

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

December 2003

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Key figures regarding building plans passed as at the end of December 2003

Actual estimates at constant 2000 prices

	December 2003 R million	January 2003 to December 2003 R million	Percentage change between December 2002 and December 2003	Percentage change between October 2002 to December 2002 and October 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings					
Dwelling-houses	612,2	9 356,7	+ 16,2	+ 12,5	+ 8,7
Flats and townhouses	399,2	3 938,7	+ 117,7	+ 56,2	+ 60,8
Other residential buildings	12,6	184,0	- 92,7	- 91,1	- 77,5
Total	1 024,0	13 479,4	+ 16,0	+ 5,6	+ 13,5
Non-residential buildings	320,0	3 682,5	+ 73,9	+ 36,6	- 0,4
Additions and alterations	447,6	6 245,5	+ 33,3	+ 5,5	+ 3,6
Total	1 791,6	23 407,4	+ 27,8	+ 9,4	+ 8,3

Seasonally adjusted estimates at constant 2000 prices

	December 2003 R million	Percentage change between November 2003 and December 2003	Percentage change between July 2003 to September 2003 and October 2003 to December 2003
Residential buildings	1 306,0	+ 3,3	- 1,7
Non-residential buildings	439,6	+ 58,2	+ 13,3
Additions and alterations	631,1	+ 28,2	+ 0,3
Total	2 376,7	+ 16,8	+ 1,0

Key findings regarding seasonally adjusted real value of building plans passed as at the end of December 2003

The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the fourth quarter of 2003 increased by 1,0% compared with the third quarter of 2003. Furthermore, the seasonally adjusted real value of building plans passed increased by 16,8% between November 2003 and December 2003.

The increase of 1,0% in the seasonally adjusted real value of building plans passed during the fourth quarter of 2003 compared with the third quarter of 2003 was due to increases in the seasonally adjusted real value of non-residential buildings (+13,3%) and additions and alterations (+0,3%). However, these increases were to a certain extent counteracted by a decrease in the seasonally adjusted real value of residential buildings (-1,7%).

The increase of 16,8% in the seasonally adjusted real value of building plans passed between November 2003 and December 2003 was due to increases in the seasonally adjusted real value of non-residential buildings (+58,2%), additions and alterations (+28,2%) and residential buildings (+3,3%).

Key findings regarding building plans passed for the year 2003

Total real value of building plans passed increases

The total real value of building plans passed (at constant 2000 prices) during 2003 increased by 8,3% (+R1 802,5 million) to R23 407,4 million compared with 2002. Large increases in the value of building plans passed were reported for flats and townhouses (+R1 489,7 million) and dwelling-houses (+R745,7 million). Large increases in building plans for flats and townhouses were reported by Western Cape (+R581,7 million), Gauteng (+R556,1 million), and KwaZulu-Natal (+R364,7 million), whereas large increases for dwelling-house plans passed were reported by Gauteng (+R608,3 million) and KwaZulu-Natal (+R185,8 million).

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

The largest provincial contributor to the increase of 8,3% (+R1 802,5 million) in the total real value of building plans passed was Gauteng (+5,7 percentage points or R1 240,2 million), followed by Western Cape (+1,5 percentage points or R314,9 million) and KwaZulu-Natal (+1,0 percentage point or R225,7 million) (see table A). In Gauteng, large increases for flats and townhouses were reported by City of Johannesburg (+R280,6 million), Mogale City Municipality (+R108,8 million), Kungwini Local Municipality (+R100,0 million) and City of Tshwane (+R65,6 million). Regarding dwelling-house plans passed in Gauteng, the largest increase was reported by City of Johannesburg (+R440,0 million) and Mogale City Municipality (+R184,8 million). In Western Cape, the largest increase for flats and townhouses was reported by the selected urban areas of Cape Town (+R480,9 million). Large increases for flats and townhouses in KwaZulu-Natal were reported by North Operational Entity - Umhlanga Rocks (+R141,2 million) and Outer West Operational Entity (+R100,6 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 2002 to December 2002	Percentage change between January 2002 to December 2002 and January 2003 to December 2003	Contribution (percentage points) ^{1/} to the percentage change in the real value of plans passed between January 2002 to December 2002 and January 2003 to December 2003	Difference in total real value of plans passed between January 2002 to December 2002 and January 2003 to December 2003 R million
Gauteng	40,5	+ 14,2	+ 5,7	+ 1 240,2
Western Cape	28,1	+ 5,2	+ 1,5	+ 314,9
KwaZulu-Natal	14,2	+ 7,4	+ 1,0	+ 225,7
North West	2,9	+ 13,6	+ 0,4	+ 85,2
Eastern Cape	5,4	+ 7,2	+ 0,4	+ 83,4
Northern Cape	0,5	+ 29,9	+ 0,1	+ 35,8
Free State	2,7	- 4,0	- 0,1	- 23,1
Limpopo	2,1	- 14,2	- 0,3	- 65,5
Mpumalanga	3,6	- 12,0	- 0,4	- 94,1
Total	100,0	+ 8,3	+ 8,3	+1 802,5

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2002 to December 2002 and January 2003 to December 2003 (see column 3) with the percentage contribution of the corresponding province to the total real value of plans passed during January 2002 to December 2002 (see column 2) divided by 100.

Key figures regarding buildings completed as at the end of December 2003

Actual estimates at constant 2000 prices

	December 2003 R million	January 2003 to December 2003 R million	Percentage change between December 2002 and December 2003	Percentage change between October 2002 to December 2002 and October 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings					
Dwelling-houses	420,9	5 176,9	- 8,1	- 14,3	- 2,7
Flats and townhouses	242,9	2 158,2	+ 161,5	+ 40,3	+ 19,4
Other residential buildings	4,9	682,9	- 90,8	- 88,4	+ 42,3
Total	668,7	8 018,0	+ 10,8	- 5,3	+ 5,4
Non-residential buildings	143,7	2 708,3	- 58,2	- 37,4	+ 6,8
Additions and alterations	184,1	2 766,7	- 8,7	- 4,7	- 0,4
Total	996,5	13 493,0	- 13,3	- 12,1	+ 4,4

Seasonally adjusted estimates at constant 2000 prices

	December 2003 R million	Percentage change between November 2003 and December 2003	Percentage change between July 2003 to September 2003 and October 2003 to December 2003
Residential buildings	718,5	+ 15,9	- 26,8
Non-residential buildings	139,4	- 26,4	+ 12,9
Additions and alterations	250,7	+ 6,0	- 3,9
Total	1 108,6	+ 6,0	- 17,7

Key findings regarding seasonally adjusted real value of buildings completed as at the end of December 2003

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the fourth quarter of 2003 decreased by 17,7% compared with the third quarter of 2003. However, between November 2003 and December 2003 the seasonally adjusted real value of buildings completed increased by 6,0%.

The decrease of 17,7% in the seasonally adjusted real value of buildings completed during the fourth quarter of 2003 compared with the third quarter of 2003 was due to decreases in the seasonally adjusted real value of residential buildings (-26,8%) and additions and alterations (-3,9%). However, the seasonally adjusted real value of non-residential buildings increased by 12,9% during the above-mentioned period.

The increase of 6,0% in the seasonally adjusted real value of buildings completed between November 2003 and December 2003 was due to increases in the seasonally adjusted real value of residential buildings (+15,9%) and additions and alterations (+6,0%). However, the seasonally adjusted real value of non-residential buildings decreased by 26,4% during the above-mentioned period.

Key findings regarding buildings completed for the year 2003

Total real value of buildings completed increases

The total real value of buildings completed (at constant 2000 prices) during 2003 increased by 4,4% (+R570,4 million) to R13 493,0 million compared with 2002. Large increases in the real value of buildings completed were reported for flats and townhouses (+R351,2 million), 'other' residential buildings (+R203,1 million) and non-residential buildings (+R172,2 million). The largest increase for flats and townhouses was reported by Gauteng (+R222,9 million), followed by Western Cape (+R81,8 million), Free State (+R28,7 million) and Mpumalanga (+R21,1 million). Large increases for 'other' residential buildings were reported by KwaZulu-Natal (+R293,7 million) and Western Cape (+R210,6 million).

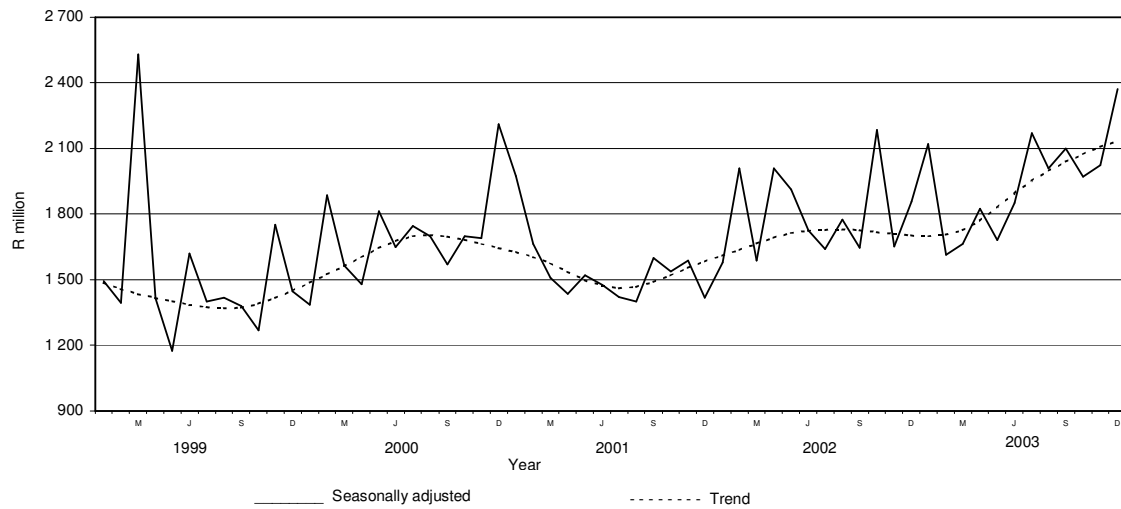
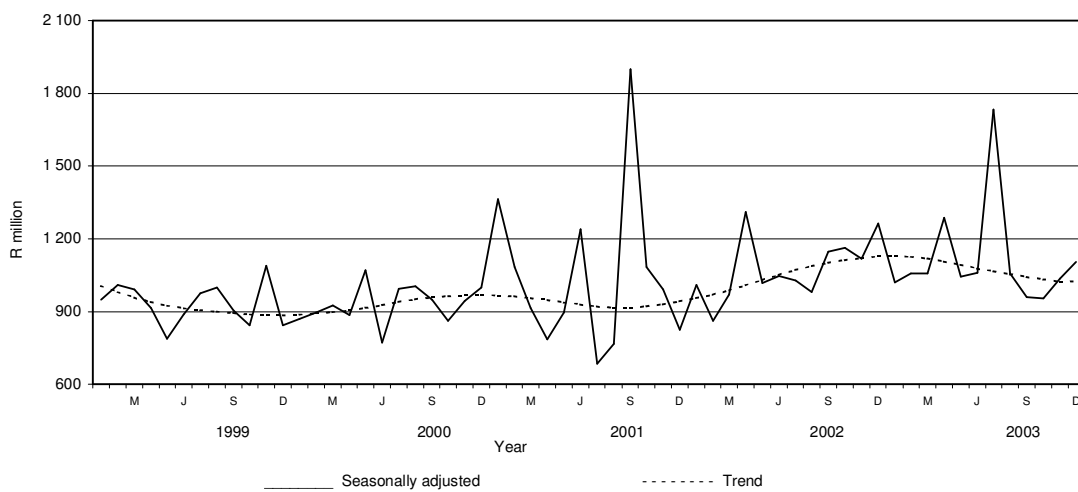
Four of the nine provinces reported increases in the total real value of buildings completed

The largest provincial contributor to the increase of 4,4% (+R570,4 million) in the total real value of buildings completed was Gauteng (+6,6 percentage points or R847,3 million), followed by North West (+0,3 of a percentage point or R41,4 million) and Free State (+0,1 of a percentage point or R15,3 million) (see table B). In Gauteng, the largest increases were reported by City of Johannesburg for non-residential buildings (+R434,3 million) and flats and townhouses (+R232,4 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 2002 to December 2002	Percentage change between January 2002 to December 2002 and January 2003 to December 2003	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2002 to December 2002 and January 2003 to December 2003	Difference in total real value of buildings completed between January 2002 to December 2002 and January 2003 to December 2003 R million
Gauteng	38,6	+ 17,0	+ 6,6	+ 847,3
North West	3,2	+ 10,0	+ 0,3	+ 41,4
Free State	2,9	+ 4,0	+ 0,1	+ 15,3
Northern Cape	0,7	+ 0,5	+ 0,0	+ 0,4
Mpumalanga	2,8	- 2,8	- 0,1	- 10,1
Eastern Cape	4,9	- 6,8	- 0,3	- 43,3
Western Cape	29,9	- 1,2	- 0,4	- 47,7
KwaZulu-Natal	14,8	- 4,0	- 0,6	- 76,2
Limpopo	2,2	- 55,1	- 1,2	- 156,7
Total	100,0	+ 4,4	+ 4,4	+ 570,4

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2002 to December 2002 and January 2003 to December 2003 (see column 3) with the percentage contribution of the corresponding province to the total real value of buildings completed during January 2002 to December 2002 (see column 2) divided by 100.

Figure 1 – Total real value of building plans passed**Figure 2 – Total real value of buildings completed**

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Forthcoming issues	Issue	Expected release date
	January 2004	17 March 2004
	February 2004	14 April 2004
	March 2004	19 May 2004
	April 2004	15 June 2004
	May 2004	14 July 2004
	June 2004	18 August 2004
	July 2004	15 September 2004
	August 2004	13 October 2004
	September 2004	17 November 2004
	October 2004	15 December 2004
	November 2004	12 January 2005
	December 2004	16 February 2005
Name change of statistical release	As from the November 2002 publication, the name of the monthly Statistical Release P5041.1: <i>Building Statistics</i> , has changed to <i>Selected building statistics of the private sector derived from data reported by local government institutions</i> .	
Change in base year of constant prices from 1995 to 2000	Following international practice, the base year of the price index ('lump sum domestic buildings' as published in Statistical Release P0151: <i>JBCC Contract Price Adjustment Provision Work Group Indices</i> , which is used to deflate the current prices of building plans passed and buildings completed to constant prices, has been converted to base 2000=100 with effect from May 2002. Previously the value of building plans passed and buildings completed was published at constant 1995 prices. It should be borne in mind that the change does not in any way affect the trends.	
Name and boundary changes of local government institutions	Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 51) and table D (page 63) provide lists of old and new names. Further information may also be found on the website of the South African Government at www.gov.za , see section GOVZA: Government System, and the website of the Municipal Demarcation Board at www.demarcation.org.za	
Response rate	The response rate for December 2003 was 97,0%.	

