

Building statistics

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Key figures regarding building plans passed for the month ended April 2000

Actual estimates at current prices	April 2000	January 2000 to April 2000	% change between April 1999 and April 2000	% change between February 1999 to April 1999 and February 2000 to April 2000	% change between January 1999 to April 1999 and January 2000 to April 2000
R million	R million				
Residential buildings	527,6	2 053,7	+33,9	+22,2	+24,3

Dwelling-houses	104,5	491,4	-2,4	+62,6	+43,4
Flats and townhouses	0,8	83,6	-84,3	-0,2	+17,6
Other residential buildings					
Total	632,9	2 628,7	+25,1	+27,6	+27,3
Non-residential buildings	218,3	1 244,6	-29,9	-48,7	-46,2
Additions and alterations	438,3	1 683,1	+34,2	+29,9	+29,4
Total	1 289,5	5 556,4	+12,7	-5,3	-2,2

Actual estimates at constant 1995 prices	April 2000 R million	January 2000 to April 2000 R million	% change between April 1999 and April 2000	% change between February 1999 to April 1999 and February 2000 to April 2000	% change between January 1999 to April 1999 and January 2000 to April 2000
Residential buildings					
Dwelling-houses	399,7	1 574,0	+28,4	+17,7	+19,7
Flats and townhouses	79,2	376,8	-6,5	+57,0	+38,1
Other residential buildings	0,6	64,4	-85,0	-3,3	+14,0
Total	479,5	2 015,2	+19,9	+23,0	+22,6
Non-residential buildings	165,4	955,0	-32,8	-50,5	-48,2
Additions and alterations	332,0	1 289,8	+28,6	+25,2	+24,6

Total	976,9	4 260,0	+8,0	-8,7	-5,8
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Key findings regarding building plans passed for the month ended April 2000

Total real value of building plans passed decreases

The total real value of building plans passed (at constant 1995 prices) during the first four months of 2000 decreased by 5,8% (-R261,1 million) to R4 260,0 million compared with the same period of 1999. Four of the nine provinces reported decreases in the total real value of building plans passed. The real value of non-residential building plans passed decreased by 48,2% (-R886,8 million) to R955,0 million during the above-mentioned period. This decrease was mainly due to the approval of building plans for a large shopping centre to the real value of R795,0 million during March 1999 by the Umhlanga local government institution in KwaZulu-Natal. However, large increases in the real value of building plans passed were reported for flats and townhouses (+38,1% or R104,0 million), additions and alterations (+24,6% or R254,7 million) and dwelling-houses (+19,7% or R259,2 million) during the above mentioned period.

The largest provincial contributor to the decrease of 5,8% in the total real value of building plans passed during the first four months of 2000 compared with the same period of 1999 was KwaZulu-Natal (-18,7 percentage points), mainly due to the approval of building plans for a large shopping centre by the Umhlanga local government institution during March 1999. However, large increases in the real value of building plans passed were reported by Western Cape (+29,2% or R274,0 million), and Gauteng (+15,8% or R243,5 million) (cf. table A). Real increases in the Western Cape were reported for residential buildings (+39,0% or R166,1 million), additions and alterations (+26,3% or R74,5 million) and non-residential buildings (+14,5% or R33,5 million). Gauteng reported increases for additions and alterations (+36,4% or R121,3 million) and residential buildings (+28,4% or R190,3 million).

Table A - Contribution of provinces to the real value of building plans passed

Province	Percentage contribution to the total real value of plans passed during January 1999	% change between January 1999 to April 1999 and	Contribution (percentage points) to the percentage change in the real value of	Difference in total real value of plans passed between January 1999 to
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	to April 1999	January 2000 to April 2000	plans passed ^{1/}	April 1999 and January 2000 to April 2000 R million
KwaZulu-Natal	29,6	-63,3	-18,7	-846,7
Mpumalanga	3,5	-16,2	-0,6	-25,5
Free State	2,5	-15,5	-0,4	-17,8
Northern Province	1,9	-11,2	-0,2	-9,6
North West	2,3	+7,1	+0,2	+7,5
Northern Cape	0,7	+88,8	+0,6	+29,1
Eastern Cape	4,7	+40,0	+1,9	+84,4
Gauteng	34,0	+15,8	+5,4	+243,5
Western Cape	20,8	+29,2	+6,1	+274,0
Total	100,0	-5,8	-5,8	-261,1

1/ The contribution (percentage points) is calculated by multiplying the percentage change of each province with the percentage contribution of the corresponding province.

