

Selected building statistics of the private sector derived from data reported by local government institutions

April 2004

**Embargoed until:
15 June 2004
13:00**

Key figures regarding building plans passed as at the end of April 2004

Actual estimates at constant 2000 prices

	April 2004 R million	January 2004 to April 2004 R million	Percentage change between April 2003 and April 2004	Percentage change between February 2003 to April 2003 and February 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings					
Dwelling-houses	760,1	3 351,8	+ 11,5	+ 30,4	+ 25,2
Flats and townhouses	334,6	1 438,4	+ 33,5	+ 29,2	+ 46,7
Other residential buildings	15,3	98,5	- 17,5	- 2,5	+ 7,3
Total	1 110,0	4 888,7	+ 16,7	+ 29,2	+ 30,4
Non-residential buildings	267,9	1 239,4	+ 21,6	+ 68,6	+ 10,3
Additions and alterations	502,2	2 187,2	+ 7,7	+ 31,9	+ 23,9
Total	1 880,1	8 315,3	+ 14,8	+ 34,6	+ 25,2

Seasonally adjusted estimates at constant 2000 prices

	April 2004 R million	Percentage change between March 2004 and April 2004	Percentage change between November 2003 to January 2004 and February 2004 to April 2004
Residential buildings	1 280,3	- 9,3	+ 0,5
Non-residential buildings	318,2	- 16,9	- 4,4
Additions and alterations	569,7	- 13,7	+ 15,8
Total	2 168,2	- 11,7	+ 3,5

Key findings regarding seasonally adjusted real value of building plans passed as at the end of April 2004

The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the three months ended April 2004 increased by 3,5% compared with the previous three months. However, the seasonally adjusted real value of building plans passed decreased by 11,7% between March 2004 and April 2004.

The increase of 3,5% between the three months ended April 2004 and the previous three months was due to increases in the seasonally adjusted real value of additions and alterations (+15,8%) and residential buildings (+0,5%). However, the value of non-residential buildings decreased by 4,4% during the above-mentioned period.

The decrease of 11,7% between March 2004 and April 2004 was due to decreases in the seasonally adjusted real value of non-residential buildings (-16,9%), additions and alterations (-13,7%) and residential buildings (-9,3%).

Key findings regarding building plans passed for the first four months of 2004

Total real value of building plans passed increases

The total real value of building plans passed (at constant 2000 prices) during the first four months of 2004 increased by 25,2% (+R1 675,9 million) to R8 315,3 million compared with the first four months of 2003. Large increases in the value of building plans passed were reported for dwelling-houses (+R674,4 million), flats and townhouses (+R458,0 million) and additions and alterations (+R421,2 million). The largest increases for dwelling-houses were reported by Western Cape (+R255,8 million) and Gauteng (+R229,6 million). The largest increases for flats and townhouses were also reported by Western Cape (+R237,7 million) and Gauteng (+R185,2 million).

Eight of the nine provinces reported increases in the total real value of building plans passed

The largest provincial contributors to the increase of 25,2% (+R1 675,9 million) in the total real value of building plans passed were Western Cape (+13,5 percentage points or R899,6 million) and Gauteng (+10,4 percentage points or R687,3 million) (see table A). Large increases for dwelling-houses in Western Cape were reported by Mossel Bay Municipality (+R61,1 million), Knysna Municipality (+R47,4 million) and City of Cape Town (+R39,5 million). In Gauteng, the largest increase for dwelling-houses was reported by City of Johannesburg (+R101,2 million), followed by Mogale City Municipality (+R52,7 million) and Ekurhuleni Metropolitan Municipality – Kempton Park (+R40,7 million). Large increases for flats and townhouses in Western Cape were reported by City of Cape Town (+R84,7 million) and Knysna Municipality (+R54,2 million), whereas the largest increases in Gauteng were reported by City of Johannesburg (+R85,3 million), City of Tshwane (+R36,7 million) and Mogale City Municipality (+R34,4 million).

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

Province	Percentage contribution to the total real value of plans passed during January 2003 to April 2003	Percentage change between January 2003 to April 2003 and January 2004 to April 2004	Contribution (percentage points) 1/ to the percentage change in the real value of plans passed between January 2003 to April 2003 and January 2004 to April 2004	Difference in total real value of plans passed between January 2003 to April 2003 and January 2004 to April 2004 R million
Western Cape	26,5	+ 51,0	+ 13,5	+ 899,6
Gauteng	39,4	+ 26,3	+ 10,4	+ 687,3
Eastern Cape	4,5	+ 60,4	+ 2,7	+ 182,6
North West	2,7	+ 53,0	+ 1,4	+ 96,1
Limpopo	1,7	+ 39,7	+ 0,7	+ 43,8
Northern Cape	0,5	+ 110,0	+ 0,6	+ 33,4
Mpumalanga	3,5	+ 12,0	+ 0,4	+ 27,7
Free State	2,7	+ 4,4	+ 0,1	+ 7,9
KwaZulu-Natal	18,5	- 24,6	- 4,6	- 302,5
Total	100,0	+ 25,2	+ 25,2	+1 675,9

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2003 to April 2003 and January 2004 to April 2004 (see column 3) with the percentage contribution of the corresponding province to the total real value of plans passed during January 2003 to April 2003 (see column 2) divided by 100.

Key figures regarding buildings completed as at the end of April 2004

Actual estimates at constant 2000 prices

	April 2004	January 2004 to April 2004	Percentage change between April 2003 and April 2004	Percentage change between February 2003 to April 2003 and February 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
	R million	R million			
Residential buildings					
Dwelling-houses	490,8	1 833,0	+ 15,8	+ 15,8	+ 14,3
Flats and townhouses	177,7	585,1	+ 67,5	+ 20,5	+ 0,6
Other residential buildings	2,0	36,4	- 94,0	- 52,8	- 57,1
Total	670,5	2 454,5	+ 18,9	+ 13,8	+ 8,1
Non-residential buildings	130,6	663,7	- 73,6	- 46,9	- 38,5
Additions and alterations	169,0	835,0	- 21,1	- 7,4	- 6,4
Total	970,1	3 953,2	- 23,8	- 7,4	- 6,8

Seasonally adjusted estimates at constant 2000 prices

	April 2004	Percentage change between March 2004 and April 2004	Percentage change between November 2003 to January 2004 and February 2004 to April 2004
	R million		
Residential buildings	712,9	+ 5,0	+ 7,4
Non-residential buildings	139,7	- 24,7	- 1,8
Additions and alterations	195,0	- 6,9	- 11,5
Total	1 047,6	- 2,5	+ 1,6

Key findings regarding seasonally adjusted real value of buildings completed as at the end of April 2004

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended April 2004 increased by 1,6% compared with the previous three months. However, the seasonally adjusted real value of buildings completed decreased by 2,5% between March 2004 and April 2004.

The increase of 1,6% between the three months ended April 2004 and the previous three months was due to an increase in the seasonally adjusted real value of residential buildings (+7,4%). However, this increase was partially counteracted by decreases reported for additions and alterations (-11,5%) and non-residential buildings (-1,8%).

The decrease of 2,5% between March 2004 and April 2004 was due to decreases in the seasonally adjusted real value of non-residential buildings (-24,7%) and additions and alterations (-6,9%). However, these decreases were partially counteracted by an increase reported for residential buildings (+5,0%).

Key findings regarding buildings completed for the first four months of 2004

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 2000 prices) during the first four months of 2004 decreased by 6,8% (-R286,4 million) to R3 953,2 million compared with the first four months of 2003. The largest decrease was reported for non-residential buildings (-R414,7 million), mainly due to large decreases reported by Gauteng (-R275,5 million) and Western Cape (-R106,1 million). However, these decreases were partially counteracted by an increase reported for dwelling-houses (+R229,9 million), mainly due to increases reported by Gauteng (+R117,7 million), Eastern Cape (+R44,0 million) and KwaZulu-Natal (+R27,9 million). In Gauteng, the largest increase for dwelling-houses completed was reported by the City of Johannesburg (+R58,2 million), followed by Mogale City Municipality (+R31,0 million) and City of Tshwane (+R27,3 million).

Four of the nine provinces reported decreases in the total real value of buildings completed

The largest provincial contributors to the decrease of 6,8% (-R286,4 million) in the total real value of buildings completed were Western Cape (-4,2 percentage points or R179,4 million) and Gauteng (-4,0 percentage points or R168,2 million) (see table B). The largest decrease in Western Cape was reported for non-residential buildings (-R106,1 million), mainly due to decreases reported by City of Cape Town (-R116,7 million). In Gauteng, the largest decrease was also reported for non-residential buildings, mainly due to decreases reported by City of Johannesburg (-R324,3 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 2003 to April 2003	Percentage change between January 2003 to April 2003 and January 2004 to April 2004	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2003 to April 2003 and January 2004 to April 2004	Difference in total real value of buildings completed between January 2003 to April 2003 and January 2004 to April 2004 R million
Western Cape	27,0	- 15,7	- 4,2	- 179,4
Gauteng	46,6	- 8,5	- 4,0	- 168,2
Mpumalanga	3,1	- 47,0	- 1,5	- 62,5
Eastern Cape	4,5	- 4,6	- 0,2	- 8,7
Northern Cape	0,6	+ 13,5	+ 0,1	+ 3,2
North West	4,0	+ 4,6	+ 0,2	+ 7,8
Free State	2,8	+ 13,6	+ 0,4	+ 16,0
Limpopo	0,6	+ 83,8	+ 0,5	+ 22,9
KwaZulu-Natal	10,8	+ 18,0	+ 1,9	+ 82,5
Total	100,0	- 6,8	- 6,8	- 286,4

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2003 to April 2003 and January 2004 to April 2004 (see column 3) with the percentage contribution of the corresponding province to the total real value of buildings completed during January 2003 to April 2003 (see column 2) divided by 100.

Figure 1 shows the seasonally adjusted and trend series for building plans passed (at constant 2000 prices) between January 2000 and April 2004. The trend series has been rising since July 2001. The seasonally adjusted value for building plans passed for April 2004 is slightly lower than the peak reached at December 2003.

Figure 1 – Total real value of building plans passed

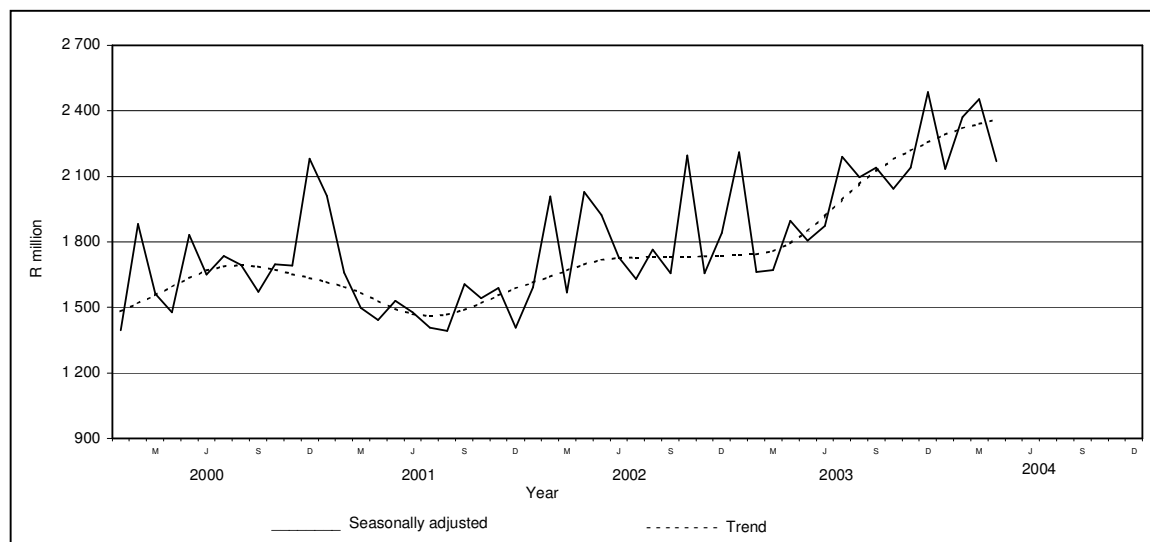
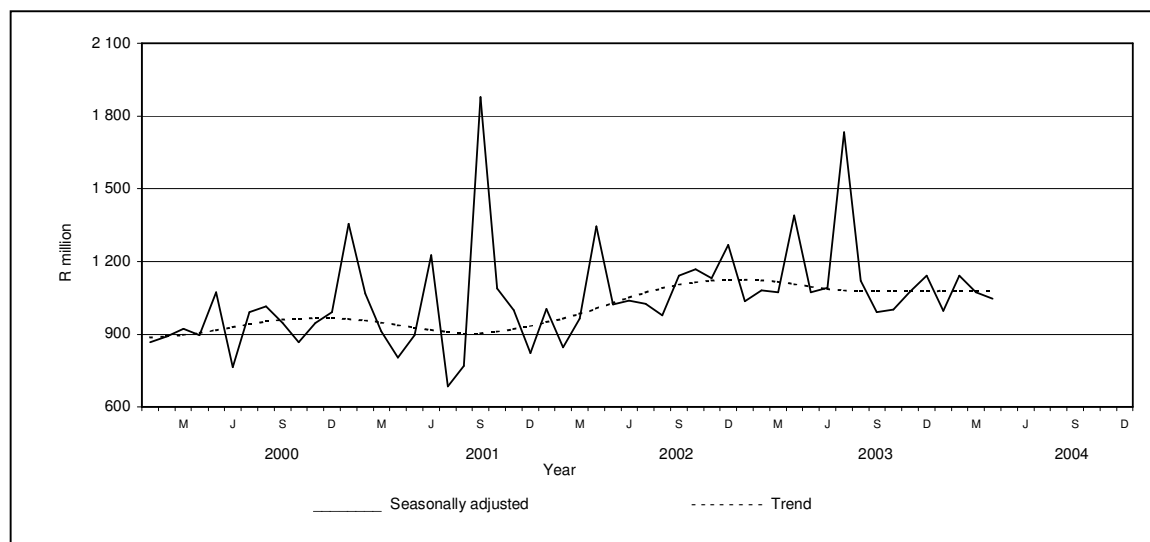


Figure 2 shows the seasonally adjusted and trend series for buildings completed (at constant 2000 prices) between January 2000 and April 2004. After peaking in December 2002, the trend series of buildings completed is levelling off.

Figure 2 – Total real value of buildings completed



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Notes**Forthcoming issue****Issue****Expected release date**

May 2004

14 July 2004

**Name and boundary changes
of local government
institutions**

Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 51) and table D (page 63) provide lists of old and new names.

Further information may also be found on the website of the South African Government, www.gov.za, see section GOVZA: Government System, and the website of the Municipal Demarcation Board, www.demarcation.org.za

Response rate

The response rate for April 2004 was 98,4%.

Table 1 - Actual values and percentage change of building plans passed at current prices according to type of building

Year and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	801 712	+ 10,5	172 295	- 65,2	418 217	+ 18,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 102,5	459 378	- 3,5	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 63,0	432 948	- 1,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 67,7	533 421	+ 40,5	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 49,3	936 496	+ 86,5	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 65,7	552 535	+ 23,3	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 30,2	674 478	+ 54,8	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 58,0	698 946	+ 44,0	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 6,0	617 044	+ 16,4	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 79,5	757 380	+ 40,1	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 2,9	715 756	+ 19,7	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 63,9	420 030	+ 17,0	1 754 206	+ 51,5
Total	14 228 583	+ 33,1	4 386 950	+ 26,2	7 216 629	+ 30,1	25 832 162	+ 31,1
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	- 61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	- 54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	- 19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	- 6,8	903 951	- 3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	- 22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.* ^{4/}	1 694 233	+ 45,5	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	- 11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
Total	17 828 018	+ 25,3	4 931 906	+ 12,4	8 268 611	+ 14,6	31 028 535	+ 20,1
2004 Jan.	1 322 714	+ 38,6	331 977	- 51,6	524 139	+ 0,0	2 178 830	+ 0,7
Feb.* ^{5/}	1 692 010	+ 39,1	392 385	+ 63,6	812 817	+ 53,0	2 897 212	+ 45,8
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr. ^{3/}	1 486 312	+ 21,1	358 654	+ 26,2	672 487	+ 11,8	2 517 453	+ 19,2

^{1/} The annual percentage change is the change in the actual values of building plans passed of the relevant year compared with the actual values of building plans passed of the previous year expressed as a percentage.

^{2/} The monthly percentage change is the change in the actual values of building plans passed of the relevant month compared with the actual values of building plans passed of the same month in the previous year expressed as a percentage.

^{3/} Preliminary figures.

^{4/} Revised figures received from Madibeng Local Municipality.

^{5/} Revised figures received from City of Cape Town - Parow Administration.

