

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

Actual estimates at current prices

	August 2000 R million	January 2000 to August 2000 R million	Percentage change between August 1999 and August 2000	Percentage change between June 1999 to August 1999 and June 2000 to August 2000	Percentage change between January 1999 to August 1999 and January 2000 to August 2000
Residential buildings					
Dwelling-houses	669,6	4 774,9	+21,6	+29,8	+28,5
Flats and townhouses	210,4	1 312,1	+192,2	+128,3	+83,4
Other residential buildings	37,1	184,1	+371,3	-67,8	-61,8
Total	917,1	6 271,1	+45,4	+29,7	+27,6
Non-residential buildings	352,7	3 032,1	-9,2	-7,3	-24,2
Additions and alterations	492,3	3 653,5	+18,4	+27,0	+18,5
Total	1 762,1	12 956,7	+22,8	+18,8	+8,0

Actual estimates at constant 1995 prices

	August 2000 R million	January 2000 to August 2000 R million	Percentage change between August 1999 and August 2000	Percentage change between June 1999 to August 1999 and June 2000 to August 2000	Percentage change between January 1999 to August 1999 and January 2000 to August 2000
Residential buildings					
Dwelling-houses	492,0	3 594,5	+13,9	+22,5	+22,3
Flats and townhouses	154,6	985,3	+173,7	+115,4	+74,1
Other residential buildings	27,2	138,9	+341,5	-69,7	-63,7
Total	673,8	4 718,7	+36,2	+22,4	+21,4
Non-residential buildings	259,1	2 283,2	-15,0	-12,5	-28,0
Additions and alterations	361,8	2 750,3	+11,0	+19,9	+12,8
Total	1 294,7	9 752,2	+15,0	+12,2	+2,7

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

Seasonally adjusted estimates at current prices	August 2000 R million	Percentage change between July 2000 and August 2000	Percentage change between March 2000 to May 2000 and June 2000 to August 2000
Residential buildings	874,9	+1,0	+14,9
Non-residential buildings	360,1	-15,0	-8,9
Additions and alterations	466,0	-3,3	+8,4
Total	1 701,0	-4,0	+7,1

Seasonally adjusted estimates at constant 1995 prices	August 2000 R million	Percentage change between July 2000 and August 2000	Percentage change between March 2000 to May 2000 and June 2000 to August 2000
Residential buildings	644,8	+0,3	+12,7
Non-residential buildings	265,7	-15,6	-10,5
Additions and alterations	344,0	-3,6	+6,2
Total	1 254,5	-4,6	+5,0

Key findings regarding building plans passed for the three months ended August 2000

Seasonally adjusted real value of building plans passed increases

The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the three months ended August 2000 increased by 5,0% compared with the three months ended August 1999.

The increase of 5,0% in the seasonally adjusted real value of building plans passed was due to increases in the seasonally adjusted real value of buildings (+12,7%) and additions and alterations (+6,2%) during the above-mentioned period. However, the seasonally adjusted real value of other residential buildings decreased by 10,5% during this period.

Key findings regarding building plans passed for the first eight months of 2000

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first eight months of 2000 increased by 2,7% compared with the first eight months of 1999. Six of the nine provinces reported increases in the total real value of building plans passed: Western Cape (+74,1% or R419,3 million, mainly due to increases reported by the selected urban areas of Witwatersrand and Cape Town (+R66,8 million)), dwelling-houses (+22,3% or R656,6 million, mainly due to increases reported by the Witwatersrand (+R188,7 million) and Cape Town (+R169,5 million)) and additions and alterations (+12,8% or R312,4 million). However, large decreases were reported for other residential buildings (-63,7% or R243,3 million) and non-residential buildings (-28,0% or R88,7 million). The decrease in the total real value of other residential building plans passed was mainly due to the approval of building plans, to the real value of R196,6 million, by the Local Council of Greater Johannesburg. The approval of building plans for a large shopping centre, to the real value of R752,5 million, by the Council – Umhlanga Rocks in KwaZulu-Natal contributed mainly to the decrease of 28,0% in the real value of non-residential buildings during the mentioned period.

Large provincial contributors to the increase of 2,7% in the total real value of building plans passed were Western Cape (+5,3 percentage points) and Eastern Cape (+1,3 percentage points). However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-39,6 percentage points, see table A). Large real increases in Western Cape were reported for residential buildings (+33,2% or R319,4 million), non-residential buildings (+9,3% or R67,1 million) and additions and alterations (+9,3% or R67,1 million). Gauteng reported real increases for residential buildings (+22,3% or R396,8 million) and non-residential buildings (+12,8% or R312,4 million). Large real increases were reported by Eastern Cape for residential buildings (+52,3% or R93,6 million) and non-residential buildings (+12,8% or R312,4 million). The decrease in the total real value of building plans passed, as reported by KwaZulu-Natal (-39,6% or R752,5 million) during the first eight months of 2000, was mainly due to the approval of building plans for a large shopping centre by North Local Council – Umhlanga Rocks during March 1999.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to August 1999	Percentage change between January 1999 to August 1999 and January 2000 to August 2000	Contribution (percentage points) to the percentage change in the real value of plans passed ^{1/} between January 1999 to August 1999 and January 2000 to August 2000	Difference in total real value of plans passed between January 1999 to August 1999 and January 2000 to August 2000 R million
Western Cape	22,6	+23,9	+5,4	+513,3
Gauteng	41,0	+9,4	+3,9	+366,3
Eastern Cape	4,8	+26,9	+1,3	+122,3
Free State	2,7	+22,0	+0,6	+57,1
Northern Cape	0,8	+24,8	+0,1	+18,0
Mpumalanga	3,2	+0,3	0,0	+1,0
North West	2,6	-8,5	-0,2	-21,3
Northern Province	2,3	-21,3	-0,5	-45,3
KwaZulu-Natal	20,0	-39,6	-7,9	-752,5
Total	100,0	+2,7	+2,7	+258,9

