

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

**February 2004**

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### Key figures regarding building plans passed as at the end of February 2004

#### Actual estimates at constant 2000 prices

	February 2004 R million	January 2004 to February 2004 R million	Percentage change between February 2003 and February 2004	Percentage change between December 2002 to February 2003 and December 2003 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
Residential buildings					
Dwelling-houses	926,8	1 541,5	+ 42,2	+ 23,2	+ 24,6
Flats and townhouses	319,9	623,6	+ 29,8	+ 75,5	+ 58,5
Other residential buildings	12,6	28,1	- 63,0	- 81,0	- 32,2
<b>Total</b>	<b>1 259,3</b>	<b>2 193,2</b>	<b>+ 35,1</b>	<b>+ 26,3</b>	<b>+ 31,2</b>
Non-residential buildings	289,6	527,6	+ 62,7	- 5,9	- 26,4
Additions and alterations	590,7	985,7	+ 44,0	+ 24,6	+ 20,6
<b>Total</b>	<b>2 139,6</b>	<b>3 706,5</b>	<b>+ 40,7</b>	<b>+ 19,6</b>	<b>+ 15,6</b>

#### Seasonally adjusted estimates at constant 2000 prices

	February 2004 R million	Percentage change between January 2004 and February 2004	Percentage change between September 2003 to November 2003 and December 2003 to February 2004
Residential buildings	1 286,4	+ 7,6	+ 3,7
Non-residential buildings	352,4	+ 7,2	+ 13,9
Additions and alterations	674,5	+ 37,3	+ 17,7
<b>Total</b>	<b>2 313,3</b>	<b>+ 14,8</b>	<b>+ 8,7</b>

### Key findings regarding seasonally adjusted real value of building plans passed as at the end of February 2004

*The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the three months ended February 2004 increased by 8,7% compared with the previous three months. Furthermore, the seasonally adjusted real value of building plans passed increased by 14,8% between January 2004 and February 2004.*

The increase of 8,7% in the seasonally adjusted real value of building plans passed during the three months ended February 2004 compared with the previous three months was due to increases in the seasonally adjusted real value of additions and alterations (+17,7%), non-residential buildings (+13,9%) and residential buildings (+3,7%).

The increase of 14,8% in the seasonally adjusted real value of building plans passed between January 2004 and February 2004 was due to increases in the seasonally adjusted real value of additions and alterations (+37,3%), residential buildings (+7,6%) and non-residential buildings (+7,2%).

## Key findings regarding building plans passed for the first two months of 2004

### Total real value of building plans passed increases

*The total real value of building plans passed (at constant 2000 prices) during the first two months of 2004 increased by 15,6% (+R500,0 million) to R3 706,5 million compared with the first two months of 2003. Large increases in the value of building plans passed were reported for dwelling-houses (+R304,1 million), flats and townhouses (+R230,2 million) and additions and alterations (+R168,2 million). The largest increases for dwelling-houses were reported by Western Cape (+R117,7 million) and Gauteng (+R106,1 million). Regarding flats and townhouses, large increases were also reported by Gauteng (+R130,1 million) and Western Cape (+R90,1 million).*

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

The largest provincial contributors to the increase of 15,6% (+R500,0 million) in the total real value of building plans passed were Gauteng (+12,6 percentage points or R402,9 million) and Western Cape (+10,1 percentage points or R325,8 million). However, these increases were partially counteracted by a large decrease reported by KwaZulu-Natal (-11,9 percentage points or R383,4 million) (see table A). The largest increase in Gauteng was reported for residential buildings (+R219,9 million), followed by additions and alterations (+R111,0 million) and non-residential buildings (+R72,0 million). In Western Cape, the largest increase was reported for residential buildings (+R224,7 million), mainly due to increases reported by Knysna Municipality (+R66,9 million), Blaauwberg Administration (+R52,3 million), Mossel Bay Municipality (+R47,6 million) and Helderberg Administration (+R43,7 million).

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

Province	Percentage contribution to the total real value of plans passed during January 2003 to February 2003	Percentage change between January 2003 to February 2003 and January 2004 to February 2004	Contribution (percentage points) 1/ to the percentage change in the real value of plans passed between January 2003 to February 2003 and January 2004 to February 2004	Difference in total real value of plans passed between January 2003 to February 2003 and January 2004 to February 2004  R million
Gauteng	32,9	+ 38,2	+ 12,6	+ 402,9
Western Cape	25,9	+ 39,2	+ 10,1	+ 325,8
North West	2,7	+ 59,5	+ 1,6	+ 51,8
Eastern Cape	5,4	+ 25,3	+ 1,4	+ 44,1
Limpopo	1,3	+ 86,0	+ 1,1	+ 35,8
Mpumalanga	3,7	+ 17,4	+ 0,6	+ 20,3
Northern Cape	0,5	+ 73,5	+ 0,4	+ 12,1
Free State	3,0	- 9,9	- 0,3	- 9,4
KwaZulu-Natal	24,6	- 48,5	- 11,9	- 383,4
<b>Total</b>	<b>100,0</b>	<b>+ 15,6</b>	<b>+ 15,6</b>	<b>+500,0</b>

<sup>1/</sup> The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2003 to February 2003 and January 2004 to February 2004 (see column 3) with the percentage contribution of the corresponding province to the total real value of plans passed during January 2003 to February 2003 (see column 2) divided by 100.

### Key figures regarding buildings completed as at the end of February 2004

#### Actual estimates at constant 2000 prices

	February 2004 R million	January 2004 to February 2004 R million	Percentage change between February 2003 and February 2004	Percentage change between December 2002 to February 2003 and December 2003 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
Residential buildings					
Dwelling-houses	440,0	785,1	+ 15,3	+ 3,8	+ 11,6
Flats and townhouses	118,2	234,8	- 18,5	+ 7,8	- 30,8
Other residential buildings	30,7	31,0	- 17,1	- 63,5	- 31,6
<b>Total</b>	<b>588,9</b>	<b>1 050,9</b>	<b>+ 4,5</b>	<b>+ 0,9</b>	<b>- 3,4</b>
Non-residential buildings	168,2	311,8	+ 15,9	- 27,8	+ 9,5
Additions and alterations	239,6	436,6	- 4,4	- 6,3	- 5,2
<b>Total</b>	<b>996,7</b>	<b>1 799,3</b>	<b>+ 3,9</b>	<b>- 6,7</b>	<b>- 1,8</b>

#### Seasonally adjusted estimates at constant 2000 prices

	February 2004 R million	Percentage change between January 2004 and February 2004	Percentage change between September 2003 to November 2003 and December 2003 to February 2004
Residential buildings	664,6	+ 24,4	+ 6,8
Non-residential buildings	217,0	+ 5,9	+ 12,9
Additions and alterations	234,4	+ 3,0	+ 4,9
<b>Total</b>	<b>1 116,0</b>	<b>+ 15,5</b>	<b>+ 7,4</b>

### Key findings regarding seasonally adjusted real value of buildings completed as at the end of February 2004

*The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended February 2004 increased by 7,4% compared with the previous three months. Furthermore, the seasonally adjusted real value of buildings completed increased by 15,5% between January 2004 and February 2004.*

The increase of 7,4% in the seasonally adjusted real value of buildings completed during the three months ended February 2004 compared with the previous three months was due to increases in the seasonally adjusted real value of non-residential buildings (+12,9%), residential buildings (+6,8%) and additions and alterations (+4,9%).

The increase of 15,5% in the seasonally adjusted real value of buildings completed between January 2004 and February 2004 was due to increases in the seasonally adjusted real value of residential buildings (+24,4%), non-residential buildings (+5,9%) and additions and alterations (+3,0%).

