

**Statistics
South Africa**

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

August 2004

**Embargoed until:
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Actual key figures regarding building plans passed as at the end of August 2004

Actual estimates at constant 2000 prices	August 2003	August 2004	Percentage change between August 2003 and August 2004	January to August 2003	January to August 2004	Percentage change between January to August 2003 and January to August 2004	Difference in value between January to August 2003 and January to August 2004
	R million	R million		R million	R million		R million
Residential buildings							
Dwelling-houses	882,1	1 287,1	+ 45,9	6 108,0	8 138,5	+ 33,2	2 030,5
Flats and townhouses	416,5	595,4	+ 43,0	2 359,8	3 453,8	+ 46,4	1 094,0
Other residential buildings	8,7	14,5	+ 66,7	121,7	201,4	+ 65,4	79,7
Total	1 307,3	1 897,0	+ 45,1	8 589,5	11 793,7	+ 37,3	3 204,2
Non-residential buildings	318,6	582,5	+ 82,8	2 435,6	2 782,4	+ 14,2	346,8
Additions and alterations	559,9	840,8	+ 50,2	4 229,7	5 155,6	+ 21,9	925,9
Total	2 185,8	3 320,3	+ 51,9	15 254,8	19 731,7	+ 29,3	4 476,9

Key findings regarding building plans passed for the first eight 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 eight months of 2004 increased by 29,3% (+R4 476,9 million) from R15 254,8 million to R19 731,7 million compared with the first eight months of 2003. The largest increase in the value of building plans passed was reported for residential buildings (+R3 204,2 million). Building plans passed for dwelling-houses increased by 33,2% (+R2 030,5 million) and for flats and townhouses by 46,4% (+R1 094,0 million). Large increases for dwelling-houses were reported by Western Cape (+R878,2 million) and Gauteng (+R798,0 million), whereas Western Cape reported the largest increase for flats and townhouses (+R571,3 million), followed by Gauteng (+R176,6 million) and KwaZulu-Natal (+R117,1 million).

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

The largest provincial contributors to the increase of 29,3% (+R4 476,9 million) in the total real value of building plans passed were Western Cape (+R2 313,7 million) and Gauteng (+R1 228,0 million) (see table A, page 2). The largest increase in Western Cape was reported for residential buildings (+R1 554,5 million), followed by non-residential buildings (+R412,2 million) and additions and alterations (+R347,0 million). Large increases for dwelling-houses were reported by Mossel Bay Municipality (+R269,8 million), selected urban areas of Cape Town (+R153,0 million), Knysna Municipality (+R118,0 million), Overstrand Municipality (+R88,2 million) and Helderberg Municipality (+R56,4 million). Regarding flats and townhouses in Western Cape, large increases were reported by the selected urban areas of Cape Town (+R159,6 million), Helderberg Municipality (+R150,4 million), Knysna Municipality (+R72,6 million), Oostenberg Administration – Brackenfell Area (+R72,3 million), Mossel Bay Municipality (+R60,3 million) and Saldanha Bay Municipality (+R51,2 million). In Gauteng, the largest increases for dwelling-houses were reported by City of Johannesburg (+R259,6 million), Ekurhuleni Metropolitan Municipality (+R234,1 million), City of Tshwane (+R92,8 million) and Kungwini Municipality (+R61,1 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 to August 2003	Percentage change between January to August 2003 and January to August 2004	Contribution (percentage points) ¹ to the percentage change in the real value of plans passed between January to August 2003 and January to August 2004	Difference in total real value of plans passed between January to August 2003 and January to August 2004 R million
Western Cape	25,8	+ 58,8	+ 15,2	+ 2 313,7
Gauteng	43,5	+ 18,5	+ 8,0	+ 1 228,0
Eastern Cape	4,8	+ 43,2	+ 2,1	+ 316,6
KwaZulu-Natal	15,1	+ 6,7	+ 1,0	+ 153,6
Limpopo	1,6	+ 55,4	+ 0,9	+ 132,5
North West	3,1	+ 24,1	+ 0,7	+ 114,4
Free State	2,4	+ 29,6	+ 0,7	+ 110,8
Northern Cape	0,5	+ 90,7	+ 0,4	+ 68,2
Mpumalanga	3,2	+ 8,1	+ 0,3	+ 39,1
Total	100,0	+ 29,3	+ 29,3	+4 476,9

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

Seasonally adjusted key figures regarding building plans passed as at the end of August 2004

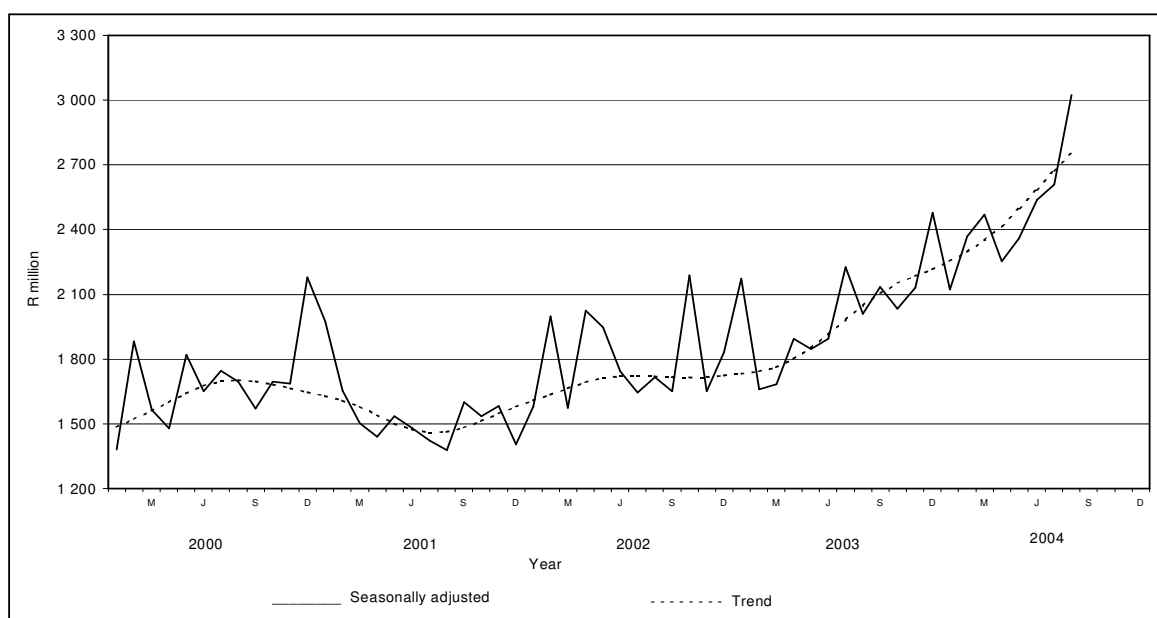
Seasonally adjusted estimates at constant 2000 prices	July 2004	August 2004	Percentage change between July and August 2004	March to May 2004	June to August 2004	Percentage change between March to May 2004 and June to August 2004
	R million	R million		R million	R million	
Residential buildings	1 573,4	1 794,4	+ 14,0	4 335,9	4 927,0	+ 13,6
Non-residential buildings	333,8	475,3	+ 42,4	948,7	1 088,2	+ 14,7
Additions and alterations	700,7	752,3	+ 7,4	1 796,0	2 152,1	+ 19,8
Total	2 607,9	3 022,0	+ 15,9	7 080,6	8 167,3	+ 15,3

Key findings regarding seasonally adjusted real value of building plans passed for the three months ended August 2004

The seasonally adjusted real value of building plans passed (at constant 2000 prices) during the three months ended August 2004 increased by 15,3% compared with the previous three months. The increase of 15,3% was due to increases in the seasonally adjusted real value of additions and alterations (+19,8%), non-residential buildings (+14,7%) and residential buildings (+13,6%).

Figure 1 shows the seasonally adjusted and trend series for building plans passed at constant 2000 prices between January 2000 and August 2004. The trend series has been rising since July 2001. In August 2004 the seasonally adjusted value for building plans passed reached the highest level seen to date.

Figure 1 – Total real value of building plans passed



Actual key figures regarding buildings completed as at the end of August 2004

Actual estimates at constant 2000 prices	August 2003	August 2004	Percentage change between August 2003 and August 2004	January to August 2003	January to August 2004	Percentage change between January to August 2003 and January to August 2004	Difference in value between January to August 2003 and January to August 2004
	R million	R million		R million	R million		R million
Residential buildings							
Dwelling-houses	480,6	626,1	+ 30,3	3 484,9	4 298,4	+ 23,3	+ 813,4
Flats and townhouses	207,2	371,0	+ 79,1	1 314,1	2 015,7	+ 53,4	+ 701,7
Other residential buildings	13,5	1,5	- 88,9	666,5	69,3	- 89,6	- 597,2
Total	701,3	998,6	+ 42,4	5 465,5	6 383,4	+ 16,8	+ 917,9
Non-residential buildings	133,2	402,7	+ 202,3	2 094,9	1 747,5	- 16,6	- 347,4
Additions and alterations	241,6	287,0	+ 18,8	1 930,5	1 887,2	- 2,2	- 43,3
Total	1 076,1	1 688,3	+ 56,9	9 490,9	10 018,1	+ 5,6	+ 527,2

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

Total real value of buildings completed increases

The total real value of buildings completed (at constant 2000 prices) during the first eight months of 2004 increased by 5,6% (+R527,2 million) from R9 490,9 million to R10 018,1 million compared with the first eight months of 2003. The largest increase was reported for residential buildings (+R917,9 million), mainly due to increases reported for dwelling-houses (+R813,4 million) and flats and townhouses (+R701,7 million). The largest increase for dwelling-houses completed was reported by Gauteng (+R390,8 million), followed by Eastern Cape (+R119,4 million), Western Cape (+R115,7 million) and KwaZulu-Natal (+R99,6 million). Regarding flats and townhouses, the largest increases were reported by Gauteng (+R453,6 million) and KwaZulu-Natal (+R207,3 million).

Six of the nine provinces reported increases in the total real value of buildings completed

The largest provincial contributor to the increase of 5,6% (+R527,2 million) in the total real value of buildings completed was Gauteng (+R562,4 million) (see table B, page 5). The largest increase in Gauteng was reported for residential buildings (+R817,0 million), mainly due to large increases reported for flats and townhouses (+R453,6 million) and dwelling-houses (+R390,8 million). The largest increase for flats and townhouses was reported by City of Tshwane (+R294,7 million), followed by Mogale Municipality (+R97,5 million) and City of Johannesburg (+R24,5 million). Large increases for dwelling-houses completed in Gauteng were reported by City of Johannesburg (+R220,1 million) and Mogale Municipality (+R82,2 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 to August 2003	Percentage change between January to August 2003 and January to August 2004	Contribution (percentage points) ¹ to the percentage change in the real value of buildings completed between January to August 2003 and January to August 2004	Difference in total real value of buildings completed between January to August 2003 and January to August 2004 R million
Gauteng	44,1	+ 13,5	+ 6,0	+ 562,4
Eastern Cape	3,9	+ 21,6	+ 0,8	+ 80,6
North West	3,2	+ 16,6	+ 0,5	+ 51,4
KwaZulu-Natal	14,6	+ 3,7	+ 0,5	+ 50,7
Limpopo	0,9	+ 29,1	+ 0,3	+ 23,8
Northern Cape	0,6	+ 7,9	+ 0,1	+ 4,5
Free State	2,6	- 7,6	- 0,2	- 18,5
Mpumalanga	2,7	- 21,1	- 0,6	- 53,7
Western Cape	27,4	- 6,7	- 1,8	- 174,0
Total	100,0	+ 5,6	+ 5,6	+ 527,2

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

Seasonally adjusted key figures regarding buildings completed as at the end of August 2004

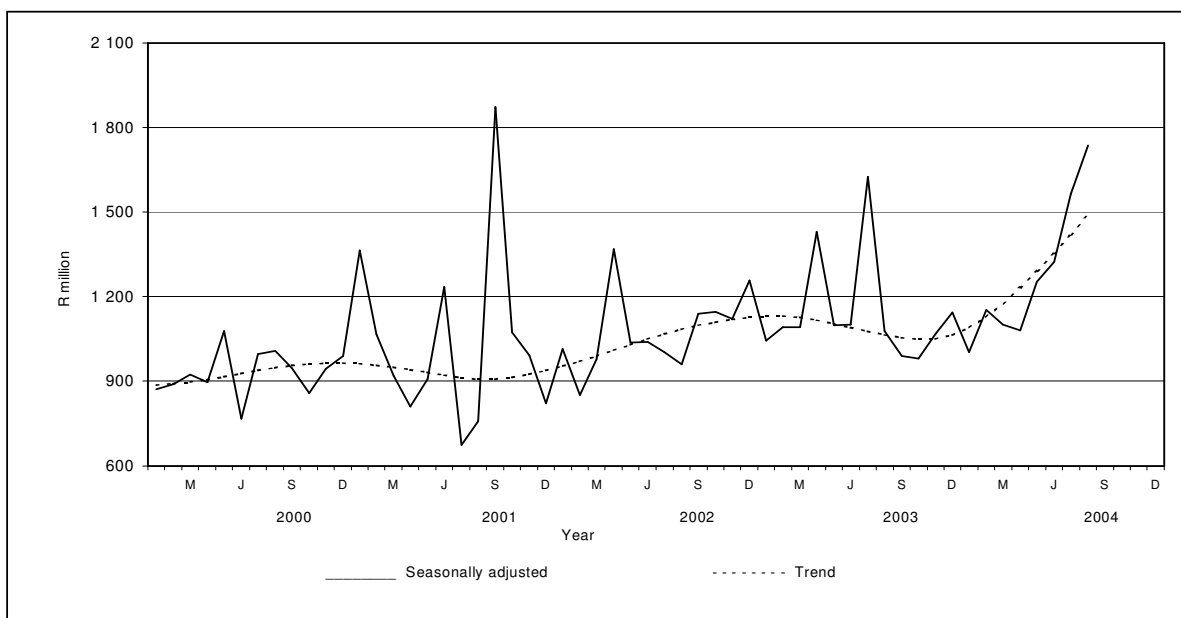
Seasonally adjusted estimates at constant 2000 prices	July 2004 R million	August 2004 R million	Percentage change between July and August 2004	March to May 2004 R million	June to August 2004 R million	Percentage change between March to May 2004 and June to August 2004
Residential buildings	1 073,6	973,9	- 9,3	2 335,8	2 955,4	+ 26,5
Non-residential buildings	240,0	484,8	+ 102,0	483,9	907,1	+ 87,5
Additions and alterations	249,3	277,5	+ 11,3	614,2	760,5	+ 23,8
Total	1 562,9	1 736,2	+ 11,1	3 433,9	4 623,0	+ 34,6

Key findings regarding seasonally adjusted real value of buildings completed for the three months ended August 2004

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended August 2004 increased by 34,6% compared with the previous three months. The increase of 34,6% was due to increases in the seasonally adjusted real value of non-residential buildings (+87,5%), residential buildings (+26,5%) and additions and alterations (+23,8%).

Figure 2 shows the seasonally adjusted and trend series for buildings completed at constant 2000 prices between January 2000 and August 2004. The trend series of buildings completed has been rising since October 2003. The seasonally adjusted value for buildings completed for August 2004 is higher than July 2004, but lower than the peak reached at September 2001.

