

Building statistics

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P Lehohla
Statistician-General: Statistics South Africa

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

Actual estimates at constant 1995 prices	December 2000 R million	January 2000 to December 2000 R million	Percentage change between December 1999 and December 2000	Percentage change between October 1999 to December 1999 and October 2000 to December 2000	Percentage change between January 1999 to December 1999 and January 2000 to December 2000
Residential buildings					
Dwelling-houses	333,0	5 496,7	+11,2	+24,0	+23,2
Flats and townhouses	76,2	1 393,0	+40,5	+9,0	+53,8
Other residential buildings	22,9	205,4	-24,5	+3,7	-53,9
Total	432,1	7 095,1	+12,5	+20,4	+22,1
Non-residential buildings	504,9	3 768,1	+188,4	+25,3	-14,1
Additions and alterations	224,9	4 068,8	-8,2	-2,5	+6,5

Total	1 161,9	14 932,0	+44,5	+15,1	+6,5
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Seasonally adjusted estimates at constant 1995 prices	December 2000 R million	Percentage change between November 2000 and December 2000	Percentage change between July 2000 to September 2000 and October 2000 to December 2000
Residential buildings	603,8	-1,0	-4,9
Non-residential buildings	614,7	+93,6	+45,5
Additions and alterations	294,1	-5,2	-5,9
Total	1 512,6	+22,2	+6,5

Key findings regarding building plans passed for the fourth quarter of 2000
Seasonally adjusted real value of building plans passed increases
<i>The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the fourth</i>

quarter of 2000 increased by 6,5% compared with the third quarter of 2000.

The increase of 6,5% in the seasonally adjusted real value of building plans passed was due to an increase in the seasonally adjusted real value of non-residential building plans passed (+45,5%) during the fourth quarter of 2000 compared with the third quarter of 2000. However, decreases in the seasonally adjusted real value of building plans passed were reported for additions and alterations (-5,9%) and residential buildings (-4,9%).

Key findings regarding building plans passed for the year 2000

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during 2000 increased by 6,5% (+R911,6 million) to R14 932,0 million compared with 1999. Large real increases were reported for flats and townhouses (+53,8% or R487,0 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R213,2 million), Pretoria (+R137,0 million) and Cape Town (+R86,1 million)); dwelling-houses (+23,2% or R1 035,5 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R293,3 million), Cape Town (+287,3 million) and Pretoria (+R280,1 million)); and additions and alterations (+6,5% or R247,8 million, mainly due to increases reported by the selected urban areas of Durban (+R89,8 million), Bloemfontein (+R74,7 million) and Pretoria (+R52,8 million)). However, large decreases in the real value of building plans passed were reported for other residential buildings (-53,9% or R240,1 million) and non-residential buildings (-14,1% or R618,6 million). The decrease of 53,9% in the real value of other residential building plans passed was mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg. The approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks in KwaZulu-Natal contributed to the decrease of 14,1% in the real value of non-residential building plans passed during the above-mentioned period.

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

The largest provincial contributors to the increase of 6,5% (+R911,6 million) in the total real value of building plans passed were Western Cape (+4,8 percentage points or R679,9 million) and Gauteng (+4,5 percentage points or R624,5 million) (cf. table A). Large real increases in Western Cape were reported for non-residential buildings (+34,1% or R223,3 million) and dwelling-houses (+27,8% or R339,4 million). Gauteng reported large real increases for townhouses (+86,9% or R330,2 million) and dwelling-houses (+31,9% or R576,2 million).

However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-22,8% or R562,3 million). This decrease can be attributed to the approval of building plans to the real value of R795,0 million for a large shopping centre by North Local Council – Umhlanga Rocks during March 1999.

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 1999 to December 1999	Percentage change between January 1999 to December 1999 and January 2000 to December 2000	Contribution (percentage points)^{1/} to the percentage change in the real value of plans passed between January 1999 to December 1999 and January 2000 to December 2000	Difference in total real value of plans passed between January 1999 to December 1999 and January 2000 to December 2000 R million
Western Cape	23,8	+20,3	4,8	+679,9
Gauteng	42,1	+10,6	4,5	+624,5
Eastern Cape	5,1	+16,6	0,9	+119,6
Free State	2,7	+23,7	0,6	+90,3
Northern Cape	0,9	+16,4	0,1	+19,4

Mpumalanga	3,1	+2,0	0,1	+8,7
North West	2,6	-6,0	-0,2	-21,9
Northern Province	2,1	-16,2	-0,3	-46,6
KwaZulu-Natal	17,6	-22,8	-4,0	-562,3
Total	100,0	6,5	6,5	+911,6

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

Total real value of residential building plans passed increases

The total real value of residential building plans passed increased by 22,1% (+R1 282,4 million) to R7 095,1 million between 1999 and 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of residential building plans passed was reported by Gauteng (+R660,7 million), followed by Western Cape (+R443,7 million), Eastern Cape (+R95,0 million), KwaZulu-Natal (+R61,9 million) and Free State (+R43,3 million). Large real increases were reported for flats and townhouses (+53,8% or R487,1 million) and dwelling-houses (+23,2% or R1 035,5 million), while the real value of plans passed for other residential buildings decreased by 53,9% (-R240,1 million) to R205,5 million during the above-mentioned period.

Total real value of dwelling-house plans passed increases

The total real value of dwelling-house plans passed increased by 23,2% (+R1 035,5 million) to R5 496,7 million between 1999 and 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of dwelling-house plans passed was reported by Gauteng (+R576,2 million), followed by Western Cape (+R339,4 million), Eastern Cape (+R66,9 million), Mpumalanga (+R39,9 million), Free State (+R31,0 million) and KwaZulu-Natal (+R26,9 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R293,3 million), Cape Town (+R287,3 million), Pretoria (+ R280,1 million), Bloemfontein (+R48,9 million) and Port Elizabeth (+R35,8 million). The increase of 23,2% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+33,1% or R1 086,3 million).