## Key findings regarding buildings completed for the first two months of 2004

### Total real value of buildings completed decreases

*The total real value of buildings completed (at constant 2000 prices) during the first two months of 2004 decreased by 1,8% (-R33,6 million) to R1 799,3 million compared with the first two months of 2003. The largest decrease in the real value of buildings completed was reported for flats and townhouses (-R104,4 million), mainly due to the large decreases reported by Gauteng (-R90,1 million) and Mpumalanga (-R31,3 million). However, this decrease was partially counteracted by an increase reported in dwelling-houses completed (+R81,9 million).*

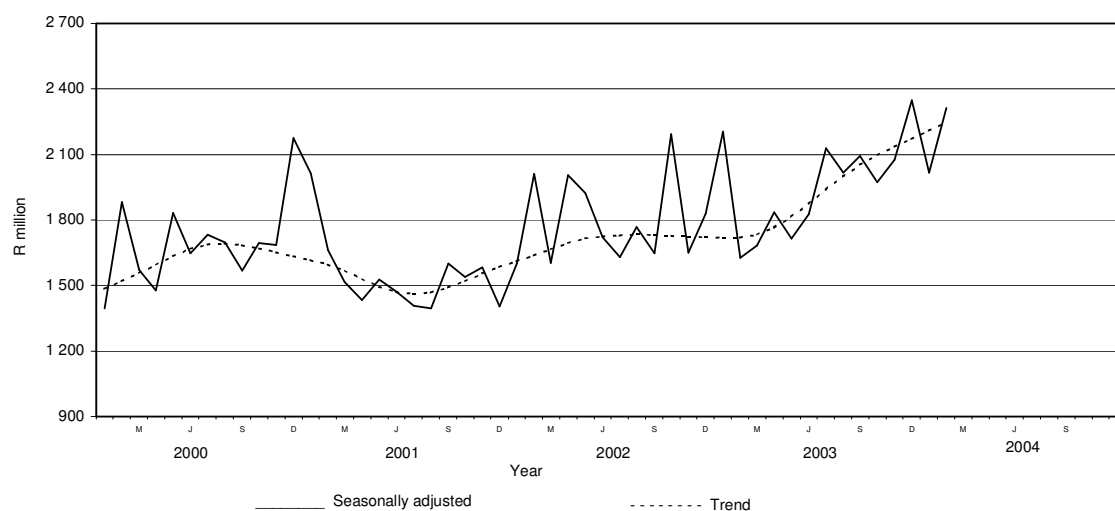
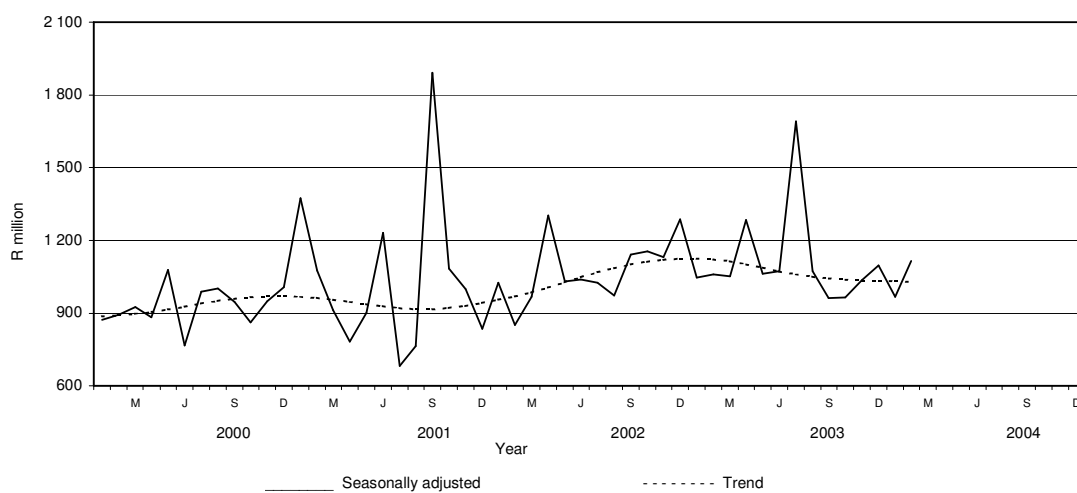
### Four of the nine provinces reported decreases in the total real value of buildings completed

The largest provincial contributor to the decrease of 1,8% (-R33,6 million) in the total real value of buildings completed was Western Cape (-6,6 percentage points or R121,2 million), followed by Mpumalanga (-3,5 percentage points or R64,3 million), North West (-1,4 percentage points or R25,2 million) and KwaZulu-Natal (-1,0 percentage point or R18,6 million). However, these decreases were partially counteracted by a large increase reported by Gauteng (+7,9 percentage points or R145,1 million) (see table B). Large increases in Gauteng were reported for dwelling-houses (+R84,9 million), office and banking space (+R56,5 million), additions and alterations (+R52,5 million) and industrial and warehouse space (+R41,5 million). In Gauteng, large increases were reported by the City of Johannesburg (+R51,9 million) and City of Tshwane (+R31,6 million) regarding dwelling-houses completed.

**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 2003 to February 2003	Percentage change between January 2003 to February 2003 and January 2004 to February 2004	Contribution (percentage points) <sup>1/</sup> to the percentage change in the real value of buildings completed between January 2003 to February 2003 and January 2004 to February 2004	Difference in total real value of buildings completed between January 2003 to February 2003 and January 2004 to February 2004  R million
Western Cape	32,2	- 20,5	- 6,6	- 121,2
Mpumalanga	5,1	- 69,2	- 3,5	- 64,3
North West	4,9	- 28,0	- 1,4	- 25,2
KwaZulu-Natal	14,3	- 7,1	- 1,0	- 18,6
Eastern Cape	4,4	+ 3,0	+ 0,1	+ 2,4
Northern Cape	0,5	+ 47,3	+ 0,3	+ 4,7
Limpopo	0,9	+ 111,6	+ 1,0	+ 17,7
Free State	2,6	+ 54,7	+ 1,4	+ 25,8
Gauteng	35,1	+ 22,5	+ 7,9	+ 145,1
<b>Total</b>	<b>100,0</b>	<b>- 1,8</b>	<b>- 1,8</b>	<b>- 33,6</b>

<sup>1/</sup> The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2003 to February 2003 and January 2004 to February 2004 (see column 3) with the percentage contribution of the corresponding province to the total real value of buildings completed during January 2003 to February 2003 (see column 2) divided by 100.

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

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## Notes

Forthcoming issues	Issues	Expected release date
	March 2004	19 May 2004
	April 2004	15 June 2004
	May 2004	14 July 2004
	June 2004	18 August 2004
	July 2004	15 September 2004
	August 2004	13 October 2004
	September 2004	17 November 2004
	October 2004	15 December 2004
	November 2004	12 January 2005
	December 2004	16 February 2005
<b>Name change of statistical release</b>	As from the November 2002 publication, the name of the monthly Statistical Release P5041.1: <i>Building Statistics</i> , has changed to <i>Selected building statistics of the private sector derived from data reported by local government institutions</i> .	
<b>Change in base year of constant prices from 1995 to 2000</b>	Following international practice, the base year of the price index 'lump sum domestic buildings' as published in Statistical Release P0151: <i>JBCC Contract Price Adjustment Provision Work Group Indices</i> , which is used to deflate the current prices of building plans passed and buildings completed to constant prices, has been converted to base 2000=100 with effect from May 2002. Previously the value of building plans passed and buildings completed was published at constant 1995 prices. It should be borne in mind that the change does not in any way affect the trends.	
<b>Name and boundary changes of local government institutions</b>	Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 51) and table D (page 63) provide lists of old and new names.  Further information may also be found on the website of the South African Government at <a href="http://www.gov.za">www.gov.za</a> , see section GOVZA: Government System, and the website of the Municipal Demarcation Board at <a href="http://www.demarcation.org.za">www.demarcation.org.za</a>	
<b>Response rate</b>	The response rate for February 2004 was 97,2%.	