Figure 2 – Total real value of buildings completed



PP
PJ Lehohla
Statistician-General

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Notes

Forthcoming issue	Issue	Expected release date
	September 2004	17 November 2004
Name and boundary changes of local government institutions	<p>Due to the Local Government: Municipal Structures Act, 1998 (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 53) and table D (page 65) provide lists of old and new names.</p> <p>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</p>	
Subsidised low-cost dwelling-houses	<p>The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 41 (page 49).</p>	
Response rate	<p>The response rate for August 2004 was 99,2%.</p>	

Table 1 - Actual values and percentage change of building plans passed at current prices by 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.	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.	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.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May	2 188 975	+ 64,8	380 858	- 6,7	896 367	- 0,8	3 466 200	+ 31,3
Jun.	2 132 851	+ 46,9	429 121	+ 10,9	946 218	+ 40,6	3 508 190	+ 39,6
Jul.	2 375 554	+ 32,8	489 082	- 0,1	1 035 806	+ 17,0	3 900 442	+ 23,3
Aug. ^{3/}	2 600 768	+ 53,5	798 669	+ 93,4	1 152 700	+ 58,9	4 552 137	+ 60,7

^{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.

Table 2 - Seasonally adjusted values and percentage change of building plans passed at current prices by 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.	1 017 041	+ 17,9	230 912	+ 26,0	523 138	+ 3,7	1 771 091	+ 14,3
Feb.	1 038 452	+ 2,1	714 155	+ 209,3	518 477	- 0,9	2 271 084	+ 28,2
Mar.	928 967	- 10,5	455 428	- 36,2	418 730	- 19,2	1 803 124	- 20,6
Apr.	1 331 737	+ 43,4	413 987	- 9,1	606 299	+ 44,8	2 352 023	+ 30,4
May	1 099 197	- 17,5	378 583	- 8,6	825 166	+ 36,1	2 302 946	- 2,1
Jun.	1 076 528	- 2,1	445 430	+ 17,7	539 753	- 34,6	2 061 711	- 10,5
Jul.	1 135 588	+ 5,5	221 523	- 50,3	618 637	+ 14,6	1 975 748	- 4,2
Aug.	1 105 524	- 2,6	347 096	+ 56,7	635 114	+ 2,7	2 087 734	+ 5,7
Sep.	1 158 939	+ 4,8	280 295	- 19,2	586 875	- 7,6	2 026 109	- 3,0
Oct.	1 719 521	+ 48,4	336 333	+ 20,0	659 309	+ 12,3	2 715 163	+ 34,0
Nov.	1 146 749	- 33,3	286 430	- 14,8	633 461	- 3,9	2 066 640	- 23,9
Dec.	1 421 388	+ 23,9	295 343	+ 3,1	591 097	- 6,7	2 307 827	+ 11,7
2003 Jan.	1 212 416	- 14,7	903 366	+ 205,9	651 286	+ 10,2	2 767 068	+ 19,9
Feb.	1 242 002	+ 2,4	277 566	- 69,3	594 544	- 8,7	2 114 112	- 23,6
Mar.	1 361 399	+ 9,6	204 726	- 26,2	591 647	- 0,5	2 157 773	+ 2,1
Apr.	1 423 078	+ 4,5	333 363	+ 62,8	682 561	+ 15,4	2 439 002	+ 13,0
May	1 241 241	- 12,8	364 310	+ 9,3	787 967	+ 15,4	2 393 518	- 1,9
Jun.	1 433 307	+ 15,5	345 549	- 5,1	663 662	- 15,8	2 442 519	+ 2,0
Jul.	1 618 216	+ 12,9	441 354	+ 27,7	810 323	+ 22,1	2 869 892	+ 17,5
Aug.	1 600 061	- 1,1	345 102	- 21,8	649 217	- 19,9	2 594 380	- 9,6
Sep.	1 643 053	+ 2,7	453 356	+ 31,4	668 252	+ 2,9	2 764 661	+ 6,6
Oct.	1 500 205	- 8,7	467 171	+ 3,0	672 712	+ 0,7	2 640 088	- 4,5
Nov.	1 747 004	+ 16,5	370 451	- 20,7	652 014	- 3,1	2 769 469	+ 4,9
Dec.	1 750 451	+ 0,2	603 921	+ 63,0	868 455	+ 33,2	3 222 827	+ 16,4
2004 Jan.	1 678 248	- 4,1	436 621	- 27,7	652 464	- 24,9	2 767 334	- 14,1
Feb.	1 744 796	+ 4,0	456 263	+ 4,5	908 820	+ 39,3	3 109 879	+ 12,4
Mar.	1 905 730	+ 9,2	498 476	+ 9,3	870 862	- 4,2	3 275 068	+ 5,3
Apr.	1 822 975	- 4,3	416 851	- 16,4	766 089	- 12,0	3 005 914	- 8,2
May	2 061 264	+ 13,1	350 639	- 15,9	774 507	+ 1,1	3 186 410	+ 6,0
Jun.	2 114 164	+ 2,6	377 740	+ 7,7	942 119	+ 21,6	3 434 022	+ 7,8
Jul.	2 138 406	+ 1,1	452 787	+ 19,9	948 714	+ 0,7	3 539 907	+ 3,1
Aug.	2 451 726	+ 14,7	648 290	+ 43,2	1 025 497	+ 8,1	4 125 513	+ 16,5

^{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 by 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.	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.	1 179 481	+ 24,0	270 743	+ 22,9	507 599	+ 8,9	1 957 823	+ 19,5
May	1 625 074	+ 57,9	282 745	- 10,6	665 454	- 5,0	2 573 273	+ 25,8
Jun.	1 570 582	+ 39,9	315 995	+ 5,7	696 773	+ 34,0	2 583 350	+ 33,1
Jul.	1 742 886	+ 26,2	358 828	- 5,1	759 946	+ 11,2	2 861 660	+ 17,1
Aug.	1 896 986	+ 45,1	582 545	+ 82,8	840 773	+ 50,2	3 320 304	+ 51,9

^{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.

Table 4 - Seasonally adjusted values and percentage change of building plans passed at constant 2000 prices by 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.	908 051	+ 16,2	204 494	+ 23,3	468 558	+ 8,2	1 581 104	+ 12,5
Feb.	912 551	+ 0,5	628 424	+ 207,3	456 860	- 2,5	1 997 835	+ 26,4
Mar.	810 878	- 11,1	397 180	- 36,8	365 978	- 19,9	1 574 036	- 21,2
Apr.	1 146 427	+ 41,4	356 631	- 10,2	523 176	+ 43,0	2 026 234	+ 28,7
May	935 355	- 18,4	322 430	- 9,6	690 244	+ 31,9	1 948 028	- 3,9
Jun.	908 625	- 2,9	376 631	+ 16,8	457 658	- 33,7	1 742 913	- 10,5
Jul.	944 258	+ 3,9	184 486	- 51,0	515 791	+ 12,7	1 644 534	- 5,6
Aug.	908 967	- 3,7	285 759	+ 54,9	522 847	+ 1,4	1 717 573	+ 4,4
Sep.	944 768	+ 3,9	228 572	- 20,0	478 302	- 8,5	1 651 642	- 3,8
Oct.	1 385 025	+ 46,6	271 144	+ 18,6	530 919	+ 11,0	2 187 088	+ 32,4
Nov.	916 057	- 33,9	228 475	- 15,7	505 963	- 4,7	1 650 496	- 24,5
Dec.	1 128 766	+ 23,2	234 109	+ 2,5	470 499	- 7,0	1 833 374	+ 11,1
2003 Jan.	952 788	- 15,6	704 834	+ 201,1	514 619	+ 9,4	2 172 241	+ 18,5
Feb.	974 150	+ 2,2	217 870	- 69,1	468 098	- 9,0	1 660 117	- 23,6
Mar.	1 061 539	+ 9,0	159 382	- 26,8	461 964	- 1,3	1 682 886	+ 1,4
Apr.	1 105 198	+ 4,1	259 036	+ 62,5	531 425	+ 15,0	1 895 659	+ 12,6
May	963 989	- 12,8	283 336	+ 9,4	599 289	+ 12,8	1 846 613	- 2,6
Jun.	1 109 335	+ 15,1	267 919	- 5,4	516 460	- 13,8	1 893 714	+ 2,6
Jul.	1 253 273	+ 13,0	342 435	+ 27,8	629 706	+ 21,9	2 225 414	+ 17,5
Aug.	1 238 888	- 1,1	267 602	- 21,9	503 665	- 20,0	2 010 155	- 9,7
Sep.	1 267 947	+ 2,3	349 959	+ 30,8	515 533	+ 2,4	2 133 439	+ 6,1
Oct.	1 156 619	- 8,8	360 424	+ 3,0	518 469	+ 0,6	2 035 512	- 4,6
Nov.	1 344 870	+ 16,3	284 801	- 21,0	501 749	- 3,2	2 131 420	+ 4,7
Dec.	1 344 919	+ 0,0	462 992	+ 62,6	668 843	+ 33,3	2 476 754	+ 16,2
2004 Jan.	1 286 963	- 4,3	332 527	- 28,2	503 433	- 24,7	2 122 923	- 14,3
Feb.	1 326 308	+ 3,1	346 967	+ 4,3	694 080	+ 37,9	2 367 355	+ 11,5
Mar.	1 436 262	+ 8,3	374 974	+ 8,1	657 438	- 5,3	2 468 673	+ 4,3
Apr.	1 365 353	- 4,9	312 362	- 16,7	575 421	- 12,5	2 253 136	- 8,7
May	1 534 303	+ 12,4	261 381	- 16,3	563 117	- 2,1	2 358 801	+ 4,7
Jun.	1 559 199	+ 1,6	279 089	+ 6,8	699 098	+ 24,1	2 537 385	+ 7,6
Jul.	1 573 439	+ 0,9	333 827	+ 19,6	700 673	+ 0,2	2 607 938	+ 2,8
Aug.	1 794 425	+ 14,0	475 290	+ 42,4	752 307	+ 7,4	3 022 022	+ 15,9

^{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 by 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.	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	+ 51,2	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.	1 621 012	+ 137,8	191 080	- 30,0	335 931	+ 38,8	2 148 023	+ 79,5
Aug.	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.	614 622	- 1,4	201 839	+ 30,6	262 328	+ 10,2	1 078 789	+ 6,2
Feb.	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.	851 281	+ 23,7	160 270	- 70,0	221 997	- 10,8	1 233 548	- 16,2
May	1 216 229	+ 76,7	320 550	- 47,0	309 243	- 0,3	1 846 022	+ 15,1
Jun.	1 075 320	+ 40,9	200 916	+ 17,7	319 287	+ 5,3	1 595 523	+ 29,0
Jul.	1 518 084	- 6,3	335 914	+ 75,8	357 166	+ 6,3	2 211 164	+ 2,9
Aug. ^{3/}	1 308 654	+ 48,1	514 650	+ 238,9	371 944	+ 26,2	2 195 248	+ 65,0

^{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.

Table 6 - Seasonally adjusted values and percentage change of buildings completed at current prices by 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.	692 788	+ 32,5	173 242	+ 2,3	199 157	+ 15,7	1 065 187	+ 23,3
Feb.	537 540	- 22,4	162 827	- 6,0	192 277	- 3,5	892 644	- 16,2
Mar.	684 381	+ 27,3	187 570	+ 15,2	160 847	- 16,3	1 032 797	+ 15,7
Apr.	730 819	+ 6,8	273 538	+ 45,8	447 575	+ 178,3	1 451 931	+ 40,6
May	655 524	- 10,3	197 263	- 27,9	254 390	- 43,2	1 107 176	- 23,7
Jun.	639 853	- 2,4	227 476	+ 15,3	250 160	- 1,7	1 117 488	+ 0,9
Jul.	648 488	+ 1,3	220 081	- 3,3	219 650	- 12,2	1 088 218	- 2,6
Aug.	716 743	+ 10,5	114 086	- 48,2	220 450	+ 0,4	1 051 279	- 3,4
Sep.	768 546	+ 7,2	213 055	+ 86,7	269 783	+ 22,4	1 251 385	+ 19,0
Oct.	806 410	+ 4,9	195 772	- 8,1	266 530	- 1,2	1 268 712	+ 1,4
Nov.	717 790	- 11,0	296 766	+ 51,6	234 374	- 12,1	1 248 930	- 1,6
Dec.	788 276	+ 9,8	349 207	+ 17,7	296 684	+ 26,6	1 434 167	+ 14,8
2003 Jan.	732 448	- 7,1	195 151	- 44,1	267 985	- 9,7	1 195 584	- 16,6
Feb.	803 341	+ 9,7	186 431	- 4,5	275 763	+ 2,9	1 265 535	+ 5,9
Mar.	697 640	- 13,2	339 619	+ 82,2	228 779	- 17,0	1 266 038	+ 0,0
Apr.	772 902	+ 10,8	590 985	+ 74,0	289 647	+ 26,6	1 653 534	+ 30,6
May	650 515	- 15,8	385 730	- 34,7	258 186	- 10,9	1 294 431	- 21,7
Jun.	836 565	+ 28,6	193 946	- 49,7	292 176	+ 13,2	1 322 687	+ 2,2
Jul.	1 510 453	+ 80,6	164 450	- 15,2	304 720	+ 4,3	1 979 623	+ 49,7
Aug.	858 225	- 43,2	178 758	+ 8,7	285 689	- 6,2	1 322 672	- 33,2
Sep.	763 512	- 11,0	165 111	- 7,6	296 760	+ 3,9	1 225 382	- 7,4
Oct.	735 442	- 3,7	207 211	+ 25,5	270 227	- 8,9	1 212 879	- 1,0
Nov.	829 819	+ 12,8	219 762	+ 6,1	285 052	+ 5,5	1 334 632	+ 10,0
Dec.	977 401	+ 17,8	171 784	- 21,8	321 681	+ 12,8	1 470 865	+ 10,2
2004 Jan.	717 699	- 26,6	260 366	+ 51,6	294 282	- 8,5	1 272 348	- 13,5
Feb.	892 183	+ 24,3	279 112	+ 7,2	294 059	- 0,1	1 465 354	+ 15,2
Mar.	910 277	+ 2,0	225 784	- 19,1	271 894	- 7,5	1 407 955	- 3,9
Apr.	956 065	+ 5,0	173 512	- 23,2	258 459	- 4,9	1 388 036	- 1,4
May	1 157 134	+ 21,0	200 444	+ 15,5	259 637	+ 0,5	1 617 215	+ 16,5
Jun.	1 177 687	+ 1,8	229 248	+ 14,4	302 169	+ 16,4	1 709 104	+ 5,7
Jul.	1 394 333	+ 18,4	303 978	+ 32,6	322 344	+ 6,7	2 020 655	+ 18,2
Aug.	1 268 233	- 9,0	614 655	+ 102,2	359 217	+ 11,4	2 242 105	+ 11,0

^{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 by 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.	1 315 349	+ 113,5	170 912	- 34,8	278 550	+ 23,6	1 764 811	+ 59,9
Aug.	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.	476 960	- 10,3	167 362	+ 16,3	206 557	- 3,0	850 879	- 4,2
Feb.	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.	658 428	+ 16,8	129 354	- 73,9	172 091	- 19,6	959 873	- 24,6
May	941 614	+ 68,5	257 263	- 53,8	239 538	- 9,0	1 438 415	+ 4,3
Jun.	831 926	+ 34,1	160 604	+ 3,3	246 744	- 3,5	1 239 274	+ 20,1
Jul.	1 168 742	- 11,1	264 499	+ 54,8	275 804	- 1,0	1 709 045	- 3,2
Aug.	998 650	+ 42,4	402 700	+ 202,3	286 994	+ 18,8	1 688 344	+ 56,9

^{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.