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

The real value of plans passed for flats and townhouses increased by 74,1% (+R419,3 million) to R985,3 million between the first eight months of 2000. Real increases were reported by eight of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by the selected urban areas of Witwatersrand (+R146,3 million), Pretoria (+R143,4 million) and Cape Town (+R66,8 million) during the above-mentioned period.

The real value of building plans passed for dwelling-houses increased by 22,3% (+R656,6 million) to R3 594,5 million between the first eight months of 2000. Increases were reported by five of the nine provinces. Large increases in the real value of dwelling-house plans were reported by the selected urban areas of Western Cape (+R208,5 million). Large real increases were reported by the selected urban areas of Pretoria (+R194,8 million) and Johannesburg (+R169,5 million). The increase of 22,3% in the total real value of building plans passed for dwelling-houses can be attributed to the increase in the real value of building plans for dwelling-houses larger than 81 square metres (+35,7% or R759,4 million).

The real value of building plans passed for additions and alterations increased by 12,8% (+R312,4 million) to R2 750,4 million between the first eight months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations. Real increases were reported by all nine provinces. The largest provincial contributor to the increase of 12,8% in the real value of building plans passed for additions and alterations was KwaZulu-Natal (+R90,2 million), followed by Western Cape (+R67,1 million), Free State (+R62,8 million) and Gauteng (+R58,4 million). The largest increase in the real value of plans passed for additions and alterations was reported by the selected urban areas of Durban (+R90,2 million), Bloemfontein (+R68,0 million) and Pretoria (+R36,4 million).

Key figures regarding buildings completed for the month ended August 2000

Actual estimates at current prices

	August 2000 R million	January 2000 to August 2000 R million	Percentage change between August 1999 and August 2000	Percentage change between June 1999 to August 1999 and June 2000 to August 2000	Percentage change between January 1999 to August 1999 and January 2000 to August 2000
Residential buildings					
Dwelling-houses	362,4	2 372,5	+5,2	+3,6	-0,8
Flats and townhouses	73,4	672,1	-32,1	-33,4	-6,3
Other residential buildings	7,9	61,9	-2,5	-84,2	-62,7
Total	443,7	3 106,5	-3,7	-11,6	-5,1
Non-residential buildings	278,9	2 121,6	+36,1	+35,8	+23,9
Additions and alterations	211,4	1 752,8	-17,4	-11,9	+1,3
Total	934,0	6 980,9	+1,4	+0,1	+3,9

Actual estimates at constant 1995 prices

	August 2000 R million	January 2000 to August 2000 R million	Percentage change between August 1999 and August 2000	Percentage change between June 1999 to August 1999 and June 2000 to August 2000	Percentage change between January 1999 to August 1999 and January 2000 to August 2000
Residential buildings					
Dwelling-houses	278,6	1 845,6	+1,6	-0,3	-4,9
Flats and townhouses	57,6	531,8	-35,2	-37,1	-12,0
Other residential buildings	6,2	49,2	-7,0	-85,1	-64,7
Total	342,4	2 426,6	-7,4	-15,7	-9,6
Non-residential buildings	222,0	1 719,5	+26,8	+26,8	+15,9
Additions and alterations	165,8	1 387,1	-21,2	-16,7	-4,9
Total	730,2	5 533,2	-3,3	-4,9	-1,6

Key figures regarding buildings completed for the month ended August 2000

Seasonally adjusted estimates at current prices

	August 2000 R million	Percentage change between July 2000 and August 2000	Percentage change between March 2000 to May 2000 and June 2000 to August 2000
Residential buildings	411,6	+14,4	-10,3
Non-residential buildings	297,7	-25,0	-9,3
Additions and alterations	203,7	+9,5	-23,0
Total	913,0	-3,1	-13,1

Seasonally adjusted estimates at constant 1995 prices

	August 2000 R million	Percentage change between July 2000 and August 2000	Percentage change between March 2000 to May 2000 and June 2000 to August 2000
Residential buildings	318,6	+14,6	-11,5
Non-residential buildings	237,4	-25,3	-10,3
Additions and alterations	160,0	+9,6	-23,6
Total	716,0	-3,5	-14,1

Key findings regarding buildings completed for the three months ended August 2000

Seasonally adjusted real value of buildings completed decreases

The seasonally adjusted real value of buildings completed for the three months ended August 2000 decreased by 14,1% c

The decrease of 14,1% in the seasonally adjusted real value of buildings completed was due to decreases in the seasonally residential buildings (-11,5%) and non-residential buildings (-10,3%) completed during the above-mentioned period.