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

Year and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	801 712	+ 10,5	172 295	- 65,2	418 217	+ 18,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 102,5	459 378	- 3,5	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 63,0	432 948	- 1,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 67,7	533 421	+ 40,5	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 49,3	936 496	+ 86,5	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 65,7	552 535	+ 23,3	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 30,2	674 478	+ 54,8	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 58,0	698 946	+ 44,0	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 6,0	617 044	+ 16,4	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 79,5	757 380	+ 40,1	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 2,9	715 756	+ 19,7	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 63,9	420 030	+ 17,0	1 754 206	+ 51,5
<b>Total</b>	<b>14 228 583</b>	<b>+ 33,1</b>	<b>4 386 950</b>	<b>+ 26,2</b>	<b>7 216 629</b>	<b>+ 30,1</b>	<b>25 832 162</b>	<b>+ 31,1</b>
2003 Jan.	939 584	+ 17,2	684 141	+ 297,1	517 143	+ 23,7	2 140 868	+ 53,8
Feb.	1 191 669	+ 16,3	227 515	- 63,5	524 418	+ 14,2	1 943 602	- 7,7
Mar.	1 384 700	+ 43,5	223 692	- 54,8	596 836	+ 37,9	2 205 228	+ 16,5
Apr.	1 200 974	+ 4,2	281 221	- 19,8	589 168	+ 10,5	2 071 363	+ 1,7
May	1 278 846	+ 8,0	383 641	- 12,4	842 251	- 10,1	2 504 738	- 2,1
Jun.	1 427 794	+ 29,8	380 987	- 23,5	655 260	+ 18,6	2 464 041	+ 14,6
Jul.	1 739 226	+ 39,0	455 330	+ 77,9	878 024	+ 30,2	3 072 580	+ 40,8
Aug.*	1 611 202	+ 38,3	396 884	+ 1,5	711 569	+ 1,8	2 719 655	+ 20,6
Sep.	1 717 274	+ 40,4	469 442	+ 63,0	685 799	+ 11,1	2 872 515	+ 35,0
Oct.	1 717 935	- 15,4	450 515	+ 34,3	760 611	+ 0,4	2 929 061	- 6,2
Nov.	1 783 312	+ 45,4	382 748	+ 23,7	740 921	+ 3,5	2 906 981	+ 29,1
Dec.	1 337 559	+ 21,2	413 770	+ 79,7	583 301	+ 38,9	2 334 630	+ 33,1
<b>Total</b>	<b>17 330 075</b>	<b>+ 21,8</b>	<b>4 749 886</b>	<b>+ 8,3</b>	<b>8 085 301</b>	<b>+ 12,0</b>	<b>30 165 262</b>	<b>+ 16,8</b>
2004 Jan.*	1 216 918	+ 29,5	310 210	- 54,7	514 611	- 0,5	2 041 739	- 4,6
Feb.	1 663 508	+ 39,6	382 529	+ 68,1	780 399	+ 48,8	2 826 436	+ 45,4

<sup>1/</sup> The annual percentage change is the change in the actual values of building plans passed of the relevant year compared with the actual values of building plans passed of the previous year expressed as a percentage.

<sup>2/</sup> The monthly percentage change is the change in the actual values of building plans passed of the relevant month compared with the actual values of building plans passed of the same month in the previous year expressed as a percentage.

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	1 022 203	+ 19,0	235 179	+ 24,6	524 313	+ 4,2	1 781 695	+ 14,9
Feb.	1 037 814	+ 1,5	730 369	+ 210,6	524 914	+ 0,1	2 293 096	+ 28,7
Mar.	934 493	- 10,0	462 454	- 36,7	423 678	- 19,3	1 820 626	- 20,6
Apr.	1 319 963	+ 41,2	406 962	- 12,0	601 084	+ 41,9	2 328 008	+ 27,9
May	1 082 512	- 18,0	355 876	- 12,6	811 324	+ 35,0	2 249 712	- 3,4
Jun.	1 072 978	- 0,9	430 496	+ 21,0	533 588	- 34,2	2 037 062	- 9,5
Jul.	1 133 580	+ 5,6	217 769	- 49,4	617 495	+ 15,7	1 968 843	- 3,3
Aug.	1 127 834	- 0,5	377 478	+ 73,3	646 492	+ 4,7	2 151 805	+ 9,3
Sep.	1 158 966	+ 2,8	275 902	- 26,9	588 169	- 9,0	2 023 037	- 6,0
Oct.	1 726 777	+ 49,0	332 917	+ 20,7	662 216	+ 12,6	2 721 909	+ 34,5
Nov.	1 150 539	- 33,4	286 046	- 14,1	630 528	- 4,8	2 067 113	- 24,1
Dec.	1 414 280	+ 22,9	308 436	+ 7,8	587 372	- 6,8	2 310 088	+ 11,8
2003 Jan.	1 204 453	- 14,8	924 615	+ 199,8	642 767	+ 9,4	2 771 835	+ 20,0
Feb.	1 204 691	+ 0,0	272 074	- 70,6	596 234	- 7,2	2 072 998	- 25,2
Mar.	1 351 281	+ 12,2	210 238	- 22,7	591 434	- 0,8	2 152 953	+ 3,9
Apr.	1 376 887	+ 1,9	326 285	+ 55,2	658 338	+ 11,3	2 361 510	+ 9,7
May	1 168 809	- 15,1	310 088	- 5,0	718 967	+ 9,2	2 197 864	- 6,9
Jun.	1 399 120	+ 19,7	323 907	+ 4,5	636 280	- 11,5	2 359 306	+ 7,3
Jul.	1 574 376	+ 12,5	390 221	+ 20,5	805 696	+ 26,6	2 770 293	+ 17,4
Aug.	1 572 549	- 0,1	381 296	- 2,3	655 112	- 18,7	2 608 957	- 5,8
Sep.	1 617 307	+ 2,8	440 895	+ 15,6	658 900	+ 0,6	2 717 102	+ 4,1
Oct.	1 448 289	- 10,5	452 333	+ 2,6	662 511	+ 0,5	2 563 133	- 5,7
Nov.	1 682 572	+ 16,2	359 767	- 20,5	657 126	- 0,8	2 699 465	+ 5,3
Dec.	1 702 445	+ 1,2	555 241	+ 54,3	815 353	+ 24,1	3 073 039	+ 13,8
2004 Jan.	1 559 973	- 8,4	418 599	- 24,6	640 129	- 21,5	2 618 701	- 14,8
Feb.	1 691 836	+ 8,5	460 867	+ 10,1	887 322	+ 38,6	3 040 025	+ 16,1

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

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

Year and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
<b>Total</b>	<b>11 877 460</b>	<b>+ 18,8</b>	<b>3 696 514</b>	<b>+ 13,4</b>	<b>6 030 971</b>	<b>+ 16,3</b>	<b>21 604 945</b>	<b>+ 17,2</b>
2003 Jan.	739 830	+ 3,2	538 694	+ 249,6	407 199	+ 8,9	1 685 723	+ 35,4
Feb.	932 448	+ 3,8	178 024	- 67,4	410 343	+ 1,8	1 520 815	- 17,7
Mar.	1 079 267	+ 28,0	174 351	- 59,7	465 188	+ 23,0	1 718 806	+ 3,9
Apr.	930 988	- 6,1	218 001	- 27,7	456 719	- 0,4	1 605 708	- 8,3
May	990 586	- 1,4	297 166	- 20,0	652 402	- 17,9	1 940 154	- 10,6
Jun.	1 103 396	+ 18,9	294 426	- 29,9	506 383	+ 8,7	1 904 205	+ 5,0
Jul.	1 341 995	+ 29,3	351 335	+ 65,5	677 488	+ 21,1	2 370 818	+ 31,0
Aug.	1 242 253	+ 30,1	306 002	- 4,5	548 627	- 4,2	2 096 882	+ 13,5
Sep.	1 324 035	+ 32,8	361 944	+ 54,1	528 758	+ 5,1	2 214 737	+ 27,6
Oct.	1 325 567	- 19,1	347 620	+ 28,4	586 891	- 4,0	2 260 078	- 10,3
Nov.	1 378 139	+ 40,0	295 787	+ 19,1	572 582	- 0,3	2 246 508	+ 24,3
Dec.	1 033 662	+ 17,1	319 760	+ 73,7	450 774	+ 34,3	1 804 196	+ 28,7
<b>Total</b>	<b>13 422 166</b>	<b>+ 13,0</b>	<b>3 683 110</b>	<b>- 0,4</b>	<b>6 263 354</b>	<b>+ 3,9</b>	<b>23 368 630</b>	<b>+ 8,2</b>
2004 Jan.	933 936	+ 26,2	238 074	- 55,8	394 943	- 3,0	1 566 953	- 7,0
Feb.	1 259 279	+ 35,1	289 575	+ 62,7	590 764	+ 44,0	2 139 618	+ 40,7

<sup>1/</sup> The annual percentage change is the change in the actual values of building plans passed of the relevant year compared with the actual values of building plans passed of the previous year expressed as a percentage.

<sup>2/</sup> The monthly percentage change is the change in the actual values of building plans passed of the relevant month compared with the actual values of building plans passed of the same month in the previous year expressed as a percentage.