Table 8 - Seasonally adjusted values and percentage change of buildings completed at constant 2000 prices by 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.	650 401	+ 33,9	172 823	+ 1,8	190 488	+ 14,4	1 013 711	+ 23,3
Feb.	504 974	- 22,4	161 282	- 6,7	183 623	- 3,6	849 879	- 16,2
Mar.	640 915	+ 26,9	184 940	+ 14,7	152 624	- 16,9	978 478	+ 15,1
Apr.	679 052	+ 6,0	267 732	+ 44,8	422 292	+ 176,7	1 369 076	+ 39,9
May	604 757	- 10,9	191 829	- 28,4	239 786	- 43,2	1 036 372	- 24,3
Jun.	584 123	- 3,4	220 042	+ 14,7	234 847	- 2,1	1 039 012	+ 0,3
Jul.	585 206	+ 0,2	211 854	- 3,7	204 793	- 12,8	1 001 852	- 3,6
Aug.	644 013	+ 10,0	109 699	- 48,2	204 945	+ 0,1	958 656	- 4,3
Sep.	686 637	+ 6,6	202 035	+ 84,2	249 731	+ 21,9	1 138 404	+ 18,8
Oct.	715 942	+ 4,3	184 675	- 8,6	246 082	- 1,5	1 146 699	+ 0,7
Nov.	625 111	- 12,7	279 140	+ 51,2	215 452	- 12,4	1 119 703	- 2,4
Dec.	660 888	+ 5,7	326 878	+ 17,1	268 963	+ 24,8	1 256 729	+ 12,2
2003 Jan.	622 853	- 5,8	182 065	- 44,3	239 230	- 11,1	1 044 149	- 16,9
Feb.	675 013	+ 8,4	173 389	- 4,8	242 145	+ 1,2	1 090 547	+ 4,4
Mar.	577 514	- 14,4	314 207	+ 81,2	199 679	- 17,5	1 091 400	+ 0,1
Apr.	633 573	+ 9,7	546 123	+ 73,8	249 351	+ 24,9	1 429 047	+ 30,9
May	525 901	- 17,0	353 550	- 35,3	219 758	- 11,9	1 099 209	- 23,1
Jun.	678 053	+ 28,9	175 883	- 50,3	246 647	+ 12,2	1 100 582	+ 0,1
Jul.	1 224 957	+ 80,7	147 534	- 16,1	253 080	+ 2,6	1 625 571	+ 47,7
Aug.	684 816	- 44,1	157 992	+ 7,1	234 401	- 7,4	1 077 209	- 33,7
Sep.	604 037	- 11,8	143 845	- 9,0	241 722	+ 3,1	989 604	- 8,1
Oct.	584 828	- 3,2	178 175	+ 23,9	217 633	- 10,0	980 636	- 0,9
Nov.	653 605	+ 11,8	186 935	+ 4,9	228 587	+ 5,0	1 069 127	+ 9,0
Dec.	743 698	+ 13,8	144 869	- 22,5	255 629	+ 11,8	1 144 195	+ 7,0
2004 Jan.	554 944	- 25,4	216 447	+ 49,4	231 451	- 9,5	1 002 842	- 12,4
Feb.	693 380	+ 24,9	229 225	+ 5,9	230 450	- 0,4	1 153 054	+ 15,0
Mar.	704 251	+ 1,6	183 805	- 19,8	211 877	- 8,1	1 099 933	- 4,6
Apr.	739 664	+ 5,0	139 875	- 23,9	200 656	- 5,3	1 080 196	- 1,8
May	891 821	+ 20,6	160 229	+ 14,6	201 690	+ 0,5	1 253 740	+ 16,1
Jun.	907 877	+ 1,8	182 260	+ 13,7	233 726	+ 15,9	1 323 862	+ 5,6
Jul.	1 073 628	+ 18,3	240 014	+ 31,7	249 304	+ 6,7	1 562 947	+ 18,1
Aug.	973 931	- 9,3	484 829	+ 102,0	277 443	+ 11,3	1 736 202	+ 11,1

^{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 9 - Building plans passed by type of building: Total South Africa

Type of building	August 2003 *	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	6 011	2 950	3 371	30 565	23 375	- 23,5
Total square metres	215 240	123 252	137 303	1 157 285	969 178	- 16,3
Total value at current prices (R'000)	167 631	112 298	129 125	977 481	954 611	- 2,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 940	2 820	3 006	16 005	20 496	+ 28,1
Total square metres	504 383	679 822	758 748	3 798 792	4 840 808	+ 27,4
Total value at current prices (R'000)	975 565	1 436 146	1 635 419	6 890 985	9 987 983	+ 44,9
Flats and townhouses						
Number of flats and townhouses	1 799	2 779	2 371	10 164	14 676	+ 44,4
Total square metres	263 502	366 162	349 519	1 533 041	2 151 905	+ 40,4
Total value at current prices (R'000)	539 739	818 067	816 329	3 041 809	4 644 226	+ 52,7
Other residential buildings ^{1/}						
Total square metres	7 113	3 786	9 429	87 246	91 194	+ 4,5
Total value at current prices (R'000)	11 298	9 043	19 895	156 390	269 655	+ 72,4
Total value of residential buildings at current prices (R'000)	1 694 233	2 375 554	2 600 768	11 066 665	15 856 475	+ 43,3
Non-residential buildings						
Office and banking space						
Total square metres	61 796	46 459	81 547	295 628	315 245	+ 6,6
Total value at current prices (R'000)	124 810	99 480	175 304	594 329	665 157	+ 11,9
Shopping space						
Total square metres	46 924	53 257	118 390	421 673	506 908	+ 20,2
Total value at current prices (R'000)	87 160	205 165	287 737	1 080 783	1 173 084	+ 8,5
Industrial and warehouse space						
Total square metres	94 872	93 830	141 816	651 762	816 556	+ 25,3
Total value at current prices (R'000)	155 022	158 185	259 462	1 053 274	1 421 656	+ 35,0
Other non-residential space ^{2/}						
Total square metres	29 564	13 532	35 769	227 082	252 278	+ 11,1
Total value at current prices (R'000)	45 955	26 252	76 166	404 526	480 971	+ 18,9
Total value of non-residential buildings at current prices (R'000)	412 947	489 082	798 669	3 132 912	3 740 868	+ 19,4
Additions and alterations						
Dwelling-houses						
Total square metres	318 775	380 665	383 056	2 264 709	2 699 226	+ 19,2
Total value at current prices (R'000)	512 635	758 066	746 193	3 591 065	4 912 273	+ 36,8
Other buildings ^{3/}						
Total square metres	96 792	114 567	118 948	889 304	806 869	- 9,3
Total value at current prices (R'000)	212 948	277 740	406 507	1 858 257	2 019 661	+ 8,7
Total value of additions and alterations at current prices (R'000)	725 583	1 035 806	1 152 700	5 449 322	6 931 934	+ 27,2
Total value of building plans passed at current prices (R'000)	2 832 763	3 900 442	4 552 137	19 648 899	26 529 277	+ 35,0

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.

* Revised

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

Type of building	August 2003 *	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	617	438	634	3 626	3 605	- 0,6
Total square metres	26 332	20 469	27 780	152 395	163 302	+ 7,2
Total value at current prices (R'000)	29 553	21 005	24 664	183 534	202 107	+ 10,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	527	844	895	5 051	6 521	+ 29,1
Total square metres	123 686	201 811	222 702	1 145 824	1 527 460	+ 33,3
Total value at current prices (R'000)	230 205	427 436	492 355	2 081 027	3 341 528	+ 60,6
Flats and townhouses						
Number of flats and townhouses	466	1 331	804	2 788	5 416	+ 94,3
Total square metres	50 744	143 754	88 546	327 191	640 712	+ 95,8
Total value at current prices (R'000)	100 225	329 380	183 660	620 877	1 416 536	+ 128,2
Other residential buildings ^{1/}						
Total square metres	1 294	465	5 486	11 225	43 336	+ 286,1
Total value at current prices (R'000)	2 006	745	11 734	17 750	158 565	+793,3
Total value of residential buildings at current prices (R'000)	361 989	778 566	712 413	2 903 188	5 118 736	+ 76,3
Non-residential buildings						
Office and banking space						
Total square metres	528	17 819	2 185	80 496	89 819	+ 11,6
Total value at current prices (R'000)	1 338	39 373	5 813	168 139	185 248	+ 10,2
Shopping space						
Total square metres	3 216	5 217	59 494	72 471	204 472	+ 182,1
Total value at current prices (R'000)	6 818	10 184	156 641	92 729	466 085	+ 402,6
Industrial and warehouse space						
Total square metres	22 277	40 089	61 464	173 556	271 079	+ 56,2
Total value at current prices (R'000)	29 576	52 992	100 447	243 431	409 944	+ 68,4
Other non-residential space ^{2/}						
Total square metres	8 090	5 644	6 036	52 108	47 238	- 9,3
Total value at current prices (R'000)	7 791	10 632	12 781	79 250	101 517	+ 28,1
Total value of non-residential buildings at current prices (R'000)	45 523	113 181	275 682	583 549	1 162 794	+ 99,3
Additions and alterations						
Dwelling-houses						
Total square metres	88 883	131 604	112 024	660 032	797 870	+ 20,9
Total value at current prices (R'000)	142 672	258 727	210 636	1 018 985	1 488 901	+ 46,1
Other buildings ^{3/}						
Total square metres	29 867	43 862	28 724	276 260	258 891	- 6,3
Total value at current prices (R'000)	65 141	95 196	99 765	560 678	627 392	+ 11,9
Total value of additions and alterations at current prices (R'000)	207 813	353 923	310 401	1 579 663	2 116 293	+ 34,0
Total value of building plans passed at current prices (R'000)	615 325	1 245 670	1 298 496	5 066 400	8 397 823	+ 65,8

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 208	325	349	3 559	3 527	-0,9
Total square metres	48 955	13 862	14 886	150 037	146 461	-2,4
Total value at current prices (R'000)	34 178	11 259	18 369	140 489	137 912	-1,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	117	141	171	862	1 195	+ 38,6
Total square metres	22 113	27 510	35 625	164 227	235 101	+ 43,2
Total value at current prices (R'000)	38 301	48 933	65 766	279 156	417 065	+ 49,4
Flats and townhouses						
Number of flats and townhouses	20	37	18	104	324	+ 211,5
Total square metres	4 101	8 424	5 068	18 800	70 172	+ 273,3
Total value at current prices (R'000)	7 317	16 069	12 844	32 757	134 336	+ 310,1
Other residential buildings ^{1/}						
Total square metres	1 721	875	62	4 529	1 781	-60,7
Total value at current prices (R'000)	2 755	1 857	144	7 570	3 465	-54,2
Total value of residential buildings at current prices (R'000)	82 551	78 118	97 123	459 972	692 778	+ 50,6
Non-residential buildings						
Office and banking space						
Total square metres	3 069	72	6 043	9 775	8 678	-11,2
Total value at current prices (R'000)	6 368	132	6 150	18 755	11 554	-38,4
Shopping space						
Total square metres	356	1 180	757	7 825	12 498	+ 59,7
Total value at current prices (R'000)	691	2 557	1 670	11 351	23 741	+ 109,2
Industrial and warehouse space						
Total square metres	2 100	1 663	10 277	18 544	57 825	+ 211,8
Total value at current prices (R'000)	3 658	1 465	21 554	29 978	70 323	+ 134,6
Other non-residential space ^{2/}						
Total square metres	1 884	1 420	6 053	8 884	14 769	+ 66,2
Total value at current prices (R'000)	3 228	2 995	12 145	16 453	30 658	+ 86,3
Total value of non-residential buildings at current prices (R'000)	13 945	7 149	41 519	76 537	136 276	+ 78,1
Additions and alterations						
Dwelling-houses						
Total square metres	30 483	30 516	35 982	178 081	253 226	+ 42,2
Total value at current prices (R'000)	43 383	56 721	79 665	281 998	450 771	+ 59,8
Other buildings ^{3/}						
Total square metres	5 764	5 561	2 446	53 454	54 435	+ 1,8
Total value at current prices (R'000)	10 405	14 098	14 563	125 688	129 594	+ 3,1
Total value of additions and alterations at current prices (R'000)	53 788	70 819	94 228	407 686	580 365	+ 42,4
Total value of building plans passed at current prices (R'000)	150 284	156 086	232 870	944 195	1 409 419	+ 49,3

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	35	237	15	338	+ 2153,3
Total square metres	68	1 440	9 765	599	14 132	+ 2259,3
Total value at current prices (R'000)	102	1 338	6 084	924	11 980	+ 1196,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	8	22	26	75	157	+ 109,3
Total square metres	1 356	4 795	5 470	13 521	31 132	+ 130,2
Total value at current prices (R'000)	2 084	8 489	9 687	20 909	54 781	+ 162,0
Flats and townhouses						
Number of flats and townhouses	24	33	14	49	132	+ 169,4
Total square metres	2 474	4 276	2 125	6 280	19 620	+ 212,4
Total value at current prices (R'000)	3 885	7 535	3 825	10 702	35 242	+ 229,3
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	1 299	..
Total value at current prices (R'000)	0	0	0	0	2 338	..
Total value of residential buildings at current prices (R'000)	6 071	17 362	19 596	32 535	104 341	+ 220,7
Non-residential buildings						
Office and banking space						
Total square metres	1 602	0	0	3 123	403	- 87,1
Total value at current prices (R'000)	2 403	0	0	4 685	605	- 87,1
Shopping space						
Total square metres	653	660	880	3 397	8 630	+ 154,0
Total value at current prices (R'000)	980	1 452	1 320	6 965	16 881	+ 142,4
Industrial and warehouse space						
Total square metres	493	0	29	2 972	2 483	- 16,5
Total value at current prices (R'000)	740	0	64	5 325	4 729	- 11,2
Other non-residential space ^{2/}						
Total square metres	361	0	1 882	511	2 698	+ 428,0
Total value at current prices (R'000)	541	0	3 955	871	5 423	+ 522,6
Total value of non-residential buildings at current prices (R'000)	4 664	1 452	5 339	17 846	27 638	+ 54,9
Additions and alterations						
Dwelling-houses						
Total square metres	3 526	3 900	2 033	21 130	29 156	+ 38,0
Total value at current prices (R'000)	6 258	6 844	3 724	37 736	51 307	+ 36,0
Other buildings ^{3/}						
Total square metres	944	1 511	35	2 961	3 312	+ 11,9
Total value at current prices (R'000)	2 426	3 853	213	8 697	9 274	+ 6,6
Total value of additions and alterations at current prices (R'000)	8 684	10 697	3 937	46 433	60 581	+ 30,5
Total value of building plans passed at current prices (R'000)	19 419	29 511	28 872	96 814	192 560	+ 98,9

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 13 - Building plans passed by type of building and province: Free State

