

Building statistics

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Contents

Table 1	Building plans passed according to province and type of building
Table 2	Buildings completed according to province and type of building
Table 3	Actual value of building plans passed at current prices
Table 4	Actual value of building plans passed at constant 1995 prices
Table 5	Actual value of buildings completed at current prices
Table 6	Actual value of buildings completed at constant 1995 prices
Table 7	Seasonally adjusted value of building plans passed at current and at constant 1995 prices
Table 8	Seasonally adjusted value of buildings completed at current and at constant 1995 prices
Table 9	Total building plans passed according to type of building
Table 10	Building plans passed according to type of building and selected urban area
Table 11	Total buildings completed according to type of building
Table 12	Buildings completed according to type of building and selected urban area
Table 13	Dwelling-house plans and dwelling-houses completed according to size
Additional information	
	<p>Explanatory notes</p> <p>Technical notes</p> <p>Local government institutions covered in the sample survey</p> <p>Glossary</p>

For more information

Key figures regarding building plans passed for the month ended February 2001

Actual estimates at constant 1995 prices	February 2001 R million	January 2001 to February 2001 R million	Percentage change between February 2000 and February 2001	Percentage change between December 1999 to February 2000 and December 2000 to February 2001	Percentage change between January 2000 to February 2000 and January 2001 to February 2001
Residential buildings					
Dwelling-houses	471,5	874,5	+9,4	+14,5	+14,9
Flats and townhouses	107,8	183,5	-13,6	+14,5	+6,4
Other residential buildings	5,4	41,9	-88,8	-26,7	-28,3
Total	584,7	1 099,9	-3,2	+11,8	+10,9
Non-residential buildings	213,3	553,5	-42,3	+57,1	+10,3
Additions and alterations	336,2	587,9	9,5	-0,6	+1,7
Total	1 134,2	2 241,3	-11,4	+18,9	+8,2

Seasonally adjusted estimates at constant 1995 prices	February 2001 R million	Percentage change between January 2001 and February 2001	Percentage change between September 2000 to November 2000 and December 2000 to February 2001
Residential buildings	605,5	-8,4	+6,7
Non-residential buildings	223,2	-54,1	+47,6
Additions and alterations	360,2	+5,7	+2,7
Total	1 188,9	-20,2	+15,9

Key findings regarding building plans passed for the three months ended February 2001

Seasonally adjusted real value of building plans passed increases

The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the three months ended February 2001 increased by 15,9% compared with the previous three months.

The increase of 15,9% in the seasonally adjusted real value of building plans passed was due to increases in the seasonally adjusted real value of building plans passed for non-residential buildings (+47,6%), residential buildings (+6,7%) and additions and alterations (+2,7%) during the three months ended February 2001 compared with the previous three months.

Key findings regarding building plans passed for the first two months of 2001

Total 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 2001 increased by 8,2% (+R169,4 million) to R2 241,3 million compared with the first two months of 2000. Large real increases were reported for dwelling-houses (+14,9% or R113,3 million, mainly due to increases reported by the selected urban areas of Cape Town (+R35,1 million) and Witwatersrand (+R59,0 million)); and non-residential buildings (+10,3% or R51,8 million, due to increases reported by North Local Council – Umhlanga Rocks (+R111,7 million) and the selected urban area of Cape Town (+R42,1 million)) during the above-mentioned period.

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

The largest provincial contributors to the increase of 8,2% (+R169,4 million) in the total real value of building plans passed were Gauteng (+4,0 percentage points or R82,7 million) and KwaZulu-Natal (+3,3 percentage points or R67,3 million) (cf. table A). The largest real increases in Gauteng were reported for dwelling-houses (+R63,4 million, mainly due to an increase reported by the Witwatersrand (+R59,0 million)); and flats and townhouses (+R31,6 million, mainly due to an increase reported by Witwatersrand (+R23,4 million)). KwaZulu-Natal reported a large increase in the value of building plans passed for office and banking space (+R71,2 million, mainly due to the approval of building plans for office and banking space to the real value of R73,0 million by the North Local Council – Umhlanga Rocks during January 2001).

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

	Percentage contribution to the total real value of plans	Percentage change	Contribution (percentage points) ^{1/} to the percentage	Difference in total real value of plans passed between
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Province	passed during January 2000 to February 2000	between January 2000 to February 2000 and January 2001 to February 2001	change in the real value of plans passed between January 2000 to February 2000 and January 2001 to February 2001	January 2000 to February 2000 and January 2001 to February 2001 R million
Gauteng	40,5	+9,9	+4,0	+82,7
KwaZulu-Natal	11,1	+29,2	+3,3	+67,3
Eastern Cape	6,0	+20,4	+1,2	+25,4
Mpumalanga	2,9	+21,7	+0,6	+13,0
Free State	3,0	+4,4	+0,1	+2,7
North West	2,7	-0,3	0,0	-0,2
Northern Cape	0,7	-16,0	-0,1	-2,5
Western Cape	30,9	-1,2	-0,4	-7,8
Northern Province	2,2	-24,3	-0,5	-11,2
Total	100,0	+8,2	+8,2	+169,4

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

Total real value of residential building plans passed increases

The total real value of residential building plans passed during the first two months of 2001 increased by 10,9% (+R107,9 million) to R1 099,9 million compared with the first two months of 2000. Increases were reported by six of the nine provinces. The largest increase in the total real value of residential building plans passed was reported by Gauteng (+R97,7 million), followed by Eastern Cape (+R20,4 million) and KwaZulu-Natal (+R20,2 million). Real increases were reported for dwelling-houses (+R113,3 million) and flats and townhouses (+R11,0 million), while the real value of building plans passed for other residential buildings decreased by R16,5 million during the above-mentioned period.

Total real value of dwelling-house plans passed increases

The total real value of dwelling-house plans passed increased by 14,9% (+R113,3 million) to R874,5 million between the first two months of 2000 and the first two months of 2001. Increases were reported by six of the nine provinces. The largest increase in the real value of dwelling-house plans passed was reported by Gauteng (+R63,4 million), followed by Western Cape (+R44,1 million), Mpumalanga (+R16,7 million) and KwaZulu-Natal (+R9,8 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R59,0 million), Cape Town (+R35,1 million) and Highveldridge Transitional Council (+R13,6 million).