The real value of plans passed for flats and townhouses increased by 38,1% (+R104,0 million) to R376,8 million between the first four months of 1999 and the first four months of 2000. Real increases were reported by six of the nine provinces. The largest provincial contributors to the increase in the real value of plans passed for flats and townhouses were Gauteng (+51,4% or R58,0 million) and Western Cape (+34,2% or R29,5 million), mainly due to the approval of plans for a large block of flats at the Waterfront in Cape Town during February 2000. Large increases in the real value of plans passed for flats and townhouses in Gauteng were reported by Witwatersrand (+72,1% or R40,6 million) and Pretoria (+43,7% or R22,4 million).

The real value of building plans passed for additions and alterations between the first four months of 2000 increased by 24,6% (+R254,7 million) to R1 289,8 million compared with the same period of 1999. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+27,8% or R186,0 million). Real increases were reported by seven of the nine provinces. Large increases in the real value of plans passed for additions and alterations were reported by Gauteng (+36,4% or R121,3 million) and Western Cape (+26,3% or R74,5 million).

The real value of building plans passed for dwelling-houses increased by 19,7% (+R259,2 million) to R1 574,0 million between the first four months of 1999 and the first four months of 2000. Increases were reported by five of the nine provinces. The largest provincial contributors to the increase of 19,7% in the real value of building plans passed for dwelling-houses were Gauteng (+29,6% or R156,9 million) and Western Cape (+28,1% or R94,3 million). The increase of 19,7% in the total real value of building plans passed for dwelling-houses can mainly be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+30,0% or R291,9 million).

Key figures regarding buildings completed for the month ended April 2000

Actual estimates at current prices	April 2000	January 2000 to April 2000	% change between April 1999 and April 2000	% change between February 1999 to April 1999 and February 2000 to April 2000	% change between January 1999 to April 1999 and January 2000 to April 2000
R million	R million				
Residential buildings					
Dwelling-houses	235,5	998,4	-1,4	-10,6	-10,6
Flats and townhouses	62,5	291,8	-31,9	-5,1	-1,0
Other residential buildings	6,9	42,2	-72,8	-49,3	-18,6
Total	304,9	1 332,4	-14,4	-10,8	-9,0
Non-residential buildings	223,9	807,0	24,3	-3,8	-2,9
Additions and alterations	181,4	819,1	-6,2	-2,1	-2,4

Total	710,2	2 958,5	-2,7	-6,7	-5,6
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Actual estimates at constant 1995 prices	April 2000 R million	January 2000 to April 2000 R million	% change between April 1999 and April 2000	% change between February 1999 to April 1999 and February 2000 to April 2000	% change between January 1999 to April 1999 and January 2000 to April 2000
Residential buildings					
Dwelling-houses	184,0	781,8	-5,1	-14,3	-14,7
Flats and townhouses	49,4	232,3	-36,5	-11,5	-7,6
Other residential buildings	5,5	33,7	-74,6	-52,6	-23,6
Total	238,9	1 047,8	-18,5	-15,1	-13,5
Non-residential buildings	181,7	661,8	+16,5	-9,7	-8,6
Additions and alterations	143,4	652,3	-12,5	-8,7	-9,0
Total	564,0	2 361,9	-8,0	-11,9	-11,0

Key findings regarding buildings completed for the month ended April 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first four months of

2000 decreased by 11,0% (-R290,8 million) to R2 361,9 million compared with the same period of 1999. Decreases in the total real value of buildings completed were reported by all nine provinces. Large real decreases were reported for dwelling-houses (-14,7% or R134,5 million), additions and alternations (-9,0% or R64,3 million) and non-residential buildings (-8,6% or R62,6 million),

The largest provincial contributor to the decrease of 11,0% in the total real value of buildings completed was KwaZulu-Natal (-3,3 percentage points), followed by Western Cape (-2,9 percentage points) and North West (-1,3 percentage points) (cf. table B). KwaZulu-Natal reported large decreases in the real value of residential buildings completed (-22,7% or R40,0 million) and additions and alterations (-16,9% or 34,1 million). Large decreases in the Western Cape was reported for non-residential buildings completed (-20,9% or R46,7 million) and residential buildings completed (-11,8% or R39,2 million). North West reported a large real decrease for residential buildings completed (-41,3 or R21,4 million) .

Table B - Contribution of provinces to the total real value of buildings completed

Province	Percentage contribution to the total real value of buildings completed during January 1999 to April 1999	% change between January 1999 to April 1999 and January 2000 to April 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999 to April 1999 and January 2000 to April 2000 R million
KwaZulu-Natal	21,0	-15,9	-3,3	-88,7

Western Cape	28,9	-10,0	-2,9	-76,8
North West	3,3	-37,7	-1,3	-33,3
Eastern Cape	6,3	-12,6	-0,8	-21,1
Free State	3,9	-19,2	-0,8	-20,0
Northern Cape	1,7	-40,6	-0,7	-18,1
Gauteng	30,9	-2,1	-0,6	-16,8
Mpumalanga	3,1	-13,1	-0,4	-10,7
Northern Province	0,9	-23,2	-0,2	-5,3
Total	100,0	-11,0	-11,0	-290,8

1/ The contribution (percentage points) is calculated by multiplying the percentage change of each province with the percentage contribution of the corresponding province.