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	151	777	764	2 595	3 422	+ 31,9
Total square metres	6 505	31 933	32 443	101 810	142 533	+ 40,0
Total value at current prices (R'000)	4 740	16 575	18 191	59 555	85 365	+ 43,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	79	96	104	594	680	+ 14,5
Total square metres	13 466	15 713	19 010	98 801	113 270	+ 14,6
Total value at current prices (R'000)	18 685	27 458	35 418	140 600	193 910	+ 37,9
Flats and townhouses						
Number of flats and townhouses	1	220	30	199	645	+ 224,1
Total square metres	211	24 891	3 291	22 685	74 824	+ 229,8
Total value at current prices (R'000)	265	46 090	6 501	32 836	131 133	+ 299,4
Other residential buildings ^{1/}						
Total square metres	0	0	2 322	954	7 508	+ 687,0
Total value at current prices (R'000)	0	0	4 279	1 110	14 129	+ 1 172,9
Total value of residential buildings at current prices (R'000)	23 690	90 123	64 389	234 101	424 537	+ 81,3
Non-residential buildings						
Office and banking space						
Total square metres	1 034	968	1 603	7 177	9 263	+ 29,1
Total value at current prices (R'000)	1 551	1 936	1 980	11 314	16 439	+ 45,3
Shopping space						
Total square metres	3 779	246	1 985	21 616	4 484	-79,3
Total value at current prices (R'000)	3 200	390	3 840	36 179	8 384	-76,8
Industrial and warehouse space						
Total square metres	805	0	3 101	14 848	8 256	-44,4
Total value at current prices (R'000)	483	0	2 663	9 391	8 671	-7,7
Other non-residential space ^{2/}						
Total square metres	0	897	150	11 334	3 196	-71,8
Total value at current prices (R'000)	0	2 211	150	17 012	4 932	-71,0
Total value of non-residential buildings at current prices (R'000)	5 234	4 537	8 633	73 896	38 426	-48,0
Additions and alterations						
Dwelling-houses						
Total square metres	11 862	11 277	14 156	72 010	91 619	+ 27,2
Total value at current prices (R'000)	15 645	17 698	21 835	88 742	127 666	+ 43,9
Other buildings ^{3/}						
Total square metres	6 039	3 710	5 983	27 384	26 821	-2,1
Total value at current prices (R'000)	32 381	5 099	13 575	85 506	62 443	-27,0
Total value of additions and alterations at current prices (R'000)	48 026	22 797	35 410	174 248	190 109	+ 9,1
Total value of building plans passed at current prices (R'000)	76 950	117 457	108 432	482 245	653 072	+ 35,4

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	141	560	388	8 560	3 421	- 60,0
Total square metres	6 340	18 494	12 165	298 646	117 692	- 60,6
Total value at current prices (R'000)	6 570	15 133	11 204	173 392	104 987	- 39,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	208	224	213	1 452	1 772	+ 22,0
Total square metres	48 120	57 682	51 545	347 912	408 151	+ 17,3
Total value at current prices (R'000)	89 384	119 325	105 953	645 785	817 587	+ 26,6
Flats and townhouses						
Number of flats and townhouses	494	372	450	1 449	1 764	+ 21,7
Total square metres	46 718	58 613	64 595	222 968	310 718	+ 39,4
Total value at current prices (R'000)	104 477	145 560	172 794	555 006	740 088	+ 33,3
Other residential buildings ^{1/}						
Total square metres	586	376	43	16 795	15 899	- 5,3
Total value at current prices (R'000)	614	492	65	40 167	41 005	+ 2,1
Total value of residential buildings at current prices (R'000)	201 045	280 510	290 016	1 414 350	1 703 667	+ 20,5
Non-residential buildings						
Office and banking space						
Total square metres	1 510	3 111	26 852	21 824	53 442	+ 144,9
Total value at current prices (R'000)	3 120	3 572	59 880	52 148	120 400	+ 130,9
Shopping space						
Total square metres	10 316	10 418	3 251	96 354	34 769	- 63,9
Total value at current prices (R'000)	24 844	108 682	7 198	563 260	152 867	- 72,9
Industrial and warehouse space						
Total square metres	19 023	19 795	28 812	96 163	128 511	+ 33,6
Total value at current prices (R'000)	23 995	36 547	41 661	114 570	243 102	+ 112,2
Other non-residential space ^{2/}						
Total square metres	4 021	3 378	7 326	25 228	25 394	+ 0,7
Total value at current prices (R'000)	5 552	6 220	15 991	45 737	48 735	+ 6,6
Total value of non-residential buildings at current prices (R'000)	57 511	155 021	124 730	775 715	565 104	- 27,2
Additions and alterations						
Dwelling-houses						
Total square metres	43 941	53 781	53 976	342 015	396 904	+ 16,0
Total value at current prices (R'000)	64 777	113 088	91 910	481 330	668 283	+ 38,8
Other buildings ^{3/}						
Total square metres	16 883	9 422	40 228	140 783	129 444	- 8,1
Total value at current prices (R'000)	29 356	39 388	179 159	286 067	369 131	+ 29,0
Total value of additions and alterations at current prices (R'000)	94 133	152 476	271 069	767 397	1 037 414	+ 35,2
Total value of building plans passed at current prices (R'000)	352 689	588 007	685 815	2 957 462	3 306 185	+ 11,8

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 338	49	26	3 574	484	- 86,5
Total square metres	100 784	2 707	1 411	114 616	23 983	- 79,1
Total value at current prices (R'000)	51 485	3 205	1 716	68 295	28 808	- 57,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	97	180	144	746	1 136	+ 52,3
Total square metres	23 421	32 000	26 628	148 968	213 766	+ 43,5
Total value at current prices (R'000)	40 140	49 355	49 216	236 197	372 612	+ 57,8
Flats and townhouses						
Number of flats and townhouses	38	150	13	542	424	- 21,8
Total square metres	3 963	12 684	1 626	46 089	45 642	- 1,0
Total value at current prices (R'000)	5 587	24 567	2 716	79 190	83 957	+ 6,0
Other residential buildings ^{1/}						
Total square metres	0	1 467	0	9 676	5 616	- 42,0
Total value at current prices (R'000)	0	2 934	0	15 033	15 321	+ 1,9
Total value of residential buildings at current prices (R'000)	97 212	80 061	53 648	398 715	500 698	+ 25,6
Non-residential buildings						
Office and banking space						
Total square metres	844	620	1 855	5 637	6 919	+ 22,7
Total value at current prices (R'000)	1 568	1 200	3 710	11 546	14 864	+ 28,7
Shopping space						
Total square metres	1 363	7 322	6 841	10 292	32 643	+ 217,2
Total value at current prices (R'000)	1 678	16 562	14 034	21 015	72 383	+ 244,4
Industrial and warehouse space						
Total square metres	2 736	2 220	2 008	20 811	17 287	- 16,9
Total value at current prices (R'000)	2 974	1 856	9 880	27 163	26 607	- 2,0
Other non-residential space ^{2/}						
Total square metres	6 615	0	180	20 441	8 423	- 58,8
Total value at current prices (R'000)	13 230	0	360	38 519	17 896	- 53,5
Total value of non-residential buildings at current prices (R'000)	19 450	19 618	27 984	98 243	131 750	+ 34,1
Additions and alterations						
Dwelling-houses						
Total square metres	9 098	11 787	8 691	66 976	77 549	+ 15,8
Total value at current prices (R'000)	12 346	15 769	12 411	93 151	115 402	+ 23,9
Other buildings ^{3/}						
Total square metres	5 214	2 359	1 691	14 520	25 712	+ 77,1
Total value at current prices (R'000)	6 787	2 617	3 813	22 565	43 629	+ 93,3
Total value of additions and alterations at current prices (R'000)	19 133	18 386	16 224	115 716	159 031	+ 37,4
Total value of building plans passed at current prices (R'000)	135 795	118 065	97 856	612 674	791 479	+ 29,2

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.

* Revised

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

Type of building	August 2003 *	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	484	635	866	7 522	6 854	- 8,9
Total square metres	22 110	27 674	33 102	287 523	280 872	- 2,3
Total value at current prices (R'000)	35 203	36 879	41 410	304 803	319 698	+ 4,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	745	1 151	1 213	5 812	7 535	+ 29,6
Total square metres	239 731	307 326	344 205	1 592 069	2 003 407	+ 25,8
Total value at current prices (R'000)	511 582	700 230	783 747	3 086 471	4 296 443	+ 39,2
Flats and townhouses						
Number of flats and townhouses	744	589	951	4 833	5 236	+ 8,3
Total square metres	153 410	107 589	170 770	865 841	901 016	+ 4,1
Total value at current prices (R'000)	315 917	241 116	415 819	1 678 154	1 984 021	+ 18,2
Other residential buildings ^{1/}						
Total square metres	3 014	0	1 279	41 790	11 037	- 73,6
Total value at current prices (R'000)	5 423	0	3 198	70 810	22 505	- 68,2
Total value of residential buildings at current prices (R'000)	868 125	978 225	1 244 174	5 140 238	6 622 667	+ 28,8
Non-residential buildings						
Office and banking space						
Total square metres	44 428	21 678	36 812	148 440	127 529	- 14,1
Total value at current prices (R'000)	89 144	48 313	84 374	290 609	277 796	- 4,4
Shopping space						
Total square metres	24 101	22 000	28 398	143 557	130 941	- 8,8
Total value at current prices (R'000)	43 830	53 720	71 625	228 278	295 672	+ 29,5
Industrial and warehouse space						
Total square metres	42 786	29 152	34 868	282 837	303 624	+ 7,3
Total value at current prices (R'000)	86 837	64 057	80 428	569 354	618 973	+ 8,7
Other non-residential space ^{2/}						
Total square metres	6 206	1 354	13 668	99 318	136 370	+ 37,3
Total value at current prices (R'000)	12 390	3 299	30 070	192 586	247 050	+ 28,3
Total value of non-residential buildings at current prices (R'000)	232 201	169 389	266 497	1 280 827	1 439 491	+ 12,4
Additions and alterations						
Dwelling-houses						
Total square metres	113 711	117 459	133 088	792 014	889 025	+ 12,2
Total value at current prices (R'000)	206 715	261 200	301 788	1 421 033	1 806 842	+ 27,1
Other buildings ^{3/}						
Total square metres	29 571	40 386	35 523	341 391	266 757	- 21,9
Total value at current prices (R'000)	62 444	105 484	88 924	717 471	710 453	- 1,0
Total value of additions and alterations at current prices (R'000)	269 159	366 684	390 712	2 138 504	2 517 295	+ 17,7
Total value of building plans passed at current prices (R'000)	1 369 485	1 514 298	1 901 383	8 559 569	10 579 453	+ 23,6

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	40	95	72	617	705	+ 14,3
Total square metres	2 223	4 382	3 563	27 700	33 973	+ 22,6
Total value at current prices (R'000)	2 805	2 681	2 981	23 820	26 436	+ 11,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	107	101	159	961	976	+ 1,6
Total square metres	21 866	21 627	33 211	203 912	201 326	- 1,3
Total value at current prices (R'000)	29 814	32 986	50 958	282 676	301 336	+ 6,6
Flats and townhouses						
Number of flats and townhouses	11	26	75	105	428	+ 307,6
Total square metres	1 623	3 884	11 459	12 478	57 287	+ 359,1
Total value at current prices (R'000)	1 705	4 883	15 316	16 995	73 355	+331,6
Other residential buildings ^{1/}						
Total square metres	498	603	237	2 277	4 386	+ 92,6
Total value at current prices (R'000)	500	3 015	475	3 950	11 729	+ 196,9
Total value of residential buildings at current prices (R'000)	34 824	43 565	69 730	327 441	412 856	+ 26,1
Non-residential buildings						
Office and banking space						
Total square metres	0	409	225	7 532	4 215	- 44,0
Total value at current prices (R'000)	0	1 220	259	12 421	6 268	- 49,5
Shopping space						
Total square metres	1 897	2 643	4 748	45 556	52 913	+16,1
Total value at current prices (R'000)	2 900	3 762	6 069	71 513	85 676	+19,8
Industrial and warehouse space						
Total square metres	4 652	230	0	38 217	17 669	- 53,8
Total value at current prices (R'000)	6 759	139	0	46 845	21 114	- 54,9
Other non-residential space ^{2/}						
Total square metres	2 387	250	179	6 320	6 323	+ 0,0
Total value at current prices (R'000)	3 223	170	360	8 104	8 473	+ 4,6
Total value of non-residential buildings at current prices (R'000)	12 882	5 291	6 688	138 883	121 531	- 12,5
Additions and alterations						
Dwelling-houses						
Total square metres	13 137	10 184	16 104	96 958	112 448	+ 16,0
Total value at current prices (R'000)	15 283	13 868	14 781	120 029	131 467	+ 9,5
Other buildings ^{3/}						
Total square metres	2 460	5 492	2 334	25 800	22 229	- 13,8
Total value at current prices (R'000)	2 676	7 086	2 439	35 105	33 727	- 3,9
Total value of additions and alterations at current prices (R'000)	17 959	20 954	17 220	155 134	165 194	+ 6,5
Total value of building plans passed at current prices (R'000)	65 665	69 810	93 638	621 458	699 581	+ 12,6

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 by type of building and province: Limpopo

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	36	35	497	1 019	+ 105,0
Total square metres	1 923	2 291	2 188	23 959	46 230	+ 93,0
Total value at current prices (R'000)	2 995	4 223	4 506	22 669	37 318	+ 64,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	52	61	81	452	524	+ 15,9
Total square metres	10 624	11 358	20 352	83 558	107 195	+ 28,3
Total value at current prices (R'000)	15 370	21 934	42 319	118 164	192 721	+ 63,1
Flats and townhouses						
Number of flats and townhouses	1	21	16	95	307	+ 223,2
Total square metres	258	2 047	2 039	10 709	31 914	+ 198,0
Total value at current prices (R'000)	361	2 867	2 854	15 292	45 558	+ 197,9
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	332	..
Total value at current prices (R'000)	0	0	0	0	598	..
Total value of residential buildings at current prices (R'000)	18 726	29 024	49 679	156 125	276 195	+ 76,9
Non-residential buildings						
Office and banking space						
Total square metres	8 781	1 782	5 972	11 624	14 977	+ 28,8
Total value at current prices (R'000)	19 318	3 734	13 138	24 712	31 983	+ 29,4
Shopping space						
Total square metres	1 243	3 571	12 036	20 605	25 558	+ 24,0
Total value at current prices (R'000)	2 219	7 856	25 340	49 493	51 395	+ 3,8
Industrial and warehouse space						
Total square metres	0	681	1 257	3 814	9 822	+ 157,5
Total value at current prices (R'000)	0	1 129	2 765	7 217	18 193	+ 152,1
Other non-residential space ^{2/}						
Total square metres	0	589	295	2 938	7 867	+ 167,8
Total value at current prices (R'000)	0	725	354	5 994	16 287	+ 171,7
Total value of non-residential buildings at current prices (R'000)	21 537	13 444	41 597	87 416	117 858	+ 34,8
Additions and alterations						
Dwelling-houses						
Total square metres	4 134	10 157	7 002	35 493	51 429	+ 44,9
Total value at current prices (R'000)	5 556	14 151	9 443	48 061	71 634	+ 49,0
Other buildings ^{3/}						
Total square metres	50	2 264	1 984	6 751	19 268	+ 185,4
Total value at current prices (R'000)	1 332	4 919	4 056	16 480	34 018	+ 106,4
Total value of additions and alterations at current prices (R'000)	6 888	19 070	13 499	64 541	105 652	+ 63,7
Total value of building plans passed at current prices (R'000)	47 151	61 538	104 775	308 082	499 705	+ 62,2