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

Year and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	725 361	+ 47.3	494 719	+ 195.7	353 381	- 3.7	1 573 461	+ 53.3
Feb	836 784	+ 6.3	307 366	- 42.7	476 205	+ 18.9	1 620 355	- 6.0
Mar	933 489	+ 24.6	303 878	- 18.6	438 569	- 15.1	1 675 936	+ 2.3
Apr	742 978	+ 18.0	209 133	- 24.6	379 527	- 1.0	1 331 638	+ 3.2
May	1 006 490	+ 14.4	293 506	- 52.9	502 062	+ 5.8	1 802 058	- 8.9
Jun	904 990	+ 5.8	300 500	- 12.2	448 243	- 15.9	1 653 733	- 4.4
Jul	893 707	- 2.0	366 953	- 25.1	435 627	- 20.9	1 696 287	- 13.1
Aug	839 388	+ 3.8	247 416	- 30.7	485 215	- 1.9	1 572 019	- 11.9
Sep	968 469	+ 16.6	306 265	- 15.0	529 909	+ 13.3	1 804 643	+ 8.8
Oct	1 196 410	+ 29.8	186 942	- 63.0	540 454	- 0.1	1 923 806	- 2.2
Nov	982 841	+ 6.9	318 627	- 37.6	597 940	+ 18.5	1 899 408	- 1.8
Dec	658 017	+ 7.7	140 452	- 80.8	359 110	+ 12.7	1 157 579	- 30.4
Total	10 688 924	+ 12.3	3 475 757	- 34.1	5 546 242	- 0.1	19 710 923	- 3.1
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	+ 38.8	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	940 456	+ 17.3	684 141	+ 297.1	517 143	+ 23.7	2 141 740	+ 53.8
Feb	1 184 508	+ 15.6	227 515	- 63.5	524 418	+ 14.2	1 936 441	- 8.1
Mar	1 379 225	+ 42.9	223 313	- 54.9	598 066	+ 38.1	2 200 604	+ 16.2
Apr	1 199 250	+ 4.1	281 248	- 19.8	589 838	+ 10.6	2 070 336	+ 1.7
May	1 255 211	+ 6.0	383 890	- 12.4	841 658	- 10.1	2 480 759	- 3.1
Jun	1 472 746	+ 33.8	380 987	- 23.5	656 205	+ 18.8	2 509 938	+ 16.7
Jul	1 791 810	+ 43.2	456 508	+ 78.4	880 539	+ 30.6	3 128 857	+ 43.4
Aug	1 634 145	+ 40.3	397 908	+ 1.8	690 880	- 1.2	2 722 933	+ 20.8
Sep	1 752 426	+ 43.3	469 442	+ 63.0	685 799	+ 11.1	2 907 667	+ 36.7
Oct	1 743 383	- 14.1	450 735	+ 34.4	762 562	+ 0.7	2 956 680	- 5.3
Nov*	1 726 395	+ 40.7	379 252	+ 22.5	735 928	+ 2.8	2 841 575	+ 26.2
Dec	1 325 070	+ 20.0	414 108	+ 79.9	579 139	+ 37.9	2 318 317	+ 32.2
Total	17 404 625	22.3	4 749 047	8.3	8 062 175	11.7	30 215 847	17.0

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	922 479	+ 11.3	684 621	- 32.6	452 497	+ 2.6	2 059 598	- 9.9
Feb	837 668	- 9.2	350 934	- 48.7	548 781	+ 21.3	1 737 382	- 15.6
Mar	891 386	+ 6.4	278 576	- 20.6	419 145	- 23.6	1 589 107	- 8.5
Apr	845 268	- 5.2	241 484	- 13.3	432 893	+ 3.3	1 519 645	- 4.4
May	926 414	+ 9.6	237 976	- 1.5	450 666	+ 4.1	1 615 056	+ 6.3
Jun	877 218	- 5.3	262 512	+ 10.3	433 257	- 3.9	1 572 987	- 2.6
Jul	811 669	- 7.5	314 679	+ 19.9	395 913	- 8.6	1 522 261	- 3.2
Aug	809 848	- 0.2	242 251	- 23.0	451 173	+ 14.0	1 503 272	- 1.2
Sep	926 757	+ 14.4	303 322	+ 25.2	496 016	+ 9.9	1 726 095	+ 14.8
Oct	1 013 238	+ 9.3	183 452	- 39.5	466 487	- 6.0	1 663 178	- 3.6
Nov	928 415	- 8.4	288 149	+ 57.1	514 805	+ 10.4	1 731 369	+ 4.1
Dec	864 026	- 6.9	192 850	- 33.1	507 450	- 1.4	1 564 325	- 9.6
2002 Jan	1 013 646	+ 17.3	229 602	+ 19.1	524 404	+ 3.3	1 767 652	+ 13.0
Feb	1 027 587	+ 1.4	718 360	+ 212.9	536 747	+ 2.4	2 282 694	+ 29.1
Mar	934 437	- 9.1	462 182	- 35.7	423 982	- 21.0	1 820 601	- 20.2
Apr	1 323 043	+ 41.6	407 073	- 11.9	602 543	+ 42.1	2 332 659	+ 28.1
May	1 082 645	- 18.2	352 580	- 13.4	811 219	+ 34.6	2 246 444	- 3.7
Jun	1 074 040	- 0.8	430 858	+ 22.2	535 372	- 34.0	2 040 270	- 9.2
Jul	1 135 226	+ 5.7	218 180	- 49.4	618 997	+ 15.6	1 972 404	- 3.3
Aug	1 131 756	- 0.3	379 396	+ 73.9	648 087	+ 4.7	2 159 239	+ 9.5
Sep	1 157 912	+ 2.3	278 259	- 26.7	582 362	- 10.1	2 018 533	- 6.5
Oct	1 725 094	+ 49.0	336 518	+ 20.9	651 503	+ 11.9	2 713 115	+ 34.4
Nov	1 160 127	- 32.7	289 436	- 14.0	620 366	- 4.8	2 069 929	- 23.7
Dec	1 424 497	+ 22.8	317 444	+ 9.7	596 002	- 3.9	2 337 943	+ 12.9
2003 Jan	1 184 991	- 16.8	878 420	+ 176.7	642 697	+ 7.8	2 706 108	+ 15.7
Feb	1 189 572	+ 0.4	264 665	- 69.9	615 732	- 4.2	2 069 969	- 23.5
Mar	1 345 725	+ 13.1	210 128	- 20.6	593 501	- 3.6	2 149 355	+ 3.8
Apr	1 378 739	+ 2.5	326 571	+ 55.4	660 964	+ 11.4	2 366 274	+ 10.1
May	1 144 489	- 17.0	309 226	- 5.3	718 078	+ 8.6	2 171 792	- 8.2
Jun	1 445 131	+ 26.3	324 593	+ 5.0	639 268	- 11.0	2 408 992	+ 10.9
Jul	1 624 961	+ 12.4	392 263	+ 20.8	810 003	+ 26.7	2 827 226	+ 17.4
Aug	1 601 492	- 1.4	384 276	- 2.0	637 955	- 21.2	2 623 722	- 7.2
Sep	1 648 882	+ 3.0	444 796	+ 15.7	651 855	+ 2.2	2 745 532	+ 4.6
Oct	1 468 106	- 11.0	457 908	+ 2.9	652 513	+ 0.1	2 578 527	- 6.1
Nov	1 643 938	+ 12.0	361 478	- 21.1	641 115	- 1.7	2 646 532	+ 2.6
Dec	1 699 491	+ 3.4	572 839	+ 58.5	823 561	+ 28.5	3 095 891	+ 17.0

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

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

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	696 124	+ 36.9	474 778	+ 175.0	339 137	- 10.4	1 510 039	+ 42.5
Feb	799 221	- 1.1	293 568	- 46.7	454 828	+ 10.6	1 547 617	- 12.6
Mar	887 347	+ 15.9	288 857	- 24.2	416 891	- 21.0	1 593 095	- 4.8
Apr	700 923	+ 9.6	197 295	- 29.9	358 044	- 8.0	1 256 262	- 4.1
May	944 174	+ 6.6	275 334	- 56.1	470 977	- 1.5	1 690 485	- 15.1
Jun	847 369	- 1.2	281 367	- 18.0	419 703	- 21.5	1 548 439	- 10.8
Jul	832 129	- 8.4	341 669	- 30.0	405 612	- 26.1	1 579 410	- 18.8
Aug	779 376	- 15.5	229 727	- 35.0	450 525	- 7.9	1 459 628	- 17.3
Sep	897 562	+ 9.4	283 842	- 20.2	491 111	+ 6.4	1 672 515	+ 2.1
Oct	1 106 762	+ 22.6	172 934	- 65.0	499 957	- 5.6	1 779 653	- 7.6
Nov	904 178	+ 0.8	293 125	- 41.1	550 083	+ 11.7	1 747 386	- 7.4
Dec	599 833	+ 1.0	128 033	- 82.0	327 356	+ 5.7	1 055 222	- 34.7
Total	9 994 998	+ 5.1	3 260 529	- 38.0	5 184 224	- 6.6	18 439 751	- 9.2
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	740 517	+ 3.3	538 694	+ 249.6	407 199	+ 8.9	1 686 410	+ 35.4
Feb	926 845	+ 3.1	178 024	- 67.4	410 343	+ 1.8	1 515 212	- 18.0
Mar	1 075 000	+ 27.5	174 055	- 59.8	466 147	+ 23.3	1 715 202	+ 3.7
Apr	929 651	- 6.2	218 022	- 27.7	457 239	- 0.3	1 604 912	- 8.4
May	972 278	- 3.2	297 359	- 20.0	651 943	- 17.9	1 921 580	- 11.5
Jun	1 138 134	+ 22.7	294 426	- 29.9	507 114	+ 8.9	1 939 674	+ 7.0
Jul	1 382 569	+ 33.2	352 244	+ 66.0	679 428	+ 21.5	2 414 241	+ 33.4
Aug	1 259 942	+ 32.0	306 791	- 4.3	532 675	- 7.0	2 099 408	+ 13.6
Sep	1 351 138	+ 35.5	361 944	+ 54.1	528 758	+ 5.1	2 241 840	+ 29.2
Oct	1 345 203	- 17.9	347 789	+ 28.4	588 397	- 3.7	2 281 389	- 9.5
Nov*	1 334 154	+ 35.5	293 085	+ 18.0	568 723	- 1.0	2 195 962	+ 21.5
Dec	1 024 011	+ 16.0	320 022	+ 73.9	447 557	+ 33.3	1 791 590	+ 27.8
Total	13 479 442	+ 13.5	3 682 455	- 0.4	6 245 523	+ 3.6	23 407 420	+ 8.3

^{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 according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	884 011	+ 10.1	647 339	- 34.1	432 930	- 12.9	1 964 280	- 11.2
Feb	801 289	- 9.4	336 227	- 48.1	524 183	+ 21.1	1 661 699	- 15.4
Mar	845 620	+ 5.5	264 444	- 21.3	397 614	- 24.1	1 507 679	- 9.3
Apr	797 735	- 5.7	228 121	- 13.7	408 771	+ 2.8	1 434 626	- 4.8
May	872 268	+ 9.3	223 998	- 1.8	424 357	+ 3.8	1 520 623	+ 6.0
Jun	821 080	- 5.9	246 156	+ 9.9	407 348	- 4.0	1 474 583	- 3.0
Jul	757 430	- 7.8	294 123	+ 19.5	369 274	- 9.3	1 420 827	- 3.6
Aug	753 814	- 0.5	225 922	- 23.2	419 931	+ 13.7	1 399 666	- 1.5
Sep	858 558	+ 13.9	281 334	+ 24.5	459 402	+ 9.4	1 599 294	+ 14.3
Oct	936 087	+ 9.0	169 838	- 39.6	430 831	- 6.2	1 536 757	- 3.9
Nov	851 302	- 9.1	264 116	+ 55.5	471 549	+ 9.5	1 586 967	+ 3.3
Dec	784 046	- 7.9	174 855	- 33.8	459 825	- 2.5	1 418 726	- 10.6
2002 Jan	905 637	+ 15.5	201 913	+ 15.5	468 013	+ 1.8	1 575 564	+ 11.1
Feb	903 291	- 0.3	632 423	+ 213.2	471 130	+ 0.7	2 006 844	+ 27.4
Mar	814 980	- 9.8	403 208	- 36.2	369 959	- 21.5	1 588 147	- 20.9
Apr	1 138 887	+ 39.7	350 814	- 13.0	518 987	+ 40.3	2 008 689	+ 26.5
May	921 481	- 19.1	300 237	- 14.4	690 680	+ 33.1	1 912 398	- 4.8
Jun	905 837	- 1.7	364 163	+ 21.3	453 830	- 34.3	1 723 830	- 9.9
Jul	943 734	+ 4.2	181 703	- 50.1	514 330	+ 13.3	1 639 767	- 4.9
Aug	929 962	- 1.5	312 380	+ 71.9	532 410	+ 3.5	1 774 752	+ 8.2
Sep	943 794	+ 1.5	227 038	- 27.3	474 415	- 10.9	1 645 246	- 7.3
Oct	1 389 588	+ 47.2	271 587	+ 19.6	524 450	+ 10.5	2 185 625	+ 32.8
Nov	927 184	- 33.3	231 230	- 14.9	495 251	- 5.6	1 653 664	- 24.3
Dec	1 132 876	+ 22.2	252 201	+ 9.1	472 829	- 4.5	1 857 906	+ 12.4
2003 Jan	932 273	- 17.7	679 552	+ 169.4	505 276	+ 6.9	2 117 101	+ 14.0
Feb	933 283	+ 0.1	207 967	- 69.4	482 280	- 4.6	1 623 530	- 23.3
Mar	1 047 995	+ 12.3	163 635	- 21.3	462 542	- 4.1	1 674 172	+ 3.1
Apr	1 070 607	+ 2.2	253 897	+ 55.2	513 407	+ 11.0	1 837 911	+ 9.8
May	889 208	- 16.9	240 548	- 5.3	558 583	+ 8.8	1 688 339	- 8.1
Jun	1 117 302	+ 25.7	251 534	+ 4.6	496 962	- 11.0	1 865 798	+ 10.5
Jul	1 257 311	+ 12.5	304 100	+ 20.9	626 269	+ 26.0	2 187 679	+ 17.3
Aug	1 238 094	- 1.5	297 701	- 2.1	493 003	- 21.3	2 028 798	- 7.3
Sep	1 270 390	+ 2.6	342 999	+ 15.2	501 860	+ 1.8	2 115 249	+ 4.3
Oct	1 130 289	- 11.0	353 129	+ 3.0	501 950	+ 0.0	1 985 368	- 6.1
Nov	1 264 369	+ 11.9	277 889	- 21.3	492 418	- 1.9	2 034 677	+ 2.5
Dec	1 306 002	+ 3.3	439 636	+ 58.2	631 094	+ 28.2	2 376 732	+ 16.8

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

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

Year ^{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
2001 Jan	647 534	+ 114.7	259 518	+ 29.2	202 270	+ 9.1	1 109 322	+ 61.3
Feb	430 827	+ 21.7	286 095	+ 32.2	246 240	+ 10.6	963 162	+ 21.4
Mar	491 002	+ 16.6	166 131	- 23.4	287 103	+ 6.7	944 236	+ 4.1
Apr	367 407	+ 0.5	170 257	- 24.1	185 784	- 1.8	723 448	- 7.1
May	450 136	- 5.1	318 370	- 19.1	296 280	+ 0.9	1 064 786	- 8.3
Jun	540 135	+ 48.6	338 853	+ 89.8	293 697	+ 71.5	1 172 685	+ 64.4
Jul	396 941	- 3.1	121 617	- 74.9	233 487	+ 5.6	752 045	- 32.6
Aug	432 578	- 4.3	117 526	- 58.9	215 777	+ 1.8	765 881	- 19.4
Sep	459 190	- 10.5	1 417 964	+ 400.6	168 922	- 15.6	2 046 076	+ 105.4
Oct	661 378	+ 42.6	281 963	+ 39.6	234 250	- 1.9	1 177 591	+ 30.2
Nov	610 558	+ 9.5	211 109	+ 9.8	286 352	+ 11.6	1 108 019	+ 10.1
Dec	464 851	+ 19.9	173 587	- 45.5	125 061	- 18.2	763 499	- 11.1
Total	5 952 537	+ 17.6	3 862 990	+ 20.8	2 775 223	+ 6.2	12 590 750	+ 15.8
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	616 863	+ 5.6	149 935	+ 9.8	234 496	+ 32.8	1 001 294	+ 11.6
Feb	670 393	+ 41.6	156 333	+ 13.4	285 510	+ 41.2	1 112 236	+ 36.7
Mar	695 346	- 1.9	309 700	+ 80.9	238 216	+ 35.3	1 243 262	+ 17.8
Apr*	674 992	+ 3.3	533 635	+ 117.1	243 910	- 37.5	1 452 537	+ 12.7
May	666 678	- 3.4	603 424	+ 100.6	304 362	- 0.5	1 574 464	+ 21.4
Jun*	742 277	+ 26.7	165 197	- 20.2	295 393	+ 17.7	1 202 867	+ 15.2
Jul	1 631 494	+ 139.3	189 363	- 30.7	332 736	+ 37.5	2 153 593	+ 79.9
Aug	837 798	+ 13.2	154 020	+ 59.9	280 245	+ 23.8	1 272 063	+ 19.7
Sep	786 514	- 4.1	159 840	- 30.1	265 301	+ 6.8	1 211 655	- 6.6
Oct	835 658	- 10.9	181 804	+ 2.1	291 715	- 0.8	1 309 177	- 7.2
Nov*	920 191	+ 8.6	227 680	- 22.7	298 960	+ 26.1	1 446 831	+ 4.9
Dec	854 600	+ 21.6	170 412	- 53.5	230 363	+ 4.1	1 255 375	- 2.8
Total	9 932 804	+ 17.9	3 001 343	+ 13.8	3 301 207	+ 11.1	16 235 354	+ 15.7