The total real value of dwelling-houses completed decreased by 14,7% (-R134,5 million) to R781,8 million between the first four months of 1999 and the first four months of 2000. Real decreases were reported by seven of the nine provinces. The largest provincial contributors to the decrease of 14,7% in the total real value of dwelling-houses completed were KwaZulu-Natal (-31,6% or R41,1 million), Eastern Cape (-27,3% or R21,9 million) and Gauteng (-11,9% or R40,9 million). The real value of completed dwelling-houses larger than 81 square metres decreased by 11,7% (-R74,8 million) to R563,3 million, whereas the real value of completed dwelling-houses smaller than 81 square metres decreased by 21,5% (-R59,7 million) to R218,5 million during the above-mentioned period. Large decreases in dwelling-houses larger than 81 square metres was reported by KwaZulu-Natal (-35,0% or R32,4 million), Gauteng (-8,6% or R20,9 million) and Western Cape (-8,3% or R16,8 million). Large decreases for dwelling-houses smaller than 81 square metres were reported by Eastern Cape (-46,3% or R22,8 million) and Gauteng (-20,3% or R19,9 million).

The total real value of additions and alterations completed during the first four months of 2000 decreased by 9,0% (-R64,3 million) to R652,3 million compared with the first four months of 1999. Decreases were reported by seven of the nine provinces. Large decreases in the total real value of additions and alterations completed was reported by Free State (-52,5% or R24,0 million) and KwaZulu-Natal (-16,9% or R34,1 million).

The total real value of non-residential buildings completed decreased by 8,6% (-R62,6 million) to R661,8 million between the first four months of 1999 and the first four months of 2000. Decreases were reported by six of the nine provinces. The largest provincial contributors to the decrease of 8,6% in the real value of non-residential buildings completed were Western Cape (-20,9% or R46,7 million) and KwaZulu-Natal (8,1% or R14,7 million).

Notes

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Purpose of the survey The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.

New questionnaire In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey.

The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.

The Building Statistics Survey collects the numbers, square metres and value of building plans passed and buildings completed regarding -

- ° residential buildings;
- ° non-residential buildings; and
- ° additions and alterations.

Table 1 - Building plans passed according to province and type of building

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999*	17 119 050	4 060 328	886 999	139 709	478 623	3 063 895	456 847	7 133 453	561 041	338 151
		1999-Jan-Apr	5 681 118	1 179 249	264 833	41 095	144 407	1 680 570	132 598	1 932 487	198 239	107 635
		2000-Jan-Apr	5 556 415	1 581 388	385 362	80 970	126 836	639 309	147 448	2 323 353	172 543	99 206
		1999-Apr*	1 143 933	277 542	65 713	7 810	39 115	155 573	30 858	518 991	33 727	14 600
		2000-Mar*	1 608 203	445 559	108 756	36 259	37 398	200 896	43 607	652 935	57 863	24 930
		2000-Apr	1 289 481	329 182	115 132	24 354	34 347	138 736	31 983	561 087	36 685	17 975
Residential buildings 1/	Value (R1 000)	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 455
		1999*	6 945 436	1 813 355	351 338	39 869	236 038	744 526	268 190	3 041 234	278 781	172 101
		1999-Jan-Apr	2 065 364	534 420	108 350	11 122	81 774	256 480	76 278	841 599	100 147	55 190
		2000-Jan-Apr	2 628 685	770 858	158 641	14 101	75 957	245 083	77 453	1 122 922	98 824	64 846
		1999-Apr	505 980	128 777	31 901	4 056	22 322	71 412	19 114	203 053	15 144	10 198
		2000-Mar*	750 270	208 894	42 871	7 120	20 847	78 221	21 766	321 355	33 922	15 274
		2000-Apr	632 897	140 209	31 164	1 219	23 821	66 956	15 562	316 887	22 559	14 520
Dwelling-houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999*	66 000	14 508	6 015	381	3 788	5 123	3 606	27 685	2 780	2 114
		1999-Jan-Apr	21 847	4 484	2 056	96	1 404	2 092	1 029	9 314	901	471
		2000-Jan-Apr	18 688	3 847	1 287	54	1 034	1 997	636	8 135	895	803
		1999-Apr	4 398	663	554	36	271	362	409	1 864	165	74
		2000-Mar	5 508	1 389	335	17	409	332	158	2 188	265	415
		2000-Apr	5 272	731	313	7	220	1 187	125	2 301	244	144
	Value (R1 000)	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
		1999*	5 602 357	1 459 735	320 983	38 129	207 285	587 116	246 954	2 386 446	209 155	146 550
		1999-Jan-Apr	1 651 589	420 867	102 506	10 740	70 825	198 196	74 192	666 251	66 821	41 187
		2000-Jan-Apr	2 053 712	560 171	122 829	9 045	63 196	195 846	68 261	896 867	83 457	54 040
		1999-Apr	393 931	89 351	29 971	4 056	16 090	48 137	19 114	163 616	14 144	9 448
		2000-Mar*	589 370	173 348	33 231	2 705	18 977	55 946	18 455	240 579	32 340	13 789
		2000-Apr	527 649	124 207	27 402	1 219	14 046	56 864	15 562	255 029	19 742	13 578