Total real value of plans passed for flats and townhouses increases

The total real value of plans passed for flats and townhouses increased by 6,4% (+R11,0 million) to R183,5 million between the first two months of 2000 and the first two months of 2001. Real increases were reported by six of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R31,6 million), followed by KwaZulu-Natal (+R10,5 million) and Free State (+R8,8 million). Large real increases were reported by Witwatersrand (+R23,4 million), North Local Council – Umhlanga Rocks (+R12,6 million), the selected urban areas of Bloemfontein (+R8,8 million) and Pretoria (+R5,5 million). However, the selected urban area of Cape Town reported a decrease in the real value of building plans passed for flats and townhouses (-R48,3 million) during the above-mentioned period.

Total real value of other residential building plans passed decreases

The total real value of other residential building plans passed during the first two months of 2001 decreased by 28,3% (-R16,5 million) to R41,9 million compared with the first two months of 2000. The largest real decrease was reported by Western Cape (-R43,6 million, mainly due to the

approval of building plans for an entertainment centre and casino, to the real value of R33,4 million, by the City of Tygerberg – Goodwood Administration during February 2000). However, the Eastern Cape reported an increase of R35,6 million during the above-mentioned period. This increase was mainly due to the approval of building plans for a casino, to the real value of R35,8 million, by the local government institution of East London during January 2001.

Total real value of non-residential building plans passed increases

The total real value of non-residential building plans passed during the first two months of 2001 increased by 10,3% (+R51,8 million) to R553,5 million compared with the first two months of 2000. Large real increases in the total value of non-residential building plans passed were reported by KwaZulu-Natal (+R53,2 million), Western Cape (+R28,4 million) and Free State (+R17,6 million), while large real decreases were reported by Gauteng (-R33,5 million) and Eastern Cape (-R10,5 million) during the above-mentioned period. Large increases in the real value of non-residential building plans passed were reported for office and banking space (+R102,1 million, mainly due to the increase in the real value of building plans for office and banking space, as reported by the North Local Council – Umhlanga Rocks (+R80,4 million), City of Tygerberg – Bellville Administration (+R28,3 million) and Bloemfontein (+R16,8 million)); and shopping space (+R25,3 million, mainly due to a real increase as reported by the South Peninsula Municipality (+R39,8 million)) during the above-mentioned period.

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

The total real value of building plans passed for additions and alterations increased by 1,7% (+R9,7 million) to R587,9 million between the first two months of 2000 and the first two months of 2001. Real increases were reported by four of the nine provinces. Large increases in the real value of building plans passed for additions and alterations were reported by Gauteng (+R18,5 million, mainly due to an increase as reported by Witwatersrand (+R25,2 million)); and Eastern Cape (+R15,5 million, mainly due to an increase as reported by the selected urban area of Port Elizabeth (+R17,6 million)). However, large real decreases were reported by North West (-R9,2 million), KwaZulu-Natal (-R6,1 million), Western Cape (-R5,6 million), Free State (-R4,0 million) and Northern Cape (-R3,6 million) during the above-mentioned period.

Key figures regarding buildings completed for the month ended February 2001

Actual estimates at constant 1995		January	Percentage	Percentage	Percentage
	February	2001	change	change	change
	2001	to	between	between	between

prices	R million	February 2001 R million	February 2000 and February 2001	December 1999 to February 2000 and December 2000 to February 2001	January 2000 to February 2000 and January 2001 to February 2001
Residential buildings					
Dwelling-houses	241,3	441,2	+15,4	+12,7	+14,5
Flats and townhouses	57,2	118,1	-1,3	-6,3	+16,5
Other residential buildings	20,1	246,9	+107,3	+727,3	+831,4
Total	318,6	806,2	+15,1	+38,0	+57,1
Non-residential buildings	186,1	373,1	+10,9	+28,9	+13,2
Additions and alterations	187,0	341,9	+6,5	+3,7	+5,8
Total	691,7	1 521,2	+11,5	+26,6	+30,5

Seasonally adjusted estimates at constant 1995 prices	February 2001	Percentage change between	Percentage change between September 2000 to
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	R million	January 2001 and February 2001	November 2000 and December 2000 to February 2001
Residential buildings	361,1	-42,9	+30,2
Non-residential buildings	202,2	-7,6	+42,2
Additions and alterations	168,4	-0,8	+1,3
Total	731,7	-28,4	+25,7

Key findings regarding buildings completed for the three months ended February 2001

Seasonally adjusted real value of buildings completed increases

The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the three months ended February 2001 increased by 25,7% compared with the previous three months.

The increase of 25,7% in the seasonally adjusted real value of buildings completed was due to increases in the seasonally adjusted real value of non-residential buildings completed (+42,2%), residential buildings completed (+30,2%) and additions and alterations (+1,3%) during the three months ended February 2001 compared with the previous three months.

Key findings regarding buildings completed for the first two months of 2001

Total real value of buildings completed increases

The total real value of buildings completed (at constant 1995 prices) during the first two months of 2001 increased by 30,5% (+R355,5 million) to R1 521,2 million compared with the first two

months of 2000. Real increases were reported for the completion of residential buildings (+57,1% or R293,2 million, mainly due to the completion of other residential buildings, which include a newly completed hotel and casino, to the real value of R192,6 million, as reported by the Southern Metropolitan Local Council of Greater Johannesburg during January 2001)); non-residential buildings (+13,2% or R43,6 million) and additions and alterations (+5,8% or R18,7 million).

