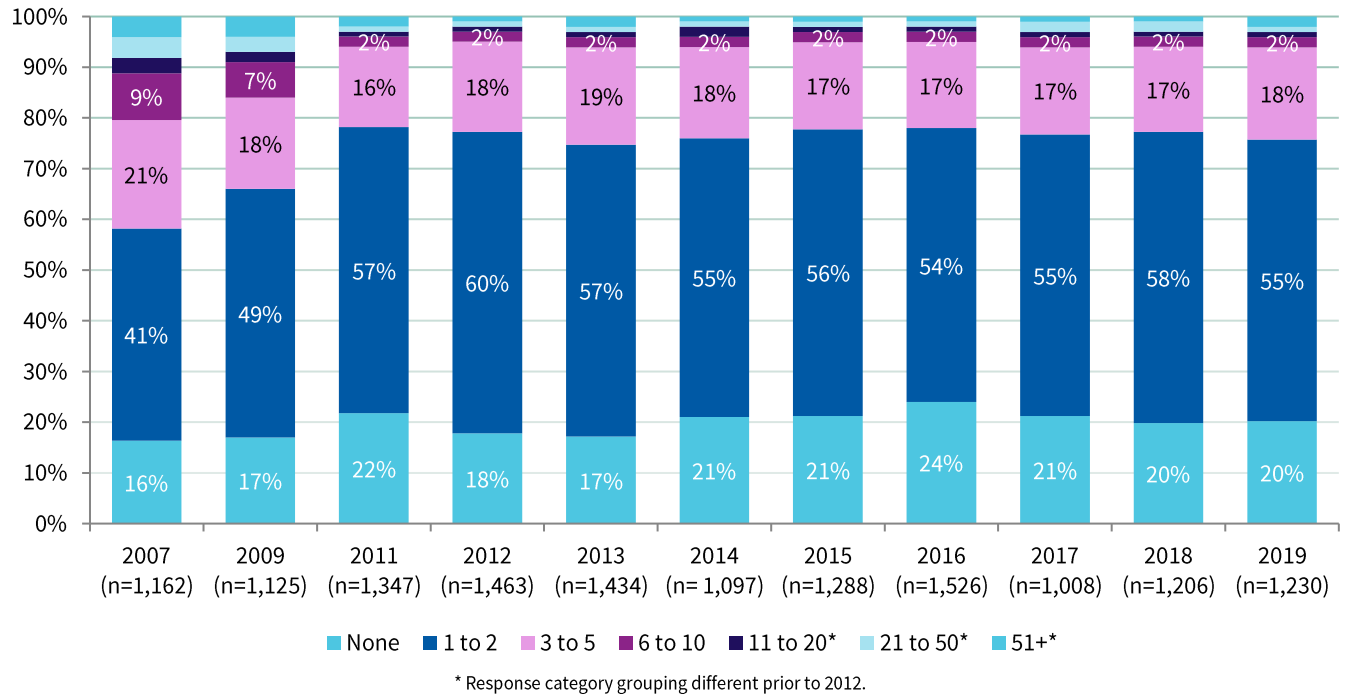


Figure 27: Percentage of Builders by Number of Homes Completed, 2007-2019



¹² Only homes that were finished in the past year. Does not include started but unfinished homes.

¹³ Caution: small base size.

Builder Profile

Industry Experience

Close to a third (32%) of builders reported 20 years or more industry experience, while approximately half (49%) had 10 years or less experience.

Since 2003, the proportion of builders with 3 to 10 years' experience increased by 17 percentage points. The largest decline was for builders with 20 to 29 years' experience with a 9 percentage point difference from 2003.

Average reported builder experience was 15 years in 2019, the same as reported in 2018. Average builder experience has varied between a high of 17 years in 2009 to a low of 13 years in 2017.