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	757 475	+ 74.9	344 086	+ 5.6	230 254	+ 3.5	1 331 814	+ 35.7
Feb	484 779	- 36.0	346 666	+ 0.7	233 694	+ 1.5	1 065 140	- 20.0
Mar	462 968	- 4.5	196 856	- 43.2	245 680	+ 5.1	905 503	- 15.0
Apr	404 002	- 12.7	170 285	- 13.5	207 575	- 15.5	781 863	- 13.7
May	431 970	+ 6.9	224 083	+ 31.6	244 769	+ 17.9	900 822	+ 15.2
Jun	584 674	+ 35.4	355 213	+ 58.5	304 734	+ 24.5	1 244 621	+ 38.2
Jul	394 345	- 32.6	89 481	- 74.8	212 772	- 30.2	696 599	- 44.0
Aug	425 052	+ 7.8	137 909	+ 54.1	216 643	+ 1.8	779 603	+ 11.9
Sep	420 900	- 1.0	1 295 418	+ 839.3	181 076	- 16.4	1 897 393	+ 143.4
Oct	588 415	+ 39.8	305 135	- 76.4	214 644	+ 18.5	1 108 194	- 41.6
Nov	522 122	- 11.3	219 656	- 28.0	282 141	+ 31.4	1 023 919	- 7.6
Dec	510 863	- 2.2	174 533	- 20.5	175 685	- 37.7	861 080	- 15.9
2002 Jan	667 459	+ 30.7	188 710	+ 8.1	202 091	+ 15.0	1 058 260	+ 22.9
Feb	532 555	- 20.2	177 701	- 5.8	193 973	- 4.0	904 229	- 14.6
Mar	672 220	+ 26.2	199 095	+ 12.0	153 236	- 21.0	1 024 550	+ 13.3
Apr	718 520	+ 6.9	230 075	+ 15.6	437 140	+ 185.3	1 385 735	+ 35.3
May	654 945	- 8.8	190 127	- 17.4	247 282	- 43.4	1 092 353	- 21.2
Jun	643 915	- 1.7	224 408	+ 18.0	254 885	+ 3.1	1 123 207	+ 2.8
Jul	688 666	+ 6.9	207 009	- 7.8	221 904	- 12.9	1 117 579	- 0.5
Aug	724 574	+ 5.2	120 657	- 41.7	229 044	+ 3.2	1 074 274	- 3.9
Sep	771 939	+ 6.5	221 039	+ 83.2	271 067	+ 18.3	1 264 045	+ 17.7
Oct	826 608	+ 7.1	198 215	- 10.3	269 286	- 0.7	1 294 109	+ 2.4
Nov	725 384	- 12.2	294 399	+ 48.5	233 550	- 13.3	1 253 332	- 3.2
Dec	760 592	+ 4.9	359 597	+ 22.1	306 027	+ 31.0	1 426 217	+ 13.8
2003 Jan	690 418	- 9.2	209 449	- 41.8	269 590	- 11.9	1 169 456	- 18.0
Feb	756 018	+ 9.5	204 634	- 2.3	276 496	+ 2.6	1 237 148	+ 5.8
Mar	658 054	- 13.0	366 537	+ 79.1	207 921	- 24.8	1 232 511	- 0.4
Apr	741 734	+ 12.7	487 707	+ 33.1	274 746	+ 32.1	1 504 187	+ 22.0
May	631 011	- 14.9	369 990	- 24.1	241 973	- 11.9	1 242 975	- 17.4
Jun	820 685	+ 30.1	178 163	- 51.8	293 790	+ 21.4	1 292 637	+ 4.0
Jul	1 664 786	+ 102.9	146 804	- 17.6	307 606	+ 4.7	2 119 196	+ 63.9
Aug	825 183	- 50.4	201 754	+ 37.4	287 342	- 6.6	1 314 279	- 38.0
Sep	750 262	- 9.1	154 852	- 23.2	292 354	+ 1.7	1 197 468	- 8.9
Oct	726 714	- 3.1	203 002	+ 31.1	266 596	- 8.8	1 196 312	- 0.1
Nov	787 979	+ 8.4	223 094	+ 9.9	295 539	+ 10.9	1 306 612	+ 9.2
Dec	916 163	+ 16.3	165 653	- 25.7	315 236	+ 6.7	1 397 052	+ 6.9

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

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

Year ^{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
2001 Jan	658 496	+ 111.1	266 719	+ 21.9	208 741	+ 6.7	1 133 956	+ 56.1
Feb	429 923	+ 80.3	294 034	+ 14.5	252 813	- 10.1	976 770	+ 36.6
Mar	489 834	+ 51.9	170 391	+ 15.0	293 261	- 25.5	953 486	+ 19.9
Apr	363 080	+ 75.5	174 265	+ 11.8	188 613	+ 6.5	725 958	+ 40.0
May	440 667	+ 35.4	324 867	- 36.1	298 369	- 31.3	1 063 903	- 6.1
Jun	528 664	+ 77.4	345 416	+ 41.0	294 581	+ 18.2	1 168 661	+ 53.9
Jul	383 095	+ 77.4	125 508	- 47.8	232 557	- 8.2	741 160	- 2.3
Aug	415 855	+ 55.8	120 663	- 10.7	213 429	- 4.1	749 947	+ 15.7
Sep	439 959	+ 41.9	1 448 380	- 9.6	166 754	+ 1.7	2 055 093	+ 10.7
Oct	631 622	+ 25.6	286 257	+ 27.5	229 432	- 14.6	1 147 311	+ 22.5
Nov	579 923	+ 39.6	212 597	+ 34.0	279 368	- 20.3	1 071 888	+ 10.7
Dec	438 298	+ 16.9	174 109	- 18.7	121 536	+ 34.0	733 943	+ 29.7
Total	5 799 416	+ 12.0	3 943 206	+ 17.0	2 779 454	+ 3.1	12 522 076	+ 11.3
2002 Jan	549 418	- 16.6	136 026	- 49.0	169 523	- 18.8	854 967	- 24.6
Feb	443 590	+ 3.2	136 318	- 53.6	193 160	- 23.6	773 068	- 20.9
Mar	663 989	+ 35.6	169 030	- 0.8	167 351	- 42.9	1 000 370	+ 4.9
Apr	607 293	+ 67.3	240 718	+ 38.1	368 075	+ 95.1	1 216 086	+ 67.5
May	639 076	+ 45.0	293 499	- 9.7	287 051	- 3.8	1 219 626	+ 14.6
Jun	536 531	+ 1.5	201 195	- 41.8	235 022	- 20.2	972 748	- 16.8
Jul	616 022	+ 60.8	262 130	+ 108.9	225 352	- 3.1	1 103 504	+ 48.9
Aug	662 349	+ 59.3	92 004	- 23.8	210 227	- 1.5	964 580	+ 28.6
Sep	732 084	+ 66.4	217 310	- 85.0	230 194	+ 38.0	1 179 588	- 42.6
Oct	820 069	+ 29.8	168 018	- 41.3	271 949	+ 18.5	1 260 036	+ 9.8
Nov	734 664	+ 26.7	276 463	+ 30.0	218 163	- 21.9	1 229 290	+ 14.7
Dec	603 604	+ 37.7	343 408	+ 97.2	201 725	+ 66.0	1 148 737	+ 56.5
Total	7 608 689	+ 31.2	2 536 119	- 35.7	2 777 792	- 0.1	12 922 600	+ 3.2
2003 Jan	526 267	- 4.2	139 604	+ 2.6	209 746	+ 23.7	875 617	+ 2.4
Feb	561 286	+ 26.5	145 156	+ 6.5	250 447	+ 29.7	956 889	+ 23.8
Mar	575 386	- 13.3	287 025	+ 69.8	208 049	+ 24.3	1 070 460	+ 7.0
Apr*	553 134	- 8.9	493 649	+ 105.1	209 725	- 43.0	1 256 508	+ 3.3
May	541 089	- 15.3	555 128	+ 89.1	258 153	- 10.1	1 354 370	+ 11.0
Jun*	603 471	+ 12.5	150 590	- 25.2	249 067	+ 6.0	1 003 128	+ 3.1
Jul	1 325 644	+ 115.2	169 377	- 35.4	275 900	+ 22.4	1 770 921	+ 60.5
Aug	665 735	+ 0.5	135 105	+ 46.8	229 709	+ 9.3	1 030 549	+ 6.8
Sep	621 687	- 15.1	139 598	- 35.8	216 396	- 6.0	977 681	- 17.1
Oct	653 769	- 20.3	156 323	- 7.0	235 444	- 13.4	1 045 536	- 17.0
Nov*	721 823	- 1.7	193 113	- 30.1	239 936	+ 10.0	1 154 872	- 6.1
Dec	668 667	+ 10.8	143 686	- 58.2	184 143	- 8.7	996 496	- 13.3
Total	8 017 958	+ 5.4	2 708 354	+ 6.8	2 766 715	- 0.4	13 493 027	+ 4.4

^{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 according to type of building

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	772 284	+ 76.8	354 603	+ 5.4	236 580	+ 4.7	1 363 467	+ 36.5
Feb	485 607	- 37.1	357 560	+ 0.8	239 758	+ 1.3	1 082 925	- 20.6
Mar	461 815	- 4.9	202 237	- 43.4	250 129	+ 4.3	914 182	- 15.6
Apr	399 807	- 13.4	174 420	- 13.8	210 668	- 15.8	784 895	- 14.1
May	418 961	+ 4.8	228 141	+ 30.8	248 050	+ 17.7	895 153	+ 14.0
Jun	571 447	+ 36.4	360 881	+ 58.2	306 012	+ 23.4	1 238 340	+ 38.3
Jul	380 419	- 33.4	92 513	- 74.4	212 401	- 30.6	685 333	- 44.7
Aug	409 433	+ 7.6	143 195	+ 54.8	214 797	+ 1.1	767 425	+ 12.0
Sep	403 057	- 1.6	1 319 763	+ 821.7	178 737	- 16.8	1 901 557	+ 147.8
Oct	561 373	+ 39.3	308 332	- 76.6	210 077	+ 17.5	1 079 781	- 43.2
Nov	497 378	- 11.4	220 515	- 28.5	274 748	+ 30.8	992 641	- 8.1
Dec	482 595	- 3.0	174 909	- 20.7	170 013	- 38.1	827 517	- 16.6
2002 Jan	629 502	+ 30.4	188 392	+ 7.7	193 168	+ 13.6	1 011 062	+ 22.2
Feb	500 775	- 20.4	176 230	- 6.5	185 231	- 4.1	862 237	- 14.7
Mar	629 597	+ 25.7	196 733	+ 11.6	145 161	- 21.6	971 491	+ 12.7
Apr	669 044	+ 6.3	225 293	+ 14.5	412 589	+ 184.2	1 306 925	+ 34.5
May	599 612	- 10.4	185 005	- 17.9	233 326	- 43.4	1 017 943	- 22.1
Jun	589 310	- 1.7	217 312	+ 17.5	238 790	+ 2.3	1 045 412	+ 2.7
Jul	622 448	+ 5.6	198 936	- 8.5	207 243	- 13.2	1 028 627	- 1.6
Aug	650 011	+ 4.4	116 793	- 41.3	213 308	+ 2.9	980 112	- 4.7
Sep	688 708	+ 6.0	209 214	+ 79.1	251 140	+ 17.7	1 149 062	+ 17.2
Oct	721 826	+ 4.8	187 073	- 10.6	248 837	- 0.9	1 157 736	+ 0.8
Nov	630 605	- 12.6	275 795	+ 47.4	214 299	- 13.9	1 120 698	- 3.2
Dec	654 613	+ 3.8	336 092	+ 21.9	277 652	+ 29.6	1 268 356	+ 13.2
2003 Jan	590 405	- 9.8	195 312	- 41.9	240 204	- 13.5	1 025 921	- 19.1
Feb	635 446	+ 7.6	190 341	- 2.5	242 560	+ 1.0	1 068 347	+ 4.1
Mar	543 876	- 14.4	339 769	+ 78.5	181 001	- 25.4	1 064 646	- 0.3
Apr	609 085	+ 12.0	450 849	+ 32.7	236 487	+ 30.7	1 296 420	+ 21.8
May	505 654	- 17.0	339 460	- 24.7	206 356	- 12.7	1 051 470	- 18.9
Jun	666 861	+ 31.9	161 832	- 52.3	247 766	+ 20.1	1 076 459	+ 2.4
Jul	1 354 177	+ 103.1	131 396	- 18.8	256 025	+ 3.3	1 741 599	+ 61.8
Aug	657 624	- 51.4	179 728	+ 36.8	236 331	- 7.7	1 073 683	- 38.4
Sep	593 189	- 9.8	134 586	- 25.1	238 327	+ 0.8	966 102	- 10.0
Oct	567 783	- 4.3	174 580	+ 29.7	214 874	- 9.8	957 237	- 0.9
Nov	619 796	+ 9.2	189 417	+ 8.5	236 462	+ 10.0	1 045 675	+ 9.2
Dec	718 446	+ 15.9	139 410	- 26.4	250 703	+ 6.0	1 108 559	+ 6.0

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

Type of building	December 2002 *	November 2003 *	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 056	3 643	1 463	46 401	33 807	- 27.1
Total square metres	106 154	152 127	66 066	1 771 097	1 395 401	- 21.2
Total value at current prices (R'000)	101 936	208 317	69 113	1 655 997	1 524 065	- 8.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 567	2 070	1 663	24 393	24 793	+ 1.6
Total square metres	344 714	501 163	387 044	5 509 129	5 810 899	+ 5.5
Total value at current prices (R'000)	557 087	928 750	723 088	8 641 952	10 555 421	+ 22.1
Flats and townhouses						
Number of flats and townhouses	887	1 981	1 830	14 746	19 669	+ 33.4
Total square metres	125 897	276 797	243 301	1 793 234	2 672 967	+ 49.1
Total value at current prices (R'000)	229 411	566 663	516 621	2 933 434	5 088 118	+ 73.5
Other residential buildings ^{1/}						
Total square metres	47 746	7 935	5 101	199 537	112 234	- 43.8
Total value at current prices (R'000)	215 510	22 665	16 248	997 200	237 021	- 76.2
Total value of residential buildings at current prices (R'000)	1 103 944	1 726 395	1 325 070	14 228 583	17 404 625	+ 22.3
Non-residential buildings						
Office and banking space						
Total square metres	19 629	47 119	30 177	447 633	438 658	- 2.0
Total value at current prices (R'000)	82 920	86 089	58 369	938 741	841 969	- 10.3
Shopping space						
Total square metres	30 110	34 313	43 221	499 150	673 759	+ 35.0
Total value at current prices (R'000)	56 037	86 153	90 373	879 300	1 664 582	+ 89.3
Industrial and warehouse space						
Total square metres	54 282	110 506	147 171	1 058 378	1 105 008	+ 4.4
Total value at current prices (R'000)	70 452	169 873	214 300	1 686 182	1 688 520	+ 0.1
Other non-residential space ^{2/}						
Total square metres	11 844	21 480	28 771	527 895	314 456	- 40.4
Total value at current prices (R'000)	20 823	37 137	51 066	882 727	553 976	- 37.2
Total value of non-residential buildings at current prices (R'000)	230 232	379 252	414 108	4 386 950	4 749 047	+ 8.3
Additions and alterations						
Dwelling-houses						
Total square metres	185 508	323 233	249 771	3 275 538	3 492 778	+ 6.6
Total value at current prices (R'000)	273 571	529 090	398 212	4 674 765	5 537 668	+ 18.5
Other buildings ^{3/}						
Total square metres	71 687	89 826	101 269	1 259 792	1 251 184	- 0.7
Total value at current prices (R'000)	146 459	206 838	180 927	2 541 864	2 524 507	- 0.7
Total value of additions and alterations at current prices (R'000)	420 030	735 928	579 139	7 216 629	8 062 175	+ 11.7
Total value of building plans passed at current prices (R'000)	1 754 206	2 841 575	2 318 317	25 832 162	30 215 847	+ 17.0

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	711	619	244	14 515	6 954	- 52.1
Total square metres	24 981	27 121	10 659	489 725	304 853	- 37.8
Total value at current prices (R'000)	31 340	32 108	12 519	552 433	365 283	- 33.9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	658	518	509	8 634	7 686	- 11.0
Total square metres	137 880	121 598	109 260	1 840 580	1 701 149	- 7.6
Total value at current prices (R'000)	226 272	246 284	209 002	2 958 709	3 176 779	+ 7.4
Flats and townhouses						
Number of flats and townhouses	276	768	909	3 721	7 557	+ 103.1
Total square metres	30 722	85 759	106 424	342 942	742 635	+ 116.5
Total value at current prices (R'000)	67 363	167 804	260 135	580 958	1 380 168	+ 137.6
Other residential buildings ^{1/}						
Total square metres	47 746	0	1 175	99 577	16 175	- 83.8
Total value at current prices (R'000)	215 510	0	2 002	344 404	31 413	- 90.9
Total value of residential buildings at current prices (R'000)	540 485	446 196	483 658	4 436 504	4 953 643	+ 11.7
Non-residential buildings						
Office and banking space						
Total square metres	11 926	4 420	1 258	87 883	104 706	+ 19.1
Total value at current prices (R'000)	68 973	8 753	1 550	198 630	216 473	+ 9.0
Shopping space						
Total square metres	7 594	2 234	4 907	59 088	94 397	+ 59.8
Total value at current prices (R'000)	12 408	4 282	10 985	83 492	160 745	+ 92.5
Industrial and warehouse space						
Total square metres	17 634	34 945	27 086	253 544	293 254	+ 15.7
Total value at current prices (R'000)	20 241	30 832	34 249	314 171	391 190	+ 24.5
Other non-residential space ^{2/}						
Total square metres	2 387	3 644	7 032	76 993	72 520	- 5.8
Total value at current prices (R'000)	3 187	4 812	11 334	119 114	117 865	- 1.0
Total value of non-residential buildings at current prices (R'000)	104 809	48 679	58 118	715 407	886 273	+ 23.9
Additions and alterations						
Dwelling-houses						
Total square metres	61 141	86 147	83 043	1 019 533	1 018 447	- 0.1
Total value at current prices (R'000)	88 310	142 988	147 021	1 403 615	1 633 769	+ 16.4
Other buildings ^{3/}						
Total square metres	18 672	18 431	17 070	352 777	352 205	- 0.2
Total value at current prices (R'000)	56 073	42 176	41 265	705 705	759 628	+ 7.6
Total value of additions and alterations at current prices (R'000)	144 383	185 164	188 286	2 109 320	2 393 397	+ 13.5
Total value of building plans passed at current prices (R'000)	789 677	680 039	730 062	7 261 231	8 233 313	+ 13.4