Table 2 - Seasonally adjusted values and percentage change of building plans passed at current prices according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	1 017 683	+ 17,7	246 455	+ 38,4	522 475	+ 3,5	1 786 614	+ 15,4
Feb.	1 035 174	+ 1,7	731 650	+ 196,9	520 867	- 0,3	2 287 690	+ 28,0
Mar.	917 221	- 11,4	463 380	- 36,7	420 362	- 19,3	1 800 963	- 21,3
Apr.	1 325 731	+ 44,5	418 800	- 9,6	608 182	+ 44,7	2 352 713	+ 30,6
May	1 097 487	- 17,2	362 137	- 13,5	792 426	+ 30,3	2 252 051	- 4,3
Jun.	1 073 725	- 2,2	432 839	+ 19,5	540 547	- 31,8	2 047 110	- 9,1
Jul.	1 131 907	+ 5,4	207 322	- 52,1	620 941	+ 14,9	1 960 170	- 4,2
Aug.	1 121 512	- 0,9	378 240	+ 82,4	647 136	+ 4,2	2 146 888	+ 9,5
Sep.	1 164 455	+ 3,8	279 188	- 26,2	589 987	- 8,8	2 033 631	- 5,3
Oct.	1 726 272	+ 48,2	335 403	+ 20,1	663 940	+ 12,5	2 725 615	+ 34,0
Nov.	1 153 215	- 33,2	288 143	- 14,1	635 101	- 4,3	2 076 459	- 23,8
Dec.	1 427 445	+ 23,8	287 589	- 0,2	589 516	- 7,2	2 304 550	+ 11,0
2003 Jan.	1 213 155	- 15,0	962 139	+ 234,6	647 980	+ 9,9	2 823 274	+ 22,5
Feb.	1 235 794	+ 1,9	287 512	- 70,1	596 856	- 7,9	2 120 163	- 24,9
Mar.	1 337 064	+ 8,2	210 942	- 26,6	594 308	- 0,4	2 142 314	+ 1,0
Apr.	1 414 395	+ 5,8	340 997	+ 61,7	685 015	+ 15,3	2 440 407	+ 13,9
May	1 232 084	- 12,9	334 745	- 1,8	751 197	+ 9,7	2 318 026	- 5,0
Jun.	1 424 023	+ 15,6	331 924	- 0,8	662 912	- 11,8	2 418 858	+ 4,3
Jul.	1 616 406	+ 13,5	397 792	+ 19,8	816 988	+ 23,2	2 831 186	+ 17,0
Aug.	1 643 014	+ 1,6	398 726	+ 0,2	668 351	- 18,2	2 710 091	- 4,3
Sep.	1 651 900	+ 0,5	452 161	+ 13,4	671 508	+ 0,5	2 775 570	+ 2,4
Oct.	1 506 511	- 8,8	467 350	+ 3,4	677 281	+ 0,9	2 651 142	- 4,5
Nov.	1 757 699	+ 16,7	373 474	- 20,1	652 675	- 3,6	2 783 848	+ 5,0
Dec.	1 758 645	+ 0,1	587 257	+ 57,2	863 807	+ 32,3	3 209 708	+ 15,3
2004 Jan.	1 679 254	- 4,5	461 716	- 21,4	647 668	- 25,0	2 788 638	- 13,1
Feb.	1 735 596	+ 3,4	474 310	+ 2,7	911 704	+ 40,8	3 121 609	+ 11,9
Mar.	1 869 293	+ 7,7	517 358	+ 9,1	875 238	- 4,0	3 261 889	+ 4,5
Apr.	1 707 114	- 8,7	424 744	- 17,9	761 629	- 13,0	2 893 486	- 11,3

^{1/} The percentage change is the change in the seasonally adjusted values of building plans passed of the relevant month compared with the seasonally adjusted values of building plans passed of the previous month expressed as a percentage.

Table 3 - Actual values and percentage change of building plans passed at constant 2000 prices according to type of building

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
Total	11 877 460	+ 18,8	3 696 514	+ 13,4	6 030 971	+ 16,3	21 604 945	+ 17,2
2003 Jan.	751 191	+ 4,8	539 996	+ 250,4	412 751	+ 10,3	1 703 938	+ 36,8
Feb.	951 581	+ 5,9	187 633	- 65,6	415 691	+ 3,2	1 554 905	- 15,8
Mar.	1 095 707	+ 30,0	176 015	- 59,3	471 264	+ 24,6	1 742 986	+ 5,4
Apr.	951 110	- 4,0	220 236	- 27,0	466 317	+ 1,7	1 637 663	- 6,5
May	1 028 970	+ 2,4	316 135	- 14,9	700 194	- 11,8	2 045 299	- 5,8
Jun.	1 122 410	+ 21,0	298 954	- 28,8	520 094	+ 11,6	1 941 458	+ 7,1
Jul.* ^{4/}	1 381 296	+ 33,1	377 967	+ 78,1	683 520	+ 22,2	2 442 783	+ 35,0
Aug.*	1 307 279	+ 36,9	318 632	- 0,6	559 863	- 2,3	2 185 774	+ 18,3
Sep.*	1 347 781	+ 35,1	366 152	+ 55,9	538 383	+ 7,0	2 252 316	+ 29,8
Oct.*	1 382 270	- 15,7	355 658	+ 31,3	599 661	- 1,9	2 337 589	- 7,3
Nov.*	1 438 970	+ 46,1	303 936	+ 22,3	565 255	- 1,6	2 308 161	+ 27,7
Dec.*	1 058 956	+ 20,0	365 263	+ 98,5	476 635	+ 42,0	1 900 854	+ 35,6
Total	13 817 521	+ 16,3	3 826 577	+ 3,5	6 409 628	+ 6,3	24 053 726	+ 11,3
2004 Jan.*	1 015 909	+ 35,2	254 975	- 52,8	402 565	- 2,5	1 673 449	- 1,8
Feb.*	1 282 798	+ 34,8	297 487	+ 58,5	616 237	+ 48,2	2 196 522	+ 41,3
Mar.	1 480 014	+ 35,1	419 068	+ 138,1	666 205	+ 41,4	2 565 287	+ 47,2
Apr. ^{3/}	1 110 016	+ 16,7	267 852	+ 21,6	502 231	+ 7,7	1 880 099	+ 14,8

^{1/} The annual percentage change is the change in the actual values of building plans passed of the relevant year compared with the actual values of building plans passed of the previous year expressed as a percentage.

^{2/} The monthly percentage change is the change in the actual values of building plans passed of the relevant month compared with the actual values of building plans passed of the same month in the previous year expressed as a percentage.

^{3/} Preliminary figures.

^{4/} Values at constant prices have changed due to revision of indices published in statistical release P0151: *JBCC Contract Price Adjustment Provision Work Group Indices* and changes indicated on table 1.

Table 4 - Seasonally adjusted values and percentage change of building plans passed at constant 2000 prices according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	908 782	+ 15,9	217 817	+ 29,9	466 111	+ 7,8	1 592 709	+ 13,1
Feb.	909 870	+ 0,1	639 690	+ 193,7	456 809	- 2,0	2 006 369	+ 26,0
Mar.	801 558	- 11,9	399 302	- 37,6	367 019	- 19,7	1 567 880	- 21,9
Apr.	1 142 650	+ 42,6	360 832	- 9,6	523 671	+ 42,7	2 027 153	+ 29,3
May	933 914	- 18,3	308 433	- 14,5	679 857	+ 29,8	1 922 204	- 5,2
Jun.	905 472	- 3,0	365 334	+ 18,4	457 250	- 32,7	1 728 055	- 10,1
Jul.	940 752	+ 3,9	172 090	- 52,9	515 272	+ 12,7	1 628 114	- 5,8
Aug.	921 360	- 2,1	310 920	+ 80,7	531 329	+ 3,1	1 763 610	+ 8,3
Sep.	948 835	+ 3,0	227 190	- 26,9	480 182	- 9,6	1 656 206	- 6,1
Oct.	1 390 256	+ 46,5	270 148	+ 18,9	533 827	+ 11,2	2 194 230	+ 32,5
Nov.	921 224	- 33,7	229 296	- 15,1	506 210	- 5,2	1 656 729	- 24,5
Dec.	1 133 401	+ 23,0	238 528	+ 4,0	466 990	- 7,7	1 838 919	+ 11,0
2003 Jan.	953 513	- 15,9	747 480	+ 213,4	509 164	+ 9,0	2 210 157	+ 20,2
Feb.	969 561	+ 1,7	224 358	- 70,0	467 284	- 8,2	1 661 202	- 24,8
Mar.	1 044 174	+ 7,7	161 917	- 27,8	463 886	- 0,7	1 669 977	+ 0,5
Apr.	1 100 502	+ 5,4	265 026	+ 63,7	531 820	+ 14,6	1 897 348	+ 13,6
May	956 925	- 13,0	260 468	- 1,7	589 273	+ 10,8	1 806 666	- 4,8
Jun.	1 100 764	+ 15,0	256 793	- 1,4	514 053	- 12,8	1 871 609	+ 3,6
Jul.	1 251 174	+ 13,7	307 504	+ 19,7	631 148	+ 22,8	2 189 826	+ 17,0
Aug.	1 270 709	+ 1,6	308 601	+ 0,4	516 498	- 18,2	2 095 807	- 4,3
Sep.	1 274 095	+ 0,3	348 217	+ 12,8	517 192	+ 0,1	2 139 504	+ 2,1
Oct.	1 161 300	- 8,9	360 205	+ 3,4	521 068	+ 0,7	2 042 573	- 4,5
Nov.	1 353 183	+ 16,5	286 633	- 20,4	501 144	- 3,8	2 140 959	+ 4,8
Dec.	1 351 039	- 0,2	472 530	+ 64,9	661 864	+ 32,1	2 485 433	+ 16,1
2004 Jan.	1 287 989	- 4,7	349 523	- 26,0	496 694	- 25,0	2 134 206	- 14,1
Feb.	1 319 770	+ 2,5	358 971	+ 2,7	692 224	+ 39,4	2 370 965	+ 11,1
Mar.	1 411 235	+ 6,9	383 055	+ 6,7	660 455	- 4,6	2 454 745	+ 3,5
Apr.	1 280 288	- 9,3	318 166	- 16,9	569 748	- 13,7	2 168 202	- 11,7

^{1/} The percentage change is the change in the seasonally adjusted values of building plans passed of the relevant month compared with the seasonally adjusted values of building plans passed of the previous month expressed as a percentage.

Table 5 - Actual values and percentage change of buildings completed at current prices according to type of building

Year and month ^{1/} ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	583 954	- 9,8	136 570	- 47,4	176 643	- 12,7	897 167	- 19,1
Feb.	473 568	+ 9,9	137 817	- 51,8	202 239	- 17,9	813 624	- 15,5
Mar.	708 471	+ 44,3	171 227	+ 3,1	176 053	- 38,7	1 055 751	+ 11,8
Apr.	653 414	+ 77,8	245 773	+ 44,4	390 160	+ 110,0	1 289 347	+ 78,2
May	690 242	+ 53,3	300 836	- 5,5	305 996	+ 3,3	1 297 074	+ 21,8
Jun.	585 723	+ 8,4	207 030	- 38,9	251 004	- 14,5	1 043 757	- 11,0
Jul.	681 657	+ 71,7	273 139	+ 124,6	242 028	+ 3,7	1 196 824	+ 59,1
Aug.	740 221	+ 71,1	96 328	- 18,0	226 414	+ 4,9	1 062 963	+ 38,8
Sep.	820 510	+ 78,7	228 610	- 83,9	248 379	+ 47,0	1 297 499	- 36,6
Oct.	938 075	+ 41,8	178 099	- 36,8	293 977	+ 25,5	1 410 151	+ 19,7
Nov.	847 433	+ 38,8	294 710	+ 39,6	237 143	- 17,2	1 379 286	+ 24,5
Dec.	702 892	+ 52,2	366 760	+ 111,3	221 292	+ 76,9	1 290 944	+ 69,1
Total	8 426 160	+ 41,6	2 636 899	- 31,7	2 971 328	+ 7,1	14 034 387	+ 11,5
2003 Jan.	623 401	+ 6,8	154 538	+ 13,2	237 996	+ 34,7	1 015 935	+ 13,2
Feb.	696 496	+ 47,1	158 143	+ 14,7	288 062	+ 42,4	1 142 701	+ 40,4
Mar.	713 231	+ 0,7	316 020	+ 84,6	242 725	+ 37,9	1 271 976	+ 20,5
Apr.	688 059	+ 5,3	534 865	+ 117,6	248 988	- 36,2	1 471 912	+ 14,2
May	688 470	- 0,3	605 218	+ 101,2	310 203	+ 1,4	1 603 891	+ 23,7
Jun.	763 026	+ 30,3	170 636	- 17,6	303 112	+ 20,8	1 236 774	+ 18,5
Jul.* ^{4/}	1 621 012	+ 137,8	191 080	- 30,0	335 931	+ 38,8	2 148 023	+ 79,5
Aug.* ^{5/}	883 426	+ 19,3	151 866	+ 57,7	294 759	+ 30,2	1 330 051	+ 25,1
Sep.	802 515	- 2,2	179 081	- 21,7	271 100	+ 9,1	1 252 696	- 3,5
Oct.	866 838	- 7,6	189 368	+ 6,3	299 330	+ 1,8	1 355 536	- 3,9
Nov.	978 031	+ 15,4	222 723	- 24,4	287 138	+ 21,1	1 487 892	+ 7,9
Dec.	873 835	+ 24,3	182 358	- 50,3	243 158	+ 9,9	1 299 351	+ 0,7
Total	10 198 340	+ 21,0	3 055 896	+ 15,9	3 362 502	+ 13,2	16 616 738	+ 18,4
2004 Jan.* ^{5/}	614 622	- 1,4	201 839	+ 30,6	262 328	+ 10,2	1 078 789	+ 6,2
Feb.* ^{5/}	766 356	+ 10,0	231 958	+ 46,7	307 001	+ 6,6	1 305 315	+ 14,2
Mar.	922 238	+ 29,3	215 230	- 31,9	281 273	+ 15,9	1 418 741	+ 11,5
Apr. ^{3/}	866 876	+ 26,0	161 846	- 69,7	217 965	- 12,5	1 246 687	- 15,3

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

^{2/} The monthly percentage change is the change in the actual values of buildings completed of the relevant month compared with the actual values of buildings completed of the same month in the previous year expressed as a percentage.

^{3/} Preliminary figures.

^{4/} Revised figures received from City of Tshwane.

^{5/} Revised figures received from eThekweni Municipality - Outer West Operational Entity.

Table 6 - Seasonally adjusted values and percentage change of buildings completed at current prices according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	681 507	+ 32,5	178 109	+ 2,7	200 018	+ 15,6	1 059 634	+ 23,1
Feb.	529 221	- 22,3	165 728	- 7,0	192 620	- 3,7	887 570	- 16,2
Mar.	669 949	+ 26,6	188 495	+ 13,7	160 120	- 16,9	1 018 564	+ 14,8
Apr.	708 079	+ 5,7	271 744	+ 44,2	445 550	+ 178,3	1 425 374	+ 39,9
May	667 441	- 5,7	185 386	- 31,8	245 974	- 44,8	1 098 801	- 22,9
Jun.	644 625	- 3,4	220 514	+ 18,9	252 761	+ 2,8	1 117 899	+ 1,7
Jul.	691 914	+ 7,3	205 736	- 6,7	221 410	- 12,4	1 119 060	+ 0,1
Aug.	716 641	+ 3,6	129 388	- 37,1	226 150	+ 2,1	1 072 179	- 4,2
Sep.	771 353	+ 7,6	215 314	+ 66,4	269 191	+ 19,0	1 255 858	+ 17,1
Oct.	819 907	+ 6,3	200 260	- 7,0	266 670	- 0,9	1 286 836	+ 2,5
Nov.	719 493	- 12,2	307 460	+ 53,5	235 301	- 11,8	1 262 255	- 1,9
Dec.	772 987	+ 7,4	361 267	+ 17,5	299 738	+ 27,4	1 433 991	+ 13,6
2003 Jan.	716 925	- 7,3	203 561	- 43,7	269 283	- 10,2	1 189 770	- 17,0
Feb.	785 114	+ 9,5	191 429	- 6,0	276 273	+ 2,6	1 252 816	+ 5,3
Mar.	675 155	- 14,0	341 865	+ 78,6	227 227	- 17,8	1 244 246	- 0,7
Apr.	735 555	+ 8,9	584 142	+ 70,9	287 643	+ 26,6	1 607 340	+ 29,2
May	665 640	- 9,5	360 525	- 38,3	244 657	- 14,9	1 270 823	- 20,9
Jun.	839 160	+ 26,1	178 543	- 50,5	297 410	+ 21,6	1 315 114	+ 3,5
Jul.	1 664 091	+ 98,3	147 149	- 17,6	309 161	+ 4,0	2 120 402	+ 61,2
Aug.	860 269	- 48,3	215 949	+ 46,8	297 233	- 3,9	1 373 451	- 35,2
Sep.	765 689	- 11,0	168 011	- 22,2	295 776	- 0,5	1 229 476	- 10,5
Oct.	747 574	- 2,4	213 704	+ 27,2	270 145	- 8,7	1 231 423	+ 0,2
Nov.	830 015	+ 11,0	229 076	+ 7,2	285 918	+ 5,8	1 345 010	+ 9,2
Dec.	948 212	+ 14,2	178 181	- 22,2	322 901	+ 12,9	1 449 294	+ 7,8
2004 Jan.	700 448	- 26,1	272 356	+ 52,9	295 215	- 8,6	1 268 019	- 12,5
Feb.	869 356	+ 24,1	287 324	+ 5,5	294 256	- 0,3	1 450 935	+ 14,4
Mar.	877 371	+ 0,9	227 664	- 20,8	269 588	- 8,4	1 374 622	- 5,3
Apr.	921 276	+ 5,0	173 158	- 23,9	251 597	- 6,7	1 346 031	- 2,1

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

Table 7 - Actual values and percentage change of buildings completed at constant 2000 prices according to type of building

Year and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 408	- 21,9	201 725	+ 39,5	1 148 737	+ 16,5
Total	7 608 689	+ 31,2	2 536 119	- 35,7	2 777 792	- 0,1	12 922 600	+ 3,2
2003 Jan.	531 864	- 3,2	143 890	+ 5,8	212 877	+ 25,6	888 631	+ 3,9
Feb.	583 100	+ 31,5	146 837	+ 7,7	252 686	+ 30,8	982 623	+ 27,1
Mar.	590 702	- 11,0	292 882	+ 73,3	211 987	+ 26,7	1 095 571	+ 9,5
Apr.	563 927	- 7,1	494 787	+ 105,5	214 091	- 41,8	1 272 805	+ 4,7
May	558 827	- 12,6	556 778	+ 89,7	263 107	- 8,3	1 378 712	+ 13,0
Jun.	620 508	+ 15,7	155 548	- 22,7	255 575	+ 8,7	1 031 631	+ 6,1
Jul.* ^{4/}	1 315 349	+ 113,5	170 912	- 34,8	278 550	+ 23,6	1 764 811	+ 59,9
Aug.* ^{5/}	701 270	+ 5,9	133 216	+ 44,8	241 606	+ 14,9	1 076 092	+ 11,6
Sep.	633 840	- 13,4	156 403	- 28,0	221 126	- 3,9	1 011 369	- 14,3
Oct.	677 693	- 17,4	162 827	- 3,1	241 590	- 11,2	1 082 110	- 14,1
Nov.	766 799	+ 4,4	188 908	- 31,7	230 448	+ 5,6	1 186 155	- 3,5
Dec.	683 334	+ 13,2	153 759	- 55,2	194 371	- 3,6	1 031 464	- 10,2
Total	8 227 213	+ 8,1	2 756 747	+ 8,7	2 818 014	+ 1,4	13 801 974	+ 6,8
2004 Jan.* ^{5/}	476 960	- 10,3	167 362	+ 16,3	206 557	- 3,0	850 879	- 4,2
Feb.* ^{5/}	593 329	+ 1,8	190 130	+ 29,5	240 220	- 4,9	1 023 679	+ 4,2
Mar.	713 782	+ 20,8	175 555	- 40,1	219 231	+ 3,4	1 108 568	+ 1,2
Apr. ^{3/}	670 475	+ 18,9	130 626	- 73,6	168 965	- 21,1	970 066	- 23,8

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

^{2/} The monthly percentage change is the change in the actual values of buildings completed of the relevant month compared with the actual values of buildings completed of the same month in the previous year expressed as a percentage.