Key findings regarding buildings completed for the first eight months of 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first eight months of 2000 decreased by with the first eight months of 1999. Decreases in the total real value of buildings completed were reported by eight of the completion of other residential buildings (-64,7% or R90,3 million), flats and townhouses (-12,0% or R72,2 million), and alterations (-4,9% or R71,3 million). However, the real value of non-residential buildings completed increased by 1 above-mentioned period. This increase can be attributed to the increase in the real value of non-residential buildings million).

Large provincial contributors to the decrease of 1,6% in the total real value of buildings completed were Western Cape (-3,7% and KwaZulu-Natal (-1,0 percentage points). However, these decreases were partially counteracted by an increase reported by reported a large increase in the real value of non-residential buildings completed (+98,1% or R463,3 million). The real value R395,7 million during the above-mentioned period. This increase can mainly be attributed to the completion of large shopping institution during May 2000 (to the real value of R113,8 million) and the Southern Metropolitan Local Council of Greater Johannesburg (million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to August 1999	Percentage change between January 1999 to August 1999 and January 2000 to August 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/} between January 1999 to August 1999 and January 2000 to August 2000	Difference in total real value of buildings completed between January 1999 to August 1999 and January 2000 to August 2000 R million
Western Cape	29,9	-12,3	-3,7	-207,5
Mpumalanga	3,9	-38,8	-1,5	-85,4
KwaZulu-Natal	17,4	-5,6	-1,0	-54,8
Eastern Cape	6,0	-11,1	-0,7	-37,5
Northern Cape	1,5	-30,5	-0,4	-25,1
Free State	3,5	-12,5	-0,4	-24,4
North West	3,1	-4,9	-0,1	-8,5
Northern Province	1,3	-4,0	-0,1	-2,9
Gauteng	33,4	+18,8	+6,3	+353,4
Total	100,0	-1,6	-1,6	-92,7

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

The total real value of other residential buildings completed during the first eight months of 2000 decreased by 64,7% (-R94,0 million) compared to the first eight months of 1999. Decreases were reported by five of the nine provinces. Large decreases in the real value of other residential buildings completed can be attributed to decreases as reported by the selected urban area of Cape Town (-R44,0 million) and Gauteng (-R34,3 million).

The total real value of flats and townhouses completed decreased by 12,0% (-R72,2 million) to R531,8 million between the first eight months of 1999 and the first eight months of 2000. Large real decreases were reported by Western Cape (-R49,6 million), Gauteng (-R22,2 million) and Mpumalanga (-R19,7 million). The real value of flats and townhouses completed can be attributed to decreases as reported by the selected urban area of Cape Town (-R49,6 million).

Regarding dwelling-houses completed, the real value decreased by 4,9% (-R95,0 million) to R1 845,6 million between the first eight months of 1999 and the first eight months of 2000. This decrease can mainly be attributed to the decrease in the real value of completed dwelling-houses smaller than 100 square metres. Decreases in the real value of smaller dwelling-houses completed were reported by Eastern Cape (-R42,2 million), Northern Cape (-R16,8 million), Northern Province (-R16,8 million) and North West (-R11,9 million).

The total real value of additions and alterations completed during the first eight months of 2000 decreased by 4,9% (-R71,3 million) compared to the first eight months of 1999. The largest real decrease was reported by Gauteng (-R65,8 million), followed by Mpumalanga (-R29,2 million) and Northern Cape (-R19,7 million).

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Issue	Expected release date										
September 2000	15 November 2000										
October 2000	20 December 2000										
November 2000	17 January 2001										
December 2000	21 February 2001										
Purpose of the survey	<p>The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.</p>										
New questionnaire	<p>In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey.</p> <p>The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.</p> <p>The Building Statistics Survey collects the numbers, square metres and value of building plans passed and buildings completed regarding -</p> <ul style="list-style-type: none">◦ residential buildings;◦ non-residential buildings; and◦ additions and alterations.										