**Table 4 - Seasonally adjusted values and percentage change of building plans passed at constant 2000 prices according to type of building**

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	913 873	+ 17,3	218 415	+ 29,9	468 106	+ 8,0	1 600 394	+ 14,0
Feb.	907 183	- 0,7	642 451	+ 194,1	461 467	- 1,4	2 011 101	+ 25,7
Mar.	815 539	- 10,1	416 354	- 35,2	369 588	- 19,9	1 601 481	- 20,4
Apr.	1 137 345	+ 39,5	349 226	- 16,1	517 607	+ 40,0	2 004 177	+ 25,1
May	922 679	- 18,9	309 402	- 11,4	690 622	+ 33,4	1 922 702	- 4,1
Jun.	905 628	- 1,8	362 306	+ 17,1	452 177	- 34,5	1 720 111	- 10,5
Jul.	942 843	+ 4,1	172 770	- 52,3	513 025	+ 13,5	1 628 638	- 5,3
Aug.	926 976	- 1,7	310 053	+ 79,5	531 022	+ 3,5	1 768 051	+ 8,6
Sep.	944 670	+ 1,9	224 522	- 27,6	479 064	- 9,8	1 648 255	- 6,8
Oct.	1 390 927	+ 47,2	267 424	+ 19,1	532 944	+ 11,2	2 191 296	+ 32,9
Nov.	919 214	- 33,9	227 463	- 14,9	503 285	- 5,6	1 649 962	- 24,7
Dec.	1 123 561	+ 22,2	240 201	+ 5,6	465 902	- 7,4	1 829 664	+ 10,9
2003 Jan.	947 234	- 15,7	750 270	+ 212,4	505 594	+ 8,5	2 203 097	+ 20,4
Feb.	944 041	- 0,3	214 346	- 71,4	468 042	- 7,4	1 626 429	- 26,2
Mar.	1 052 487	+ 11,5	169 885	- 20,7	460 762	- 1,6	1 683 134	+ 3,5
Apr.	1 069 906	+ 1,7	252 657	+ 48,7	511 198	+ 10,9	1 833 761	+ 8,9
May	908 746	- 15,1	245 256	- 2,9	559 108	+ 9,4	1 713 110	- 6,6
Jun.	1 082 297	+ 19,1	250 084	+ 2,0	494 454	- 11,6	1 826 836	+ 6,6
Jul.	1 218 628	+ 12,6	286 690	+ 14,6	622 840	+ 26,0	2 128 158	+ 16,5
Aug.	1 215 888	- 0,2	295 065	+ 2,9	506 158	- 18,7	2 017 111	- 5,2
Sep.	1 246 085	+ 2,5	339 695	+ 15,1	507 180	+ 0,2	2 092 960	+ 3,8
Oct.	1 114 924	- 10,5	348 072	+ 2,5	509 492	+ 0,5	1 972 488	- 5,8
Nov.	1 293 303	+ 16,0	276 361	- 20,6	504 614	- 1,0	2 074 278	+ 5,2
Dec.	1 306 293	+ 1,0	416 886	+ 50,8	624 688	+ 23,8	2 347 867	+ 13,2
2004 Jan.	1 196 019	- 8,4	328 625	- 21,2	491 123	- 21,4	2 015 767	- 14,1
Feb.	1 286 409	+ 7,6	352 355	+ 7,2	674 506	+ 37,3	2 313 269	+ 14,8

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

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

Year <sup>1/</sup> and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	583 954	- 9,8	136 570	- 47,4	176 643	- 12,7	897 167	- 19,1
Feb.	473 568	+ 9,9	137 817	- 51,8	202 239	- 17,9	813 624	- 15,5
Mar.	708 471	+ 44,3	171 227	+ 3,1	176 053	- 38,7	1 055 751	+ 11,8
Apr.	653 414	+ 77,8	245 773	+ 44,4	390 160	+ 110,0	1 289 347	+ 78,2
May	690 242	+ 53,3	300 836	- 5,5	305 996	+ 3,3	1 297 074	+ 21,8
Jun.	585 723	+ 8,4	207 030	- 38,9	251 004	- 14,5	1 043 757	- 11,0
Jul.	681 657	+ 71,7	273 139	+ 124,6	242 028	+ 3,7	1 196 824	+ 59,1
Aug.	740 221	+ 71,1	96 328	- 18,0	226 414	+ 4,9	1 062 963	+ 38,8
Sep.	820 510	+ 78,7	228 610	- 83,9	248 379	+ 47,0	1 297 499	- 36,6
Oct.	938 075	+ 41,8	178 099	- 36,8	293 977	+ 25,5	1 410 151	+ 19,7
Nov.	847 433	+ 38,8	294 710	+ 39,6	237 143	- 17,2	1 379 286	+ 24,5
Dec.	702 892	+ 51,2	366 760	+ 111,3	221 292	+ 76,9	1 290 944	+ 69,1
<b>Total</b>	<b>8 426 160</b>	<b>+ 41,6</b>	<b>2 636 899</b>	<b>- 31,7</b>	<b>2 971 328</b>	<b>+ 7,1</b>	<b>14 034 387</b>	<b>+ 11,5</b>
2003 Jan.	614 140	+ 5,2	149 935	+ 9,8	234 639	+ 32,8	998 714	+ 11,3
Feb.	673 188	+ 42,2	156 333	+ 13,4	285 568	+ 41,2	1 115 089	+ 37,1
Mar.	692 284	- 2,3	309 700	+ 80,9	237 137	+ 34,7	1 239 121	+ 17,4
Apr.	671 397	+ 2,8	533 635	+ 117,1	243 751	- 37,5	1 448 783	+ 12,4
May	671 274	- 2,7	602 959	+ 100,4	304 626	- 0,4	1 578 859	+ 21,7
Jun.	744 698	+ 27,1	168 148	- 18,8	295 843	+ 17,9	1 208 689	+ 15,8
Jul.	1 577 865	+ 131,5	190 436	- 30,3	331 259	+ 36,9	2 099 560	+ 75,4
Aug.	854 419	+ 15,4	151 866	+ 57,7	276 699	+ 22,2	1 282 984	+ 20,7
Sep.	780 316	- 4,9	166 790	- 27,0	267 464	+ 7,7	1 214 570	- 6,4
Oct.	853 240	- 9,0	177 854	- 0,1	291 336	- 0,9	1 322 430	- 6,2
Nov.	927 486	+ 9,4	220 730	- 25,1	279 593	+ 17,9	1 427 809	+ 3,5
Dec.	838 862	+ 19,3	167 898	- 54,2	229 772	+ 3,8	1 236 532	- 4,2
<b>Total</b>	<b>9 899 169</b>	<b>+ 17,5</b>	<b>2 996 284</b>	<b>+ 13,6</b>	<b>3 277 687</b>	<b>+ 10,3</b>	<b>16 173 140</b>	<b>+ 15,2</b>
2004 Jan.*	595 720	- 3,0	173 160	+ 15,5	250 227	+ 6,6	1 019 107	+ 2,0
Feb.	761 019	+ 13,0	205 195	+ 31,3	306 149	+ 7,2	1 272 363	+ 14,1

<sup>1/</sup> The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

<sup>2/</sup> The monthly percentage change is the change in the actual values of buildings completed of the relevant month compared with the actual values of buildings completed of the same month in the previous year expressed as a percentage.