Average builder experience in 2019 was the lowest in the Lower Mainland at 13

years, while the highest builder tenure was in the South Islands and Central and Northern B.C. at 20 years. Builders constructing single detached homes reported the least amount of experience with an average of 15 years, while those building multi-unit homes averaged between 19 and 21 years of experience.¹⁴

Figure 28: Percentage of Builders by Years of Industry Experience, 2019

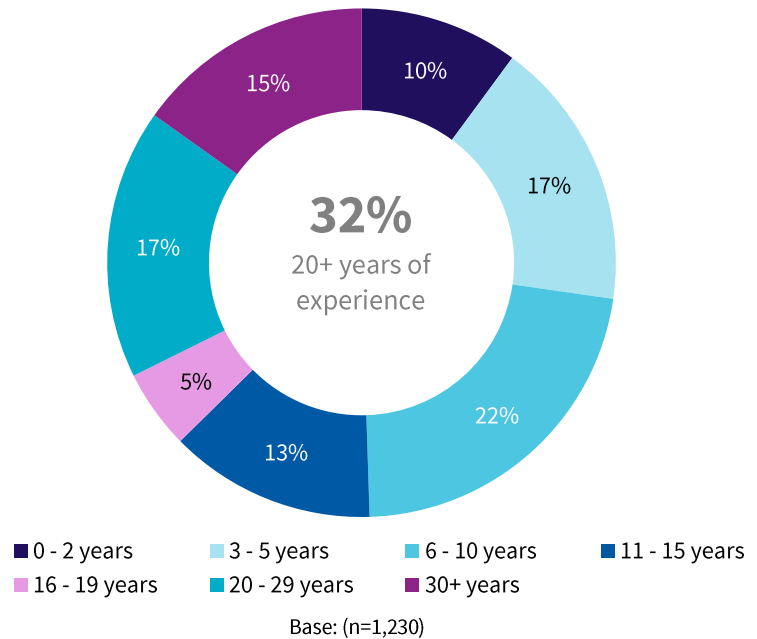
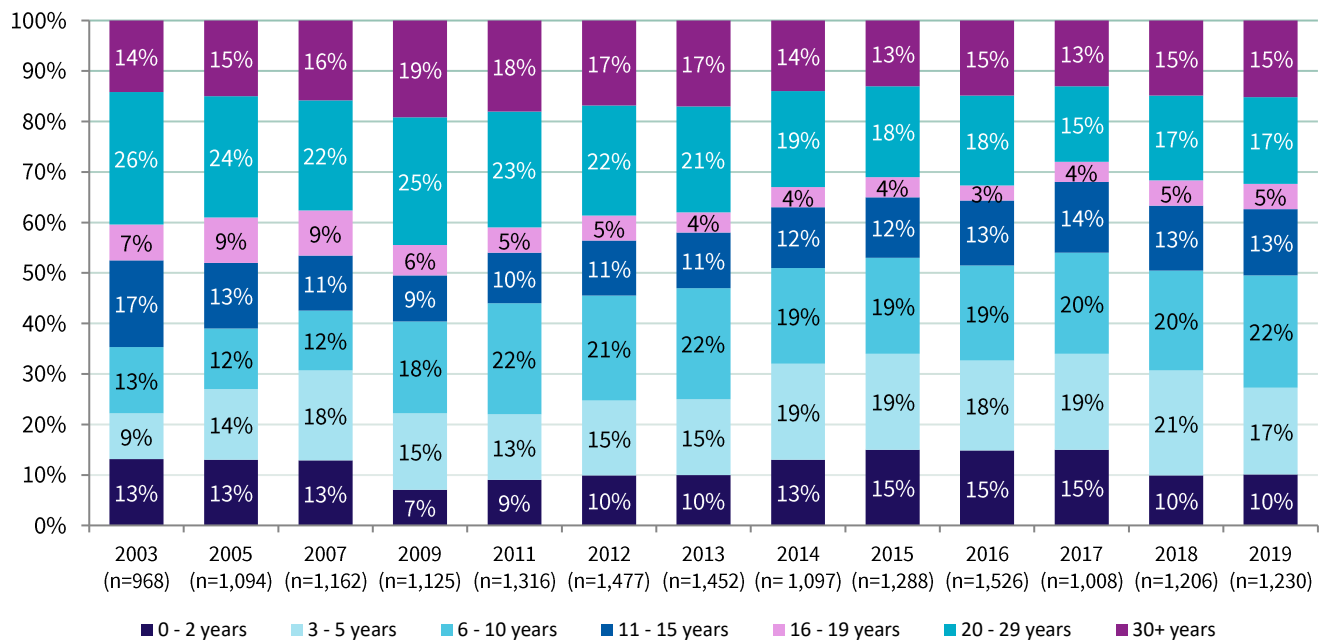