Total real value of plans passed for flats and townhouses increases

The total real value of plans passed for flats and townhouses increased by 53,8% (+R487,1 million) to R1 393,0 million between 1999 and 2000. Real increases were reported by seven of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R349,2 million), followed by Western Cape (+R66,4 million), Eastern Cape (+R25,0 million) and KwaZulu-Natal (+R24,3 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R213,2 million), Pretoria (+R137,0 million) and Cape Town (+R86,1 million) during the above-mentioned period.

Total real value of other residential building plans passed decreases

The total real value of other residential building plans passed for the year 2000 decreased by 53,9% (-R240,1 million) to R205,5 million compared with 1999. Decreases were reported by four of the nine provinces. The largest decrease in the real value of other residential building plans passed was reported by Gauteng (-R264,7 million), mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg.

Total real value of non-residential building plans passed decreases

The total real value of non-residential building plans passed during 2000 decreased by 14,1% (-R618,6 million) to R3 768,1 million compared with 1999. Decreases were reported by six of the nine provinces. The largest decrease in the real value of non-residential building plans passed was reported by KwaZulu-Natal (-R704,0 million, mainly due to the approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks) and Gauteng (-R104,3 million). However, the real value of non-residential building plans passed as reported by Western Cape increased by R223,3 million during above-mentioned period. Large real increases in Western Cape were reported for office and banking space (+R111,1 million), shopping space (+R68,0 million) and industrial and warehouse space (+R57,8 million).

Total real value of building plans passed for additions and alterations increases

The total real value of building plans passed for additions and alterations increased by 6,5% (+R247,8 million) to R4 068,8 million between 1999 and 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+13,8% or R333,7 million). Real increases were reported by eight of the nine provinces. The largest provincial contributor to the increase of 6,5% in the real value of plans passed for additions and alterations was KwaZulu-Natal (+R79,9 million), followed by Gauteng (+R68,0 million) and Free State (+R63,6 million). Large real increases were reported by the selected urban areas of Durban (+R89,8 million), Bloemfontein (+R74,7 million) and Pretoria (+R52,8 million).

Key figures regarding buildings completed for the month ended December 2000

Actual estimates at constant 1995 prices	December 2000 R million	January 2000 to December 2000 R million	Percentage change between December 1999 and December 2000	Percentage change between October 1999 to December 1999 and October 2000 to December 2000	Percentage change between January 1999 to December 1999 and January 2000 to December 2000
Residential buildings					
Dwelling-houses	208,6	2 916,6	+7,9	+11,8	+1,8
Flats and townhouses	49,8	815,6	-35,9	-9,5	-13,9
Other residential buildings	24,0	105,4	+285,0	-11,4	-57,4
Total	282,4	3 837,6	+1,9	+5,4	-5,5
Non-residential buildings	248,7	2 480,0	+62,8	-18,5	+6,8
Additions and alterations	110,1	2 020,1	-6,9	+1,0	-4,5
Total	641,2	8 337,7	+16,9	-3,1	-1,9

Seasonally adjusted estimates at constant 1995 prices	December 2000 R million	Percentage change between November 2000 and December 2000	Percentage change between July 2000 to September 2000 and October 2000 to December 2000
Residential buildings	320,1	-6,1	+5,7
Non-residential buildings	236,9	+57,5	-24,9
Additions and alterations	162,7	-5,9	+8,4
Total	719,7	+8,3	-3,9

Key findings regarding buildings completed for the fourth quarter of 2000

Seasonally adjusted real value of buildings completed decreases

The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the fourth quarter of 2000 decreased by 3,9% compared with the third quarter of 2000.

The decrease of 3,9% in the seasonally adjusted real value of buildings completed was due to the decrease in the seasonally adjusted real value of non-residential buildings completed (-24,9%) during the fourth quarter of 2000 compared with the third quarter of 2000. However, increases in the seasonally adjusted real values of buildings completed were reported for additions and alterations (+8,4%) and

residential buildings (+5,7%) during the above-mentioned period.

Key findings regarding buildings completed for the year 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during 2000 decreased by 1,9% (-R159,3 million) to R8 337,7 million compared with 1999. Real decreases were reported for the completion of other residential buildings (-57,4% or R141,8 million), flats and townhouses (-13,9% or R131,9 million) and additions and alterations (-4,5% or R95,2 million). However, the real value of non-residential buildings completed increased by 6,8% (+R157,2 million) to R2 480,0 million during the above-mentioned period.

Seven of the nine provinces reported decreases in the real value of buildings completed

The largest provincial contributors to the decrease of 1,9% (-R159,3 million) in the total real value of buildings completed were Mpumalanga (-2,5 percentage points or R214,2 million) and Western Cape (-1,9 percentage points or R164,7 million). Mpumalanga reported real decreases for non-residential buildings (-77,5% or R130,0 million), additions and alterations (-57,1% or R39,3 million) and residential buildings (-28,5% or R44,9 million). Large real decreases in the Western Cape were reported for and flats and townhouses (-34,2% or R105,4 million) and industrial and warehouse space (-29,8% or R69,5 million). However, these decreases were partially counteracted by an increase reported by Gauteng (+11,3% or 345,1 million) (cf. table B). Gauteng reported large real increases in the completion of shopping space (+R393,0 million), office and banking space (+R186,6 million) and dwelling-houses (+R75,8 million). The increase of R393,0 million in shopping space completed was mainly due to the completion of large shopping centres, as reported by the Benoni local government institution during May 2000 (to the real value of R113,8 million), the Southern Metropolitan Local Council of Greater Johannesburg during July 2000 (to the real value of R201,3 million) and the selected urban area of Pretoria during December 2000 (to the real value of R117,4 million).

