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# Statistical release

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### Selected building statistics of the private sector as reported by local government institutions

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## SUMMARY OF FINDINGS

### SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDING PLANS PASSED AT CURRENT PRICES

**Table A – Selected key figures regarding recorded building plans passed by larger municipalities at current prices: January to December 2007 versus January to December 2008**

Estimates at current prices	January to December 2007	January to December 2008 1/	Difference in value between January to December 2007 and January to December 2008	Percentage change between January to December 2007 and January to December 2008
	R'000	R'000	R'000	
<b>Residential buildings</b>	43 967 345	37 086 547	-6 880 798	-15,6
-Dwelling-houses	29 516 203	22 677 029	-6 839 174	-23,2
-Flats and townhouses	13 480 089	12 882 634	-597 455	-4,4
-Other residential buildings	971 053	1 526 884	555 831	57,2
<b>Non-residential buildings</b>	15 674 580	18 025 589	2 351 009	15,0
Additions and alterations	21 794 731	21 956 435	161 704	0,7
<b>Total</b>	<b>81 436 656</b>	<b>77 068 571</b>	<b>-4 368 085</b>	<b>-5,4</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

#### Total value of recorded building plans passed at current prices decreased

*The value of recorded building plans passed by larger municipalities (at current prices) during 2008 decreased by 5,4% (-R4 368,1 million) compared with 2007 (see Table A).*

This was largely due to a decrease of 15,6% (-R6 880,8 million) reported for residential buildings. However, the decrease in residential buildings was partially counteracted by increases reported for non-residential buildings (15,0% or R2 351,0 million) and additions and alterations (0,7% or R161,7 million).

**Table B – Recorded building plans passed by larger municipalities aggregated to provincial level: January to December 2007 versus January to December 2008**

Estimates at current prices	January to December 2007	January to December 2008 1/	Percentage contribution to the total value of building plans passed during January to December 2007	Percentage change between January to December 2007 and January to December 2008	Contribution (percentage points) to the percentage change in the value of building plans passed between January to December 2007 and January to December 2008 2/	Difference in value between January to December 2007 and January to December 2008
	R'000	R'000				R'000
<b>Western Cape</b>	18 526 949	16 512 387	22,8	-10,9	-2,5	-2 014 562
<b>Eastern Cape</b>	4 041 127	3 195 498	5,0	-20,9	-1,0	-845 629
<b>Northern Cape</b>	688 745	485 554	0,8	-29,5	-0,2	-203 191
<b>Free State</b>	2 373 137	2 369 652	2,9	-0,1	0,0	-3 485
<b>KwaZulu-Natal</b>	12 021 396	15 107 136	14,8	25,7	3,8	3 085 740
<b>North West</b>	2 971 489	2 800 563	3,6	-5,8	-0,2	-170 926
<b>Gauteng</b>	35 477 683	31 457 252	43,6	-11,3	-4,9	-4 020 431
<b>Mpumalanga</b>	3 679 958	3 606 799	4,5	-2,0	-0,1	-73 159
<b>Limpopo</b>	1 656 172	1 533 730	2,0	-7,4	-0,2	-122 442
<b>Total</b>	<b>81 436 656</b>	<b>77 068 571</b>	<b>100,0</b>	<b>-5,4</b>	<b>-5,4</b>	<b>-4 368 085</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

2/ The contribution (percentage points) is calculated by multiplying the percentage change of each province between Jan. to Dec. 2007 and Jan. to Dec. 2008 with the percentage contribution of the corresponding province to the total value of building plans passed during Jan. to Dec. 2007, divided by 100.

Eight provinces reported decreases in the value of building plans passed during 2008. The biggest contributor to the decrease of 5,4% was Gauteng (contributing -4,9 percentage points or -R4 020,4 million), followed by Western Cape (-2,5 percentage points or -R2 014,6 million) and Eastern Cape (-1,0 percentage point or -R845,6 million). However, KwaZulu-Natal counteracted these decreases to a certain extent, contributing 3,8 percentage points (R3 085,7 million) (see Table B).

## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDING PLANS PASSED AT CONSTANT PRICES

**Table C – Selected key figures regarding recorded building plans passed by larger municipalities at constant 2000 prices: January to December 2007 versus January to December 2008**

Estimates at constant 2000 prices	January to December 2007	January to December 2008 1/	Difference in value between January to December 2007 and January to December 2008	Percentage change between January to December 2007 and January to December 2008
	R'000	R'000	R'000	
<b>Residential buildings</b>	25 338 423	18 723 881	-6 614 542	-26,1
<b>Non-residential buildings</b>	9 019 330	9 077 061	57 731	0,6
<b>Additions and alterations</b>	12 535 672	11 027 749	-1 507 923	-12,0
<b>Total</b>	<b>46 893 425</b>	<b>38 828 691</b>	<b>-8 064 734</b>	<b>-17,2</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total real value of recorded building plans passed decreased

The real value of recorded building plans passed by larger municipalities (at constant 2000 prices) during January to December 2008 decreased by 17,2% (-R8 064,7 million) compared with January to December 2007, following a continuous decreasing trend since the peak of 36,3% growth in 2005. Negative growth of 2,4% was recorded for 2007. Decreases for 2008 were reported for residential buildings (-26,1% or -R6 614,5 million) and additions and alterations (-12,0% or -R1 507,9 million). An increase of 0,6% (R57,7 million) was reported for non-residential buildings.

**Table D – Seasonally adjusted key figures regarding recorded building plans passed by larger municipalities at constant 2000 prices: current quarter versus previous quarter**

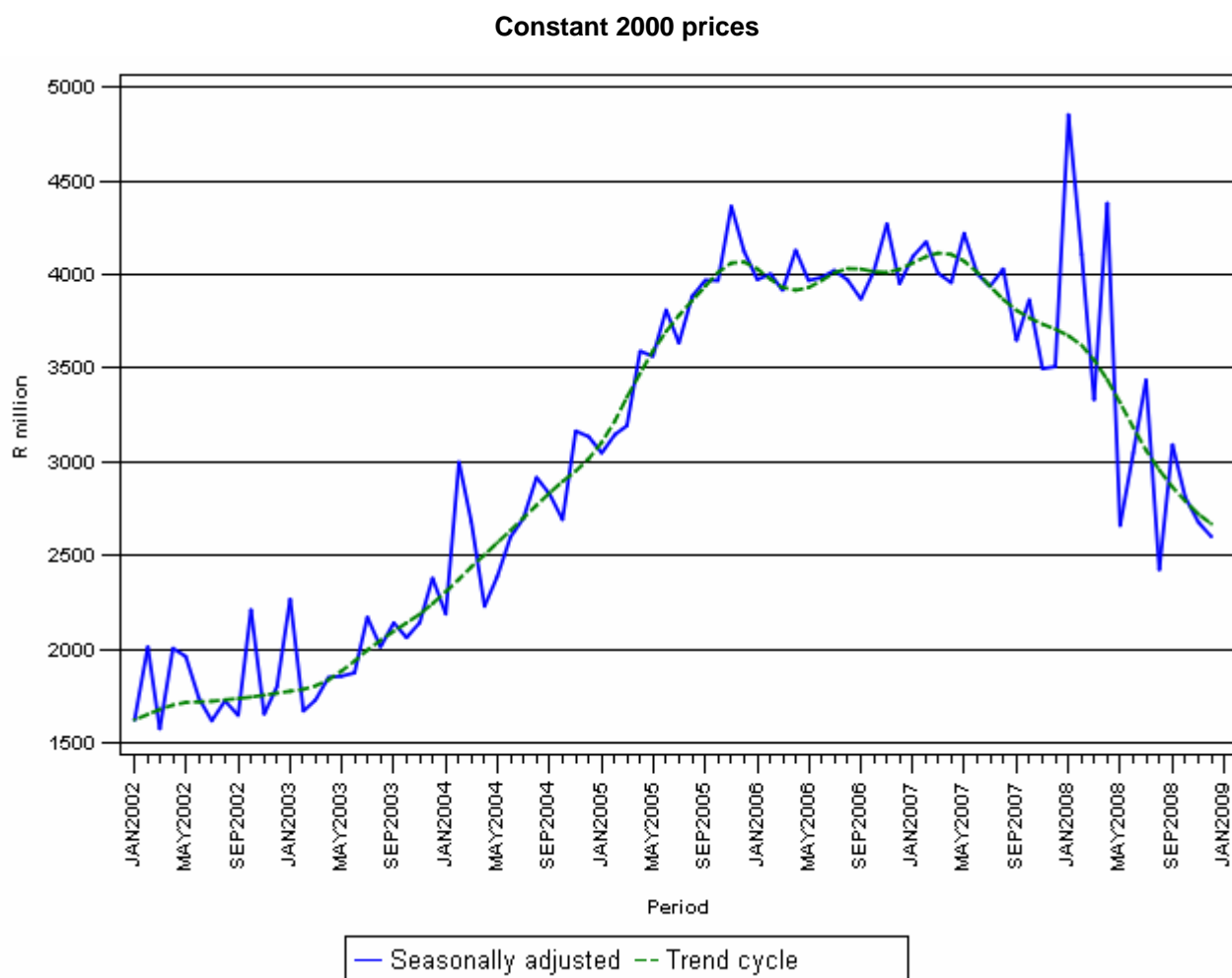
Seasonally adjusted estimates at constant 2000 prices	July to September 2008	October to December 2008	Percentage change between July to September 2008 and October to December 2008
	R'000	R'000	
<b>Residential buildings</b>	4 321 627	3 516 732	-18,6
<b>Non-residential buildings</b>	1 977 828	2 058 891	4,1
<b>Additions and alterations</b>	2 650 373	2 510 140	-5,3
<b>Total</b>	<b>8 949 828</b>	<b>8 085 763</b>	<b>-9,7</b>

### Seasonally adjusted real value of recorded building plans passed decreased

The seasonally adjusted real value of recorded building plans passed by larger municipalities during the fourth quarter of 2008 decreased by 9,7% compared with the third quarter of 2008. Residential buildings and additions and alterations decreased by 18,6% and 5,3% respectively. However, an increase was reported for non-residential buildings (4,1%).

Figure 1 shows both the seasonally adjusted and the trend series for recorded building plans passed at constant 2000 prices between January 2002 and December 2008.

**Figure 1 – Real value of recorded building plans passed by larger municipalities**



## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDINGS COMPLETED AT CURRENT PRICES

**Table E – Selected key figures regarding buildings reported as completed to larger municipalities at current prices: January to December 2007 versus January to December 2008**

Estimates at current prices	January to December 2007	January to December 2008 1/	Difference in value between January to December 2007 and January to December 2008	Percentage change between January to December 2007 and January to December 2008
	R'000	R'000	R'000	
<b>Residential buildings</b>	29 119 594	29 128 091	8 497	0,0
-Dwelling-houses	18 036 004	17 975 316	-60 688	-0,3
-Flats and townhouses	10 354 321	10 389 967	35 646	0,3
-Other residential buildings	729 269	762 808	33 539	4,6
<b>Non-residential buildings</b>	9 221 668	11 724 116	2 502 448	27,1
<b>Additions and alterations</b>	8 037 521	10 186 361	2 148 840	26,7
<b>Total</b>	<b>46 378 783</b>	<b>51 038 568</b>	<b>4 659 785</b>	<b>10,0</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total value of buildings reported as completed at current prices increased

*As indicated in Table E, the value of buildings reported as completed to larger municipalities (at current prices) during 2008 increased by 10,0% (R4 659,8 million) compared with 2007.*

Increases were reported for non-residential buildings (27,1% or R2 502,4 million) and additions and alterations (26,7% or R2 148,8 million). Residential buildings reported as completed increased marginally by R8,5 million for 2008 compared to 2007.

**Table F – Buildings reported as completed to larger municipalities aggregated to provincial level: January to December 2007 versus January to December 2008**

Estimates at current prices	January to December 2007	January to December 2008 1/	Percentage contribution to the total value of buildings completed during January to December 2007	Percentage change between January to December 2007 and January to December 2008	Contribution (percentage points) to the percentage change in the value of buildings completed between January to December 2007 and January to December 2008 2/	Difference in value between January to December 2007 and January to December 2008
	R'000	R'000				R'000
<b>Western Cape</b>	12 381 016	13 399 071	26,7	8,2	2,2	1 018 055
<b>Eastern Cape</b>	1 668 374	1 929 031	3,6	15,6	0,6	260 657
<b>Northern Cape</b>	407 945	337 189	0,9	-17,3	-0,2	-70 756
<b>Free State</b>	1 103 158	885 252	2,4	-19,8	-0,5	-217 906
<b>KwaZulu-Natal</b>	7 040 386	7 730 815	15,2	9,8	1,5	690 429
<b>North West</b>	1 665 223	1 978 154	3,6	18,8	0,7	312 931
<b>Gauteng</b>	19 867 298	22 578 025	42,8	13,6	5,8	2 710 727
<b>Mpumalanga</b>	1 676 037	1 595 906	3,6	-4,8	-0,2	-80 131
<b>Limpopo</b>	569 346	605 125	1,2	6,3	0,1	35 779
<b>Total</b>	<b>46 378 783</b>	<b>51 038 568</b>	<b>100,0</b>	<b>10,0</b>	<b>10,0</b>	<b>4 659 785</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

2/ The contribution (percentage points) is calculated by multiplying the percentage change of each province between Jan. to Dec. 2007 and Jan. to Dec. 2008 with the percentage contribution of the corresponding province to the total value of buildings completed during Jan. to Dec. 2007, divided by 100.