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	688 250	+ 34,4	185 230	+ 0,6	203 095	+ 15,8	1 076 575	+ 23,5
Feb.	527 399	- 23,4	171 189	- 7,6	194 596	- 4,2	893 184	- 17,0
Mar.	673 414	+ 27,7	196 135	+ 14,6	152 952	- 21,4	1 022 501	+ 14,5
Apr.	719 408	+ 6,8	227 275	+ 15,9	437 410	+ 186,0	1 384 092	+ 35,4
May	665 064	- 7,6	187 927	- 17,3	246 753	- 43,6	1 099 744	- 20,5
Jun.	642 369	- 3,4	222 055	+ 18,2	253 490	+ 2,7	1 117 913	+ 1,7
Jul.	690 897	+ 7,6	204 868	- 7,7	221 322	- 12,7	1 117 088	- 0,1
Aug.	716 430	+ 3,7	122 054	- 40,4	228 803	+ 3,4	1 067 288	- 4,5
Sep.	768 841	+ 7,3	218 638	+ 79,1	269 342	+ 17,7	1 256 821	+ 17,8
Oct.	809 517	+ 5,3	202 571	- 7,3	268 393	- 0,4	1 280 481	+ 1,9
Nov.	718 864	- 11,2	307 040	+ 51,6	237 333	- 11,6	1 263 237	- 1,3
Dec.	763 282	+ 6,2	386 073	+ 25,7	304 781	+ 28,4	1 454 136	+ 15,1
2003 Jan.	716 732	- 6,1	207 779	- 46,2	271 866	- 10,8	1 196 378	- 17,7
Feb.	752 284	+ 5,0	196 928	- 5,2	278 420	+ 2,4	1 227 632	+ 2,6
Mar.	656 552	- 12,7	358 125	+ 81,9	206 427	- 25,9	1 221 104	- 0,5
Apr.	738 701	+ 12,5	478 504	+ 33,6	274 572	+ 33,0	1 491 777	+ 22,2
May	646 134	- 12,5	363 444	- 24,0	241 511	- 12,0	1 251 088	- 16,1
Jun.	820 552	+ 27,0	178 729	- 50,8	292 384	+ 21,1	1 291 665	+ 3,2
Jul.	1 616 544	+ 97,0	145 589	- 18,5	305 267	+ 4,4	2 067 400	+ 60,1
Aug.	831 472	- 48,6	201 078	+ 38,1	283 373	- 7,2	1 315 924	- 36,3
Sep.	741 546	- 10,8	159 097	- 20,9	292 616	+ 3,3	1 193 259	- 9,3
Oct.	725 505	- 2,2	202 886	+ 27,5	265 263	- 9,3	1 193 654	+ 0,0
Nov.	786 856	+ 8,5	225 914	+ 11,4	281 497	+ 6,1	1 294 266	+ 8,4
Dec.	903 733	+ 14,9	176 243	- 22,0	312 989	+ 11,2	1 392 965	+ 7,6
2004 Jan.	690 523	- 23,6	247 005	+ 40,2	289 679	- 7,4	1 227 206	- 11,9
Feb.	855 286	+ 23,9	265 106	+ 7,3	299 409	+ 3,4	1 419 801	+ 15,7

<sup>1/</sup> The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Year and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun.	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 408	- 21,9	201 725	+ 39,5	1 148 737	+ 16,5
<b>Total</b>	<b>7 608 689</b>	<b>+ 31,2</b>	<b>2 536 119</b>	<b>- 35,7</b>	<b>2 777 792</b>	<b>- 0,1</b>	<b>12 922 600</b>	<b>+ 3,2</b>
2003 Jan.	524 010	- 4,6	139 604	+ 2,6	209 874	+ 23,8	873 488	+ 2,2
Feb.	563 733	+ 27,1	145 156	+ 6,5	250 498	+ 29,7	959 387	+ 24,1
Mar.	573 386	- 13,6	287 025	+ 69,8	207 107	+ 23,8	1 067 518	+ 6,7
Apr.	550 368	- 9,4	493 649	+ 105,1	209 588	- 43,1	1 253 605	+ 3,1
May	544 979	- 14,7	554 700	+ 89,0	258 377	- 10,0	1 358 056	+ 11,4
Jun.	605 479	+ 12,9	153 280	- 23,8	249 446	+ 6,1	1 008 205	+ 3,6
Jul.	1 281 065	+ 108,0	170 336	- 35,0	274 676	+ 21,9	1 726 077	+ 56,4
Aug.	678 573	+ 2,4	133 216	+ 44,8	226 802	+ 7,9	1 038 591	+ 7,7
Sep.	616 475	- 15,8	145 668	- 33,0	218 160	- 5,2	980 303	- 16,9
Oct.	666 960	- 18,7	152 927	- 9,0	235 138	- 13,5	1 055 025	- 16,3
Nov.	727 115	- 1,0	187 218	- 32,3	224 392	+ 2,9	1 138 725	- 7,4
Dec.	656 114	+ 8,7	141 567	- 58,8	183 671	- 8,9	981 352	- 14,6
<b>Total</b>	<b>7 988 257</b>	<b>+ 5,0</b>	<b>2 704 346</b>	<b>+ 6,6</b>	<b>2 747 729</b>	<b>- 1,1</b>	<b>13 440 332</b>	<b>+ 4,0</b>
2004 Jan.	462 006	- 11,8	143 582	+ 2,8	197 029	- 6,1	802 617	- 8,1
Feb.	588 934	+ 4,5	168 193	+ 15,9	239 553	- 4,4	996 680	+ 3,9

<sup>1/</sup> The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

<sup>2/</sup> The monthly percentage change is the change in the actual values of buildings completed of the relevant month compared with the actual values of buildings completed of the same month in the previous year expressed as a percentage.

**Table 8 - Seasonally adjusted values and percentage change of buildings completed at constant 2000 prices according to type of building**

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	646 444	+ 34,5	184 655	+ 0,2	194 210	+ 14,5	1 025 308	+ 22,9
Feb.	495 581	- 23,3	169 353	- 8,3	185 783	- 4,3	850 716	- 17,0
Mar.	629 661	+ 27,1	193 654	+ 14,3	144 864	- 22,0	968 180	+ 13,8
Apr.	667 688	+ 6,0	222 950	+ 15,1	412 837	+ 185,0	1 303 475	+ 34,6
May	614 873	- 7,9	182 963	- 17,9	232 863	- 43,6	1 030 699	- 20,9
Jun.	585 765	- 4,7	215 201	+ 17,6	237 567	+ 2,0	1 038 533	+ 0,8
Jul.	622 114	+ 6,2	196 538	- 8,7	206 718	- 13,0	1 025 369	- 1,3
Aug.	641 810	+ 3,2	117 532	- 40,2	213 081	+ 3,1	972 423	- 5,2
Sep.	685 356	+ 6,8	207 573	+ 76,6	249 547	+ 17,1	1 142 476	+ 17,5
Oct.	717 011	+ 4,6	191 131	- 7,9	247 987	- 0,6	1 156 129	+ 1,2
Nov.	624 820	- 12,9	288 528	+ 51,0	217 752	- 12,2	1 131 100	- 2,2
Dec.	650 899	+ 4,2	360 539	+ 25,0	276 206	+ 26,8	1 287 644	+ 13,8
2003 Jan.	610 024	- 6,3	193 552	- 46,3	242 506	- 12,2	1 046 082	- 18,8
Feb.	632 471	+ 3,7	182 666	- 5,6	244 240	+ 0,7	1 059 376	+ 1,3
Mar.	542 091	- 14,3	331 896	+ 81,7	179 648	- 26,4	1 053 635	- 0,5
Apr.	604 574	+ 11,5	443 347	+ 33,6	236 313	+ 31,5	1 284 234	+ 21,9
May	523 740	- 13,4	333 645	- 24,7	205 979	- 12,8	1 063 365	- 17,2
Jun.	664 087	+ 26,8	162 494	- 51,3	246 650	+ 19,7	1 073 232	+ 0,9
Jul.	1 308 155	+ 97,0	130 219	- 19,9	254 091	+ 3,0	1 692 465	+ 57,7
Aug.	661 166	- 49,5	178 044	+ 36,7	233 051	- 8,3	1 072 260	- 36,6
Sep.	585 375	- 11,5	138 767	- 22,1	238 540	+ 2,4	962 682	- 10,2
Oct.	575 352	- 1,7	174 475	+ 25,7	213 769	- 10,4	963 595	+ 0,1
Nov.	618 362	+ 7,5	191 938	+ 10,0	225 197	+ 5,3	1 035 498	+ 7,5
Dec.	701 110	+ 13,4	148 213	- 22,8	248 592	+ 10,4	1 097 915	+ 6,0
2004 Jan.	534 074	- 23,8	204 938	+ 38,3	227 626	- 8,4	966 639	- 12,0
Feb.	664 643	+ 24,4	216 998	+ 5,9	234 388	+ 3,0	1 116 029	+ 15,5

<sup>1/</sup> The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.