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

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

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

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

Type of building	December 2002	November 2003*	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	140	1 259	524	4 990	7 223	+ 44.7
Total square metres	5 801	51 019	21 732	212 033	299 193	+ 41.1
Total value at current prices (R'000)	8 611	58 258	17 426	252 491	353 544	+ 40.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	74	89	85	1 363	1 329	-2.5
Total square metres	18 996	18 142	16 814	264 831	257 557	-2.7
Total value at current prices (R'000)	29 389	32 137	30 111	390 220	441 229	+ 13.1
Flats and townhouses						
Number of flats and townhouses	26	33	17	481	195	-59.5
Total square metres	3 215	6 176	2 355	45 319	35 903	-20.8
Total value at current prices (R'000)	6 071	11 406	4 528	74 665	64 976	-13.0
Other residential buildings ^{1/}						
Total square metres	0	0	0	1 135	5 344	+ 370.8
Total value at current prices (R'000)	0	0	0	1 654	9 230	+ 458.0
Total value of residential buildings at current prices (R'000)	44 071	101 801	52 065	719 030	868 979	+ 20.9
Non-residential buildings						
Office and banking space						
Total square metres	1 180	170	149	10 040	12 504	+ 24.5
Total value at current prices (R'000)	2 841	391	343	16 745	24 073	+ 43.8
Shopping space						
Total square metres	1 978	1 404	2 311	30 923	17 177	-44.5
Total value at current prices (R'000)	3 757	2 752	4 284	53 877	29 980	-44.4
Industrial and warehouse space						
Total square metres	2 832	11 750	2 117	51 434	37 061	-27.9
Total value at current prices (R'000)	4 539	15 483	3 102	89 305	57 513	-35.6
Other non-residential space ^{2/}						
Total square metres	1 914	1 753	1 506	32 134	15 971	-50.3
Total value at current prices (R'000)	4 332	3 738	3 210	54 194	30 124	-44.4
Total value of non-residential buildings at current prices (R'000)	15 469	22 364	10 939	214 121	141 690	-33.8
Additions and alterations						
Dwelling-houses						
Total square metres	14 279	23 379	29 171	234 290	273 992	+ 16.9
Total value at current prices (R'000)	25 884	41 817	41 642	347 619	441 808	+ 27.1
Other buildings ^{3/}						
Total square metres	3 904	3 625	3 335	58 719	69 278	+ 18.0
Total value at current prices (R'000)	10 054	10 957	6 368	107 193	158 007	+ 47.4
Total value of additions and alterations at current prices (R'000)	35 938	52 774	48 010	454 812	599 815	+ 31.9
Total value of building plans passed at current prices (R'000)	95 478	176 939	111 014	1 387 963	1 610 484	+ 16.0

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1	7	7	65	39	- 40.0
Total square metres	18	382	358	2 858	1 858	- 35.0
Total value at current prices (R'000)	28	581	538	4 699	2 738	- 41.7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	8	10	15	99	122	+ 23.2
Total square metres	2 063	1 785	2 741	20 431	22 191	+ 8.6
Total value at current prices (R'000)	3 392	2 925	4 511	32 196	34 953	+ 8.6
Flats and townhouses						
Number of flats and townhouses	2	4	24	29	79	+ 172.4
Total square metres	471	731	1 752	4 662	9 012	+ 93.3
Total value at current prices (R'000)	797	1 282	2 658	8 209	15 016	+ 82.9
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	4 396	..
Total value at current prices (R'000)	0	0	0	0	22 000	..
Total value of residential buildings at current prices (R'000)	4 217	4 788	7 707	45 104	74 707	+ 65.6
Non-residential buildings						
Office and banking space						
Total square metres	0	0	1 049	1 207	4 208	+ 248.6
Total value at current prices (R'000)	0	0	1 574	2 213	6 313	+ 185.3
Shopping space						
Total square metres	0	0	0	4 204	3 397	- 19.2
Total value at current prices (R'000)	0	0	0	8 980	6 965	- 22.4
Industrial and warehouse space						
Total square metres	0	814	1 479	2 969	10 144	+ 241.7
Total value at current prices (R'000)	0	1 446	2 219	4 385	14 409	+ 228.6
Other non-residential space ^{2/}						
Total square metres	0	0	0	3 107	1 134	- 63.5
Total value at current prices (R'000)	0	0	0	6 735	2 242	- 66.7
Total value of non-residential buildings at current prices (R'000)	0	1 446	3 793	22 313	29 929	+ 34.1
Additions and alterations						
Dwelling-houses						
Total square metres	3 351	3 913	4 075	34 482	36 480	+ 5.8
Total value at current prices (R'000)	5 609	6 958	6 826	57 851	64 868	+ 12.1
Other buildings ^{3/}						
Total square metres	0	6 585	89	7 679	12 335	+ 60.6
Total value at current prices (R'000)	35	16 477	433	18 862	31 975	+ 69.5
Total value of additions and alterations at current prices (R'000)	5 644	23 435	7 259	76 713	96 843	+ 26.2
Total value of building plans passed at current prices (R'000)	9 861	29 669	18 759	144 130	201 479	+ 39.8

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	23	121	95	5 323	3 078	-42.2
Total square metres	1 212	5 814	4 090	205 808	123 649	-39.9
Total value at current prices (R'000)	1 673	6 203	2 689	120 706	77 370	-35.9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	35	42	57	893	854	-4.4
Total square metres	6 541	7 230	12 704	145 286	145 769	+ 0.3
Total value at current prices (R'000)	9 324	11 279	19 255	177 769	211 027	+ 18.7
Flats and townhouses						
Number of flats and townhouses	48	3	164	714	616	-13.7
Total square metres	4 165	382	18 166	66 849	62 995	-5.8
Total value at current prices (R'000)	6 131	475	27 332	96 237	94 547	-1.8
Other residential buildings ^{1/}						
Total square metres	0	0	0	5 247	1 927	-63.3
Total value at current prices (R'000)	0	0	0	10 448	2 200	-78.9
Total value of residential buildings at current prices (R'000)	17 128	17 957	49 276	405 160	385 144	-4.9
Non-residential buildings						
Office and banking space						
Total square metres	62	810	0	14 871	10 159	-31.7
Total value at current prices (R'000)	103	1 720	0	24 988	16 669	-33.3
Shopping space						
Total square metres	0	2 075	0	19 520	24 912	+ 27.6
Total value at current prices (R'000)	0	4 150	0	34 676	43 230	+ 24.7
Industrial and warehouse space						
Total square metres	166	865	0	17 499	16 560	-5.4
Total value at current prices (R'000)	170	984	0	18 555	10 884	-41.3
Other non-residential space ^{2/}						
Total square metres	0	50	476	14 129	14 645	+ 3.7
Total value at current prices (R'000)	0	100	825	17 851	23 108	+ 29.4
Total value of non-residential buildings at current prices (R'000)	273	6 954	825	96 070	93 891	-2.3
Additions and alterations						
Dwelling-houses						
Total square metres	6 984	9 143	8 839	106 153	111 132	+ 4.7
Total value at current prices (R'000)	8 692	10 990	10 723	123 101	136 473	+ 10.9
Other buildings ^{3/}						
Total square metres	4 999	1 318	5 571	29 100	38 359	+ 31.8
Total value at current prices (R'000)	9 796	7 320	7 584	61 852	95 745	+ 54.8
Total value of additions and alterations at current prices (R'000)	18 488	18 310	18 307	184 953	232 218	+ 25.6
Total value of building plans passed at current prices (R'000)	35 889	43 221	68 408	686 183	711 253	+ 3.7

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

Type of building	December 2002*	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	112	56	68	2 297	4 265	+ 85.7
Total square metres	5 093	3 342	3 856	95 438	153 531	+ 60.9
Total value at current prices (R'000)	5 917	4 111	4 982	94 646	128 992	+ 36.3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	135	201	188	1 930	2 253	+ 16.7
Total square metres	30 502	44 679	40 423	438 325	526 651	+ 20.2
Total value at current prices (R'000)	52 576	82 552	69 618	708 504	975 410	+ 37.7
Flats and townhouses						
Number of flats and townhouses	78	292	141	1 096	2 145	+ 95.7
Total square metres	10 735	45 552	23 887	185 948	355 810	+ 91.3
Total value at current prices (R'000)	18 474	99 393	47 773	328 665	823 545	+ 150.6
Other residential buildings ^{1/}						
Total square metres	0	4 907	3 734	70 552	26 486	- 62.5
Total value at current prices (R'000)	0	13 700	13 956	499 730	69 798	- 86.0
Total value of residential buildings at current prices (R'000)	76 967	199 756	136 329	1 631 545	1 997 745	+ 22.4
Non-residential buildings						
Office and banking space						
Total square metres	1 383	652	4 062	52 951	33 185	- 37.3
Total value at current prices (R'000)	2 400	1 174	8 288	122 286	68 808	- 43.7
Shopping space						
Total square metres	16 800	8 770	7 269	126 199	135 507	+ 7.4
Total value at current prices (R'000)	34 285	40 426	15 736	298 042	706 083	+ 136.9
Industrial and warehouse space						
Total square metres	7 514	32 613	25 852	164 162	168 971	+ 2.9
Total value at current prices (R'000)	6 264	69 428	27 384	304 354	233 270	- 23.4
Other non-residential space ^{2/}						
Total square metres	1 894	2 262	2 557	86 429	32 209	- 62.7
Total value at current prices (R'000)	4 652	3 347	3 100	110 216	55 709	- 49.5
Total value of non-residential buildings at current prices (R'000)	47 601	114 375	54 508	834 898	1 063 870	+ 27.4
Additions and alterations						
Dwelling-houses						
Total square metres	34 183	46 797	32 986	461 531	515 367	+ 11.7
Total value at current prices (R'000)	46 420	67 217	47 340	608 148	742 842	+ 22.1
Other buildings ^{3/}						
Total square metres	9 365	7 846	10 496	223 430	205 890	- 7.9
Total value at current prices (R'000)	19 927	16 857	19 499	603 410	426 733	- 29.3
Total value of additions and alterations at current prices (R'000)	66 347	84 074	66 839	1 211 558	1 169 575	- 3.5
Total value of building plans passed at current prices (R'000)	190 915	398 205	257 676	3 678 001	4 231 190	+ 15.0

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	26	37	18	821	417	- 49.2
Total square metres	1 638	2 232	1 198	38 702	24 263	- 37.3
Total value at current prices (R'000)	2 206	2 860	1 347	42 969	29 858	- 30.5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	86	135	107	1 306	1 192	- 8.7
Total square metres	17 208	28 563	23 098	246 613	241 094	- 2.2
Total value at current prices (R'000)	23 406	49 305	51 622	315 216	409 659	+ 30.0
Flats and townhouses						
Number of flats and townhouses	70	11	46	860	737	- 14.3
Total square metres	7 045	1 710	6 192	71 370	69 019	- 3.3
Total value at current prices (R'000)	9 455	3 286	10 451	111 937	122 776	+ 9.7
Other residential buildings ^{1/}						
Total square metres	0	2 819	0	768	12 495	+ 1527.0
Total value at current prices (R'000)	0	8 650	0	781	23 683	+ 2932.4
Total value of residential buildings at current prices (R'000)	35 067	64 101	63 420	470 903	585 976	+ 24.4
Non-residential buildings						
Office and banking space						
Total square metres	0	11 114	572	6 874	19 515	+ 183.9
Total value at current prices (R'000)	0	16 000	1 144	10 312	33 119	+ 221.2
Shopping space						
Total square metres	1 478	1 680	7 463	24 106	20 970	- 13.0
Total value at current prices (R'000)	2 100	2 832	19 404	37 700	44 532	+ 18.1
Industrial and warehouse space						
Total square metres	277	1 873	0	9 574	24 676	+ 157.7
Total value at current prices (R'000)	236	2 013	0	12 784	31 185	+ 143.9
Other non-residential space ^{2/}						
Total square metres	414	1 444	301	17 992	22 496	+ 25.0
Total value at current prices (R'000)	460	1 683	783	43 097	41 451	- 3.8
Total value of non-residential buildings at current prices (R'000)	2 796	22 528	21 331	103 893	150 287	+ 44.7
Additions and alterations						
Dwelling-houses						
Total square metres	6 264	11 269	6 911	108 963	102 755	- 5.7
Total value at current prices (R'000)	7 623	16 540	9 659	132 174	143 482	+ 8.6
Other buildings ^{3/}						
Total square metres	3 576	1 152	2 046	24 483	23 187	- 5.3
Total value at current prices (R'000)	5 654	1 930	3 958	40 026	37 727	- 5.7
Total value of additions and alterations at current prices (R'000)	13 277	18 470	13 617	172 200	181 209	+ 5.2
Total value of building plans passed at current prices (R'000)	51 140	105 099	98 368	746 996	917 472	+ 22.8

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

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

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

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

Type of building	December 2002 *	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 009	1 468	349	16 260	10 296	- 36.7
Total square metres	65 440	58 095	16 379	630 385	415 009	- 34.2
Total value at current prices (R'000)	49 307	99 262	23 422	513 419	498 632	- 2.9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	505	917	569	8 371	9 324	+ 11.4
Total square metres	119 143	245 736	152 357	2 208 532	2 497 916	+ 13.1
Total value at current prices (R'000)	195 438	454 659	298 050	3 593 939	4 718 255	+ 31.3
Flats and townhouses						
Number of flats and townhouses	376	782	443	7 440	7 891	+ 6.1
Total square metres	67 887	122 935	74 213	1 023 964	1 339 707	+ 30.8
Total value at current prices (R'000)	118 933	264 272	150 097	1 661 975	2 508 692	+ 50.9
Other residential buildings ^{1/}						
Total square metres	0	0	0	4 227	42 280	+ 900.2
Total value at current prices (R'000)	0	0	0	7 198	71 692	+ 896.0
Total value of residential buildings at current prices (R'000)	363 678	818 193	471 569	5 776 531	7 797 271	+ 35.0
Non-residential buildings						
Office and banking space						
Total square metres	4 758	28 936	23 087	266 768	229 588	- 13.9
Total value at current prices (R'000)	7 899	55 856	45 470	552 017	430 411	- 22.0
Shopping space						
Total square metres	1 160	11 019	17 229	169 554	281 392	+ 66.0
Total value at current prices (R'000)	1 837	17 195	34 844	280 587	496 231	+ 76.9
Industrial and warehouse space						
Total square metres	20 945	22 904	87 771	415 879	496 931	+ 19.5
Total value at current prices (R'000)	31 603	42 660	143 306	675 528	873 467	+ 29.3
Other non-residential space ^{2/}						
Total square metres	4 153	10 788	14 777	271 091	137 415	- 49.3
Total value at current prices (R'000)	6 424	21 245	28 480	495 334	254 205	- 48.7
Total value of non-residential buildings at current prices (R'000)	47 763	136 956	252 100	2 003 466	2 054 314	+ 2.5
Additions and alterations						
Dwelling-houses						
Total square metres	48 093	124 245	74 566	1 094 294	1 233 441	+ 12.7
Total value at current prices (R'000)	76 838	220 475	122 036	1 742 376	2 122 742	+ 21.8
Other buildings ^{3/}						
Total square metres	30 703	44 374	58 174	517 789	498 443	- 3.7
Total value at current prices (R'000)	43 770	103 280	95 330	923 696	933 664	+ 1.1
Total value of additions and alterations at current prices (R'000)	120 608	323 755	217 366	2 666 072	3 056 406	+ 14.6
Total value of building plans passed at current prices (R'000)	532 049	1 278 904	941 035	10 446 069	12 907 991	+ 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.