Six provinces reported increases in the value of buildings completed. The largest contributor to the increase of 10,0% was Gauteng (5,8 percentage points or R2 710,7 million), followed by Western Cape (2,2 percentage points or R1 018,1 million) and KwaZulu-Natal (1,5 percentage points or R690,4 million) (see Table F).

## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDINGS COMPLETED AT CONSTANT PRICES

**Table G – Selected key figures regarding buildings reported as completed to larger municipalities at constant 2000 prices: January to December 2007 versus January to December 2008**

Estimates at constant 2000 prices	January to December 2007	January to December 2008 1/	Difference in value between January to December 2007 and January to December 2008	Percentage change between January to December 2007 and January to December 2008
	R'000	R'000	R'000	
<b>Residential buildings</b>	17 845 165	16 144 167	-1 700 998	-9,5
<b>Non-residential buildings</b>	6 174 149	7 013 901	839 752	13,6
<b>Additions and alterations</b>	5 100 016	5 858 750	758 734	14,9
<b>Total</b>	<b>29 119 330</b>	<b>29 016 818</b>	<b>-102 512</b>	<b>-0,4</b>

1/ Dec. 2008 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total real value of buildings reported as completed decreased

As indicated in Table G, the real value of buildings reported as completed to larger municipalities (at constant 2000 prices) during January to December 2008 decreased by 0,4% (-R102,5 million) compared with January to December 2007. This is the first year-on-year decrease since 1999. A decrease in the real value of buildings completed was reported for residential buildings (-9,5% or -R1 701,0 million). However, this decrease was to a large extent counteracted by increases reported for additions and alterations (14,9% or R758,7 million) and non-residential buildings (13,6% or R839,8 million).

**Table H – Seasonally adjusted key figures regarding buildings reported as completed to large municipalities at constant 2000 prices: current quarter versus previous quarter**

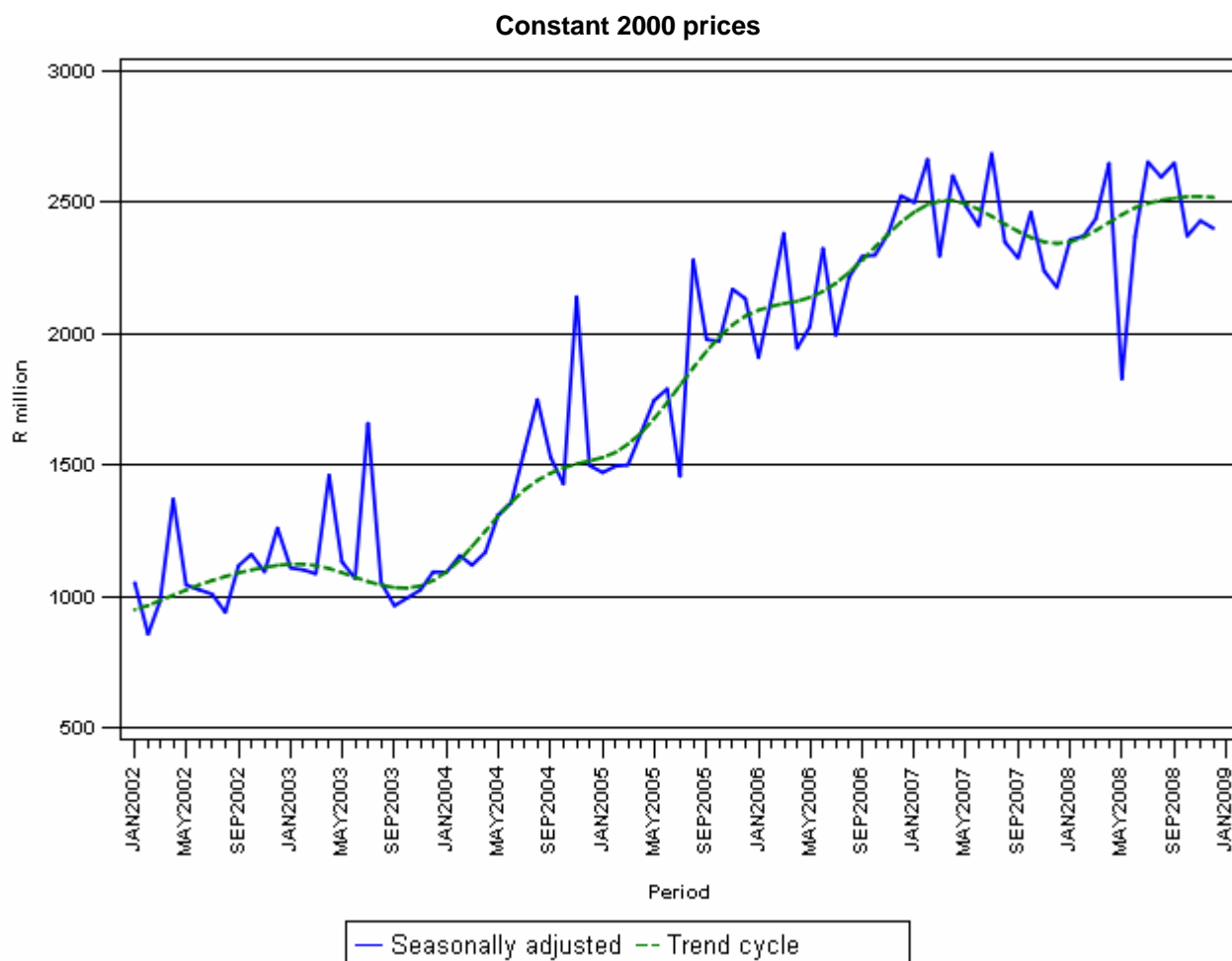
Seasonally adjusted estimates at constant 2000 prices	July to September 2008	October to December 2008	Percentage change between July to September 2008 and October to December 2008
	R'000	R'000	
<b>Residential buildings</b>	4 123 066	3 887 799	-5,7
<b>Non-residential buildings</b>	2 220 394	1 856 338	-16,4
<b>Additions and alterations</b>	1 558 623	1 461 197	-6,3
<b>Total</b>	<b>7 902 083</b>	<b>7 205 334</b>	<b>-8,8</b>

### Seasonally adjusted real value of buildings reported as completed decreased

The seasonally adjusted real value of buildings reported as completed to larger municipalities during the fourth quarter of 2008 decreased by 8,8% compared with the third quarter 2008. This comes after growth of 15,4% between the second and the third quarter of 2008. Decreases were reported for all major categories of buildings completed, namely non-residential buildings (-16,4%), additions and alterations (-6,3%) and residential buildings (-5,7%) (see Table H).

Figure 2 shows both the seasonally adjusted and trend series for buildings reported as completed to municipalities at constant 2000 prices between January 2002 and December 2008.

**Figure 2 - Real value of buildings reported as completed to larger municipalities**



**PJ Lehohla**  
Statistician-General

Table 1 – Value and percentage change of recorded building plans passed by larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	2 827 517	10,5	987 578	26,9	1 346 316	23,4	5 161 411	16,6
	February	3 522 549	10,4	1 365 860	44,9	1 623 501	12,4	6 511 910	16,8
	March	3 984 514	32,8	995 325	-19,8	1 576 921	1,2	6 556 760	13,0
	April	3 496 868	26,5	1 184 213	-29,6	1 583 440	14,3	6 264 521	7,4
	May	4 442 501	22,8	1 460 970	16,5	2 222 070	20,4	8 125 541	21,0
	June	4 045 284	5,7	1 427 671	45,2	1 729 470	4,2	7 202 425	11,3
	July	4 165 556	6,3	1 397 269	-3,2	2 230 946	20,9	7 793 771	8,1
	August	3 983 237	-0,9	1 707 558	15,5	2 197 822	30,0	7 888 617	9,7
	September	3 553 483	-5,5	1 494 949	36,5	1 696 134	-3,5	6 744 566	2,0
	October	4 001 808	2,6	1 524 115	-12,6	2 383 645	29,8	7 909 568	5,7
	November	3 508 017	-12,7	1 005 570	-27,2	1 863 343	0,9	6 376 930	-12,0
	December	2 436 011	-9,5	1 123 502	3,9	1 341 123	-6,8	4 900 636	-6,0
	<b>Total</b>	<b>43 967 345</b>	<b>6,5</b>	<b>15 674 580</b>	<b>3,8</b>	<b>21 794 731</b>	<b>12,3</b>	<b>81 436 656</b>	<b>7,5</b>
2008	January	2 768 780	-2,1	1 799 722	82,2	2 091 211	55,3	6 659 713	29,0
	February	4 160 004	18,1	1 078 667	-21,0	1 830 159	12,7	7 068 830	8,6
	March	3 378 017	-15,2	1 333 238	34,0	1 386 097	-12,1	6 097 352	-7,0
	April	3 831 677	9,6	2 550 483	115,4	1 741 807	10,0	8 123 967	29,7
	May	2 793 277	-37,1	1 451 679	-0,6	1 690 213	-23,9	5 935 169	-27,0
	June	3 272 538	-19,1	1 159 311	-18,8	1 889 503	9,3	6 321 352	-12,2
	July	4 091 336	-1,8	1 721 776	23,2	2 168 162	-2,8	7 981 274	2,4
	August	2 803 225	-29,6	1 047 665	-38,6	1 688 833	-23,2	5 539 723	-29,8
	September	2 881 588	-18,9	1 705 970	14,1	2 123 729	25,2	6 711 287	-0,5
	October*	2 863 659	-28,4	1 711 152	12,3	2 193 434	-8,0	6 768 245	-14,4
	November	2 312 509	-34,1	1 485 938	47,8	1 794 601	-3,7	5 593 048	-12,3
	December 2/	1 929 937	-20,8	979 988	-12,8	1 358 686	1,3	4 268 611	-12,9
	<b>Total</b>	<b>37 086 547</b>	<b>-15,6</b>	<b>18 025 589</b>	<b>15,0</b>	<b>21 956 435</b>	<b>0,7</b>	<b>77 068 571</b>	<b>-5,4</b>

1/ The annual/monthly percentage change is the change in the values of recorded building plans passed by municipalities of the relevant year/month compared with the values of recorded building plans passed by municipalities of the comparable period of the previous year expressed as a percentage.

2/ Preliminary figures.

\*Revised.

**Table 2 – Seasonally adjusted values and percentage change of recorded building plans passed by larger municipalities at current prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	3 778 917	9,0	1 277 286	-5,0	1 816 618	3,9	6 872 821	4,8
	February	3 751 762	-0,7	1 566 076	22,6	1 724 553	-5,1	7 042 391	2,5
	March	4 161 962	10,9	970 963	-38,0	1 664 715	-3,5	6 797 640	-3,5
	April	3 916 642	-5,9	1 117 646	15,1	1 751 481	5,2	6 785 769	-0,2
	May	3 889 892	-0,7	1 425 633	27,6	2 051 553	17,1	7 367 078	8,6
	June	3 730 164	-4,1	1 505 328	5,6	1 707 288	-16,8	6 942 780	-5,8
	July	3 669 745	-1,6	1 229 761	-18,3	1 952 128	14,3	6 851 634	-1,3
	August	3 650 907	-0,5	1 348 230	9,6	2 036 218	4,3	7 035 355	2,7
	September	3 324 964	-8,9	1 507 330	11,8	1 569 240	-22,9	6 401 534	-9,0
	October	3 618 219	8,8	1 293 636	-14,2	1 966 970	25,3	6 878 825	7,5
	November	3 336 924	-7,8	1 055 872	-18,4	1 788 545	-9,1	6 181 341	-10,1
	December	3 153 986	-5,5	1 462 244	38,5	1 650 856	-7,7	6 267 086	1,4
2008	January	3 666 766	16,3	2 315 102	58,3	2 811 950	70,3	8 793 818	40,3
	February	4 425 959	20,7	1 234 826	-46,7	1 950 884	-30,6	7 611 669	-13,4
	March	3 522 270	-20,4	1 333 638	8,0	1 476 991	-24,3	6 332 899	-16,8
	April	4 295 267	21,9	2 367 920	77,6	1 918 780	29,9	8 581 967	35,5
	May	2 435 046	-43,3	1 389 905	-41,3	1 546 403	-19,4	5 371 354	-37,4
	June	3 000 563	23,2	1 243 693	-10,5	1 872 550	21,1	6 116 806	13,9
	July	3 603 882	20,1	1 515 665	21,9	1 882 353	0,5	7 001 900	14,5
	August	2 574 012	-28,6	835 657	-44,9	1 581 020	-16,0	4 990 689	-28,7
	September	2 712 549	5,4	1 705 188	104,1	1 955 096	23,7	6 372 833	27,7
	October	2 587 669	-4,6	1 438 267	-15,7	1 810 576	-7,4	5 836 512	-8,4
	November	2 209 645	-14,6	1 553 721	8,0	1 725 797	-4,7	5 489 163	-6,0
	December	2 511 496	13,7	1 293 852	-16,7	1 684 484	-2,4	5 489 832	-0,0
	Jul. - Sep.08	8 890 443		4 056 510		5 418 469		18 365 422	
	Oct. - Dec.08 2/	7 308 810	-17,8	4 285 840	5,7	5 220 857	-3,6	16 815 507	-8,4

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

2/ The percentage change is the change in the seasonally adjusted values of recorded building plans passed by municipalities of the current quarter compared with the seasonally adjusted values of recorded building plans passed by municipalities of the previous quarter expressed as a percentage.