Figure 29: Percentage of Builders by Years of Industry Experience, 2003-2019

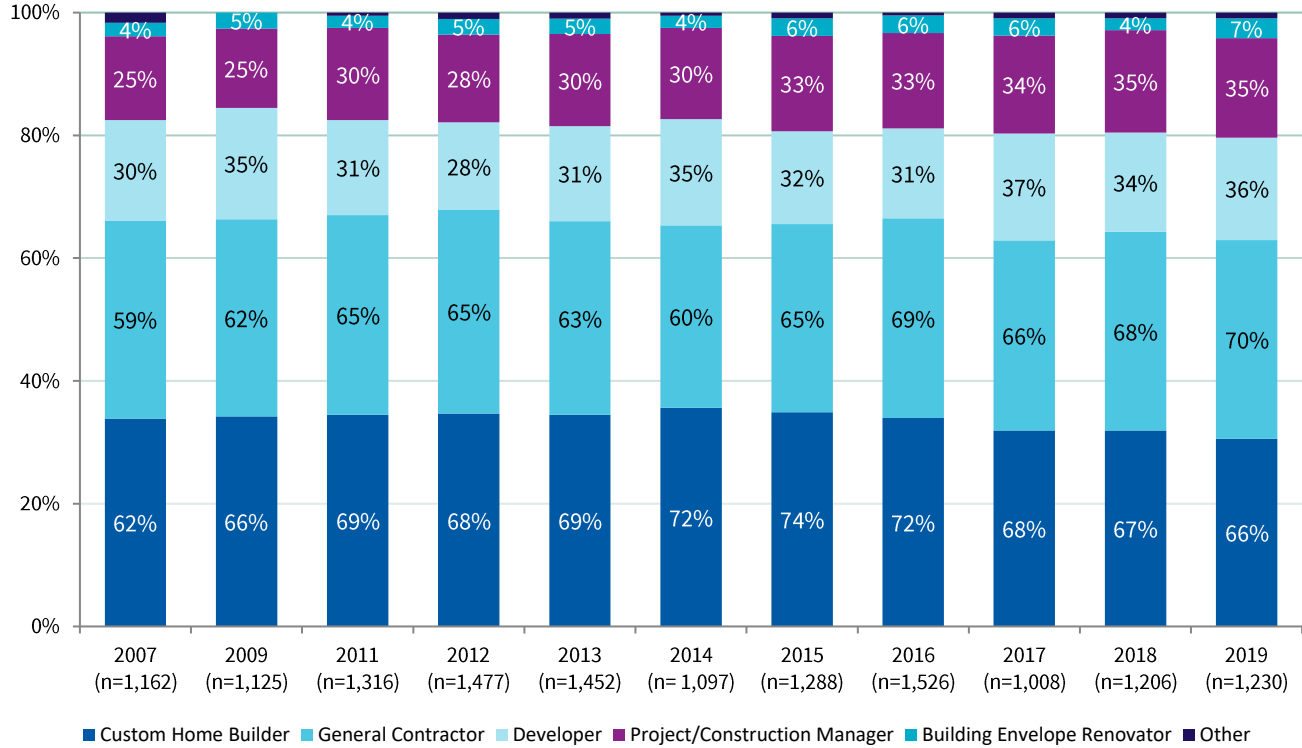


¹⁴Caution: small base size.

Type of Licensed Residential Builder

In 2018, 70% of builders referred to themselves as general contractors and 66% considered themselves to be custom home builders. Over a third of builders classified themselves as developers (36%) and project/construction managers (35%). A relatively small proportion identified as a building envelope renovator (7%) or other (2%).