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	20	17	138	1 829	911	- 50.2
Total square metres	1 109	991	6 545	77 762	42 108	- 45.9
Total value at current prices (R'000)	1 590	1 301	4 190	48 354	35 495	- 26.6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	47	97	84	1 256	1 365	+ 8.7
Total square metres	8 274	21 910	18 517	239 404	291 032	+ 21.6
Total value at current prices (R'000)	11 112	31 758	24 265	319 589	402 359	+ 25.9
Flats and townhouses						
Number of flats and townhouses	10	77	15	303	233	- 23.1
Total square metres	1 401	10 192	2 192	39 185	30 519	- 22.1
Total value at current prices (R'000)	1 829	14 041	2 280	50 353	39 786	- 21.0
Other residential buildings ^{1/}						
Total square metres	0	209	192	14 691	3 131	- 78.7
Total value at current prices (R'000)	0	315	290	127 781	7 005	- 94.5
Total value of residential buildings at current prices (R'000)	14 531	47 415	31 025	546 077	484 645	- 11.2
Non-residential buildings						
Office and banking space						
Total square metres	0	42	0	3 325	11 701	+ 251.9
Total value at current prices (R'000)	0	50	0	4 494	18 161	+ 304.1
Shopping space						
Total square metres	1 100	2 997	3 232	57 658	55 415	-+3.9
Total value at current prices (R'000)	1 650	3 479	3 800	69 367	84 386	+21.7
Industrial and warehouse space						
Total square metres	4 914	2 234	2 458	44 376	49 431	+ 11.4
Total value at current prices (R'000)	7 399	1 973	3 142	51 729	61 208	+ 18.3
Other non-residential space ^{2/}						
Total square metres	1 082	903	1 720	22 781	10 014	- 56.0
Total value at current prices (R'000)	1 768	1 087	2 610	30 028	13 209	- 56.0
Total value of non-residential buildings at current prices (R'000)	10 817	6 589	9 552	155 618	176 964	+ 13.7
Additions and alterations						
Dwelling-houses						
Total square metres	8 268	11 204	7 758	163 191	146 201	- 10.4
Total value at current prices (R'000)	10 052	12 320	9 696	187 421	176 994	- 5.6
Other buildings ^{3/}						
Total square metres	247	3 635	3 322	25 474	38 968	+ 53.0
Total value at current prices (R'000)	578	3 690	4 625	43 924	52 722	+ 20.0
Total value of additions and alterations at current prices (R'000)	10 630	16 010	14 321	231 345	229 716	- 0.7
Total value of building plans passed at current prices (R'000)	35 978	70 014	54 898	933 040	891 325	- 4.5

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	14	59	20	301	624	+ 107.3
Total square metres	862	3 131	1 249	18 386	30 937	+ 68.3
Total value at current prices (R'000)	1 264	3 633	2 000	26 280	32 153	+ 22.3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	19	61	49	541	668	+ 23.5
Total square metres	4 107	11 520	11 130	105 127	127 540	+ 21.3
Total value at current prices (R'000)	6 178	17 851	16 654	145 810	185 750	+ 27.4
Flats and townhouses						
Number of flats and townhouses	1	11	71	102	216	+ 111.8
Total square metres	256	3 360	8 120	12 995	27 367	+ 110.6
Total value at current prices (R'000)	358	4 704	11 367	20 435	38 612	+ 89.0
Other residential buildings ^{1/}						
Total square metres	0	0	0	3 340	0	..
Total value at current prices (R'000)	0	0	0	5 204	0	..
Total value of residential buildings at current prices (R'000)	7 800	26 188	30 021	197 729	256 515	+ 29.7
Non-residential buildings						
Office and banking space						
Total square metres	320	975	0	3 714	13 092	+ 252.5
Total value at current prices (R'000)	704	2 145	0	7 056	27 942	+ 296.0
Shopping space						
Total square metres	0	4 134	810	7 898	40 592	+ 414.0
Total value at current prices (R'000)	0	11 037	1 320	12 579	92 430	+ 634.8
Industrial and warehouse space						
Total square metres	0	2 508	408	98 941	7 980	-91.9
Total value at current prices (R'000)	0	5 054	898	215 371	15 394	-92.9
Other non-residential space ^{2/}						
Total square metres	0	636	402	3 239	8 052	+ 148.6
Total value at current prices (R'000)	0	1 125	724	6 158	16 063	+ 160.8
Total value of non-residential buildings at current prices (R'000)	704	19 361	2 942	241 164	151 829	-37.0
Additions and alterations						
Dwelling-houses						
Total square metres	2 945	7 136	2 422	53 101	54 963	+ 3.5
Total value at current prices (R'000)	4 143	9 785	3 269	72 460	74 690	+ 3.1
Other buildings ^{3/}						
Total square metres	221	2 860	1 166	20 341	12 519	-38.5
Total value at current prices (R'000)	572	4 151	1 865	37 196	28 306	-23.9
Total value of additions and alterations at current prices (R'000)	4 715	13 936	5 134	109 656	102 996	-6.1
Total value of building plans passed at current prices (R'000)	13 219	59 485	38 097	548 549	511 340	-6.8

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

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

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

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

Type of building	December 2002 *	November 2003*	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 054	2 026	1 141	36 353	24 132	- 33.6
Total square metres	106 262	76 196	51 472	1 417 214	944 872	- 33.3
Total value at current prices (R'000)	97 222	77 891	63 216	1 239 906	916 023	- 26.1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 224	1 289	1 198	14 459	15 185	+ 5.0
Total square metres	276 690	286 806	268 670	3 081 257	3 306 264	+ 7.3
Total value at current prices (R'000)	445 668	518 867	481 367	4 741 565	5 606 958	+ 18.3
Flats and townhouses						
Number of flats and townhouses	577	1 606	1 382	10 456	13 247	+ 26.7
Total square metres	67 572	201 804	173 110	1 218 020	1 525 520	+ 25.2
Total value at current prices (R'000)	101 893	320 433	303 910	1 932 245	2 590 595	+ 34.1
Other residential buildings ^{1/}						
Total square metres	9 100	2 076	3 006	110 568	159 374	+ 44.1
Total value at current prices (R'000)	58 109	3 000	6 107	512 444	819 228	+ 59.9
Total value of residential buildings at current prices (R'000)	702 892	920 191	854 600	8 426 160	9 932 804	+ 17.9
Non-residential buildings						
Office and banking space						
Total square metres	66 391	13 592	32 247	599 460	482 838	- 19.5
Total value at current prices (R'000)	110 125	26 742	69 178	1 023 757	951 371	- 7.1
Shopping space						
Total square metres	27 059	18 114	21 104	281 272	292 157	+ 3.9
Total value at current prices (R'000)	42 000	37 425	31 924	498 783	515 454	+ 3.3
Industrial and warehouse space						
Total square metres	102 892	71 880	37 656	582 700	533 209	- 8.5
Total value at current prices (R'000)	142 736	151 504	63 876	765 333	800 021	+ 4.5
Other non-residential space ^{2/}						
Total square metres	44 155	5 973	3 580	231 678	381 041	+ 64.5
Total value at current prices (R'000)	71 899	12 009	5 434	349 026	734 497	+ 110.4
Total value of non-residential buildings at current prices (R'000)	366 760	227 680	170 412	2 636 899	3 001 343	+ 13.8
Additions and alterations						
Dwelling-houses						
Total square metres	102 592	126 618	91 324	1 533 155	1 466 211	- 4.4
Total value at current prices (R'000)	142 873	186 720	139 767	2 029 979	2 016 581	- 0.7
Other buildings ^{3/}						
Total square metres	48 518	54 637	45 354	535 122	588 831	+ 10.0
Total value at current prices (R'000)	78 419	112 240	90 596	941 349	1 284 626	+ 36.5
Total value of additions and alterations at current prices (R'000)	221 292	298 960	230 363	2 971 328	3 301 207	+ 11.1
Total value of buildings completed at current prices (R'000)	1 290 944	1 446 831	1 255 375	14 034 387	16 235 354	+ 15.7

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	677	265	242	7 456	4 539	- 39.1
Total square metres	25 523	10 302	12 737	271 666	176 024	- 35.2
Total value at current prices (R'000)	33 477	11 906	19 633	312 116	206 099	- 34.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	466	480	428	5 668	5 677	+ 0.2
Total square metres	94 917	99 524	82 452	1 124 106	1 142 596	+ 1.6
Total value at current prices (R'000)	160 244	192 491	151 730	1 771 030	1 949 632	+ 10.1
Flats and townhouses						
Number of flats and townhouses	209	525	344	2 436	3 756	+ 54.2
Total square metres	20 825	43 621	34 561	260 855	338 713	+ 29.8
Total value at current prices (R'000)	29 865	70 070	60 568	411 201	562 395	+ 36.8
Other residential buildings ^{1/}						
Total square metres	634	0	1 631	13 747	79 116	+ 475.5
Total value at current prices (R'000)	1 141	0	2 457	23 178	277 875	+ 1098.9
Total value of residential buildings at current prices (R'000)	224 727	274 467	234 388	2 517 525	2 996 001	+ 19.0
Non-residential buildings						
Office and banking space						
Total square metres	5 903	548	12 800	102 365	119 160	+ 16.4
Total value at current prices (R'000)	10 712	1 244	30 980	163 473	223 702	+ 36.8
Shopping space						
Total square metres	3 461	1 746	1 210	85 209	28 935	- 66.0
Total value at current prices (R'000)	7 186	1 714	2 662	124 265	43 620	- 64.9
Industrial and warehouse space						
Total square metres	14 135	15 857	7 717	155 913	164 953	+ 5.8
Total value at current prices (R'000)	18 567	19 079	13 240	172 790	219 163	+ 26.8
Other non-residential space ^{2/}						
Total square metres	23 432	572	630	94 817	44 990	- 52.6
Total value at current prices (R'000)	40 332	1 517	1 392	138 383	63 964	- 53.8
Total value of non-residential buildings at current prices (R'000)	76 797	23 554	48 274	598 911	550 449	- 8.1
Additions and alterations						
Dwelling-houses						
Total square metres	43 060	34 682	32 722	545 426	506 939	- 7.1
Total value at current prices (R'000)	61 603	54 380	53 224	728 848	704 878	- 3.3
Other buildings ^{3/}						
Total square metres	21 247	7 839	8 722	215 839	170 286	- 21.1
Total value at current prices (R'000)	27 235	21 890	20 227	367 539	382 415	+ 4.0
Total value of additions and alterations at current prices (R'000)	88 838	76 270	73 451	1 096 387	1 087 293	- 0.8
Total value of buildings completed at current prices (R'000)	390 362	374 291	356 113	4 212 823	4 633 743	+ 10.0

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

Type of building	December 2002	November 2003*	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	188	221	100	3 331	1 972	- 40.8
Total square metres	8 878	9 536	4 498	151 727	90 776	- 40.2
Total value at current prices (R'000)	12 220	11 898	5 698	189 827	122 433	- 35.5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	28	68	104	648	766	+ 18.2
Total square metres	6 056	11 762	16 733	112 273	139 440	+ 24.2
Total value at current prices (R'000)	11 819	19 763	28 468	159 558	220 178	+ 38.0
Flats and townhouses						
Number of flats and townhouses	0	10	11	364	267	-26.6
Total square metres	0	842	3 842	24 352	28 785	+ 18.2
Total value at current prices (R'000)	0	1 627	6 470	35 511	47 084	+ 32.6
Other residential buildings ^{1/}						
Total square metres	0	0	0	15 865	6 400	- 59.7
Total value at current prices (R'000)	0	0	0	26 589	10 689	- 59.8
Total value of residential buildings at current prices (R'000)	24 039	33 288	40 636	411 485	400 384	- 2.7
Non-residential buildings						
Office and banking space						
Total square metres	640	764	2 248	6 334	6 438	+ 1.6
Total value at current prices (R'000)	660	1 604	3 825	11 762	7 678	-34.7
Shopping space						
Total square metres	3 928	0	0	9 071	17 644	+ 94.5
Total value at current prices (R'000)	7 699	0	0	15 479	24 003	+ 55.1
Industrial and warehouse space						
Total square metres	1 333	805	663	37 525	17 703	- 52.8
Total value at current prices (R'000)	2 233	1 578	544	45 449	26 323	- 42.1
Other non-residential space ^{2/}						
Total square metres	0	982	0	4 832	11 268	+ 133.2
Total value at current prices (R'000)	0	2 023	0	5 697	19 013	+ 233.7
Total value of non-residential buildings at current prices (R'000)	10 592	5 205	4 369	78 387	77 017	- 1.7
Additions and alterations						
Dwelling-houses						
Total square metres	5 221	7 239	7 039	98 987	100 679	+ 1.7
Total value at current prices (R'000)	8 485	11 646	11 344	125 785	146 708	+ 16.6
Other buildings ^{3/}						
Total square metres	1 477	2 186	1 783	53 179	56 888	+ 7.0
Total value at current prices (R'000)	3 480	2 386	3 997	74 072	91 087	+ 23.0
Total value of additions and alterations at current prices (R'000)	11 965	14 032	15 341	199 857	237 795	+ 19.0
Total value of buildings completed at current prices (R'000)	46 596	52 525	60 346	689 729	715 196	+ 3.7

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	21	0	0	115	64	- 44.3
Total square metres	829	0	0	4 874	2 589	- 46.9
Total value at current prices (R'000)	594	0	0	5 075	2 451	- 51.7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	11	5	17	60	73	+ 21.7
Total square metres	1 946	722	2 928	10 047	13 203	+ 31.4
Total value at current prices (R'000)	3 288	1 167	4 791	15 146	21 053	+ 39.0
Flats and townhouses						
Number of flats and townhouses	8	9	0	46	17	- 63.0
Total square metres	1 312	1 288	0	7 354	2 758	- 62.5
Total value at current prices (R'000)	2 321	2 194	0	12 543	4 750	- 62.1
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	6 203	3 361	4 791	32 764	28 254	- 13.8
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	134	..
Total value at current prices (R'000)	0	0	0	0	201	..
Shopping space						
Total square metres	0	0	0	784	5 875	+ 649.4
Total value at current prices (R'000)	0	0	0	1 098	12 640	+ 1051.2
Industrial and warehouse space						
Total square metres	0	0	0	1 572	2 685	+ 70.8
Total value at current prices (R'000)	0	0	0	2 327	4 872	+ 109.4
Other non-residential space ^{2/}						
Total square metres	128	0	0	1 129	125	- 88.9
Total value at current prices (R'000)	0	0	0	1 591	188	- 88.2
Total value of non-residential buildings at current prices (R'000)	282	0	0	5 016	17 901	+ 256.9
Additions and alterations						
Dwelling-houses						
Total square metres	2 273	1 225	4 159	27 879	27 439	- 1.6
Total value at current prices (R'000)	3 508	2 094	6 952	40 986	45 282	+ 10.5
Other buildings ^{3/}						
Total square metres	494	0	89	5 155	5 251	+ 1.9
Total value at current prices (R'000)	1 477	165	1 527	14 061	11 724	- 16.6
Total value of additions and alterations at current prices (R'000)	4 985	2 259	8 479	55 047	57 006	+ 3.6
Total value of buildings completed at current prices (R'000)	11 470	5 620	13 270	92 827	103 161	11.1

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	22	519	62	2 896	3 745	+ 29.3
Total square metres	1 173	21 655	2 878	125 962	159 539	+ 26.7
Total value at current prices (R'000)	1 593	11 065	2 027	70 689	89 131	+ 26.1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	15	26	21	372	310	-16.7
Total square metres	2 125	5 272	4 843	61 560	54 650	-11.2
Total value at current prices (R'000)	2 335	7 659	6 841	73 998	74 284	+ 0.4
Flats and townhouses						
Number of flats and townhouses	7	70	126	356	686	+ 92.7
Total square metres	1 414	9 241	10 553	41 506	67 513	+ 62.7
Total value at current prices (R'000)	1 948	12 494	16 701	60 447	103 059	+ 70.5
Other residential buildings ^{1/}						
Total square metres	0	1 512	387	3 466	5 081	+ 46.6
Total value at current prices (R'000)	0	2 000	700	3 474	10 384	+ 198.9
Total value of residential buildings at current prices (R'000)	5 876	33 218	26 269	208 608	276 858	+ 32.7
Non-residential buildings						
Office and banking space						
Total square metres	0	750	99	10 135	8 605	-15.1
Total value at current prices (R'000)	0	1 968	149	18 728	11 764	-37.2
Shopping space						
Total square metres	650	0	5 897	12 017	22 683	+ 88.8
Total value at current prices (R'000)	896	0	8 360	22 049	38 032	+ 72.5
Industrial and warehouse space						
Total square metres	333	0	805	8 045	12 424	+ 54.4
Total value at current prices (R'000)	200	0	800	6 165	14 173	+ 129.9
Other non-residential space ^{2/}						
Total square metres	0	0	280	14 809	8 885	-40.0
Total value at current prices (R'000)	0	0	560	32 639	18 446	-43.5
Total value of non-residential buildings at current prices (R'000)	1 096	1 968	9 869	79 581	82 415	+ 3.6
Additions and alterations						
Dwelling-houses						
Total square metres	3 779	3 731	3 333	75 535	55 850	-26.1
Total value at current prices (R'000)	4 464	4 518	4 631	80 668	64 917	-19.5
Other buildings ^{3/}						
Total square metres	1 844	4 986	1 516	20 153	18 074	-10.3
Total value at current prices (R'000)	2 321	7 517	3 421	40 882	51 623	+ 26.3
Total value of additions and alterations at current prices (R'000)	6 785	12 035	8 052	121 550	116 540	-4.1
Total value of buildings completed at current prices (R'000)	13 757	47 221	44 190	409 739	475 813	+ 16.1