^{3/} Preliminary figures.

^{4/} Revised figures received from City of Tshwane.

^{5/} Revised figures received from eThekweni Municipality - Outer West Operational Entity.

Table 8 - Seasonally adjusted values and percentage change of buildings completed at constant 2000 prices according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	636 342	+ 31,9	177 658	+ 2,2	191 325	+ 14,3	1 005 325	+ 22,1
Feb.	497 580	- 21,8	164 167	- 7,6	183 931	- 3,9	845 678	- 15,9
Mar.	627 758	+ 26,2	185 939	+ 13,3	151 702	- 17,5	965 399	+ 14,2
Apr.	658 119	+ 4,8	266 131	+ 43,1	420 151	+ 177,0	1 344 401	+ 39,3
May	610 112	- 7,3	180 499	- 32,2	232 099	- 44,8	1 022 710	- 23,9
Jun.	588 520	- 3,5	213 484	+ 18,3	236 793	+ 2,0	1 038 796	+ 1,6
Jul.	622 250	+ 5,7	197 814	- 7,3	206 743	- 12,7	1 026 807	- 1,2
Aug.	642 844	+ 3,3	124 457	- 37,1	210 588	+ 1,9	977 889	- 4,8
Sep.	688 279	+ 7,1	204 163	+ 64,0	249 387	+ 18,4	1 141 828	+ 16,8
Oct.	733 701	+ 6,6	188 824	- 7,5	246 418	- 1,2	1 168 943	+ 2,4
Nov.	626 046	- 14,7	288 952	+ 53,0	215 984	- 12,4	1 130 981	- 3,2
Dec.	658 175	+ 5,1	338 029	+ 17,0	271 748	+ 25,8	1 267 952	+ 12,1
2003 Jan.	605 711	- 8,0	189 838	- 43,8	240 323	- 11,6	1 035 872	- 18,3
Feb.	660 182	+ 9,0	178 009	- 6,2	242 439	+ 0,9	1 080 630	+ 4,3
Mar.	559 218	- 15,3	316 419	+ 77,8	197 821	- 18,4	1 073 458	- 0,7
Apr.	603 111	+ 7,8	540 087	+ 70,7	247 250	+ 25,0	1 390 447	+ 29,5
May	532 572	- 11,7	330 956	- 38,7	208 626	- 15,6	1 072 154	- 22,9
Jun.	680 212	+ 27,7	162 122	- 51,0	250 774	+ 20,2	1 093 108	+ 2,0
Jul.	1 343 799	+ 97,6	131 947	- 18,6	257 247	+ 2,6	1 732 993	+ 58,5
Aug.	684 637	- 49,1	190 970	+ 44,7	244 421	- 5,0	1 120 027	- 35,4
Sep.	604 857	- 11,7	146 339	- 23,4	241 091	- 1,4	992 287	- 11,4
Oct.	599 754	- 0,8	183 640	+ 25,5	217 723	- 9,7	1 001 117	+ 0,9
Nov.	653 040	+ 8,9	194 645	+ 6,0	228 844	+ 5,1	1 076 529	+ 7,5
Dec.	734 168	+ 12,4	150 171	- 22,8	256 578	+ 12,1	1 140 917	+ 6,0
2004 Jan.	537 874	- 26,7	226 278	+ 50,7	232 096	- 9,5	996 248	- 12,7
Feb.	676 132	+ 25,7	235 891	+ 4,2	230 432	- 0,7	1 142 455	+ 14,7
Mar.	679 167	+ 0,4	185 397	- 21,4	209 459	- 9,1	1 074 022	- 6,0
Apr.	712 935	+ 5,0	139 651	- 24,7	194 988	- 6,9	1 047 574	- 2,5

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

Table 9 - Building plans passed according to type of building: Total RSA

Type of building	April 2003 *	March 2004 *	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 913	3 627	1 807	12 780	10 473	- 18,1
Total square metres	80 698	150 177	76 494	476 624	438 008	- 8,1
Total value at current prices (R'000)	87 397	140 738	83 490	425 859	426 009	+ 0,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 915	2 643	1 874	7 385	8 622	+ 16,8
Total square metres	449 058	603 301	446 214	1 715 629	1 987 516	+ 15,8
Total value at current prices (R'000)	792 242	1 203 707	934 300	3 002 915	4 008 539	+ 33,5
Flats and townhouses						
Number of flats and townhouses	1 104	1 647	1 285	4 142	5 846	+ 41,1
Total square metres	176 526	275 912	197 641	630 971	883 588	+ 40,0
Total value at current prices (R'000)	323 304	548 695	447 979	1 256 486	1 901 510	+ 51,3
Other residential buildings ^{1/}						
Total square metres	16 828	32 379	8 902	64 764	53 713	- 17,1
Total value at current prices (R'000)	23 989	72 318	20 543	117 596	130 436	+ 10,9
Total value of residential buildings at current prices (R'000)	1 226 932	1 965 458	1 486 312	4 802 856	6 466 494	+ 34,6
Non-residential buildings						
Office and banking space						
Total square metres	25 801	66 630	24 039	119 513	126 038	+ 5,5
Total value at current prices (R'000)	63 579	133 550	49 901	231 498	254 351	+ 9,9
Shopping space						
Total square metres	33 181	88 047	29 619	161 340	252 504	+ 56,5
Total value at current prices (R'000)	54 061	176 394	78 420	671 726	515 800	- 23,2
Industrial and warehouse space						
Total square metres	71 183	103 464	70 274	242 909	359 371	+ 47,9
Total value at current prices (R'000)	113 833	200 732	119 187	375 201	632 513	+ 68,6
Other non-residential space ^{2/}						
Total square metres	28 378	23 389	65 908	88 099	134 622	+ 52,8
Total value at current prices (R'000)	52 631	45 846	111 146	157 096	236 874	+ 50,8
Total value of non-residential buildings at current prices (R'000)	284 104	556 522	358 654	1 435 521	1 639 538	+ 14,2
Additions and alterations						
Dwelling-houses						
Total square metres	269 834	335 194	269 553	1 010 890	1 170 773	+ 15,8
Total value at current prices (R'000)	423 180	576 367	482 100	1 564 453	2 013 239	+ 28,7
Other buildings ^{3/}						
Total square metres	88 518	128 597	84 811	348 130	390 067	+ 12,0
Total value at current prices (R'000)	178 369	308 353	190 387	697 175	880 924	+ 26,4
Total value of additions and alterations at current prices (R'000)	601 549	884 720	672 487	2 261 628	2 894 163	+ 28,0
Total value of building plans passed at current prices (R'000)	2 112 585	3 406 700	2 517 453	8 500 005	11 000 195	+ 29,4

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 10 - Building plans passed according to type of building and province: Western Cape

Type of building	April 2003 *	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	383	661	181	1 715	1 410	- 17,8
Total square metres	17 165	29 580	9 584	68 470	65 052	- 5,0
Total value at current prices (R'000)	21 093	37 041	15 231	81 030	84 777	+ 4,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	705	788	564	2 427	2 612	+ 7,6
Total square metres	153 328	182 454	140 984	545 124	622 565	+ 14,2
Total value at current prices (R'000)	278 356	399 718	318 971	975 990	1 345 758	+ 37,9
Flats and townhouses						
Number of flats and townhouses	231	521	709	1 006	2 045	+ 103,3
Total square metres	27 375	61 626	85 823	126 597	253 189	+ 100,0
Total value at current prices (R'000)	49 338	129 167	199 157	255 172	578 579	+ 126,7
Other residential buildings ^{1/}						
Total square metres	4 137	23 550	0	7 658	31 317	+ 308,9
Total value at current prices (R'000)	4 600	53 499	0	11 643	78 070	+570,5
Total value of residential buildings at current prices (R'000)	353 387	619 425	533 359	1 323 835	2 087 184	+ 57,7
Non-residential buildings						
Office and banking space						
Total square metres	10 749	33 131	11 267	37 973	52 441	+ 38,1
Total value at current prices (R'000)	28 192	64 953	23 298	73 345	105 391	+ 43,7
Shopping space						
Total square metres	6 668	75 342	11 912	13 518	112 449	+ 731,8
Total value at current prices (R'000)	9 755	154 336	41 950	17 975	240 661	+ 1 238,9
Industrial and warehouse space						
Total square metres	21 484	31 850	18 091	64 002	109 834	+ 71,6
Total value at current prices (R'000)	27 368	46 081	26 487	90 347	158 136	+ 75,0
Other non-residential space ^{2/}						
Total square metres	7 900	7 589	3 902	17 920	24 433	+ 36,3
Total value at current prices (R'000)	12 216	14 921	6 751	26 188	51 077	+ 95,0
Total value of non-residential buildings at current prices (R'000)	77 531	280 291	98 486	207 855	555 265	+ 167,1
Additions and alterations						
Dwelling-houses						
Total square metres	78 755	98 387	80 823	302 350	331 296	+ 9,6
Total value at current prices (R'000)	122 673	169 832	140 291	464 223	585 317	+ 26,1
Other buildings ^{3/}						
Total square metres	25 534	43 336	30 973	137 220	134 540	- 2,0
Total value at current prices (R'000)	52 467	82 222	77 943	262 215	297 208	+ 13,3
Total value of additions and alterations at current prices (R'000)	175 140	252 054	218 234	726 438	882 525	+ 21,5
Total value of building plans passed at current prices (R'000)	606 058	1 151 770	850 079	2 258 128	3 524 974	+ 56,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 11 - Building plans passed according to type of building and province: Eastern Cape

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	140	523	479	1 096	2 075	+ 89,3
Total square metres	6 665	21 391	19 853	47 518	85 163	+ 79,2
Total value at current prices (R'000)	9 315	20 818	13 755	61 950	70 763	+ 14,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	61	180	143	347	587	+ 69,2
Total square metres	11 087	35 213	25 723	65 411	112 998	+ 72,8
Total value at current prices (R'000)	17 519	61 090	44 508	116 740	198 129	+ 69,7
Flats and townhouses						
Number of flats and townhouses	15	38	29	39	141	+ 261,5
Total square metres	3 150	15 559	6 275	7 188	35 807	+ 398,1
Total value at current prices (R'000)	4 883	29 645	9 577	12 995	64 074	+ 393,1
Other residential buildings ^{1/}						
Total square metres	875	0	315	1 939	844	-56,5
Total value at current prices (R'000)	1 236	0	453	3 348	1 464	-56,3
Total value of residential buildings at current prices (R'000)	32 953	111 553	68 293	195 033	334 430	+ 71,5
Non-residential buildings						
Office and banking space						
Total square metres	764	0	1 954	5 549	1 954	-64,8
Total value at current prices (R'000)	1 604	0	3 962	10 642	3 962	-62,8
Shopping space						
Total square metres	0	691	1 354	381	5 542	+ 1 354,6
Total value at current prices (R'000)	0	1 148	2 882	702	10 925	+ 1 456,3
Industrial and warehouse space						
Total square metres	2 944	2 921	6 397	6 215	14 845	+ 138,9
Total value at current prices (R'000)	5 240	5 073	5 443	9 834	20 911	+ 112,6
Other non-residential space ^{2/}						
Total square metres	685	1 422	766	3 574	4 616	+ 29,2
Total value at current prices (R'000)	1 400	3 029	1 722	6 446	9 972	+ 54,7
Total value of non-residential buildings at current prices (R'000)	8 244	9 250	14 009	27 624	45 770	+ 65,7
Additions and alterations						
Dwelling-houses						
Total square metres	16 510	29 902	28 778	70 313	111 347	+ 58,4
Total value at current prices (R'000)	28 486	49 692	51 772	117 675	190 411	+ 61,8
Other buildings ^{3/}						
Total square metres	3 317	11 608	4 951	20 976	34 493	+ 64,4
Total value at current prices (R'000)	7 008	22 411	12 229	46 335	70 730	+ 52,6
Total value of additions and alterations at current prices (R'000)	35 494	72 103	64 001	164 010	261 141	+ 59,2
Total value of building plans passed at current prices (R'000)	76 691	192 906	146 303	386 667	641 341	+ 65,9

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 12 - Building plans passed according to type of building and province: Northern Cape

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	10	5	9	23	+ 155,6
Total square metres	68	458	357	356	1 257	+ 253,1
Total value at current prices (R'000)	114	796	689	544	2 238	+ 311,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	7	18	18	38	62	+ 63,2
Total square metres	1 560	3 219	3 805	7 438	11 548	+ 55,3
Total value at current prices (R'000)	2 426	5 703	6 510	11 565	20 098	+ 73,8
Flats and townhouses						
Number of flats and townhouses	1	20	10	3	44	+ 1 366,7
Total square metres	239	3 329	1 845	558	6 354	+ 1 038,7
Total value at current prices (R'000)	430	6 273	3 341	970	11 525	+ 1 088,1
Other residential buildings ^{1/}						
Total square metres	0	0	486	0	1 299	..
Total value at current prices (R'000)	0	0	875	0	2 338	..
Total value of residential buildings at current prices (R'000)	2 970	12 772	11 415	13 079	36 199	+ 176,8
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	118	403	+ 241,5
Total value at current prices (R'000)	0	0	0	177	605	+ 241,8
Shopping space						
Total square metres	0	1 138	759	611	7 000	+ 1045,7
Total value at current prices (R'000)	0	2 504	1 300	1 292	13 884	+ 974,6
Industrial and warehouse space						
Total square metres	792	954	82	1 238	1 036	- 16,3
Total value at current prices (R'000)	1 742	1 843	30	2 723	1 873	- 31,2
Other non-residential space ^{2/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	1 742	4 347	1 330	4 192	16 362	+ 290,3
Additions and alterations						
Dwelling-houses						
Total square metres	2 364	5 763	2 971	9 376	16 200	+ 72,8
Total value at current prices (R'000)	3 950	10 539	5 422	16 526	29 182	+ 76,6
Other buildings ^{3/}						
Total square metres	977	322	80	1 842	834	- 54,7
Total value at current prices (R'000)	1 900	795	228	4 994	2 517	- 49,6
Total value of additions and alterations at current prices (R'000)	5 850	11 334	5 650	21 520	31 699	+ 47,3
Total value of building plans passed at current prices (R'000)	10 562	28 453	18 395	38 791	84 260	+ 117,2

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 13 - Building plans passed according to type of building and province: Free State

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	145	821	82	854	1 578	+ 84,8
Total square metres	6 300	32 826	3 727	35 958	64 217	+ 78,6
Total value at current prices (R'000)	4 815	16 637	2 957	21 659	39 880	+ 84,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	77	76	63	300	260	-13,3
Total square metres	11 883	11 977	9 713	49 504	40 864	-17,5
Total value at current prices (R'000)	17 005	18 899	16 035	69 718	64 354	-7,7
Flats and townhouses						
Number of flats and townhouses	39	50	50	157	235	+ 49,7
Total square metres	5 597	7 725	5 648	17 191	30 046	+ 74,8
Total value at current prices (R'000)	8 359	13 860	9 453	24 833	48 596	+ 95,7
Other residential buildings ^{1/}						
Total square metres	900	0	0	954	47	-95,1
Total value at current prices (R'000)	1 000	0	0	1 110	80	-92,8
Total value of residential buildings at current prices (R'000)	31 179	49 396	28 445	117 320	152 910	+ 30,3
Non-residential buildings						
Office and banking space						
Total square metres	0	1 573	0	1 744	3 657	+ 109,7
Total value at current prices (R'000)	0	3 748	0	2 936	6 041	+ 105,8
Shopping space						
Total square metres	0	185	590	12 776	775	-93,9
Total value at current prices (R'000)	0	310	1 039	22 248	1 349	-93,9
Industrial and warehouse space						
Total square metres	308	0	867	4 348	867	-80,1
Total value at current prices (R'000)	191	0	879	2 404	879	-63,4
Other non-residential space ^{2/}						
Total square metres	1 077	401	316	8 841	1 202	-86,4
Total value at current prices (R'000)	1 738	602	474	12 706	1 757	-86,2
Total value of non-residential buildings at current prices (R'000)	1 929	4 660	2 392	40 294	10 026	-75,1
Additions and alterations						
Dwelling-houses						
Total square metres	8 524	9 442	9 283	36 049	39 451	+ 9,4
Total value at current prices (R'000)	10 339	12 016	12 709	44 250	51 163	+ 15,6
Other buildings ^{3/}						
Total square metres	1 083	3 463	2 412	9 809	9 931	+ 1,2
Total value at current prices (R'000)	4 936	19 269	2 529	25 537	31 057	+ 21,6
Total value of additions and alterations at current prices (R'000)	15 275	31 285	15 238	69 787	82 220	+ 17,8
Total value of building plans passed at current prices (R'000)	48 383	85 341	46 075	227 401	245 156	+ 7,8