Figure 30: Percentage of Builders by Type, 2007-2019

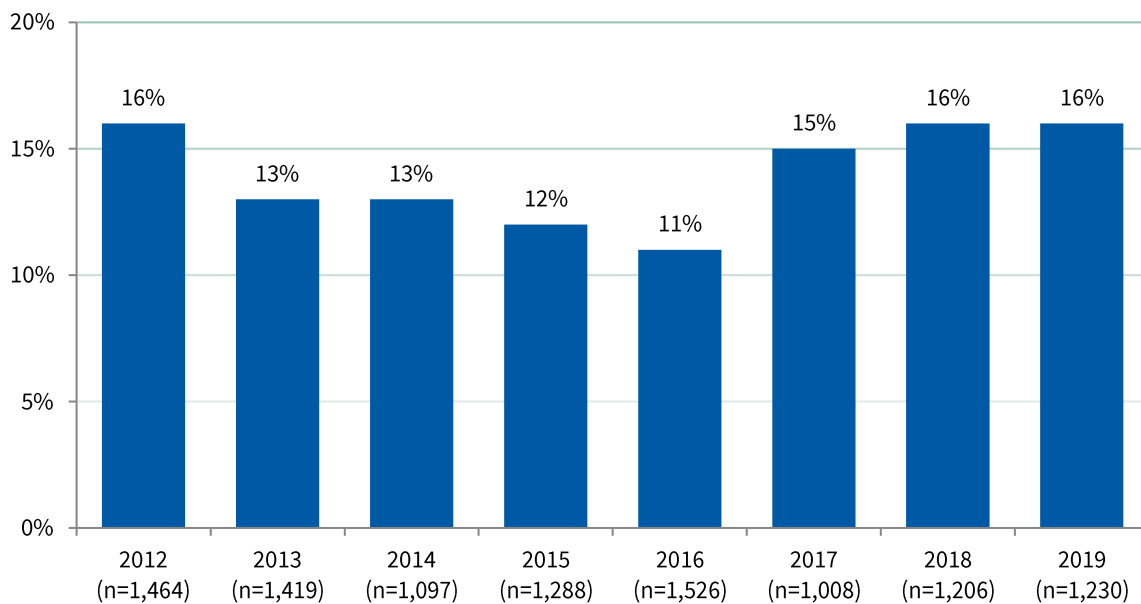


Energy Efficiency

Use of a Green Building Program

At 16% of builders reporting participation in a green building program in 2019, the participation rate remained unchanged from 2018.

Figure 31: Use of a Green Building Program, 2012-2019



Kootenay (19%) and Lower Mainland (18%) builders were most likely to report participation in a green building program, followed by builders in the Southern Islands (15%) and the Okanagan (8%). Central and Northern B.C. builders were the least likely to report participation in a green building program (5%).

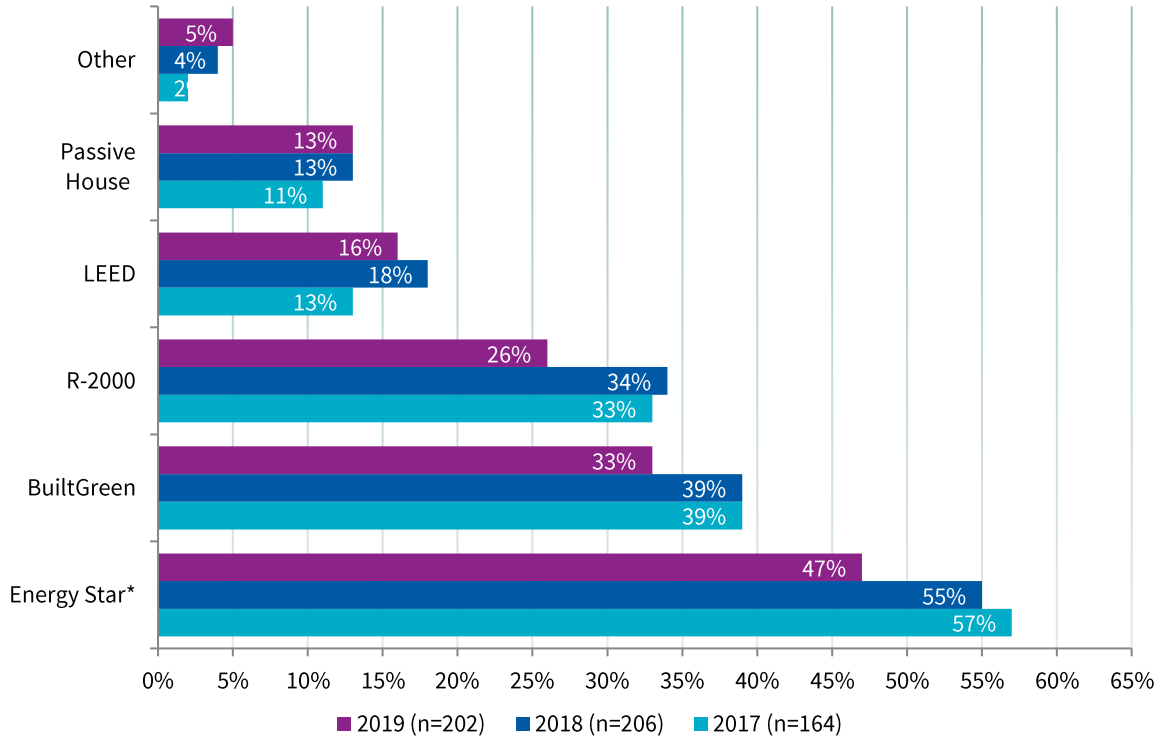
By housing type, those who build single detached homes were the least likely to report building homes that are part of a green building program (15%). Builders involved in the construction of multi-unit high-rises were the most likely to report building homes as part of a green building program (37%)¹⁵, while approximately a quarter of multi-unit low-rise builders (28%) and builders of rowhouses, townhouse, and duplexes (24%) reported using a green building program.

