

Building statistics

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

Actual estimates at current prices	February 2000 R million	January 2000 to February 2000 R million	% change between February 1999 and February 2000	% change between December 1998 to February 1999 and December 1999 to February 2000	% change between January 1999 to February 1999 and January 2000 to February 2000
Residential buildings					
Dwelling-houses	509,8	938,5	+20,2	+21,0	+26,1
Flats and townhouses	169,4	236,5	+212,9	+48,7	+74,0
Other residential buildings	59,0	72,3	+95,2	+332,2	+133,6
Total	738,2	1 247,3	+45,1	+29,4	+36,9
Non-residential buildings	480,5	651,6	+20,1	-9,5	+4,4
Additions and alterations	410,5	761,8	+43,5	+13,3	+35,7
Total	1 629,1	2 660,7	+36,4	+13,1	+26,9

Actual estimates at constant 1995 prices	February 2000 R million	January 2000 to February 2000 R million	% change between February 1999 and February 2000	% change between December 1998 to February 1999 and December 1999 to February 2000	% change between January 1999 to February 1999 and January 2000 to February 2000
Residential buildings					
Dwelling-houses	393,1	724,4	+16,4	+16,6	+21,7
Flats and townhouses	130,6	182,4	+203,0	+43,0	+67,5
Other residential buildings	45,4	55,8	+89,0	+317,7	+125,9
Total	569,1	962,6	+40,6	+24,7	+32,0
Non-residential buildings	370,5	502,7	+16,3	-12,8	+0,8
Additions and alterations	316,5	588,0	+39,0	+9,0	+30,9
Total	1 256,1	2 053,3	+32,1	+8,9	+22,4

Key findings regarding building plans passed for the month ended February 2000

Real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first two months of 2000 increased by 22,4% (+R376,3 million) to R2 053,3 million compared with the same period of 1999. Increases in the total real value of building plans passed were reported by five of the nine provinces. Real increases were reported for other residential buildings (+125,9% or R31,1 million, mainly due to the approval of building plans by the Milnerton local government institution in the Western Cape during February 2000), flats and townhouses (+67,5% or R73,5 million), additions and alterations (+30,9% or R138,8 million) and dwelling-houses (+21,7% or R129,0 million). However, the real value of plans passed for non-residential buildings only reflected a slight increase of 0,8% (+R3,9 million) during the above-mentioned period.

The largest provincial contributors to the increase of 22,4% in the total real value of building plans passed were Gauteng (+12,8 percentage points) and Western Cape (+10,6 percentage points) (cf. table A). Gauteng reported large increases in the real value of building plans passed for additions and alterations (+68,9% or R91,9 million), residential buildings (+29,1% or R84,2 million) and non-residential buildings (+17,9% or R39,0 million) between the first two months of 1999 and the first two months of 2000.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to February 1999 (weights)	% change between January 1999 to February 1999 and January 2000 to February 2000	Contribution (percentage points) to the percentage change in the real value of plans passed ^{1/}	Difference in total real value of plans passed between February 1999 and February 2000 R million
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Gauteng	38,2	+33,6	+12,8	+215,1
Western Cape	26,4	+40,3	+10,6	+178,9
Eastern Cape	4,8	+53,6	+2,6	+43,5
North West	3,2	+4,6	+0,1	+2,4
Northern Province	2,6	+2,4	+0,1	+1,0
Northern Cape	1,2	-20,3	-0,2	-4,0
Free State	3,2	-21,6	-0,7	-11,7
Mpumalanga	4,8	-25,7	-1,2	-20,8
KwaZulu-Natal	15,5	-10,8	-1,7	-28,1
Total	100,0	+22,4	+22,4	+376,3

1/ The contribution is calculated by multiplying the percentage change of each province with the corresponding weight, e.g. the percentage contribution of each province to the total of the real value of building plans passed during January 1999 to February 1999.

- The real value of plans passed for flats and townhouses increased by 67,5% (+R73,5 million) to R182,4 million between the first two months of 1999 and the first two months of 2000. Real increases were reported by seven of the nine provinces. The largest provincial contributor to the increase of 67,5% in the real value of plans passed for flats and townhouses was Western Cape (+R44,1 million, mainly due to the approval of plans for a large block of flats at the Waterfront in Cape Town during February 2000), followed by Eastern Cape (+R15,1 million) and Gauteng (+R9,2 million).

The real value of building plans passed for additions and alterations during the first two months of 2000 increased by 30,9% (+R138,8 million) to R588,0 million compared with the same period of 1999. Real increases were reported by eight of the nine provinces. Large increases in the real value of plans passed for additions and alterations were reported by Gauteng (+68,9% or R91,9 million) and Western Cape (+27,8% or R35,5 million). The increase in the real value of plans passed for additions and alterations to dwelling-houses (+34,0% or R101,4 million) mainly contributed to the increase of 30,9% in the total real value of plans passed for additions and

alterations during the above-mentioned period.