Eight of the nine provinces reported increases in the real value of buildings completed

The largest provincial contributor to the increase of 30,5% (+R355,5 million) in the total real value of buildings completed was Gauteng (+21,2 percentage points or R246,7 million), followed by Western Cape (+6,6 percentage points or R76,8 million), Northern Cape (+1,2 percentage points or R13,7 million) and Northern Province (+1,0 percentage points or R10,7 million) (cf. table B). Gauteng reported large increases in the real value of other residential buildings completed (+R187,9 million, due to the completion of a hotel and casino, to the real value of R192,6 million), non-residential buildings (+R23,8 million), flats and townhouses (+R19,5 million) and additions and alterations (+R19,0 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 2000 to February 2000	Percentage change between January 2000 to February 2000 and January 2001 to February 2001	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2000 to February 2000 and January 2001 to February 2001	Difference in total real value of buildings completed between January 2000 to February 2000 and January 2001 to February 2001 R million
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			February 2001	
Gauteng	32,8	+64,6	+21,2	+246,7
Western Cape	31,1	+21,2	+6,6	+76,8
Northern Cape	0,9	+129,3	+1,2	+13,7
Northern Province	0,7	+138,2	+1,0	+10,7
North West	2,4	+27,6	+0,6	+7,9
Free State	2,8	+15,4	+0,4	+5,1
Eastern Cape	6,0	+5,8	+0,3	+4,1
Mpumalanga	3,2	+6,6	+0,2	+2,4
KwaZulu-Natal	20,1	-5,1	-1,0	-11,9
Total	100,0	+30,5	+30,5	+355,5

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

Total real value of residential buildings completed increases

The total real value of residential buildings completed during the first two months of 2001 increased by 57,1% (+R293,2 million) to R806,2 million compared with the first two months of 2000. Increases were reported by eight of the nine provinces. Increases in the real value of residential buildings completed were reported for other residential buildings (+R220,4 million, mainly due to increases as reported by Gauteng (+R187,9 million) and KwaZulu-Natal (+R30,2 million)); dwelling-houses (+R56,0 million, mainly due to increases reported by KwaZulu-Natal (+R26,0 million) and Western Cape (+R24,1 million)); and flats and townhouses (+R16,7 million, mainly due to increases reported by Gauteng (+R19,5 million)).

Total real value of dwelling-houses completed increases

The total real value of dwelling-houses completed increased by 14,5% (+R56,0 million) to R441,2 million between the first two months of 2000 and the first two months of 2001. Large real increases in KwaZulu-Natal (+R26,0 million) were reported by the North Local Council – Umhlanga Rocks (+R8,4 million) and the selected urban area of Durban (+R6,7 million). The increase in the real value of dwelling-houses completed in Western Cape (+R24,1 million), was mainly due to the increase as reported by the selected urban area of Cape Town (+R26,7 million). The increase of 14,5% in the total real value of dwelling-houses completed can be attributed to the increase in the completion of dwelling-houses larger than 81 square metres (+19,3% or R56,6 million).

Total real value of flats and townhouses completed increases

The total real value of flats and townhouses completed increased by 16,5% (+R16,7 million) to R118,1 million between the first two months of 2000 and the first two months of 2001. Gauteng reported the largest increase in the real value of flats and townhouses completed (+R19,5 million, mainly due to the real increase as reported by the selected urban area of Witwatersrand (+R14,4 million)). The largest real increases were reported by the Eastern Metropolitan Local Council (+R24,5 million) and the Western Metropolitan Local Council (+R9,8 million) of Greater Johannesburg during the above-mentioned period.

Total real value of other residential buildings completed increases

The total real value of other residential buildings completed during the first two months of 2001 increased by R220,4 million to R246,9 million compared with the first two months of 2000. Large real increases were reported by Gauteng (+R187,9 million, mainly due to the newly completed hotel and casino, to the real value of R192,6 million, as reported by the Southern Metropolitan Local Council of Greater Johannesburg during January 2001) and KwaZulu-Natal (+R30,2 million, due to the completion of a casino, to the real value of R30,8 million, as reported by the Northern Local Council – Umhlanga Rocks during January 2001).

Total real value of non-residential buildings completed increases

The total real value of non-residential buildings completed during the first two months of 2001 increased by 13,2% (+R43,6 million) to R373,1 million compared with the first two months of 2000. The largest increase in the total real value of non-residential buildings completed was reported by Western Cape (+R50,0 million), followed by Gauteng (+R23,8 million), Northern Cape (+R12,7 million) and Eastern Cape (+R11,7 million), while a large decrease in the total real value of non-residential buildings completed was reported by KwaZulu-Natal (-R50,6 million). Large increases in the real value of non-residential buildings completed were reported for office and banking space (+R33,5 million) and for shopping space (+R22,0 million).

Total real value of additions and alterations completed increases

The total real value of additions and alterations completed during the first two months of 2001 increased by 5,8% (+R18,7 million) to R341,9 million compared with the first two months of 2000. The largest real increase was reported by Gauteng (+R19,0 million, mainly due to the increase in the real value of additions and alterations completed as reported by the selected urban area of Witwatersrand (+R21,7 million)), followed by Western Cape (+R7,3 million), Mpumalanga (+R6,7 million) and Eastern Cape (+R4,0 million). However, KwaZulu-Natal reported a decrease of R21,3 million in the real value of additions and alterations completed during the above-mentioned period.

Notes

Notes		
Forthcoming issues	Issue	Expected release date
	March 2001	16 May 2001
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.	
New questionnaire	In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey. This resulted in the change of some data items on the old questionnaire.	

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

- 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 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 1999 in this statistical release.
Scope of the survey	4	<p>This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> • approval of building plans; and • final inspection of completed buildings.
Classification	5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	6	The twelfth and last published edition of the Standard Code List of Areas, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within magisterial district and province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology	8	The sample for the monthly Building Statistics Survey consists of

and design		the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as 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	13	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.
	14	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	15	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	16	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> ▪ P5041.3 – Building plans passed and buildings completed issued annually. ▪ P9101.2 – Actual and expected expenditure on construction by the public sector per region issued annually.

		<ul style="list-style-type: none"> • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics	17	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	18	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	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:
	20	In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry (DTI), National Treasury and the South African Reserve Bank (SARB) will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.
	21	Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za

Symbols and abbreviations		<p>- nil</p> <p>* revised</p> <p>m² construction area in square metres</p> <p>Stats SA Statistics South Africa</p> <p>SIC Standard Industrial Classification of all Economic Activities</p> <p>ISIC International Standard Industrial Classification of all Economic Activities</p> <p>JBCC Joint Building Contracts Committee</p> <p>CD Compact Disc</p> <p>US United States</p> <p>SARB South African Reserve Bank</p> <p>DTI Department of Trade and Industry</p>

Technical notes	
Response rate	The response rate for February 2001 is 99,4%.