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

Item		Year and month	Total	Province				
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal
Total	Value (R1 000)	1998	18 136 868	4 539 641	927 430	189 415	599 945	2 277 765
		1999	17 551 838	4 247 633	917 185	150 923	483 006	3 122 323
		1999-Jan-Aug	11 998 471	2 710 581	574 145	91 417	327 539	2 399 380
		2000-Jan-Aug	12 956 693	3 526 750	764 578	119 500	421 056	1 528 151
		1999-Aug*	1 434 894	351 133	83 989	8 152	52 215	192 787
		2000-Jul*	2 011 234	513 636	86 441	8 762	128 924	221 122
		2000-Aug	1 762 100	472 472	72 441	11 122	52 526	224 421
Residential buildings 1/	Value (R1 000)	1998	8 103 081	2 146 582	485 575	68 677	247 339	924 376
		1999	7 382 529	1 954 754	347 553	51 328	239 692	774 861
		1999-Jan-Aug	4 912 965	1 216 207	226 487	30 769	165 193	508 210
		2000-Jan-Aug	6 271 086	1 700 102	361 954	29 519	198 680	582 357
		1999-Aug*	630 628	161 628	31 454	2 137	21 097	62 560
		2000-Jul*	975 138	240 217	43 152	3 049	27 086	97 276
		2000-Aug	917 055	235 540	36 780	3 933	20 493	91 601
Dwelling-houses 2/	Number	1998	69 029	12 718	9 945	1 255	3 672	4 900
		1999	71 643	17 376	5 978	978	3 762	6 044
		1999-Jan-Aug	50 427	11 885	4 515	752	2 753	3 791
		2000-Jan-Aug	45 073	9 447	4 439	132	3 945	2 495
		1999-Aug*	5 231	1 395	616	26	288	321
		2000-Jul*	5 861	1 061	499	18	596	425
		2000-Aug	4 958	954	513	23	298	314
	Value (R1 000)	1998	5 927 644	1 557 588	412 663	55 039	206 268	637 683
		1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641
		1999-Jan-Aug	3 715 446	979 242	216 342	29 442	142 644	410 857
		2000-Jan-Aug	4 774 863	1 305 280	302 655	22 060	167 439	430 905
		1999-Aug*	550 736	140 597	30 390	2 137	17 331	53 360
		2000-Jul*	699 445	204 559	42 473	3 049	23 947	62 797
		2000-Aug	669 558	179 073	34 001	3 933	19 193	62 964

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province					
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West
Dwelling-houses smaller than 81 square metre 1/	Number	1998	49 063	6 653	8 958	1 064	2 532	2 646	
		1999	54 934	12 687	5 145	883	2 877	4 286	
		1999-Jan-Aug	39 402	8 832	3 982	706	2 113	2 601	
		2000-Jan-Aug	31 119	5 319	3 541	57	3 406	1 263	
		1999-Aug*	3 525	977	532	22	210	183	
		2000-Jul*	3 923	455	376	4	529	235	
		2000-Aug	3 132	406	443	12	217	171	
	Value (R1 000)	1998	1 606 917	203 197	238 445	26 966	73 750	130 246	
		1999	1 498 261	270 893	151 583	30 702	77 858	152 558	
		1999-Jan-Aug	1 026 154	164 072	110 535	20 185	55 306	100 804	
		2000-Jan-Aug	940 015	166 821	117 378	4 780	73 158	66 970	
		1999-Aug*	123 771	24 952	14 509	1 442	6 833	10 349	
		2000-Jul*	128 478	24 633	14 934	374	11 135	10 607	
		2000-Aug	118 588	24 905	18 324	986	5 051	9 722	
Non-residential	Number	1998	3 343	1 172	197	72	124	512	
		1999	2 738	908	187	39	128	303	
		1999-Jan-Aug	1 836	651	114	28	82	211	
		2000-Jan-Aug	1 857	705	111	23	61	218	
		1999-Aug*	258	73	30	2	11	36	
		2000-Jul	241	89	12	2	10	25	
		2000-Aug	243	75	12	2	11	35	
	Value (R1 000)	1998	5 473 125	1 076 425	190 118	51 624	185 052	664 004	
		1999	5 313 948	831 621	159 905	27 493	103 575	1 574 638	
		1999-Jan-Aug	4 002 751	586 079	106 630	16 338	77 026	1 383 713	
		2000-Jan-Aug	3 032 101	783 915	148 086	27 809	48 160	292 466	
		1999-Aug*	388 580	60 882	16 809	204	20 264	71 417	
		2000-Jul	486 164	126 790	5 356	362	15 694	30 873	
		2000-Aug	352 698	84 334	5 535	1 078	15 243	65 299	
Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	
		1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	
		1999-Jan-Aug	3 082 754	908 294	241 027	44 309	85 319	507 455	
		2000-Jan-Aug	3 653 506	1 042 733	254 538	62 172	174 216	653 328	
		1999-Aug*	415 685	128 622	35 725	5 810	10 853	58 809	
		2000-Jul*	549 932	146 629	37 933	5 351	86 144	92 973	
		2000-Aug	492 347	152 598	30 126	6 111	16 790	67 521	

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province				
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal
Total	Value	1998	11 688 071	2 692 295	652 234	144 485	378 621	1 997 802
		1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550
	(R1 000)	1999-Jan-Aug	6 715 996	2 009 899	406 137	98 069	232 741	1 158 370
		2000-Jan-Aug	6 980 920	1 865 069	380 923	72 002	216 424	1 163 390
		1999-Aug*	921 432	361 035	43 343	11 475	39 202	107 686
		2000-Jul*	1 093 170	241 401	34 731	5 273	17 233	116 520
		2000-Aug	934 001	241 232	42 172	12 070	46 150	175 923
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577
	(R1 000)	1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117
		1999-Jan-Aug	3 273 661	987 084	193 353	45 488	103 193	378 708
		2000-Jan-Aug	3 106 548	885 214	173 969	22 812	118 928	402 077
		1999-Aug*	460 656	156 042	22 771	6 221	22 714	46 738
		2000-Jul*	401 695	108 092	16 335	1 874	9 814	41 701
		2000-Aug	443 762	112 823	17 551	1 891	34 885	84 626
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424
		1999	58 313	12 972	5 850	2 458	2 984	3 474
		1999-Jan-Aug	41 518	9 117	4 414	1 800	1 957	2 720
		2000-Jan-Aug	32 104	7 962	1 632	272	2 985	3 039
		1999-Aug*	7 009	2 115	397	308	1 005	205
		2000-Jul*	4 187	1 142	239	13	156	207
		2000-Aug	5 284	1 145	169	19	1 445	569
	Value (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062
		1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584
		1999-Jan-Aug	2 390 549	708 872	176 233	38 143	74 742	282 982
		2000-Jan-Aug	2 372 475	652 710	142 666	17 314	98 039	291 564
		1999-Aug*	344 397	112 153	18 410	6 016	20 714	29 400
		2000-Jul*	328 465	90 066	16 176	1 874	6 466	30 438
		2000-Aug	362 443	84 011	16 311	1 891	32 350	64 022