The real value of building plans passed for dwelling-houses increased by 21,7% (+R129,0 million) to R724,4 million between the first two months of 1999 and the first two months of 2000. Increases were reported by six of the nine provinces. The largest provincial contributors to the increase of 21,7% in the real value of building plans passed for dwelling-houses were Gauteng (+40,7% or R89,6 million) and Western Cape (+24,5% or R39,9 million). The increase of 40,7% in the real value of dwelling-house plans passed in Gauteng during the above-mentioned period can mainly be attributed to the increase in the real value of dwelling-house plans passed as reported by Pretoria (+R42,9 million) and Witwatersrand (+R47,9 million).

Key figures regarding buildings completed for the month ended February 2000

Actual estimates at current prices	February 2000 R million	January 2000 to February 2000 R million	% change between February 1999 and February 2000	% change between December 1998 to February 1999 and December 1999 to February 2000	% change between January 1999 to February 1999 and January 2000 to February 2000
Residential buildings					
Dwelling-houses	256,4	480,6	-12,3	-7,2	-11,4
Flats and townhouses	72,6	126,6	-12,0	-10,8	-0,0
Other residential buildings	12,2	33,0	+5,0	-23,2	+54,2
Total	341,2	640,2	-11,7	-10,7	-7,3

Non-residential buildings	203,3	397,7	-4,5	-4,4	-2,4
Additions and alterations	204,5	383,6	-13,7	-7,2	-9,3
Total	748,9	1 421,6	-10,5	-8,1	-6,5

Actual estimates at constant 1995 prices	February 2000 R million	January 2000 to February 2000 R million	% change between February 1999 and February 2000	% change between December 1998 to February 1999 and December 1999 to February 2000	% change between January 1999 to February 1999 and January 2000 to February 2000
Residential buildings					
Dwelling-houses	201,1	376,9	-16,3	-12,2	-15,9
Flats and townhouses	57,8	101,2	-18,0	-16,7	-6,6
Other residential buildings	9,7	26,6	-2,2	-28,5	+45,4
Total	268,6	504,7	-16,3	-15,9	-12,2
Non-residential buildings	167,0	328,6	-10,1	-9,4	-7,7
Additions and alterations	162,8	306,9	-19,6	-13,3	-15,4

Total	598,4	1 140,2	-15,6	-13,5	-11,9
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Key findings regarding buildings completed for the month ended February 2000

Real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first two months of 2000 decreased by 11,9% (-R153,4 million) to R1 140,2 million compared with same period of 1999. Decreases in the total real value of buildings completed were reported by eight of the nine provinces. Large real decreases were reported for dwelling-houses (-15,9% or R71,2 million), additions and alterations (-15,4% or R55,7 million) and non-residential buildings (-7,7% or R27,6 million).

The largest provincial contributors to the decrease of 11,9% in the real value of buildings completed were KwaZulu-Natal (-4,8 percentage points), Western Cape (-2,8 percentage points), North West (-2,1 percentage points) and Eastern Cape (-2,0 percentage points). However, Gauteng reported an increase of 9,1% or R31,8 million in the real value of buildings completed between the first two months of 1999 and the first two months of 2000 (cf. table B). The real value of non-residential buildings completed, as reported by Gauteng, increased by 45,2% (+ R41,7 million) to R133,9 million during the above-mentioned period. This increase can mainly be attributed to the completion of office buildings to the real value of R36,9 million during February 2000 as reported by the Eastern Metropolitan Local Council of Greater Johannesburg.

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to	% change between January 1999 to February 1999	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999
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	February 1999 (weights)	and January 2000 to February 2000		to February 1999 and January 2000 to February 2000 R million
KwaZulu-Natal	22,8	-20,8	-4,8	-61,6
Western Cape	28,6	-9,7	-2,8	-36,0
North West	4,3	-48,4	-2,1	-27,0
Eastern Cape	7,7	-26,4	-2,0	-26,3
Northern Cape	1,9	-56,0	-1,0	-13,5
Free State	3,4	-24,0	-0,8	-10,4
Mpumalanga	3,5	-19,0	-0,7	-8,7
Northern Province	0,8	-16,0	-0,1	-1,7
Gauteng	27,0	+9,1	+2,5	+31,8
Total	100,0	-11,9	-11,9	-153,4

1/ The contribution is calculated by multiplying the annual percentage change of each province with the corresponding weight e.g. the percentage contribution of each province to the total of the real value of buildings completed during January 1999 to February 1999.