**Table 9 - Building plans passed according to type of building: Total RSA**

Type of building	February 2003 *	January 2004 *	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 533	1 777	3 237	8 083	5 014	- 38,0
Total square metres	128 413	77 101	133 515	288 432	210 616	- 27,0
Total value at current prices (R'000)	107 281	78 554	126 910	233 612	205 464	- 12,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 776	1 643	2 578	3 440	4 221	+ 22,7
Total square metres	421 581	371 147	567 287	793 021	938 434	+ 18,3
Total value at current prices (R'000)	725 845	722 422	1 097 375	1 343 075	1 819 797	+ 35,5
Flats and townhouses						
Number of flats and townhouses	1 006	1 571	1 341	1 630	2 912	+ 78,7
Total square metres	143 513	200 308	209 172	246 808	409 480	+ 65,9
Total value at current prices (R'000)	315 056	395 714	422 611	501 648	818 325	+ 63,1
Other residential buildings <sup>1/</sup>						
Total square metres	20 830	5 814	6 339	31 686	12 153	- 61,6
Total value at current prices (R'000)	43 487	20 228	16 612	52 918	36 840	- 30,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>1 191 669</b>	<b>1 216 918</b>	<b>1 663 508</b>	<b>2 131 253</b>	<b>2 880 426</b>	<b>+ 35,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	31 485	15 558	19 811	57 361	35 369	- 38,3
Total value at current prices (R'000)	58 426	25 948	42 008	104 301	67 956	- 34,8
Shopping space						
Total square metres	23 943	68 745	63 473	106 660	132 218	+ 24,0
Total value at current prices (R'000)	37 152	128 220	123 374	576 372	251 594	- 56,3
Industrial and warehouse space						
Total square metres	70 314	70 992	114 641	120 567	185 633	+ 54,0
Total value at current prices (R'000)	103 969	115 164	179 280	172 502	294 444	+ 70,7
Other non-residential space <sup>2/</sup>						
Total square metres	17 862	29 453	15 979	36 714	45 432	+ 23,7
Total value at current prices (R'000)	27 968	40 878	37 867	58 481	78 745	+ 34,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>227 515</b>	<b>310 210</b>	<b>382 529</b>	<b>911 656</b>	<b>692 739</b>	<b>- 24,0</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	245 875	251 428	311 976	470 990	563 404	+ 19,6
Total value at current prices (R'000)	366 139	394 887	534 368	703 944	929 255	+ 32,0
Other buildings <sup>3/</sup>						
Total square metres	61 179	59 677	114 752	162 330	174 429	+ 7,5
Total value at current prices (R'000)	158 279	119 724	246 031	337 617	365 755	+ 8,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>524 418</b>	<b>514 611</b>	<b>780 399</b>	<b>1 041 561</b>	<b>1 295 010</b>	<b>+ 24,3</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>1 943 602</b>	<b>2 041 739</b>	<b>2 826 436</b>	<b>4 084 470</b>	<b>4 868 175</b>	<b>+ 19,2</b>

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

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

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

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

Type of building	February 2003 *	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	517	209	219	715	428	- 40,1
Total square metres	19 172	9 184	11 080	27 634	20 264	- 26,7
Total value at current prices (R'000)	21 327	9 820	14 770	31 916	24 590	- 23,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	573	468	932	1 165	1 400	+ 20,2
Total square metres	135 751	110 452	194 299	259 239	304 751	+ 17,6
Total value at current prices (R'000)	245 404	235 858	399 126	457 586	634 984	+ 38,8
Flats and townhouses						
Number of flats and townhouses	410	346	469	598	815	+ 36,3
Total square metres	34 708	41 231	64 509	60 338	105 740	+ 75,2
Total value at current prices (R'000)	79 629	124 190	126 065	128 280	250 255	+ 95,1
Other residential buildings <sup>1/</sup>						
Total square metres	618	5 253	2 514	1 510	7 767	+ 414,4
Total value at current prices (R'000)	1 017	19 138	5 433	2 526	24 571	+ 872,7
<b>Total value of residential buildings at current prices (R'000)</b>	<b>347 377</b>	<b>389 006</b>	<b>545 394</b>	<b>620 308</b>	<b>934 400</b>	<b>+ 50,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	4 707	4 293	3 750	13 978	8 043	- 42,5
Total value at current prices (R'000)	10 733	7 675	9 465	25 236	17 140	- 32,1
Shopping space						
Total square metres	5 423	8 205	16 990	6 136	25 195	+ 310,6
Total value at current prices (R'000)	5 629	13 481	30 894	7 319	44 375	+ 506,3
Industrial and warehouse space						
Total square metres	13 374	24 554	35 339	27 308	59 893	+ 119,3
Total value at current prices (R'000)	22 636	36 962	48 605	39 907	85 567	+ 114,4
Other non-residential space <sup>2/</sup>						
Total square metres	1 923	6 544	6 398	4 883	12 942	+ 165,0
Total value at current prices (R'000)	2 638	10 075	19 330	6 709	29 405	+ 338,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>41 636</b>	<b>68 193</b>	<b>108 294</b>	<b>79 171</b>	<b>176 487</b>	<b>+ 122,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	73 501	59 078	91 952	143 027	151 030	+ 5,6
Total value at current prices (R'000)	110 670	105 081	167 492	217 198	272 573	+ 25,5
Other buildings <sup>3/</sup>						
Total square metres	13 855	9 957	50 274	66 787	60 231	- 9,8
Total value at current prices (R'000)	65 427	27 329	109 695	142 677	137 024	- 4,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>176 097</b>	<b>132 410</b>	<b>277 187</b>	<b>359 875</b>	<b>409 597</b>	<b>+ 13,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>565 110</b>	<b>589 609</b>	<b>930 875</b>	<b>1 059 354</b>	<b>1 520 484</b>	<b>+ 43,5</b>