1/ Residential buildings include: dwelling-houses, flats, townhouses and other residential buildings

2/ Including subsidised dwelling-houses

Table 1 - Building plans passed according to province and type of building (concluded)

Item	Year and month	Total	Province									

				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	Northern Province
Total	Value	1998	11 641 571	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 572 239	482 866	200 567
		1999*	9 967 573	2 772 567	605 057	125 767	348 207	1 595 324	328 018	3 621 679	467 289	103 662
	(R1 000)	1999-Jan-Apr	3 134 644	903 327	199 304	52 808	122 852	655 702	104 895	972 070	96 242	27 440
		2000-Jan-Apr	2 958 527	863 797	184 377	33 365	105 881	585 209	69 300	1 005 525	88 756	22 317
		1999-Apr*	729 536	196 745	41 420	12 733	51 069	149 931	12 454	241 198	16 176	7 805
		2000-Mar*	828 090	244 421	29 638	7 454	32 876	128 554	15 258	328 769	32 847	8 273
		2000-Apr	710 200	201 549	62 416	12 667	31 386	167 415	17 973	202 066	10 475	4 253
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
	(R1 000)	1999*	4 807 009	1 384 555	314 246	61 229	144 875	538 157	182 723	1 963 250	142 316	75 653
		1999-Jan-Apr	1 463 866	401 200	110 039	26 196	46 001	212 387	62 469	539 307	47 836	18 427
		2000-Jan-Apr	1 332 377	373 146	95 431	15 886	53 006	173 001	38 579	515 245	49 716	18 367
		1999-Apr	356 166	86 856	20 632	1 215	9 680	42 403	10 503	167 803	11 965	5 105
		2000-Mar*	388 431	102 278	17 057	2 583	15 372	51 775	8 830	158 060	24 758	7 718
		2000-Apr	304 950	79 364	16 593	9 116	12 041	48 124	8 507	119 469	8 568	3 168
Dwelling- houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1999*	65 165	22 576	5 818	2 450	2 958	3 507	2 165	22 636	1 917	1 138
		1999-Jan-Apr	17 834	2 826	2 330	1 159	332	1 767	795	7 654	638	333
		2000-Jan-Apr	13 330	3 505	844	213	1 101	1 609	371	4 559	864	264
		1999-Apr	3 745	530	376	9	86	258	157	2 067	212	50
		2000-Mar*	3 698	1 198	162	11	251	206	122	1 422	272	54
		2000-Apr	3 747	627	127	177	174	1 074	71	1 137	329	31
	Value (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999*	3 485 108	997 338	263 494	53 675	111 864	398 380	152 644	1 333 777	109 674	64 258
		1999-Jan-Apr	1 117 310	288 367	97 859	22 134	26 676	158 051	50 404	418 509	37 864	17 442
		2000-Jan-Apr	998 383	279 520	74 607	10 622	40 686	113 285	32 005	385 468	45 971	16 219
		1999-Apr	238 994	56 516	15 632	1 215	5 775	29 747	9 910	105 714	9 377	5 105
		2000-Mar*	283 513	82 494	13 383	1 737	7 755	28 037	8 830	110 880	24 384	6 013
		2000-Apr	235 536	58 815	13 740	5 803	10 813	42 663	7 029	85 130	8 568	2 975

1/ Residential buildings include: dwelling-houses, flats, townhouses and other residential buildings

2/ Including subsidised dwelling-houses

Table 2 - Buildings completed according to province and type of building (concluded)

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999*	54 873	19 134	5 205	2 392	2 570	2 145	1 687	19 371	1 471	898
		1999-Jan-Apr	14 345	1 675	2 092	1 139	210	1 218	643	6 611	489	268
		2000-Jan-Apr	10 550	2 518	649	184	1 017	1 286	283	3 677	728	208