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 14 - Building plans passed according to type of building and province: KwaZulu-Natal

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	609	291	472	2 829	1 618	- 42,8
Total square metres	21 667	11 123	15 443	96 653	55 735	- 42,3
Total value at current prices (R'000)	16 122	11 776	12 499	67 253	48 249	- 28,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	151	249	229	630	878	+ 39,4
Total square metres	36 568	51 335	42 287	152 797	185 761	+ 21,6
Total value at current prices (R'000)	68 938	97 780	90 002	268 258	362 613	+ 35,2
Flats and townhouses						
Number of flats and townhouses	156	135	79	478	395	- 17,4
Total square metres	24 988	39 842	17 456	94 381	92 195	- 2,3
Total value at current prices (R'000)	46 242	79 259	48 444	261 495	211 445	- 19,1
Other residential buildings ^{1/}						
Total square metres	474	0	565	13 443	2 753	- 79,5
Total value at current prices (R'000)	720	0	1 101	34 520	8 551	- 75,2
Total value of residential buildings at current prices (R'000)	132 022	188 815	152 046	631 526	630 858	- 0,1
Non-residential buildings						
Office and banking space						
Total square metres	2 681	7 535	0	4 947	10 715	+ 116,6
Total value at current prices (R'000)	9 028	16 194	0	12 078	21 127	+ 74,9
Shopping space						
Total square metres	6 272	6 552	2 618	76 556	17 095	- 77,7
Total value at current prices (R'000)	10 050	10 250	9 000	523 051	30 520	- 94,2
Industrial and warehouse space						
Total square metres	4 692	26 622	7 158	31 179	58 738	+ 88,4
Total value at current prices (R'000)	3 225	73 888	10 882	36 324	135 073	+ 271,9
Other non-residential space ^{2/}						
Total square metres	2 466	3 369	1 140	10 215	8 993	- 12,0
Total value at current prices (R'000)	6 252	5 019	1 426	20 921	15 206	- 27,3
Total value of non-residential buildings at current prices (R'000)	28 555	105 351	21 308	592 374	201 926	- 65,9
Additions and alterations						
Dwelling-houses						
Total square metres	40 459	50 710	39 738	157 743	185 956	+ 17,9
Total value at current prices (R'000)	50 571	100 911	68 299	203 177	295 920	+ 45,6
Other buildings ^{3/}						
Total square metres	18 666	12 239	14 068	75 722	49 719	- 34,3
Total value at current prices (R'000)	34 955	20 678	32 477	144 445	98 682	- 31,7
Total value of additions and alterations at current prices (R'000)	85 526	121 589	100 776	347 622	394 602	+ 13,5
Total value of building plans passed at current prices (R'000)	246 103	415 755	274 130	1 571 522	1 227 386	- 21,9

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 15 - Building plans passed according to type of building and province: North West

Type of building	April 2003	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	60	17	118	322	+ 172,9
Total square metres	1 639	3 617	1 073	6 869	14 803	+ 115,5
Total value at current prices (R'000)	1 898	4 557	1 307	8 317	17 642	+ 112,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	74	130	88	368	474	+ 28,8
Total square metres	14 525	24 876	20 200	68 925	92 914	+ 34,8
Total value at current prices (R'000)	20 522	37 900	45 736	104 320	169 120	+ 62,1
Flats and townhouses						
Number of flats and townhouses	34	42	47	236	118	- 50,0
Total square metres	3 211	6 717	3 306	17 591	13 014	- 26,0
Total value at current prices (R'000)	4 104	14 246	5 831	26 892	24 765	- 7,9
Other residential buildings ^{1/}						
Total square metres	8 836	0	4 149	9 112	4 149	- 54,5
Total value at current prices (R'000)	13 433	0	12 387	14 033	12 387	- 11,7
Total value of residential buildings at current prices (R'000)	39 957	56 703	65 261	153 562	223 914	+ 45,8
Non-residential buildings						
Office and banking space						
Total square metres	463	0	0	2 519	2 839	+ 12,7
Total value at current prices (R'000)	695	0	0	4 404	7 154	+ 62,4
Shopping space						
Total square metres	0	1 047	1 830	3 319	12 202	+ 267,6
Total value at current prices (R'000)	0	2 161	3 152	10 738	29 647	+ 176,1
Industrial and warehouse space						
Total square metres	0	2 000	4 414	5 769	9 423	+ 63,3
Total value at current prices (R'000)	0	1 188	6 046	7 502	10 125	+ 35,0
Other non-residential space ^{2/}						
Total square metres	270	1 703	2 132	6 008	6 833	+ 13,7
Total value at current prices (R'000)	675	4 052	4 927	11 374	14 972	+ 31,6
Total value of non-residential buildings at current prices (R'000)	1 370	7 401	14 125	34 018	61 898	+ 82,0
Additions and alterations						
Dwelling-houses						
Total square metres	8 689	10 339	10 170	30 349	36 586	+ 20,6
Total value at current prices (R'000)	11 125	14 972	15 394	39 153	54 422	+ 39,0
Other buildings ^{3/}						
Total square metres	539	1 310	6 048	3 387	16 256	+ 380,0
Total value at current prices (R'000)	1 178	2 572	8 256	5 496	26 866	+ 388,8
Total value of additions and alterations at current prices (R'000)	12 303	17 544	23 650	44 649	81 288	+ 82,1
Total value of building plans passed at current prices (R'000)	53 630	81 648	103 036	232 229	367 100	+ 58,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 16 - Building plans passed according to type of building and province: Gauteng

Type of building	April 2003 *	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	396	1 102	510	5 345	2 361	- 55,8
Total square metres	18 822	42 650	23 043	185 840	103 133	- 44,5
Total value at current prices (R'000)	25 513	42 072	32 563	158 774	132 046	- 16,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	665	1 020	599	2 606	3 077	+ 18,1
Total square metres	188 090	256 277	165 758	691 607	786 261	+ 13,7
Total value at current prices (R'000)	341 430	527 583	355 875	1 266 383	1 643 923	+ 29,8
Flats and townhouses						
Number of flats and townhouses	552	793	331	2 103	2 616	+ 24,4
Total square metres	103 870	132 403	71 971	354 681	421 731	+ 18,9
Total value at current prices (R'000)	198 086	264 812	164 578	656 254	920 231	+ 40,2
Other residential buildings ^{1/}						
Total square metres	1 606	7 445	2 313	31 658	9 758	- 69,2
Total value at current prices (R'000)	3 000	14 890	4 417	52 942	19 307	- 63,5
Total value of residential buildings at current prices (R'000)	568 029	849 357	557 433	2 134 353	2 715 507	+ 27,2
Non-residential buildings						
Office and banking space						
Total square metres	10 839	23 245	9 907	59 967	47 153	- 21,4
Total value at current prices (R'000)	23 602	46 565	20 637	116 915	96 130	- 17,8
Shopping space						
Total square metres	6 985	2 382	5 521	34 601	50 814	+ 46,9
Total value at current prices (R'000)	9 094	4 634	10 876	60 888	108 607	+ 78,4
Industrial and warehouse space						
Total square metres	37 838	29 753	26 919	97 771	144 343	+ 47,6
Total value at current prices (R'000)	72 741	58 967	60 815	186 150	277 029	+ 48,8
Other non-residential space ^{2/}						
Total square metres	15 282	2 164	56 685	38 814	78 201	+ 101,5
Total value at current prices (R'000)	29 293	4 495	94 676	74 599	124 078	+ 66,3
Total value of non-residential buildings at current prices (R'000)	134 730	114 661	187 004	438 552	605 844	+ 38,1
Additions and alterations						
Dwelling-houses						
Total square metres	99 859	111 265	76 839	337 725	376 204	+ 11,4
Total value at current prices (R'000)	177 584	196 181	158 980	590 951	715 215	+ 21,0
Other buildings ^{3/}						
Total square metres	34 326	51 339	23 669	86 447	128 594	+ 48,8
Total value at current prices (R'000)	70 054	153 167	49 704	184 703	328 348	+ 77,8
Total value of additions and alterations at current prices (R'000)	247 638	349 348	208 684	775 654	1 043 563	+ 34,5
Total value of building plans passed at current prices (R'000)	950 397	1 313 366	953 121	3 348 559	4 364 914	+ 30,4

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 17 - Building plans passed according to type of building and province: Mpumalanga

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	150	120	32	433	292	- 32,6
Total square metres	5 943	6 082	1 636	18 056	14 341	- 20,6
Total value at current prices (R'000)	5 028	3 441	1 827	13 702	10 019	- 26,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	92	120	113	415	429	+ 3,4
Total square metres	18 790	25 829	26 631	90 165	89 120	- 1,2
Total value at current prices (R'000)	26 912	36 516	40 196	124 928	127 866	+ 2,4
Flats and townhouses						
Number of flats and townhouses	9	26	24	47	188	+ 300,0
Total square metres	1 646	5 992	4 237	5 600	22 078	+ 294,3
Total value at current prices (R'000)	2 533	7 182	5 654	7 517	28 575	+280,1
Other residential buildings ^{1/}						
Total square metres	0	1 384	1 074	0	3 546	..
Total value at current prices (R'000)	0	3 929	1 310	0	8 239	..
Total value of residential buildings at current prices (R'000)	34 473	51 068	48 987	146 147	174 699	+ 19,5
Non-residential buildings						
Office and banking space						
Total square metres	305	1 146	0	6 696	1 634	- 75,6
Total value at current prices (R'000)	458	2 090	0	11 001	2 629	- 76,1
Shopping space						
Total square metres	8 484	0	3 491	14 489	40 320	+178,3
Total value at current prices (R'000)	12 462	0	5 501	21 617	69 133	+219,8
Industrial and warehouse space						
Total square metres	3 125	5 667	2 532	28 573	12 401	- 56,6
Total value at current prices (R'000)	3 326	5 978	2 632	32 700	14 188	- 56,6
Other non-residential space ^{2/}						
Total square metres	698	1 218	669	1 358	3 500	+ 157,7
Total value at current prices (R'000)	1 057	1 218	753	2 035	4 827	+ 137,2
Total value of non-residential buildings at current prices (R'000)	17 303	9 286	8 886	67 353	90 777	+ 34,8
Additions and alterations						
Dwelling-houses						
Total square metres	10 393	12 939	16 065	50 027	52 387	+ 4,7
Total value at current prices (R'000)	12 636	13 195	22 351	66 196	61 811	- 6,6
Other buildings ^{3/}						
Total square metres	3 220	1 516	1 994	9 324	8 145	- 12,6
Total value at current prices (R'000)	3 127	2 255	5 746	15 574	13 987	- 10,2
Total value of additions and alterations at current prices (R'000)	15 763	15 450	28 097	81 770	75 798	- 7,3
Total value of building plans passed at current prices (R'000)	67 539	75 804	85 970	295 270	341 274	+ 15,6

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 18 - Building plans passed according to type of building and province: Limpopo

Type of building	April 2003	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	58	39	29	381	794	+ 108,4
Total square metres	2 429	2 450	1 778	16 904	34 307	+ 103,0
Total value at current prices (R'000)	3 499	3 600	2 662	12 630	20 395	+ 61,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	83	62	57	254	243	-4,3
Total square metres	13 227	12 121	11 113	44 658	45 485	+ 1,9
Total value at current prices (R'000)	19 134	18 518	16 467	65 013	76 678	+ 17,9
Flats and townhouses						
Number of flats and townhouses	67	22	6	73	64	-12,3
Total square metres	6 450	2 719	1 080	7 184	9 174	+ 27,7
Total value at current prices (R'000)	9 329	4 251	1 944	10 358	13 720	+ 32,5
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	31 962	26 369	21 073	88 001	110 793	+ 25,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	911	0	5 242	..
Total value at current prices (R'000)	0	0	2 004	0	11 312	..
Shopping space						
Total square metres	4 772	710	1 544	5 089	6 307	+ 23,9
Total value at current prices (R'000)	12 700	1 051	2 720	13 215	11 074	-16,2
Industrial and warehouse space						
Total square metres	0	3 697	3 814	3 814	7 884	+ 106,7
Total value at current prices (R'000)	0	7 714	5 973	7 217	14 299	+ 98,1
Other non-residential space ^{2/}						
Total square metres	0	5 523	298	1 369	6 844	+ 399,9
Total value at current prices (R'000)	0	12 510	417	2 827	14 985	+ 430,1
Total value of non-residential buildings at current prices (R'000)	12 700	21 275	11 114	23 259	51 670	+ 122,2
Additions and alterations						
Dwelling-houses						
Total square metres	4 281	6 447	4 886	16 958	21 346	+ 25,9
Total value at current prices (R'000)	5 816	9 029	6 882	22 302	29 798	+ 33,6
Other buildings ^{3/}						
Total square metres	856	3 464	616	3 403	7 555	+ 122,0
Total value at current prices (R'000)	2 744	4 984	1 275	7 876	11 529	+ 46,4
Total value of additions and alterations at current prices (R'000)	8 560	14 013	8 157	30 178	41 327	+ 36,9
Total value of building plans passed at current prices (R'000)	53 222	61 657	40 344	141 438	203 790	+ 44,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 19 - Buildings completed according to type of building: Total RSA

Type of building	April 2003 *	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 491	5 571	2 845	10 363	12 494	+ 20,6
Total square metres	91 771	188 061	104 759	375 751	468 599	+ 24,7
Total value at current prices (R'000)	78 243	118 137	77 189	300 603	367 706	+ 22,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 164	1 299	1 169	4 763	4 483	- 5,9
Total square metres	249 105	285 734	265 259	990 679	1 015 657	+ 2,5
Total value at current prices (R'000)	446 903	578 589	557 912	1 661 443	2 006 034	+ 20,7
Flats and townhouses						
Number of flats and townhouses	614	778	1 022	3 922	3 250	- 17,1
Total square metres	76 313	112 827	122 024	411 418	392 195	- 4,7
Total value at current prices (R'000)	123 303	220 947	229 153	661 728	749 752	+ 13,3
Other residential buildings ^{1/}						
Total square metres	16 357	2 231	1 035	46 259	19 906	- 57,0
Total value at current prices (R'000)	39 610	4 565	2 622	97 413	46 600	- 52,2
Total value of residential buildings at current prices (R'000)	688 059	922 238	866 876	2 721 187	3 170 092	+ 16,5
Non-residential buildings						
Office and banking space						
Total square metres	76 234	18 878	30 034	193 949	136 078	- 29,8
Total value at current prices (R'000)	171 951	48 886	66 371	363 852	269 406	- 26,0
Shopping space						
Total square metres	40 772	5 214	7 535	116 520	48 118	- 58,7
Total value at current prices (R'000)	90 763	6 119	15 134	212 983	87 163	- 59,1
Industrial and warehouse space						
Total square metres	33 531	72 299	35 889	225 276	225 365	+ 0,0
Total value at current prices (R'000)	52 363	144 318	73 107	297 455	403 609	+ 35,7
Other non-residential space ^{2/}						
Total square metres	110 324	8 054	2 611	150 347	25 900	- 82,8
Total value at current prices (R'000)	219 788	15 907	7 234	289 276	50 695	- 82,5
Total value of non-residential buildings at current prices (R'000)	534 865	215 230	161 846	1 163 566	810 873	- 30,3
Additions and alterations						
Dwelling-houses						
Total square metres	120 645	105 057	78 503	492 632	413 007	- 16,2
Total value at current prices (R'000)	168 897	184 354	127 559	673 371	673 862	+ 0,1
Other buildings ^{3/}						
Total square metres	34 340	29 359	38 791	174 238	151 927	- 12,8
Total value at current prices (R'000)	80 091	96 919	90 406	344 400	394 705	+ 14,6
Total value of additions and alterations at current prices (R'000)	248 988	281 273	217 965	1 017 771	1 068 567	+ 5,0
Total value of buildings completed at current prices (R'000)	1 471 912	1 418 741	1 246 687	4 902 524	5 049 532	+ 3,0

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 20 - Buildings completed according to type of building and province: Western Cape