Table 3 – Value and percentage change of recorded building plans passed by larger municipalities at constant 2000 prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	1 693 124	-1,4	591 364	13,2	806 177	10,1	3 090 665	4,0
	February	2 106 788	-1,1	816 902	29,8	970 993	0,7	3 894 683	4,6
	March	2 375 977	18,9	593 515	-28,3	940 323	-9,4	3 909 815	1,2
	April	2 049 747	12,4	694 146	-37,5	928 159	1,5	3 672 052	-4,6
	May	2 563 474	8,8	843 029	3,3	1 282 210	6,7	4 688 713	7,2
	June	2 319 544	-5,2	818 619	30,2	991 669	-6,6	4 129 832	-0,2
	July	2 376 244	-3,8	797 073	-12,4	1 272 645	9,4	4 445 962	-2,2
	August	2 254 237	-9,1	966 360	6,0	1 243 816	19,4	4 464 413	0,7
	September	2 013 305	-12,8	846 997	25,9	960 982	-11,0	3 821 284	-5,9
	October	2 252 002	-5,6	857 690	-19,6	1 341 387	19,4	4 451 079	-2,7
	November	1 970 796	-19,0	564 927	-32,5	1 046 822	-6,3	3 582 545	-18,3
	December	1 363 185	-15,9	628 708	-3,4	750 489	-13,4	2 742 382	-12,6
	<b>Total</b>	<b>25 338 423</b>	<b>-3,2</b>	<b>9 019 330</b>	<b>-5,9</b>	<b>12 535 672</b>	<b>1,9</b>	<b>46 893 425</b>	<b>-2,4</b>
2008	January	1 534 800	-9,4	997 629	68,7	1 159 208	43,8	3 691 637	19,4
	February	2 267 032	7,6	587 829	-28,0	997 362	2,7	3 852 223	-1,1
	March	1 797 774	-24,3	709 547	19,5	737 678	-21,6	3 244 999	-17,0
	April	1 972 042	-3,8	1 312 652	89,1	896 452	-3,4	4 181 146	13,9
	May	1 393 851	-45,6	724 391	-14,1	843 420	-34,2	2 961 662	-36,8
	June	1 619 267	-30,2	573 632	-29,9	934 935	-5,7	3 127 834	-24,3
	July	1 992 857	-16,1	838 663	5,2	1 056 094	-17,0	3 887 614	-12,6
	August	1 343 828	-40,4	502 236	-48,0	809 604	-34,9	2 655 668	-40,5
	September	1 387 380	-31,1	821 363	-3,0	1 022 498	6,4	3 231 241	-15,4
	October*	1 380 742	-38,7	825 049	-3,8	1 057 586	-21,2	3 263 377	-26,7
	November	1 120 945	-43,1	720 280	27,5	869 899	-16,9	2 711 124	-24,3
	December 2/	913 363	-33,0	463 790	-26,2	643 013	-14,3	2 020 166	-26,3
	<b>Total</b>	<b>18 723 881</b>	<b>-26,1</b>	<b>9 077 061</b>	<b>0,6</b>	<b>11 027 749</b>	<b>-12,0</b>	<b>38 828 691</b>	<b>-17,2</b>

1/ The annual/monthly percentage change is the change in the values of recorded building plans passed by municipalities of the relevant year/month compared with the values of recorded building plans passed by municipalities of the comparable period of the previous year expressed as a percentage.

2/ Preliminary figures.

\*Revised.

**Table 4 – Seasonally adjusted values and percentage change of recorded building plans passed by larger municipalities at constant 2000 prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	2 247 334	7,6	762 201	-5,3	1 086 128	2,8	4 095 663	3,7
	February	2 228 197	-0,9	921 413	20,9	1 023 757	-5,7	4 173 367	1,9
	March	2 443 474	9,7	577 901	-37,3	984 651	-3,8	4 006 026	-4,0
	April	2 284 785	-6,5	643 000	11,3	1 027 892	4,4	3 955 677	-1,3
	May	2 244 026	-1,8	827 018	28,6	1 148 129	11,7	4 219 173	6,7
	June	2 148 438	-4,3	867 784	4,9	987 126	-14,0	4 003 348	-5,1
	July	2 102 081	-2,2	707 983	-18,4	1 126 021	14,1	3 936 085	-1,7
	August	2 094 104	-0,4	771 493	9,0	1 162 877	3,3	4 028 474	2,3
	September	1 885 861	-9,9	859 260	11,4	902 573	-22,4	3 647 694	-9,5
	October	2 026 239	7,4	729 244	-15,1	1 109 354	22,9	3 864 837	6,0
	November	1 900 338	-6,2	594 839	-18,4	1 001 370	-9,7	3 496 547	-9,5
	December	1 764 613	-7,1	814 131	36,9	928 773	-7,2	3 507 517	0,3
2008	January	2 017 012	14,3	1 278 637	57,1	1 556 023	67,5	4 851 672	38,3
	February	2 392 723	18,6	660 620	-48,3	1 054 261	-32,2	4 107 604	-15,3
	March	1 843 276	-23,0	707 298	7,1	779 364	-26,1	3 329 938	-18,9
	April	2 198 112	19,3	1 193 509	68,7	988 440	26,8	4 380 061	31,5
	May	1 214 636	-44,7	697 722	-41,5	746 388	-24,5	2 658 746	-39,3
	June	1 492 073	22,8	619 190	-11,3	934 976	25,3	3 046 239	14,6
	July	1 762 809	18,1	745 817	20,5	927 937	-0,8	3 436 563	12,8
	August	1 251 951	-29,0	405 517	-45,6	765 318	-17,5	2 422 786	-29,5
	September	1 306 867	4,4	826 494	103,8	957 118	25,1	3 090 479	27,6
	October	1 240 134	-5,1	694 555	-16,0	874 743	-8,6	2 809 432	-9,1
	November	1 087 913	-12,3	755 354	8,8	833 097	-4,8	2 676 364	-4,7
	December	1 188 685	9,3	608 982	-19,4	802 300	-3,7	2 599 967	-2,9
	Jul. - Sep.08	4 321 627		1 977 828		2 650 373		8 949 828	
	Oct. - Dec.08 2/	3 516 732	-18,6	2 058 891	4,1	2 510 140	-5,3	8 085 763	-9,7

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

2/ The percentage change is the change in the seasonally adjusted values of recorded building plans passed by municipalities of the current quarter compared with the seasonally adjusted values of recorded building plans passed by municipalities of the previous quarter expressed as a percentage.

Table 5 – Value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	1 643 461	30,6	483 947	52,8	637 592	56,7	2 765 000	39,5
	February	2 220 763	25,3	884 589	116,4	564 618	2,1	3 669 970	34,2
	March	2 106 924	-0,3	778 599	18,7	668 881	13,5	3 554 404	5,8
	April	2 349 465	34,4	628 306	134,1	555 935	23,4	3 533 706	43,2
	May	2 684 077	34,9	713 817	40,0	587 834	2,1	3 985 728	29,6
	June	2 576 642	11,6	580 714	19,5	659 194	16,2	3 816 550	13,5
	July	2 781 646	22,6	1 108 133	232,1	720 746	29,9	4 610 525	46,1
	August	2 668 958	12,2	560 927	13,9	782 187	40,3	4 012 072	17,0
	September	2 340 305	-7,9	943 457	133,0	677 900	1,8	3 961 662	9,7
	October	2 524 579	6,5	1 216 247	58,3	844 411	30,8	4 585 237	21,1
	November	2 705 875	2,2	698 089	7,2	897 925	5,2	4 301 889	3,6
	December	2 516 899	-5,9	624 843	15,3	440 298	-19,3	3 582 040	-4,8
	<b>Total</b>	<b>29 119 594</b>	<b>11,7</b>	<b>9 221 668</b>	<b>57,9</b>	<b>8 037 521</b>	<b>15,4</b>	<b>46 378 783</b>	<b>19,3</b>
2008	January	1 605 749	-2,3	673 686	39,2	606 740	-4,8	2 886 175	4,4
	February	2 123 278	-4,4	619 227	-30,0	903 748	60,1	3 646 253	-0,6
	March	2 470 344	17,2	944 060	21,3	783 511	17,1	4 197 915	18,1
	April	2 473 221	5,3	791 484	26,0	731 536	31,6	3 996 241	13,1
	May	1 779 918	-33,7	670 917	-6,0	729 371	24,1	3 180 206	-20,2
	June	2 497 511	-3,1	843 132	45,2	778 111	18,0	4 118 754	7,9
	July	2 505 895	-9,9	1 557 587	40,6	938 735	30,2	5 002 217	8,5
	August	2 640 690	-1,1	1 152 276	105,4	929 379	18,8	4 722 345	17,7
	September	2 945 709	25,9	1 133 889	20,2	966 286	42,5	5 045 884	27,4
	October*	2 990 113	18,4	1 013 615	-16,7	881 773	4,4	4 885 501	6,5
	November	2 584 422	-4,5	1 322 471	89,4	1 217 515	35,6	5 124 408	19,1
	December 2/	2 511 241	-0,2	1 001 772	60,3	719 656	63,4	4 232 669	18,2
	<b>Total</b>	<b>29 128 091</b>	<b>-0,0</b>	<b>11 724 116</b>	<b>27,1</b>	<b>10 186 361</b>	<b>26,7</b>	<b>51 038 568</b>	<b>10,0</b>

1/ The annual/monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant year/month compared with the values of buildings reported as completed to municipalities of the comparable period of the previous year expressed as a percentage.

2/ Preliminary figures.

\* Revised.

**Table 6 – Seasonally adjusted values and percentage change of buildings reported as completed to larger municipalities at current prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	2 436 224	-2,3	577 801	-10,7	722 823	12,7	3 736 848	-1,2
	February	2 531 444	3,9	963 055	66,7	588 285	-18,6	4 082 784	9,3
	March	2 204 937	-12,9	670 729	-30,4	661 716	12,5	3 537 382	-13,4
	April	2 561 158	16,2	838 139	25,0	647 737	-2,1	4 047 034	14,4
	May	2 624 713	2,5	690 031	-17,7	596 047	-8,0	3 910 791	-3,4
	June	2 529 567	-3,6	615 994	-10,7	675 246	13,3	3 820 807	-2,3
	July	2 616 466	3,4	986 757	60,2	695 344	3,0	4 298 567	12,5
	August	2 484 888	-5,0	598 965	-39,3	756 304	8,8	3 840 157	-10,7
	September	2 156 576	-13,2	901 548	50,5	648 397	-14,3	3 706 521	-3,5
	October	2 350 656	9,0	892 618	-1,0	778 321	20,0	4 021 595	8,5
	November	2 336 050	-0,6	657 722	-26,3	694 516	-10,8	3 688 288	-8,3
	December	2 336 162	-0,0	762 480	15,9	522 000	-24,8	3 620 642	-1,8
2008	January	2 399 828	2,7	821 763	7,8	691 854	32,5	3 913 445	8,1
	February	2 410 926	0,5	669 581	-18,5	947 667	37,0	4 028 174	2,9
	March	2 572 501	6,7	794 338	18,6	767 668	-19,0	4 134 507	2,6
	April	2 684 999	4,4	1 034 595	30,2	846 859	10,3	4 566 453	10,4
	May	1 752 972	-34,7	665 280	-35,7	750 722	-11,4	3 168 974	-30,6
	June	2 434 133	38,9	895 346	34,6	800 610	6,6	4 130 089	30,3
	July	2 373 941	-2,5	1 361 104	52,0	910 100	13,7	4 645 145	12,5
	August	2 462 364	3,7	1 236 127	-9,2	900 930	-1,0	4 599 421	-1,0
	September	2 699 063	9,6	1 123 489	-9,1	920 236	2,1	4 742 788	3,1
	October	2 763 229	2,4	737 472	-34,4	813 812	-11,6	4 314 513	-9,0
	November	2 263 571	-18,1	1 235 780	67,6	933 161	14,7	4 432 512	2,7
	December	2 319 730	2,5	1 234 059	-0,1	856 178	-8,2	4 409 967	-0,5
	Jul. - Sep.08	7 535 368		3 720 720		2 731 266		13 987 354	
	Oct. - Dec.08 2/	7 346 530	-2,5	3 207 311	-13,8	2 603 151	-4,7	13 156 992	-5,9

1/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the relevant month compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous month expressed as a percentage.