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

Province	Percentage contribution to the total real value of buildings completed	Percentage change between	Contribution (percentage points) ^{1/} to the percentage change in the real value of	Difference in total real value of buildings completed between
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	during January 1999 to December 1999	January 1999 to December 1999 and January 2000 to December 2000	buildings completed between January 1999 to December 1999 and January 2000 to December 2000	January 1999 to December 1999 and January 2000 to December 2000 R million
Mpumalanga	4,6	-54,3	-2,5	-214,2
Western Cape	28,5	-6,8	-1,9	-164,7
Eastern Cape	6,0	-9,4	-0,6	-47,9
Free State	3,5	-15,7	-0,6	-46,3
North West	3,2	-13,9	-0,5	-37,5
Northern Cape	1,3	-17,6	-0,2	-18,7
Northern Province	1,3	-2,1	-0,0	-2,3
KwaZulu-Natal	15,7	+2,0	+0,3	+27,2
Gauteng	35,9	+11,3	+4,1	+345,1
Total	100,0	-1,9	-1,9	-159,3

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

province with the percentage contribution of the corresponding province.

Total real value of residential buildings completed decreases

The total real value of residential buildings completed during 2000 decreased by 5,5% (-R221,3 million) to R3 837,6 million compared with 1999. Decreases were reported by seven of the nine provinces. The largest decrease in the real value of residential buildings completed was reported by Western Cape (-R107,4 million), followed by Mpumalanga (-R44,9 million), Eastern Cape (-R39,6 million), Northern Cape (-R23,8 million), Gauteng (-R23,8 million), North West (-R21,7 million) and Northern Province (-R13,5 million). Decreases in the real value of residential buildings completed were reported for other residential buildings (-57,4% or R141,8 million) and flats and townhouses (-13,9% or R131,9 million), while the real value of dwelling-houses completed increased by 1,8% or R52,3 million during the above-mentioned period.

Total real value of dwelling-houses completed increases

The total real value of dwelling-houses completed increased by 1,8% (+R52,3 million) to R2 916,5 million between 1999 and 2000. Large real increases were reported by Gauteng (+R75,8 million), KwaZulu-Natal (+R29,5 million) and Mpumalanga (+R18,8 million). However, these increases were partially counteracted by real decreases reported by Eastern Cape (-R33,0 million), Northern Cape (-R21,8 million), North West (-R15,0 million) and Northern Province (-R13,9 million). An increase of 7,2% (+R142,4 million) was reported in the real value of larger dwelling-houses completed, while the real value of completed dwelling-houses smaller than 81 square metres decreased by 10,2% (-R90,1 million) during the above-mentioned period.

Total real value of flats and townhouses completed decreases

The total real value of flats and townhouses completed decreased by 13,9% (-R131,9 million) to R815,6 million between 1999 and 2000. The largest real decrease was reported by Western Cape (-R105,4 million), followed by Gauteng (-R38,5 million) and Mpumalanga (-R19,7 million). Large real decreases were reported by the selected urban areas of Cape Town (-R87,0 million) and Pretoria (-R42,0 million).

Total real value of other residential buildings completed decreases

The total real value of other residential buildings completed during 2000 decreased by 57,4% (-R141,8 million) to R105,4 million compared with 1999. Decreases were reported by six of the nine provinces. Large decreases in the real value of other residential buildings completed were reported by Gauteng (-R61,1 million), Mpumalanga (-R44,0 million), Eastern Cape (-R21,1 million) and Western Cape (-R11,4 million).

Total real value of non-residential buildings completed increases

The total real value of non-residential buildings completed during 2000 increased by 6,8% (+R157,2 million) to R2 480,0 million compared with 1999. Large increases in the real value of non-residential buildings completed were reported for shopping space (+R310,9 million) and office and banking space (+R160,6 million). However, large real decreases were reported for the completion of industrial and warehouse space (-R197,7 million) and all other non-residential space (-R116,7 million). The largest increase in the total real value of non-residential buildings completed was reported by Gauteng (+R453,4 million), mainly due to the real increase in the completion of shopping space (+R393,0 million) and office and banking space (+R186,6 million).

Total real value of additions and alterations completed decreases

The total real value of additions and alterations completed during 2000 decreased by 4,5% (-R95,2 million) to R2 020,1 million compared with 1999. The largest real decrease was reported by Gauteng (-R84,5 million), followed by Free State (-R43,4 million), Mpumalanga (-R39,3 million), North West (-R16,0 million) and Eastern Cape (-R12,7 million). Large decreases in the real value of additions and alterations completed were reported by the selected urban areas of Witwatersrand (-R57,3 million), Bloemfontein (-R36,1 million), Pretoria (-R18,5 million), Vaal Triangle (-R13,6 million) and Port Elizabeth (-R10,4 million).

Notes

Forthcoming issues	Issue	Expected release date
	January 2001	20 March 2001
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used	

	to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.
New questionnaire	<p>In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey. This resulted in the change of some data items on the old questionnaire.</p> <p>The new Building Statistics Survey questionnaire collects the numbers, square metres and value of building plans passed and buildings completed for the private sector regarding -</p> <ul style="list-style-type: none"> ▪ residential buildings; ▪ non-residential buildings; and ▪ additions and alterations.