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	218	248	586	918	1 401	+ 52,6
Total square metres	9 004	11 537	19 120	38 297	53 794	+ 40,5
Total value at current prices (R'000)	9 928	13 069	15 176	42 795	49 596	+ 15,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	417	375	348	1 823	1 388	- 23,9
Total square metres	79 391	82 620	82 020	338 927	311 182	- 8,2
Total value at current prices (R'000)	144 142	162 636	156 288	565 120	594 144	+ 5,1
Flats and townhouses						
Number of flats and townhouses	203	159	95	755	665	- 11,9
Total square metres	31 200	19 948	11 357	88 915	67 930	- 23,6
Total value at current prices (R'000)	48 340	38 854	23 764	146 933	125 500	- 14,6
Other residential buildings ^{1/}						
Total square metres	0	0	1 035	15 464	15 622	+ 1,0
Total value at current prices (R'000)	0	0	2 622	40 997	37 222	- 9,2
Total value of residential buildings at current prices (R'000)	202 410	214 559	197 850	795 845	806 462	+ 1,3
Non-residential buildings						
Office and banking space						
Total square metres	2 493	2 986	3 220	61 922	9 740	- 84,3
Total value at current prices (R'000)	4 172	5 174	6 762	99 585	17 955	- 82,0
Shopping space						
Total square metres	4 772	686	69	16 478	13 323	- 19,1
Total value at current prices (R'000)	7 719	975	207	24 394	22 062	- 9,6
Industrial and warehouse space						
Total square metres	8 061	13 117	3 025	61 263	39 119	- 36,1
Total value at current prices (R'000)	9 415	21 542	4 584	68 276	53 802	- 21,2
Other non-residential space ^{2/}						
Total square metres	3 999	5 574	158	14 590	9 246	- 36,6
Total value at current prices (R'000)	5 347	10 820	316	19 067	16 230	- 14,9
Total value of non-residential buildings at current prices (R'000)	26 653	38 511	11 869	211 322	110 049	- 47,9
Additions and alterations						
Dwelling-houses						
Total square metres	39 374	38 589	23 535	158 727	127 679	- 19,6
Total value at current prices (R'000)	51 107	62 225	36 670	218 213	201 576	- 7,6
Other buildings ^{3/}						
Total square metres	7 012	13 049	12 487	49 779	42 665	- 14,3
Total value at current prices (R'000)	20 244	47 502	29 714	111 076	121 445	+ 9,3
Total value of additions and alterations at current prices (R'000)	71 351	109 727	66 384	329 289	323 021	- 1,9
Total value of buildings completed at current prices (R'000)	300 414	362 797	276 103	1 336 456	1 239 532	- 7,3

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 21 - Buildings completed according to type of building and province: Eastern Cape

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	156	123	251	563	811	+ 44,0
Total square metres	6 993	5 127	10 165	24 668	37 050	+ 50,2
Total value at current prices (R'000)	5 973	5 412	7 091	20 938	42 380	+ 102,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	38	79	112	198	309	+ 56,1
Total square metres	7 134	16 510	20 234	39 194	59 339	+ 51,4
Total value at current prices (R'000)	11 072	27 091	35 391	58 675	98 894	+ 68,5
Flats and townhouses						
Number of flats and townhouses	23	2	14	69	41	-40,6
Total square metres	1 565	811	3 841	5 393	8 330	+ 54,5
Total value at current prices (R'000)	2 056	2 004	7 303	7 327	15 905	+ 117,1
Other residential buildings ^{1/}						
Total square metres	5 213	0	0	6 084	0	..
Total value at current prices (R'000)	8 259	0	0	10 024	0	..
Total value of residential buildings at current prices (R'000)	27 360	34 507	49 785	96 964	157 179	+ 62,1
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	1 180	..
Total value at current prices (R'000)	0	0	0	0	2 841	..
Shopping space						
Total square metres	0	276	92	2 943	1 651	- 43,9
Total value at current prices (R'000)	0	330	224	4 912	3 412	- 30,5
Industrial and warehouse space						
Total square metres	1 863	832	0	5 395	3 531	- 34,6
Total value at current prices (R'000)	2 925	1 457	0	8 244	5 757	- 30,2
Other non-residential space ^{2/}						
Total square metres	496	131	0	2 224	241	-89,2
Total value at current prices (R'000)	440	206	0	3 951	311	-92,1
Total value of non-residential buildings at current prices (R'000)	3 365	1 993	224	17 107	12 321	- 28,0
Additions and alterations						
Dwelling-houses						
Total square metres	12 202	7 092	7 181	41 715	31 199	- 25,2
Total value at current prices (R'000)	16 619	10 988	11 310	56 412	49 481	- 12,3
Other buildings ^{3/}						
Total square metres	7 941	1 474	2 236	28 845	6 468	- 77,6
Total value at current prices (R'000)	12 946	2 950	4 571	49 495	12 274	- 75,2
Total value of additions and alterations at current prices (R'000)	29 565	13 938	15 881	105 907	61 755	- 41,7
Total value of buildings completed at current prices (R'000)	60 290	50 438	65 890	219 978	231 255	+ 5,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 22 - Buildings completed according to type of building and province: Northern Cape

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	43	7	1	46	17	- 63,0
Total square metres	1 548	296	75	1 715	818	- 52,3
Total value at current prices (R'000)	1 161	339	150	1 456	1 102	- 24,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	9	8	6	24	29	+ 20,8
Total square metres	1 469	1 243	974	4 402	4 646	+ 5,5
Total value at current prices (R'000)	2 203	2 089	1 516	7 015	7 491	+ 6,8
Flats and townhouses						
Number of flats and townhouses	18	3	4	20	14	- 30,0
Total square metres	1 771	506	720	1 997	2 700	+ 35,2
Total value at current prices (R'000)	2 841	917	1 296	3 158	4 514	+ 42,9
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	6 205	3 345	2 962	11 629	13 107	+ 12,7
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	0	0	1 939	..
Total value at current prices (R'000)	0	0	0	0	3 610	..
Industrial and warehouse space						
Total square metres	0	0	0	0	431	..
Total value at current prices (R'000)	0	0	0	0	854	..
Other non-residential space ^{2/}						
Total square metres	0	855	0	125	1 016	+ 712,8
Total value at current prices (R'000)	0	1 881	0	188	2 123	+ 1029,3
Total value of non-residential buildings at current prices (R'000)	0	1 881	0	188	6 587	+ 3403,7
Additions and alterations						
Dwelling-houses						
Total square metres	1 342	2 234	1 649	8 741	7 423	- 15,1
Total value at current prices (R'000)	1 769	4 163	2 864	13 616	13 415	- 1,5
Other buildings ^{3/}						
Total square metres	0	34	59	851	375	- 55,9
Total value at current prices (R'000)	201	105	387	2 247	1 137	- 49,4
Total value of additions and alterations at current prices (R'000)	1 970	4 268	3 251	15 863	14 552	- 8,3
Total value of buildings completed at current prices (R'000)	8 175	9 494	6 213	27 680	34 246	23,7

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 23 - Buildings completed according to type of building and province: Free State

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	285	404	545	884	1 670	+ 88,9
Total square metres	11 732	17 327	23 033	36 690	70 195	+ 91,3
Total value at current prices (R'000)	6 252	9 124	11 148	20 024	37 249	+ 86,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	22	16	16	111	63	-43,2
Total square metres	3 496	2 755	2 763	18 429	10 664	-42,1
Total value at current prices (R'000)	4 123	4 327	5 424	23 190	16 381	-29,4
Flats and townhouses						
Number of flats and townhouses	25	40	3	119	194	+ 63,0
Total square metres	2 936	4 322	332	13 128	20 026	+ 52,5
Total value at current prices (R'000)	4 372	7 538	575	19 338	29 943	+ 54,8
Other residential buildings ^{1/}						
Total square metres	2 683	0	0	2 743	0	..
Total value at current prices (R'000)	7 000	0	0	7 054	0	..
Total value of residential buildings at current prices (R'000)	21 747	20 989	17 147	69 606	83 573	+ 20,1
Non-residential buildings						
Office and banking space						
Total square metres	5 630	0	5 884	5 730	5 884	+ 2,7
Total value at current prices (R'000)	7 700	0	24 230	7 847	24 230	+ 208,8
Shopping space						
Total square metres	213	1 288	0	5 129	1 360	-73,5
Total value at current prices (R'000)	290	1 000	0	8 388	1 140	-86,4
Industrial and warehouse space						
Total square metres	0	0	0	6 439	4 435	-31,1
Total value at current prices (R'000)	0	0	0	6 600	3 109	-52,9
Other non-residential space ^{2/}						
Total square metres	0	155	0	2 799	1 097	-60,8
Total value at current prices (R'000)	0	300	0	4 005	2 655	-33,7
Total value of non-residential buildings at current prices (R'000)	7 990	1 300	24 230	26 840	31 134	+ 16,0
Additions and alterations						
Dwelling-houses						
Total square metres	3 467	3 588	3 484	20 893	16 322	-21,9
Total value at current prices (R'000)	4 249	4 526	4 636	23 617	20 323	-13,9
Other buildings ^{3/}						
Total square metres	1 088	832	2 462	3 320	4 886	+ 47,2
Total value at current prices (R'000)	6 231	1 920	2 639	16 258	35 760	+ 120,0
Total value of additions and alterations at current prices (R'000)	10 480	6 446	7 275	39 875	56 083	+ 40,6
Total value of buildings completed at current prices (R'000)	40 217	28 735	48 652	136 321	170 790	+ 25,3

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 24 - Buildings completed according to type of building and province: KwaZulu-Natal

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	82	358	482	1 049	1 332	+ 27,0
Total square metres	4 314	12 587	16 134	38 099	47 847	+ 25,6
Total value at current prices (R'000)	4 945	10 895	12 925	31 743	42 805	+ 34,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	85	99	114	452	404	-10,6
Total square metres	18 479	26 280	25 479	93 786	94 023	+ 0,3
Total value at current prices (R'000)	23 393	45 128	52 729	134 940	170 139	+ 26,1
Flats and townhouses						
Number of flats and townhouses	42	96	84	222	282	+ 27,0
Total square metres	4 716	21 241	15 132	33 748	59 536	+ 76,4
Total value at current prices (R'000)	7 192	52 253	36 371	54 753	139 313	+ 154,4
Other residential buildings ^{1/}						
Total square metres	0	0	0	186	0	..
Total value at current prices (R'000)	0	0	0	286	0	..
Total value of residential buildings at current prices (R'000)	35 530	108 276	102 025	221 722	352 257	+ 58,9
Non-residential buildings						
Office and banking space						
Total square metres	2 772	3 561	2 910	12 378	19 806	+ 60,0
Total value at current prices (R'000)	3 560	10 000	5 475	24 737	32 408	+ 31,0
Shopping space						
Total square metres	2 065	0	4 219	15 939	10 269	-35,6
Total value at current prices (R'000)	4 000	0	9 252	27 328	20 530	-24,9
Industrial and warehouse space						
Total square metres	5 061	21 521	6 744	42 953	56 861	+ 32,4
Total value at current prices (R'000)	4 700	35 050	7 004	42 518	67 754	+ 59,4
Other non-residential space ^{2/}						
Total square metres	2 000	1 339	0	8 685	3 866	-55,5
Total value at current prices (R'000)	4 000	2 700	0	15 591	6 889	-55,8
Total value of non-residential buildings at current prices (R'000)	16 260	47 750	21 731	110 174	127 581	+ 15,8
Additions and alterations						
Dwelling-houses						
Total square metres	20 850	23 563	19 537	104 081	96 743	-7,1
Total value at current prices (R'000)	25 997	43 937	32 097	123 884	137 788	+ 11,2
Other buildings ^{3/}						
Total square metres	7 642	6 205	9 764	41 192	34 713	-15,7
Total value at current prices (R'000)	15 610	27 046	9 049	69 304	69 592	+ 0,4
Total value of additions and alterations at current prices (R'000)	41 607	70 983	41 146	193 188	207 380	+ 7,3
Total value of buildings completed at current prices (R'000)	93 397	227 009	164 902	525 084	687 218	+ 30,9

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 25 - Buildings completed according to type of building and province: North West

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	32	3 335	241	95	3 617	+ 3 707,4
Total square metres	1 805	100 920	8 159	5 332	111 140	+ 1 984,4
Total value at current prices (R'000)	1 974	51 566	5 037	6 224	58 715	+ 843,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	98	77	40	304	177	- 41,8
Total square metres	17 655	15 009	7 775	58 537	36 586	- 37,5
Total value at current prices (R'000)	28 198	25 360	15 414	87 100	64 438	- 26,0
Flats and townhouses						
Number of flats and townhouses	4	82	96	379	490	+ 29,3
Total square metres	412	9 593	10 700	29 491	30 346	+ 2,9
Total value at current prices (R'000)	720	16 973	16 312	42 826	55 945	+ 30,6
Other residential buildings ^{1/}						
Total square metres	153	0	0	732	228	- 68,9
Total value at current prices (R'000)	306	0	0	1 140	250	- 78,1
Total value of residential buildings at current prices (R'000)	31 198	93 899	36 763	137 290	179 348	+ 30,6
Non-residential buildings						
Office and banking space						
Total square metres	3 600	0	0	5 269	2 578	- 51,1
Total value at current prices (R'000)	5 760	0	0	8 118	5 307	- 34,6
Shopping space						
Total square metres	563	2 770	0	3 364	6 238	+ 85,4
Total value at current prices (R'000)	1 126	3 333	0	5 444	9 483	+ 74,2
Industrial and warehouse space						
Total square metres	0	0	0	3 672	4 037	+ 9,9
Total value at current prices (R'000)	0	0	0	3 976	6 782	+ 70,6
Other non-residential space ^{2/}						
Total square metres	875	0	0	4 856	902	- 81,4
Total value at current prices (R'000)	2 065	0	0	11 880	1 276	- 89,3
Total value of non-residential buildings at current prices (R'000)	8 951	3 333	0	29 418	22 848	- 22,3
Additions and alterations						
Dwelling-houses						
Total square metres	4 141	5 612	989	21 717	11 428	- 47,4
Total value at current prices (R'000)	3 812	7 245	1 539	20 140	14 808	- 26,5
Other buildings ^{3/}						
Total square metres	470	632	216	7 963	5 231	- 34,3
Total value at current prices (R'000)	1 947	1 772	665	10 660	10 443	- 2,0
Total value of additions and alterations at current prices (R'000)	5 759	9 017	2 204	30 800	25 251	- 18,0
Total value of buildings completed at current prices (R'000)	45 908	106 249	38 967	197 508	227 447	+ 15,2

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 26 - Buildings completed according to type of building and province: Gauteng

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 531	920	623	6 434	2 720	-57,7
Total square metres	50 579	31 319	22 597	214 060	106 488	-50,3
Total value at current prices (R'000)	42 479	21 930	20 970	162 455	112 112	-31,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	432	598	421	1 618	1 813	+ 12,1
Total square metres	108 850	132 883	108 403	388 962	445 721	+ 14,6
Total value at current prices (R'000)	214 517	300 122	260 378	718 161	971 238	+ 35,2
Flats and townhouses						
Number of flats and townhouses	296	393	724	1 814	1 531	-15,6
Total square metres	33 419	56 046	79 557	205 617	197 714	-3,8
Total value at current prices (R'000)	57 370	101 794	142 993	346 835	370 639	+ 6,9
Other residential buildings ^{1/}						
Total square metres	7 615	1 888	0	19 901	3 713	-81,3
Total value at current prices (R'000)	22 845	3 565	0	34 512	8 128	-76,4
Total value of residential buildings at current prices (R'000)	337 211	427 411	424 341	1 261 963	1 462 117	+ 15,9
Non-residential buildings						
Office and banking space						
Total square metres	61 739	9 661	17 985	106 353	93 311	-12,3
Total value at current prices (R'000)	150 759	30 712	29 827	220 809	182 325	-17,4
Shopping space						
Total square metres	32 416	194	1 392	57 229	11 162	-80,5
Total value at current prices (R'000)	76 683	481	2 440	119 143	23 337	-80,4
Industrial and warehouse space						
Total square metres	16 629	36 829	25 120	90 703	115 594	+ 27,4
Total value at current prices (R'000)	32 328	86 269	59 519	156 097	263 122	+ 68,6
Other non-residential space ^{2/}						
Total square metres	102 954	0	2 453	116 626	8 738	-92,5
Total value at current prices (R'000)	207 936	0	6 918	233 976	20 100	-91,4
Total value of non-residential buildings at current prices (R'000)	467 706	117 462	98 704	730 025	488 884	-33,0
Additions and alterations						
Dwelling-houses						
Total square metres	37 035	22 752	18 820	123 754	109 704	-11,4
Total value at current prices (R'000)	62 315	49 295	33 630	200 429	218 971	+ 9,3
Other buildings ^{3/}						
Total square metres	9 454	3 497	11 064	40 540	51 148	+ 26,2
Total value at current prices (R'000)	21 536	10 912	42 503	81 712	133 768	+ 63,7
Total value of additions and alterations at current prices (R'000)	83 851	60 207	76 133	282 141	352 739	+ 25,0
Total value of buildings completed at current prices (R'000)	888 768	605 080	599 178	2 274 129	2 303 740	+ 1,3

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 27 - Buildings completed according to type of building and province: Mpumalanga