Local government institutions covered in the sample survey

Local government institutions according to province

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

Free State	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspuit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
KwaZulu-Natal	Development and Services Board – Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Impenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Ichanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza,

	<p>Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg – Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).</p>
Mpumalanga	<p>Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesseltown and Cassim Park), Highveld District Council, Highveldridge Transitional Council (includes Evander, Embalenhle and Secunda), Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), White River and Witbank.</p>
Northern Province	<p>Bosveld District Council, Giyani, Letaba (includes Nkawkowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.</p>

Local government institutions according to selected urban areas	
Cape Town	Blaauwberg (includes Milnerton), Cape Town, City of Tygerberg (Bellville,

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

Glossary

Additions and alterations

Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.

Blocks of flats

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

Dwelling-house

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

Local government institutions

A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, city councils, metropolitan councils, district councils, transitional local councils and development and services boards.

Non-residential 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.
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.
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.

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 at current prices (R1 000)	1999 2000*	17 801 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 496 749	557 642	364 482
		2000-Jan-Feb	20 107 075	5 423 632	1 125 387	185 360	633 330	2 565 389	458 613	8 786 204	602 262	326 898
		2000-Jan-Feb	2 694 447	832 080	161 474	20 357	79 791	299 677	71 858	1 091 314	77 995	59 901
		2001-Jan-Feb	3 139 087	885 131	209 386	18 422	89 795	416 923	77 134	1 291 192	102 281	48 823
		2000-Feb*	1 666 960	544 257	119 262	10 081	53 048	165 689	37 655	675 754	36 313	24 901

Residential buildings 1/	Value at current prices (R1 000)	2001-Jan	1 546 695	418 943	101 254	9 733	32 277	239 197	44 477	627 955	45 720	27 139
		-Feb	1 592 392	466 188	108 132	8 689	57 518	177 726	32 657	663 237	56 561	21 684
		1999	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
		2000*	9 548 848	2 673 593	490 113	43 930	311 685	903 980	269 518	4 350 768	307 644	197 617
		2000-Jan-Feb	1 290 106	444 225	84 606	5 762	55 989	99 906	40 125	478 498	42 343	38 652
		2001-Jan-Feb	1 540 692	435 509	119 547	10 752	45 129	135 977	49 059	652 353	65 210	27 156
		2000-Feb*	786 141	304 013	62 521	3 845	41 034	49 522	15 634	278 712	13 632	17 228
Dwelling-houses 2/	Number	2001-Jan	719 797	177 919	79 546	6 925	22 534	64 561	28 633	295 008	30 935	13 736
		-Feb	820 895	257 590	40 001	3 827	22 595	71 416	20 426	357 345	34 275	13 420
		1999	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
		2000	69 587	16 180	6 120	212	6 476	4 205	3 152	26 307	4 796	2 139
		2000-Jan-Feb	11 157	2 737	639	30	1 705	478	353	4 585	386	244
		2001-Jan-Feb	9 538	2 481	632	58	528	706	715	2 853	1 419	146
		2000-Feb*	6 994	1 242	469	20	1 572	233	152	2 918	206	182
	Value at current prices (R1 000)	2001-Jan	4 069	1 133	262	35	142	283	262	1 371	513	68
		-Feb	5 469	1 348	370	23	386	423	453	1 482	906	78
		1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
		2000	7 399 958	2 109 917	424 917	34 557	258 206	688 201	238 738	3 201 829	274 417	169 176
		2000-Jan-Feb	989 741	285 086	62 196	5 121	54 873	83 036	34 244	407 137	31 375	26 673
		2001-Jan-Feb	1 224 993	369 033	62 117	9 570	31 593	103 146	40 593	527 443	57 139	24 359
	Value at current prices (R1 000)	2000-Feb*	561 126	157 516	42 215	3 204	41 034	38 633	14 984	237 460	13 525	12 555
		2001-Jan	563 065	156 023	26 655	6 722	14 367	51 359	23 732	242 766	29 786	11 655
		-Feb	661 928	213 010	35 462	2 848	17 226	51 787	16 861	284 677	27 353	12 704

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

2/ Including subsidised dwelling-houses

P5041.1

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	1999	54 934	12 687	5 145	883	2 877	4 286	2 707	21 135	1 950	3 264
		2000	48 808	9 889	4 956	80	5 698	2 300	2 158	18 244	3 824	1 659
		2000-Jan-Feb	8 272	1 784	454	20	1 564	239	204	3 570	263	174
		2001-Jan-Feb	6 140	1 520	442	18	391	458	595	1 349	1 301	66
		2000-Feb*	5 430	666	348	18	1 509	130	80	2 382	153	144
		2001-Jan	2 610	707	182	2	77	152	199	805	454	32
		-Feb	3 530	813	260	16	314	306	396	544	847	34
	Value at current	1999	1 498 261	270 893	151 583	30 702	77 858	152 558	107 732	579 939	58 574	68 418
		2000	1 519 330	329 666	182 120	6 695	124 343	107 939	60 009	558 889	89 571	60 098
		2000-Jan-Feb	232 234	41 130	24 525	1 777	32 371	15 221	10 710	91 802	8 208	6 490