By experience, builders with five years or less were the least likely to report green building program participation (11%). Builders with between 6 and 19 years' experience were the most likely to report building homes as part of a green building program (19%).

¹⁵ Caution: small base size.

Energy Star was the most popular green building program reported, with nearly half (47%) of those using a green building program participating. A third of builders using a green program reported participating in BuiltGreen (33%), followed by approximately a quarter in R-2000 (26%).

Figure 32: Breakdown of Green Building Programs by Use, 2016-2019



*Energy Star was added as an option in 2017. NetZero Home was added in 2018. Green Globes and EnerGuide were removed as options in 2018.

Use of an Energy Advisor

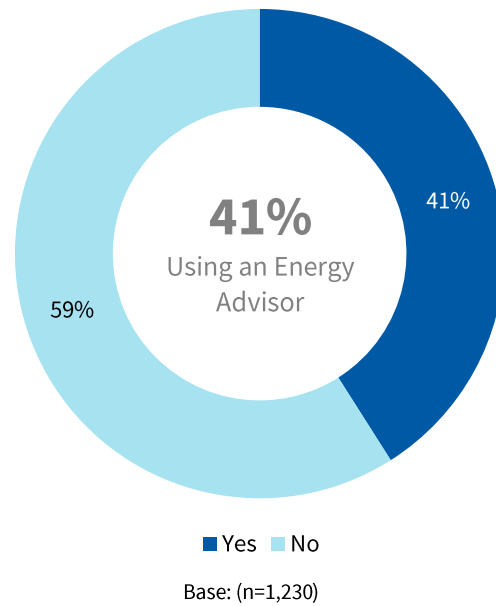
Across B.C., 41% of builders reported working with an Energy Advisor in the past year. This is a strong increase since 2017, when about a third (32%) reported the same.

Builders in the Lower Mainland (46%) and Kootenay (44%) regions were the most likely to report working with an Energy Advisor. In comparison, Central and Northern B.C. builders were the least likely at 20% to report the same, followed by Okanagan builders at 28%.

Builders with two years or less of experience were the least likely to report working with an Energy Advisor over the past year at 27%. For more experience builders, between 35% and 47% reported using an Energy Advisor.

Builders of single detached homes were less likely to report working with an Energy Advisor at 41% compared to other building types. Just over half of builders of multi-unit high-rise (52%)¹⁶ and rowhouses, townhouses or duplexes (52%) reported they worked with an Energy Advisor.

Figure 33: Used an Energy Advisor in the Past Year, 2019



¹⁶ Caution: small base size.

BC Energy Step Code

Awareness and involvement in the BC Energy Step Code has increased considerably over the past years. In 2019, 85% of builders reported being aware of the BC Energy Step Code compared to 52% in 2017.

Approximately half (49%) of builders reported participating in BC Energy Step Code training sessions in 2019, consistent with results in 2018. The proportion of builders reporting that they have built homes in the past year meeting BC Energy Step Code requirements was a third (32%) in 2019.