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province					
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	
		1999	47 666	9 217	5 238	2 394	2 538	2 113	
		1999-Jan-Aug	34 220	6 419	4 025	1 757	1 689	1 731	
		2000-Jan-Aug	25 331	5 654	1 222	223	2 790	1 992	
		1999-Aug*	6 005	1 728	350	303	971	102	
		2000-Jul*	3 284	857	182	4	138	105	
		2000-Aug	4 322	890	130	13	1 424	275	
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	
		1999	1 099 203	182 982	151 855	43 095	61 296	94 780	
		1999-Jan-Aug	756 354	124 133	108 478	29 955	40 793	72 973	
		2000-Jan-Aug	679 819	93 003	59 035	8 193	60 896	74 144	
		1999-Aug*	113 072	21 850	8 993	5 106	17 543	5 688	
		2000-Jul*	89 953	13 188	6 657	376	3 139	5 358	
		2000-Aug	124 446	14 147	6 427	795	29 438	14 606	
Non-residential	Number	1998	1 925	626	165	45	77	303	
		1999	1 827	794	120	33	64	251	
		1999-Jan-Aug	1 242	568	88	28	41	166	
		2000-Jan-Aug	1 179	479	58	13	42	305	
		1999-Aug*	216	140	9	4	9	14	
		2000-Jul	135	68	6	2	5	11	
		2000-Aug	158	68	16	3	5	32	
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	
		1999	2 705 138	673 795	125 097	29 298	73 179	508 732	
		1999-Jan-Aug	1 712 741	504 606	99 349	25 897	50 456	368 875	
		2000-Jan-Aug	2 121 583	391 037	111 171	21 582	43 643	288 902	
		1999-Aug*	204 897	112 544	4 200	3 204	8 865	20 617	
		2000-Jul	472 336	51 345	7 437	1 641	1 523	19 066	
		2000-Aug	278 863	60 714	11 671	6 322	3 778	29 853	
Additions and alterations	Value (R1 000)	1998	2 251 383	580 310	182 366	56 875	93 511	568 080	
		1999	2 538 827	773 502	176 268	37 011	132 413	549 700	
		1999-Jan-Aug	1 729 593	518 208	113 434	26 683	79 092	410 786	
		2000-Jan-Aug	1 752 789	588 818	95 783	27 608	53 853	472 411	
		1999-Aug*	255 877	92 449	16 371	2 049	7 622	40 331	
		2000-Jul*	219 139	81 964	10 959	1 758	5 896	55 753	
		2000-Aug	211 376	67 695	12 950	3 857	7 487	61 444	

1/ Including subsidised dwelling-houses

Table 3 - Actual value of building plans passed at current prices

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.
Total	R million	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 8
		1999	17 552	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 4
		2000		1 027	1 663	1 572	1 281	1 932	1 707	2 011	1 762		
Residential buildings	R million	1998	8 103	503	652	804	681	654	705	793	699	704	8
		1999	7 383	553	529	667	531	528	838	637	631	600	6
		2000		504	783	751	628	875	839	975	917		
Non-residential buildings	R million	1998	5 473	409	385	424	459	483	579	468	434	478	5
		1999	5 314	238	395	1 454	375	274	418	461	389	305	3
		2000		171	481	359	271	574	336	486	353		
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	47
		1999	4 855	277	356	477	330	403	404	420	416	484	4
		2000		352	400	462	382	483	532	550	492		

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

Total	R million	1998	15 100	987	1 176	1 391	1 246	1 239	1 390	1 438	1 278	1 310	1 5
		1999	13 826	859	1 018	2 065	976	952	1 306	1 191	1 125	1 087	1 1
		2000		792	1 279	1 200	968	1 451	1 277	1 491	1 295		
Residential buildings	R million	1998	6 751	433	557	685	577	552	593	659	574	574	65
		1999	5 813	445	421	530	419	417	659	500	495	469	5
		2000		389	601	573	474	657	627	723	674		
Non-residential buildings	R million	1998	4 558	352	329	362	389	408	487	389	356	391	4
		1999	4 192	191	314	1 156	296	217	329	361	305	239	2
		2000		132	370	274	205	431	252	360	259		
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	3
		1999	3 821	223	283	379	261	318	318	330	326	379	34
		2000		271	307	352	289	363	398	408	362		