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

Type of building	December 2002*	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	246	358	313	2 439	2 791	+ 14.4
Total square metres	9 340	13 130	12 019	98 110	110 573	+ 12.7
Total value at current prices (R'000)	8 920	12 758	10 455	98 192	105 552	+ 7.5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	103	129	104	1 389	1 331	-4.2
Total square metres	24 625	26 412	27 677	289 659	279 975	-3.3
Total value at current prices (R'000)	43 558	47 413	51 142	426 158	435 694	+ 2.2
Flats and townhouses						
Number of flats and townhouses	54	46	39	741	652	-12.0
Total square metres	7 879	8 850	8 497	104 813	105 997	+ 1.1
Total value at current prices (R'000)	13 241	19 463	18 415	185 063	197 560	+ 6.8
Other residential buildings ^{1/}						
Total square metres	0	0	0	33 853	39 892	+ 17.8
Total value at current prices (R'000)	0	0	0	101 609	467 734	+ 360.3
Total value of residential buildings at current prices (R'000)	65 719	79 634	80 012	811 022	1 206 540	+ 48.8
Non-residential buildings						
Office and banking space						
Total square metres	4 201	234	212	93 773	36 811	-60.7
Total value at current prices (R'000)	9 728	480	100	206 809	89 157	-56.9
Shopping space						
Total square metres	37	5 071	1 144	77 834	44 381	-43.0
Total value at current prices (R'000)	140	8 615	1 400	179 752	81 793	-54.5
Industrial and warehouse space						
Total square metres	18 672	19 492	351	167 347	94 871	-43.3
Total value at current prices (R'000)	18 207	40 783	417	208 845	124 805	-40.2
Other non-residential space ^{2/}						
Total square metres	11 349	2 513	2 168	42 714	29 623	-30.6
Total value at current prices (R'000)	16 332	4 858	2 630	64 132	56 881	-11.3
Total value of non-residential buildings at current prices (R'000)	44 407	54 736	4 547	659 538	352 636	-46.5
Additions and alterations						
Dwelling-houses						
Total square metres	21 482	28 082	22 000	305 441	301 168	-1.4
Total value at current prices (R'000)	25 558	33 688	27 908	371 330	353 103	-4.9
Other buildings ^{3/}						
Total square metres	8 401	17 136	9 669	97 611	114 775	+ 17.6
Total value at current prices (R'000)	19 715	27 412	17 936	205 282	285 807	+ 39.2
Total value of additions and alterations at current prices (R'000)	45 273	61 100	45 844	576 612	638 910	+ 10.8
Total value of buildings completed at current prices (R'000)	155 399	195 470	130 403	2 047 172	2 198 086	+ 7.4

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	16	27	22	1 545	284	- 81.6
Total square metres	828	1 545	1 152	54 710	16 124	- 70.5
Total value at current prices (R'000)	849	2 005	1 079	32 513	18 484	- 43.1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	64	34	48	803	753	- 6.2
Total square metres	17 434	7 316	9 236	152 711	145 610	- 4.6
Total value at current prices (R'000)	17 880	12 010	18 168	206 741	233 636	+ 13.0
Flats and townhouses						
Number of flats and townhouses	29	14	13	610	630	+ 3.3
Total square metres	4 460	1 954	1 481	54 965	59 123	+ 7.6
Total value at current prices (R'000)	5 597	3 450	1 825	88 994	99 666	+ 12.0
Other residential buildings ^{1/}						
Total square metres	0	564	0	2 090	1 296	- 38.0
Total value at current prices (R'000)	0	1 000	0	2 483	2 140	- 13.8
Total value of residential buildings at current prices (R'000)	24 326	18 465	21 072	330 731	353 926	+ 7.0
Non-residential buildings						
Office and banking space						
Total square metres	1 848	0	0	6 729	8 229	+ 22.3
Total value at current prices (R'000)	1 786	0	0	12 068	12 110	+ 0.3
Shopping space						
Total square metres	7 741	4 974	3 041	16 077	18 733	+ 16.5
Total value at current prices (R'000)	8 925	12 114	6 852	18 588	37 447	+ 101.5
Industrial and warehouse space						
Total square metres	7 965	864	9 998	13 760	17 502	+ 27.2
Total value at current prices (R'000)	7 282	647	20 000	13 371	28 912	+ 116.2
Other non-residential space ^{2/}						
Total square metres	1 620	0	0	6 599	13 041	+ 97.6
Total value at current prices (R'000)	2 511	0	0	10 078	43 253	+ 329.2
Total value of non-residential buildings at current prices (R'000)	20 504	12 761	26 852	54 105	121 722	+ 125.0
Additions and alterations						
Dwelling-houses						
Total square metres	2 272	1 221	741	41 771	35 843	- 14.2
Total value at current prices (R'000)	2 059	1 595	996	43 296	37 907	- 12.4
Other buildings ^{3/}						
Total square metres	3 885	1 209	138	14 162	17 993	+ 27.1
Total value at current prices (R'000)	5 819	2 011	6 357	24 575	32 806	+ 33.5
Total value of additions and alterations at current prices (R'000)	7 878	3 606	7 353	67 871	70 713	+ 4.2
Total value of buildings completed at current prices (R'000)	52 708	34 832	55 277	452 707	546 361	+ 20.7

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

Type of building	December 2002*	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 849	581	380	16 328	9 372	-42.6
Total square metres	57 867	17 100	16 822	617 161	329 003	-46.7
Total value at current prices (R'000)	37 501	25 008	22 196	469 861	318 204	-32.3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	495	482	435	4 927	5 457	+ 10.8
Total square metres	121 277	124 040	116 105	1 224 708	1 366 363	+ 11.6
Total value at current prices (R'000)	192 791	220 314	207 605	1 949 406	2 443 568	+ 25.3
Flats and townhouses						
Number of flats and townhouses	264	926	829	5 670	6 580	+ 16.0
Total square metres	30 896	134 813	112 066	698 930	874 444	+ 25.1
Total value at current prices (R'000)	48 099	209 462	197 288	1 107 923	1 513 184	+ 36.6
Other residential buildings ^{1/}						
Total square metres	3 366	0	0	15 416	22 792	+ 47.8
Total value at current prices (R'000)	4 968	0	0	23 355	39 268	+ 68.1
Total value of residential buildings at current prices (R'000)	283 359	454 784	427 089	3 550 545	4 314 224	+ 21.5
Non-residential buildings						
Office and banking space						
Total square metres	53 799	11 296	16 888	376 739	292 134	-22.5
Total value at current prices (R'000)	87 239	21 446	34 124	605 522	590 078	-2.6
Shopping space						
Total square metres	9 671	1 062	6 320	62 173	91 568	+ 47.3
Total value at current prices (R'000)	15 552	1 982	10 150	109 328	178 521	+ 63.3
Industrial and warehouse space						
Total square metres	59 302	34 862	17 861	188 421	202 089	+ 7.3
Total value at current prices (R'000)	95 211	89 417	28 770	303 947	362 469	+ 19.3
Other non-residential space ^{2/}						
Total square metres	7 626	1 906	502	51 183	271 585	+ 430.6
Total value at current prices (R'000)	12 442	3 611	852	82 420	530 377	+ 543.5
Total value of non-residential buildings at current prices (R'000)	210 444	116 456	73 896	1 101 217	1 661 445	+ 50.9
Additions and alterations						
Dwelling-houses						
Total square metres	22 258	47 471	20 473	387 917	396 668	+ 2.3
Total value at current prices (R'000)	34 392	74 523	33 623	585 882	610 417	+ 4.2
Other buildings ^{3/}						
Total square metres	11 036	18 722	23 123	118 794	191 414	+ 61.1
Total value at current prices (R'000)	17 924	48 488	36 803	197 656	404 275	+ 104.5
Total value of additions and alterations at current prices (R'000)	52 316	123 011	70 426	783 538	1 014 692	+ 29.5
Total value of buildings completed at current prices (R'000)	546 119	694 251	571 411	5 435 300	6 990 361	+ 28.6

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	8	42	6	2 012	856	-57.5
Total square metres	522	2 163	385	79 521	34 983	-56.0
Total value at current prices (R'000)	843	2 135	496	42 689	29 240	-31.5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	29	43	20	414	525	+ 26.8
Total square metres	6 699	7 780	4 429	75 952	112 337	+ 47.9
Total value at current prices (R'000)	11 058	11 254	6 158	95 683	150 675	+ 57.5
Flats and townhouses						
Number of flats and townhouses	5	0	12	207	600	+ 189.9
Total square metres	668	0	1 062	22 399	40 687	+ 81.6
Total value at current prices (R'000)	657	0	1 132	26 440	52 590	+ 98.9
Other residential buildings ^{1/}						
Total square metres	5 100	0	988	12 172	4 054	-66.7
Total value at current prices (R'000)	52 000	0	2 950	124 250	10 000	-92.0
Total value of residential buildings at current prices (R'000)	64 558	13 389	10 736	289 062	242 505	-16.1
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	2 969	6 701	+ 125.7
Total value at current prices (R'000)	0	0	0	4 763	9 284	+ 94.9
Shopping space						
Total square metres	1 571	5 261	0	9 576	55 837	+ 483.1
Total value at current prices (R'000)	1 602	13 000	0	16 244	91 922	+ 465.9
Industrial and warehouse space						
Total square metres	1 152	0	261	8 794	19 093	+ 117.1
Total value at current prices (R'000)	1 036	0	105	10 462	16 465	+ 57.4
Other non-residential space ^{2/}						
Total square metres	0	0	0	14 854	371	-97.5
Total value at current prices (R'000)	0	0	0	13 101	400	-96.9
Total value of non-residential buildings at current prices (R'000)	2 638	13 000	105	44 570	118 071	+ 164.9
Additions and alterations						
Dwelling-houses						
Total square metres	2 172	2 031	517	44 616	30 229	-32.2
Total value at current prices (R'000)	2 733	2 820	509	45 020	36 766	-18.3
Other buildings ^{3/}						
Total square metres	0	2 447	314	7 393	12 476	+ 68.8
Total value at current prices (R'000)	53	2 192	328	12 458	18 170	+ 45.9
Total value of additions and alterations at current prices (R'000)	2 786	5 012	837	57 478	54 936	-4.4
Total value of buildings completed at current prices (R'000)	69 982	31 401	11 678	391 110	415 512	+ 6.2

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002	January 2003 to December 2003	Percentage change between January 2002 to December 2002 and January 2003 to December 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	27	13	16	231	509	+ 120.3
Total square metres	1 302	765	981	13 483	25 261	+ 87.4
Total value at current prices (R'000)	1 225	1 116	1 632	18 944	24 429	+ 29.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	13	22	21	178	293	+ 64.6
Total square metres	1 611	3 978	4 267	30 241	52 090	+ 72.2
Total value at current prices (R'000)	2 695	6 796	6 464	43 845	78 238	+ 78.4
Flats and townhouses						
Number of flats and townhouses	1	6	8	26	59	+ 126.9
Total square metres	118	1 195	1 048	2 846	7 500	+ 163.5
Total value at current prices (R'000)	165	1 673	1 511	4 123	10 307	+ 150.0
Other residential buildings ^{1/}						
Total square metres	0	0	0	13 959	743	-94.7
Total value at current prices (R'000)	0	0	0	207 506	1 138	-99.5
Total value of residential buildings at current prices (R'000)	4 085	9 585	9 607	274 418	114 112	-58.4
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	416	4 626	+ 1 012.0
Total value at current prices (R'000)	0	0	0	632	7 397	+ 1 070.4
Shopping space						
Total square metres	0	0	3 492	8 531	6 501	-23.8
Total value at current prices (R'000)	0	0	2 500	11 980	7 476	-37.6
Industrial and warehouse space						
Total square metres	0	0	0	1 323	1 889	+ 42.8
Total value at current prices (R'000)	0	0	0	1 977	2 839	+ 43.6
Other non-residential space ^{2/}						
Total square metres	0	0	0	741	1 153	+ 55.6
Total value at current prices (R'000)	0	0	0	985	1 975	+ 100.5
Total value of non-residential buildings at current prices (R'000)	0	0	2 500	15 574	19 687	+ 26.4
Additions and alterations						
Dwelling-houses						
Total square metres	75	936	340	5 583	11 396	+ 104.1
Total value at current prices (R'000)	71	1 456	580	8 164	16 603	+ 103.4
Other buildings ^{3/}						
Total square metres	134	112	0	2 836	1 674	-41.0
Total value at current prices (R'000)	395	179	0	4 824	6 719	+ 39.3
Total value of additions and alterations at current prices (R'000)	466	1 635	580	12 988	23 322	+ 79.6
Total value of buildings completed at current prices (R'000)	4 551	11 220	12 687	302 980	157 121	-48.1

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	667	427	216	10 612	5 151	- 51.5
Total square metres	22 478	19 190	9 303	367 741	222 563	- 39.5
Total value at current prices (R'000)	27 643	22 171	10 909	437 486	271 160	- 38.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	345	225	194	4 569	3 528	- 22.8
Total square metres	70 383	52 882	45 963	931 634	760 156	- 18.4
Total value at current prices (R'000)	91 289	101 183	83 106	1 306 638	1 195 574	- 8.5
Flats and townhouses						
Number of flats and townhouses	218	640	718	1 995	6 122	+ 206.9
Total square metres	23 880	67 832	80 889	203 522	563 535	+ 176.9
Total value at current prices (R'000)	54 588	138 324	168 529	343 346	991 591	+ 188.8
Other residential buildings ^{1/}						
Total square metres	47 356	0	58	64 420	58	- 99.9
Total value at current prices (R'000)	214 808	0	102	238 313	102	- 100.0
Total value of residential buildings at current prices (R'000)	388 328	261 678	262 646	2 325 783	2 458 427	+ 5.7
Non-residential buildings						
Office and banking space						
Total square metres	11 926	3 890	1 200	65 967	94 866	+ 43.8
Total value at current prices (R'000)	68 973	7 653	1 400	160 366	194 301	+ 21.2
Shopping space						
Total square metres	5 140	983	4 642	31 969	66 706	+ 108.7
Total value at current prices (R'000)	8 120	1 910	10 402	43 468	81 472	+ 87.4
Industrial and warehouse space						
Total square metres	8 903	11 417	15 480	131 977	131 257	- 0.5
Total value at current prices (R'000)	8 036	16 093	21 300	142 885	165 619	+ 15.9
Other non-residential space ^{2/}						
Total square metres	1 672	928	946	42 198	25 464	- 39.7
Total value at current prices (R'000)	2 469	1 258	1 975	59 948	42 696	- 28.8
Total value of non-residential buildings at current prices (R'000)	87 598	26 914	35 077	406 667	484 088	+ 19.0
Additions and alterations						
Dwelling-houses						
Total square metres	41 383	59 196	52 647	649 025	659 667	+ 1.6
Total value at current prices (R'000)	55 413	99 949	91 049	841 623	1 002 133	+ 19.1
Other buildings ^{3/}						
Total square metres	13 820	12 380	13 562	257 301	268 509	+ 4.4
Total value at current prices (R'000)	47 314	33 638	32 782	531 657	562 064	+ 5.7
Total value of additions and alterations at current prices (R'000)	102 727	133 587	123 831	1 373 280	1 564 197	+ 13.9
Total value of building plans passed at current prices (R'000)	578 653	422 179	421 554	4 105 730	4 506 712	+ 9.8

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

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

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

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

Type of building	December 2002	November 2003*	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	109	982	388	2 820	5 062	+ 79.5
Total square metres	4 373	39 316	15 597	117 676	205 361	+ 74.5
Total value at current prices (R'000)	6 268	51 999	12 664	153 193	272 973	+ 78.2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	30	5	10	707	269	- 62.0
Total square metres	9 473	517	1 563	131 306	48 057	- 63.4
Total value at current prices (R'000)	14 124	691	2 177	189 304	82 655	- 56.3
Flats and townhouses						
Number of flats and townhouses	22	18	4	259	104	- 59.8
Total square metres	1 606	4 243	1 400	29 259	22 678	- 22.5
Total value at current prices (R'000)	3 086	7 547	2 593	46 149	41 352	- 10.4
Other residential buildings ^{1/}						
Total square metres	0	0	0	323	470	+ 45.5
Total value at current prices (R'000)	0	0	0	550	969	+ 76.2
Total value of residential buildings at current prices (R'000)	23 478	60 237	17 434	389 196	397 949	+ 2.2
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	8 373	4 678	- 44.1
Total value at current prices (R'000)	0	0	0	13 241	8 862	- 33.1
Shopping space						
Total square metres	1 200	1 404	837	21 774	11 951	-45.1
Total value at current prices (R'000)	2 220	2 752	1 683	40 118	20 151	-49.8
Industrial and warehouse space						
Total square metres	2 543	11 681	1 338	35 325	29 028	- 17.8
Total value at current prices (R'000)	4 120	15 393	1 854	55 665	43 126	- 22.5
Other non-residential space ^{2/}						
Total square metres	404	0	301	24 689	6 016	- 75.6
Total value at current prices (R'000)	1 312	0	549	40 347	10 641	- 73.6
Total value of non-residential buildings at current prices (R'000)	7 652	18 145	4 086	149 371	82 780	- 44.6
Additions and alterations						
Dwelling-houses						
Total square metres	9 135	13 446	19 632	138 101	128 202	- 7.2
Total value at current prices (R'000)	17 885	25 160	25 169	201 121	198 423	- 1.3
Other buildings ^{3/}						
Total square metres	2 393	2 878	1 095	38 030	44 448	+ 16.9
Total value at current prices (R'000)	4 351	5 296	1 873	61 969	100 581	+ 62.3
Total value of additions and alterations at current prices (R'000)	22 236	30 456	27 042	263 090	299 004	+ 13.7
Total value of building plans passed at current prices (R'000)	53 366	108 838	48 562	801 657	779 733	- 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.