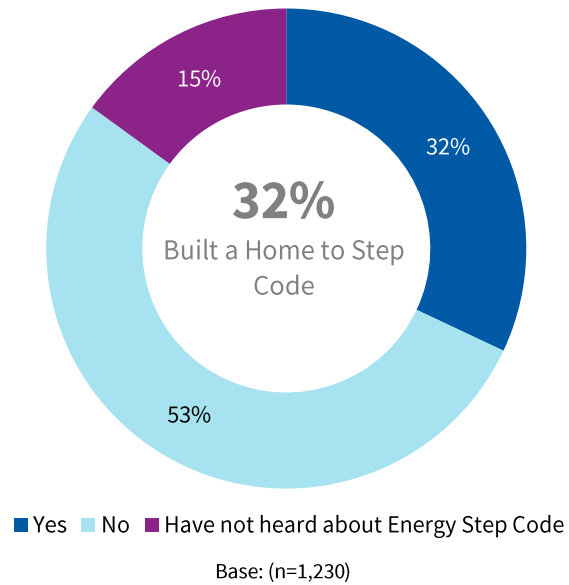
Of the builders reporting building to the BC Energy Step Code, 40% achieved Step 3, followed by 23% at Step 2 and 21% at Step 1.

Builders in the Kootenays (55%) and Okanagan (37%) were the most likely to report building under the BC Energy Step Code, while Central and Northern B.C. builders were the least likely at 26%. Builders working under the BC Energy Step Code were most likely to report achieving Step 3 for all regions except for Kootenay builders, who were most likely to report Step 4 (27%). Kootenay builders were also the most likely to report building to Step 5 (12%) followed by Central and Northern B.C. builders (9%).

Builders with 2 or less years' experience (19%) were the least likely to report building under the BC Energy Step Code. Builders with 20 years' or more experience were the most likely to report building under the BC Energy Step Code at 40%, followed by a third of builders with 11 to 19 years' experience and over a quarter of builders with 3 to 10 years' experience.

Builders of rowhouses, townhouses or duplexes were most likely to report building under the BC Energy Step Code (38%) while builders of single detached homes were the least likely (32%). Step 3 was the most common step achieved across all housing types, ranging from 57% for multi-unit high-rise builders¹⁷ to 39% for single detached builders. However, builders of single detached homes and rowhouses, townhouses or duplexes were the most likely to report achieving the higher steps (16%).

Figure 34: Built a Home Meeting a Step of the BC Energy Step Code in the Past Year, 2019



¹⁷ Caution: small base size.

New Residential Construction Activity Predictions

In 2019, nearly a quarter (22%) of builders expected residential building activity would increase in their market area in the next 12 months. While the proportion of builders expecting a decline was lower in 2019 (31%) compared to 2018 (38%), builders appeared more pessimistic relative to other years.

As in previous years, builders continued to be more optimistic about their own company's level of activity relative to the local market in which they operate. However, the average improvement in expectations between 2018 and 2019 was more muted for a builder's own company compared to the local building market.

Figure 35: Self-Predicted Construction Activity in Local Builder Market, 2013-2019