Additional information

Explanatory Notes

Introduction	1	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to
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		province.
	2	In order to improve timeliness of the publication, some information for the current month August have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
	3	The value of building plans passed and buildings completed are reflected from 1998 in this statistical release.
Scope of the survey	4	<p>This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> • approval of building plans; and • final inspection of completed buildings.
Classification	5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	6	The twelfth and last published edition of the Standard Code List of Areas, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within magisterial district and province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977.

Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as

		<p>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.</p>
Seasonal adjustment	13	<p>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.</p>
	14	<p>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.</p>
Trend cycle	15	<p>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.</p>

Related publications	16	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> • P5041.3 - Building plans passed and buildings completed issued annually. • P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually. • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics	17	<p>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.</p>
Rounding-off of figures	18	<p>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.</p>
Pre-release policy	19	<p>Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:</p>
	20	<p>In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry (DTI), National Treasury and the South African Reserve Bank</p>

		(SARB) will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.
	21	Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za
Symbols and abbreviations		<p>- nil</p> <p>* revised</p> <p>m² construction area in square metres</p> <p>Stats SA Statistics South Africa</p> <p>SIC Standard Industrial Classification of all Economic Activities</p> <p>ISIC International Standard Industrial Classification of all Economic Activities</p> <p>JBCC Joint Building Contracts Committee</p> <p>CD Compact Disc</p> <p>US United States</p> <p>SARB South African Reserve Bank</p> <p>DTI Department of Trade and Industry</p>

Technical notes	
Response rate	The response rate for December 2000 is 98,7%.

Local government institutions covered in the sample survey	
Local government institutions according to province	
Western Cape	Blaauwberg (includes Milnerton), Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembaletu and Herolds Bay), Hangklip-Kleinmond (includes Kleinmond, Betty's Bay and Rooi-Els), Helderberg (Gordon's Bay, Somerset West and Strand), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Brackenfell, Kraaifontein, Kuils River and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, South Peninsula, Stellenbosch, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
Eastern Cape	Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, Gomo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.

Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
KwaZulu-Natal	Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Impenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa,

	Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
Mpumalanga	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Local government institutions according to selected urban areas

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

	Eastern Services Council - Pretoria area and Pretoria (includes Atteridgeville and Mamelodi).
Bloemfontein	Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung).

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence.
Local government institutions	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, city councils, metropolitan councils, district councils, transitional local councils and development and services boards.

Non-residential	prices	2000-Nov*	175 344	50 590	15 611	899	9 322	8 037	5 636	53 924	27 588	3 737
	(R1 000)	2000-Dec	102 448	43 313	8 559	117	13 612	3 190	2 092	23 094	5 133	3 338
	Number	1999	2 739	908	187	39	128	303	119	800	184	71
		2000	2 979	1 225	166	40	97	343	85	851	123	49
		1999-Dec*	213	50	11	3	8	21	7	52	58	3
		2000-Nov*	281	109	19	4	10	27	7	84	15	6
		2000-Dec	149	46	6	4	6	24	6	50	6	1
	Value	1999	5 563 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 532 539	145 558	103 877
	at	2000	5 074 894	1 179 304	255 722	44 577	87 909	737 691	54 578	2 540 899	138 114	36 100
	current	1999-Dec*	225 184	31 480	7 560	1 976	5 044	45 053	4 793	122 184	5 771	1 323
Additions and alterations	prices	2000-Nov*	497 357	93 419	44 073	5 054	3 804	30 919	5 763	299 629	11 233	3 463
	(R1 000)	2000-Dec	695 806	54 109	10 012	2 324	5 697	328 799	1 979	290 663	1 864	359
	Value	1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
	at	2000	5 465 887	1 561 403	379 552	96 853	233 736	923 718	134 517	1 886 423	156 504	93 181
	current	1999-Dec*	314 898	97 468	25 815	7 696	10 871	46 829	3 566	109 714	9 395	3 544
	prices	2000-Nov*	496 635	137 934	40 869	15 211	16 591	70 175	13 031	176 749	16 298	9 777
	(R1 000)	2000-Dec	309 912	93 252	26 280	5 395	13 919	46 567	7 348	105 789	8 716	2 646

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value	1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577
	at	2000	10 611 197	2 881 243	588 233	111 581	317 625	1 729 694	297 726	4 319 021	229 901	136 173
	current	1999-Dec*	677 449	141 954	27 636	6 001	44 831	100 234	23 931	281 146	41 769	9 947
	prices	2000-Nov*	951 120	285 866	65 525	17 904	41 151	153 441	27 564	335 022	16 477	8 170
	(R1 000)	2000-Dec	831 668	168 827	43 856	5 638	14 071	107 459	16 836	453 416	10 459	11 106
Residential buildings 1/	Value	1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243
	at	2000	4 963 292	1 413 285	278 859	34 196	173 572	618 321	160 548	2 047 908	146 131	90 472
	current	1999-Dec*	349 510	90 299	13 948	1 405	8 679	45 140	17 162	156 754	6 383	9 740
	prices	2000-Nov*	532 183	151 882	38 913	1 787	24 876	49 969	18 477	230 086	10 182	6 011
	(R1 000)	2000-Dec	374 020	85 296	28 256	2 328	6 940	42 348	13 693	181 557	6 432	7 170
Dwelling-houses 2/	Number	1999	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874
		2000	47 305	11 656	3 116	350	3 439	4 442	2 899	17 858	2 688	857
		1999-Dec*	2 732	677	100	13	234	151	154	995	76	332
		2000-Nov*	4 093	749	483	19	122	278	941	1 233	224	44
		2000-Dec	2 714	749	391	17	44	158	514	682	94	65