Type of building	April* 2003	March 2004*	April* 2004	January 2003 to April* 2003	January 2004 to April* 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	116	161	102	282	418	+ 48,2
Total square metres	4 243	8 017	4 606	11 683	19 887	+ 70,2
Total value at current prices (R'000)	3 505	4 358	3 233	8 003	13 886	+ 73,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	49	22	94	167	199	+ 19,2
Total square metres	10 204	4 571	14 114	37 650	33 954	-9,8
Total value at current prices (R'000)	15 489	5 692	25 268	51 664	50 759	-1,8
Flats and townhouses						
Number of flats and townhouses	0	2	0	519	8	-98,5
Total square metres	0	210	0	30 623	1 410	-95,4
Total value at current prices (R'000)	0	304	0	37 287	2 117	-94,3
Other residential buildings ^{1/}						
Total square metres	693	0	0	1 149	0	..
Total value at current prices (R'000)	1 200	0	0	3 400	0	..
Total value of residential buildings at current prices (R'000)	20 194	10 354	28 501	100 354	66 762	-33,5
Non-residential buildings						
Office and banking space						
Total square metres	0	2 670	0	2 297	2 670	+ 16,2
Total value at current prices (R'000)	0	3 000	0	2 756	3 000	+ 8,9
Shopping space						
Total square metres	586	0	0	14 594	0	..
Total value at current prices (R'000)	600	0	0	21 518	0	..
Industrial and warehouse space						
Total square metres	1 917	0	1 000	14 438	1 357	-90,6
Total value at current prices (R'000)	2 995	0	2 000	11 165	2 429	-78,2
Other non-residential space ^{2/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	3 595	3 000	2 000	35 439	5 429	-84,7
Additions and alterations						
Dwelling-houses						
Total square metres	1 711	971	2 955	11 228	7 281	-35,2
Total value at current prices (R'000)	2 262	1 009	4 216	14 428	9 673	-33,0
Other buildings ^{3/}						
Total square metres	733	3 579	430	1 293	5 574	+ 331,1
Total value at current prices (R'000)	1 376	4 627	706	2 667	8 964	+ 236,1
Total value of additions and alterations at current prices (R'000)	3 638	5 636	4 922	17 095	18 637	+ 9,0
Total value of buildings completed at current prices (R'000)	27 427	18 990	35 423	152 888	90 828	-40,6

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 28 - Buildings completed according to type of building and province: Limpopo

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	28	15	14	92	508	+ 452,2
Total square metres	1 553	931	870	5 207	21 380	+ 310,6
Total value at current prices (R'000)	2 026	1 444	1 459	6 965	9 861	+ 41,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	14	25	18	66	101	+ 53,0
Total square metres	2 427	3 863	3 497	10 792	19 542	+ 81,1
Total value at current prices (R'000)	3 766	6 144	5 504	15 578	32 550	+ 108,9
Flats and townhouses						
Number of flats and townhouses	3	1	2	25	25	+ 0,0
Total square metres	294	150	385	2 506	4 203	+ 67,7
Total value at current prices (R'000)	412	310	539	3 271	5 876	+ 79,6
Other residential buildings ^{1/}						
Total square metres	0	343	0	0	343	..
Total value at current prices (R'000)	0	1 000	0	0	1 000	..
Total value of residential buildings at current prices (R'000)	6 204	8 898	7 502	25 814	49 287	+ 90,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	35	0	909	..
Total value at current prices (R'000)	0	0	77	0	1 340	..
Shopping space						
Total square metres	157	0	1 763	844	2 176	+ 157,8
Total value at current prices (R'000)	345	0	3 011	1 856	3 589	+ 93,4
Industrial and warehouse space						
Total square metres	0	0	0	413	0	..
Total value at current prices (R'000)	0	0	0	579	0	..
Other non-residential space ^{2/}						
Total square metres	0	0	0	442	794	+ 79,6
Total value at current prices (R'000)	0	0	0	618	1 111	+ 79,8
Total value of non-residential buildings at current prices (R'000)	345	0	3 088	3 053	6 040	+ 97,8
Additions and alterations						
Dwelling-houses						
Total square metres	523	656	353	1 776	5 228	+ 194,4
Total value at current prices (R'000)	767	966	597	2 632	7 827	+ 197,4
Other buildings ^{3/}						
Total square metres	0	57	73	455	867	+ 90,5
Total value at current prices (R'000)	0	85	172	981	1 322	+ 34,8
Total value of additions and alterations at current prices (R'000)	767	1 051	769	3 613	9 149	+ 153,2
Total value of buildings completed at current prices (R'000)	7 316	9 949	11 359	32 480	64 476	+ 98,5

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 29 - Building plans passed according to type of building and selected urban area: Cape Town

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	361	568	122	1 318	1 090	- 17,3
Total square metres	15 791	24 749	5 710	53 591	48 630	- 9,3
Total value at current prices (R'000)	18 804	28 475	6 563	63 151	57 306	- 9,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	370	322	160	1 214	982	- 19,1
Total square metres	72 842	73 274	43 008	252 230	231 094	- 8,4
Total value at current prices (R'000)	104 442	141 386	84 282	368 333	440 757	+ 19,7
Flats and townhouses						
Number of flats and townhouses	130	265	490	668	1 102	+ 65,0
Total square metres	16 851	28 540	52 910	82 807	128 611	+ 55,3
Total value at current prices (R'000)	24 459	57 002	131 241	159 555	276 595	+ 73,4
Other residential buildings ^{1/}						
Total square metres	0	22 950	0	0	25 931	..
Total value at current prices (R'000)	0	51 399	0	0	60 342	..
Total value of residential buildings at current prices (R'000)	147 705	278 262	222 086	591 039	835 000	+ 41,3
Non-residential buildings						
Office and banking space						
Total square metres	10 632	30 396	8 326	33 757	43 770	+ 29,7
Total value at current prices (R'000)	27 982	51 593	16 798	63 222	77 621	+ 22,8
Shopping space						
Total square metres	5 538	75 149	4 765	10 873	104 373	+ 859,9
Total value at current prices (R'000)	8 325	153 853	11 000	13 535	207 781	+ 1 435,1
Industrial and warehouse space						
Total square metres	6 321	17 907	7 267	20 872	58 344	+ 179,5
Total value at current prices (R'000)	7 084	26 582	13 267	23 870	85 838	+ 259,6
Other non-residential space ^{2/}						
Total square metres	1 872	5 245	2 703	6 056	13 255	+ 118,9
Total value at current prices (R'000)	2 637	10 627	4 220	8 718	32 150	+ 268,8
Total value of non-residential buildings at current prices (R'000)	46 028	242 655	45 285	109 345	403 390	+ 268,9
Additions and alterations						
Dwelling-houses						
Total square metres	53 405	64 964	51 813	195 282	209 654	+ 7,4
Total value at current prices (R'000)	81 113	109 941	88 628	275 985	363 593	+ 31,7
Other buildings ^{3/}						
Total square metres	19 973	39 463	26 291	108 409	118 699	+ 9,5
Total value at current prices (R'000)	40 430	73 833	64 958	206 735	257 513	+ 24,6
Total value of additions and alterations at current prices (R'000)	121 543	183 774	153 586	482 720	621 106	+ 28,7
Total value of building plans passed at current prices (R'000)	315 276	704 691	420 957	1 183 104	1 859 496	+ 57,2

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 30 - Building plans passed according to type of building and selected urban area: Port Elizabeth

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	70	449	51	729	1 348	+ 84,9
Total square metres	3 538	18 067	2 282	31 312	54 535	+ 74,2
Total value at current prices (R'000)	3 840	17 127	3 433	37 516	48 759	+ 30,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	3	58	7	106	84	- 20,8
Total square metres	653	12 371	949	19 868	16 960	- 14,6
Total value at current prices (R'000)	889	18 452	1 312	43 892	25 120	- 42,8
Flats and townhouses						
Number of flats and townhouses	15	14	20	34	70	+ 105,9
Total square metres	3 150	5 289	4 684	6 529	19 223	+ 194,4
Total value at current prices (R'000)	4 883	9 559	6 599	11 567	32 506	+ 181,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	410	0	..
Total value at current prices (R'000)	0	0	0	845	0	..
Total value of residential buildings at current prices (R'000)	9 612	45 138	11 344	93 820	106 385	+ 13,4
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	2 607	0	..
Total value at current prices (R'000)	0	0	0	5 370	0	..
Shopping space						
Total square metres	0	0	944	381	2 348	+ 516,3
Total value at current prices (R'000)	0	0	2 227	702	4 979	+ 609,3
Industrial and warehouse space						
Total square metres	0	706	5 162	2 707	10 141	+ 274,6
Total value at current prices (R'000)	0	1 581	3 487	3 423	12 955	+ 278,5
Other non-residential space ^{2/}						
Total square metres	0	429	279	2 384	1 716	- 28,0
Total value at current prices (R'000)	0	808	625	4 101	3 722	- 9,2
Total value of non-residential buildings at current prices (R'000)	0	2 389	6 339	13 596	21 656	+ 59,3
Additions and alterations						
Dwelling-houses						
Total square metres	5 975	13 251	17 021	35 177	56 098	+ 59,5
Total value at current prices (R'000)	10 089	24 047	31 108	58 854	98 295	+ 67,0
Other buildings ^{3/}						
Total square metres	735	9 152	3 883	12 986	21 899	+ 68,6
Total value at current prices (R'000)	975	16 020	9 722	30 366	44 032	+ 45,0
Total value of additions and alterations at current prices (R'000)	11 064	40 067	40 830	89 220	142 327	+ 59,5
Total value of building plans passed at current prices (R'000)	20 676	87 594	58 513	196 636	270 368	+ 37,5

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 31 - Building plans passed according to type of building and selected urban area: Durban

Type of building	April 2003	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	67	239	228	219	640	+ 192,2
Total square metres	3 752	8 230	7 641	11 744	23 384	+ 99,1
Total value at current prices (R'000)	4 386	7 892	6 861	13 690	23 613	+ 72,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	57	103	59	269	292	+ 8,6
Total square metres	11 309	20 533	12 736	55 905	60 618	+ 8,4
Total value at current prices (R'000)	18 854	32 002	25 420	83 451	107 385	+ 28,7
Flats and townhouses						
Number of flats and townhouses	100	126	19	157	247	+ 57,3
Total square metres	17 298	36 933	5 302	26 447	61 361	+ 132,0
Total value at current prices (R'000)	31 453	73 122	15 749	50 824	132 998	+ 161,7
Other residential buildings ^{1/}						
Total square metres	0	0	0	599	85	-85,8
Total value at current prices (R'000)	0	0	0	800	90	-88,8
Total value of residential buildings at current prices (R'000)	54 693	113 016	48 030	148 765	264 086	+ 77,5
Non-residential buildings						
Office and banking space						
Total square metres	2 681	6 484	0	4 947	9 664	+ 95,4
Total value at current prices (R'000)	9 028	14 075	0	12 078	19 008	+ 57,4
Shopping space						
Total square metres	6 272	500	627	34 914	1 127	-96,8
Total value at current prices (R'000)	10 050	1 000	800	284 960	1 800	-99,4
Industrial and warehouse space						
Total square metres	316	20 210	6 888	13 138	47 380	+ 260,6
Total value at current prices (R'000)	400	64 890	10 450	11 327	106 150	+ 837,1
Other non-residential space ^{2/}						
Total square metres	0	483	0	2 763	2 242	-18,9
Total value at current prices (R'000)	0	985	0	4 985	5 665	+ 13,6
Total value of non-residential buildings at current prices (R'000)	19 478	80 950	11 250	313 350	132 623	-57,7
Additions and alterations						
Dwelling-houses						
Total square metres	23 793	32 718	25 579	102 958	128 577	+ 24,9
Total value at current prices (R'000)	24 888	69 570	42 455	122 163	191 360	+ 56,6
Other buildings ^{3/}						
Total square metres	12 065	9 839	9 905	38 802	33 338	-14,1
Total value at current prices (R'000)	25 691	15 008	24 259	88 311	69 193	-21,6
Total value of additions and alterations at current prices (R'000)	50 579	84 578	66 714	210 474	260 553	+ 23,8
Total value of building plans passed at current prices (R'000)	124 750	278 544	125 994	672 589	657 262	-2,3

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 32 - Building plans passed according to type of building and selected urban area: Witwatersrand

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	255	901	324	1 779	1 750	- 1,6
Total square metres	12 693	34 099	15 430	71 744	74 847	+ 4,3
Total value at current prices (R'000)	16 958	28 671	26 983	82 046	94 014	+ 14,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	385	672	409	1 561	1 977	+ 26,6
Total square metres	106 981	164 838	103 801	392 610	499 385	+ 27,2
Total value at current prices (R'000)	180 911	339 352	209 999	708 239	1 024 394	+ 44,6
Flats and townhouses						
Number of flats and townhouses	317	426	274	1 123	1 212	+ 7,9
Total square metres	60 143	82 209	61 945	164 086	232 442	+ 41,7
Total value at current prices (R'000)	108 686	156 464	139 648	298 704	479 214	+ 60,4
Other residential buildings ^{1/}						
Total square metres	1 606	7 445	2 179	19 441	9 624	- 50,5
Total value at current prices (R'000)	3 000	14 890	4 166	41 072	19 056	- 53,6
Total value of residential buildings at current prices (R'000)	309 555	539 377	380 796	1 130 061	1 616 678	+ 43,1
Non-residential buildings						
Office and banking space						
Total square metres	7 072	15 004	8 095	29 552	33 214	+ 12,4
Total value at current prices (R'000)	16 021	26 624	16 164	60 276	62 616	+ 3,9
Shopping space						
Total square metres	6 371	685	3 284	23 553	42 098	+ 78,7
Total value at current prices (R'000)	7 801	1 300	6 413	40 604	89 079	+ 119,4
Industrial and warehouse space						
Total square metres	31 346	25 271	11 156	66 737	103 071	+ 54,4
Total value at current prices (R'000)	59 764	48 795	20 831	125 771	178 389	+ 41,8
Other non-residential space ^{2/}						
Total square metres	10 642	1 527	54 223	20 369	71 031	+ 248,7
Total value at current prices (R'000)	20 874	2 960	89 770	41 264	110 795	+ 168,5
Total value of non-residential buildings at current prices (R'000)	104 460	79 679	133 178	267 915	440 879	+ 64,6
Additions and alterations						
Dwelling-houses						
Total square metres	69 258	80 587	53 116	229 568	270 146	+ 17,7
Total value at current prices (R'000)	121 489	130 180	102 907	395 767	483 969	+ 22,3
Other buildings ^{3/}						
Total square metres	15 329	33 217	18 410	45 353	86 586	+ 90,9
Total value at current prices (R'000)	34 122	71 002	38 146	111 936	193 108	+ 72,5
Total value of additions and alterations at current prices (R'000)	155 611	201 182	141 053	507 703	677 077	+ 33,4
Total value of building plans passed at current prices (R'000)	569 626	820 238	655 027	1 905 679	2 734 634	+ 43,5

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 33 - Building plans passed according to type of building and selected urban area: Pretoria

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	135	67	26	3 541	223	- 93,7
Total square metres	5 723	3 264	1 491	112 560	12 306	- 89,1
Total value at current prices (R'000)	8 036	8 923	2 962	74 657	28 354	- 62,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	187	206	109	754	642	- 14,9
Total square metres	52 817	51 473	37 775	207 556	167 909	- 19,1
Total value at current prices (R'000)	116 274	115 580	101 343	418 430	409 387	- 2,2
Flats and townhouses						
Number of flats and townhouses	158	134	55	621	972	+ 56,5
Total square metres	26 064	19 736	9 831	141 679	131 625	- 7,1
Total value at current prices (R'000)	57 196	48 690	24 608	268 741	325 768	+ 21,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	250	0	..
Total value at current prices (R'000)	0	0	0	463	0	..
Total value of residential buildings at current prices (R'000)	181 506	173 193	128 913	762 291	763 509	+ 0,2
Non-residential buildings						
Office and banking space						
Total square metres	3 767	7 096	1 609	29 781	11 625	- 61,0
Total value at current prices (R'000)	7 581	17 741	4 023	55 919	29 064	- 48,0
Shopping space						
Total square metres	614	0	654	8 768	5 345	- 39,0
Total value at current prices (R'000)	1 293	0	1 635	16 758	13 161	- 21,5
Industrial and warehouse space						
Total square metres	6 492	3 880	13 828	29 043	36 459	+ 25,5
Total value at current prices (R'000)	12 977	9 700	34 570	58 420	90 546	+ 55,0
Other non-residential space ^{2/}						
Total square metres	4 121	574	1 628	15 068	3 221	- 78,6
Total value at current prices (R'000)	8 078	1 435	4 071	29 306	8 010	- 72,7
Total value of non-residential buildings at current prices (R'000)	29 929	28 876	44 299	160 403	140 781	- 12,2
Additions and alterations						
Dwelling-houses						
Total square metres	21 033	21 683	15 908	81 229	74 508	- 8,3
Total value at current prices (R'000)	43 678	52 939	43 743	159 658	185 716	+ 16,3
Other buildings ^{3/}						
Total square metres	17 955	12 914	3 576	37 108	31 877	- 14,1
Total value at current prices (R'000)	35 014	73 356	9 690	69 641	120 961	+ 73,7
Total value of additions and alterations at current prices (R'000)	78 692	126 295	53 433	229 299	306 677	+ 33,7
Total value of building plans passed at current prices (R'000)	290 127	328 364	226 645	1 151 993	1 210 967	+ 5,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 34 - Building plans passed according to type of building and selected urban area: Bloemfontein

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	94	215	32	789	672	-14,8
Total square metres	3 981	9 135	1 488	32 855	28 270	-14,0
Total value at current prices (R'000)	2 768	5 198	1 164	18 669	17 383	-6,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	34	36	26	144	126	-12,5
Total square metres	5 138	5 561	3 263	22 795	18 516	-18,8
Total value at current prices (R'000)	7 632	8 339	4 954	34 355	27 935	-18,7
Flats and townhouses						
Number of flats and townhouses	34	41	21	125	162	+ 29,6
Total square metres	4 672	7 134	2 315	12 695	21 865	+ 72,2
Total value at current prices (R'000)	7 009	12 660	4 167	19 045	35 452	+ 86,1
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	17 409	26 197	10 285	72 069	80 770	+ 12,1
Non-residential buildings						
Office and banking space						
Total square metres	0	1 450	0	1 616	3 034	+ 87,7
Total value at current prices (R'000)	0	3 625	0	2 808	5 018	+ 78,7
Shopping space						
Total square metres	0	0	308	3 359	308	-90,8
Total value at current prices (R'000)	0	0	616	8 000	616	-92,3
Industrial and warehouse space						
Total square metres	0	0	494	3 645	494	-86,4
Total value at current prices (R'000)	0	0	297	1 988	297	-85,1
Other non-residential space ^{2/}						
Total square metres	0	0	0	2 679	0	..
Total value at current prices (R'000)	0	0	0	4 194	0	..
Total value of non-residential buildings at current prices (R'000)	0	3 625	913	16 990	5 931	-65,1
Additions and alterations						
Dwelling-houses						
Total square metres	5 339	4 791	5 294	20 140	21 439	+ 6,4
Total value at current prices (R'000)	6 447	6 546	7 329	26 789	28 981	+ 8,2
Other buildings ^{3/}						
Total square metres	354	2 059	1 364	4 517	5 383	+ 19,2
Total value at current prices (R'000)	4 022	4 994	1 189	19 888	12 442	-37,4
Total value of additions and alterations at current prices (R'000)	10 469	11 540	8 518	46 677	41 423	-11,3
Total value of building plans passed at current prices (R'000)	27 878	41 362	19 716	135 736	128 124	-5,6