2/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the current quarter compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous quarter expressed as a percentage.

Table 7 – Value and percentage change of buildings reported as completed to larger municipalities at constant 2000 prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	1 061 053	21,2	332 381	43,0	427 914	48,2	1 821 348	30,4
	February	1 412 524	15,0	604 227	102,6	376 915	-3,8	2 393 666	24,8
	March	1 331 570	-8,7	530 381	11,1	445 624	7,5	2 307 575	-1,8
	April	1 485 694	23,7	427 128	119,9	366 954	16,7	2 279 776	33,4
	May	1 670 485	22,7	483 616	31,8	382 704	-4,6	2 536 805	19,2
	June	1 598 013	1,2	392 640	12,4	421 749	7,0	2 412 402	3,9
	July	1 702 483	11,0	743 713	214,1	454 443	19,3	2 900 639	34,8
	August	1 611 227	0,5	374 451	7,3	482 236	26,6	2 467 914	5,8
	September	1 412 768	-17,3	628 552	120,6	416 400	-8,2	2 457 720	0,5
	October	1 501 860	-5,1	802 803	49,8	516 459	17,7	2 821 122	10,3
	November	1 589 691	-9,2	454 485	0,1	543 538	-6,0	2 587 714	-7,0
	December	1 467 797	-16,2	399 772	6,2	265 080	-28,2	2 132 649	-14,6
	<b>Total</b>	<b>17 845 165</b>	<b>1,2</b>	<b>6 174 149</b>	<b>48,6</b>	<b>5 100 016</b>	<b>6,1</b>	<b>29 119 330</b>	<b>9,5</b>
2008	January	932 103	-12,2	424 770	27,8	363 317	-15,1	1 720 190	-5,6
	February	1 225 307	-13,3	381 768	-36,8	540 519	43,4	2 147 594	-10,3
	March	1 428 638	7,3	579 889	9,3	467 210	4,8	2 475 737	7,3
	April	1 414 520	-4,8	484 088	13,3	428 802	16,9	2 327 410	2,1
	May	1 007 693	-39,7	406 124	-16,0	420 872	10,0	1 834 689	-27,7
	June	1 413 141	-11,6	507 605	29,3	446 165	5,8	2 366 911	-1,9
	July	1 402 833	-17,6	932 687	25,4	535 502	17,8	2 871 022	-1,0
	August	1 461 355	-9,3	689 160	84,0	525 964	9,1	2 676 479	8,5
	September	1 609 818	13,9	676 141	7,6	547 471	31,5	2 833 430	15,3
	October*	1 606 009	6,9	594 147	-26,0	496 214	-3,9	2 696 370	-4,4
	November	1 341 523	-15,6	763 111	67,9	683 997	25,8	2 788 631	7,8
	December 2/	1 301 227	-11,3	574 411	43,7	402 717	51,9	2 278 355	6,8
	<b>Total</b>	<b>16 144 167</b>	<b>-9,5</b>	<b>7 013 901</b>	<b>13,6</b>	<b>5 858 750</b>	<b>14,9</b>	<b>29 016 818</b>	<b>-0,4</b>

1/ The annual/monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant year/month compared with the values of buildings reported as completed to municipalities of the comparable period of the previous year expressed as a percentage.

2/ Preliminary figures.

\*Revised.

**Table 8 – Seasonally adjusted values and percentage change of buildings reported as completed to larger municipalities at constant 2000 prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	%change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2007	January	1 616 675	-1,6	398 255	-11,6	484 903	12,4	2 499 833	-1,0
	February	1 612 950	-0,2	660 235	65,8	391 799	-19,2	2 664 984	6,6
	March	1 400 874	-13,1	457 628	-30,7	437 300	11,6	2 295 802	-13,9
	April	1 606 692	14,7	569 570	24,5	426 128	-2,6	2 602 390	13,4
	May	1 634 795	1,7	465 240	-18,3	387 822	-9,0	2 487 857	-4,4
	June	1 563 046	-4,4	415 575	-10,7	432 309	11,5	2 410 930	-3,1
	July	1 582 968	1,3	663 831	59,7	440 119	1,8	2 686 918	11,4
	August	1 480 391	-6,5	398 794	-39,9	470 036	6,8	2 349 221	-12,6
	September	1 291 942	-12,7	597 376	49,8	399 536	-15,0	2 288 854	-2,6
	October	1 398 423	8,2	588 409	-1,5	476 830	19,3	2 463 662	7,6
	November	1 389 169	-0,7	429 183	-27,1	420 897	-11,7	2 239 249	-9,1
	December	1 374 060	-1,1	489 723	14,1	312 941	-25,6	2 176 724	-2,8
2008	January	1 424 379	3,7	520 184	6,2	414 107	32,3	2 358 670	8,4
	February	1 391 972	-2,3	414 416	-20,3	565 045	36,4	2 371 433	0,5
	March	1 495 703	7,5	488 924	18,0	453 671	-19,7	2 438 298	2,8
	April	1 522 234	1,8	632 726	29,4	494 538	9,0	2 649 498	8,7
	May	994 376	-34,7	400 876	-36,6	432 719	-12,5	1 827 971	-31,0
	June	1 373 503	38,1	537 786	34,2	459 238	6,1	2 370 527	29,7
	July	1 316 164	-4,2	817 326	52,0	521 195	13,5	2 654 685	12,0
	August	1 345 806	2,3	737 002	-9,8	514 213	-1,3	2 597 021	-2,2
	September	1 461 096	8,6	666 066	-9,6	523 215	1,8	2 650 377	2,1
	October	1 482 214	1,4	431 416	-35,2	458 891	-12,3	2 372 521	-10,5
	November	1 190 959	-19,6	714 630	65,6	525 029	14,4	2 430 618	2,4
	December	1 214 626	2,0	710 292	-0,6	477 277	-9,1	2 402 195	-1,2
	Jul. - Sep.08	4 123 066		2 220 394		1 558 623		7 902 083	
	Oct. - Dec.08 2/	3 887 799	-5,7	1 856 338	-16,4	1 461 197	-6,3	7 205 334	-8,8

1/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the relevant month compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous month expressed as a percentage.

2/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the current quarter compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous quarter expressed as a percentage.

**Table 9 – Recorded building plans passed by larger municipalities at current prices by type of building: South Africa**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	2 983	1 451	2 025	36 796	30 881	-16,1
		square metres	122 235	69 123	90 155	1 624 463	1 378 904	-15,1
		R'000	177 745	144 543	155 196	3 098 758	2 775 455	-10,4
	2. Dwelling-houses >= 80 square metres	Number	1 699	1 371	1 221	31 782	21 440	-32,5
		square metres	406 749	357 388	302 933	7 971 177	5 468 375	-31,4
		R'000	1 418 664	1 323 684	1 100 692	26 417 445	19 901 574	-24,7
	3. Flats and townhouses	Number	2 037	2 057	1 231	32 988	29 946	-9,2
		square metres	210 280	185 948	138 219	3 848 201	3 230 918	-16,0
		R'000	770 106	734 481	571 465	13 480 089	12 882 634	-4,4
	4. Other residential buildings 2/	square metres	18 763	23 410	30 122	253 101	365 906	44,6
		R'000	69 496	109 801	102 584	971 053	1 526 884	57,2
	5. Total residential buildings	R'000	2 436 011	2 312 509	1 929 937	43 967 345	37 086 547	-15,6
2. Non-residential buildings	1. Office and banking space	square metres	93 223	86 945	40 316	911 049	965 335	6,0
		R'000	462 316	498 386	179 494	3 998 675	4 669 128	16,8
	2. Shopping space	square metres	51 111	98 310	87 575	1 071 675	1 332 988	24,4
		R'000	202 370	378 407	349 080	4 062 400	5 649 894	39,1
	3. Industrial and warehouse space	square metres	129 509	145 432	121 877	2 286 973	2 177 528	-4,8
		R'000	364 012	509 753	385 519	6 365 969	6 561 890	3,1
	4. Other non-residential buildings 3/	square metres	21 330	25 639	15 347	360 819	302 354	-16,2
		R'000	94 804	99 392	65 895	1 247 536	1 144 677	-8,2
	5. Total non-residential buildings	R'000	1 123 502	1 485 938	979 988	15 674 580	18 025 589	15,0
3. Additions and alterations	1. Dwelling-houses	square metres	284 632	358 133	292 723	5 123 880	4 121 654	-19,6
		R'000	961 846	1 268 852	1 020 825	16 003 257	14 286 383	-10,7
	2. Other buildings 4/	square metres	78 054	145 969	83 145	1 421 818	1 839 119	29,3
		R'000	379 277	525 749	337 861	5 791 474	7 670 052	32,4
	3. Total additions and alterations	R'000	1 341 123	1 794 601	1 358 686	21 794 731	21 956 435	0,7
4. Recorded plans passed	1. Total at current prices	R'000	4 900 636	5 593 048	4 268 611	81 436 656	77 068 571	-5,4

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

Table 10 – Recorded building plans passed by larger municipalities at current prices by type of building: Western Cape

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/	
Category of building	Type of building	Measuring unit							
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	287	92	1 099	4 029	7 448	84,9	
		square metres	12 886	4 508	47 646	189 571	327 655	72,8	
		R'000	20 467	12 622	62 207	403 437	579 761	43,7	
	2. Dwelling-houses >= 80 square metres	Number	452	219	221	7 022	4 294	-38,8	
		square metres	92 754	63 471	58 052	1 692 292	1 143 603	-32,4	
		R'000	325 529	246 477	209 670	5 765 996	4 267 017	-26,0	
	3. Flats and townhouses	Number	454	377	232	6 218	6 254	0,6	
		square metres	56 485	34 955	35 816	625 836	656 072	4,8	
		R'000	212 922	137 725	149 959	2 167 425	2 467 339	13,8	
	4. Other residential buildings 2/	square metres	2 005	572	0	95 185	79 205	-16,8	
		R'000	4 415	2 302	0	355 494	479 415	34,9	
	5. Total residential buildings		R'000	563 333	399 126	421 836	8 692 352	7 793 532	-10,3
	2. Non-residential buildings	1. Office and banking space	square metres	41 027	7 098	11 072	265 389	138 059	-48,0
R'000			162 169	29 599	45 996	897 358	556 570	-38,0	
2. Shopping space		square metres	15 170	36 721	1 826	193 984	128 382	-33,8	
		R'000	58 306	151 412	7 703	709 106	499 132	-29,6	
3. Industrial and warehouse space		square metres	36 496	17 030	23 296	551 994	450 393	-18,4	
		R'000	120 028	63 308	89 981	1 630 269	1 543 355	-5,3	
4. Other non-residential buildings 3/		square metres	10 448	11 198	7 941	81 396	110 142	35,3	
		R'000	58 546	42 482	27 773	269 319	420 517	56,1	
5. Total non-residential buildings		R'000	399 049	286 801	171 453	3 506 052	3 019 574	-13,9	
3. Additions and alterations	1. Dwelling-houses	square metres	91 316	84 293	80 080	1 491 682	1 075 215	-27,9	
		R'000	293 363	287 415	242 675	4 473 785	3 576 735	-20,1	
	2. Other buildings 4/	square metres	19 479	35 492	16 433	407 432	496 941	22,0	
		R'000	70 532	144 277	83 850	1 854 760	2 122 546	14,4	
	3. Total additions and alterations		R'000	363 895	431 692	326 525	6 328 545	5 699 281	-9,9
4. Recorded plans passed	1. Total at current prices	R'000	1 326 277	1 117 619	919 814	18 526 949	16 512 387	-10,9	

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 11 – Recorded building plans passed by larger municipalities at current prices by type of building: Eastern Cape**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	7	322	158	1 343	2 994	122,9
		square metres	329	13 710	7 198	60 143	124 762	107,4
		R'000	576	26 303	15 368	92 262	195 945	112,4
	2. Dwelling-houses >= 80 square metres	Number	68	121	123	2 040	1 243	-39,1
		square metres	23 006	22 183	23 556	474 295	303 982	-35,9
		R'000	79 607	68 505	75 546	1 398 603	956 897	-31,6
	3. Flats and townhouses	Number	12	3	0	1 343	908	-32,4
		square metres	1 567	623	0	143 747	54 274	-62,2
		R'000	3 977	1 555	0	384 349	159 107	-58,6
	4. Other residential buildings 2/	square metres	0	5 646	15 541	28 127	42 154	49,9
		R'000	0	15 469	44 313	74 419	100 044	34,4
	5. Total residential buildings	R'000	84 160	111 832	135 227	1 949 633	1 411 993	-27,6
2. Non-residential buildings	1. Office and banking space	square metres	0	649	411	16 682	25 509	52,9
		R'000	0	1 598	1 201	47 898	83 722	74,8
	2. Shopping space	square metres	2 836	1 653	0	116 858	128 060	9,6
		R'000	6 097	5 942	0	296 872	426 675	43,7
	3. Industrial and warehouse space	square metres	2 790	9 502	2 415	177 754	58 473	-67,1
		R'000	4 887	36 963	5 262	377 048	152 607	-59,5
	4. Other non-residential buildings 3/	square metres	1 190	3 383	966	43 592	18 121	-58,4
		R'000	3 347	9 709	3 184	109 744	51 465	-53,1
	5. Total non-residential buildings	R'000	14 331	54 212	9 647	831 562	714 469	-14,1
	3. Additions and alterations	1. Dwelling-houses	square metres	13 545	28 521	22 572	383 214	272 195
			R'000	33 422	85 258	63 028	997 915	740 370
		2. Other buildings 4/	square metres	930	23 996	4 897	101 494	108 214
			R'000	4 902	66 108	14 111	262 017	328 666
	3. Total additions and alterations	R'000	38 324	151 366	77 139	1 259 932	1 069 036	-15,2
4. Recorded plans passed	1. Total at current prices	R'000	136 815	317 410	222 013	4 041 127	3 195 498	-20,9