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 19 - Buildings completed by type of building: Total South Africa

Type of building	August 2003 *	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 705	2 793	4 357	18 989	28 031	+ 47,6
Total square metres	135 050	111 120	173 830	713 618	1 083 450	+ 51,8
Total value at current prices (R'000)	91 931	95 408	164 571	595 997	899 897	+ 51,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 437	1 607	1 577	10 198	10 463	+ 2,6
Total square metres	306 399	382 714	328 345	2 196 173	2 341 799	+ 6,6
Total value at current prices (R'000)	522 307	753 262	661 336	3 741 240	4 682 452	+ 25,2
Flats and townhouses						
Number of flats and townhouses	913	1 776	1 068	7 403	8 738	+ 18,0
Total square metres	127 719	277 823	212 101	870 631	1 230 518	+ 41,3
Total value at current prices (R'000)	252 756	636 734	480 792	1 540 858	2 601 270	+ 68,8
Other residential buildings ^{1/}						
Total square metres	12 155	12 315	870	146 444	35 424	- 75,8
Total value at current prices (R'000)	16 432	32 680	1 955	799 026	89 165	- 88,8
Total value of residential buildings at current prices (R'000)	883 426	1 518 084	1 308 654	6 677 121	8 272 784	+ 23,9
Non-residential buildings						
Office and banking space						
Total square metres	43 805	41 462	170 921	383 220	398 694	+ 4,0
Total value at current prices (R'000)	74 913	89 751	376 223	769 968	844 005	+ 9,6
Shopping space						
Total square metres	7 547	19 178	13 402	218 992	187 486	- 14,4
Total value at current prices (R'000)	14 124	39 080	28 238	385 860	382 055	- 1,0
Industrial and warehouse space						
Total square metres	33 581	76 670	48 405	350 844	412 793	+ 17,7
Total value at current prices (R'000)	48 116	184 307	90 913	483 165	772 102	+ 59,8
Other non-residential space ^{2/}						
Total square metres	5 692	8 926	12 082	330 737	101 174	- 69,4
Total value at current prices (R'000)	14 713	22 776	19 276	643 373	183 165	- 71,5
Total value of non-residential buildings at current prices (R'000)	151 866	335 914	514 650	2 282 366	2 181 327	- 4,4
Additions and alterations						
Dwelling-houses						
Total square metres	128 184	134 629	145 929	1 000 630	935 489	- 6,5
Total value at current prices (R'000)	163 819	232 103	256 203	1 370 833	1 589 069	+ 15,9
Other buildings ^{3/}						
Total square metres	59 967	30 477	57 375	400 734	341 684	- 14,7
Total value at current prices (R'000)	130 940	125 063	115 741	890 943	841 170	- 5,6
Total value of additions and alterations at current prices (R'000)	294 759	357 166	371 944	2 261 776	2 430 239	+ 7,4
Total value of buildings completed at current prices (R'000)	1 330 051	2 211 164	2 195 248	11 221 263	12 884 350	+ 14,8

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	537	755	725	2 261	5 804	+ 156,7
Total square metres	19 320	29 898	26 141	89 644	224 932	+ 150,9
Total value at current prices (R'000)	16 924	26 449	24 376	101 919	191 654	+ 88,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	424	499	414	3 698	3 248	- 12,2
Total square metres	91 193	108 785	88 494	736 994	711 675	- 3,4
Total value at current prices (R'000)	149 354	202 156	172 762	1 224 629	1 343 376	+ 9,7
Flats and townhouses						
Number of flats and townhouses	204	313	189	1 403	1 790	+ 27,6
Total square metres	26 160	36 914	25 712	161 683	198 791	+ 23,0
Total value at current prices (R'000)	64 503	98 515	53 067	303 967	414 273	+ 36,3
Other residential buildings ^{1/}						
Total square metres	9 032	6 751	427	72 319	22 920	- 68,3
Total value at current prices (R'000)	11 398	16 130	900	268 313	54 432	- 79,7
Total value of residential buildings at current prices (R'000)	242 179	343 250	251 105	1 898 828	2 003 735	+ 5,5
Non-residential buildings						
Office and banking space						
Total square metres	5 146	3 833	219	101 294	30 402	- 70,0
Total value at current prices (R'000)	8 030	5 522	494	184 423	65 268	- 64,6
Shopping space						
Total square metres	882	875	1 805	23 758	93 188	+ 292,2
Total value at current prices (R'000)	2 646	1 893	2 568	36 395	187 716	+ 415,8
Industrial and warehouse space						
Total square metres	13 534	11 693	7 285	121 267	79 204	- 34,7
Total value at current prices (R'000)	17 754	14 877	9 322	155 725	106 580	- 31,6
Other non-residential space ^{2/}						
Total square metres	1 778	0	381	40 228	12 422	- 69,1
Total value at current prices (R'000)	2 162	0	800	55 252	21 881	- 60,4
Total value of non-residential buildings at current prices (R'000)	30 592	22 292	13 184	431 795	381 445	- 11,7
Additions and alterations						
Dwelling-houses						
Total square metres	36 932	55 513	52 357	346 962	321 733	- 7,3
Total value at current prices (R'000)	49 668	86 725	81 973	465 669	509 471	+ 9,4
Other buildings ^{3/}						
Total square metres	15 905	8 632	19 534	135 303	96 828	- 28,4
Total value at current prices (R'000)	38 209	18 274	26 815	304 029	232 725	- 23,5
Total value of additions and alterations at current prices (R'000)	87 877	104 999	108 788	769 698	742 196	- 3,6
Total value of buildings completed at current prices (R'000)	360 648	470 541	373 077	3 100 321	3 127 376	+ 0,9

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	154	227	1 909	1 095	3 997	+ 265,0
Total square metres	6 724	9 426	80 766	47 766	172 123	+ 260,3
Total value at current prices (R'000)	8 414	8 017	76 075	43 668	159 066	+ 264,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	125	73	73	516	633	+ 22,7
Total square metres	16 856	14 035	16 077	96 859	116 138	+ 19,9
Total value at current prices (R'000)	27 672	23 505	28 127	147 296	195 585	+ 32,8
Flats and townhouses						
Number of flats and townhouses	40	16	10	219	77	-64,8
Total square metres	6 412	3 258	1 785	17 284	15 929	- 7,8
Total value at current prices (R'000)	11 458	3 846	3 218	28 161	27 472	- 2,4
Other residential buildings ^{1/}						
Total square metres	0	0	443	6 307	443	- 93,0
Total value at current prices (R'000)	0	0	1 055	10 507	1 055	- 90,0
Total value of residential buildings at current prices (R'000)	47 544	35 368	108 475	229 632	383 178	+ 66,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	160	9 504	+ 5 840,0
Total value at current prices (R'000)	0	0	0	267	13 110	+ 4 810,1
Shopping space						
Total square metres	0	0	0	16 206	2 847	- 82,4
Total value at current prices (R'000)	0	0	0	22 394	5 929	- 73,5
Industrial and warehouse space						
Total square metres	0	0	1 615	13 203	8 292	- 37,2
Total value at current prices (R'000)	0	0	2 865	19 685	13 391	- 32,0
Other non-residential space ^{2/}						
Total square metres	0	523	3 415	6 529	5 768	-11,7
Total value at current prices (R'000)	0	960	5 826	10 204	10 348	+ 1,4
Total value of non-residential buildings at current prices (R'000)	0	960	8 691	52 550	42 778	- 18,6
Additions and alterations						
Dwelling-houses						
Total square metres	5 439	4 350	7 754	69 113	67 285	- 2,6
Total value at current prices (R'000)	9 420	7 517	12 307	97 203	107 859	+ 11,0
Other buildings ^{3/}						
Total square metres	920	666	1 303	39 161	41 155	+ 5,1
Total value at current prices (R'000)	3 818	1 474	2 984	64 005	51 994	- 18,8
Total value of additions and alterations at current prices (R'000)	13 238	8 991	15 291	161 208	159 853	- 0,8
Total value of buildings completed at current prices (R'000)	60 782	45 319	132 457	443 390	585 809	+ 32,1

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	5	4	2	55	38	- 30,9
Total square metres	180	195	74	2 144	1 776	- 17,2
Total value at current prices (R'000)	135	315	56	2 007	2 301	+ 14,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	5	9	9	45	59	+ 31,1
Total square metres	1 149	1 926	1 870	7 986	10 550	+ 32,1
Total value at current prices (R'000)	1 628	3 607	3 315	12 676	18 118	+ 42,9
Flats and townhouses						
Number of flats and townhouses	0	5	17	22	48	+ 118,2
Total square metres	0	929	3 094	2 467	8 455	+ 242,7
Total value at current prices (R'000)	0	1 600	5 790	4 004	15 402	+ 284,7
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)	1 763	5 522	9 161	18 687	35 821	+ 91,7
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	95	..
Total value at current prices (R'000)	0	0	0	0	171	..
Shopping space						
Total square metres	765	0	360	4 098	2 299	-43,9
Total value at current prices (R'000)	1 683	0	792	9 016	4 402	- 51,2
Industrial and warehouse space						
Total square metres	446	0	116	1 463	692	- 52,7
Total value at current prices (R'000)	981	0	234	3 038	1 208	- 60,2
Other non-residential space ^{2/}						
Total square metres	0	0	1 054	125	2 070	+ 1556,0
Total value at current prices (R'000)	0	0	2 169	188	4 292	+ 2183,0
Total value of non-residential buildings at current prices (R'000)	2 664	0	3 195	12 242	10 073	- 17,7
Additions and alterations						
Dwelling-houses						
Total square metres	1 611	1 604	2 144	16 312	15 943	- 2,3
Total value at current prices (R'000)	2 758	2 735	3 842	26 597	27 102	+ 1,9
Other buildings ^{3/}						
Total square metres	0	734	0	4 502	1 960	- 56,5
Total value at current prices (R'000)	303	1 922	317	8 879	5 760	- 35,1
Total value of additions and alterations at current prices (R'000)	3 061	4 657	4 159	35 476	32 862	- 7,4
Total value of buildings completed at current prices (R'000)	7 488	10 179	16 515	66 405	78 756	18,6

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 23 - Buildings completed by type of building and province: Free State

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	186	126	431	1 922	2 469	+ 28,5
Total square metres	7 647	3 794	17 712	81 117	102 040	+ 25,8
Total value at current prices (R'000)	4 574	2 502	10 819	47 248	57 042	+ 20,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	32	12	28	246	152	-38,2
Total square metres	5 552	2 000	4 998	39 351	27 752	-29,5
Total value at current prices (R'000)	7 726	3 023	7 653	51 082	41 192	-19,4
Flats and townhouses						
Number of flats and townhouses	141	49	5	348	296	-14,9
Total square metres	13 492	3 816	555	36 964	28 233	-23,6
Total value at current prices (R'000)	22 443	5 741	950	56 732	42 678	-24,8
Other residential buildings ^{1/}						
Total square metres	0	900	0	2 743	900	-67,2
Total value at current prices (R'000)	0	1 000	0	7 054	1 000	-85,8
Total value of residential buildings at current prices (R'000)	34 743	12 266	19 422	162 116	141 912	-12,5
Non-residential buildings						
Office and banking space						
Total square metres	626	1 034	0	7 756	6 918	-10,8
Total value at current prices (R'000)	900	1 551	0	9 647	25 781	+ 167,2
Shopping space						
Total square metres	211	804	3 948	12 827	6 579	-48,7
Total value at current prices (R'000)	291	1 106	8 316	20 296	11 799	-41,9
Industrial and warehouse space						
Total square metres	1 926	0	1 570	10 590	6 005	-43,3
Total value at current prices (R'000)	4 966	0	942	12 678	4 051	-68,0
Other non-residential space ^{2/}						
Total square metres	0	64	2 500	3 240	5 908	+ 82,3
Total value at current prices (R'000)	0	64	1 400	4 558	7 269	+ 59,5
Total value of non-residential buildings at current prices (R'000)	6 157	2 721	10 658	47 179	48 900	+ 3,6
Additions and alterations						
Dwelling-houses						
Total square metres	5 492	4 002	4 443	41 002	34 258	-16,4
Total value at current prices (R'000)	6 481	5 659	5 874	46 078	45 990	-0,2
Other buildings ^{3/}						
Total square metres	802	1 464	1 517	10 277	10 584	+ 3,0
Total value at current prices (R'000)	3 350	7 543	3 547	34 186	53 156	+ 55,5
Total value of additions and alterations at current prices (R'000)	9 831	13 202	9 421	80 264	99 146	+ 23,5
Total value of buildings completed at current prices (R'000)	50 731	28 189	39 501	289 559	289 958	+ 0,1

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 601	369	278	4 885	3 878	-20,6
Total square metres	90 575	12 907	10 074	175 208	133 590	-23,8
Total value at current prices (R'000)	45 374	14 735	10 693	111 373	118 774	+ 6,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	127	157	127	857	982	+ 14,6
Total square metres	25 495	31 708	26 986	179 388	211 908	+ 18,1
Total value at current prices (R'000)	40 096	66 072	55 101	272 755	411 039	+ 50,7
Flats and townhouses						
Number of flats and townhouses	19	269	95	465	867	+ 86,5
Total square metres	3 918	38 682	21 350	72 705	167 215	+ 130,0
Total value at current prices (R'000)	9 410	94 208	52 594	128 192	408 358	+ 218,6
Other residential buildings ^{1/}						
Total square metres	0	1 952	0	39 118	3 712	-90,5
Total value at current prices (R'000)	0	6 970	0	466 716	12 270	-97,4
Total value of residential buildings at current prices (R'000)	94 880	181 985	118 388	979 036	950 441	-2,9
Non-residential buildings						
Office and banking space						
Total square metres	2 229	2 080	379	31 129	29 723	-4,5
Total value at current prices (R'000)	3 900	5 193	569	78 457	57 050	-27,3
Shopping space						
Total square metres	988	10 166	1 908	35 181	26 183	-25,6
Total value at current prices (R'000)	1 600	21 281	2 661	67 778	53 806	-20,6
Industrial and warehouse space						
Total square metres	4 128	36 524	9 019	66 713	116 459	+ 74,6
Total value at current prices (R'000)	3 440	107 401	14 653	73 153	214 506	+ 193,2
Other non-residential space ^{2/}						
Total square metres	2 854	5 401	151	20 276	11 345	-44,0
Total value at current prices (R'000)	10 830	15 392	181	42 633	27 275	-36,0
Total value of non-residential buildings at current prices (R'000)	19 770	149 267	18 064	262 021	352 637	+ 34,6
Additions and alterations						
Dwelling-houses						
Total square metres	25 952	22 087	27 932	198 310	203 289	+ 2,5
Total value at current prices (R'000)	31 618	44 009	55 005	235 008	357 281	+ 52,0
Other buildings ^{3/}						
Total square metres	2 767	11 365	7 040	63 295	72 542	+ 14,6
Total value at current prices (R'000)	3 443	40 681	22 404	159 782	179 861	+ 12,6
Total value of additions and alterations at current prices (R'000)	35 061	84 690	77 409	394 790	537 142	+ 36,1
Total value of buildings completed at current prices (R'000)	149 711	415 942	213 861	1 635 847	1 840 220	+ 12,5