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	45	31	691	623	-9.8
Total square metres	1 699	2 608	1 652	33 279	33 658	+ 1.1
Total value at current prices (R'000)	1 916	3 108	1 714	38 127	38 595	+ 1.2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	56	101	69	793	958	+ 20.8
Total square metres	11 448	20 818	13 048	159 447	201 011	+ 26.1
Total value at current prices (R'000)	15 597	38 005	19 715	229 350	342 665	+ 49.4
Flats and townhouses						
Number of flats and townhouses	28	26	61	358	722	+ 101.7
Total square metres	3 563	2 695	9 859	66 283	133 140	+ 100.9
Total value at current prices (R'000)	4 250	3 460	20 888	102 435	274 767	+ 168.2
Other residential buildings ^{1/}						
Total square metres	0	3 907	2 053	68 068	7 878	-88.4
Total value at current prices (R'000)	0	9 700	6 900	496 415	19 275	-96.1
Total value of residential buildings at current prices (R'000)	21 763	54 273	49 217	866 327	675 302	-22.0
Non-residential buildings						
Office and banking space						
Total square metres	678	652	950	11 635	14 623	+ 25.7
Total value at current prices (R'000)	1 000	1 174	1 130	19 850	23 330	+ 17.5
Shopping space						
Total square metres	0	7 498	0	12 205	53 752	+ 340.4
Total value at current prices (R'000)	0	38 900	0	16 414	347 470	+ 2 016.9
Industrial and warehouse space						
Total square metres	161	29 570	21 068	79 974	121 659	+ 52.1
Total value at current prices (R'000)	425	64 290	17 500	103 463	160 923	+ 55.5
Other non-residential space ^{2/}						
Total square metres	887	1 187	715	71 389	12 144	-83.0
Total value at current prices (R'000)	945	1 726	680	86 920	20 956	-75.9
Total value of non-residential buildings at current prices (R'000)	2 370	106 090	19 310	226 647	552 679	+ 143.9
Additions and alterations						
Dwelling-houses						
Total square metres	21 097	30 546	20 321	279 111	330 084	+ 18.3
Total value at current prices (R'000)	24 968	41 162	27 073	353 686	448 418	+ 26.8
Other buildings ^{3/}						
Total square metres	7 964	5 656	7 894	86 800	130 774	+ 50.7
Total value at current prices (R'000)	17 527	11 984	13 194	172 217	291 488	+ 69.3
Total value of additions and alterations at current prices (R'000)	42 495	53 146	40 267	525 903	739 906	+ 40.7
Total value of building plans passed at current prices (R'000)	66 628	213 509	108 794	1 618 877	1 967 887	+ 21.6

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

Type of building	December 2002*	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	417	1 184	270	7 432	5 608	- 24.5
Total square metres	16 714	45 009	11 951	281 477	245 531	- 12.8
Total value at current prices (R'000)	22 695	83 000	14 994	294 400	341 581	+ 16.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	338	642	390	4 886	5 990	+ 22.6
Total square metres	70 267	158 076	103 611	1 241 275	1 542 991	+ 24.3
Total value at current prices (R'000)	117 452	308 154	217 442	2 132 793	3 139 414	+ 47.2
Flats and townhouses						
Number of flats and townhouses	240	558	288	3 521	3 966	+ 12.6
Total square metres	42 592	103 602	53 419	472 372	694 096	+ 46.9
Total value at current prices (R'000)	73 815	231 277	114 073	807 973	1 369 924	+ 69.6
Other residential buildings ^{1/}						
Total square metres	0	0	0	4 227	21 216	+ 401.9
Total value at current prices (R'000)	0	0	0	7 198	43 299	+ 501.5
Total value of residential buildings at current prices (R'000)	213 962	622 431	346 509	3 242 364	4 894 218	+ 50.9
Non-residential buildings						
Office and banking space						
Total square metres	4 248	15 748	17 260	186 150	139 319	- 25.2
Total value at current prices (R'000)	7 359	29 658	35 156	424 729	271 305	- 36.1
Shopping space						
Total square metres	986	622	15 474	86 039	240 206	+ 179.2
Total value at current prices (R'000)	1 663	1 244	31 644	157 543	428 851	+ 172.2
Industrial and warehouse space						
Total square metres	12 375	20 977	23 150	273 389	297 401	+ 8.8
Total value at current prices (R'000)	21 110	40 052	45 804	474 368	570 794	+ 20.3
Other non-residential space ^{2/}						
Total square metres	1 386	9 332	13 314	224 271	91 685	- 59.1
Total value at current prices (R'000)	2 373	18 611	26 480	424 168	184 595	- 56.5
Total value of non-residential buildings at current prices (R'000)	32 505	89 565	139 084	1 480 808	1 455 545	- 1.7
Additions and alterations						
Dwelling-houses						
Total square metres	35 362	84 623	54 440	743 021	836 792	+ 12.6
Total value at current prices (R'000)	58 762	157 963	90 621	1 229 534	1 480 801	+ 20.4
Other buildings ^{3/}						
Total square metres	6 916	35 980	31 229	344 985	260 091	- 24.6
Total value at current prices (R'000)	12 599	85 767	54 276	634 029	550 216	- 13.2
Total value of additions and alterations at current prices (R'000)	71 361	243 730	144 897	1 863 563	2 031 017	+ 9.0
Total value of building plans passed at current prices (R'000)	317 828	955 726	630 490	6 586 735	8 380 780	+ 27.2

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 585	165	76	8 695	4 453	- 48.8
Total square metres	48 312	8 378	4 225	342 677	159 051	- 53.6
Total value at current prices (R'000)	26 053	13 914	8 104	210 904	147 685	- 30.0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	110	180	112	2 551	2 227	- 12.7
Total square metres	32 997	50 160	31 315	674 464	611 761	- 9.3
Total value at current prices (R'000)	53 341	82 696	50 234	1 014 900	1 015 107	+ 0.0
Flats and townhouses						
Number of flats and townhouses	136	224	51	3 151	2 703	- 14.2
Total square metres	25 295	19 333	10 223	481 718	486 422	+ 1.0
Total value at current prices (R'000)	45 118	32 995	16 425	711 693	852 375	+ 19.8
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	4 759	..
Total value at current prices (R'000)	0	0	0	0	9 481	..
Total value of residential buildings at current prices (R'000)	124 512	129 605	74 763	1 937 497	2 024 648	+ 4.5
Non-residential buildings						
Office and banking space						
Total square metres	110	12 296	5 827	79 355	88 177	+ 11.1
Total value at current prices (R'000)	160	24 592	10 314	126 129	155 820	+ 23.5
Shopping space						
Total square metres	0	10 397	0	67 463	32 734	- 51.5
Total value at current prices (R'000)	0	15 951	0	99 115	54 738	- 44.8
Industrial and warehouse space						
Total square metres	4 605	1 415	63 881	120 649	188 561	+ 56.3
Total value at current prices (R'000)	6 528	2 123	96 502	176 001	287 838	+ 63.5
Other non-residential space ^{2/}						
Total square metres	2 589	889	300	34 063	37 991	+ 11.5
Total value at current prices (R'000)	3 871	1 774	600	53 423	59 784	+ 11.9
Total value of non-residential buildings at current prices (R'000)	10 559	44 440	107 416	454 668	558 180	+ 22.8
Additions and alterations						
Dwelling-houses						
Total square metres	7 878	32 509	14 098	289 638	309 784	+ 7.0
Total value at current prices (R'000)	11 416	52 026	23 188	434 715	520 960	+ 19.8
Other buildings ^{3/}						
Total square metres	20 882	7 762	26 870	136 373	215 226	+ 57.8
Total value at current prices (R'000)	26 814	16 413	40 875	232 666	355 545	+ 52.8
Total value of additions and alterations at current prices (R'000)	38 230	68 439	64 063	667 381	876 505	+ 31.3
Total value of building plans passed at current prices (R'000)	173 301	242 484	246 242	3 059 546	3 459 333	+ 13.1

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	17	17	92	2 047	2 436	+ 19.0
Total square metres	838	883	3 973	86 709	95 662	+ 10.3
Total value at current prices (R'000)	1 171	1 160	2 594	51 483	55 452	+ 7.7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	22	16	29	341	367	+ 7.6
Total square metres	3 936	3 133	5 952	54 664	62 198	+ 13.8
Total value at current prices (R'000)	5 890	4 665	9 030	78 897	93 338	+ 18.3
Flats and townhouses						
Number of flats and townhouses	32	0	155	640	554	-13.4
Total square metres	2 144	0	16 944	58 512	54 309	-7.2
Total value at current prices (R'000)	3 216	0	25 417	85 300	82 585	-3.2
Other residential buildings ^{1/}						
Total square metres	0	0	0	4 087	0	..
Total value at current prices (R'000)	0	0	0	9 300	0	..
Total value of residential buildings at current prices (R'000)	10 277	5 825	37 041	224 980	231 375	+ 2.8
Non-residential buildings						
Office and banking space						
Total square metres	0	518	0	14 272	8 284	-42.0
Total value at current prices (R'000)	0	1 295	0	24 298	13 715	-43.6
Shopping space						
Total square metres	0	2 075	0	15 726	8 795	-44.1
Total value at current prices (R'000)	0	4 150	0	30 402	20 411	-32.9
Industrial and warehouse space						
Total square metres	166	98	0	13 063	7 222	-44.7
Total value at current prices (R'000)	170	58	0	13 481	4 451	-67.0
Other non-residential space ^{2/}						
Total square metres	0	50	0	1 963	3 620	+ 84.4
Total value at current prices (R'000)	0	100	0	2 030	6 381	+ 214.3
Total value of non-residential buildings at current prices (R'000)	170	5 603	0	70 211	44 958	-36.0
Additions and alterations						
Dwelling-houses						
Total square metres	4 080	3 998	3 301	53 803	53 779	+ 0.0
Total value at current prices (R'000)	5 271	4 785	4 145	68 930	71 144	+ 3.2
Other buildings ^{3/}						
Total square metres	1 091	789	874	16 330	15 861	-2.9
Total value at current prices (R'000)	1 673	5 857	3 155	38 491	64 437	+ 67.4
Total value of additions and alterations at current prices (R'000)	6 944	10 642	7 300	107 421	135 581	+ 26.2
Total value of building plans passed at current prices (R'000)	17 391	22 070	44 341	402 612	411 914	+ 2.3

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	621	176	201	5 847	3 179	- 45.6
Total square metres	22 921	6 859	10 740	215 482	126 445	- 41.3
Total value at current prices (R'000)	29 693	6 872	16 295	256 619	152 710	- 40.5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	231	217	151	3 115	2 949	- 5.3
Total square metres	42 724	45 060	35 018	595 174	579 280	- 2.7
Total value at current prices (R'000)	59 848	70 827	54 130	855 721	830 757	- 2.9
Flats and townhouses						
Number of flats and townhouses	177	496	305	1 562	3 317	+ 112.4
Total square metres	16 272	39 200	28 845	171 562	284 808	+ 66.0
Total value at current prices (R'000)	22 616	60 414	49 484	268 072	451 336	+ 68.4
Other residential buildings ^{1/}						
Total square metres	0	0	793	6 730	49 783	+ 639.7
Total value at current prices (R'000)	0	0	1 200	9 935	218 547	+ 2099.8
Total value of residential buildings at current prices (R'000)	112 157	138 113	121 109	1 390 347	1 653 350	+ 18.9
Non-residential buildings						
Office and banking space						
Total square metres	1 165	0	12 800	86 966	112 740	+ 29.6
Total value at current prices (R'000)	2 473	0	30 980	134 794	209 001	+ 55.1
Shopping space						
Total square metres	570	1 157	0	45 451	22 968	- 49.5
Total value at current prices (R'000)	907	1 014	0	55 300	32 556	- 41.1
Industrial and warehouse space						
Total square metres	10 800	10 532	4 363	104 632	91 376	- 12.7
Total value at current prices (R'000)	11 874	13 023	5 362	112 693	101 431	- 10.0
Other non-residential space ^{2/}						
Total square metres	16 132	107	0	40 738	25 587	- 37.2
Total value at current prices (R'000)	24 514	214	0	51 549	34 609	- 32.9
Total value of non-residential buildings at current prices (R'000)	39 768	14 251	36 342	354 336	377 597	+ 6.6
Additions and alterations						
Dwelling-houses						
Total square metres	27 512	22 760	19 401	350 157	365 197	+ 4.3
Total value at current prices (R'000)	34 699	32 731	26 763	430 148	468 275	+ 8.9
Other buildings ^{3/}						
Total square metres	17 675	5 933	8 432	166 154	144 310	- 13.1
Total value at current prices (R'000)	19 978	15 406	18 187	277 263	323 128	+ 16.5
Total value of additions and alterations at current prices (R'000)	54 677	48 137	44 950	707 411	791 403	+ 11.9
Total value of buildings completed at current prices (R'000)	206 602	200 501	202 401	2 452 094	2 822 350	+ 15.1

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

Type of building	December 2002	November 2003*	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	138	162	74	2 407	1 432	- 40.5
Total square metres	6 570	6 622	3 020	110 464	65 488	- 40.7
Total value at current prices (R'000)	9 591	8 335	3 105	145 124	93 224	- 35.8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	4	2	27	302	194	- 35.8
Total square metres	539	837	2 546	45 875	29 190	- 36.4
Total value at current prices (R'000)	582	683	4 348	62 137	44 417	- 28.5
Flats and townhouses						
Number of flats and townhouses	0	10	11	59	128	+ 116.9
Total square metres	0	842	3 842	8 511	18 135	+ 113.1
Total value at current prices (R'000)	0	1 627	6 470	12 473	28 130	+ 125.5
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 744	5 656	+ 106.1
Total value at current prices (R'000)	0	0	0	3 312	9 314	+ 181.2
Total value of residential buildings at current prices (R'000)	10 173	10 645	13 923	223 046	175 085	- 21.5
Non-residential buildings						
Office and banking space						
Total square metres	640	0	70	1 824	3 336	+ 82.9
Total value at current prices (R'000)	660	0	157	2 709	2 139	- 21.0
Shopping space						
Total square metres	3 928	0	0	7 876	15 351	+ 94.9
Total value at current prices (R'000)	7 699	0	0	13 273	20 093	+ 51.4
Industrial and warehouse space						
Total square metres	1 333	805	663	35 471	16 814	- 52.6
Total value at current prices (R'000)	2 233	1 578	544	42 787	24 834	-42.0
Other non-residential space ^{2/}						
Total square metres	0	982	0	3 560	4 303	+ 20.9
Total value at current prices (R'000)	0	2 023	0	3 927	6 811	+ 73.4
Total value of non-residential buildings at current prices (R'000)	10 592	3 601	701	62 696	53 877	- 14.1
Additions and alterations						
Dwelling-houses						
Total square metres	2 521	595	827	47 505	38 109	- 19.8
Total value at current prices (R'000)	4 422	614	1 290	56 288	52 394	- 6.9
Other buildings ^{3/}						
Total square metres	768	0	43	35 352	33 828	- 4.3
Total value at current prices (R'000)	2 247	36	57	44 021	50 661	+ 15.1
Total value of additions and alterations at current prices (R'000)	6 669	650	1 347	100 309	103 055	+ 2.7
Total value of buildings completed at current prices (R'000)	27 434	14 896	15 971	386 051	332 017	- 14.0