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 12 – Recorded building plans passed by larger municipalities at current prices by type of building: Northern Cape**

			Dec. 2007	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/	
Category of building	Type of building	Measuring unit							
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	20	5	1	64	24	-62,5	
		square metres	1 235	305	63	3 564	1 335	-62,5	
		R'000	3 750	1 051	227	11 104	4 104	-63,0	
	2. Dwelling-houses >= 80 square metres	Number	12	17	5	400	204	-49,0	
		square metres	2 740	3 407	928	73 206	39 863	-45,5	
		R'000	8 324	10 857	3 179	213 455	130 683	-38,8	
	3. Flats and townhouses	Number	0	0	0	132	216	63,6	
		square metres	0	0	0	17 023	16 402	-3,6	
		R'000	0	0	0	49 786	44 876	-9,9	
	4. Other residential buildings 2/	square metres	0	0	176	270	4 550	1 585,2	
		R'000	0	0	616	860	15 619	1 716,2	
	5. Total residential buildings		R'000	12 074	11 908	4 022	275 205	195 282	-29,0
	2. Non-residential buildings	1. Office and banking space	square metres	0	0	459	8 223	5 020	-39,0
R'000			0	0	1 561	24 012	14 674	-38,9	
2. Shopping space		square metres	1 187	0	0	41 635	5 186	-87,5	
		R'000	3 752	0	0	129 054	15 896	-87,7	
3. Industrial and warehouse space		square metres	697	5 483	905	10 698	14 395	34,6	
		R'000	2 059	18 642	3 139	26 416	46 142	74,7	
4. Other non-residential buildings 3/		square metres	153	0	492	5 301	2 184	-58,8	
		R'000	600	0	1 673	16 792	5 959	-64,5	
5. Total non-residential buildings		R'000	6 411	18 642	6 373	196 274	82 671	-57,9	
3. Additions and alterations	1. Dwelling-houses	square metres	2 186	6 900	2 883	52 599	54 164	3,0	
		R'000	6 284	21 521	9 062	143 691	164 394	14,4	
	2. Other buildings 4/	square metres	63	144	599	26 025	11 572	-55,5	
		R'000	179	1 389	4 674	73 575	43 207	-41,3	
	3. Total additions and alterations		R'000	6 463	22 910	13 736	217 266	207 601	-4,4
4. Recorded plans passed	1. Total at current prices	R'000	24 948	53 460	24 131	688 745	485 554	-29,5	

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 13 – Recorded building plans passed by larger municipalities at current prices by type of building: Free State**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	12	346	253	2 043	1 749	-14,4
		square metres	783	14 015	10 183	89 146	73 635	-17,4
		R'000	1 852	18 472	12 993	98 001	106 564	8,7
	2. Dwelling-houses >= 80 square metres	Number	85	84	57	1 362	1 142	-16,2
		square metres	17 910	18 401	12 755	323 270	264 655	-18,1
		R'000	44 886	60 307	38 857	815 563	833 094	2,1
	3. Flats and townhouses	Number	61	13	30	1 371	828	-39,6
		square metres	8 791	1 504	2 708	148 470	77 226	-48,0
		R'000	22 048	5 022	9 611	397 201	276 634	-30,4
	4. Other residential buildings 2/	square metres	7 134	0	0	24 797	1 248	-95,0
		R'000	25 682	0	0	88 218	4 835	-94,5
	5. Total residential buildings	R'000	94 468	83 801	61 461	1 398 983	1 221 127	-12,7
2. Non-residential buildings	1. Office and banking space	square metres	0	158	0	10 080	8 636	-14,3
		R'000	0	470	0	34 715	29 146	-16,0
	2. Shopping space	square metres	141	674	183	49 324	63 204	28,1
		R'000	350	1 874	824	191 287	277 660	45,2
	3. Industrial and warehouse space	square metres	6 218	0	1 441	49 267	67 806	37,6
		R'000	12 667	0	2 905	91 081	147 627	62,1
	4. Other non-residential buildings 3/	square metres	0	550	60	4 438	13 074	194,6
		R'000	0	1 650	180	11 604	33 495	188,7
	5. Total non-residential buildings	R'000	13 017	3 994	3 909	328 687	487 928	48,4
	3. Additions and alterations	1. Dwelling-houses	square metres	10 584	15 433	11 280	188 193	170 876
R'000			24 777	46 981	31 983	466 611	480 612	3,0
2. Other buildings 4/		square metres	2 546	1 791	223	38 939	39 884	2,4
		R'000	48 682	12 379	5 068	178 856	179 985	0,6
3. Total additions and alterations		R'000	73 459	59 360	37 051	645 467	660 597	2,3
4. Recorded plans passed	1. Total at current prices	R'000	180 944	147 155	102 421	2 373 137	2 369 652	-0,1

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 14 – Recorded building plans passed by larger municipalities at current prices by type of building: KwaZulu-Natal

			Dec. 2007	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	72	84	53	1 073	1 417	32,1
		square metres	3 962	4 665	3 004	61 767	72 047	16,6
		R'000	15 002	17 819	12 622	205 430	223 717	8,9
	2. Dwelling-houses >= 80 square metres	Number	170	182	149	2 582	2 329	-9,8
		square metres	38 740	44 126	39 912	613 955	623 453	1,5
		R'000	156 067	203 902	158 585	2 418 602	2 850 812	17,9
	3. Flats and townhouses	Number	474	370	229	6 034	5 248	-13,0
		square metres	39 593	43 560	27 928	747 088	755 348	1,1
		R'000	160 785	175 469	126 952	3 068 391	3 532 767	15,1
	4. Other residential buildings 2/	square metres	0	0	3 686	24 532	33 422	36,2
		R'000	0	0	22 116	107 094	159 136	48,6
	5. Total residential buildings	R'000	331 854	397 190	320 275	5 799 517	6 766 432	16,7
2. Non-residential buildings	1. Office and banking space	square metres	4 965	4 960	12 618	125 616	250 328	99,3
		R'000	24 179	21 753	57 976	556 483	1 185 376	113,0
	2. Shopping space	square metres	12 641	5 008	19 177	151 826	204 758	34,9
		R'000	41 074	24 815	60 080	625 278	943 032	50,8
	3. Industrial and warehouse space	square metres	9 288	32 014	37 158	391 943	519 961	32,7
		R'000	26 673	128 696	110 193	1 062 949	1 555 802	46,4
	4. Other non-residential buildings 3/	square metres	2 031	3 464	963	71 121	57 427	-19,3
		R'000	10 175	17 066	4 885	308 478	245 304	-20,5
	5. Total non-residential buildings	R'000	102 101	192 330	233 134	2 553 188	3 929 514	53,9
3. Additions and alterations	1. Dwelling-houses	square metres	47 971	57 797	51 661	642 940	678 868	5,6
		R'000	202 278	242 528	224 255	2 337 746	2 874 100	22,9
	2. Other buildings 4/	square metres	20 603	28 843	30 178	333 690	317 669	-4,8
		R'000	104 985	114 420	127 999	1 330 945	1 537 090	15,5
	3. Total additions and alterations	R'000	307 263	356 948	352 254	3 668 691	4 411 190	20,2
4. Recorded plans passed	1. Total at current prices	R'000	741 218	946 468	905 663	12 021 396	15 107 136	25,7

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 15 – Recorded building plans passed by larger municipalities at current prices by type of building: North West

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/	
Category of building	Type of building	Measuring unit							
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	553	153	9	3 167	1 509	-52,4	
		square metres	23 870	9 212	573	134 827	78 162	-42,0	
		R'000	26 325	9 808	1 405	165 080	169 966	3,0	
	2. Dwelling-houses >= 80 square metres	Number	137	105	143	2 488	1 896	-23,8	
		square metres	27 812	25 048	27 467	540 922	396 650	-26,7	
		R'000	83 405	72 715	85 632	1 448 499	1 102 961	-23,9	
	3. Flats and townhouses	Number	168	36	69	1 763	1 069	-39,4	
		square metres	12 620	3 997	7 771	197 475	127 371	-35,5	
		R'000	39 518	15 988	25 653	507 840	390 279	-23,1	
	4. Other residential buildings 2/	square metres	0	2 453	1 520	9 210	24 102	161,7	
		R'000	0	6 544	3 344	24 418	81 496	233,8	
	5. Total residential buildings		R'000	149 248	105 055	116 034	2 145 837	1 744 702	-18,7
	2. Non-residential buildings	1. Office and banking space	square metres	821	3 810	113	21 931	31 031	41,5
R'000			2 700	11 978	283	64 338	119 949	86,4	
2. Shopping space		square metres	1 586	2 050	2 004	70 587	81 229	15,1	
		R'000	5 592	6 774	5 610	198 438	267 180	34,6	
3. Industrial and warehouse space		square metres	4 105	6 655	1 181	55 085	25 554	-53,6	
		R'000	8 877	20 035	2 953	113 020	57 535	-49,1	
4. Other non-residential buildings 3/		square metres	3 206	2 023	0	20 216	8 600	-57,5	
		R'000	9 496	4 275	0	53 582	24 202	-54,8	
5. Total non-residential buildings		R'000	26 665	43 062	8 846	429 378	468 866	9,2	
3. Additions and alterations	1. Dwelling-houses	square metres	9 598	16 187	8 920	147 819	171 525	16,0	
		R'000	22 594	40 063	25 581	343 714	441 616	28,5	
	2. Other buildings 4/	square metres	571	2 299	2 314	15 936	36 346	128,1	
		R'000	1 536	5 684	5 907	52 560	145 379	176,6	
	3. Total additions and alterations		R'000	24 130	45 747	31 488	396 274	586 995	48,1
4. Recorded plans passed	1. Total at current prices	R'000	200 043	193 864	156 368	2 971 489	2 800 563	-5,8	

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 16 – Recorded building plans passed by larger municipalities at current prices by type of building: Gauteng**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	1 995	404	403	22 851	14 292	-37,5
		square metres	77 005	19 989	18 309	974 889	626 088	-35,8
		R'000	104 517	50 348	40 907	1 951 463	1 351 897	-30,7
	2. Dwelling-houses >= 80 square metres	Number	647	479	374	12 344	7 747	-37,2
		square metres	173 737	135 721	102 902	3 432 750	2 111 048	-38,5
		R'000	637 027	517 221	400 947	12 005 975	7 917 641	-34,1
	3. Flats and townhouses	Number	725	1 232	593	13 373	13 237	-1,0
		square metres	73 990	98 962	58 465	1 692 714	1 345 632	-20,5
		R'000	288 393	392 409	241 167	6 166 819	5 377 820	-12,8
	4. Other residential buildings 2/	square metres	3 232	14 739	0	50 882	150 609	196,0
		R'000	21 654	85 486	0	267 807	593 960	121,8
	5. Total residential buildings	R'000	1 051 591	1 045 464	683 021	20 392 064	15 241 318	-25,3
	2. Non-residential buildings	1. Office and banking space	square metres	43 525	67 539	12 445	404 376	429 744
R'000			266 005	423 188	60 227	2 216 716	2 416 288	9,0
2. Shopping space		square metres	10 050	22 628	16 772	374 942	516 103	37,6
		R'000	47 199	112 604	62 897	1 699 742	2 451 150	44,2
3. Industrial and warehouse space		square metres	53 742	69 703	52 838	883 836	909 553	2,9
		R'000	148 514	229 851	162 184	2 577 092	2 686 673	4,3
4. Other non-residential buildings 3/		square metres	2 424	2 923	4 424	106 164	56 102	-47,2
		R'000	7 757	16 517	27 198	409 553	245 399	-40,1
5. Total non-residential buildings	R'000	469 475	782 160	312 506	6 903 103	7 799 510	13,0	
3. Additions and alterations	1. Dwelling-houses	square metres	90 228	126 381	99 924	1 859 248	1 428 482	-23,2
		R'000	331 500	474 325	374 934	6 321 031	5 253 185	-16,9
	2. Other buildings 4/	square metres	29 820	50 493	28 159	438 983	783 463	78,5
		R'000	137 583	169 555	94 781	1 861 485	3 163 239	69,9
	3. Total additions and alterations	R'000	469 083	643 880	469 715	8 182 516	8 416 424	2,9
4. Recorded plans passed	1. Total at current prices	R'000	1 990 149	2 471 504	1 465 242	35 477 683	31 457 252	-11,3