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	31	247	379	191	4 493	+ 2 252,4
Total square metres	1 768	7 917	11 677	11 010	139 555	+ 1 167,5
Total value at current prices (R'000)	1 913	4 686	6 224	12 588	75 985	+ 503,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	61	119	79	576	500	- 13,2
Total square metres	13 532	25 012	13 327	110 993	98 078	- 11,6
Total value at current prices (R'000)	19 840	33 437	24 459	169 179	170 101	+ 0,5
Flats and townhouses						
Number of flats and townhouses	5	44	20	501	609	+ 21,6
Total square metres	600	6 682	2 118	45 020	46 025	+ 2,2
Total value at current prices (R'000)	1 500	9 466	4 178	73 958	80 351	+ 8,6
Other residential buildings ^{1/}						
Total square metres	0	2 421	0	732	2 649	+ 261,9
Total value at current prices (R'000)	0	8 000	0	1 140	8 250	+ 623,7
Total value of residential buildings at current prices (R'000)	23 253	55 589	34 861	256 865	334 687	+ 30,3
Non-residential buildings						
Office and banking space						
Total square metres	0	3 126	0	7 692	8 007	+ 4,1
Total value at current prices (R'000)	0	8 428	0	11 494	18 470	+ 60,7
Shopping space						
Total square metres	1 521	1 800	0	6 657	15 501	+ 132,9
Total value at current prices (R'000)	2 844	2 299	0	13 738	31 186	+ 127,0
Industrial and warehouse space						
Total square metres	1 617	1 839	808	5 679	8 481	+ 49,3
Total value at current prices (R'000)	2 632	3 000	646	7 208	11 678	+ 62,0
Other non-residential space ^{2/}						
Total square metres	0	766	0	7 342	2 079	- 71,7
Total value at current prices (R'000)	0	1 226	0	27 900	3 297	- 88,2
Total value of non-residential buildings at current prices (R'000)	5 476	14 953	646	60 340	64 631	+ 7,1
Additions and alterations						
Dwelling-houses						
Total square metres	3 506	7 325	1 692	29 588	29 051	- 1,8
Total value at current prices (R'000)	4 074	8 342	2 364	29 988	35 749	+ 19,2
Other buildings ^{3/}						
Total square metres	4 593	4 350	694	14 833	13 780	- 7,1
Total value at current prices (R'000)	5 845	11 248	971	20 293	30 176	+ 48,7
Total value of additions and alterations at current prices (R'000)	9 919	19 590	3 335	50 281	65 925	+ 31,1
Total value of buildings completed at current prices (R'000)	38 648	90 132	38 842	367 486	465 243	+ 26,6

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	114	551	499	7 566	5 251	-30,6
Total square metres	5 033	23 035	20 659	263 027	211 785	-19,5
Total value at current prices (R'000)	9 767	24 920	30 122	241 974	233 847	-3,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	590	659	763	3 707	4 228	+ 14,1
Total square metres	137 479	182 227	161 186	910 785	1 044 251	+ 14,7
Total value at current prices (R'000)	256 960	390 055	345 444	1 707 328	2 306 999	+ 35,1
Flats and townhouses						
Number of flats and townhouses	433	1 018	690	3 813	4 880	+ 28,0
Total square metres	68 429	178 851	147 544	490 466	734 189	+ 49,7
Total value at current prices (R'000)	129 951	411 883	344 853	888 708	1 564 056	+ 76,0
Other residential buildings ^{1/}						
Total square metres	2 891	102	0	22 792	3 815	-83,3
Total value at current prices (R'000)	4 756	100	0	39 268	8 228	-79,0
Total value of residential buildings at current prices (R'000)	401 434	826 958	720 419	2 877 278	4 113 130	+ 43,0
Non-residential buildings						
Office and banking space						
Total square metres	35 543	31 389	169 005	228 231	308 751	+ 35,3
Total value at current prices (R'000)	61 691	69 057	373 090	475 914	657 091	+ 38,1
Shopping space						
Total square metres	3 044	3 254	4 632	74 984	32 343	-56,9
Total value at current prices (R'000)	4 856	7 477	12 601	149 545	72 168	-51,7
Industrial and warehouse space						
Total square metres	8 743	25 300	25 524	112 545	186 241	+ 65,5
Total value at current prices (R'000)	14 119	57 880	56 821	193 685	409 280	+ 111,3
Other non-residential space ^{2/}						
Total square metres	375	1 370	4 581	251 473	59 986	-76,1
Total value at current prices (R'000)	630	3 530	8 900	500 263	106 088	-78,8
Total value of non-residential buildings at current prices (R'000)	81 296	137 944	451 412	1 319 407	1 244 627	-5,7
Additions and alterations						
Dwelling-houses						
Total square metres	45 621	37 534	43 972	272 668	238 489	-12,5
Total value at current prices (R'000)	55 644	73 794	85 529	435 760	469 233	+ 7,7
Other buildings ^{3/}						
Total square metres	33 370	2 944	26 389	126 573	95 959	-24,2
Total value at current prices (R'000)	72 538	43 472	57 387	287 103	273 422	-4,8
Total value of additions and alterations at current prices (R'000)	128 182	117 266	142 916	722 863	742 655	+ 2,7
Total value of buildings completed at current prices (R'000)	610 912	1 082 168	1 314 747	4 919 548	6 100 412	+ 24,0

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	55	504	116	586	1 530	+ 161,1
Total square metres	2 416	23 315	5 584	23 424	72 244	+ 208,4
Total value at current prices (R'000)	2 715	12 478	4 019	18 407	44 068	+ 139,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	50	51	56	358	442	+ 23,5
Total square metres	11 232	10 814	10 182	78 474	79 992	+ 1,9
Total value at current prices (R'000)	13 773	18 742	16 133	104 367	122 537	+ 17,4
Flats and townhouses						
Number of flats and townhouses	71	58	42	590	126	-78,6
Total square metres	8 708	7 899	9 943	39 331	23 856	-39,3
Total value at current prices (R'000)	13 491	10 366	16 142	50 778	37 737	-25,7
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 201	453	-79,4
Total value at current prices (R'000)	0	0	0	5 750	2 450	-57,4
Total value of residential buildings at current prices (R'000)	29 979	41 586	36 294	179 302	206 792	+ 15,3
Non-residential buildings						
Office and banking space						
Total square metres	261	0	696	5 841	3 734	-36,1
Total value at current prices (R'000)	392	0	609	7 984	4 199	-47,4
Shopping space						
Total square metres	136	839	0	42 272	3 319	-92,1
Total value at current prices (R'000)	204	1 500	0	61 722	5 381	-91,3
Industrial and warehouse space						
Total square metres	2 411	1 314	0	17 495	4 951	-71,7
Total value at current prices (R'000)	3 224	1 149	0	15 154	5 978	-60,6
Other non-residential space ^{2/}						
Total square metres	371	802	0	371	802	+ 116,2
Total value at current prices (R'000)	400	1 604	0	400	1 604	+ 301,0
Total value of non-residential buildings at current prices (R'000)	4 220	4 253	609	85 260	17 162	-79,9
Additions and alterations						
Dwelling-houses						
Total square metres	1 794	1 119	4 715	19 099	17 364	-9,1
Total value at current prices (R'000)	1 690	1 660	7 890	23 754	24 200	+ 1,9
Other buildings ^{3/}						
Total square metres	1 200	260	621	5 731	7 579	+ 32,2
Total value at current prices (R'000)	2 785	313	872	10 654	12 047	+ 13,1
Total value of additions and alterations at current prices (R'000)	4 475	1 973	8 762	34 408	36 247	+ 5,3
Total value of buildings completed at current prices (R'000)	38 674	47 812	45 665	298 970	260 201	-13,0

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 28 - Buildings completed by type of building and province: Limpopo

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	22	10	18	428	571	+ 33,4
Total square metres	1 387	633	1 143	20 278	25 405	+ 25,3
Total value at current prices (R'000)	2 115	1 306	2 187	16 813	17 160	+ 2,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	23	28	28	195	219	+ 12,3
Total square metres	3 911	6 207	5 225	35 343	41 455	+ 17,3
Total value at current prices (R'000)	5 258	12 665	8 342	51 928	73 505	+ 41,6
Flats and townhouses						
Number of flats and townhouses	0	4	0	42	45	+ 7,1
Total square metres	0	792	0	4 711	7 825	+ 66,1
Total value at current prices (R'000)	0	1 109	0	6 358	10 943	+ 72,1
Other residential buildings ^{1/}						
Total square metres	232	189	0	232	532	+ 129,3
Total value at current prices (R'000)	278	480	0	278	1 480	+ 432,4
Total value of residential buildings at current prices (R'000)	7 651	15 560	10 529	75 377	103 088	+ 36,8
Non-residential buildings						
Office and banking space						
Total square metres	0	0	622	1 117	1 560	+ 39,7
Total value at current prices (R'000)	0	0	1 461	1 782	2 865	+ 60,8
Shopping space						
Total square metres	0	1 440	749	3 009	5 227	+ 73,7
Total value at current prices (R'000)	0	3 524	1 300	4 976	9 668	+ 94,3
Industrial and warehouse space						
Total square metres	776	0	2 468	1 889	2 468	+ 30,7
Total value at current prices (R'000)	1 000	0	5 430	2 839	5 430	+ 91,3
Other non-residential space ^{2/}						
Total square metres	314	0	0	1 153	794	-31,1
Total value at current prices (R'000)	691	0	0	1 975	1 111	-43,7
Total value of non-residential buildings at current prices (R'000)	1 691	3 524	8 191	11 572	19 074	+ 64,8
Additions and alterations						
Dwelling-houses						
Total square metres	1 837	1 095	920	7 576	8 077	+ 6,6
Total value at current prices (R'000)	2 466	1 662	1 419	10 776	12 184	+ 13,1
Other buildings ^{3/}						
Total square metres	410	62	277	1 059	1 297	+ 22,5
Total value at current prices (R'000)	649	136	444	2 012	2 029	+ 0,8
Total value of additions and alterations at current prices (R'000)	3 115	1 798	1 863	12 788	14 213	+ 11,1
Total value of buildings completed at current prices (R'000)	12 457	20 882	20 583	99 737	136 375	+ 36,7

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 29 - Building plans passed by type of building and selected urban area: Cape Town

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	486	373	524	2 689	2 882	+ 7,2
Total square metres	20 338	16 636	22 575	113 280	125 742	+ 11,0
Total value at current prices (R'000)	22 393	15 302	18 290	134 237	140 934	+ 5,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	194	311	269	2 376	2 205	- 7,2
Total square metres	49 050	80 849	69 092	530 330	531 209	+ 0,2
Total value at current prices (R'000)	81 195	154 461	136 373	776 348	1 015 166	+ 30,8
Flats and townhouses						
Number of flats and townhouses	368	611	367	1 924	2 637	+ 37,1
Total square metres	37 073	73 645	37 941	220 281	297 667	+ 35,1
Total value at current prices (R'000)	69 580	167 813	81 114	412 473	644 899	+ 56,3
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	31 041	..
Total value at current prices (R'000)	0	0	0	0	125 342	..
Total value of residential buildings at current prices (R'000)	173 168	337 576	235 777	1 323 058	1 926 341	+ 45,6
Non-residential buildings						
Office and banking space						
Total square metres	251	10 228	470	72 116	68 181	- 5,5
Total value at current prices (R'000)	562	20 179	1 500	148 973	125 167	- 16,0
Shopping space						
Total square metres	327	3 788	18 875	61 081	146 910	+ 140,5
Total value at current prices (R'000)	687	7 955	34 709	69 160	291 133	+ 321,0
Industrial and warehouse space						
Total square metres	16 551	19 625	35 552	81 177	151 496	+ 86,6
Total value at current prices (R'000)	18 615	27 861	61 386	94 904	235 935	+ 148,6
Other non-residential space ^{2/}						
Total square metres	2 577	1 831	1 546	18 907	21 119	+ 11,7
Total value at current prices (R'000)	3 687	3 444	2 017	30 572	46 796	+ 53,1
Total value of non-residential buildings at current prices (R'000)	23 551	59 439	99 612	343 609	699 031	+ 103,4
Additions and alterations						
Dwelling-houses						
Total square metres	59 840	80 281	67 568	429 579	485 784	+ 13,1
Total value at current prices (R'000)	91 131	155 467	126 497	608 794	895 628	+ 47,1
Other buildings ^{3/}						
Total square metres	20 245	23 939	23 867	216 567	192 468	- 11,1
Total value at current prices (R'000)	44 259	52 389	88 808	420 812	493 476	+ 17,3
Total value of additions and alterations at current prices (R'000)	135 390	207 856	215 305	1 029 606	1 389 104	+ 34,9
Total value of building plans passed at current prices (R'000)	332 109	604 871	550 694	2 696 273	4 014 476	+ 48,9

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	663	77	110	2 109	2 135	+ 1,2
Total square metres	26 599	3 274	4 601	86 872	87 151	+ 0,3
Total value at current prices (R'000)	19 949	2 889	4 297	79 715	85 521	+ 7,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	22	0	0	239	112	- 53,1
Total square metres	3 233	0	0	43 386	20 555	- 52,6
Total value at current prices (R'000)	5 353	0	0	76 035	30 212	- 60,3
Flats and townhouses						
Number of flats and townhouses	16	32	6	55	147	+ 167,3
Total square metres	3 493	7 569	3 818	10 741	40 953	+ 281,3
Total value at current prices (R'000)	6 000	14 000	9 719	18 990	76 843	+ 304,6
Other residential buildings ^{1/}						
Total square metres	0	0	0	470	0	..
Total value at current prices (R'000)	0	0	0	969	0	..
Total value of residential buildings at current prices (R'000)	31 302	16 889	14 016	175 709	192 576	+ 9,6
Non-residential buildings						
Office and banking space						
Total square metres	1 000	0	0	4 348	498	- 88,5
Total value at current prices (R'000)	1 860	0	0	8 205	1 115	- 86,4
Shopping space						
Total square metres	356	0	757	6 390	3 774	-40,9
Total value at current prices (R'000)	691	0	1 670	8 279	7 726	-6,7
Industrial and warehouse space						
Total square metres	1 620	163	7 470	13 280	46 073	+ 246,9
Total value at current prices (R'000)	2 658	287	13 179	20 294	47 638	+ 134,7
Other non-residential space ^{2/}						
Total square metres	1 037	191	0	4 104	2 326	- 43,3
Total value at current prices (R'000)	1 468	468	0	6 763	5 031	- 25,6
Total value of non-residential buildings at current prices (R'000)	6 677	755	14 849	43 541	61 510	+ 41,3
Additions and alterations						
Dwelling-houses						
Total square metres	17 272	15 413	18 207	80 558	130 361	+ 61,8
Total value at current prices (R'000)	21 807	31 145	48 490	124 214	246 405	+ 98,4
Other buildings ^{3/}						
Total square metres	4 622	4 320	466	37 054	33 510	- 9,6
Total value at current prices (R'000)	5 689	11 363	8 582	88 670	85 523	- 3,5
Total value of additions and alterations at current prices (R'000)	27 496	42 508	57 072	212 884	331 928	+ 55,9
Total value of building plans passed at current prices (R'000)	65 475	60 152	85 937	432 134	586 014	+ 35,6