		1999	5 445	224	400	1 380	311	273	667	460	388	314	340	463	224
		2000		171	480	375	218								
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 729	275	286	412	327	400	400	433	413	492	448	530	312
		2000		351	410	483	438								

Table 4 - Actual value of building plans passed at constant 1995 prices

Total	R million	1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 479	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 351	809
		2000		796	1 256	1 231	977								
Residential buildings	R million	1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 465	324	405	515	400	407	450	506	485	475	528	578	391
		2000		392	569	574	479								
Non-residential buildings	R million	1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 294	180	319	1 097	246	215	525	360	305	245	266	361	174
		2000		132	370	287	165								
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 720	221	228	328	258	316	315	340	324	385	350	412	243
		2000		271	316	370	332								

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	9 968	684	837	884	730	733	814	974	877	893	830	1 055	657
		2000		671	749	828	710								
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 807	304	387	417	356	367	411	455	434	480	406	452	338
		2000		298	341	388	305								
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 728	195	213	244	180	195	257	258	201	197	203	407	179
		2000		194	203	185	224								
Additions and alterations	R million	1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 432	186	237	223	193	171	146	261	242	216	221	197	139
		2000		179	205	254	181								

Table 6 - Actual value of buildings completed at constant 1995 prices

Total	R million	1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 272	584	709	746	613	614	680	809	719	730	675	861	531
		2000		541	598	659	564								
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	3 902	254	321	344	293	300	335	370	349	386	324	359	268
		2000		235	269	305	239								
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 343	170	186	212	156	169	222	222	172	168	172	343	151
		2000		162	167	151	182								
Additions and alterations	R million	1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 027	160	203	190	164	145	122	217	199	176	179	159	113
		2000		144	163	202	143								

Table 7 - Seasonally adjusted value of building plans passed at current and at constant 1995 prices

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 547	1 387	1 524	1 586	1 527	1 486	1 596	1 529	1 537	1 601	1 305	1 600
		1999	1 231	1 201	2 258	1 243	1 251	1 473	1 425	1 372	1 338	1 258	1 542	1 375
		2000	1 415	1 649	1 477	1 416								
At constant 1995 prices	R million	1998	1 327	1 196	1 299	1 345	1 289	1 248	1 327	1 259	1 253	1 299	1 053	1 287
		1999	987	966	1 793	983	988	1 157	1 118	1 078	1 047	982	1 198	1 063
		2000	1 090	1 286	1 129	1 074								
Residential buildings	R million	1998	671	647	765	720	662	673	695	655	684	682	576	622
		1999	550	509	608	535	521	549	565	584	587	565	686	700
		2000	700	747	696	671								
At constant 1995 prices	R million	1998	575	553	657	607	558	566	578	539	559	554	465	501
		1999	441	406	487	421	411	432	444	459	460	442	533	542
		2000	539	576	537	507								

Table 8 - Seasonally adjusted value of buildings completed at current and at constant 1995 prices

Total	R million	1998	971	957	1 007	936	837	1 116	976	860	1 210	1 082	809	866
At current prices		1999	821	888	855	800	770	809	879	877	878	739	881	749
		2000	804	797	797	787								
At constant 1995 prices	R million	1998	883	865	901	830	744	989	857	759	1 063	943	698	744
		1999	700	755	722	668	646	675	729	724	719	601	719	604
		2000	647	638	634	622								
Residential buildings	R million	1998	496	448	691	507	436	589	535	418	509	467	420	460
At current prices		1999	394	434	413	400	363	403	408	428	436	378	371	380
		2000	386	386	385	346								
At constant 1995 prices	R million	1998	441	396	613	442	382	508	462	360	437	398	357	391
		1999	330	361	341	328	298	325	331	345	350	302	295	301
		2000	305	305	303	270								

Table 9 - Total building plans passed according to type of building

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
1998	80 729	6 018 907	5 988 484	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493
1999*	66 000	5 198 045	5 602 357	1 895	156 675	187 492	6 707	731 981	966 062	6 945 436
1999-Jan.-Apr.	21 847	1 608 583	1 651 589	791	69 045	79 308	1 900	202 065	263 369	2 065 364
2000-Jan.-Apr.	18 688	1 724 986	2 053 712	974	83 473	134 771	2 182	256 919	356 584	2 628 685
1999-Apr.	4 398	357 944	393 931	129	15 251	14 331	639	67 672	92 712	505 980
2000-Mar.*	5 508	505 311	589 370	150	9 986	14 026	761	99 901	136 412	750 270
-Apr.	5 272	435 097	527 649	184	18 334	27 550	454	55 574	76 912	632 897