The real value of dwelling-houses completed decreased by 15,9% (-R71,2 million) to R376,9 million between the first two months of 1999 and the first two months of 2000. Real decreases were reported by six of the nine provinces. The largest provincial contributors to the decrease of 15,9% in the real value of dwelling-houses completed were KwaZulu-Natal (-53,7% or R38,7 million), North West (-44,3% or R10,8 million) and Western Cape (-12,0% or R14,8 million). The real value of completed dwelling-houses larger than 81square metres decreased by 15,1% (-R50,5 million) to R284,2 million, whereas the real value of completed dwelling-houses smaller than 81 square metres decreased by 19,2% (-R21,8 million) to R91,5 million during the above-mentioned period.

The real value of additions and alterations completed during the first two months of 2000 decreased by 15,4% (-R55,7 million) to R306,9 million compared with the first two months of 1999. Decreases were reported by seven of the nine provinces. Large decreases in the real value of additions and alterations completed were reported by KwaZulu-Natal (-34,2% or R40,0 million) and Gauteng (-28,7% or R24,2 million). However, Western Cape reported an increase of 31,9% or R29,6 million in the real value of additions and alterations completed during the above-mentioned period. The completion of additions to non-residential buildings in the metropolitan area of Cape Town to the real value of R29,2 million mainly contributed to the increase of 31,9% as reported by Western Cape.

The real value of non-residential buildings completed decreased by 7,7% (-R27,6 million) to R328,6 million between the first two months of 1999 and the first two months of 2000. Decreases were reported by six of the nine provinces. The largest provincial contributors to the decrease of 7,7% in the real value of non-residential buildings completed were Eastern Cape (-71,6% or R17,4 million), North West (-68,0% or R9,9 million) and Western Cape (-44,3% or R48,2 million). However, Gauteng reported an increase of 45,2% or R41,7 million in the total real value of non-residential buildings completed. The real value of office buildings completed, as reported by Gauteng, increased by 104,5% (+R33,1 million) to R64,8 million during the above-mentioned period.

For more information

Notes

Forthcoming issues Issue Expected release date

March 2000 17 May 2000

Purpose of the surveyThe Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic

statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.

New questionnaire In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey.

The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.

The Building Statistics Survey collects the numbers, square metres and value of building plans passed and buildings completed regarding -

- ° residential buildings;
- ° non-residential buildings; and
- ° additions and alterations.

Additional information

Explanatory Notes

Introduction 1 Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.

2 In order to improve timeliness of the publication, some information for the current month may have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.

3 The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.

Scope of the survey⁴ This survey covers local government institutions conducting activities for the private sector regarding -

- approval of building plans; and
- final inspection of completed buildings.

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

⁶ The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.

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

Survey methodology ⁸ The sample for the monthly Building Statistics Survey consists of the largest

and design local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector. The monthly survey covers approximately 160 local government institutions in South Africa.

Constant prices ⁹ The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year. The base year regarding building plans passed and buildings completed is 1995.

¹⁰ The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.

¹¹ The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 10). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken

into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.

Seasonal adjustment 12 Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

13 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.

Trend cycle 14 The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.

Related publications 15 Users may also wish to refer to the following publications:

- P5041.3 - Building plans passed and buildings completed issued annually.
- P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually.
- Bulletin of Statistics issued quarterly.
- South African Statistics issued annually.

Unpublished statistics 16 In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.

Rounding-off of figures 17 The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.

Symbols and abbreviations 18 - nil

* revised

m² construction area in square metres

Stats SA Statistics South Africa

SIC Standard Industrial Classification of all Economic Activities

ISIC International Standard Industrial Classification of all Economic

Activities

JBCC Joint Building Contracts Committee

CD Compact Disk

US United States

Pre-release policy 19 Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

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

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

Technical notes

Response rates The response rate for January 2000 is 97,5%.

Glossary

Percentage change A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a

percentage.

Blocks of flats Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.

Dwelling-house A dwelling-house refers to a free-standing, complete structure on a separate stand or a self contained dwelling-unit, granny flat, on the same premises as an existing residence.

Local government Local government institutions consist of municipalities, city councils, metropoli-

institutions tan councils, district councils, transitional local councils and development and services boards.

Non-residential buildings Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.

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

Reference period Reference period is one calendar month.

Residential buildings Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.