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	46	225	222	449	1 581	+ 252,1
Total square metres	2 453	7 364	7 261	23 727	55 213	+ 132,7
Total value at current prices (R'000)	2 468	7 734	7 366	26 450	57 658	+ 118,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	75	85	80	619	647	+ 4,5
Total square metres	14 570	22 156	16 639	129 157	139 282	+ 7,8
Total value at current prices (R'000)	23 586	43 527	30 422	211 762	252 427	+ 19,2
Flats and townhouses						
Number of flats and townhouses	85	102	88	498	641	+ 28,7
Total square metres	18 596	21 875	14 798	83 584	142 340	+ 70,3
Total value at current prices (R'000)	36 863	53 852	38 686	184 339	322 921	+ 75,2
Other residential buildings ^{1/}						
Total square metres	372	234	0	1 668	2 762	+ 65,6
Total value at current prices (R'000)	400	350	0	2 300	4 040	+ 75,7
Total value of residential buildings at current prices (R'000)	63 317	105 463	76 474	424 851	637 046	+ 49,9
Non-residential buildings						
Office and banking space						
Total square metres	0	3 111	1 012	6 374	19 552	+ 206,7
Total value at current prices (R'000)	0	3 572	2 180	13 828	43 581	+ 215,2
Shopping space						
Total square metres	3 422	9 280	636	40 789	12 004	-70,6
Total value at current prices (R'000)	6 844	106 500	1 300	296 204	111 347	-62,4
Industrial and warehouse space						
Total square metres	15 560	6 191	26 165	64 775	97 638	+ 50,7
Total value at current prices (R'000)	20 150	8 950	38 500	70 633	178 228	+ 152,3
Other non-residential space ^{2/}						
Total square metres	2 044	1 541	5 171	9 488	10 969	+ 15,6
Total value at current prices (R'000)	2 900	1 800	13 263	17 640	23 978	+ 35,9
Total value of non-residential buildings at current prices (R'000)	29 894	120 822	55 243	398 305	357 134	-10,3
Additions and alterations						
Dwelling-houses						
Total square metres	25 899	34 154	31 310	218 846	258 865	+ 18,3
Total value at current prices (R'000)	35 499	74 389	47 400	285 919	414 537	+ 45,0
Other buildings ^{3/}						
Total square metres	7 809	7 653	21 595	82 512	86 756	+ 5,1
Total value at current prices (R'000)	10 998	35 361	71 066	192 208	217 015	+ 12,9
Total value of additions and alterations at current prices (R'000)	46 497	109 750	118 466	478 127	631 552	+ 32,1
Total value of building plans passed at current prices (R'000)	139 708	336 035	250 183	1 301 283	1 625 732	+ 24,9

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 32 - Building plans passed by type of building and selected urban area: Witwatersrand

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	344	604	829	3 446	5 874	+ 70,5
Total square metres	16 160	25 752	31 206	148 660	236 519	+ 59,1
Total value at current prices (R'000)	23 230	32 802	38 359	182 697	262 308	+ 43,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	514	666	651	3 585	4 710	+ 31,4
Total square metres	146 265	188 784	197 016	940 231	1 258 416	+ 33,8
Total value at current prices (R'000)	327 227	428 811	424 933	1 855 595	2 630 428	+ 41,8
Flats and townhouses						
Number of flats and townhouses	557	378	94	2 524	2 547	+ 0,9
Total square metres	119 121	74 787	20 830	457 835	488 160	+ 6,6
Total value at current prices (R'000)	245 679	163 235	46 054	877 817	1 011 036	+ 15,2
Other residential buildings ^{1/}						
Total square metres	0	0	828	21 216	10 452	- 50,7
Total value at current prices (R'000)	0	0	2 070	43 299	21 126	- 51,2
Total value of residential buildings at current prices (R'000)	596 136	624 848	511 416	2 959 408	3 924 898	+ 32,6
Non-residential buildings						
Office and banking space						
Total square metres	36 954	20 014	14 848	92 127	81 405	- 11,6
Total value at current prices (R'000)	72 691	44 153	32 676	178 162	166 305	- 6,7
Shopping space						
Total square metres	24 101	15 197	9 165	124 563	88 276	- 29,1
Total value at current prices (R'000)	43 830	36 712	23 542	193 079	193 063	+ 0,0
Industrial and warehouse space						
Total square metres	27 515	24 278	26 379	166 372	207 323	+ 24,6
Total value at current prices (R'000)	51 296	53 625	56 812	321 078	395 237	+ 23,1
Other non-residential space ^{2/}						
Total square metres	3 423	287	2 284	61 367	111 116	+ 81,1
Total value at current prices (R'000)	6 114	631	5 785	126 041	192 771	+ 52,9
Total value of non-residential buildings at current prices (R'000)	173 931	135 121	118 815	818 360	947 376	+ 15,8
Additions and alterations						
Dwelling-houses						
Total square metres	77 121	84 229	98 785	528 153	650 899	+ 23,2
Total value at current prices (R'000)	134 508	185 607	222 356	931 751	1 280 282	+ 37,4
Other buildings ^{3/}						
Total square metres	20 145	36 292	22 902	172 762	182 133	+ 5,4
Total value at current prices (R'000)	44 676	95 198	56 503	367 833	455 036	+ 23,7
Total value of additions and alterations at current prices (R'000)	179 184	280 805	278 859	1 299 584	1 735 318	+ 33,5
Total value of building plans passed at current prices (R'000)	949 251	1 040 774	909 090	5 077 352	6 607 592	+ 30,1

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 33 - Building plans passed by type of building and selected urban area: Pretoria

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	134	21	20	3 981	315	- 92,1
Total square metres	5 708	1 320	1 020	134 220	17 450	- 87,0
Total value at current prices (R'000)	11 758	3 207	2 550	116 519	41 230	- 64,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	140	307	464	1 477	1 754	+ 18,8
Total square metres	61 313	66 056	119 207	422 168	450 825	+ 6,8
Total value at current prices (R'000)	130 843	164 964	298 018	861 564	1 104 371	+ 28,2
Flats and townhouses						
Number of flats and townhouses	184	154	824	1 912	2 091	+ 9,4
Total square metres	33 972	25 491	144 022	353 669	330 339	- 6,6
Total value at current prices (R'000)	69 920	63 728	360 056	704 881	811 386	+ 15,1
Other residential buildings ^{1/}						
Total square metres	0	0	451	4 759	451	- 90,5
Total value at current prices (R'000)	0	0	1 128	9 481	1 128	- 88,1
Total value of residential buildings at current prices (R'000)	212 521	231 899	661 752	1 692 445	1 958 115	+ 15,7
Non-residential buildings						
Office and banking space						
Total square metres	7 474	1 664	21 165	55 679	42 527	- 23,6
Total value at current prices (R'000)	16 453	4 160	50 098	111 727	103 505	- 7,4
Shopping space						
Total square metres	0	6 803	19 233	14 402	32 121	+ 123,0
Total value at current prices (R'000)	0	17 008	48 083	27 863	80 102	+ 187,5
Industrial and warehouse space						
Total square metres	13 421	2 681	7 450	111 733	83 414	- 25,3
Total value at current prices (R'000)	30 041	6 703	22 593	239 926	203 269	- 15,3
Other non-residential space ^{2/}						
Total square metres	2 783	1 067	7 632	32 683	17 517	- 46,4
Total value at current prices (R'000)	6 276	2 668	17 285	60 438	41 956	- 30,6
Total value of non-residential buildings at current prices (R'000)	52 770	30 539	138 059	439 954	428 832	- 2,5
Additions and alterations						
Dwelling-houses						
Total square metres	30 650	23 529	26 101	206 869	171 242	- 17,2
Total value at current prices (R'000)	63 876	58 567	64 733	410 752	421 093	+ 2,5
Other buildings ^{3/}						
Total square metres	6 860	2 554	12 181	155 608	68 913	- 55,7
Total value at current prices (R'000)	15 171	6 386	24 265	335 385	219 478	- 34,6
Total value of additions and alterations at current prices (R'000)	79 047	64 953	88 998	746 137	640 571	- 14,1
Total value of building plans passed at current prices (R'000)	344 338	327 391	888 809	2 878 536	3 027 518	+ 5,2

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	32	555	574	2 171	1 993	-8,2
Total square metres	1 497	22 247	24 751	83 609	84 236	+ 0,7
Total value at current prices (R'000)	1 403	10 773	12 847	46 241	48 225	+ 4,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	24	43	64	260	337	+ 29,6
Total square metres	3 444	6 842	10 979	42 369	53 433	+ 26,1
Total value at current prices (R'000)	5 151	12 613	19 856	64 337	90 881	+ 41,3
Flats and townhouses						
Number of flats and townhouses	0	200	0	155	481	+ 210,3
Total square metres	0	22 416	0	16 552	55 358	+ 234,4
Total value at current prices (R'000)	0	40 768	0	24 831	95 281	+ 283,7
Other residential buildings ^{1/}						
Total square metres	0	0	2 174	0	7 313	..
Total value at current prices (R'000)	0	0	3 909	0	13 679	..
Total value of residential buildings at current prices (R'000)	6 554	64 154	36 612	135 409	248 066	+ 83,2
Non-residential buildings						
Office and banking space						
Total square metres	1 034	820	226	6 406	6 369	-0,6
Total value at current prices (R'000)	1 551	1 640	432	9 749	12 172	+ 24,9
Shopping space						
Total square metres	0	0	770	5 778	1 408	-75,6
Total value at current prices (R'000)	0	0	1 540	13 906	3 146	-77,4
Industrial and warehouse space						
Total square metres	805	0	2 703	6 396	5 106	-20,2
Total value at current prices (R'000)	483	0	2 063	3 956	3 822	-3,4
Other non-residential space ^{2/}						
Total square metres	0	0	0	2 959	161	-94,6
Total value at current prices (R'000)	0	0	0	4 754	189	-96,0
Total value of non-residential buildings at current prices (R'000)	2 034	1 640	4 035	32 365	19 329	-40,3
Additions and alterations						
Dwelling-houses						
Total square metres	5 837	6 498	7 547	36 219	48 561	+ 34,1
Total value at current prices (R'000)	8 132	10 635	12 236	48 876	70 312	+ 43,9
Other buildings ^{3/}						
Total square metres	4 479	3 614	3 674	12 560	15 830	+ 26,0
Total value at current prices (R'000)	4 822	4 679	6 604	42 127	28 616	-32,1
Total value of additions and alterations at current prices (R'000)	12 954	15 314	18 840	91 003	98 928	+ 8,7
Total value of building plans passed at current prices (R'000)	21 542	81 108	59 487	258 777	366 323	+ 41,6

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 by type of building and selected urban area: Cape Town

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	188	480	399	1 657	2 352	+ 41,9
Total square metres	8 709	20 795	15 257	66 872	98 797	+ 47,7
Total value at current prices (R'000)	11 197	18 952	15 904	76 615	97 046	+ 26,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	213	215	191	1 961	1 332	- 32,1
Total square metres	44 317	48 497	41 934	378 974	304 185	- 19,7
Total value at current prices (R'000)	61 332	78 444	74 321	533 655	495 870	- 7,1
Flats and townhouses						
Number of flats and townhouses	166	146	86	1 112	876	- 21,2
Total square metres	21 759	22 034	9 138	129 523	97 142	- 25,0
Total value at current prices (R'000)	54 843	68 551	14 678	235 515	211 616	- 10,1
Other residential buildings ^{1/}						
Total square metres	1 448	0	0	48 863	10 800	- 77,9
Total value at current prices (R'000)	2 277	0	0	217 173	31 300	- 85,6
Total value of residential buildings at current prices (R'000)	129 649	165 947	104 903	1 062 958	835 832	- 21,4
Non-residential buildings						
Office and banking space						
Total square metres	4 286	1 023	0	95 867	24 569	- 74,4
Total value at current prices (R'000)	7 030	1 766	0	171 779	54 842	- 68,1
Shopping space						
Total square metres	0	788	0	20 862	89 612	+ 329,5
Total value at current prices (R'000)	0	1 838	0	30 943	181 958	+ 488,0
Industrial and warehouse space						
Total square metres	6 537	8 432	5 254	67 705	29 234	- 56,8
Total value at current prices (R'000)	6 801	10 609	6 908	74 407	35 717	- 52,0
Other non-residential space ^{2/}						
Total square metres	1 233	0	0	23 648	4 789	- 79,7
Total value at current prices (R'000)	1 567	0	0	32 090	6 192	- 80,7
Total value of non-residential buildings at current prices (R'000)	15 398	14 213	6 908	309 219	278 709	- 9,9
Additions and alterations						
Dwelling-houses						
Total square metres	27 291	45 409	37 331	259 271	234 510	- 9,6
Total value at current prices (R'000)	34 275	67 296	56 083	327 708	347 199	+ 5,9
Other buildings ^{3/}						
Total square metres	14 855	7 810	16 340	116 147	71 829	- 38,2
Total value at current prices (R'000)	35 257	15 546	22 049	262 595	174 840	- 33,4
Total value of additions and alterations at current prices (R'000)	69 532	82 842	78 132	590 303	522 039	- 11,6
Total value of buildings completed at current prices (R'000)	214 579	263 002	189 943	1 962 480	1 636 580	- 16,6

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	116	144	202	729	930	+ 27,6
Total square metres	4 757	5 826	11 404	31 156	44 550	+ 43,0
Total value at current prices (R'000)	5 558	4 723	8 551	25 683	49 718	+ 93,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	75	0	0	162	106	- 34,6
Total square metres	7 080	0	0	25 298	15 732	- 37,8
Total value at current prices (R'000)	11 140	0	0	38 708	25 462	- 34,2
Flats and townhouses						
Number of flats and townhouses	0	15	10	81	65	- 19,8
Total square metres	0	3 062	1 785	6 732	13 968	+ 107,5
Total value at current prices (R'000)	0	3 415	3 218	9 403	23 633	+ 151,3
Other residential buildings ^{1/}						
Total square metres	0	0	443	5 656	443	- 92,2
Total value at current prices (R'000)	0	0	1 055	9 314	1 055	- 88,7
Total value of residential buildings at current prices (R'000)	16 698	8 138	12 824	83 108	99 868	+ 20,2
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	5 784	..
Total value at current prices (R'000)	0	0	0	0	4 714	..
Shopping space						
Total square metres	0	0	0	13 913	909	- 93,5
Total value at current prices (R'000)	0	0	0	18 484	1 733	- 90,6
Industrial and warehouse space						
Total square metres	0	0	1 615	12 314	2 202	- 82,1
Total value at current prices (R'000)	0	0	2 865	18 196	3 851	-78,8
Other non-residential space ^{2/}						
Total square metres	0	523	2 044	1 705	3 429	+ 101,1
Total value at current prices (R'000)	0	960	2 928	2 160	5 670	+ 162,5
Total value of non-residential buildings at current prices (R'000)	0	960	5 793	38 840	15 968	- 58,9
Additions and alterations						
Dwelling-houses						
Total square metres	1 976	2 699	2 762	29 831	33 595	+ 12,6
Total value at current prices (R'000)	4 006	4 970	4 107	39 802	52 616	+ 32,2
Other buildings ^{3/}						
Total square metres	108	666	313	25 406	33 741	+ 32,8
Total value at current prices (R'000)	2 119	1 474	589	37 166	35 875	- 3,5
Total value of additions and alterations at current prices (R'000)	6 125	6 444	4 696	76 968	88 491	+ 15,0
Total value of buildings completed at current prices (R'000)	22 823	15 542	23 313	198 916	204 327	+ 2,7