Non-residential	prices (R1 000)	2001-Jan-Feb	245 287	71 614	24 936	1 387	9 064	19 521	17 155	62 562	34 155	4 893
		2000-Feb*	155 173	20 601	18 959	1 628	29 453	9 048	4 468	61 914	4 943	4 159
		2001-Jan	115 761	31 599	9 513	170	2 305	8 167	10 839	33 134	17 733	2 301
		-Feb	129 526	40 015	15 423	1 217	6 759	11 354	6 316	29 428	16 422	2 592
	Number	1999	2 739	908	187	39	128	303	119	800	184	71
		2000	2 983	1 227	166	40	97	343	85	853	123	49
		2000-Jan-Feb	400	148	19	10	8	58	9	113	23	12
		2001-Jan-Feb	359	121	26	7	9	48	15	117	15	1
		2000-Feb*	262	103	16	6	4	38	6	69	14	6
		2001-Jan	155	48	5	5	3	28	11	51	3	1
		-Feb	204	73	21	2	6	20	4	66	12	-
	Value at current prices (R1 000)	1999	5 563 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 532 539	145 558	103 877
		2000	5 083 498	1 181 124	255 722	44 577	87 909	737 691	54 578	2 547 683	138 114	36 100
		2000-Jan-Feb	652 644	174 538	23 611	3 608	3 743	83 148	5 563	332 725	15 778	9 930
		2001-Jan-Feb	774 757	227 552	10 736	796	28 672	163 842	12 751	311 140	13 118	6 150
Additions and alterations		2000-Feb*	481 218	125 033	21 671	2 224	3 324	62 362	4 164	248 088	12 747	1 605
		2001-Jan	475 222	146 734	1 597	438	2 450	124 501	8 963	181 603	2 786	6 150
		-Feb	299 535	80 818	9 139	358	26 222	39 341	3 788	129 537	10 332	-
	Value at current prices (R1 000)	1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		2000	5 474 729	1 568 915	379 552	96 853	233 736	923 718	134 517	1 887 753	156 504	93 181
		2000-Jan-Feb	751 697	213 317	53 257	10 987	20 059	116 623	26 170	280 091	19 874	11 319
		2001-Jan-Feb	823 638	222 070	79 103	6 874	15 994	117 104	15 324	327 699	23 953	15 517
		2000-Feb*	399 601	115 211	35 070	4 012	8 690	53 805	17 857	148 954	9 934	6 068
		2001-Jan	351 676	94 290	20 111	2 370	7 293	50 135	6 881	151 344	11 999	7 253
		-Feb	471 962	127 780	58 992	4 504	8 701	66 969	8 443	176 355	11 954	8 264

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at current prices (R1 000)	1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577
		2000	10 615 588	2 891 157	582 710	111 581	317 625	1 729 694	297 726	4 319 021	229 901	136 173
		2000-Jan-Feb	1 453 705	453 484	88 641	13 244	41 619	289 240	36 069	476 183	45 434	9 791
		2001-Jan-Feb	1 992 899	576 186	98 024	31 631	50 194	290 620	48 646	821 494	51 509	24 595
		2000-Feb*	776 477	251 053	52 578	4 600	21 338	147 747	17 445	257 390	17 800	6 526
		2001-Jan	1 082 838	234 147	20 330	24 300	32 043	148 611	22 913	578 513	12 972	9 009
		-Feb	910 061	342 039	77 694	7 331	18 151	142 009	25 733	242 981	38 537	15 586
Residential buildings 1/	Value at	1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243
		2000	4 960 390	1 415 906	273 336	34 196	173 572	618 321	160 548	2 047 908	146 131	90 472

Dwelling-houses	2/	current prices (R1 000)	2000-Jan-Feb	651 029	205 726	58 099	4 187	25 593	73 102	21 242	239 209	16 390	7 481
			2001-Jan-Feb	1 072 728	244 364	46 093	8 693	27 018	156 218	32 432	517 826	20 514	19 570
			2000-Feb*	351 607	106 896	32 521	1 591	14 516	50 318	7 310	126 594	7 360	4 501
			2001-Jan	643 411	109 633	9 234	3 794	16 837	96 389	14 246	378 428	7 766	7 084
			-Feb	429 317	134 731	36 859	4 899	10 181	59 829	18 186	139 398	12 748	12 486
		Number	1999	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874
			2000	47 305	11 668	3 104	350	3 439	4 442	2 899	17 858	2 688	857
			2000-Jan-Feb	5 924	1 726	547	25	676	329	178	2 001	263	179
			2001-Jan-Feb	5 420	1 527	597	43	175	567	223	1 563	601	124
			2000-Feb*	3 015	735	362	9	413	185	71	952	166	122
			2001-Jan	2 155	693	164	21	90	280	127	493	226	61
			-Feb	3 265	834	433	22	85	287	96	1 070	375	63
		Value at current prices (R1 000)	1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
			2000	3 790 453	1 091 564	228 299	28 698	125 979	454 532	137 211	1 509 572	136 514	78 084
			2000-Jan-Feb	491 152	151 805	43 802	3 082	22 118	42 585	16 146	191 364	13 019	7 231
			2001-Jan-Feb	598 577	194 231	36 101	8 416	19 999	80 530	26 512	198 894	19 480	14 414
			2000-Feb*	266 611	86 820	27 986	1 412	12 036	21 124	6 845	99 119	7 018	4 251
			2001-Jan	269 964	92 207	9 234	3 517	13 441	38 951	12 862	86 327	7 397	6 028
			-Feb	328 613	102 024	26 867	4 899	6 558	41 579	13 650	112 567	12 083	8 386

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	1999	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		2000	36 683	7 897	2 493	265	3 146	2 883	2 517	14 592	2 272	618
		2000-Jan-Feb	4 522	1 196	435	17	635	176	133	1 556	214	160
		2001-Jan-Feb	3 673	977	474	18	98	310	142	1 031	536	87
		2000-Feb	2 272	461	292	5	388	99	52	727	138	110
		2001-Jan	1 404	440	136	10	40	167	93	278	198	42
		-Feb	2 269	537	338	8	58	143	49	753	338	45
	Value at current prices (R1 000)	1999	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		2000	1 032 297	147 861	99 687	11 313	71 193	118 152	64 596	428 061	57 038	34 396
		2000-Jan-Feb	117 885	18 484	20 294	1 327	14 046	9 025	7 290	38 930	5 040	3 449
		2001-Jan-Feb	124 654	38 930	16 602	1 721	3 154	12 749	8 264	29 806	8 494	4 934
		2000-Feb	64 797	9 068	13 247	494	7 454	4 983	3 399	21 879	2 346	1 927
		2001-Jan	54 695	19 139	4 403	942	1 489	7 696	5 359	9 933	3 456	2 278
		-Feb	69 959	19 791	12 199	779	1 665	5 053	2 905	19 873	5 038	2 656
Non-residential	Number	1999	1 827	794	120	33	64	251	92	355	91	27