Table 9 - Total building plans passed according to type of building (concluded)

Year and month	B. Non-Residential buildings								C. Additions and alterations						Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/					
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	R1 000			
1998	911 463	1 362 559	1 046 152	1 777 007	1 437 522	1 684 199	5 562 553	2 636 605	2 773 436	3 788 977	4 560 662	18 197 708			

1999*	1 098 673	1 692 532	758 907	1 686 372	870 550	1 070 731	5 444 848	2 775 140	3 084 300	3 782 500	4 728 764	17 119 050
1999-Jan.-Apr.	291 595	429 786	453 731	1 226 474	362 258	458 843	2 315 398	777 116	839 315	1 068 859	1 300 355	5 681 118
2000-Jan.-Apr.	281 650	434 093	169 878	212 612	322 964	410 382	1 244 592	945 506	1 114 469	1 301 395	1 683 138	5 556 415
1999-Apr.	73 201	114 789	44 082	51 038	83 609	122 938	311 387	197 791	220 264	262 669	326 564	1 143 933
2000-Mar.*	95 609	144 757	52 024	57 247	106 972	110 222	374 673	291 337	341 496	372 042	483 260	1 608 203
-Apr.	55 876	83 811	25 916	32 930	53 973	63 867	218 332	214 321	255 100	343 839	438 252	1 289 481

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 10 - Building plans passed according to type of building and selected urban area

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998	16 727	766 656	2 329	246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242
1999	6 781	725 335	1 513	212 650	950 585	233 581	113 330	191 765	590 004	578 598	954 134	2 494 723
1999-Apr.	258	39 297	217	25 254	64 552	13 081	13 182	8 701	37 779	42 500	62 952	165 283
2000-Mar.*	780	95 897	171	19 536	115 733	25 340	20 882	23 386	76 520	60 276	85 249	277 502
-Apr.	425	67 058	37	6 736	74 358	19 944	10 372	21 880	56 497	49 764	74 091	204 946
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999*	2 808	233 661	331	47 333	284 694	65 824	31 771	85 859	256 563	240 862	499 006	1 040 263
1999-Apr.	190	17 397	84	11 931	31 328	180	0	928	2 158	15 611	24 935	58 422
2000-Mar.	194	24 248	16	3 950	28 198	5 000	720	15 670	26 238	34 796	70 022	124 458
-Apr.	133	16 124	3	597	16 721	0	313	2 500	3 263	19 749	41 890	61 874
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 053 903	651 227	449 829	789 965	2 120 244	792 907	1 417 458	5 591 606
1999*	21 502	1 498 756	1 798	264 400	1 826 955	908 917	126 105	477 761	2 055 441	811 946	1 177 865	5 060 261
1999-Apr.	1 577	110 261	149	25 649	135 911	53 265	3 680	93 447	152 519	58 269	99 027	387 458
2000-Mar.*	1 532	156 147	270	42 852	199 999	82 629	5 328	32 616	136 366	76 868	113 111	449 476
-Apr.	1 920	171 521	277	44 248	215 769	52 593	17 083	17 478	93 140	77 834	102 742	411 651
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747

1999-Apr.	205	42 861	120	13 786	56 647	13 291	13 209	2 868	29 413	15 360	24 950	111 011
2000-Mar.*	273	67 362	198	36 924	104 286	5 599	891	9 645	18 890	42 793	49 955	173 131
-Apr.	277	68 099	131	17 610	85 709	7 901	990	4 384	15 374	16 842	20 958	122 041

Bloemfontein

1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	16 572	84 737	23 120	3 743	6 289	41 713	43 548	70 039	196 490
1999-Apr.	118	5 821	18	4 434	10 255	4 965	0	0	6 174	2 938	5 941	22 370
2000-Mar.*	201	9 903	0	0	11 403	1 145	735	0	1 880	6 621	8 282	21 565
-Apr.	169	8 137	60	9 695	17 832	0	0	2 131	2 131	2 771	4 037	24 000

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999*	65 165	3 839 809	3 485 108	1 866	162 676	198 666	6 090	674 435	873 120	4 807 009	
1999-Jan.-Apr.	17 834	1 196 917	1 117 310	598	46 701	64 591	1 859	187 086	230 139	1 463 866	
2000-Jan.-Apr.	13 330	944 229	998 383	638	59 284	79 660	1 513	158 243	212 138	1 332 377	
1999-Apr.	3 745	246 953	238 994	76	4 094	5 584	870	74 045	86 166	356 166	
2000-Mar.*	3 698	266 066	283 513	255	31 718	44 465	323	39 668	58 262	388 431	
-Apr.	3 747	228 183	235 536	86	7 494	10 419	373	41 940	52 072	304 950	