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	68	277	229	591	1 958	+ 231,3
Total square metres	3 498	9 799	7 910	27 841	69 781	+ 150,6
Total value at current prices (R'000)	4 568	12 322	8 668	31 486	75 664	+ 140,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	70	83	51	423	537	+ 27,0
Total square metres	12 381	13 811	10 453	75 541	100 494	+ 33,0
Total value at current prices (R'000)	16 561	25 771	18 906	91 828	171 692	+ 87,0
Flats and townhouses						
Number of flats and townhouses	0	74	60	164	427	+ 160,4
Total square metres	0	9 449	13 482	21 784	83 964	+ 285,4
Total value at current prices (R'000)	0	25 928	33 606	35 024	208 872	+ 496,4
Other residential buildings ^{1/}						
Total square metres	0	1 952	0	38 932	1 952	-95,0
Total value at current prices (R'000)	0	6 970	0	466 430	6 970	-98,5
Total value of residential buildings at current prices (R'000)	21 129	70 991	61 180	624 768	463 198	- 25,9
Non-residential buildings						
Office and banking space						
Total square metres	2 229	430	0	16 799	18 172	+ 8,2
Total value at current prices (R'000)	3 900	1 083	0	34 541	33 464	- 3,1
Shopping space						
Total square metres	404	2 504	1 271	11 735	16 353	+ 39,4
Total value at current prices (R'000)	400	6 500	1 991	19 472	34 976	+ 79,6
Industrial and warehouse space						
Total square metres	928	34 885	8 819	51 507	106 718	+ 107,2
Total value at current prices (R'000)	940	106 064	14 303	58 085	199 557	+ 243,6
Other non-residential space ^{2/}						
Total square metres	1 149	2 998	0	9 876	8 693	- 12,0
Total value at current prices (R'000)	2 330	7 022	0	17 129	18 624	+ 8,7
Total value of non-residential buildings at current prices (R'000)	7 570	120 669	16 294	129 227	286 621	+ 121,8
Additions and alterations						
Dwelling-houses						
Total square metres	21 601	17 091	24 037	145 038	174 269	+ 20,2
Total value at current prices (R'000)	24 544	35 346	46 881	157 989	302 383	+ 91,4
Other buildings ^{3/}						
Total square metres	1 939	10 200	6 731	38 805	67 787	+ 74,7
Total value at current prices (R'000)	2 368	36 002	21 970	126 314	157 263	+ 24,5
Total value of additions and alterations at current prices (R'000)	26 912	71 348	68 851	284 303	459 646	+ 61,7
Total value of buildings completed at current prices (R'000)	55 611	263 008	146 325	1 038 298	1 209 465	+ 16,5

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	61	346	436	2 361	4 111	+ 74,1
Total square metres	2 528	15 045	18 226	98 320	161 696	+ 64,5
Total value at current prices (R'000)	4 636	20 794	29 013	125 313	181 123	+ 44,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	414	445	445	2 461	2 798	+ 13,7
Total square metres	77 245	121 718	99 457	541 649	669 985	+ 23,7
Total value at current prices (R'000)	141 692	264 347	207 469	1 003 475	1 484 499	+ 47,9
Flats and townhouses						
Number of flats and townhouses	420	288	534	2 745	2 937	+ 7,0
Total square metres	66 895	54 375	116 518	357 198	427 112	+ 19,6
Total value at current prices (R'000)	128 365	121 191	272 496	641 800	872 726	+ 36,0
Other residential buildings ^{1/}						
Total square metres	2 891	0	0	12 969	1 825	-85,9
Total value at current prices (R'000)	4 756	0	0	31 510	4 563	-85,5
Total value of residential buildings at current prices (R'000)	279 449	406 332	508 978	1 802 098	2 542 911	+ 41,1
Non-residential buildings						
Office and banking space						
Total square metres	35 543	30 423	163 644	210 572	276 101	+ 31,1
Total value at current prices (R'000)	61 691	67 257	359 687	441 703	586 581	+ 32,8
Shopping space						
Total square metres	3 044	1 550	2 884	49 256	16 310	-66,9
Total value at current prices (R'000)	4 856	3 217	8 442	104 415	33 574	-67,8
Industrial and warehouse space						
Total square metres	7 351	14 115	23 214	94 410	72 954	-22,7
Total value at current prices (R'000)	12 719	29 917	51 046	159 736	138 577	-13,2
Other non-residential space ^{2/}						
Total square metres	210	278	3 535	235 430	54 065	-77,0
Total value at current prices (R'000)	315	800	6 284	469 355	92 612	-80,3
Total value of non-residential buildings at current prices (R'000)	79 581	101 191	425 459	1 175 209	851 344	-27,6
Additions and alterations						
Dwelling-houses						
Total square metres	34 785	30 249	30 993	209 251	175 039	-16,3
Total value at current prices (R'000)	36 930	60 724	55 745	312 664	329 686	+ 5,4
Other buildings ^{3/}						
Total square metres	20 326	910	19 452	87 620	40 153	-54,2
Total value at current prices (R'000)	43 102	39 134	40 406	198 449	148 489	-25,2
Total value of additions and alterations at current prices (R'000)	80 032	99 858	96 151	511 113	478 175	-6,4
Total value of buildings completed at current prices (R'000)	439 062	607 381	1 030 588	3 488 420	3 872 430	+ 11,0

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.

* Revised

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

Type of building	August 2003*	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	49	6	0	5 159	145	- 97,2
Total square metres	2 373	352	0	163 313	7 634	- 95,3
Total value at current prices (R'000)	5 067	881	0	115 003	18 680	- 83,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	143	148	249	962	1 099	+ 14,2
Total square metres	50 668	38 750	38 166	267 139	270 138	+ 1,1
Total value at current prices (R'000)	99 317	96 889	95 416	537 302	645 277	+ 20,1
Flats and townhouses						
Number of flats and townhouses	0	636	73	812	1 535	+ 89,0
Total square metres	0	107 693	19 058	108 087	251 191	+ 132,4
Total value at current prices (R'000)	0	269 233	46 695	197 896	598 130	+ 202,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	1 188	..
Total value at current prices (R'000)	0	0	0	0	2 970	..
Total value of residential buildings at current prices (R'000)	104 384	367 003	142 111	850 201	1 265 057	+ 48,8
Non-residential buildings						
Office and banking space						
Total square metres	0	0	5 361	17 659	31 684	+ 79,4
Total value at current prices (R'000)	0	0	13 403	34 211	68 710	+ 100,8
Shopping space						
Total square metres	0	1 704	0	12 319	12 559	+ 1,9
Total value at current prices (R'000)	0	4 260	0	23 869	31 196	+ 30,7
Industrial and warehouse space						
Total square metres	0	11 185	2 310	13 716	111 000	+ 709,3
Total value at current prices (R'000)	0	27 963	5 775	28 639	264 803	+ 824,6
Other non-residential space ^{2/}						
Total square metres	0	1 092	1 046	14 079	5 921	- 57,9
Total value at current prices (R'000)	0	2 730	2 616	28 657	13 476	- 53,0
Total value of non-residential buildings at current prices (R'000)	0	34 953	21 794	115 376	378 185	+ 227,8
Additions and alterations						
Dwelling-houses						
Total square metres	9 945	2 865	10 641	55 808	49 587	- 11,1
Total value at current prices (R'000)	17 542	7 040	26 603	113 482	121 212	+ 6,8
Other buildings ^{3/}						
Total square metres	12 634	1 248	6 356	33 453	49 955	+ 49,3
Total value at current prices (R'000)	28 718	3 121	15 895	80 279	117 496	+ 46,4
Total value of additions and alterations at current prices (R'000)	46 260	10 161	42 498	193 761	238 708	+ 23,2
Total value of buildings completed at current prices (R'000)	150 644	412 117	206 403	1 159 338	1 881 950	+ 62,3

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.

* Revised

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

Type of building	August 2003	July 2004	August 2004	January 2003 to August 2003	January 2004 to August 2004	Percentage change between January 2003 to August 2003 and January 2004 to August 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	60	108	275	1 455	1 692	+ 16,3
Total square metres	2 546	3 040	11 398	61 373	70 223	+ 14,4
Total value at current prices (R'000)	1 593	1 998	6 631	35 634	37 671	+ 5,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	17	7	16	144	88	- 38,9
Total square metres	3 600	1 125	2 625	22 609	16 201	- 28,3
Total value at current prices (R'000)	5 162	1 546	4 009	29 889	20 983	- 29,8
Flats and townhouses						
Number of flats and townhouses	131	48	0	304	274	- 9,9
Total square metres	12 374	3 737	0	31 938	25 335	- 20,7
Total value at current prices (R'000)	21 008	5 606	0	50 091	37 979	- 24,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 683	0	..
Total value at current prices (R'000)	0	0	0	7 000	0	..
Total value of residential buildings at current prices (R'000)	27 763	9 150	10 640	122 614	96 633	- 21,2
Non-residential buildings						
Office and banking space						
Total square metres	626	1 034	0	7 656	6 918	- 9,6
Total value at current prices (R'000)	900	1 551	0	9 500	25 781	+ 171,4
Shopping space						
Total square metres	0	0	2 776	6 833	3 106	- 54,5
Total value at current prices (R'000)	0	0	6 616	12 352	7 606	- 38,4
Industrial and warehouse space						
Total square metres	1 926	0	1 570	10 590	3 840	- 63,7
Total value at current prices (R'000)	4 966	0	942	12 678	2 304	- 81,8
Other non-residential space ^{2/}						
Total square metres	0	0	0	2 181	2 320	+ 6,4
Total value at current prices (R'000)	0	0	0	3 080	3 844	+ 24,8
Total value of non-residential buildings at current prices (R'000)	5 866	1 551	7 558	37 610	39 535	+ 5,1
Additions and alterations						
Dwelling-houses						
Total square metres	3 151	2 261	2 033	21 332	18 420	- 13,7
Total value at current prices (R'000)	3 993	3 047	2 611	25 626	24 864	- 3,0
Other buildings ^{3/}						
Total square metres	39	478	626	3 964	4 427	+ 11,7
Total value at current prices (R'000)	2 055	1 164	1 045	22 264	13 096	- 41,2
Total value of additions and alterations at current prices (R'000)	6 048	4 211	3 656	47 890	37 960	- 20,7
Total value of buildings completed at current prices (R'000)	39 677	14 912	21 854	208 114	174 128	- 16,3

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 41 - Subsidised low-cost dwelling-houses completed or under construction² by province¹

Province	Year	Number of subsidised dwelling-houses completed or under construction ¹	Square metres ³	Value of low-cost dwelling-houses R'000 ³
Western Cape	2002	19 534	531 116	168 852
	2003	16 926	507 780	247 187
Eastern Cape	2002	46 701	1 575 675	473 805
	2003	35 005	1 050 150	511 213
Northern Cape	2002	5 189	164 906	68 078
	2003	4 354	130 620	63 586
Free State	2002	8 618	348 492	154 120
	2003	14 848	445 440	216 840
KwaZulu-Natal	2002	21 959	831 349	234 041
	2003	31 372	941 160	458 157
North West	2002	21 309	630 115	210 439
	2003	13 809	414 270	201 667
Gauteng	2002	29 939	991 571	321 943
	2003	42 862	1 285 860	625 957
Mpumalanga	2002	19 883	660 505	253 931
	2003	21 336	640 080	246 079
Limpopo	2002	15 382	605 877	183 769
	2003	15 596	467 880	227 764
South Africa	2002	188 511	6 339 606	2 068 980
	2003	196 108	5 883 240	2 798 450

¹ Source: Provincial Governments co-ordinated by the National Department of Housing.

² As soon as building commences, dwelling-houses are recorded as completed or under construction.

³ Estimates.

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.
	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.
Classification	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. 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.
	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 of 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 124 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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, Rheebok and Tergniet Friemersheim, Herbertsdale and Great Brak River ¹	Mossel Bay	Mossel Bay, Boggom's Bay, Kleinbrak, Rheebok 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 Franschhoek 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary and name changes	Cities and towns
Buffalo City Municipality ¹ - East London Area King William's Town Area	East London, Beacon Bay, Gompo Town, Gonubie and Mdantsane King William's Town, Bisho and Zwelitsha	East London King William's Town	East London, Beacon Bay, Gompo 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 Riebeeck 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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, Bloemspuit and Mangaung Botshabelo	Bloemfontein Botshabelo	Bloemfontein, Bainsvlei, Bloemspuit 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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
Umhlanga Rocks	Umhlanga Rocks, Mount Edgecombe and Umdloti Beach	North Local Council - Umhlanga	Umhlanga 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 Msunduzi	Edendale Pietermaritzburg/Msunduzi	Edendale Pietermaritzburg and Msunduzi
Newcastle Municipality	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle	Newcastle	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle
Umdoni Municipality	Pennington Scottburgh/Umzinto	Pennington	Pennington
Umlathuze 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, Mkhuze, Ubombo, Ingwavuma 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 Letlhabile Hartbeespoort	Brits	Brits and Letlhabile
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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 Welverdiend Fochville ²	Carletonville	Carletonville, Wedela, Khutsong and Welverdiend
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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary 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 boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary and name changes

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundary and name changes	Cities and towns	Name of local government institution before boundary 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 boundary and name changes (continued)

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundary and name changes	Cities and towns	Name of local government institution before boundary and name changes	Cities and towns
Selected urban areas: Durban		Selected urban areas: Durban	
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		Selected urban areas: Pretoria	
City of Tshwane Metropolitan Municipality - Southern Region	Centurion	Centurion	Centurion
Central Region	Pretoria, Atteridgeville and Mamelodi	Pretoria	Pretoria, Atteridgeville and Mamelodi
Northern Region	Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa Temba Winterveld	Akasia	Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve

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

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundary and name changes	Cities and towns	Name of local government institution before boundary 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	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville	Edenvale - Modderfontein Alberton Benoni	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville
Boksburg Brakpan Duduza Germiston	Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong	Boksburg Brakpan Duduza Germiston	Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong
Kempton Park Nigel Springs	Kempton Park and Tembisa Nigel Springs and KwaThema	Kempton Park Nigel Springs	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, Bloemspuit and Mangaung	Selected urban area: Bloemfontein Bloemfontein	Bloemfontein, Bainsvlei, Bloemspuit and Mangaung

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units, each 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 institutions	Local government institutions include – <ul style="list-style-type: none"> • District municipalities; • Metropolitan municipalities; and • Local municipalities.
Municipality	Municipality is a generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. A municipality is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
District Municipality	District municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (Refer to Local Government: Municipal Structure Act, Act No. 117 of 1998).
Metropolitan Municipality	Metropolitan municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (Refer to Local Government: Municipal Structure Act, Act No. 117 of 1998).
Local Municipality	Local municipality means municipalities that share municipal executive and legislative authority in its areas with a district municipality within whose area it falls, that is described in section 155(1) of the constitution as a category B municipality.
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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(012) 310 8490 (library)

Fax number: (012) 310 8664 (technical enquiries)

Email: Gretaz@statssa.gov.za (technical enquiries)
info@statssa.gov.za (user information services)
distribution@statssa.gov.za (orders)

Postal address: Private Bag X44, Pretoria, 0001

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