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.
Total	R million	1998	11 688	806	902	1 086	855	803	1 137	1 068	874	1 233	1 1
		1999	10 241	704	856	909	760	765	782	1 017	921	914	8
		2000		679	778	871	775	1 153	697	1 093	934		
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	4
		1999	4 997	314	397	432	378	391	420	481	461	493	4
		2000		301	353	414	364	471	358	402	444		
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	4
		1999	2 705	197	215	246	182	196	209	264	205	197	2
		2000		194	204	189	224	390	169	472	279		
Additions and alterations	R million	1998	2 251	200	193	212	156	183	195	216	174	202	2
		1999	2 539	193	245	231	201	179	154	272	256	223	2
		2000		183	221	268	188	292	170	219	211		

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

Total	R million	1998	10 323	733	813	972	765	712	1 010	940	765	1 081	1 0
		1999	8 497	601	726	767	638	640	654	845	755	747	6
		2000		547	622	693	615	915	549	863	730		
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	4
		1999	4 059	263	329	356	311	320	344	391	370	397	3
		2000		238	278	326	285	368	279	311	342		
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	4
		1999	2 323	173	187	214	157	169	180	227	175	168	1
		2000		162	168	154	182	315	137	380	222		
Additions and alterations	R million	1998	1 989	183	174	191	140	162	172	189	151	176	1
		1999	2 115	166	209	197	170	151	129	226	210	182	1
		2000		148	176	213	148	231	134	172	166		

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.
Total	R million	1998	1 559	1 374	1 537	1 566	1 463	1 565	1 544	1 470	1 592	1 592
At current prices		1999	1 463	1 275	2 444	1 338	1 192	1 584	1 344	1 379	1 350	1 350
		2000	1 413	1 665	1 448	1 404	1 914	1 632	1 772	1 701		
At constant 1995 prices	R million	1998	1 338	1 175	1 307	1 330	1 238	1 315	1 283	1 211	1 303	1 303
		1999	1 175	1 015	1 937	1 059	945	1 244	1 055	1 085	1 059	1 059
		2000	1 088	1 279	1 102	1 063	1 441	1 219	1 314	1 255		
Residential buildings	R million	1998	658	642	748	721	655	676	705	663	693	693
At current prices		1999	736	522	611	567	525	811	566	601	588	588
		2000	675	779	678	674	872	814	866	875		
At constant 1995 prices	R million	1998	565	549	637	613	553	568	587	545	567	567
		1999	592	416	485	449	414	636	445	473	461	461
		2000	520	599	516	511	654	607	643	645		

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

Total	R million	1998	989	972	1 057	938	817	1 143	960	860	1 147	1 147
At current prices		1999	861	910	896	832	791	798	891	901	851	851
		2000	829	828	855	858	1 239	708	943	913		
At constant 1995 prices	R million	1998	898	879	946	837	726	1 009	843	756	1 006	1 006
		1999	735	773	756	698	663	664	738	741	696	696
		2000	667	664	680	681	984	556	742	716		
Residential buildings	R million	1998	499	451	694	496	418	612	538	399	512	512
At current prices		1999	413	450	431	412	370	428	435	430	452	452
		2000	396	405	413	399	451	361	360	412		
At constant 1995 prices	R million	1998	444	399	615	433	364	530	465	344	440	440
		1999	345	375	355	338	302	349	353	346	363	363
		2000	313	320	325	313	352	279	278	319		

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

Year and month	A. Residential buildings								
	Dwelling-houses 1/			Flats			Townhouses		
	No.	2		No. of	2		No. of	2	
		m	R1 000	units	m	R1 000	units	m	R1 000
1998	69 029	5 784 907	5 927 644	3 295	252 900	314 615	10 630	1 151 711	1 427
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922
1999-Jan.-Aug.	50 427	3 622 106	3 715 446	1 641	138 656	169 395	3 768	396 753	545
2000-Jan.-Aug.	45 073	4 076 498	4 774 863	1 450	131 374	203 733	6 224	712 252	1 108
1999-Aug.*	5 231	476 037	550 736	306	18 250	23 094	355	35 047	48
2000-Jul.*	5 861	571 861	699 445	102	14 280	20 298	995	115 031	238
-Aug.	4 958	532 423	669 558	161	14 899	20 337	967	121 218	190

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

Year and month	B. Non-Residential buildings								C. Additions and alterations			
	Office space		Shopping space		Industrial and warehouse space		Total 2/		Dwelling-houses			
	2		2		2				2			
	m	R1 000	m	R1 000	m	R1 000	R1 000		m	R1 000	m	
1998	911 463	1 362 559	1 046 152	1 777 007	1 437 522	1 684 199	5 473 125	2 636 605	2 773 436	3 788		
1999	1 092 782	1 684 562	784 611	1 738 010	849 726	1 052 548	5 313 948	2 753 611	3 066 909	3 770		
1999-Jan.-Aug.	749 255	1 114 584	646 713	1 526 796	594 880	727 215	4 002 751	1 732 734	1 909 983	2 391		
2000-Jan.-Aug.	726 563	1 120 187	365 938	508 045	833 341	1 034 292	3 032 101	2 048 920	2 441 194	2 739		
1999-Aug.*	93 422	156 505	42 304	58 242	51 639	52 488	388 580	257 377	289 750	331		
2000-Jul.*	98 682	185 688	56 873	99 609	123 692	154 519	486 164	276 494	336 588	371		
-Aug.	87 306	138 113	44 454	65 159	80 180	98 223	352 698	307 150	364 967	392		