Townhouses Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
	(R1 000)	1999	17 181 171	4 060 328	886 999	139 709	478 472	3 141 719	456 847	7 117 767	561 191	338 135
		1999-Jan-Feb	2 096 864	554 479	101 431	24 580	67 734	324 256	66 283	801 675	101 494	54 927
		2000-Jan-Feb	2 660 682	806 647	161 474	20 357	55 091	299 677	71 858	1 109 331	77 995	58 252
		1999-Feb*	1 194 632	303 893	59 906	7 616	30 780	173 312	36 969	479 146	72 392	30 615
		2000-Jan*	1 031 571	272 684	42 212	10 276	26 743	133 988	34 203	432 832	41 682	36 951
		2000-Feb	1 629 111	533 963	119 262	10 081	28 348	165 689	37 655	676 499	36 313	21 301
Residential buildings 1/	Value	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 455
	(R1 000)	1999	6 949 731	1 813 355	351 338	39 869	235 924	758 539	268 190	3 031 720	278 931	171 861
		1999-Jan-Feb	911 393	247 182	50 524	4 805	40 132	107 961	32 707	362 384	43 961	21 734
		2000-Jan-Feb	1 247 326	421 755	84 606	5 762	31 289	99 906	40 125	484 680	42 343	36 860
		1999-Feb*	508 554	133 946	28 659	1 415	17 127	67 452	18 859	202 270	28 184	10 637
		2000-Jan*	509 174	126 341	22 085	1 917	14 955	50 384	24 491	217 058	28 711	23 232
		2000-Feb	738 152	295 414	62 521	3 845	16 334	49 522	15 634	267 622	13 632	13 628
Dwelling-Houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999	66 160	14 508	6 015	381	3 787	5 164	3 606	27 803	2 781	2 115
		1999-Jan-Feb	9 671	3 005	1 013	46	942	996	349	2 608	481	231
		2000-Jan-Feb	7 920	1 727	639	30	405	478	353	3 646	386	256
		1999-Feb*	5 808	1 957	485	14	301	765	206	1 633	338	109
		2000-Jan*	3 537	797	170	10	133	245	201	1 727	180	74
		2000-Feb	4 383	930	469	20	272	233	152	1 919	206	182

Value	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
(R1 000)	1999	5 610 039	1 459 735	320 983	38 129	207 171	590 404	246 954	2 391 044	209 305	146 310
	1999-Jan-Feb	744 473	203 466	48 080	4 517	38 416	90 738	31 196	275 259	35 563	17 235
	2000-Jan-Feb	938 501	262 616	62 196	5 121	30 173	83 036	34 244	401 259	31 375	28 481
	1999-Feb*	424 236	113 992	27 821	1 289	16 727	58 127	17 785	160 488	20 173	7 830
	2000-Jan*	428 659	113 699	19 981	1 917	13 839	44 403	19 260	181 784	17 850	15 926
	2000-Feb	509 842	148 917	42 215	3 204	16 334	38 633	14 984	219 475	13 525	12 555

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1999	49 309	10 156	5 164	288	2 878	3 406	2 619	21 317	1 956	1 525
		1999-Jan-Feb	7 101	2 330	905	34	753	721	193	1 653	350	162
		2000-Jan-Feb	5 036	817	454	20	264	239	204	2 594	263	181
		1999-Feb*	4 420	1 593	414	11	209	617	125	1 102	271	78
		2000-Jan*	2 198	444	106	2	55	109	124	1 211	110	37
		2000-Feb	2 838	373	348	18	209	130	80	1 383	153	144
	Value (R1 000)	1998	1 667 757	264 037	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
		1999	1 413 364	259 360	152 984	19 770	77 842	136 902	101 313	563 905	59 101	42 184
		1999-Jan-Feb	184 388	35 234	25 147	2 878	16 156	27 922	10 674	52 228	9 206	4 940
		2000-Jan-Feb	183 280	33 233	24 525	1 777	7 671	15 221	10 710	74 956	8 208	6 979
		1999-Feb*	112 720	19 290	12 308	881	5 794	22 733	7 635	34 282	7 790	2 002
		2000-Jan*	73 218	15 058	5 566	149	2 918	6 173	6 242	31 027	3 265	2 820
		2000-Feb	110 062	18 175	18 959	1 628	4 753	9 048	4 468	43 929	4 943	4 159
Non-residential	Number	1998	3 345	1 172	197	72	124	512	145	873	135	115
		1999	2 738	894	186	39	127	308	118	811	185	70
		1999-Jan-Feb	411	133	21	10	22	63	20	99	26	17
		2000-Jan-Feb	392	140	19	10	8	58	9	113	23	12
		1999-Feb*	237	77	14	4	10	35	8	65	15	9
		2000-Jan*	135	42	3	4	4	20	3	44	9	6
		2000-Feb	257	98	16	6	4	38	6	69	14	6
	Value (R1 000)	1998	5 562 553	1 076 425	190 118	51 624	185 052	664 004	119 775	2 867 644	281 862	126 044
		1999	5 500 346	842 593	125 934	27 635	102 484	1 608 598	84 238	2 460 027	145 357	103 477
		1999-Jan-Feb	624 146	147 647	12 045	11 335	8 269	93 208	16 401	272 594	38 543	24 101
		2000-Jan-Feb	651 587	173 481	23 611	3 608	3 743	83 148	5 563	332 725	15 778	9 930
		1999-Feb*	400 050	80 377	9 812	1 969	1 976	54 436	12 657	189 271	34 260	15 289
		2000-Jan*	171 090	49 169	1 940	1 384	419	20 786	1 399	84 637	3 031	8 325
		2000-Feb	480 497	124 312	21 671	2 224	3 324	62 362	4 164	248 088	12 747	1 605