Table 11 - Total buildings completed according to type of building (concluded)

Year and month	B. Non-Residential buildings								C. Additions and alterations								Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/							
	2		2		2			2		2							
	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	R1 000					
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 207 919	1 264 415	1 906 313	2 204 883	11 641 571					
1999*	442 621	695 179	400 490	597 731	828 730	986 098	2 728 334	1 397 217	1 467 942	2 065 693	2 432 229	9 967 573					
1999-Jan.-Apr.	196 960	289 686	114 608	137 044	225 446	246 326	831 272	471 107	485 499	712 609	839 505	3 134 644					

2000-Jan.-Apr.	195 699	349 467	83 382	113 305	284 862	291 835	807 035	430 035	474 017	599 383	819 115	2 958 527
1999-Apr.	43 336	82 090	19 694	23 581	38 551	33 476	180 075	102 857	106 521	153 462	193 293	729 536
2000-Mar.*	71 286	121 285	6 660	7 295	62 913	51 022	185 448	119 707	127 685	155 160	254 211	828 090
-Apr.	21 098	46 875	49 527	68 899	77 588	93 620	223 898	92 654	105 318	141 420	181 352	710 200

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 12 - Buildings completed according to type of building and selected urban area

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.		No. of units									
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town												
1998	3 107	433 987	1 856	231 844	801 105	212 541	12 240	139 679	389 962	207 880	375 787	1 566 855
1999*	16 217	506 492	1 658	217 347	788 857	173 856	30 131	181 681	401 140	267 926	474 208	1 664 205
1999-Apr.	143	21 992	48	5 914	48 329	9 956	2 135	20 071	33 315	20 211	45 337	126 982
2000-Mar.*	824	48 400	75	8 767	57 307	49 846	346	9 891	60 523	30 857	46 163	163 993
-Apr.	337	31 414	105	11 441	42 855	28 411	13 043	9 349	52 919	35 051	44 221	139 995
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999*	2 062	221 655	607	69 414	298 685	15 046	30 328	164 401	225 575	251 893	469 793	994 054
1999-Apr.	149	18 014	36	4 420	22 434	1 500	100	1 722	5 739	21 990	39 313	67 486
2000-Mar.	126	15 601	61	23 380	38 981	69	50	6 862	6 981	28 934	46 957	92 919
-Apr.	109	12 850	16	1 997	14 847	0	1 500	35 903	38 803	16 784	54 550	108 200
Witwatersrand												
1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999*	20 028	916 677	2 230	295 216	1 275 187	193 925	89 611	342 280	741 884	358 176	585 084	2 602 156
1999-Apr.	1 867	76 678	645	55 668	132 346	2 693	4 980	2 607	23 948	30 171	40 731	197 026
2000-Mar.	1 230	80 584	106	18 520	99 104	55 745	2 500	7 705	66 100	20 890	95 666	260 870
-Apr.	1 004	62 976	177	28 708	94 598	3 229	4 075	34 119	42 399	17 499	32 907	169 904
Pretoria												
1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	18 578	25 670	780 217
1999	1 749	366 001	1 162	212 643	632 651	46 871	133 096	34 065	227 715	22 447	38 739	899 106
1999-Apr.	115	23 768	39	6 420	30 188	0	0	3 307	3 307	2 406	3 406	36 902
2000-Mar.*	149	27 034	215	28 660	55 694	1 729	0	0	2 529	3 440	3 572	61 795

-Apr.	85	18 677	7	1 817	21 394	0	0	3 823	3 823	1 874	2 224	27 441
Bloemfontein												
1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Apr.	26	3 158	38	3 905	7 063	13 780	0	500	14 480	2 980	25 623	47 166
2000-Mar.	113	2 610	18	4 434	7 044	2 500	0	3 614	6 114	2 204	6 316	19 474
-Apr.	45	7 045	14	1 116	8 161	145	670	0	815	976	1 056	10 032

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 13 - Dwelling-house plans passed and dwelling-houses completed according to size