Value	1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
at	2000	3 793 355	1 088 943	233 822	28 698	125 979	454 532	137 211	1 509 572	136 514	78 084
current	1999-Dec*	245 585	65 731	10 334	1 405	8 679	29 791	16 042	97 583	6 280	9 740
prices	2000-Nov*	413 852	134 999	34 678	1 787	9 113	38 554	17 135	162 651	9 709	5 226
(R1 000)	2000-Dec	279 033	74 663	22 378	2 328	4 378	23 507	11 356	127 562	6 051	6 810

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

2/ Including subsidised dwelling-houses

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

Item		Year and Month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1999	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		2000	36 681	7 895	2 493	265	3 146	2 883	2 517	14 592	2 272	618
		1999-Dec*	2 034	445	63	8	205	62	116	773	56	306
		2000-Nov*	2 971	294	400	11	89	165	906	886	193	27
		2000-Dec	1 943	495	336	13	21	76	487	402	63	50
	Value at current prices (R1 000)	1999	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		2000	1 032 190	147 754	99 687	11 313	71 193	118 152	64 596	428 061	57 038	34 396
		1999-Dec*	69 578	12 035	3 657	711	5 283	4 008	4 266	32 845	1 525	5 248
		2000-Nov*	97 305	12 922	14 281	649	2 672	7 742	11 016	42 173	3 645	2 205
		2000-Dec	57 486	12 178	9 262	1 086	1 122	3 774	6 005	19 266	1 215	3 578
Non-residential	Number	1999	1 827	794	120	33	64	251	92	355	91	27
		2000	1 671	653	93	20	67	403	73	293	42	27
		1999-Dec*	111	40	5	1	6	22	6	24	7	-
		2000-Nov*	119	41	11	3	8	22	9	20	3	2
		2000-Dec	92	29	6	-	4	23	3	23	1	3
	Value at current prices (R1 000)	1999	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
		2000	3 083 741	635 877	139 222	26 769	59 406	439 197	74 509	1 639 927	46 320	22 514
		1999-Dec*	181 596	13 973	6 984	1 596	9 685	26 978	945	89 625	31 810	-
		2000-Nov*	182 088	63 776	8 503	2 277	4 529	38 120	4 251	57 571	1 211	1 850
		2000-Dec	316 068	52 322	7 541	-	1 729	40 733	1 600	207 779	750	3 614
Additions and alterations	Value at current prices (R1 000)	1999	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
		2000	2 564 164	832 081	170 152	50 616	84 647	672 176	62 669	631 186	37 450	23 187
		1999-Dec*	146 343	37 682	6 704	3 000	26 467	28 116	5 824	34 767	3 576	207
		2000-Nov*	236 849	70 208	18 109	13 840	11 746	65 352	4 836	47 365	5 084	309
		2000-Dec	141 580	31 209	8 059	3 310	5 402	24 378	1 543	64 080	3 277	322

1/ Including subsidised dwelling-houses

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. -			Jan. -		
	2000	1999	Percentage change	2000	1999	Percentage change
	R million			R million		
Value at current prices						
Residential buildings:						
Dwelling-houses	7 389,0	5 667,8	+30,4	3 793,4	3 558,7	+6,6
Flats and townhouses	1 872,7	1 151,1	+62,7	1 035,9	1 140,3	-9,2
Total 1/	9 537,5	7 382,5	+29,2	4 963,3	4 997,3	-0,7
Non-residential buildings	5 074,9	5 563,9	-8,8	3 083,7	2 705,1	+14,0
Additions and alterations	5 465,9	4 855,4	+12,6	2 564,2	2 538,8	+1,0
Total	20 078,3	17 801,8	+12,8	10 611,2	10 241,3	+3,6
Value at constant 1995 prices						
Residential buildings:						
Dwelling-houses	5 496,7	4 461,2	+23,2	2 916,5	2 864,2	+1,8
Flats and townhouses	1 393,0	905,9	+53,8	815,6	947,5	-13,9
Total 1/	7 095,1	5 812,7	+22,1	3 837,6	4 058,9	-5,5
Non-residential buildings	3 768,1	4 386,7	-14,1	2 480,0	2 322,8	+6,8
Additions and alterations	4 068,8	3 821,0	+6,5	2 020,1	2 115,3	-4,5
Total	14 932,0	14 020,4	+6,5	8 337,7	8 497,0	-1,9

1/ Including "Other"

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 851	1 463	1 188
		1999	17 802	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 949	1 034
		2000	20 078	1 027	1 663	1 572	1 281	1 932	1 722	2 011	1 777	1 649	1 939	1 904	1 601
Residential buildings	R million	1998	8 103	503	652	804	681	654	705	793	699	704	859	624	425
		1999	7 383	553	529	667	531	528	838	637	631	600	665	711	494
		2000	9 538	504	783	751	628	875	853	975	931	827	906	910	595
Non-residential buildings	R million	1998	5 473	409	385	424	459	483	579	468	434	478	518	469	367
		1999	5 564	238	395	1 454	375	274	418	461	389	305	329	701	225
		2000	5 075	171	481	359	271	574	336	486	353	356	493	497	696
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 855	277	356	477	330	403	404	420	416	484	437	537	315
		2000	5 466	352	400	462	382	483	532	550	493	466	540	497	310