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 35 - Buildings completed according to type of building and selected urban area: Cape Town

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	186	228	195	761	888	+ 16,7
Total square metres	7 235	10 394	7 995	30 307	37 638	+ 24,2
Total value at current prices (R'000)	7 172	10 874	7 069	30 520	34 017	+ 11,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	205	180	123	1 019	547	- 46,3
Total square metres	41 142	35 631	27 724	180 799	124 171	- 31,3
Total value at current prices (R'000)	60 447	58 662	44 315	254 728	200 246	- 21,4
Flats and townhouses						
Number of flats and townhouses	170	106	56	583	353	- 39,5
Total square metres	27 094	10 183	5 302	72 037	31 997	- 55,6
Total value at current prices (R'000)	40 271	18 710	12 338	110 800	57 210	- 48,4
Other residential buildings ^{1/}						
Total square metres	0	0	350	0	10 800	..
Total value at current prices (R'000)	0	0	1 300	0	31 300	..
Total value of residential buildings at current prices (R'000)	107 890	88 246	65 022	396 048	322 773	- 18,5
Non-residential buildings						
Office and banking space						
Total square metres	2 457	2 613	3 220	60 311	8 936	- 85,2
Total value at current prices (R'000)	4 100	4 208	6 762	95 408	16 279	- 82,9
Shopping space						
Total square metres	4 433	686	0	15 913	12 188	- 23,4
Total value at current prices (R'000)	7 119	975	0	23 184	20 320	- 12,4
Industrial and warehouse space						
Total square metres	4 552	2 619	1 936	39 410	10 882	- 72,4
Total value at current prices (R'000)	5 006	2 483	2 396	44 638	12 215	- 72,6
Other non-residential space ^{2/}						
Total square metres	2 962	2 246	0	6 959	2 891	- 58,5
Total value at current prices (R'000)	3 782	1 820	0	8 136	2 670	- 67,2
Total value of non-residential buildings at current prices (R'000)	20 007	9 486	9 158	171 366	51 484	- 70,0
Additions and alterations						
Dwelling-houses						
Total square metres	29 604	29 726	16 380	119 028	91 529	- 23,1
Total value at current prices (R'000)	36 191	43 550	23 233	147 916	131 785	- 10,9
Other buildings ^{3/}						
Total square metres	3 650	11 241	5 955	39 883	29 343	- 26,4
Total value at current prices (R'000)	12 187	41 249	12 475	89 043	84 996	- 4,5
Total value of additions and alterations at current prices (R'000)	48 378	84 799	35 708	236 959	216 781	- 8,5
Total value of buildings completed at current prices (R'000)	176 275	182 531	109 888	804 373	591 038	- 26,5

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 36 - Buildings completed according to type of building and selected urban area: Port Elizabeth

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	144	69	48	405	428	+ 5,7
Total square metres	6 341	2 799	1 926	17 481	20 923	+ 19,7
Total value at current prices (R'000)	4 957	3 149	1 655	12 652	28 261	+ 123,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2	16	30	29	60	+ 106,9
Total square metres	175	3 712	5 032	5 148	11 354	+ 120,6
Total value at current prices (R'000)	209	5 676	8 899	7 581	18 031	+ 137,8
Flats and townhouses						
Number of flats and townhouses	23	2	14	69	30	- 56,5
Total square metres	1 565	811	3 841	5 393	6 565	+ 21,7
Total value at current prices (R'000)	2 056	2 004	7 303	7 327	12 497	+ 70,6
Other residential buildings ^{1/}						
Total square metres	5 213	0	0	5 656	0	..
Total value at current prices (R'000)	8 259	0	0	9 314	0	..
Total value of residential buildings at current prices (R'000)	15 481	10 829	17 857	36 874	58 789	+ 59,4
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	92	1 936	360	- 81,4
Total value at current prices (R'000)	0	0	224	3 445	682	- 80,2
Industrial and warehouse space						
Total square metres	1 863	0	0	4 954	0	..
Total value at current prices (R'000)	2 925	0	0	7 494	0	..
Other non-residential space ^{2/}						
Total square metres	496	6	0	927	116	- 87,5
Total value at current prices (R'000)	440	6	0	1 172	111	- 90,5
Total value of non-residential buildings at current prices (R'000)	3 365	6	224	12 111	793	- 93,5
Additions and alterations						
Dwelling-houses						
Total square metres	6 204	2 513	3 638	21 952	13 279	- 39,5
Total value at current prices (R'000)	7 881	3 513	5 200	27 433	19 678	- 28,3
Other buildings ^{3/}						
Total square metres	6 311	648	1 684	18 883	4 267	- 77,4
Total value at current prices (R'000)	10 294	1 408	3 462	30 261	7 927	- 73,8
Total value of additions and alterations at current prices (R'000)	18 175	4 921	8 662	57 694	27 605	- 52,2
Total value of buildings completed at current prices (R'000)	37 021	15 756	26 743	106 679	87 187	- 18,3

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 37 - Buildings completed according to type of building and selected urban area: Durban

Type of building	April 2003	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	64	247	233	218	776	+ 256,0
Total square metres	3 273	9 008	7 928	10 417	29 230	+ 180,6
Total value at current prices (R'000)	3 593	8 597	6 850	11 001	28 773	+ 161,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	51	58	69	237	238	+ 0,4
Total square metres	8 716	13 998	11 523	43 862	47 748	+ 8,9
Total value at current prices (R'000)	8 764	21 920	19 660	51 836	72 767	+ 40,4
Flats and townhouses						
Number of flats and townhouses	5	48	67	75	155	+ 106,7
Total square metres	1 164	10 521	11 296	13 874	28 048	+ 102,2
Total value at current prices (R'000)	2 552	23 135	28 466	23 541	60 777	+ 158,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	14 909	53 652	54 976	86 378	162 317	+ 87,9
Non-residential buildings						
Office and banking space						
Total square metres	2 772	3 561	806	9 046	15 064	+ 66,5
Total value at current prices (R'000)	3 560	10 000	725	15 459	23 701	+ 53,3
Shopping space						
Total square metres	682	0	4 219	10 731	9 834	- 8,4
Total value at current prices (R'000)	2 500	0	9 252	17 872	19 442	+ 8,8
Industrial and warehouse space						
Total square metres	3 783	19 629	6 235	37 348	54 460	+ 45,8
Total value at current prices (R'000)	3 850	32 300	6 240	38 367	64 240	+ 67,4
Other non-residential space ^{2/}						
Total square metres	0	1 339	0	4 689	3 866	- 17,6
Total value at current prices (R'000)	0	2 700	0	8 526	6 889	- 19,2
Total value of non-residential buildings at current prices (R'000)	9 910	45 000	16 217	80 224	114 272	+ 42,4
Additions and alterations						
Dwelling-houses						
Total square metres	15 785	20 409	15 294	71 673	82 924	+ 15,7
Total value at current prices (R'000)	18 283	36 760	25 119	80 540	111 817	+ 38,8
Other buildings ^{3/}						
Total square metres	6 364	5 804	8 967	21 315	33 346	+ 56,4
Total value at current prices (R'000)	13 408	16 260	7 963	42 031	57 275	+ 36,3
Total value of additions and alterations at current prices (R'000)	31 691	53 020	33 082	122 571	169 092	+ 38,0
Total value of buildings completed at current prices (R'000)	56 510	151 672	104 275	289 173	445 681	+ 54,1

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 38 - Buildings completed according to type of building and selected urban area: Witwatersrand

Type of building	April 2003*	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	179	905	620	1 782	2 495	+ 40,0
Total square metres	8 544	30 544	22 445	70 500	92 043	+ 30,6
Total value at current prices (R'000)	15 640	20 225	20 590	76 727	84 324	+ 9,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	308	422	279	1 075	1 183	+ 10,0
Total square metres	71 636	84 026	70 824	240 593	270 535	+ 12,4
Total value at current prices (R'000)	144 878	185 901	171 817	436 657	577 671	+ 32,3
Flats and townhouses						
Number of flats and townhouses	287	341	561	1 598	1 085	-32,1
Total square metres	31 713	47 122	58 615	182 938	135 303	-26,0
Total value at current prices (R'000)	53 895	81 695	101 207	300 984	237 694	-21,0
Other residential buildings ^{1/}						
Total square metres	7 615	0	0	10 078	1 825	-81,9
Total value at current prices (R'000)	22 845	0	0	26 754	4 563	-82,9
Total value of residential buildings at current prices (R'000)	237 258	287 821	293 614	841 122	904 252	+ 7,5
Non-residential buildings						
Office and banking space						
Total square metres	61 034	9 661	17 985	94 833	73 522	-22,5
Total value at current prices (R'000)	150 336	30 712	29 827	198 624	143 353	-27,8
Shopping space						
Total square metres	30 799	0	1 392	43 567	5 545	-87,3
Total value at current prices (R'000)	73 923	0	2 440	93 890	9 500	-89,9
Industrial and warehouse space						
Total square metres	14 599	6 611	6 312	77 993	29 075	-62,7
Total value at current prices (R'000)	28 053	10 724	11 624	131 214	47 358	-63,9
Other non-residential space ^{2/}						
Total square metres	102 856	0	2 453	106 125	6 082	-94,3
Total value at current prices (R'000)	207 886	0	6 918	213 013	14 788	-93,1
Total value of non-residential buildings at current prices (R'000)	460 198	41 436	50 809	636 741	214 999	-66,2
Additions and alterations						
Dwelling-houses						
Total square metres	28 879	17 204	15 524	99 459	81 774	-17,8
Total value at current prices (R'000)	46 752	37 049	26 068	154 449	154 159	-0,2
Other buildings ^{3/}						
Total square metres	7 455	1 599	3 509	35 312	8 472	-76,0
Total value at current prices (R'000)	17 326	5 389	23 705	70 699	39 222	-44,5
Total value of additions and alterations at current prices (R'000)	64 078	42 438	49 773	225 148	193 381	-14,1
Total value of buildings completed at current prices (R'000)	761 534	371 695	394 196	1 703 011	1 312 632	-22,9

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 39 - Buildings completed according to type of building and selected urban area: Pretoria

Type of building	April 2003*	March 2004*	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 350	13	3	4 645	81	- 98,3
Total square metres	41 939	656	152	143 178	3 972	- 97,2
Total value at current prices (R'000)	26 689	1 534	380	85 203	9 374	- 89,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	99	129	102	403	492	+ 22,1
Total square metres	26 614	34 980	26 371	95 203	133 805	+ 40,5
Total value at current prices (R'000)	53 348	89 502	65 925	192 787	320 101	+ 66,0
Flats and townhouses						
Number of flats and townhouses	9	42	47	213	266	+ 24,9
Total square metres	1 706	7 536	5 576	22 343	41 326	+ 85,0
Total value at current prices (R'000)	3 475	18 295	13 941	45 515	97 818	+ 114,9
Other residential buildings ^{1/}						
Total square metres	0	1 188	0	0	1 188	..
Total value at current prices (R'000)	0	2 970	0	0	2 970	..
Total value of residential buildings at current prices (R'000)	83 512	112 301	80 246	323 505	430 263	+ 33,0
Non-residential buildings						
Office and banking space						
Total square metres	705	0	0	11 520	19 789	+ 71,8
Total value at current prices (R'000)	423	0	0	22 185	38 972	+ 75,7
Shopping space						
Total square metres	572	0	0	5 857	5 423	- 7,4
Total value at current prices (R'000)	1 144	0	0	11 725	13 356	+ 13,9
Industrial and warehouse space						
Total square metres	2 030	30 218	16 958	10 833	84 232	+ 677,6
Total value at current prices (R'000)	4 275	75 545	42 395	22 402	209 864	+ 836,8
Other non-residential space ^{2/}						
Total square metres	0	0	0	10 268	2 656	- 74,1
Total value at current prices (R'000)	0	0	0	20 710	5 312	- 74,4
Total value of non-residential buildings at current prices (R'000)	5 842	75 545	42 395	77 022	267 504	+ 247,3
Additions and alterations						
Dwelling-houses						
Total square metres	6 459	4 411	2 474	19 995	24 044	+ 20,3
Total value at current prices (R'000)	13 420	10 912	6 186	41 103	59 264	+ 44,2
Other buildings ^{3/}						
Total square metres	1 999	1 898	7 375	4 223	39 222	+ 828,8
Total value at current prices (R'000)	4 210	5 523	18 438	9 666	91 449	+ 846,1
Total value of additions and alterations at current prices (R'000)	17 630	16 435	24 624	50 769	150 713	+ 196,9
Total value of buildings completed at current prices (R'000)	106 984	204 281	147 265	451 296	848 480	+ 88,0

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Table 40 - Buildings completed according to type of building and selected urban area: Bloemfontein

Type of building	April 2003	March 2004	April 2004	January 2003 to April 2003	January 2004 to April 2004	Percentage change between January 2003 to April 2003 and January 2004 to April 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	281	282	426	872	1 150	+ 31,9
Total square metres	11 495	12 423	18 067	36 007	48 836	+ 35,6
Total value at current prices (R'000)	5 979	6 099	8 573	19 337	24 652	+ 27,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	14	10	5	68	40	- 41,2
Total square metres	1 957	1 473	951	9 956	6 749	- 32,2
Total value at current prices (R'000)	2 130	2 088	1 425	12 336	9 194	- 25,5
Flats and townhouses						
Number of flats and townhouses	23	38	0	99	186	+ 87,9
Total square metres	2 588	4 038	0	10 550	18 958	+ 79,7
Total value at current prices (R'000)	3 882	7 173	0	16 001	28 413	+ 77,6
Other residential buildings ^{1/}						
Total square metres	2 683	0	0	2 683	0	..
Total value at current prices (R'000)	7 000	0	0	7 000	0	..
Total value of residential buildings at current prices (R'000)	18 991	15 360	9 998	54 674	62 259	+ 13,9
Non-residential buildings						
Office and banking space						
Total square metres	5 630	0	5 884	5 630	5 884	+ 4,5
Total value at current prices (R'000)	7 700	0	24 230	7 700	24 230	+ 214,7
Shopping space						
Total square metres	0	0	0	4 569	0	..
Total value at current prices (R'000)	0	0	0	7 802	0	..
Industrial and warehouse space						
Total square metres	0	0	0	6 439	2 270	- 64,7
Total value at current prices (R'000)	0	0	0	6 600	1 362	- 79,4
Other non-residential space ^{2/}						
Total square metres	0	0	0	1 977	942	- 52,4
Total value at current prices (R'000)	0	0	0	2 836	2 355	- 17,0
Total value of non-residential buildings at current prices (R'000)	7 700	0	24 230	24 938	27 947	+ 12,1
Additions and alterations						
Dwelling-houses						
Total square metres	1 042	2 101	2 103	11 909	9 480	- 20,4
Total value at current prices (R'000)	1 324	2 738	2 807	13 952	12 321	- 11,7
Other buildings ^{3/}						
Total square metres	0	295	219	1 512	1 622	+ 7,3
Total value at current prices (R'000)	4 842	721	352	13 694	6 311	- 53,9
Total value of additions and alterations at current prices (R'000)	6 166	3 459	3 159	27 646	18 632	- 32,6
Total value of buildings completed at current prices (R'000)	32 857	18 819	37 387	107 258	108 838	+ 1,5

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

2/ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

3/ Other buildings include additions and alterations to other residential buildings, non-residential buildings and internal alterations.

Explanatory notes

Introduction	1	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from a sample of 124 local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. 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 and selected urban areas.
	2	In order to improve timeliness of the publication, some information for the current month 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.
Purpose of the survey	3	The Building Statistics Survey is a monthly survey covering a sample of local government institutions involved in the approval of building plans and in the final inspection of buildings completed for the private sector. The monthly survey data are used in monitoring the state of economy and formulation of economic policy. They are also important inputs to estimation of the Gross Domestic Product (GDP).
Scope of the survey	4	This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> • approval of building plans; and • final inspection of completed buildings.
Classification	5	The 1993 edition of the <i>Standard Industrial Classification of all Economic Activities</i> , (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities</i> (ISIC) with suitable adaptations for local conditions.
	6	The twelfth and last published edition of the <i>Standard Code List of Areas</i> , Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977. However, exceptions occur in respect of the new cross-border municipalities. GaRankuwa, which was previously classified in North West according to the <i>Standard Code List of Areas</i> , Report No. 09-09-03(1994), is included under City of Tshwane in Gauteng as from January 2002.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.
Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa. The survey is collected by mail each month from a sample of 128 local government institutions.
Constant prices	9	The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is 2000 as from May 2002.
	10	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: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i> . In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.