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

Table 17 – Recorded building plans passed by larger municipalities at current prices by type of building: Mpumalanga

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	28	37	41	1 391	1 277	-8,2
		square metres	1 553	2 183	2 661	64 640	64 219	-0,7
		R'000	3 529	6 247	7 721	98 700	108 905	10,3
	2. Dwelling-houses >= 80 square metres	Number	107	107	108	2 500	1 772	-29,1
		square metres	24 964	28 510	27 061	601 111	399 462	-33,5
		R'000	71 368	82 902	93 342	1 739 427	1 220 765	-29,8
	3. Flats and townhouses	Number	121	15	19	1 814	1 299	-28,4
		square metres	14 724	1 455	1 859	167 656	111 212	-33,7
		R'000	35 578	3 638	4 772	472 978	394 492	-16,6
	4. Other residential buildings 2/	square metres	3 780	0	5 284	8 861	11 865	33,9
		R'000	10 225	0	20 375	25 282	39 719	57,1
	5. Total residential buildings	R'000	120 700	92 787	126 210	2 336 387	1 763 881	-24,5
2. Non-residential buildings	1. Office and banking space	square metres	2 718	2 294	665	23 163	56 339	143,2
		R'000	6 795	8 489	2 974	69 499	205 665	195,9
	2. Shopping space	square metres	0	26 487	46 680	28 243	171 520	507,3
		R'000	0	66 233	208 420	90 875	684 363	653,1
	3. Industrial and warehouse space	square metres	8 713	4 330	2 448	124 103	107 198	-13,6
		R'000	21 784	10 827	8 511	383 138	312 771	-18,4
	4. Other non-residential buildings 3/	square metres	1 878	217	501	7 581	10 753	41,8
		R'000	4 883	545	1 002	20 966	31 908	52,2
	5. Total non-residential buildings	R'000	33 462	86 094	220 907	564 478	1 234 707	118,7
3. Additions and alterations	1. Dwelling-houses	square metres	15 666	16 535	10 056	244 910	185 513	-24,3
		R'000	38 859	51 777	30 234	643 016	522 524	-18,7
	2. Other buildings 4/	square metres	2 431	274	268	41 580	23 192	-44,2
		R'000	6 850	1 989	1 151	136 077	85 687	-37,0
	3. Total additions and alterations	R'000	45 709	53 766	31 385	779 093	608 211	-21,9
4. Recorded plans passed	1. Total at current prices	R'000	199 871	232 647	378 502	3 679 958	3 606 799	-2,0

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 18 – Recorded building plans passed by larger municipalities at current prices by type of building: Limpopo

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/	
Category of building	Type of building	Measuring unit							
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	9	8	8	835	171	-79,5	
		square metres	612	536	518	45 916	11 001	-76,0	
		R'000	1 727	1 873	1 746	73 281	34 596	-52,8	
	2. Dwelling-houses >= 80 square metres	Number	21	57	41	1 044	813	-22,1	
		square metres	5 086	16 521	10 300	219 376	185 659	-15,4	
		R'000	12 451	60 798	34 934	611 325	621 704	1,7	
	3. Flats and townhouses	Number	22	11	59	940	887	-5,6	
		square metres	2 510	892	3 672	108 192	87 381	-19,2	
		R'000	6 885	2 675	13 351	265 300	239 320	-9,8	
	4. Other residential buildings 2/	square metres	2 612	0	3 915	11 237	18 751	66,9	
		R'000	7 520	0	11 820	27 461	52 660	91,8	
	5. Total residential buildings	R'000	28 583	65 346	61 851	977 367	948 280	-3,0	
	2. Non-residential buildings	1. Office and banking space	square metres	167	437	2 533	35 589	20 669	-41,9
			R'000	468	1 311	9 276	87 656	57 738	-34,1
2. Shopping space		square metres	7 500	3 089	933	44 276	34 546	-22,0	
		R'000	40 000	8 753	3 546	121 748	84 806	-30,3	
3. Industrial and warehouse space		square metres	7 460	715	195	42 293	24 195	-42,8	
		R'000	18 523	1 431	391	104 956	59 378	-43,4	
4. Other non-residential buildings 3/		square metres	0	1 881	0	21 010	25 951	23,5	
		R'000	0	7 148	0	47 498	86 428	82,0	
5. Total non-residential buildings		R'000	58 991	18 643	13 213	361 858	288 350	-20,3	
3. Additions and alterations	1. Dwelling-houses	square metres	3 538	6 086	5 347	113 275	84 816	-25,1	
		R'000	8 769	18 984	19 073	275 748	232 847	-15,6	
	2. Other buildings 4/	square metres	1 611	2 637	74	17 739	21 838	23,1	
		R'000	4 028	9 948	320	41 199	64 253	56,0	
	3. Total additions and alterations	R'000	12 797	28 932	19 393	316 947	297 100	-6,3	
4. Recorded plans passed	1. Total at current prices	R'000	100 371	112 921	94 457	1 656 172	1 533 730	-7,4	

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 19 – Buildings reported as completed to larger municipalities at current prices by type of building: South Africa

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	2 000	2 259	2 035	27 555	23 514	-14,7
		square metres	94 313	101 770	89 666	1 192 474	1 057 017	-11,4
		R'000	230 756	195 282	202 659	2 226 861	2 193 791	-1,5
	2. Dwelling-houses >= 80 square metres	Number	1 731	1 875	1 442	22 158	20 315	-8,3
		square metres	436 611	461 858	402 114	5 042 274	4 744 774	-5,9
		R'000	1 426 877	1 562 764	1 403 329	15 809 143	15 781 525	-0,2
	3. Flats and townhouses	Number	2 165	1 798	1 820	26 949	25 981	-3,6
		square metres	254 091	219 658	177 796	3 092 497	2 777 548	-10,2
		R'000	857 884	786 108	725 094	10 354 321	10 389 967	0,3
	4. Other residential buildings 2/	square metres	359	11 970	43 897	175 955	193 783	10,1
		R'000	1 382	40 268	180 159	729 269	762 808	4,6
	5. Total residential buildings	R'000	2 516 899	2 584 422	2 511 241	29 119 594	29 128 091	-0,0
	2. Non-residential buildings	1. Office and banking space	square metres	59 632	111 018	100 644	636 730	1 037 873
R'000			212 564	574 651	370 375	2 337 401	4 213 989	80,3
2. Shopping space		square metres	57 893	69 612	50 049	667 354	885 177	32,6
		R'000	202 317	246 158	156 145	2 550 470	3 306 540	29,6
3. Industrial and warehouse space		square metres	56 650	156 509	129 360	1 348 697	1 275 813	-5,4
		R'000	174 942	435 100	398 667	3 801 512	3 661 088	-3,7
4. Other non-residential buildings 3/		square metres	9 964	20 500	16 435	169 229	152 350	-10,0
		R'000	35 020	66 562	76 585	532 285	542 499	1,9
5. Total non-residential buildings		R'000	624 843	1 322 471	1 001 772	9 221 668	11 724 116	27,1
3. Additions and alterations		1. Dwelling-houses	square metres	105 024	218 660	160 202	2 044 928	2 238 662
	R'000		304 880	673 496	509 729	5 782 551	6 787 595	17,4
	2. Other buildings 4/	square metres	31 728	153 208	58 650	631 801	904 046	43,1
		R'000	135 418	544 019	209 927	2 254 970	3 398 766	50,7
	3. Total additions and alterations	R'000	440 298	1 217 515	719 656	8 037 521	10 186 361	26,7
4. Recorded buildings completed	1. Total at current prices	R'000	3 582 040	5 124 408	4 232 669	46 378 783	51 038 568	10,0

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 20 – Buildings reported as completed to larger municipalities at current prices by type of building: Western Cape

			Dec. 2007	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	122	550	381	6 989	4 118	-41,1
		square metres	5 892	24 046	18 617	280 448	184 193	-34,3
		R'000	13 795	41 890	38 929	458 470	352 994	-23,0
	2. Dwelling-houses >= 80 square metres	Number	490	513	417	5 759	5 339	-7,3
		square metres	126 252	125 434	119 687	1 292 148	1 264 790	-2,1
		R'000	403 358	390 894	405 732	3 968 193	4 081 953	2,9
	3. Flats and townhouses	Number	277	434	377	6 564	5 608	-14,6
		square metres	36 674	50 794	38 129	726 991	562 547	-22,6
		R'000	121 472	169 965	134 764	2 278 267	1 871 504	-17,9
	4. Other residential buildings 2/	square metres	359	5 826	5 493	54 848	64 129	16,9
		R'000	1 382	22 258	23 836	200 980	241 537	20,2
	5. Total residential buildings	R'000	540 007	625 007	603 261	6 905 910	6 547 988	-5,2
2. Non-residential buildings	1. Office and banking space	square metres	27 800	32 385	33 693	236 040	247 990	5,1
		R'000	88 355	95 680	106 764	700 602	833 668	19,0
	2. Shopping space	square metres	22 542	4 166	10 199	105 443	172 528	63,6
		R'000	67 940	9 032	23 972	324 433	560 869	72,9
	3. Industrial and warehouse space	square metres	39 411	39 862	54 720	460 990	424 994	-7,8
		R'000	123 376	127 654	174 552	1 325 001	1 315 596	-0,7
	4. Other non-residential buildings 3/	square metres	207	12 779	10 214	72 156	52 469	-27,3
		R'000	410	36 907	46 018	208 379	155 663	-25,3
	5. Total non-residential buildings	R'000	280 081	269 273	351 306	2 558 415	2 865 796	12,0
3. Additions and alterations	1. Dwelling-houses	square metres	47 614	106 690	80 090	757 064	931 154	23,0
		R'000	127 636	296 360	226 920	1 987 157	2 549 109	28,3
	2. Other buildings 4/	square metres	22 700	49 116	31 716	273 832	372 001	35,9
		R'000	101 049	158 936	112 481	929 534	1 436 178	54,5
	3. Total additions and alterations	R'000	228 685	455 296	339 401	2 916 691	3 985 287	36,6
4. Recorded buildings completed	1. Total at current prices	R'000	1 048 773	1 349 576	1 293 968	12 381 016	13 399 071	8,2

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 21 – Buildings reported as completed to larger municipalities at current prices by type of building: Eastern Cape

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building								
<b>1. Residential buildings</b>	<b>1. Dwelling-houses &lt; 80 square metres</b>	<b>Number</b>	177	228	107	2 043	1 491	-27,0
		<b>square metres</b>	7 609	9 520	4 322	84 924	65 609	-22,7
		<b>R'000</b>	13 885	13 577	7 498	132 204	93 495	-29,3
	<b>2. Dwelling-houses &gt;= 80 square metres</b>	<b>Number</b>	101	144	114	1 263	1 278	1,2
		<b>square metres</b>	19 049	28 333	20 040	229 800	253 677	10,4
		<b>R'000</b>	43 383	93 074	54 429	583 294	705 117	20,9
	<b>3. Flats and townhouses</b>	<b>Number</b>	29	39	4	1 160	813	-29,9
		<b>square metres</b>	2 418	14 630	546	122 530	95 052	-22,4
		<b>R'000</b>	6 530	34 086	1 911	314 430	253 109	-19,5
	<b>4. Other residential buildings 2/</b>	<b>square metres</b>	0	1 169	0	3 023	4 391	45,3
		<b>R'000</b>	0	3 372	0	7 643	9 854	28,9
	<b>5. Total residential buildings</b>	<b>R'000</b>	<b>63 798</b>	<b>144 109</b>	<b>63 838</b>	<b>1 037 571</b>	<b>1 061 575</b>	<b>2,3</b>
<b>2. Non-residential buildings</b>	<b>1. Office and banking space</b>	<b>square metres</b>	14 217	680	2 625	17 659	21 346	20,9
		<b>R'000</b>	37 774	2 720	5 343	48 568	58 563	20,6
	<b>2. Shopping space</b>	<b>square metres</b>	10 418	0	14 287	29 816	109 417	267,0
		<b>R'000</b>	27 347	0	37 401	73 926	311 293	321,1
	<b>3. Industrial and warehouse space</b>	<b>square metres</b>	0	0	760	46 647	38 361	-17,8
		<b>R'000</b>	0	0	1 588	104 075	75 970	-27,0
	<b>4. Other non-residential buildings 3/</b>	<b>square metres</b>	1 433	427	880	5 499	12 400	125,5
		<b>R'000</b>	3 260	1 272	1 725	12 195	29 574	142,5
	<b>5. Total non-residential buildings</b>	<b>R'000</b>	<b>68 381</b>	<b>3 992</b>	<b>46 057</b>	<b>238 764</b>	<b>475 400</b>	<b>99,1</b>
<b>3. Additions and alterations</b>	<b>1. Dwelling-houses</b>	<b>square metres</b>	5 097	12 130	4 461	143 036	122 438	-14,4
		<b>R'000</b>	12 443	32 323	10 527	299 679	284 620	-5,0
	<b>2. Other buildings 4/</b>	<b>square metres</b>	541	3 637	1 965	40 553	48 523	19,7
		<b>R'000</b>	1 498	8 181	8 325	92 360	107 436	16,3
	<b>3. Total additions and alterations</b>	<b>R'000</b>	<b>13 941</b>	<b>40 504</b>	<b>18 852</b>	<b>392 039</b>	<b>392 056</b>	<b>-0,0</b>
<b>4. Recorded buildings completed</b>	<b>1. Total at current prices</b>	<b>R'000</b>	<b>146 120</b>	<b>188 605</b>	<b>128 747</b>	<b>1 668 374</b>	<b>1 929 031</b>	<b>15,6</b>