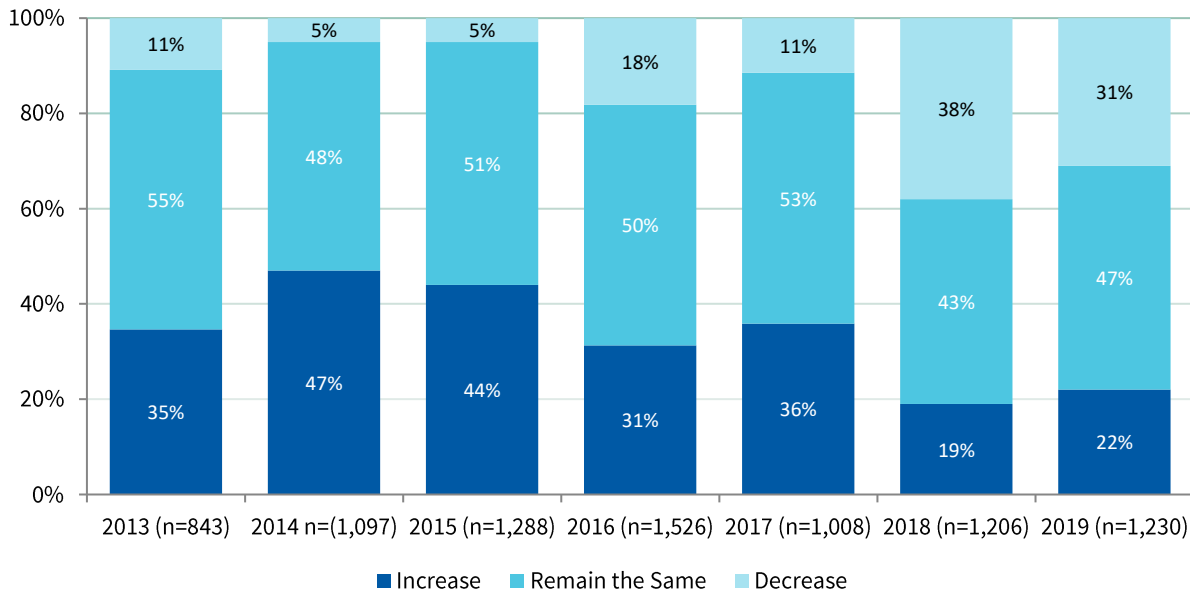
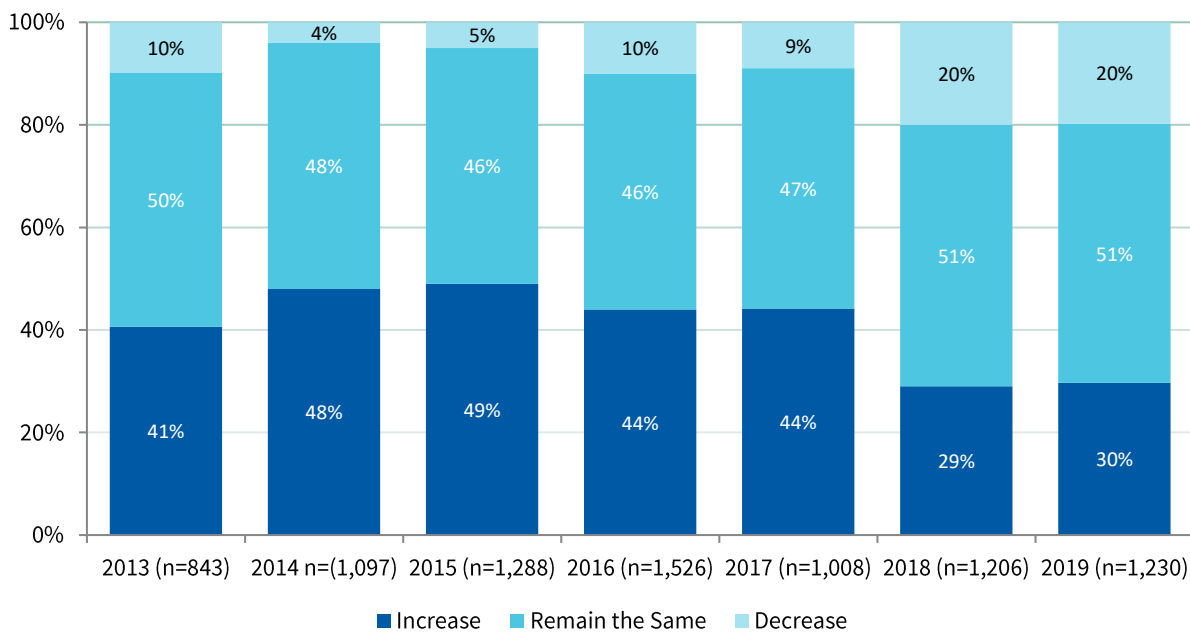


Figure 36: Self-Predicted Construction Activity for Builder Company, 2013-2019



For all regions, builders were most likely to expect that their company's activity would remain the same over the next 12 months, ranging from 48% in the Lower Mainland to 60% in the Southern Islands and Central and Northern B.C. However, over a third (38%) of Kootenay builders expected an increase and were generally the most optimistic. Okanagan builders were most likely to be pessimistic, with a quarter (25%) expecting an increase and 22% expecting a decrease.

Builders with more than 2 years' experience were most likely to expect their activity to remain the same over the next 12 months, ranging from 42% to 59%. Builders with 2 years' or less experience were the most likely to expect an increase in activity at 45%.

While approximately half of builders of single detached homes (51%) and rowhouses, townhouses or duplexes (48%) expected their activity to remain unchanged, builders of multi-unit low-rise buildings were equally likely to expect their activity to remain the same (41%) or increase (41%). Multi-unit high-rise builders were the most likely to expect an increase at close to half (48%)¹⁸.

¹⁸ Caution: small base size.