- 11** 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 (see 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** **12** 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.
- 13** 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** **14** 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** **15** Users may also wish to refer to the following publications:
- P5041.3: *Building Statistics* issued annually.
 - P9101.2: *Actual and expected expenditure on construction by the public sector per statistical region* issued annually.
 - *Bulletin of Statistics* issued quarterly.
 - *South African Statistics* issued annually.
- Unpublished statistics** **16** 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** **17** 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.
- Pre-release policy** **18** Stats SA's pre-release policy may be inspected at its Website, www.statssa.gov.za

Symbols and abbreviations

..	no meaningful percentage change between two specified periods available since either one or both of the totals are nil
0	nil or figure too small to publish
*	revised
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
SARB	South African Reserve Bank
DTI	Department of Trade and Industry

Local government institutions covered in the monthly survey

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province

Western Cape			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Breede Valley Municipality	Worcester Rawsonville De Doorns Touws River	Worcester	Worcester
		Breede River District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
City of Cape Town - Blaauwberg Administration	Milnerton	Blaauwberg Municipality	Milnerton
Cape Town Administration	Cape Town	City of Cape Town	Cape Town
Helderberg Administration	Gordon's Bay, Somerset West and Strand	Helderberg Municipality	Gordon's Bay, Somerset West and Strand
Ikapa Administration	Guguletu, Langa, Khayelitsha and Nyanga	Ikapa	Guguletu, Langa, Khayelitsha and Nyanga
Oostenberg Administration -	Brackenfell Kraaifontein Kuils River Melton Rose - Blue Downs	Oostenberg Municipality -	Brackenfell Kraaifontein Kuils River Melton Rose - Blue Downs
South Peninsula Administration -	Fish Hoek Simon's Town Plumstead	Fish Hoek Simon's Town South Peninsula Municipality	Fish Hoek Simon's Town Plumstead
Tygerberg Administration - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	City of Tygerberg - Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni	City of Tygerberg - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni
Drakenstein Municipality	Paarl Wellington Saron ¹	Paarl Wellington	Paarl Wellington
George Municipality	George, Herolds Bay, Pacaltsdorp and Thembaletu Wilderness ¹	George	George, Herolds Bay, Pacaltsdorp and Thembaletu

¹ Included in monthly survey as from January 2001.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Western Cape (concluded)			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Knysna Municipality	Knysna and Khayaletu Sedgefield	Knysna Sedgefield	Knysna and Khayaletu Sedgefield
Mossel Bay Municipality	Mossel Bay, Boggom's Bay, Kleinbrak, Rheeboek and Tergniet Friemersheim, Herbertsdale and Great Brak River ¹	Mossel Bay	Mossel Bay, Boggom's Bay, Kleinbrak, Rheeboek and Tergniet
Oudtshoorn Municipality	Oudtshoorn De Rust/Blomnek Dysselsdorp	Oudtshoorn	Oudtshoorn
		Overberg District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Overstrand Municipality	Hermanus, Fisher Haven, Hawston, Onrus River, Sandbaai, Vermont and Zwelihle Hangklip - Kleinmond, Betty's Bay and Rooi-Els Gansbaai and Stanford ¹	Hermanus Hangklip - Kleinmond	Hermanus, Fisher Haven, Hawston, Onrus River, Sandbaai, Vermont and Zwelihle Hangklip - Kleinmond, Betty's Bay and Rooi-Els ¹
Plettenberg Bay Municipality	Plettenberg Bay Knoetzie ¹	Plettenberg Bay	Plettenberg Bay
Saldanha Bay Municipality	Vredenburg and Saldanha Hopefield and Langebaan ¹	Western Coast Peninsula	Vredenburg and Saldanha
Stellenbosch Municipality	Stellenbosch Franschoek and Pniel	Stellenbosch	Stellenbosch
Swartland Municipality	Malmesbury Darling, Koringberg, Moorreesburg and Yzerfontein ¹	Malmesbury	Malmesbury
		West Coast District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions
		Winelands District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions

¹ Included in monthly survey as from January 2001.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Eastern Cape			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Buffalo City Municipality ¹ - East London Area King William's Town Area	East London, Beacon Bay, Gomo Town, Gonubie and Mdantsane King William's Town, Bisho and Zwelitsha	East London King William's Town	East London, Beacon Bay, Gomo Town, Gonubie and Mdantsane King William's Town, Bisho and Zwelitsha
King Sabata Dalindyebo Municipality - Umtata Area	Umtata	Umtata	Umtata
Kouga Municipality	Jeffreys Bay Humansdorp Hankey Patensie Oesterbaai Gamtoos St Francis Bay ² Cape St Francis ² Kromrivier ²	Jeffreys Bay	Jeffreys Bay
Makana Municipality - Grahamstown Area	Grahamstown and Rhini Township Alicedale and Riebeek East	Grahamstown	Grahamstown and Rhini Township
Maletswai Municipality - Aliwal North Area	Aliwal North and Dukathole	Aliwal - Maletswai	Aliwal North and Dukathole
Ndlambe Municipality	Port Alfred Alexandria Bathurst Boesmansriviermond Kenton-on-Sea	Port Alfred	Port Alfred
Nelson Mandela Metropolitan Municipality - Despatch Area ³ Port Elizabeth Area Uitenhage and Despatch Area	Despatch Port Elizabeth, Ibhayi and Motherwell Uitenhage, KwaNobuhle and Despatch	Despatch Port Elizabeth Uitenhage	Despatch Port Elizabeth, Ibhayi and Motherwell Uitenhage and KwaNobuhle
		Western District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions

¹ East London and King William's Town amalgamated during 2003.² Included in monthly survey as from January 2003.³ Despatch amalgamated with Uitenhage during 2003.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Northern Cape			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
//Khara Hais Municipality	Upington and Paballelo	Upington	Upington and Paballelo
		Benede-Oranje District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Ga-Segonyana Municipality	Kuruman and Mothibistad	Kuruman	Kuruman and Mothibistad
Kai! Garib Municipality - Keimoes Area	Keimoes Eksteenskuil ¹ Kenhardt ¹	Keimoes	Keimoes
		Namaqualand District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Sol Plaatje Municipality	Kimberley and Galeshewe Ritchie ¹	Kimberley	Kimberley and Galeshewe

¹ Included in monthly survey as from January 2001.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Free State			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Dihlabeng Municipality	Bethlehem and Bohlokong Clarens Fouriesburg Paul Roux Rosendal	Bethlehem	Bethlehem and Bohlokong
Maluti a Phofung Municipality- Harrismith Area Phuthaditjhaba Area	Harrismith and Tsiamé Phuthaditjhaba	Harrismith Phuthaditjhaba	Harrismith and Tsiamé Phuthaditjhaba
Mangaung Municipality - Bloemfontein Area Botshabelo Area	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung Botshabelo	Bloemfontein Botshabelo	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung Botshabelo
Mantsopa Municipality	Ladybrand and Manyatseng Excelsior Hobhouse Thaba Patchoa Tweespruit/Kopano	Ladybrand	Ladybrand and Manyatseng
Matjhabeng Municipality - Odendaalsrus Area Virginia Area Welkom Area	Odendaalsrus, Allanridge and Kutlwanong Virginia and Meloding Welkom and Thabong	Odendaalsrus Virginia Welkom	Odendaalsrus, Allanridge and Kutlwanong Virginia and Meloding Welkom and Thabong
Metsimaholo Municipality - Deneysville Area Sasolburg Area	Deneysville , Refengkgotso and Oranjeville Sasolburg and Zamdela	Deneysville/Refengkgotso Sasolburg/Zamdela	Deneysville and Refengkgotso Sasolburg and Zamdela
Moqhaka Municipality - Kroonstad Area	Kroonstad and Maokeng	Kroonstad	Kroonstad and Maokeng
Nqwathe Municipality	Parys Edenville Heibron Koppies Vredefort	Parys	Parys

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

KwaZulu-Natal			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Emnambithi Municipality	Ladysmith Colenso Nkanyesi	Ladysmith	Ladysmith
eThekweni Municipality - Inner West Operational Entity	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville	Inner West City Council	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville
Outer West Operational Entity	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall	Outer West Local Council	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall
KwaMashu	KwaMashu	KwaMashu	KwaMashu
Durban- North, South and Central	Durban	Durban	Durban
North Operational Entity - Tonga	Tonga, Canelands and Hambanati	North Local Council - Tonga	Tonga, Canelands and Hambanati
Umlanga Rocks	Umlanga Rocks, Mount Edgecombe and Umdloti Beach	North Local Council - Umlanga	Umlanga Rocks, Mount Edgecombe and Umdloti Beach
Verulam	Verulam	North Local Council - Verulam	Verulam
South Operational Entity	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini	South Local Council	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini
Umlazi	Umlazi	Umlazi	Umlazi
Greater Kokstad Municipality	Kokstad	Kokstad	Kokstad
Hibiscus Coast Municipality	Margate and Uvongo Marina Beach, San Lameer, Southbroom and Trafalgar Port Shepstone Hibberdene Munster, Port Edward and Palm Beach	Margate Mpenjati/Southbroom Port Shepstone Umtamvuna/Port Edward	Margate and Uvongo Marina Beach, San Lameer, Southbroom and Trafalgar Port Shepstone Munster, Port Edward and Palm Beach

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

KwaZulu-Natal (concluded)			
Monthly as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
KwaDukuza Municipality ¹ - Dolphin Coast Administrative Entity	Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach	Dolphin Coast Borough	Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach
Stanger Administrative Entity	Blythedale Beach, Shakaville and Stanger Nkwazi/Zinkwazi	KwaDukuza/Stanger	Blythedale Beach, Shakaville and Stanger
Msunduzi Municipality	Edendale Ashburton ² , Pietermaritzburg and Msundini	Edendale Pietermaritzburg/Msundini	Edendale Pietermaritzburg and Msundini
Newcastle Municipality	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle	Newcastle	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle
Umdoni Municipality	Pennington Scottburgh/Umzinto	Pennington	Pennington
Umdlathuze Municipality	Empangeni and Ngwelezana Richards Bay	Empangeni-Ngwelezana Richards Bay	Empangeni and Ngwelezana Richards Bay
Umngeni Municipality	Hilton Howick	Hilton Howick	Hilton Howick
Uthungulu District Council ²	KwaMbonambi, Nkandla and Ntambanana Municipalities	Development and Services Board - North Coast	KwaMbonambi, Nkandla, Tugela Mouth, Umlalazi, Mahlabathini, Ukuza, Umbambo, Engwavuma and Hluhluwe

¹ Dolphin Coast and Stanger amalgamated during 2003.² Included in monthly survey as from January 2001.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

North West			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
		Bophirima District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Ditsobotla Local Municipality	Lichtenburg and Itsoseng Biesiesvlei ¹ Coligny ¹	Lichtenburg	Lichtenburg and Itsoseng
Klerksdorp Local Municipality	Klerksdorp Orkney and Kanana Hartbeesfontein ¹ Stilfontein ¹	Klerksdorp Orkney	Klerksdorp Orkney and Kanana
GaRankuwa	As from January 2002 included in City of Tshwane - Northern Metropolitan Substructure (Gauteng)	GaRankuwa	GaRankuwa
Madibeng Local Municipality	Brits and Lethabile Hartbeespoort	Brits	Brits and Lethabile
Mafikeng Local Municipality	Mmabatho and Mafikeng	Mmabatho	Mmabatho and Mafikeng
Naledi Municipality	Vryburg Stella	Vryburg	Vryburg
Potchefstroom Municipality	Potchefstroom	Potchefstroom	Potchefstroom
Rustenburg Local Municipality - Rustenburg Area	Rustenburg	Rustenburg	Rustenburg
Zeerust Local Municipality	Zeerust	Zeerust	Zeerust

¹ Included in monthly survey as from January 2001.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Gauteng			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
City of Johannesburg Metropolitan Municipality	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
City of Tshwane Metropolitan Municipality - Southern Region Central Region Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa ¹ Temba Winterveld ¹	Centurion Pretoria Akasia	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve
		Eastern Services Council - Pretoria Area	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema	Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema

¹ Was previously included under North West.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Gauteng (concluded)			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Emfuleni Local Municipality	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)	Vanderbijlpark Vereeniging Sebokeng	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)
Kungwini Local Municipality	Bronkhorstspuit Silver Lakes Mooikloof and rural areas Ekangala ¹	Bronkhorstspuit	Bronkhorstspuit
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Welverdient Fochville ²	Carletonville	Carletonville, Wedela, Khutsong and Welverdient
Midvaal Local Municipality	Meyerton	Meyerton	Meyerton
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal

¹ Included in monthly survey as from January 2003.² Previously included in North West in annual survey.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (continued)

Mpumalanga			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Delmas Municipality	Delmas and Botleng	Delmas	Delmas and Botleng
Emalahleni Local Municipal Council- KwaGuqa Area Witbank Area	KwaGuqa Witbank	KwaGuqa Witbank	KwaGuqa Witbank
Govan Mbeki Municipality	Evander, Embalenhle and Secunda Bethal ² Leandra ²	Highveldridge Transitional Council	Evander, Embalenhle and Secunda
Mbombela Local Municipality	Nelspruit and Kanyamazane White River Hazyview ¹	Nelspruit White River	Nelspruit White River
Middelburg Municipality	Middelburg and Mhluzi Hendrina and KwaZamokhule ¹	Middelburg	Middelburg and Mhluzi
Msukaligwa Municipality	Ermelo, Cassim Park and Wesselton Breyton and KwaZenele	Ermelo	Ermelo, Cassim Park and Wesselton
Nkomazi Municipality - Komatipoort Area Malelane Area	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa	Komatipoort Malelane	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa

¹ Included in monthly survey as from January 2001.² Included in the monthly survey as from January 2003.

Table C - Classification of towns and cities according to names of local government institutions before and after boundaries and name changes by province (concluded)

Limpopo			
Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
		Bosveld District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Greater Tzaneen Municipality	Tzaneen and Nkowakowa	Letaba	Tzaneen and Nkowakowa
Musina Municipality	Musina (previously Messina)	Messina	Messina
Modimolle Municipality	Modimolle (previously Nylstroom)	Nylstroom	Nylstroom
Mogolakwena Municipality	Mokopane (previously Potgietersrus)	Potgietersrus	Potgietersrus
Mookgopong Municipality	Naboomspruit and Mookgopong	Naboomspruit	Naboomspruit and Mookgopong
Polokwane Municipality	Polokwane (previously Pietersburg) and Seshego	Pietersburg - Polokwane	Pietersburg and Seshego
Thabazimbi Municipality	Thabazimbi	Thabazimbi	Thabazimbi

Table D - Classification of selected urban areas according to names of local government institutions before and after boundaries and name changes

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Cape Town		Selected urban areas: Cape Town	
City of Cape Town - Blaauwberg Administration	Milnerton	Blaauwberg Municipality	Milnerton
Cape Town Administration	Cape Town	City of Cape Town	Cape Town
Ikapa Administration	Guguletu, Langa, Khayelitsha and Nyanga	Ikapa	Guguletu, Langa, Khayelitsha and Nyanga
Oostenberg Administration	Kraaifontein Melton Rose - Blue Downs	Oostenberg Municipality -	Kraaifontein Melton Rose - Blue Downs
South Peninsula Administration	Fish Hoek Simon's Town Plumstead	Fish Hoek Simon's Town South Peninsula Municipality	Fish Hoek Simon's Town Plumstead
Tygerberg Administration - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	City of Tygerberg - Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni	City of Tygerberg - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni
Selected urban areas: Port Elizabeth		Selected urban areas: Port Elizabeth	
Nelson Mandela Metropolitan Municipality - Despatch Area ¹	Despatch	Despatch	Despatch
Port Elizabeth Area	Port Elizabeth, Ibhayi and Motherwell	Port Elizabeth	Port Elizabeth, Ibhayi and Motherwell
Uitenhage Area	Uitenhage and KwaNobuhle	Uitenhage	Uitenhage and KwaNobuhle

¹ Despatch amalgamated with Uitenhage during 2003.

Table D - Classification of selected urban areas according to names of local government institutions before and after boundaries and name changes (continued)

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Durban eThekweni Municipality - Inner West Operational Entity	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville	Inner West City Council	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville
Outer West Operational Entity	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall	Outer West Local Council	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall
Durban- North, South and Central	Durban	Durban	Durban
North Operational Entity - Verulam	Verulam	North Local Council - Verulam	Verulam
South Operational Entity	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini	South Local Council	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini
Selected urban areas: Pretoria City of Tshwane Metropolitan Municipality - Southern Region Central Region Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa Temba Winterveld	Centurion Pretoria Akasia	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve

Table D - Classification of selected urban areas according to names of local government institutions before and after boundaries and name changes (concluded)

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Witwatersrand City of Johannesburg Metropolitan Municipality	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	Selected urban areas: Witwatersrand Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema	Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Welverdient	Carletonville	Carletonville, Wedela, Khutsong and Welverdient
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Selected urban area: Bloemfontein Mangaung Municipality - Bloemfontein Area	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung	Selected urban area: Bloemfontein Bloemfontein	Bloemfontein, Bainsvlei, Bloemspruit 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. Out-buildings and garages are included.
Local government	A local government is a distinct and constitutionally defined sphere of government, pertaining to government that is not national or provincial in nature and is manifested in the form of municipalities. It is a generic term referring to municipalities and local authorities of varied nature and type involved in activities of a governmental nature in the local sphere.
Local government institutions	Local government institutions consist of local authorities and district councils as defined in terms of- <ul style="list-style-type: none"> • South African Constitution, 1996 (Act 108 of 1996); • Local Government Transition Act, 1993 (Act 209 of 1993); • Local Government Transition Act, Second Amendment Act, 1996 (Act 97 of 1996); and • Municipal Structures Act, 1998 (Act 117 of 1998).
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 institutions for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>
Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.
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.

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