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Total
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-houses space	Total 2/	Dwelling-houses
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town										
1998	5 066	709 867	2 329	246 047	1 064 635	234 207	74 217	274 544	640 807	503 219
1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 219
1999-Aug.*	583	64 562	76	9 915	74 478	22 821	9 833	15 318	50 219	54 219
2000-Jul.*	614	107 763	75	14 429	124 862	62 030	9 764	36 194	108 915	61 219
-Aug.	611	100 128	234	42 090	143 281	18 270	12 448	5 166	44 007	68 219
Durban										
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 219
1999	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 219
1999-Aug.*	183	20 461	1	350	20 811	5 500	1 500	11 165	23 295	24 219
2000-Jul.	266	26 202	27	5 586	31 788	5 100	1 000	12 265	19 370	33 219
-Aug.	156	18 132	44	7 074	25 206	725	2 604	14 982	19 156	31 219
Witwatersrand										
1998	19 737	1 544 342	3 468	447 494	2 093 903	651 227	449 829	789 965	2 080 244	792 219
1999	21 532	1 500 015	1 798	264 400	2 204 953	908 917	126 105	477 761	1 884 004	811 219
1999-Aug.	1 506	162 891	231	19 940	182 832	67 258	10 619	8 602	178 090	81 219
2000-Jul.	1 839	182 816	169	35 361	218 391	91 361	69 584	70 506	242 674	88 219
-Aug.	1 511	181 972	409	74 489	256 461	32 848	12 977	30 606	97 510	113 219
Pretoria										
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 219
1999	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 219
1999-Aug.	336	68 766	130	16 328	85 095	4 698	1 185	1 750	11 513	24 219
2000-Jul.	370	105 400	516	144 989	259 519	21 184	930	8 183	41 268	24 219
-Aug.	392	106 441	199	41 848	151 085	290	22 106	582	23 878	26 219
Bloemfontein										
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 219
1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 219
1999-Aug.	127	5 790	1	148	9 244	2 500	300	244	3 044	3 219
2000-Jul.	515	16 339	0	0	16 339	483	0	0	483	6 219
-Aug.	225	11 457	0	0	11 457	0	0	2 147	11 147	4 219

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings								
	Dwelling-houses 1/			Flats			Townhouses		
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890
1999-Jan.-Aug.	41 518	2 608 497	2 390 549	1 736	141 167	172 717	4 117	420 460	544
2000-Jan.-Aug.	32 104	2 249 663	2 372 475	1 359	122 569	171 982	3 482	376 065	500
1999-Aug.*	7 009	398 625	344 397	302	21 535	24 376	677	67 294	83
2000-Jul.*	4 187	302 356	328 465	100	8 135	10 837	329	43 370	57
-Aug.	5 284	359 697	362 443	173	13 254	14 403	374	46 592	58

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

Year and month	B. Non-Residential buildings							C. Additions and alterations			
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses			
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	m	
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 243 919	1 302 415	1 950	
1999	436 585	675 168	414 506	626 856	836 355	995 501	2 705 138	1 456 109	1 536 533	2 150	
1999-Jan.-Aug.	356 837	545 223	238 753	318 861	508 262	555 819	1 712 741	981 912	1 019 692	1 474	
2000-Jan.-Aug.	387 909	622 029	398 103	818 715	508 132	563 639	2 121 583	924 339	1 049 647	1 304	
1999-Aug.*	33 649	61 706	23 749	40 079	87 925	86 985	204 897	137 915	144 067	187	
2000-Jul.*	81 843	111 230	68 313	280 206	64 512	69 559	472 336	115 274	133 225	166	
-Aug.	31 100	37 779	66 324	167 803	51 986	56 516	278 863	139 382	161 042	176	

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Total	
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-houses space	Total 2/	Dwelling-houses	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town											
1998	3 111	434 464	1 856	231 844	801 582	212 541	12 657	139 679	391 340	219	
1999	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280	
1999-Aug.*	1 403	49 226	207	15 171	64 397	15 578	4 082	32 549	53 227	33	
2000-Jul.*	726	46 119	105	10 717	59 794	4 025	10 546	10 132	25 142	32	
-Aug.	682	38 287	126	9 242	49 927	7 811	13 642	6 185	29 465	31	
Durban											
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217	
1999	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252	
1999-Aug.*	135	17 543	150	14 196	31 739	3 592	0	3 890	9 872	19	
2000-Jul.*	116	14 040	32	8 556	22 596	0	0	2 945	5 158	16	
-Aug.	478	49 375	54	12 424	61 799	1 700	4 050	9 795	20 438	38	
Witwatersrand											
1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374	
1999	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358	
1999-Aug.*	1 773	83 133	85	7 064	90 197	26 242	1 589	12 760	41 035	23	
2000-Jul.*	1 733	103 658	107	14 984	118 642	70 496	251 726	28 627	351 331	27	
-Aug.	1 057	87 223	128	18 677	105 900	8 295	0	6 387	17 318	27	
Pretoria											
1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	56	
1999	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58	
1999-Aug.*	591	36 012	215	36 195	72 207	2 447	130	0	2 577	5	
2000-Jul.*	135	25 964	53	13 562	39 526	5 911	0	4 580	11 063	6	
-Aug.	220	42 552	48	6 200	48 752	15 572	121 875	3 075	140 684	10	
Bloemfontein											
1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22	
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35	
1999-Aug.	155	5 314	0	0	7 314	7 466	0	500	7 966	2	
2000-Jul.	59	1 982	16	3 200	5 182	185	0	154	339	1	
-Aug.	16	1 128	15	1 568	2 696	0	0	3 778	3 778	5	