		2000	1 671	653	93	20	67	403	73	293	42	27
		2000-Jan-Feb	371	135	12	3	8	148	7	44	10	4
		2001-Jan-Feb	229	80	17	5	13	38	14	55	6	1
		2000-Feb*	247	72	9	1	4	127	2	21	7	4
		2001-Jan	115	30	5	4	8	18	10	38	2	-
		-Feb	114	50	12	1	5	20	4	17	4	1
	Value	1999	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
	at	2000	3 084 741	635 877	139 222	26 769	59 406	439 197	74 509	1 639 927	46 320	22 514
	current	2000-Jan-Feb	398 695	74 244	8 392	1 768	2 148	120 119	5 635	162 181	22 681	1 527
	prices	2001-Jan-Feb	475 669	141 945	23 738	18 070	5 810	62 131	6 708	201 093	15 620	554
	(R1 000)	2000-Feb*	204 261	39 764	5 999	523	1 478	49 402	3 138	96 749	5 681	1 527
		2001-Jan	238 434	26 066	3 522	17 949	4 630	24 755	3 650	155 362	2 500	-
		-Feb	237 235	115 879	20 216	121	1 180	37 376	3 058	45 731	13 120	554
Additions and alterations	Value	1999	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
	at	2000	2 571 457	839 374	170 152	50 616	84 647	672 176	62 669	631 186	37 450	23 187
	current	2000-Jan-Feb	403 981	173 514	22 150	7 289	13 878	96 019	9 192	74 793	6 363	783
	prices	2001-Jan-Feb	444 502	189 877	28 193	4 868	17 366	72 271	9 506	102 575	15 375	4 471
	(R1 000)	2000-Feb*	220 609	104 393	14 058	2 486	5 344	48 027	6 997	34 047	4 759	498
		2001-Jan	200 993	98 448	7 574	2 557	10 576	27 467	5 017	44 723	2 706	1 925
		-Feb	243 509	91 429	20 619	2 311	6 790	44 804	4 489	57 852	12 669	2 546

1/ Including subsidised dwelling-houses

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1999	17 802	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 949	1 034
		2000	20 107	1 027	1 667	1 568	1 281	1 932	1 722	2 011	1 777	1 649	1 939	1 905	1 629
		2001		1 547	1 592										
Residential buildings	R million	1999	7 383	553	529	667	531	528	838	637	631	600	665	711	494
		2000	9 549	504	786	747	628	875	853	975	931	827	906	910	606
		2001		720	821										
Non-residential buildings	R million	1999	5 564	238	395	1 454	375	274	418	461	389	305	329	701	225
		2000	5 083	171	481	359	271	574	336	486	353	356	493	497	704
		2001		475	300										
Additions and alterations	R million	1999	4 855	277	356	477	330	403	404	420	416	484	437	537	315
		2000	5 475	352	400	462	382	483	532	550	493	466	540	498	318
		2001		352	472										

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

Total	R million	1999	14 020	859 1 018 2 065	976	952 1 306 1 191 1 125 1 087 1 118 1 518	804			
		2000	14 949	792 1 280 1 196	967 1 448 1 287 1 490 1 305 1 209 1 414 1 384	1 178				
		2001		1 107 1 134						
Residential buildings	R million	1999	5 813	445 421	530	419 417	659 500	495 469	519 554	384
		2000	7 102	388 604	570	474 656	638 722	683 606	661 661	439
		2001		515 585						
Non-residential buildings	R million	1999	4 387	191 314 1 156	296	217 329	361 305	239 257	546 175	
		2000	3 773	132 370 274	205	430 251	360 260	261 360	361 510	
		2001		340 213						
Additions and alterations	R million	1999	3 821	223 283	379	261 318	318 330	326 379	341 418	245
		2000	4 075	271 307	352	289 362	398 407	362 342	394 361	230
		2001		252 336						

[illegible][illegible]

Non-residential buildings	R million	1999	2 323	173	187	214	157	169	180	227	175	168	173	346	153
		2000	2 480	162	168	154	182	315	137	380	222	213	154	144	249
		2001		187	186										
Additions and alterations	R million	1999	2 115	166	209	197	170	151	129	226	210	182	186	170	118
		2000	2 026	148	176	213	148	231	134	172	164	155	185	184	116
		2001		155	187										

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1999	1 425	1 327	2 433	1 342	1 184	1 568	1 330	1 360	1 354	1 238	1 751	1 403
At current prices		2000	1 364	1 753	1 454	1 411	1 890	1 629	1 749	1 683	1 603	1 687	1 729	2 163
		2001	2 071	1 684										
At constant 1995 prices	R million	1999	1 149	1 047	1 937	1 063	936	1 232	1 045	1 069	1 061	969	1 361	1 088
		2000	1 055	1 331	1 110	1 067	1 419	1 215	1 297	1 240	1 177	1 232	1 253	1 564
		2001	1 489	1 189										
Residential buildings	R million	1999	713	534	623	577	526	803	559	587	586	562	664	702
At current prices		2000	645	806	689	687	874	819	853	864	803	773	848	860
		2001	916	849										
At constant 1995 prices	R million	1999	577	425	495	458	415	629	438	461	459	439	516	543
		2000	500	620	525	520	654	610	632	636	589	564	615	619
		2001	661	606										
Non-residential buildings	R million	1999	327	414	1 359	387	260	383	409	384	323	292	607	287
At current prices		2000	240	521	335	282	536	303	420	359	373	441	438	880
		2001	678	329										
At constant 1995 prices	R million	1999	263	320	1 084	307	207	302	322	303	254	229	473	224
		2000	185	384	256	214	405	226	312	265	274	323	318	641
		2001	487	223										
Additions and alterations	R million	1999	384	379	451	377	398	382	363	388	445	384	480	415
At current prices		2000	480	426	431	442	480	507	476	461	427	473	443	422
		2001	477	506										
At constant 1995 prices	R million	1999	309	302	359	299	314	301	285	306	349	301	372	321
		2000	370	327	329	334	360	378	353	339	314	345	320	304
		2001	341	360										