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999*	66 000	5 198 045	5 602 357	65 165	3 839 809	3 485 108
1999-Jan.-Apr.	21 847	1 608 583	1 651 589	17 834	1 196 917	1 117 310
2000-Jan.-Apr.	18 688	1 724 986	2 053 712	13 330	944 229	998 383
1999-Apr.	4 398	357 944	393 931	3 745	246 953	238 994
2000-Mar.*	5 508	505 311	589 370	3 698	266 066	283 513
-Apr.	5 272	435 097	527 649	3 747	228 183	235 536
Dwelling-houses equal to or larger than 81 m2						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999*	16 823	3 359 901	4 193 049	10 292	2 056 128	2 403 286
1999-Jan.-Apr.	5 302	1 001 572	1 220 399	3 489	677 763	777 655
2000-Jan.-Apr.	6 230	1 243 811	1 648 498	2 780	570 354	719 302
1999-Apr.	1 191	232 728	293 198	730	139 687	161 681
2000-Mar.*	1 775	357 443	481 861	807	158 897	203 806
-Apr.	1 576	305 585	412 735	610	122 273	154 047
Dwelling-houses smaller than 81 m2						
1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999*	49 177	1 838 144	1 409 308	54 873	1 783 681	1 081 822
1999-Jan.-Apr.	16 545	607 011	431 190	14 345	519 154	339 654
2000-Jan.-Apr.	12 458	481 175	405 214	10 550	373 875	279 081
1999-Apr.	3 207	125 216	100 732	3 015	107 266	77 312
2000-Mar.*	3 733	147 868	107 509	2 891	107 169	79 707
-Apr.	3 696	129 512	114 914	3 137	105 910	81 489

1/ Including subsidised dwelling-houses

Additional information

Explanatory Notes

Introduction 1 Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.

2 In order to improve timeliness of the publication, some information for the current month may have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.

3 The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.

Scope of the survey 4 This survey covers local government institutions conducting activities for the private sector regarding -

- approval of building plans; and
- final inspection of completed buildings.

Classification 5 The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.

6 The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.

Statistical unit 7 The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.

Survey methodology 8 The sample for the monthly Building Statistics Survey consists of the largest

and design local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.

9 The survey is collected by mail each month from a sample of approximately 160 local government institutions.

Constant prices 10 The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.

11 The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.

12 The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 10). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.

Seasonal adjustment 13 Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

14 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.

Trend cycle 15 The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.

Related publications 16 Users may also wish to refer to the following publications:

- P5041.3 - Building plans passed and buildings completed issued annually.
- P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually.
- Bulletin of Statistics issued quarterly.
- South African Statistics issued annually.

Unpublished statistics 17 In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.

Rounding-off of figures 18 The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.

Symbols and abbreviations 19 - nil

* revised

m² construction area in square metres

Stats SA Statistics South Africa

SIC Standard Industrial Classification of all Economic Activities

ISIC International Standard Industrial Classification of all Economic

Activities

JBCC Joint Building Contracts Committee

CD Compact Disc

US United States

Pre-release policy 19 Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry, the Department of Finance and the South African Reserve Bank will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.

Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za

Technical notes

Response rates The response rate for April 2000 is 96,9%.

Areas covered in the sample survey

Areas according to province

Western Cape Blaauwberg (includes Milnerton), Brackenfell, Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembaletu and Herolds Bay), Gordon's Bay, Hangklip-Kleinmond (includes Kleinmond, Betty's Bay and Rooi-Els), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Kuils River, Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, Somerset West, South Peninsula, Stellenbosch, Strand, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.

Eastern Cape Aliwal-Maletswai (includes Dukathole), Butterworth, Despatch, East London (includes Beacon Bay, Gomo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and

Western District Council.

Northern Cape Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).

Free State Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).

KwaZulu-Natal Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).

North West Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.

Gauteng Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton,

Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).

Mpumalanga Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.

Northern Province Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Areas according to selected urban areas

Cape Town Blaauwberg (includes Milnerton), Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, Ikapa, Oostenberg (Kraaifontein, Melton Rose - Blue Downs), Simon's Town and South Peninsula.

Durban Durban, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini) and Verulam.

Witwatersrand Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Carletonville (includes Khutsong), Duduza, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Midrand (includes Rabie Ridge and Ivory Park), Nigel, Randfontein (includes Mohlakeng), Soweto, Springs (includes KwaThema) and Westonaria (includes Bekkersdal).

Pretoria Akasia (includes Elandsdoorn, Klipfontein and Soshanguve), Centurion, Eastern Services Council - Pretoria area and Pretoria (includes Atteridgeville and Mamelodi).

Bloemfontein Bloemfontein (includes Bainsvlei, Bloemspuit and Mangaung).

Glossary

Additions and alterations Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.

Blocks of flats Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.

Dwelling-house A dwelling-house refers to a free-standing, complete structure on a separate stand or a self contained dwelling-unit, granny flat, on the same premises as an existing residence.

Local government A local government institution is a generic term referring to any number of institu-

institutions tions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, city councils, metropolitan councils, district councils, transitional local councils and development and services boards.

Non-residential buildings Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.

Other residential buildings Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.

Percentage change A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.

Reference period Reference period is one calendar month.

Residential buildings Residential buildings comprise dwelling-houses, flats, townhouses and other residen-

tial buildings. Out-buildings and garages are included.

Townhouses Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

For more information

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