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000	Number	2 m	
Total						
1998	69 029	5 784 907	5 927 644	50 022	3 922 684	
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	
1999-Jan.-Aug.	50 427	3 622 106	3 715 446	41 518	2 608 497	
2000-Jan.-Aug.	45 073	4 076 498	4 774 863	32 104	2 249 663	
1999-Aug.*	5 231	476 037	550 736	7 009	398 625	
2000-Jul.*	5 861	571 861	699 445	4 187	302 356	
-Aug.	4 958	532 423	669 558	5 284	359 697	
Dwelling-houses equal to or larger than 81 m ²						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	
1999	16 709	3 326 354	4 169 574	10 647	2 097 979	
1999-Jan.-Aug.	11 025	2 183 154	2 689 291	7 298	1 413 289	
2000-Jan.-Aug.	13 954	2 842 329	3 834 848	6 773	1 321 580	
1999-Aug.*	1 706	334 244	426 965	1 004	197 786	
2000-Jul.*	1 938	410 716	570 967	903	175 247	
-Aug.	1 826	397 316	550 970	962	191 093	
Dwelling-houses smaller than 81 m ²						
1998	49 063	2 006 117	1 606 917	36 988	1 448 724	
1999	54 934	2 010 530	1 498 261	47 666	1 684 485	
1999-Jan.-Aug.	39 402	1 438 952	1 026 154	34 220	1 195 208	
2000-Jan.-Aug.	31 119	1 234 169	940 015	25 331	928 083	
1999-Aug.*	3 525	141 793	123 771	6 005	200 839	
2000-Jul.*	3 923	161 145	128 478	3 284	127 109	
-Aug.	3 132	135 107	118 588	4 322	168 604	

1/ Including subsidised dwelling-houses

Additional information

Explanatory Notes

Introduction

- 1 Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.
- 2 In order to improve timeliness of the publication, some information for the current month August have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
- 3 The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.

Scope of the survey

- 4 This survey covers local government institutions conducting activities for the private sector regarding -
 - approval of building plans; and
 - final inspection of completed buildings.

Classification

- 5 The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
- 6 The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.

Statistical unit

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

Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the “lump sum domestic buildings” as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
Seasonal adjustment	13	Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

	14	Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
Trend cycle	15	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Related publications	16	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> • P5041.3 - Building plans passed and buildings completed issued annually. • P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually. • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics	17	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures	18	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	19	Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

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

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

Symbols and abbreviations

-	nil
*	revised
m ²	construction area in square metres
Stats SA	Statistics South Africa
SIC	Standard Industrial Classification of all Economic Activities
ISIC	International Standard Industrial Classification of all Economic Activities
JBCC	Joint Building Contracts Committee
CD	Compact Disc
US	United States
SARB	South African Reserve Bank
DTI	Department of Trade and Industry

Technical notes

Response rate

The response rate for August 2000 is 97,5%.

Local government institutions covered in the sample survey

Local government institutions according to province

Western Cape	Blaauwberg (includes Milnerton), Brackenfell, Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembalethu and Herolds Bay), Gordon's Bay, Hangklip-Kleinmond (includes Kleinmond, Betty's Bay and Rooi-Els), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Kuils River, Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, Somerset West, South Peninsula, Stellenbosch, Strand, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
Eastern Cape	Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, Gomo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.
Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneyville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).

KwaZulu-Natal

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

North West

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

Gauteng

Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).

Mpumalanga

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

Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.
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Local government institutions according to selected urban areas

Cape Town	Blaauwberg (includes Milnerton), Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, Ikapa, Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Simon's Town and South Peninsula.
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Durban	Durban, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall) and South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini).
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Witwatersrand	Alberton (includes Thokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Carletonville (includes Khutsong), Duduza, Edenvale-Modderfontein, Germiston (includes Bedfordview and Kaitlshong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Midrand (includes Rabie Ridge and Ivory Park), Nigel, Randfontein (includes Mohlakeng), Soweto, Springs (includes KwaThema) and Westonaria (includes Bekkersdal).
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Pretoria	Akasia (includes Elandsdoorn, Klipfontein and Soshanguve), Centurion, Eastern Services Council - Pretoria area and Pretoria (includes Atteridgeville and Mamelodi).
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Bloemfontein	Bloemfontein (includes Bainsvlei, Bloemspuit and Mangaung).
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Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence.
Local government institutions	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, regional councils, metropolitan councils, district councils, transitional local councils and development and services boards.
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.
Percentage change	A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.
Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.
Townhouses	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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