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

Total	R million	1998	15 100	987	1 176	1 391	1 246	1 239	1 390	1 438	1 278	1 310	1 502	1 183	960
		1999	14 020	859	1 018	2 065	976	952	1 306	1 191	1 125	1 087	1 118	1 518	804
		2000	14 932	792	1 278	1 199	967	1 448	1 287	1 490	1 305	1 209	1 414	1 383	1 162
Residential buildings	R million	1998	6 751	433	557	685	577	552	593	659	574	574	698	504	344
		1999	5 813	445	421	530	419	417	659	500	495	469	519	554	384
		2000	7 095	388	601	573	474	656	638	722	683	606	661	661	432
Non-residential buildings	R million	1998	4 558	352	329	362	389	408	487	389	356	391	420	379	296
		1999	4 387	191	314	1 156	296	217	329	361	305	239	257	546	175
		2000	3 768	132	370	274	205	430	251	360	260	261	360	361	505
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 821	223	283	379	261	318	318	330	326	379	341	418	245
		2000	4 069	271	307	352	289	362	398	407	362	342	394	361	225

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 688	806	902	1 086	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 241	704	856	909	760	765	782	1 017	921	914	853	1 081	677
		2000	10 611	679	778	871	775	1 153	697	1 093	932	963	887	951	832
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413

		1999	4 997	314	397	432	378	391	420	481	461	493	420	461	350
		2000	4 963	301	353	414	364	471	358	402	443	496	455	532	374
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 705	197	215	246	182	196	209	264	205	197	204	410	182
		2000	3 084	194	204	189	224	390	169	472	279	268	195	182	316
Additions and alterations	R million	1998	2 251	200	193	212	156	183	195	216	174	202	204	175	142
		1999	2 539	193	245	231	201	179	154	272	256	223	229	210	146
		2000	2 564	183	221	268	188	292	170	219	209	199	236	237	142

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

Total	R million	1998	10 323	733	813	972	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 497	601	726	767	638	640	654	845	755	747	693	882	548
		2000	8 338	547	622	693	615	915	549	862	729	749	686	731	641
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	4 059	263	329	356	311	320	344	391	370	397	335	366	277
		2000	3 838	238	278	326	285	368	279	310	342	380	347	402	282
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 323	173	187	214	157	169	180	227	175	168	173	346	153
		2000	2 480	162	168	154	182	315	137	380	222	213	154	144	249
Additions and alterations	R million	1998	1 989	183	174	191	140	162	172	189	151	176	177	151	122
		1999	2 115	166	209	197	170	151	129	226	210	182	186	170	118
		2000	2 020	148	176	213	148	231	134	172	164	155	185	184	110

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 562	1 377	1 547	1 569	1 456	1 563	1 540	1 466	1 593	1 600	1 303	1 584
		1999	1 469	1 282	2 459	1 342	1 186	1 580	1 342	1 370	1 358	1 237	1 731	1 384
		2000	1 420	1 674	1 461	1 410	1 893	1 641	1 765	1 696	1 610	1 686	1 705	2 086
At constant 1995 prices	R million	1998	1 341	1 177	1 319	1 330	1 230	1 313	1 281	1 207	1 303	1 300	1 054	1 277
		1999	1 180	1 018	1 956	1 062	937	1 241	1 054	1 077	1 065	968	1 347	1 074
		2000	1 093	1 282	1 114	1 065	1 420	1 223	1 309	1 249	1 182	1 231	1 238	1 513
Residential buildings	R million	1998	658	643	755	724	655	674	701	658	692	722	578	601
		1999	738	525	618	570	526	806	562	592	587	562	658	695
		2000	677	783	686	679	875	823	859	870	806	772	840	835
At constant 1995 prices	R million	1998	565	551	643	614	553	566	584	541	566	587	467	484
		1999	593	418	491	451	416	633	441	465	461	439	513	538

		2000	521	602	522	513	655	613	637	641	592	564	610	604
Non-residential buildings	R million	1998	570	373	405	472	474	539	432	412	512	460	404	472
At current prices		1999	341	372	390	394	259	390	416	389	325	293	608	279
		2000	251	456	345	288	535	309	429	365	376	444	438	844
At constant 1995 prices	R million	1998	489	317	345	400	402	453	360	340	419	373	326	382
		1999	274	293	106	312	206	306	327	306	255	229	472	218
		2000	193	346	263	218	404	231	318	269	276	324	318	615
Additions and alterations	R million	1998	570	361	387	373	326	350	406	395	390	418	321	511
At current prices		1999	341	385	451	378	400	384	364	389	445	383	464	410
		2000	251	435	430	443	483	509	478	462	427	471	426	407
At constant 1995 prices	R million	1998	565	309	331	316	275	294	338	326	318	340	260	411
		1999	593	306	359	299	315	302	285	306	349	299	362	318
		2000	521	334	329	334	361	379	354	340	314	344	310	294

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	988	971	1 057	935	802	1 154	954	859	1 138	1 086	858	875
At current prices		1999	861	908	901	830	765	810	883	906	836	784	1 001	788
		2000	828	826	857	855	1 176	719	922	910	867	819	865	941
At constant 1995 prices	R million	1998	895	876	947	830	719	1 018	835	753	998	961	740	751
		1999	732	770	759	693	652	673	729	743	683	644	816	634
		2000	664	659	680	674	958	563	721	710	673	640	664	720
Residential buildings	R million	1998	498	450	691	496	418	617	541	404	506	472	424	465
At current prices		1999	412	449	429	412	370	433	439	438	438	396	385	398
		2000	395	404	411	399	451	365	364	420	434	433	450	424
At constant 1995 prices	R million	1998	443	398	613	433	364	534	468	348	434	403	361	396
		1999	344	374	354	339	302	352	357	352	352	316	307	315
		2000	312	319	324	313	352	282	281	324	333	330	341	320
Non-residential buildings	R million	1998	264	347	178	271	193	339	227	281	432	419	273	198
At current prices		1999	234	240	272	203	208	216	211	209	177	173	421	172
		2000	229	224	216	254	419	175	370	278	236	166	193	307
At constant 1995 prices	R million	1998	246	321	165	248	185	309	205	253	389	389	240	172
		1999	203	208	235	173	191	185	178	177	151	153	352	142
		2000	189	183	175	202	364	140	293	219	187	137	150	237
Additions and alterations	R million	1998	226	173	188	168	191	198	186	174	200	195	160	212
At current prices		1999	215	219	199	215	187	161	233	260	221	216	195	219
		2000	203	198	229	202	306	180	188	213	196	220	222	210