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1999	850	902	897	826	785	817	878	905	834	787	1 006	791
At current prices		2000	812	818	853	847	1 223	726	912	906	863	821	871	958
		2001	1 333	959										
At constant 1995 prices	R million	1999	726	768	758	693	658	672	727	743	682	640	826	638
		2000	654	656	680	672	972	563	718	710	672	636	673	736
		2001	1 021	732										
Residential buildings	R million	1999	405	446	428	411	369	437	438	440	439	397	389	401
At current prices		2000	385	397	409	396	450	369	363	422	435	435	454	431
		2001	833	483										
At constant 1995 prices	R million	1999	340	373	353	338	302	349	357	354	353	318	311	318
		2000	304	315	322	310	352	279	281	326	334	333	346	325
		2001	633	361										
Non-residential buildings	R million	1999	231	237	271	200	229	219	206	205	174	173	420	173
At current prices		2000	225	223	215	250	468	178	361	271	231	165	192	308
		2001	279	257										
At constant 1995 prices	R million	1999	202	208	236	174	198	189	177	176	148	147	356	145
		2000	188	184	176	203	378	143	290	216	184	131	152	242
		2001	219	202										
Additions and alterations	R million	1999	214	220	199	214	187	161	233	260	221	216	197	217
At current prices		2000	202	198	229	201	306	179	188	213	197	221	225	219
		2001	221	219										
At constant 1995 prices	R million	1999	184	188	169	181	158	135	194	214	181	176	159	175
		2000	162	158	182	159	242	141	148	167	154	173	174	169
		2001	170	168										

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

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/	
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529	
2000*	69 587	6 216 522	7 399 958	2 193	196 716	287 079	8 931	1 029 107	1 585 654	9 548 848	
2000-Jan-Feb	11 157	895 739	989 741	640	55 153	93 195	864	90 859	131 200	1 290 106	
2001-Jan-Feb	9 538	944 304	1 224 993	413	33 216	47 604	1 128	140 226	209 562	1 540 692	
2000-Feb*	6 994	518 375	561 126	584	51 578	88 620	509	50 883	73 869	786 141	

2001-Jan	4 069	414 211	563 065	96	7 459	11 178	461	65 352	94 569	719 797
-Feb	5 469	530 093	661 928	317	25 757	36 426	667	74 874	114 993	820 895

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

Year and month	B. Non-Residential buildings								C. Additions and alterations								Total A+B+C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/							
	2	R1 000 3/	2	R1 000 3/	2	R1 000 3/		2	R1 000 3/	2	R1 000 3/						
	m		m		m		R1 000 3/	m		m		R1 000 3/					
1999	1 092 782	1 684 562	828 921	1 988 010	849 726	1 052 548	5 563 948	2 753 611	3 066 909	3 770 164	4 855 360	17 801 838					
2000*	1 147 121	1 777 846	590 406	1 032 697	1 209 591	1 536 145	5 083 498	3 056 415	3 698 393	4 083 321	5 474 729	20 107 075					
2000-Jan-Feb	130 449	205 923	91 938	122 435	162 490	236 952	652 644	429 708	507 488	575 609	751 697	2 694 447					
2001-Jan-Feb	192 339	364 410	119 843	167 062	136 120	169 084	774 757	435 140	535 204	594 399	823 638	3 139 087					
2000-Feb*	104 087	170 404	63 764	77 279	122 481	186 108	481 218	241 396	287 636	306 447	399 601	1 666 960					
2001-Jan	118 138	231 078	98 386	138 313	55 187	78 141	475 222	191 740	237 654	249 483	351 676	1 546 695					
-Feb	74 201	133 332	21 457	28 749	80 933	90 943	299 535	243 400	297 550	344 916	471 962	1 592 392					

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

P5041.1

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

A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/

Cape Town

1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
2000	10 310	1 180 850	1 894	342 526	1 599 060	404 082	207 018	227 789	920 926	699 010	1 024 976	3 544 962
2000-Feb*	890	91 209	340	76 523	224 809	52 629	11 261	11 531	90 790	52 214	74 523	390 122
2001-Jan	869	90 134	54	12 881	103 015	37 939	70 373	10 443	132 511	41 090	61 910	297 436
-Feb	958	127 941	89	12 413	141 910	37 406	2 543	11 087	56 857	59 042	86 446	285 213

Durban

1999	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
2000	2 175	264 705	233	51 153	315 858	20 668	24 112	140 154	224 823	327 916	650 698	1 191 379
2000-Feb	126	13 786	6	1 715	15 501	2 101	2 880	2 317	7 388	21 521	33 022	55 911
2001-Jan	126	17 620	0	0	17 620	2 000	442	7 628	12 878	25 086	37 059	67 557
-Feb	127	15 940	43	5 104	21 044	2 110	3 498	7 028	14 054	25 951	48 142	83 240

Witwatersrand

1999	21 532	1 500 015	1 798	264 400	2 204 953	908 917	376 105	477 761	2 134 004	811 842	1 303 589	5 642 547
2000	18 767	1 981 442	3 544	566 407	2 582 277	1 011 589	240 751	629 889	2 180 367	986 374	1 390 484	6 153 128
2000-Feb	1 576	135 074	169	21 045	156 119	74 687	35 843	100 257	223 788	82 549	108 690	488 597
2001-Jan	1 061	165 162	126	17 470	182 632	73 464	42 455	40 559	161 009	77 046	126 974	470 615
-Feb	1 107	184 953	349	57 727	242 680	21 133	9 538	44 358	99 413	79 021	138 118	480 211

Pretoria

1999	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591
2000	5 702	1 048 451	2 376	448 383	1 545 476	119 024	49 505	79 296	308 294	289 305	404 305	2 258 075
2000-Feb*	1 274	89 732	134	19 192	108 924	7 100	5 700	4 444	19 740	22 815	32 277	160 941
2001-Jan	216	65 730	125	30 682	97 039	9 632	144	4 946	17 670	15 597	16 848	131 557
-Feb	290	86 718	42	8 967	95 685	18 085	2 315	2 498	27 739	20 922	30 676	154 100

Bloemfontein

1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
2000	3 592	134 322	301	39 083	174 905	16 571	7 620	10 800	44 832	56 575	174 359	394 096
2000-Feb	135	8 495	0	0	8 495	1 100	0	0	1 100	3 360	3 806	13 401
2001-Jan	78	7 482	41	8 100	15 582	0	0	0	0	3 276	3 726	19 308
-Feb	316	9 412	18	5 369	14 781	24 800	0	112	24 912	3 401	4 128	43 821