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	76	139	152	791	1 194	+ 50.9
Total square metres	3 738	6 360	6 917	40 033	55 694	+ 39.1
Total value at current prices (R'000)	4 161	7 252	6 878	46 175	60 086	+ 30.1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	47	73	48	802	655	- 18.3
Total square metres	7 802	10 849	10 852	146 852	118 535	- 19.3
Total value at current prices (R'000)	11 304	15 576	14 455	188 503	140 521	- 25.5
Flats and townhouses						
Number of flats and townhouses	28	21	24	271	289	+ 6.6
Total square metres	4 824	3 686	5 042	38 363	38 145	- 0.6
Total value at current prices (R'000)	8 188	8 321	11 416	60 173	67 195	+ 11.7
Other residential buildings ^{1/}						
Total square metres	0	0	0	1 246	39 557	+ 3 074.7
Total value at current prices (R'000)	0	0	0	1 263	467 180	+36 889.7
Total value of residential buildings at current prices (R'000)	23 653	31 149	32 749	296 114	734 982	+ 148.2
Non-residential buildings						
Office and banking space						
Total square metres	2 084	57	212	41 044	20 294	- 50.6
Total value at current prices (R'000)	4 428	80	100	62 199	39 841	- 35.9
Shopping space						
Total square metres	37	5 071	0	32 436	19 791	- 39.0
Total value at current prices (R'000)	140	8 615	0	49 908	32 087	- 35.7
Industrial and warehouse space						
Total square metres	14 306	15 541	180	140 916	73 320	- 48.0
Total value at current prices (R'000)	13 903	38 735	92	170 339	104 052	- 38.9
Other non-residential space ^{2/}						
Total square metres	10 487	1 843	1 320	30 738	16 697	- 45.7
Total value at current prices (R'000)	14 752	3 950	1 705	45 014	28 524	- 36.6
Total value of non-residential buildings at current prices (R'000)	33 223	51 380	1 897	327 460	204 504	- 37.5
Additions and alterations						
Dwelling-houses						
Total square metres	17 593	23 035	17 354	250 964	229 393	- 8.6
Total value at current prices (R'000)	19 835	24 788	19 234	298 733	246 316	- 17.5
Other buildings ^{3/}						
Total square metres	7 421	16 746	9 081	73 452	87 086	+ 18.6
Total value at current prices (R'000)	16 540	25 782	16 800	166 275	244 673	+ 47.1
Total value of additions and alterations at current prices (R'000)	36 375	50 570	36 034	465 008	490 989	+ 5.6
Total value of buildings completed at current prices (R'000)	93 251	133 099	70 680	1 088 582	1 430 475	+ 31.4

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

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

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

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

Type of building	December 2002*	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	272	520	318	7 388	3 946	-46.6
Total square metres	9 997	13 866	14 548	269 717	153 896	-42.9
Total value at current prices (R'000)	12 622	20 560	20 100	258 524	198 404	-23.3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	346	321	280	3 231	3 649	+ 12.9
Total square metres	81 811	72 437	68 894	727 548	822 218	+ 13.0
Total value at current prices (R'000)	133 541	133 536	132 290	1 159 327	1 526 063	+ 31.6
Flats and townhouses						
Number of flats and townhouses	189	448	751	3 132	4 530	+ 44.6
Total square metres	19 005	74 110	101 196	421 116	603 373	+ 43.3
Total value at current prices (R'000)	30 281	103 703	180 474	658 295	1 054 708	+ 60.2
Other residential buildings ^{1/}						
Total square metres	2 579	0	0	14 557	12 969	-10.9
Total value at current prices (R'000)	3 943	0	0	22 257	31 510	+ 41.6
Total value of residential buildings at current prices (R'000)	180 387	257 799	332 864	2 098 403	2 810 685	+ 33.9
Non-residential buildings						
Office and banking space						
Total square metres	53 064	7 209	7 202	326 452	244 919	-25.0
Total value at current prices (R'000)	86 504	14 423	19 595	532 254	513 579	-3.5
Shopping space						
Total square metres	9 671	1 062	220	49 326	57 596	+ 16.8
Total value at current prices (R'000)	15 552	1 982	1 000	87 211	120 700	+ 38.4
Industrial and warehouse space						
Total square metres	6 735	31 861	17 861	117 295	172 354	+ 46.9
Total value at current prices (R'000)	10 848	86 716	28 770	191 971	325 806	+ 69.7
Other non-residential space ^{2/}						
Total square metres	6 761	220	502	43 165	252 963	+ 486.0
Total value at current prices (R'000)	11 266	660	852	68 276	502 400	+ 635.8
Total value of non-residential buildings at current prices (R'000)	124 170	103 781	50 217	879 712	1 462 485	+ 66.2
Additions and alterations						
Dwelling-houses						
Total square metres	19 949	22 305	16 995	331 563	288 507	-13.0
Total value at current prices (R'000)	30 889	37 137	28 910	502 907	446 723	-11.2
Other buildings ^{3/}						
Total square metres	4 246	17 991	12 808	91 347	138 122	+ 51.2
Total value at current prices (R'000)	7 213	47 467	22 827	152 760	308 384	+ 101.9
Total value of additions and alterations at current prices (R'000)	38 102	84 604	51 737	655 667	755 107	+ 15.2
Total value of buildings completed at current prices (R'000)	342 659	446 184	434 818	3 633 782	5 028 277	+ 38.4

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

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

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

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 569	59	62	8 831	5 376	- 39.1
Total square metres	47 510	3 105	2 274	343 154	173 476	- 49.4
Total value at current prices (R'000)	24 529	4 329	2 096	206 390	117 899	- 42.9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	105	106	115	1 340	1 365	+ 1.9
Total square metres	25 498	31 553	32 857	371 195	382 818	+ 3.1
Total value at current prices (R'000)	37 913	53 725	51 814	611 951	649 108	+ 6.1
Flats and townhouses						
Number of flats and townhouses	75	281	71	2 334	1 422	- 39.1
Total square metres	11 891	40 431	9 159	263 553	199 875	- 24.2
Total value at current prices (R'000)	17 818	69 282	14 349	427 913	337 444	- 21.1
Other residential buildings ^{1/}						
Total square metres	0	0	0	72	0	..
Total value at current prices (R'000)	0	0	0	73	0	..
Total value of residential buildings at current prices (R'000)	80 260	127 336	68 259	1 246 327	1 104 451	- 11.4
Non-residential buildings						
Office and banking space						
Total square metres	735	4 087	9 686	49 996	47 215	- 5.6
Total value at current prices (R'000)	735	7 023	14 529	72 908	76 499	+ 4.9
Shopping space						
Total square metres	0	0	6 100	8 564	20 105	+ 134.8
Total value at current prices (R'000)	0	0	9 150	14 866	35 860	+ 141.2
Industrial and warehouse space						
Total square metres	52 441	0	0	69 737	22 315	- 68.0
Total value at current prices (R'000)	84 193	0	0	110 089	28 652	- 74.0
Other non-residential space ^{2/}						
Total square metres	464	1 686	0	7 083	16 373	+ 131.2
Total value at current prices (R'000)	696	2 951	0	12 574	25 358	+ 101.7
Total value of non-residential buildings at current prices (R'000)	85 624	9 974	23 679	210 437	166 369	- 20.9
Additions and alterations						
Dwelling-houses						
Total square metres	2 123	23 293	2 285	45 281	95 422	+ 110.7
Total value at current prices (R'000)	3 310	34 795	3 428	69 547	147 764	+ 112.5
Other buildings ^{3/}						
Total square metres	5 877	158	10 315	22 226	47 216	+ 112.4
Total value at current prices (R'000)	9 515	353	13 976	37 308	86 772	+ 132.6
Total value of additions and alterations at current prices (R'000)	12 825	35 148	17 404	106 855	234 536	+ 119.5
Total value of buildings completed at current prices (R'000)	178 709	172 458	109 342	1 563 619	1 505 356	- 3.7

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

Type of building	December 2002	November 2003	December 2003	January 2002 to December 2002*	January 2003 to December 2003*	Percentage change between January 2002 to December 2002 and January 2003 to December 2003*
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	20	353	11	2 274	2 800	+ 23.1
Total square metres	1 076	14 528	575	97 412	119 865	+ 23.0
Total value at current prices (R'000)	1 498	7 088	820	50 573	65 827	+ 30.2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	12	16	17	247	204	- 17.4
Total square metres	1 706	3 555	3 857	40 675	35 398	- 13.0
Total value at current prices (R'000)	1 851	5 124	5 626	49 961	48 533	- 2.9
Flats and townhouses						
Number of flats and townhouses	4	65	79	327	563	+ 72.2
Total square metres	920	8 316	7 679	37 247	56 240	+ 51.0
Total value at current prices (R'000)	1 380	11 139	12 000	55 214	85 770	+ 55.3
Other residential buildings ^{1/}						
Total square metres	0	0	387	1 428	3 256	+ 128.0
Total value at current prices (R'000)	0	0	700	1 461	8 070	+ 452.4
Total value of residential buildings at current prices (R'000)	4 729	23 351	19 146	157 209	208 200	+ 32.4
Non-residential buildings						
Office and banking space						
Total square metres	0	256	99	9 275	8 011	- 13.6
Total value at current prices (R'000)	0	768	149	17 800	10 417	- 41.5
Shopping space						
Total square metres	0	0	3 767	9 959	12 623	+ 26.7
Total value at current prices (R'000)	0	0	4 100	19 450	20 498	+ 5.4
Industrial and warehouse space						
Total square metres	333	0	805	6 105	11 779	+ 92.9
Total value at current prices (R'000)	200	0	800	4 701	13 708	+ 191.6
Other non-residential space ^{2/}						
Total square metres	0	0	280	8 233	7 826	- 4.9
Total value at current prices (R'000)	0	0	560	23 240	16 968	- 27.0
Total value of non-residential buildings at current prices (R'000)	200	768	5 609	65 191	61 591	- 5.5
Additions and alterations						
Dwelling-houses						
Total square metres	2 296	2 172	2 631	53 347	31 580	- 40.8
Total value at current prices (R'000)	2 889	2 562	3 721	58 829	39 009	- 33.7
Other buildings ^{3/}						
Total square metres	1 776	2 469	693	15 189	7 589	- 50.0
Total value at current prices (R'000)	1 827	5 430	1 380	29 707	33 737	+ 13.6
Total value of additions and alterations at current prices (R'000)	4 716	7 992	5 101	88 536	72 746	- 17.8
Total value of buildings completed at current prices (R'000)	9 645	32 111	29 856	310 936	342 537	+ 10.2

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.

Explanatory notes

Introduction	<p>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 128 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.</p> <p>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.</p>
Purpose of the survey	<p>3 The Building Statistics Survey is a 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).</p>
Scope of the survey	<p>4 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	<p>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.</p> <p>6 The twelfth and last published edition of the <i>Standard Code List of Areas</i>, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977. However, exceptions occur in respect of the new cross-border municipalities. GaRankuwa, which was previously classified in North West according to the <i>Standard Code List of Areas</i>, Report No. 09-09-03(1994), is included under City of Tshwane in Gauteng as from January 2002.</p>
Statistical unit	<p>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.</p>
Survey methodology and design	<p>8 The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa. The survey is collected by mail each month from a sample of 128 local government institutions.</p>
Constant prices	<p>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.</p> <p>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.</p>

- 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 sample survey

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

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

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

Western Cape (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Knysna Municipality	Knysna and Khayaletu Sedgefield	Knysna Sedgefield	Knysna and Khayaletu Sedgefield
Mossel Bay Municipality	Mossel Bay, Boggom's Bay, Kleinbrak, 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 sample survey as from January 2001.

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

Eastern Cape			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Buffalo City Municipality - 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 Area	Jeffreys Bay Humansdorp Hankey Patensie Oesterbaai Gamtoos St Francis Bay ¹ Cape St Francis ¹ Kromrivier ¹	Jeffreys Bay	Jeffreys Bay
Makana Municipality - Grahamstown Area	Grahamstown and Rhini Township	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 Port Elizabeth Area Uitenhage Area	Despatch Port Elizabeth, Ibhayi and Motherwell Uitenhage and KwaNobuhle	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 Included in sample survey as from January 2003.

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

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

¹ Included in sample survey as from January 2001.

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

Free State			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Dihlabeng Municipality	Bethlehem and Bohlokong Clarens Fouriesburg Paul Roux Rosendal	Bethlehem	Bethlehem and Bohlokong
Maluti a Phofung Municipality Harrismith Area Phuthaditjhaba Area	Harrismith and Tsiamé Phuthaditjhaba	Harrismith Phuthaditjhaba	Harrismith and Tsiamé Phuthaditjhaba
Mangaung Municipality - Bloemfontein Area Botshabelo Area	Bloemfontein, Bainsvlei, 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 boundaries and name changes by province (continued)

KwaZulu-Natal			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Emnambithi Municipality	Ladysmith Colenso Nkanyesi	Ladysmith	Ladysmith
eThekweni Municipality - Inner West Operational Entity	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville	Inner West City Council	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville
Outer West Operational Entity	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall	Outer West Local Council	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall
KwaMashu	KwaMashu	KwaMashu	KwaMashu
Durban- North, South and Central	Durban	Durban	Durban
North Operational Entity - Tonga	Tonga, Canelands and Hambanati	North Local Council - Tonga	Tonga, Canelands and Hambanati
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 boundaries and name changes by province (continued)

KwaZulu-Natal (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
KwaDukuza Municipality - 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 ¹ , Pietermaritzburg and Msundini	Edendale Pietermaritzburg/Msundini	Edendale Pietermaritzburg and Msundini
Newcastle Municipality	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle	Newcastle	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle
Umdoni Municipality	Pennington Scottburgh/Umzinto	Pennington	Pennington
Umhlathuze 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 ¹	KwaMbonambi, Nkandla and Ntambanana Municipalities	Development and Services Board - North Coast	KwaMbonambi, Nkandla, Tugela Mouth, Umlalazi, Mahlabathini, Ukuza, Umbambo, Engwavuma and Hluhluwe

¹ Included in sample survey as from January 2001.

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

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

¹ Included in sample survey as from January 2001.

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

Gauteng			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
City of Johannesburg Metropolitan Municipality	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
City of Tshwane Metropolitan Municipality - Southern Region Central Region Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa ² Temba ¹ Winterveld ²	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

² Was previously included under North West.

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

Gauteng (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Emfuleni Local Municipality	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)	Vanderbijlpark Vereeniging Sebokeng	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)
Kungwini Local Municipality –	Bronkhorstspuit Silver Lakes Mooikloof and rural areas Ekangala ¹	Bronkhorstspuit	Bronkhorstspuit
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Wolverdient	Carletonville	Carletonville, Wedela, Khutsong and Wolverdient
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 sample survey as from January 2003.

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

Mpumalanga			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Delmas Municipality	Delmas and Botleng	Delmas	Delmas and Botleng
Emalahleni Local Municipal Council- KwaGuqa Area Witbank Area	KwaGuqa Witbank	KwaGuqa Witbank	KwaGuqa Witbank
Govan Mbeki Municipality - Secunda Area	Evander, Embalenhle and Secunda	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	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 sample survey as from January 2001.

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

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

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

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

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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Durban eThekweni Municipality -		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 boundaries and name changes (concluded)

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Witwatersrand City of Johannesburg Metropolitan Municipality	Alexandra and Sandton	Selected urban areas: Witwatersrand Greater Johannesburg - Eastern Metropolitan Local Council	Alexandra and Sandton
	Midrand, Rabie Ridge and Ivory Park	Midrand Metropolitan Local Council	Midrand, Rabie Ridge and Ivory Park
	Randburg	Northern Metropolitan Local Council	Randburg
	Ennerdale, Lenasia and Johannesburg	Southern Metropolitan Local Council	Ennerdale, Lenasia and Johannesburg
	Diepmeadow, Dobsonville and Roodepoort	Western Metropolitan Local Council	Diepmeadow, Dobsonville and Roodepoort
	Soweto	Soweto	Soweto
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of:			
Edenvale - Modderfontein	Edenvale - Modderfontein	Edenvale - Modderfontein	Edenvale - Modderfontein
Alberton	Alberton and Tokoza	Alberton	Alberton and Tokoza
Benoni	Benoni, Daveyton and Wattville	Benoni	Benoni, Daveyton and Wattville
Boksburg	Boksburg and Vosloorus	Boksburg	Boksburg and Vosloorus
Brakpan	Brakpan and Tsakane	Brakpan	Brakpan and Tsakane
Duduza	Duduza	Duduza	Duduza
Germiston	Germiston, Bedfordview and Katlehong	Germiston	Germiston, Bedfordview and Katlehong
Kempton Park	Kempton Park and Tembisa	Kempton Park	Kempton Park and Tembisa
Nigel	Nigel	Nigel	Nigel
Springs	Springs and KwaThema	Springs	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 Welverdiend	Carletonville	Carletonville, Wedela, Khutsong and Welverdiend
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Selected urban area: Bloemfontein Mangaung Municipality - Bloemfontein Area	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung	Selected urban area: Bloemfontein Bloemfontein	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
Local government	A local government is a distinct and constitutionally defined sphere of government, pertaining to government that is not national or provincial in nature and is manifested in the form of municipalities. It is a generic term referring to municipalities and local authorities of varied nature and type involved in activities of a governmental nature in the local sphere.
Local government institutions	Local government institutions consist of local authorities and district councils as defined in terms of- <ul style="list-style-type: none"> • South African Constitution, 1996 (Act 108 of 1996); • Local Government Transition Act, 1993 (Act 209 of 1993); • Local Government Transition Act, Second Amendment Act, 1996 (Act 97 of 1996); and • Municipal Structures Act, 1998 (Act 117 of 1998).
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include institutions for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>

Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.
Townhouses	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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Fax number: (012) 310 8182 (technical enquiries)

e-mail: Thabelom@statssa.gov.za
Gretaz@statssa.gov.za

Postal address: Private Bag X44, Pretoria, 0001