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

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

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

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

Type of building	February 2003*	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	253	720	472	793	1 192	+ 50,3
Total square metres	11 013	29 158	19 918	33 825	49 076	+ 45,1
Total value at current prices (R'000)	11 252	23 151	26 119	42 064	49 270	+ 17,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	115	109	133	181	242	+ 33,7
Total square metres	21 011	20 880	26 364	31 651	47 244	+ 49,3
Total value at current prices (R'000)	43 748	35 773	46 901	61 148	82 674	+ 35,2
Flats and townhouses						
Number of flats and townhouses	21	41	31	21	72	+ 242,9
Total square metres	3 495	5 592	7 826	3 495	13 418	+ 283,9
Total value at current prices (R'000)	7 270	9 351	14 354	7 270	23 705	+ 226,1
Other residential buildings <sup>1/</sup>						
Total square metres	323	0	57	464	57	-87,7
Total value at current prices (R'000)	690	0	102	855	102	-88,1
<b>Total value of residential buildings at current prices (R'000)</b>	<b>62 960</b>	<b>68 275</b>	<b>87 476</b>	<b>111 337</b>	<b>155 751</b>	<b>+ 39,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	2 178	0	0	4 785	0	..
Total value at current prices (R'000)	3 668	0	0	9 038	0	..
Shopping space						
Total square metres	0	1 404	1 000	381	2 404	+ 531,0
Total value at current prices (R'000)	0	2 752	1 740	702	4 492	+ 539,9
Industrial and warehouse space						
Total square metres	1 906	389	5 138	2 705	5 527	+ 104,3
Total value at current prices (R'000)	2 415	599	9 796	3 722	10 395	+ 179,3
Other non-residential space <sup>2/</sup>						
Total square metres	2 308	114	894	2 308	1 008	-56,3
Total value at current prices (R'000)	4 097	306	1 983	4 097	2 289	-44,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>10 180</b>	<b>3 657</b>	<b>13 519</b>	<b>17 559</b>	<b>17 176</b>	<b>-2,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	21 573	21 384	30 693	36 097	52 077	+ 44,3
Total value at current prices (R'000)	39 546	38 891	45 867	60 611	84 758	+ 39,8
Other buildings <sup>3/</sup>						
Total square metres	7 355	7 253	7 639	14 720	14 892	+ 1,2
Total value at current prices (R'000)	18 087	13 539	15 260	32 396	28 799	-11,1
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>57 633</b>	<b>52 430</b>	<b>61 127</b>	<b>93 007</b>	<b>113 557</b>	<b>+ 22,1</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>130 773</b>	<b>124 362</b>	<b>162 122</b>	<b>221 903</b>	<b>286 484</b>	<b>+ 29,1</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	6	2	6	8	+ 33,3
Total square metres	56	299	143	218	442	+ 102,8
Total value at current prices (R'000)	84	481	272	325	753	+ 131,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	7	13	13	17	26	+ 52,9
Total square metres	1 421	2 147	2 377	3 362	4 524	+ 34,6
Total value at current prices (R'000)	2 332	3 437	4 448	5 336	7 885	+ 47,8
Flats and townhouses						
Number of flats and townhouses	1	12	2	1	14	+1 300,0
Total square metres	114	715	465	114	1 180	+ 935,1
Total value at current prices (R'000)	171	1 074	837	171	1 911	+ 1 017,5
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	813	0	813	..
Total value at current prices (R'000)	0	0	1 463	0	1 463	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>2 587</b>	<b>4 992</b>	<b>7 020</b>	<b>5 832</b>	<b>12 012</b>	<b>+ 106,0</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	118	403	0	118	403	+ 241,5
Total value at current prices (R'000)	177	605	0	177	605	+ 241,8
Shopping space						
Total square metres	176	1 638	3 465	536	5 103	+ 852,1
Total value at current prices (R'000)	387	2 457	7 623	1 179	10 080	+ 755,0
Industrial and warehouse space						
Total square metres	446	0	0	446	0	..
Total value at current prices (R'000)	981	0	0	981	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>1 545</b>	<b>3 062</b>	<b>7 623</b>	<b>2 337</b>	<b>10 685</b>	<b>+ 357,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	2 747	2 802	4 664	5 988	7 466	+ 24,7
Total value at current prices (R'000)	5 016	4 975	8 246	10 759	13 221	+ 22,9
Other buildings <sup>3/</sup>						
Total square metres	137	0	432	445	432	- 2,9
Total value at current prices (R'000)	1 061	5	1 489	1 962	1 494	- 23,9
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>6 077</b>	<b>4 980</b>	<b>9 735</b>	<b>12 721</b>	<b>14 715</b>	<b>+ 15,7</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>10 209</b>	<b>13 034</b>	<b>24 378</b>	<b>20 890</b>	<b>37 412</b>	<b>+ 79,1</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	57	333	338	452	671	+ 48,5
Total square metres	2 409	13 468	13 943	18 363	27 411	+ 49,3
Total value at current prices (R'000)	1 961	11 234	8 793	10 592	20 027	+ 89,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	77	59	60	156	119	-23,7
Total square metres	13 193	9 955	8 846	27 091	18 801	-30,6
Total value at current prices (R'000)	18 829	15 543	12 975	37 369	28 518	-23,7
Flats and townhouses						
Number of flats and townhouses	36	115	20	48	135	+ 181,3
Total square metres	2 729	13 885	2 788	4 110	16 673	+ 305,7
Total value at current prices (R'000)	3 988	21 279	4 004	5 944	25 283	+ 325,4
Other residential buildings <sup>1/</sup>						
Total square metres	54	0	240	54	240	+ 344,4
Total value at current prices (R'000)	110	0	254	110	254	+ 130,9
<b>Total value of residential buildings at current prices (R'000)</b>	<b>24 888</b>	<b>48 056</b>	<b>26 026</b>	<b>54 015</b>	<b>74 082</b>	<b>+ 37,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 616	2 084	0	1 616	2 084	+ 29,0
Total value at current prices (R'000)	2 808	2 293	0	2 808	2 293	-18,3
Shopping space						
Total square metres	7 711	0	0	11 210	0	..
Total value at current prices (R'000)	12 044	0	0	20 219	0	..
Industrial and warehouse space						
Total square metres	2 259	0	0	3 645	0	..
Total value at current prices (R'000)	1 388	0	0	1 988	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	3 914	235	250	6 103	485	-92,1
Total value at current prices (R'000)	6 569	306	375	8 447	681	-91,9
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>22 809</b>	<b>2 599</b>	<b>375</b>	<b>33 462</b>	<b>2 974</b>	<b>-91,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	8 267	11 260	8 491	17 694	19 751	+ 11,6
Total value at current prices (R'000)	9 332	14 326	10 437	21 338	24 763	+ 16,1
Other buildings <sup>3/</sup>						
Total square metres	2 009	2 265	2 603	3 992	4 868	+ 21,9
Total value at current prices (R'000)	2 762	5 232	4 905	12 038	10 137	-15,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>12 094</b>	<b>19 558</b>	<b>15 342</b>	<b>33 376</b>	<b>34 900</b>	<b>+ 4,6</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>59 791</b>	<b>70 213</b>	<b>41 743</b>	<b>120 853</b>	<b>111 956</b>	<b>-7,4</b>