	2000-Feb	256 390	76 664	29 827	1 412	12 036	21 124	6 845	97 213	7 018	4 251
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1/ Residential buildings include: dwelling-houses, flats, townhouses and other residential buildings

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999	54 967	19 074	5 205	2 392	2 560	2 191	1 687	19 480	1 471	907
		1999-Jan-Feb	5 257	809	1 096	713	74	591	315	1 271	189	199
		2000-Jan-Feb	4 498	1 196	435	17	635	147	133	1 556	214	165
		1999-Feb	3 227	575	592	489	31	542	116	695	127	60
		2000-Jan*	2 226	735	143	12	247	48	81	829	76	55
		2000-Feb	2 272	461	292	5	388	99	52	727	138	110
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999	1 091 915	205 340	150 053	42 960	60 742	99 519	73 341	394 198	39 310	26 448
		1999-Jan-Feb	137 199	16 727	31 155	10 612	3 492	21 285	12 561	31 445	6 005	3 912
		2000-Jan-Feb	116 711	18 484	20 294	1 327	14 046	7 568	7 290	38 930	5 040	3 732
		1999-Feb	80 513	9 858	17 843	5 997	785	17 889	6 032	16 295	3 975	1 836
		2000-Jan*	51 914	9 416	7 047	833	6 592	2 585	3 891	17 051	2 694	1 805
		2000-Feb	64 797	9 068	13 247	494	7 454	4 983	3 399	21 879	2 346	1 927
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999	1 793	770	109	30	60	263	93	351	91	26
		1999-Jan-Feb	281	109	37	7	7	45	11	45	17	3
		2000-Jan-Feb	363	127	12	3	8	148	7	44	10	4
		1999-Feb*	138	52	16	5	3	27	3	20	11	1
		2000-Jan*	124	63	3	2	4	21	5	23	3	-
		2000-Feb	239	64	9	1	4	127	2	21	7	4
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
		1999	2 754 768	658 253	120 118	28 455	72 893	534 849	69 585	1 008 532	243 067	19 012
		1999-Jan-Feb	407 516	124 391	27 845	6 524	4 942	99 284	16 612	105 468	20 939	1 508
		2000-Jan-Feb	397 689	73 238	8 392	1 768	2 148	120 119	5 635	162 181	22 681	1 527
		1999-Feb*	212 932	74 661	6 742	5 977	763	59 862	5 965	51 556	6 304	1 098
		2000-Jan*	194 434	34 480	2 393	1 245	670	70 717	2 497	65 432	17 000	-
		2000-Feb	203 255	38 758	5 999	523	1 478	49 402	3 138	96 749	5 681	1 527
Additions and alterations	Value (R1 000)	1998	2 204 883	580 310	182 366	56 875	93 511	568 080	58 878	592 844	62 481	9 534
		1999	2 438 691	729 758	170 692	36 081	122 728	562 261	75 708	654 060	78 404	8 996
		1999-Jan-Feb	423 083	108 212	29 488	5 744	18 256	136 414	14 449	98 043	9 549	2 925
		2000-Jan-Feb	383 647	153 085	22 150	7 289	13 878	96 019	9 192	74 793	6 363	878

	1999-Feb*	237 057	49 501	16 438	2 205	12 339	91 685	8 538	51 471	4 583	293
	2000-Jan*	179 139	64 793	8 092	4 803	8 534	47 992	2 195	40 746	1 604	380
	2000-Feb	204 508	88 292	14 058	2 486	5 344	48 027	6 997	34 047	4 759	498

1/ Including subsidised dwelling-houses

Table 3 Summary of building statistics in South Africa

Item	Building plans passed			Buildings completed			Feb.
	Jan. \endash		Feb.	Jan. \endash		Feb.	
	2000	1999		2000	1999		
	R million		Percentage change	R million		Percentage change	