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

P5041.1

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/	
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346	
2000	47 305	3 469 142	3 790 453	2 130	178 399	243 497	5 420	577 201	792 440	4 960 390	
2000-Jan-Feb	5 924	456 287	491 152	297	20 072	24 776	820	76 808	102 019	651 029	
2001-Jan-Feb	5 420	494 218	598 577	494	32 777	41 158	610	74 398	112 382	1 072 728	
2000-Feb*	3 015	244 226	266 611	63	4 590	5 192	367	46 932	67 580	351 607	
2001-Jan	2 155	216 303	269 964	440	29 889	37 019	174	28 405	42 080	643 411	
-Feb	3 265	277 915	328 613	54	2 888	4 139	436	45 993	70 302	429 317	

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

Year and month	B. Non-Residential buildings										C. Additions and alterations						Total A+B+C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/							
	2	R1 000 3/	2	R1 000 3/	2	R1 000 3/	R1 000 3/	2	R1 000 3/	2	R1 000 3/	R1 000 3/					
	m		m		m			m		m							
1999	436 585	675 168	414 506	626 856	836 355	995 501	2 705 138	1 456 109	1 536 533	2 150 510	2 538 827	10 241 312					
2000	588 561	921 830	507 553	1 056 110	711 535	812 687	3 083 741	1 365 802	1 547 301	1 953 158	2 571 457	10 615 588					
2000-Jan-Feb	103 315	181 307	27 691	37 807	144 582	147 503	398 695	231 581	260 485	317 349	403 981	1 453 705					
2001-Jan-Feb	149 654	233 921	53 560	68 043	105 718	135 366	475 669	241 691	286 345	325 702	444 502	1 992 899					
2000-Feb*	53 755	81 247	6 317	9 389	87 648	95 435	204 261	130 921	143 155	176 338	220 609	776 477					
2001-Jan	113 550	157 131	19 020	34 881	30 333	34 415	238 434	105 925	126 487	146 307	200 993	1 082 838					
-Feb	36 104	76 790	34 540	33 162	75 385	100 951	237 235	135 766	159 858	179 395	243 509	910 061					

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

P5041.1

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/
Cape Town												
1999	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104
2000	6 902	542 655	986	113 044	688 980	204 612	69 720	127 777	425 078	355 560	526 193	1 640 251
2000-Feb*	481	46 164	83	12 695	61 682	10 290	1 076	16 299	30 853	30 340	69 968	162 503
2001-Jan	539	53 065	96	11 544	65 309	8 596	1 576	4 196	16 257	25 614	69 114	150 680
-Feb	514	57 322	113	16 231	85 377	62 812	7 184	12 518	86 572	32 702	60 121	232 070
Durban												
1999	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465

2000	2 290	264 352	346	78 377	342 729	83 997	36 674	169 927	311 251	264 655	597 726	1 251 706
2000-Feb	146	14 294	13	2 642	16 936	18 170	0	23 816	43 336	23 228	39 255	99 527
2001-Jan	142	16 317	21	2 512	18 829	4 100	15 317	3 050	23 845	18 169	21 989	64 663
-Feb	107	20 835	49	13 087	33 922	1 400	2 786	18 990	26 476	27 442	38 311	98 709

Witwatersrand

1999	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833
2000	13 181	1 053 057	2 689	319 717	1 415 630	441 919	461 099	273 768	1 281 353	293 619	546 102	3 243 085
2000-Feb	730	69 542	54	10 415	87 383	44 689	2 645	45 475	93 879	24 734	29 172	210 434
2001-Jan	396	62 782	381	34 031	346 813	121 783	5 206	16 209	148 237	26 989	40 611	535 661
-Feb	947	84 267	107	16 620	100 887	731	2 626	30 465	34 227	35 345	54 973	190 087

Pretoria

1999	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212
2000	3 774	416 095	1 150	168 564	586 683	48 847	264 070	15 840	341 776	44 670	64 239	992 698
2000-Feb*	180	27 742	59	9 634	37 376	0	2 086	0	2 516	2 082	2 113	42 005
2001-Jan	78	21 380	37	5 620	27 000	3 814	0	0	3 814	1 499	2 696	33 510
-Feb	99	26 763	86	10 211	36 974	2 961	0	3 516	8 135	1 467	1 529	46 638

Bloemfontein

1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
2000	552	36 913	296	35 545	77 211	12 439	3 527	12 281	34 452	28 628	51 086	162 749
2000-Feb	57	2 426	20	2 000	4 426	1 289	0	0	1 289	2 720	3 348	9 063
2001-Jan	45	9 373	8	1 500	11 084	483	2 000	1 977	4 630	6 821	8 983	24 697
-Feb	19	3 009	29	3 313	6 322	0	0	0	0	3 071	3 540	9 862

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000 2/	Number	2 m	R1 000 2/
Total						
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
2000	69 587	6 216 522	7 399 958	47 305	3 469 142	3 790 453
2000-Feb*	6 994	518 375	561 126	3 015	244 226	266 611
2001-Jan	4 069	414 211	563 065	2 155	216 303	269 964
-Feb	5 469	530 093	661 928	3 265	277 915	328 613

Dwelling-houses equal to or larger than 81 m²

1999	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
2000	20 779	4 297 477	5 880 628	10 622	2 104 274	2 758 156
2000-Feb*	1 564	314 854	405 953	743	158 881	201 814
2001-Jan	1 459	313 071	447 304	751	159 860	215 269
-Feb	1 939	391 000	532 402	996	190 165	258 654

Dwelling-houses smaller than 81 m2

1999	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
2000	48 808	1 919 045	1 519 330	36 683	1 364 868	1 032 297
2000-Feb*	5 430	203 521	155 173	2 272	85 345	64 797
2001-Jan	2 610	101 140	115 761	1 404	56 443	54 695
-Feb	3 530	139 093	129 526	2 269	87 750	69 959

1/ Including subsidised dwelling-houses

2/ At current prices

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