At constant 1995 prices	R million	1998	206	157	169	150	169	175	163	152	174	169	139	183
		1999	185	188	170	182	158	135	194	213	181	175	158	176
		2000	163	157	182	159	242	141	148	167	154	172	173	163

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

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529
2000	69 497	6 208 284	7 388 965	2 193	196 716	287 079	8 931	1 029 107	1 585 654	9 537 512
1999-Dec*	3 372	314 504	385 094	22	2 328	4 072	472	47 969	65 626	493 844
2000-Nov*	6 291	566 901	720 692	239	19 380	25 808	715	92 069	146 196	909 791
-Dec	4 181	373 725	458 812	113	9 325	12 167	625	65 139	92 775	595 365

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A+B+C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/		
	2 m	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/
1999	1 092 782	1 684 562	828 921	1 988 010	849 726	1 052 548	5 563 948	2 753 611	3 066 909	3 770 164	4 855 360	17 801 838
2000	1 146 960	1 777 646	590 406	1 032 697	1 206 529	1 534 325	5 074 894	3 050 744	3 690 591	4 076 841	5 465 887	20 078 293
1999-Dec*	59 700	91 090	24 293	29 581	51 219	64 712	225 184	198 384	227 359	258 623	314 898	1 033 926
2000-Nov*	141 194	217 486	39 772	52 957	115 596	156 285	497 357	275 985	344 881	350 291	496 635	1 903 783
-Dec	70 364	111 828	80 485	344 239	61 945	78 286	695 806	184 033	220 807	243 060	309 912	1 601 083

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

P5041.1

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

	A. Residential buildings						B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling-houses 1/			Flats and townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000 3/		No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	
Cape Town													
1999	9 379	741 295		1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
2000	10 223	1 170 598		1 894	342 526	1 588 383	404 082	207 018	225 969	919 106	691 619	1 017 464	3 524 953
1999-Dec*	445	42 844		26	5 304	48 148	6 456	5 397	7 777	21 469	41 829	59 246	128 863
2000-Nov	1 249	121 131		168	26 705	148 319	48 872	7 156	8 961	72 846	60 682	96 568	317 733
-Dec.	967	92 629		222	34 593	135 792	32 228	686	7 092	43 491	42 844	64 764	244 047
Durban													
1999	2 809	235 951		330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
2000	2 175	264 705		233	51 153	315 858	20 668	24 112	140 154	224 823	327 916	650 698	1 191 379
1999-Dec*	85	10 019		48	4 510	14 529	10 700	11 500	7 065	29 265	17 624	27 176	70 970
2000-Nov*	135	16 419		23	4 601	21 020	0	590	18 583	20 713	28 460	47 421	89 154
-Dec	88	14 405		3	350	14 755	0	565	9 650	14 779	21 843	27 389	56 923
Witwatersrand													
1999	21 532	1 500 015		1 798	264 400	2 204 953	908 917	376 105	477 761	2 134 004	811 842	1 303 589	5 642 547
2000	18 767	1 981 442		3 544	566 407	2 582 277	1 011 589	240 751	629 889	2 180 367	986 374	1 390 484	6 153 128
1999-Dec	1 491	112 708		161	20 434	139 571	60 634	0	26 811	104 074	50 579	75 779	319 424
2000-Nov	1 544	224 356		422	81 779	306 366	128 060	9 011	76 926	237 040	102 160	135 595	679 001
-Dec	717	98 870		270	37 260	154 538	65 333	33 066	23 229	257 994	48 864	60 336	472 868
Pretoria													
1999	4 352	635 036		2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591
2000	5 702	1 048 451		2 376	448 383	1 545 476	119 024	49 505	79 296	308 294	289 305	404 305	2 258 075
1999-Dec*	211	45 408		107	19 217	65 993	3 460	747	7 516	12 508	21 839	27 015	105 516
2000-Nov	330	101 517		99	17 751	119 268	36 683	4 411	1 989	54 470	27 471	33 824	207 562
-Dec	165	57 394		138	11 502	68 896	5 220	0	16 234	32 197	16 713	39 756	140 849
Bloemfontein													
1999	1 391	64 859		173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
2000	3 592	134 322		301	39 083	174 905	16 571	7 620	10 800	44 832	56 575	174 359	394 096
1999-Dec	69	7 119		35	2 360	9 479	0	0	0	2 360	3 759	4 550	16 389
2000-Nov	438	14 498		41	9 800	24 298	0	0	213	213	4 048	12 594	37 105
-Dec	664	14 897		14	2 348	17 245	2 000	1 006	327	3 333	3 348	9 683	30 261

1/ Including subsidised dwelling-housing

2/ Including "Other"

3/ At current prices

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346
2000	47 305	3 472 823	3 793 355	2 130	178 399	243 497	5 420	577 201	792 440	4 963 292
1999-Dec*	2 732	222 178	245 585	124	9 956	10 770	331	64 424	85 434	349 510
2000-Nov*	4 093	336 139	413 852	115	6 626	9 425	534	63 287	100 965	532 183
-Dec	2 714	234 301	279 033	117	11 331	15 609	311	35 133	48 477	374 020