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 22 – Buildings reported as completed to larger municipalities at current prices by type of building: Northern Cape**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	55	1	0	299	158	-47,2
		square metres	2 266	56	0	11 333	7 569	-33,2
		R'000	2 880	201	0	15 743	9 680	-38,5
	2. Dwelling-houses >= 80 square metres	Number	11	12	9	219	157	-28,3
		square metres	3 162	2 580	1 835	43 030	31 581	-26,6
		R'000	8 340	7 970	5 876	113 037	96 732	-14,4
	3. Flats and townhouses	Number	17	2	0	233	105	-54,9
		square metres	2 168	285	0	30 301	13 755	-54,6
		R'000	6 703	905	0	79 621	38 430	-51,7
	4. Other residential buildings 2/	square metres	0	0	0	11 776	2 539	-78,4
		R'000	0	0	0	35 035	8 351	-76,2
	5. Total residential buildings	R'000	17 923	9 076	5 876	243 436	153 193	-37,1
2. Non-residential buildings	1. Office and banking space	square metres	0	2 012	3 083	6 485	9 610	48,2
		R'000	0	6 697	7 708	16 161	32 503	101,1
	2. Shopping space	square metres	1 533	0	0	8 541	3 168	-62,9
		R'000	2 300	0	0	18 641	9 090	-51,2
	3. Industrial and warehouse space	square metres	1 445	1 003	150	7 633	5 719	-25,1
		R'000	3 961	3 216	510	19 329	16 868	-12,7
	4. Other non-residential buildings 3/	square metres	0	1 236	219	498	3 664	635,7
		R'000	0	3 907	787	1 195	10 878	810,3
	5. Total non-residential buildings	R'000	6 261	13 820	9 005	55 326	69 339	25,3
	3. Additions and alterations	square metres	1 242	2 543	1 229	31 392	32 939	4,9
		R'000	3 655	7 958	3 895	86 204	97 714	13,4
	2. Other buildings 4/	square metres	13	178	0	5 881	5 016	-14,7
		R'000	36	1 636	0	22 979	16 943	-26,3
	3. Total additions and alterations	R'000	3 691	9 594	3 895	109 183	114 657	5,0
4. Recorded buildings completed	1. Total at current prices	R'000	27 875	32 490	18 776	407 945	337 189	-17,3

1/ The percentage change between January 2007 and January 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

**Table 23 – Buildings reported as completed to larger municipalities at current prices by type of building: Free State**

			Dec. 2007	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
<b>1. Residential buildings</b>	<b>1. Dwelling-houses &lt; 80 square metres</b>	Number	63	56	78	1 815	556	-69,4
		square metres	3 394	2 402	3 221	80 720	26 270	-67,5
		R'000	7 107	3 419	4 241	94 436	40 516	-57,1
	<b>2. Dwelling-houses &gt;= 80 square metres</b>	Number	70	41	43	901	629	-30,2
		square metres	10 806	11 348	15 085	161 201	135 021	-16,2
		R'000	26 186	34 011	38 432	353 014	359 677	1,9
	<b>3. Flats and townhouses</b>	Number	16	74	58	840	471	-43,9
		square metres	1 543	11 246	11 709	81 739	60 342	-26,2
		R'000	5 500	30 773	24 333	206 250	151 807	-26,4
	<b>4. Other residential buildings 2/</b>	square metres	0	0	0	7 830	13 354	70,5
		R'000	0	0	0	85 155	32 264	-62,1
	<b>5. Total residential buildings</b>	R'000	<b>38 793</b>	<b>68 203</b>	<b>67 006</b>	<b>738 855</b>	<b>584 264</b>	<b>-20,9</b>
<b>2. Non-residential buildings</b>	<b>1. Office and banking space</b>	square metres	1 182	192	86	8 607	6 530	-24,1
		R'000	4 234	768	258	27 592	22 874	-17,1
	<b>2. Shopping space</b>	square metres	0	4 804	0	10 830	5 745	-47,0
		R'000	0	18 149	0	37 778	22 474	-40,5
	<b>3. Industrial and warehouse space</b>	square metres	1 133	0	363	15 639	8 942	-42,8
		R'000	2 930	0	729	27 198	19 473	-28,4
	<b>4. Other non-residential buildings 3/</b>	square metres	0	3 335	0	4 994	5 395	8,0
		R'000	0	11 673	0	19 695	17 129	-13,0
	<b>5. Total non-residential buildings</b>	R'000	<b>7 164</b>	<b>30 590</b>	<b>987</b>	<b>112 263</b>	<b>81 950</b>	<b>-27,0</b>
<b>3. Additions and alterations</b>	<b>1. Dwelling-houses</b>	square metres	4 474	3 522	5 474	78 620	73 678	-6,3
		R'000	9 925	9 354	10 404	158 940	171 416	7,8
	<b>2. Other buildings 4/</b>	square metres	533	1 211	2 340	20 263	12 675	-37,4
		R'000	2 404	5 248	3 972	93 100	47 622	-48,8
	<b>3. Total additions and alterations</b>	R'000	<b>12 329</b>	<b>14 602</b>	<b>14 376</b>	<b>252 040</b>	<b>219 038</b>	<b>-13,1</b>
<b>4. Recorded buildings completed</b>	<b>1. Total at current prices</b>	R'000	<b>58 286</b>	<b>113 395</b>	<b>82 369</b>	<b>1 103 158</b>	<b>885 252</b>	<b>-19,8</b>

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 24 – Buildings reported as completed to larger municipalities at current prices by type of building: KwaZulu-Natal

			Dec. 2007	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	100	262	330	1 525	3 271	114,5
		square metres	5 225	9 235	11 799	69 608	118 673	70,5
		R'000	18 867	25 715	32 089	202 144	294 649	45,8
	2. Dwelling-houses >= 80 square metres	Number	99	116	117	1 639	1 480	-9,7
		square metres	25 577	29 616	31 755	371 999	348 479	-6,3
		R'000	119 890	134 880	135 659	1 473 394	1 506 565	2,3
	3. Flats and townhouses	Number	317	247	218	2 659	2 843	6,9
		square metres	56 810	40 547	37 807	496 071	455 971	-8,1
		R'000	202 022	182 073	159 310	1 841 707	1 851 932	0,6
	4. Other residential buildings 2/	square metres	0	0	1 202	20 824	1 641	-92,1
		R'000	0	0	4 207	122 445	7 354	-94,0
	5. Total residential buildings	R'000	340 779	342 668	331 265	3 639 690	3 660 500	0,6
2. Non-residential buildings	1. Office and banking space	square metres	6 647	5 591	7 274	49 872	123 600	147,8
		R'000	33 235	24 346	26 907	187 456	569 925	204,0
	2. Shopping space	square metres	10 143	37 565	2 361	130 258	127 767	-1,9
		R'000	39 821	129 552	7 469	480 620	573 261	19,3
	3. Industrial and warehouse space	square metres	2 799	6 955	46 437	321 652	276 614	-14,0
		R'000	15 092	20 603	141 145	893 515	795 100	-11,0
	4. Other non-residential buildings 3/	square metres	2 477	0	875	29 476	16 130	-45,3
		R'000	12 385	0	4 392	110 153	70 778	-35,7
	5. Total non-residential buildings	R'000	100 533	174 501	179 913	1 671 744	2 009 064	20,2
3. Additions and alterations	1. Dwelling-houses	square metres	17 542	25 546	23 201	313 565	293 118	-6,5
		R'000	71 708	113 191	102 149	1 216 126	1 329 610	9,3
	2. Other buildings 4/	square metres	2 164	17 043	16 548	117 510	206 794	76,0
		R'000	11 331	59 694	53 803	512 826	731 641	42,7
	3. Total additions and alterations	R'000	83 039	172 885	155 952	1 728 952	2 061 251	19,2
4. Recorded buildings completed	1. Total at current prices	R'000	524 351	690 054	667 130	7 040 386	7 730 815	9,8

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 25 – Buildings reported as completed to larger municipalities at current prices by type of building: North West

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	103	65	38	2 602	1 108	-57,4
		square metres	5 396	3 767	2 253	102 204	49 793	-51,3
		R'000	11 998	6 705	4 055	113 037	107 312	-5,1
	2. Dwelling-houses >= 80 square metres	Number	121	113	87	1 523	1 464	-3,9
		square metres	21 591	24 215	23 875	316 178	306 938	-2,9
		R'000	58 872	62 714	72 355	899 769	817 693	-9,1
	3. Flats and townhouses	Number	73	200	75	1 199	1 887	57,4
		square metres	4 871	16 764	7 490	105 636	159 095	50,6
		R'000	11 363	53 297	23 201	339 225	500 127	47,4
	4. Other residential buildings 2/	square metres	0	4 975	0	0	5 426	
		R'000	0	14 638	0	0	15 713	
	5. Total residential buildings	R'000	82 233	137 354	99 611	1 352 031	1 440 845	6,6
2. Non-residential buildings	1. Office and banking space	square metres	0	205	6 429	10 782	28 390	163,3
		R'000	0	533	50 000	30 685	112 560	266,8
	2. Shopping space	square metres	249	304	7 390	43 405	68 807	58,5
		R'000	548	790	18 739	127 014	166 980	31,5
	3. Industrial and warehouse space	square metres	0	2 760	0	12 265	14 229	16,0
		R'000	0	8 256	0	23 647	25 936	9,7
	4. Other non-residential buildings 3/	square metres	0	755	0	6 302	5 444	-13,6
		R'000	0	1 435	0	14 071	13 927	-1,0
	5. Total non-residential buildings	R'000	548	11 014	68 739	195 417	319 403	63,4
3. Additions and alterations	1. Dwelling-houses	square metres	1 229	5 762	1 765	49 698	37 323	-24,9
		R'000	2 589	13 075	4 116	89 784	78 177	-12,9
	2. Other buildings 4/	square metres	326	26 725	0	11 784	33 008	180,1
		R'000	950	118 877	33	27 991	139 729	399,2
	3. Total additions and alterations	R'000	3 539	131 952	4 149	117 775	217 906	85,0
4. Recorded buildings completed	1. Total at current prices	R'000	86 320	280 320	172 499	1 665 223	1 978 154	18,8