Value at current prices

Residential buildings:							
Dwelling-houses	938,5	744,5	+26,1	480,6	542,4	-11,4	
Flats and townhouses	236,5	135,9	+74,0	126,6	126,6	-0,0	
Total 1/	1 247,3	911,4	+36,9	640,2	690,4	-7,3	
Non-residential buildings	651,6	624,1	+4,4	397,7	407,5	-2,4	
Additions and alterations	761,8	561,3	+35,7	383,6	423,1	-9,3	
Total	2 660,7	2 096,9	+26,9	1 421,6	1 521,0	-6,5	

Value at constant 1995 prices

Residential buildings:							
Dwelling-houses	724,4	595,4	+21,7	376,9	448,1	-15,9	
Flats and townhouses	182,4	108,9	+67,5	101,2	108,4	-6,6	
Total 1/	962,6	729,0	+32,0	504,7	574,8	-12,2	
Non-residential buildings	502,7	498,8	+0,8	328,6	356,2	-7,7	
Additions and alterations	588,0	449,2	+30,9	306,9	362,6	-15,4	
Total	2 053,3	1 677,0	+22,4	1 140,2	1 293,6	-11,9	

1/ Including "Other"

Table 4 Actual value of building plans passed at current prices

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 198	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 594	1 605	1 851	1 463	1 209
		1999	17 181	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 759	1 078
		2000		1 032	1 629										
Residential buildings	R million	1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999	6 950	403	509	648	506	515	571	645	619	608	676	739	511
		2000		509	738										
Non-residential buildings	R million	1998	5 563	409	385	424	459	483	579	468	474	478	567	469	367
		1999	5 500	224	400	1 380	311	273	667	460	388	314	340	498	245
		2000		171	480										
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 731	275	286	412	327	400	400	433	413	492	448	522	322
		2000		351	410										

Table 5 Actual value of building plans passed at constant 1995 prices

Total	R million	1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 527	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 370	839
		2000		797	1 256										
Residential buildings	R million	1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 469	324	405	515	400	407	450	506	485	475	528	575	398
		2000		393	569										
Non-residential buildings	R million	1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 337	180	319	1 097	246	215	525	360	305	245	266	388	191
		2000		132	370										
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 722	221	228	328	258	316	315	340	324	385	350	407	250
		2000		271	316										

Table 6 Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763

		1999	10 027	684	837	884	730	733	814	974	877	893	830	1 094	677
		2000		673	749										
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 834	304	387	417	356	367	411	455	434	480	406	471	345
		2000		299	341										
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 755	195	213	244	180	195	257	258	201	197	203	421	191
		2000		194	203										
Additions and alterations	R million	1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 439	186	237	223	193	171	146	261	242	216	221	203	140
		2000		179	205										

Table 7 Actual value of buildings completed at constant 1995 prices

Total	R million	1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 321	584	709	746	613	614	680	809	719	730	675	893	548
		2000		542	598										
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	3 923	254	321	344	293	300	335	370	349	386	324	374	274
		2000		236	269										
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 365	170	186	212	156	169	222	222	172	168	172	355	161
		2000		162	167										
Additions and alterations	R million	1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 032	160	203	190	164	145	122	217	199	176	179	164	113
		2000		144	163										

Table 8 - Seasonally adjusted value of building plans passed at current and at constant 1995 prices

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 567	1 381	1 551	1 524	1 529	1 492	1 600	1 532	1 537	1 606	1 308	1 600
At current prices		1999	1 252	1 194	2 310	1 175	1 254	1 480	1 430	1 376	1 340	1 263	1 567	1 425
		2000	1 440	1 613										
At constant 1995 prices	R million	1998	1 345	1 186	1 324	1 290	1 292	1 253	1 331	1 262	1 253	1 303	1 057	1 289
		1999	1 006	955	1 838	927	991	1 163	1 122	1 082	1 047	987	1 218	1 104
		2000	1 112	1 245										
Residential buildings	R million	1998	673	650	797	704	662	674	694	653	680	675	574	619

At current prices		1999 552 513 639 519 521 550 565 582 584 559 679 706
		2000 705 751
At constant 1995 prices	R million	1998 576 555 685 597 558 565 577 537 556 548 463 498
		1999 443 407 513 410 411 431 443 457 457 437 528 547
		2000 543 578

Table 9 Seasonally adjusted value of buildings completed at current and at constant 1995 prices

Total	R million	1998 971 958 1 012 928 841 1 117 978 864 1 213 1 083 803 862
At current prices		1999 822 890 865 785 774 810 881 880 880 741 905 768
		2000 807 799
At constant 1995 prices	R million	1998 882 865 905 819 747 990 858 767 1 065 946 692 740
		1999 701 756 730 652 649 676 730 730 721 604 739 619
		2000 649 640
Residential buildings	R million	1998 497 449 693 497 437 590 536 419 510 469 416 459
At current prices		1999 396 436 418 387 364 403 409 429 438 380 383 388
		2000 390 389
At constant 1995 prices	R million	1998 442 397 615 434 381 513 463 361 438 400 354 390
		1999 331 363 345 318 298 328 332 346 352 304 305 307
		2000 307 307