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

Year and month	B. Non-Residential buildings										C. Additions and alterations										Total A+B+C										
	Office space				Shopping space				Industrial and warehouse space				Total 2/	Dwelling-houses				Total 2/													
	2		R1 000 3/	2		R1 000 3/	2		R1 000 3/	R1 000 3/	2		R1 000 3/	R1 000 3/	2		R1 000 3/	R1 000 3/													
	m			m			m				m				m				m												
1999	436	585	675	168	414	506	626	856	836	355	995	501	2	705	138	1	456	109	1	536	533	2	150	510	2	538	827	10	241	312	
2000	588	661	921	830	507	553	1	056	110	711	535	812	687	3	083	741	1	360	491	1	540	782	1	941	494	2	564	164	10	611	197
1999-Dec*	12	518	17	988	23	963	24	767	84	832	127	972	181	596	86	517	92	958	118	774	146	343	677	449							
2000-Nov*	64	175	101	477	11	414	12	759	34	600	45	554	182	088	129	781	137	559	187	607	236	849	951	120							
-Dec	47	765	79	650	65	652	177	652	24	429	39	614	316	068	67	300	80	543	112	328	141	580	831	668							

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

	A. Residential buildings			B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling- houses 1/	Flats and townhouses	Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	

	No.		No. of										
	R1 000 3/		units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/
Cape Town													
1999	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104	
2000	6 890	540 034	986	113 044	686 359	204 612	69 720	127 777	425 078	349 041	518 900	1 630 337	
1999-Dec*	459	31 783	115	15 161	46 944	2 369	587	5 020	8 741	13 480	22 087	77 772	
2000-Nov	458	63 154	69	8 039	73 138	42 684	0	8 220	51 277	28 833	45 550	169 965	
-Dec	248	27 453	26	3 839	35 692	31 571	10 107	2 890	45 683	14 679	19 119	100 494	
Durban													
1999	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465	
2000	2 290	264 352	346	78 377	342 729	83 997	36 674	169 927	311 251	264 655	597 726	1 251 706	
1999-Dec*	86	12 121	15	1 147	13 268	1 170	159	20 363	23 892	19 143	23 704	60 864	
2000-Nov*	110	16 971	23	6 861	23 832	0	5 516	9 914	17 358	22 381	55 016	96 206	
-Dec	90	12 693	27	7 169	19 862	15 000	7 350	8 843	31 453	14 839	19 795	71 110	
Witwatersrand													
1999	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833	
2000	13 181	1 053 057	2 689	319 717	1 415 630	441 919	461 099	273 768	1 281 353	293 619	546 102	3 243 085	
1999-Dec	842	63 982	32	12 061	79 836	5 359	2 702	70 130	82 084	20 396	27 658	189 578	
2000-Nov	964	110 021	296	54 965	164 986	34 916	1 366	10 031	47 997	25 889	42 771	255 754	
-Dec	526	88 920	188	23 769	138 776	11 144	10 776	20 752	48 596	17 959	61 884	249 256	
Pretoria													
1999	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212	
2000	3 774	416 095	1 150	168 564	586 683	48 847	264 070	15 840	341 776	44 670	64 239	992 698	
1999-Dec*	126	31 016	149	43 317	74 333	5 911	811	0	7 541	3 536	4 701	86 575	
2000-Nov	230	49 508	121	12 470	61 978	5 547	0	0	5 547	3 364	4 373	71 898	
-Dec	110	36 445	32	4 139	40 584	18 474	140 109	0	159 183	1 307	1 515	201 282	
Bloemfontein													
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907	
2000	552	36 913	296	35 545	77 211	12 439	3 527	12 281	34 452	28 628	51 086	162 749	
1999-Dec	99	2 236	0	0	2 236	0	8 749	111	8 860	944	13 138	24 234	
2000-Nov	25	3 600	53	10 600	18 953	0	2 122	0	2 122	2 529	5 494	26 569	
-Dec	16	1 885	18	2 450	4 335	700	0	0	1 360	1 322	4 014	9 709	

1/Including subsidised dwelling-houses

2/Including "Other"

3/At current prices

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000 2/	Number	2 m	R1 000 2/
Total						
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
2000	69 497	6 208 284	7 388 965	47 305	3 472 823	3 793 355
1999-Dec*	3 372	314 504	385 094	2 732	222 178	245 585
2000-Nov*	6 291	566 901	720 692	4 093	336 139	413 852
-Dec	4 181	373 725	458 812	2 714	234 301	279 033
Dwelling-houses equal to or larger than 81 m2						
1999	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
2000	20 748	4 291 421	5 871 436	10 624	2 108 063	2 761 165
1999-Dec*	1 095	227 696	300 285	698	143 146	176 007
2000-Nov*	1 813	392 438	545 348	1 122	229 722	316 547
-Dec	1 159	251 273	356 364	771	161 811	221 547
Dwelling-houses smaller than 81 m2						
1999	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
2000	48 749	1 916 863	1 517 529	36 681	1 364 760	1 032 190
1999-Dec*	2 277	86 808	84 809	2 034	79 032	69 578
2000-Nov*	4 478	174 463	175 344	2 971	106 417	97 305
-Dec	3 022	122 452	102 448	1 943	72 490	57 486

1/ Including subsidised dwelling-houses

2/ At current prices

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Gretaz@statssa.pwv.gov.za

Postal address: Private Bag X44, Pretoria, 0001

This page was designed by [Zelma de Bruin](#)