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 26 – Buildings reported as completed to larger municipalities at current prices by type of building: Gauteng**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
<b>1. Residential buildings</b>	<b>1. Dwelling-houses &lt; 80 square metres</b>	<b>Number</b>	1 348	1 073	1 060	11 670	11 210	-3,9
		<b>square metres</b>	62 534	51 170	47 015	525 415	525 217	-0,0
		<b>R'000</b>	156 644	98 140	108 509	1 117 404	1 176 639	5,3
	<b>2. Dwelling-houses &gt;= 80 square metres</b>	<b>Number</b>	714	813	544	8 578	8 092	-5,7
		<b>square metres</b>	195 559	214 259	160 758	2 199 788	2 013 763	-8,5
		<b>R'000</b>	670 408	761 335	606 718	7 283 025	7 074 840	-2,9
	<b>3. Flats and townhouses</b>	<b>Number</b>	1 405	667	1 049	13 124	13 393	2,0
		<b>square metres</b>	147 449	69 612	78 538	1 405 951	1 344 903	-4,3
		<b>R'000</b>	498 649	270 927	370 884	4 966 290	5 462 421	10,0
	<b>4. Other residential buildings 2/</b>	<b>square metres</b>	0	0	37 202	76 103	93 578	23,0
		<b>R'000</b>	0	0	152 116	272 158	422 842	55,4
	<b>5. Total residential buildings</b>	<b>R'000</b>	<b>1 325 701</b>	<b>1 130 402</b>	<b>1 238 227</b>	<b>13 638 877</b>	<b>14 136 742</b>	<b>3,7</b>
<b>2. Non-residential buildings</b>	<b>1. Office and banking space</b>	<b>square metres</b>	9 786	64 052	40 597	284 020	566 798	99,6
		<b>R'000</b>	48 966	420 291	156 052	1 246 003	2 478 740	98,9
	<b>2. Shopping space</b>	<b>square metres</b>	13 008	22 528	15 812	312 117	383 143	22,8
		<b>R'000</b>	64 361	87 635	68 564	1 411 493	1 619 618	14,7
	<b>3. Industrial and warehouse space</b>	<b>square metres</b>	11 264	96 313	22 475	409 736	452 171	10,4
		<b>R'000</b>	28 645	244 760	65 117	1 175 888	1 246 777	6,0
	<b>4. Other non-residential buildings 3/</b>	<b>square metres</b>	5 847	1 524	4 247	45 125	52 307	15,9
		<b>R'000</b>	18 965	10 211	23 663	157 478	233 380	48,2
	<b>5. Total non-residential buildings</b>	<b>R'000</b>	<b>160 937</b>	<b>762 897</b>	<b>313 396</b>	<b>3 990 862</b>	<b>5 578 515</b>	<b>39,8</b>
<b>3. Additions and alterations</b>	<b>1. Dwelling-houses</b>	<b>square metres</b>	20 636	56 421	40 684	578 627	635 510	9,8
		<b>R'000</b>	62 502	187 402	143 158	1 729 137	2 002 884	15,8
	<b>2. Other buildings 4/</b>	<b>square metres</b>	3 146	54 907	6 024	140 490	208 704	48,6
		<b>R'000</b>	9 339	189 826	29 451	508 422	859 884	69,1
	<b>3. Total additions and alterations</b>	<b>R'000</b>	<b>71 841</b>	<b>377 228</b>	<b>172 609</b>	<b>2 237 559</b>	<b>2 862 768</b>	<b>27,9</b>
<b>4. Recorded buildings completed</b>	<b>1. Total at current prices</b>	<b>R'000</b>	<b>1 558 479</b>	<b>2 270 527</b>	<b>1 724 232</b>	<b>19 867 298</b>	<b>22 578 025</b>	<b>13,6</b>

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 27 – Buildings reported as completed to larger municipalities at current prices by type of building: Mpumalanga**

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	13	2	30	322	1 396	333,5
		square metres	771	146	1 724	19 226	66 144	244,0
		R'000	2 410	365	4 777	45 208	73 142	61,8
	2. Dwelling-houses >= 80 square metres	Number	109	90	82	1 715	1 403	-18,2
		square metres	30 325	18 957	22 346	318 460	294 318	-7,6
		R'000	80 917	51 406	60 348	810 937	808 505	-0,3
	3. Flats and townhouses	Number	25	132	31	701	582	-17,0
		square metres	1 805	15 196	2 378	78 893	59 371	-24,7
		R'000	4 938	41 697	7 805	213 212	174 833	-18,0
	4. Other residential buildings 2/	square metres	0	0	0	1 095	6 042	451,8
		R'000	0	0	0	3 053	16 500	440,5
	5. Total residential buildings	R'000	88 265	93 468	72 930	1 072 410	1 072 980	0,1
2. Non-residential buildings	1. Office and banking space	square metres	0	5 901	6 457	21 247	27 682	30,3
		R'000	0	23 616	16 143	74 954	89 687	19,7
	2. Shopping space	square metres	0	245	0	21 855	9 892	-54,7
		R'000	0	1 000	0	64 121	33 028	-48,5
	3. Industrial and warehouse space	square metres	374	4 010	495	64 192	38 296	-40,3
		R'000	490	10 025	1 238	211 508	106 904	-49,5
	4. Other non-residential buildings 3/	square metres	0	444	0	4 006	1 806	-54,9
		R'000	0	1 157	0	6 717	4 420	-34,2
	5. Total non-residential buildings	R'000	490	35 798	17 381	357 300	234 039	-34,5
3. Additions and alterations	1. Dwelling-houses	square metres	6 530	5 818	2 876	79 681	98 136	23,2
		R'000	12 759	13 217	7 291	182 894	237 642	29,9
	2. Other buildings 4/	square metres	2 305	391	0	19 368	14 204	-26,7
		R'000	8 811	1 621	1 748	63 433	51 245	-19,2
	3. Total additions and alterations	R'000	21 570	14 838	9 039	246 327	288 887	17,3
4. Recorded buildings completed	1. Total at current prices	R'000	110 325	144 104	99 350	1 676 037	1 595 906	-4,8

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

Table 28 – Buildings reported as completed to larger municipalities at current prices by type of building: Limpopo

			Dec. 2007*	Nov. 2008	Dec. 2008	Jan. - Dec. 2007	Jan. - Dec. 2008	% Change 1/
Category of building	Type of building	Measuring unit						
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	19	22	11	290	206	-29,0
		square metres	1 226	1 428	715	18 596	13 549	-27,1
		R'000	3 170	5 270	2 561	48 215	45 364	-5,9
	2. Dwelling-houses >= 80 square metres	Number	16	33	29	561	473	-15,7
		square metres	4 290	7 116	6 733	109 670	96 207	-12,3
		R'000	15 523	26 480	23 780	324 480	330 443	1,8
	3. Flats and townhouses	Number	6	3	8	469	279	-40,5
		square metres	353	584	1 199	44 385	26 512	-40,3
		R'000	707	2 385	2 886	115 319	85 804	-25,6
	4. Other residential buildings 2/	square metres	0	0	0	456	2 683	488,4
		R'000	0	0	0	2 800	8 393	199,8
	5. Total residential buildings	R'000	19 400	34 135	29 227	490 814	470 004	-4,2
	2. Non-residential buildings	1. Office and banking space	square metres	0	0	400	2 018	5 927
R'000			0	0	1 200	5 380	15 469	187,5
2. Shopping space		square metres	0	0	0	5 089	4 710	-7,4
		R'000	0	0	0	12 444	9 927	-20,2
3. Industrial and warehouse space		square metres	224	5 606	3 960	9 943	16 487	65,8
		R'000	448	20 586	13 788	21 351	58 464	173,8
4. Other non-residential buildings 3/		square metres	0	0	0	1 173	2 735	133,2
		R'000	0	0	0	2 402	6 750	181,0
5. Total non-residential buildings		R'000	448	20 586	14 988	41 577	90 610	117,9
3. Additions and alterations		1. Dwelling-houses	square metres	660	228	422	13 245	14 366
	R'000		1 663	616	1 269	32 630	36 423	11,6
	2. Other buildings 4/	square metres	0	0	57	2 120	3 121	47,2
		R'000	0	0	114	4 325	8 088	87,0
	3. Total additions and alterations	R'000	1 663	616	1 383	36 955	44 511	20,4
4. Recorded buildings completed	1. Total at current prices	R'000	21 511	55 337	45 598	569 346	605 125	6,3

1/ The percentage change between cumulative figures for 2007 and 2008.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

**Table 29 – Subsidised low-cost dwelling-houses completed:  
1 April 2005 to 31 March 2006**

Province	Number	Square metres 2/	Value R'000 2/
Western Cape	2 040	61 200	52 877
Eastern Cape	16 874	506 220	437 374
Northern Cape	5 293	158 790	137 195
Free State	17 635	529 050	457 099
KwaZulu-Natal	21 601	648 030	559 898
North West	14 445	433 350	374 414
Gauteng	23 409	702 270	606 761
Mpumalanga	14 389	431 670	372 963
Limpopo	21 973	659 190	569 540
<b>South Africa</b>	<b>137 659</b>	<b>4 129 770</b>	<b>3 568 121</b>

**Table 30 – Subsidised low-cost dwelling-houses completed and in  
process of completion 1/: 1 April 2006 to 31 March 2007**

Province	Number	Square metres 2/	R'000 2/
Western Cape	34 585	1 037 550	768 200
Eastern Cape	16 526	495 780	637 700
Northern Cape	3 880	116 400	104 800
Free State	19 662	589 860	528 400
KwaZulu-Natal	38 290	1 148 700	1 074 500
North West	46 972	1 409 160	696 500
Gauteng	77 044	2 311 320	1 748 300
Mpumalanga	10 651	319 530	329 900
Limpopo	23 609	708 270	646 700
<b>South Africa</b>	<b>271 219</b>	<b>8 136 570</b>	<b>6 535 000</b>

**Table 31 – Subsidised low-cost dwelling-houses completed and in the  
process of completion 1/: 1 April 2007 to 31 March 2008**

Province	Number	Square metres 2/	R'000 2/
Western Cape	34 157	1 366 280	1 121 708
Eastern Cape	12 684	507 360	397 248
Northern Cape	8 686	347 440	231 021
Free State	12 482	499 280	473 160
KwaZulu-Natal	34 471	1 378 840	1 311 040
North West	19 945	797 800	785 510
Gauteng	90 886	3 635 440	2 612 566
Mpumalanga	16 569	662 760	652 190
Limpopo	18 970	758 800	635 351
<b>South Africa</b>	<b>248 850</b>	<b>9 954 000</b>	<b>8 219 794</b>

Source: Housing Subsidy System and Provincial Housing Departments co-ordinated by the National Department of Housing

1/ Includes all top structures completed and sites serviced in respect of the reporting period.

2/ Estimates by the National Department of Housing.

## Explanatory notes

<b>Introduction</b>	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 the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects and therefore do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses, supplied by the Housing Subsidy System and Provincial Housing Departments and co-ordinated by the National Department of Housing, are shown in table 29 to table 31 (page 37).
	2	In order to improve timeliness of the publication, some information for the current month has 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.
<b>Purpose of the survey</b>	3	The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimate the Gross Domestic Product (GDP) and to calculate the Composite Leading Business Cycle Indicator. The data are extensively used by the private sector.
<b>Scope of the survey</b>	4	This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> <li>• passing of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>
<b>Classification</b>	5	Building activities are classified in division 5 according to the 1993 edition of the <i>Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02</i> . The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities (ISIC)</i> with suitable adaptations for local conditions.
<b>Response rate</b>	6	The preliminary response rate for the survey on building statistics for December 2008 was 94,9 %. Improved response rate for November 2008 was 96,6%.
<b>Statistical unit</b>	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.
<b>Survey methodology and design</b>	8	<p>Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. An annual survey of the remaining municipalities is conducted regarding buildings completed. The monthly survey represents approximately 90 percent of the total value of buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by mail, fax and telephone.</p> <p>According to the municipalities, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 29 to table 31 (page 37).</p>
<b>Constant prices</b>	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 currently 2000. 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.

- 10** The value of buildings completed at constant prices is obtained by deflating the values at current prices with the price index which is used to calculate building plans passed at constant prices (see paragraph 9). 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 which prevailed 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 2008 is obtained by deflating the current value of dwelling-houses completed for January 2008 with the price index of a month six months prior to January 2008. 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**
- 11** 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.
- 12** 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**
- 13** 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.
- Revised figures**
- 14** Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest month are therefore preliminary. Data are edited at municipal level.
- 15** Once a year the annual statistical release P5041.3 is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision for 2007 where applicable.
- Related publications**
- 16** Users may also wish to refer to the following publications:
- P5041.3: Selected building statistics of the private sector as reported by local government institutions 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.
  - Report 50-11-01 issued annually.
- Rounding-off of figures**
- 17** The figures in the tables have, where necessary, been rounded off to the nearest digit shown.
- Pre-release policy**
- 18** Stats SA's pre-release policy may be inspected at its website, [www.statssa.gov.za](http://www.statssa.gov.za)

**Symbols and abbreviations**

<b>19</b>	..	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

**2010 World Cup note**

- 20** Information relating to the 2010 Soccer World Cup new stadia and renovations, as well as other public sector infrastructure spending e.g. Eskom expansions and the Gautrain project, will not be included in the private sector building data series, as these are partially public sector funded.

## Glossary

<b>Additions and alterations</b>	Extensions to existing buildings as well as internal and external alterations of existing buildings.
<b>Blocks of flats</b>	High-density housing consisting of a number of self-contained dwelling-units, each with at least one living-room together with a kitchen and bathroom, conjoined to similar units in one building.
<b>Dwelling-house</b>	A free-standing, complete structure on a separate stand or a self-contained dwelling-unit, e.g. granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
<b>Local government institutions</b>	Include – <ul style="list-style-type: none"> <li>• District municipalities;</li> <li>• Metropolitan municipalities; and</li> <li>• Local municipalities.</li> </ul>
<b>Municipality</b>	A generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. It is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
<b>District municipality</b>	A municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
<b>Metropolitan municipality</b>	A municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
<b>Local municipality</b>	A municipality that shares municipal executive and legislative authority in its area with a district municipality within whose area it falls, which is described in section 155(1) of the constitution as a category B municipality.
<b>Non-residential buildings</b>	Factories and commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
<b>Other residential buildings</b>	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.
<b>Percentage change</b>	<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>

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<b>Reference period</b>	One calendar month.
<b>Residential buildings</b>	Dwelling-houses, flats, townhouses and other residential buildings.
<b>Townhouses</b>	Multiple, medium-density dwelling-units including 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 category excludes blocks of flats.

## General information

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's eleven official languages. Since the releases are used extensively, not only locally but also by international economic and social-scientific communities, Stats SA releases are published in English.

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