Table 10 Total building plans passed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/				Flats			Townhouses			Total 2/
	No.	2 m	R1 000		No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
1998	80 729	6 018 907	5 988 484		3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493
1999	66 160	5 206 135	5 610 039		1 917	162 061	197 492	6 660	726 745	952 675	6 949 731
1999-Jan. -Feb.	9 671	722 660	744 473		483	33 644	38 731	727	75 922	97 204	911 393
2000-Jan. -Feb.	7 920	786 084	938 501		640	55 153	93 195	967	101 444	143 260	1 247 326
1999-Feb. *	5 808	411 393	424 236		141	15 278	13 679	322	32 380	40 454	508 554
2000-Jan. *	3 537	359 359	428 659		56	3 575	4 575	391	44 895	62 496	509 174
-Feb.	4 383	426 725	509 842		584	51 578	88 620	576	56 549	80 764	738 152

Table 10 Total building plans passed according to type of building (concluded)

	B. Non-Residential buildings	C. Additions and alterations
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Year and month																									Total A, B and C
	Office space				Shopping space				Industrial and warehouse space				Total 2/		Dwelling-houses				Total 2/						
	2 m	R1 000			2 m	R1 000			2 m	R1 000			R1 000		2 m	R1 000			2 m	R1 000			R1 000		
1998	911 463 1 362 559	1 046 152 1 777 007	1 437 522 1 684 199	5 562 553 2 636 605	2 773 436 3 788 977	4 560 662 18 197 708																			
1999	1 120 720 1 747 032	754 659 1 683 472	873 808 1 074 957	5 500 346 2 773 124	3 082 525 3 782 477	4 731 092 17 181 171																			
1999-Jan.-Feb.	97 184 138 618	92 650 122 827	214 728 256 193	624 146 353 514	372 900 471 008	561 324 2 096 864																			
2000-Jan.-Feb.	130 165 205 525	91 938 122 435	162 019 236 293	695 070 439 967	518 016 585 633	761 769 2 704 165																			
1999-Feb.	77 944 111 511	35 148 53 923	149 959 170 216	400 050 190 095	200 744 243 934	286 027 1 194 632																			
2000-Jan.*	26 302 35 435	28 174 45 156	39 829 50 592	171 090 187 925	219 287 268 666	351 307 1 031 571																			
-Feb.	103 863 170 090	63 764 77 279	122 190 185 701	480 497 252 042	298 729 316 967	410 462 1 629 111																			

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Building plans passed according to type of building and selected urban area

	A. Residential buildings					B. Non-residential buildings					C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/		
	No.		No. of units										
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000		
Cape Town													
1998	16 727	766 656	2 329	246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242	
1999	6 781	725 335	1 513	212 650	950 585	233 581	113 330	191 765	590 004	578 598	954 134	2 494 723	
1999-Feb. *	1 407	58 012	117	12 397	72 508	2 332	880	59 139	64 553	40 497	59 585	196 647	
2000-Jan.	329	58 594	70	9 834	69 330	492	628	21 896	29 751	40 032	59 147	158 228	
-Feb.	596	88 578	340	76 523	222 178	52 629	11 261	11 531	90 790	50 110	72 419	385 387	
Durban													
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982	
1999	2 849	236 949	385	58 058	298 707	120 324	28 871	97 777	319 753	236 752	499 627	1 118 087	
1999-Feb. *	357	28 698	4	350	29 048	0	0	25 895	36 533	17 366	30 895	96 476	
2000-Jan. *	153	16 212	4	800	17 012	85	2 791	4 800	7 676	21 221	46 262	70 950	
-Feb.	126	13 786	6	1 715	15 501	2 101	2 880	2 317	7 388	21 521	33 022	55 911	
Witwatersrand													
1998	19 737	1 544 342	3 468	447 494	2 053 903	651 227	449 829	789 965	2 120 244	792 907	1 417 458	5 591 606	
1999	21 620	1 503 354	1 719	250 288	1 817 441	908 917	126 105	470 069	2 047 749	814 092	1 179 385	5 044 575	
1999-Feb. *	1 148	106 638	66	7 487	133 938	70 196	25 598	50 294	164 125	46 317	61 636	359 700	
2000-Jan.	1 395	113 194	97	18 321	131 515	23 040	23 325	13 141	74 372	55 513	104 612	310 499	