Appendix 1: Methodology

NEW HOME REGISTRATION

BC Housing is responsible for the *Homeowner Protection Act*, mandated to increase consumer protection for new home buyers and help bring about improvement to the quality of residential construction. Under the *Act*, all new homes in B.C. must be registered prior to the issuance of building permits and housing starts. The new home registration data measures residential construction activities at the beginning of a project before construction commences.

New home registration data are collected from Licensed Residential Builders and owner builders through the New Home Registration forms and Owner Builder Authorization applications. Over time, minor adjustments may be made to the new home registration data as registrations are withdrawn or cancelled from home warranty insurance.

This report provides information on registered new homes by building type, building size, and building location. Figures for registered new homes include both multi-unit and single detached new homes enrolled with home warranty insurance 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 home*.

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

In collaboration with BC Housing, the Bank of Canada conducted a study to assess whether or not new home registration data can be used as a leading indicator for economic activity in B.C. Study findings reveal that quarterly increases in new registrations for single detached homes have statistically significant predictive content for growth in real Gross Domestic Product (GDP) over the next one to three quarters, providing stronger signals compared to housing starts and building permits over this forecast horizon. To view the report, go to the Staff Discussion Papers section on the Bank of Canada's [website](#).

The Monthly New Homes Registry Report is available on the BC Housing's Research Centre [website](#). Home registration data are available upon request. Data inquiries should be directed by email to: technicalresearch@bchousing.org.

LICENSED RESIDENTIAL BUILDER SURVEY

The *Licensed Residential Builder Survey* is a province-wide quantitative survey covering the typical builder¹⁹ profile (industry experience, type of builder), their construction activities, and their satisfaction and perceptions related to research and education projects.

The survey was conducted in odd years between 2003 and 2011 and every year between 2012 and 2019. For the 2019 survey, a list of 7,950 builders in B.C. was provided. Email invitations to the survey were sent out to 6,312 builders who were in good standing and did not have an expired, suspended or cancelled license. Three reminder emails were sent: (1) October 3, 2019, (2) on October 18, 2019 and (3) on November 4, 2019 to those builders who had not yet completed the survey at the stated dates. Phone and text reminders were made between October 7 and November 16, 2019 to those builders who had not yet completed the survey. There were 67 builders who elected to complete the survey over the telephone with an interviewer at that time. A total of 1,230 surveys were completed online by the builders, representing a response rate of 19.0%.

To ensure the final sample of builders accurately reflected the total population and composition of B.C. builders, mathematical weights were applied based on region (for example, the area of B.C. where they primarily build) and the number of homes built or started in the past year. The following table shows the original unweighted sample sizes for these two factors, the actual proportions needed, and the final weighted sample sizes.

Sample Surveyed and After Weighting		
	Sample Surveyed	Sample After Weighting
Region		
MV/FV/SC to Whistler	743	849
Vancouver Island/Gulf Islands	232	186
Okanagan	151	123
Kootenays	54	42
Central and Northern B.C.	50	30
Homes Built or Started in Past Year		
<6 units	1032	1143
6 to 20 units	139	37
21 to 50 units	24	15
51+ units	35	35

The following table shows the maximum margins of error at 95% level of confidence for this survey's single sample sizes found in this study. Margins of error have been rounded to full percentages to correspond with the data presented in this report.

Survey Margins of Error	
	Margins of Error (95% confidence)
Total	+/-3%
Metro Van/Fraser Valley/Sunshine Coast to Whistler	+/-4%
Vancouver Island/Gulf Islands	+/-7%
Okanagan	+/-8%
Kootenays	+/-13%
Central/Northern B.C.	+/-14%

¹⁹ Includes licensed developers, custom-home builders, general contractors, building envelope renovators, project/construction managers, and others.

Appendix 2: Glossary

<i>Type of Home</i>	<i>Description</i>	<i>Enrolled in Home Warranty Insurance</i>
Enrolled Single Detached Home	Registered single detached homes with home warranty insurance.	Yes
Owner Built	Individuals building a single detached home for their own personal use and who directly manage the construction of the new home and who pass an examination may obtain an Owner Builder Authorization and be exempt from licensing and home warranty insurance requirements.	No
Enrolled Multi-Unit Home	Registered new homes in multi-unit buildings (two or more dwelling units) enrolled with home warranty insurance. Does not include purpose-built rentals.	Yes
Purpose-built Rental	New homes in multi-unit buildings that qualify for the rental exemption from home warranty insurance. Homes constructed under a rental exemption 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.	No