-Feb.	1 576	135 074	169	21 045	156 119	74 687	35 843	100 257	223 788	82 549	108 690	488 597
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747
1999-Feb.*	201	39 932	89	9 881	49 813	6 750	3 780	2 487	19 479	15 533	21 834	91 127
2000-Jan.	283	61 529	93	15 566	77 095	2 874	580	3 328	7 282	14 958	21 414	105 791
-Feb.	275	71 747	201	26 087	97 834	7 100	5 700	4 444	19 740	34 650	44 112	161 686
Bloemfontein												
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	16 572	84 737	23 120	3 743	6 289	41 713	43 548	70 039	196 490
1999-Feb.*	18	1 755	0	0	1 755	0	0	0	704	1 866	6 113	8 572
2000-Jan.	52	5 611	14	1 116	6 727	0	0	0	0	3 359	6 440	13 167
-Feb.	135	8 495	0	0	8 495	1 100	0	0	1 100	3 360	3 806	13 401

1/ Including subsidised dwelling-houses
2/ Including "Other"

Table 12 Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2	R1 000	No. of	2	R1 000	No. of	2	R1 000	R1 000	
		m		units	m		units	m			
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999	65 263	3 850 154	3 499 860	1 852	162 034	197 916	6 183	683 559	885 730	4 833 621	
1999-Jan.-Feb.	7 097	549 683	542 370	364	27 017	38 613	670	74 397	87 996	690 381	
2000-Jan.-Feb.	5 894	451 001	480 559	297	20 072	24 776	817	76 635	101 804	640 221	
1999-Feb.*	4 162	298 651	292 434	249	19 065	24 753	455	49 970	57 715	386 545	
2000-Jan.*	2 900	212 463	224 169	234	15 482	19 584	453	29 876	34 439	299 050	
-Feb.	2 994	238 538	256 390	63	4 590	5 192	364	46 759	67 365	341 171	

Table 12 Total buildings completed according to type of building (concluded)

Year and month	B. Non-Residential buildings						C. Additions and alterations						Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/			
	2		2		2		2		2				

1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	18 578	25 670	780 217
1999	1 749	366 001	1 162	212 643	632 651	46 871	133 096	34 065	227 715	22 447	38 739	899 106
1999-Feb.	143	30 607	0	0	38 860	0	0	1 459	1 459	996	1 580	41 900
2000-Jan.	61	17 524	43	1 997	19 521	621	0	1 473	2 594	1 864	2 978	25 093
-Feb.	179	25 836	60	10 047	35 883	0	2 086	0	2 516	2 082	2 113	40 512

Bloemfontein

1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Feb.	14	2 037	47	5 338	7 375	0	0	0	0	3 103	9 473	16 849
2000-Jan.	122	4 474	0	0	4 474	0	0	0	0	4 753	6 120	10 594
-Feb.	57	2 426	20	2 000	4 426	1 289	0	0	1 289	2 720	3 348	9 063

1/ Including subsidised dwelling-houses

2/ Including Other

Table 14 - Dwelling-house plans passed and dwelling-houses completed according to size

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	² m	R1 000	Number	² m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999	66 160	5 206 135	5 610 039	65 263	3 850 154	3 499 860
1999-Jan.-Feb.	9 671	722 660	744 473	7 097	549 683	542 370
2000-Jan.-Feb.	7 920	786 084	938 501	5 894	451 001	480 559
1999-Feb.*	5 808	411 393	424 236	4 162	298 651	292 434
2000-Jan.*	3 537	359 359	428 659	2 900	212 463	224 169
-Feb.	4 383	426 725	509 842	2 994	238 538	256 390
Dwelling-houses equal to or larger than 81 m2						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999	16 851	3 362 870	4 196 675	10 296	2 062 328	2 407 945
1999-Jan.-Feb.	2 570	469 188	560 084	1 840	353 901	405 170
2000-Jan.-Feb.	2 884	581 882	755 221	1 396	290 594	363 848
1999-Feb.	1 388	258 315	311 516	935	183 835	211 920
2000-Jan.*	1 339	271 437	355 441	674	137 401	172 255
-Feb.	1 545	310 445	399 780	722	153 193	191 593
Dwelling-houses smaller than 81 m2						
1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999	49 309	1 843 265	1 413 364	54 967	1 787 826	1 091 915
1999-Jan.-Feb.	7 101	253 472	184 388	5 257	195 782	137 199
2000-Jan.-Feb.	5 036	204 202	183 280	4 498	160 407	116 711
1999-Feb.*	4 420	153 078	112 720	3 227	114 816	80 513
2000-Jan.*	2 198	87 922	73 218	2 226	75 062	51 914

-Feb.		2 838	116 280	110 062	2 272	85 345	64 797

1/ Including subsidised dwelling-houses							

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