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

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

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

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

Type of building	February 2003*	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	503	92	763	1 971	855	- 56,6
Total square metres	19 195	4 335	24 834	64 800	29 169	- 55,0
Total value at current prices (R'000)	12 500	5 046	18 928	42 465	23 974	- 43,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	156	196	204	290	400	+ 37,9
Total square metres	37 309	43 448	48 691	70 770	92 139	+ 30,2
Total value at current prices (R'000)	62 203	86 239	85 721	117 879	171 960	+ 45,9
Flats and townhouses						
Number of flats and townhouses	140	66	115	192	181	- 5,7
Total square metres	30 911	10 924	23 973	39 263	34 897	- 11,1
Total value at current prices (R'000)	103 125	27 010	56 248	122 714	83 258	- 32,2
Other residential buildings <sup>1/</sup>						
Total square metres	10 350	85	2 103	10 350	2 188	- 78,9
Total value at current prices (R'000)	28 000	90	7 360	28 000	7 450	- 73,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>205 828</b>	<b>118 385</b>	<b>168 257</b>	<b>311 058</b>	<b>286 642</b>	<b>- 7,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 314	2 657	523	1 625	3 180	+ 95,7
Total value at current prices (R'000)	1 500	4 000	909	1 850	4 909	+ 165,4
Shopping space						
Total square metres	696	7 492	433	63 556	7 925	- 87,5
Total value at current prices (R'000)	1 377	10 900	370	498 207	11 270	- 97,7
Industrial and warehouse space						
Total square metres	8 558	14 830	10 128	18 584	24 958	+ 34,3
Total value at current prices (R'000)	12 530	28 191	22 112	23 979	50 303	+ 109,8
Other non-residential space <sup>2/</sup>						
Total square metres	1 907	3 524	960	5 029	4 484	- 10,8
Total value at current prices (R'000)	1 856	6 886	1 875	7 869	8 761	+ 11,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>17 263</b>	<b>49 977</b>	<b>25 266</b>	<b>531 905</b>	<b>75 243</b>	<b>- 85,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	42 631	55 793	39 715	81 162	95 508	+ 17,7
Total value at current prices (R'000)	49 819	62 862	63 848	96 883	126 710	+ 30,8
Other buildings <sup>3/</sup>						
Total square metres	22 554	10 930	12 482	37 263	23 412	- 37,2
Total value at current prices (R'000)	38 094	19 393	26 134	65 783	45 527	- 30,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>87 913</b>	<b>82 255</b>	<b>89 982</b>	<b>162 666</b>	<b>172 237</b>	<b>+ 5,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>311 004</b>	<b>250 617</b>	<b>283 505</b>	<b>1 005 629</b>	<b>534 122</b>	<b>- 46,9</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	37	208	58	245	+ 322,4
Total square metres	1 771	2 199	7 914	3 524	10 113	+ 187,0
Total value at current prices (R'000)	2 103	2 491	9 287	4 339	11 778	+ 171,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	100	113	143	194	256	+ 32,0
Total square metres	19 311	21 556	26 282	36 343	47 838	+ 31,6
Total value at current prices (R'000)	30 920	48 375	37 109	55 699	85 484	+ 53,5
Flats and townhouses						
Number of flats and townhouses	36	19	10	61	29	- 52,5
Total square metres	2 679	2 360	631	5 098	2 991	- 41,3
Total value at current prices (R'000)	3 548	3 644	1 044	7 022	4 688	- 33,2
Other residential buildings <sup>1/</sup>						
Total square metres	276	0	0	276	0	..
Total value at current prices (R'000)	600	0	0	600	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>37 171</b>	<b>54 510</b>	<b>47 440</b>	<b>67 660</b>	<b>101 950</b>	<b>+ 50,7</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	394	1 634	1 205	414	2 839	+ 585,7
Total value at current prices (R'000)	433	2 477	4 677	457	7 154	+ 1 465,4
Shopping space						
Total square metres	0	257	9 068	3 319	9 325	+ 181,0
Total value at current prices (R'000)	0	514	23 820	10 738	24 334	+ 126,6
Industrial and warehouse space						
Total square metres	2 484	891	2 118	5 769	3 009	- 47,8
Total value at current prices (R'000)	4 035	1 000	1 891	7 502	2 891	- 61,5
Other non-residential space <sup>2/</sup>						
Total square metres	1 959	1 551	1 447	2 378	2 998	+ 26,1
Total value at current prices (R'000)	3 918	1 914	4 079	4 747	5 993	+ 26,2
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>8 386</b>	<b>5 905</b>	<b>34 467</b>	<b>23 444</b>	<b>40 372</b>	<b>+ 72,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	6 244	5 123	10 954	13 024	16 077	+ 23,4
Total value at current prices (R'000)	8 057	7 064	16 991	16 875	24 055	+ 42,5
Other buildings <sup>3/</sup>						
Total square metres	1 768	5 590	3 308	1 897	8 898	+ 369,1
Total value at current prices (R'000)	2 795	9 769	6 269	2 972	16 038	+ 439,6
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>10 852</b>	<b>16 833</b>	<b>23 260</b>	<b>19 847</b>	<b>40 093</b>	<b>+ 102,0</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>56 409</b>	<b>77 248</b>	<b>105 167</b>	<b>110 951</b>	<b>182 415</b>	<b>+ 64,4</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 963	293	456	3 595	749	- 79,2
Total square metres	65 714	13 854	23 585	119 003	37 439	- 68,5
Total value at current prices (R'000)	51 497	20 608	35 580	89 829	56 188	- 37,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	602	571	887	1 160	1 458	+ 25,7
Total square metres	159 264	141 884	222 342	304 042	364 226	+ 19,8
Total value at current prices (R'000)	273 339	265 979	449 467	523 057	715 446	+ 36,8
Flats and townhouses						
Number of flats and townhouses	352	935	557	697	1 492	+ 114,1
Total square metres	67 510	119 748	97 609	132 783	217 357	+ 63,7
Total value at current prices (R'000)	115 769	200 375	205 586	228 404	405 961	+ 77,7
Other residential buildings <sup>1/</sup>						
Total square metres	9 209	0	0	19 032	0	..
Total value at current prices (R'000)	13 070	0	0	20 827	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>453 675</b>	<b>486 962</b>	<b>690 633</b>	<b>862 117</b>	<b>1 177 595</b>	<b>+ 36,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	15 680	3 765	10 236	28 504	14 001	- 50,9
Total value at current prices (R'000)	29 934	7 398	18 610	54 262	26 008	- 52,1
Shopping space						
Total square metres	8 356	20 076	22 835	16 378	42 911	+ 162,0
Total value at current prices (R'000)	15 415	44 146	44 462	29 627	88 608	+ 199,1
Industrial and warehouse space						
Total square metres	29 360	26 247	61 424	41 202	87 671	+ 112,8
Total value at current prices (R'000)	49 892	42 964	96 134	69 278	139 098	+ 100,8
Other non-residential space <sup>2/</sup>						
Total square metres	5 116	15 851	3 501	14 845	19 352	+ 30,4
Total value at current prices (R'000)	7 457	18 133	5 799	24 518	23 932	- 2,4
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>102 698</b>	<b>112 641</b>	<b>165 005</b>	<b>177 685</b>	<b>277 646</b>	<b>+ 56,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	72 400	83 605	104 495	141 492	188 100	+ 32,9
Total value at current prices (R'000)	117 738	147 252	195 771	235 673	343 023	+ 45,6
Other buildings <sup>3/</sup>						
Total square metres	9 289	19 539	34 047	30 468	53 586	+ 75,9
Total value at current prices (R'000)	22 458	39 154	76 326	67 563	115 480	+ 70,9
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>140 196</b>	<b>186 406</b>	<b>272 097</b>	<b>303 236</b>	<b>458 503</b>	<b>+ 51,2</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>696 569</b>	<b>786 009</b>	<b>1 127 735</b>	<b>1 343 038</b>	<b>1 913 744</b>	<b>+ 42,5</b>

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

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

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



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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	183	53	87	198	140	- 29,3
Total square metres	7 557	2 546	4 077	8 305	6 623	- 20,3
Total value at current prices (R'000)	4 310	1 889	2 862	5 298	4 751	- 10,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	105	75	121	199	196	- 1,5
Total square metres	25 940	13 900	22 760	44 466	36 660	- 17,6
Total value at current prices (R'000)	36 336	19 288	31 866	61 338	51 154	- 16,6
Flats and townhouses						
Number of flats and townhouses	8	6	132	9	138	+ 1 433,3
Total square metres	1 133	1 701	10 148	1 256	11 849	+ 843,4
Total value at current prices (R'000)	1 228	2 978	12 761	1 351	15 739	+ 1 065,0
Other residential buildings <sup>1/</sup>						
Total square metres	0	476	612	0	1 088	..
Total value at current prices (R'000)	0	1 000	2 000	0	3 000	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>41 874</b>	<b>25 155</b>	<b>49 489</b>	<b>67 987</b>	<b>74 644</b>	<b>+ 9,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	5 478	0	488	6 321	488	- 92,3
Total value at current prices (R'000)	9 173	0	539	10 473	539	- 94,9
Shopping space						
Total square metres	1 581	26 364	8 938	5 014	35 302	+604,1
Total value at current prices (R'000)	2 300	47 709	13 423	8 241	61 132	+641,8
Industrial and warehouse space						
Total square metres	10 879	3 952	250	17 653	4 202	- 76,2
Total value at current prices (R'000)	8 625	5 178	400	18 823	5 578	- 70,4
Other non-residential space <sup>2/</sup>						
Total square metres	0	611	2 529	296	3 140	+ 960,8
Total value at current prices (R'000)	0	1 200	4 426	360	5 626	+ 1 462,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>20 098</b>	<b>54 087</b>	<b>18 788</b>	<b>37 897</b>	<b>72 875</b>	<b>+ 92,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	13 665	8 677	14 706	24 300	23 383	- 3,8
Total value at current prices (R'000)	19 156	9 038	17 227	34 123	26 265	- 23,0
Other buildings <sup>3/</sup>						
Total square metres	3 177	2 399	2 236	4 867	4 635	- 4,8
Total value at current prices (R'000)	6 028	2 887	3 099	8 797	5 986	- 32,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>25 184</b>	<b>11 925</b>	<b>20 326</b>	<b>42 920</b>	<b>32 251</b>	<b>- 24,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>87 156</b>	<b>91 167</b>	<b>88 603</b>	<b>148 804</b>	<b>179 770</b>	<b>+ 20,8</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	25	34	692	295	726	+ 146,1
Total square metres	1 526	2 058	28 021	12 760	30 079	+ 135,7
Total value at current prices (R'000)	2 247	3 834	10 299	6 784	14 133	+ 108,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	41	39	85	78	124	+ 59,0
Total square metres	8 381	6 925	15 326	16 057	22 251	+ 38,6
Total value at current prices (R'000)	12 734	11 930	29 762	23 663	41 692	+ 76,2
Flats and townhouses						
Number of flats and townhouses	2	31	5	3	36	+ 1 100,0
Total square metres	234	4 152	1 223	351	5 375	+ 1 431,3
Total value at current prices (R'000)	328	5 813	1 712	492	7 525	+ 1 429,5
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>15 309</b>	<b>21 577</b>	<b>41 773</b>	<b>30 939</b>	<b>63 350</b>	<b>+ 104,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	722	3 609	0	4 331	..
Total value at current prices (R'000)	0	1 500	7 808	0	9 308	..
Shopping space						
Total square metres	0	3 309	744	130	4 053	+ 3 017,7
Total value at current prices (R'000)	0	6 261	1 042	140	7 303	+ 5 116,4
Industrial and warehouse space						
Total square metres	1 048	129	244	3 255	373	-88,5
Total value at current prices (R'000)	1 467	270	342	6 322	612	-90,3
Other non-residential space <sup>2/</sup>						
Total square metres	735	1 023	0	872	1 023	+ 17,3
Total value at current prices (R'000)	1 433	2 058	0	1 734	2 058	+ 18,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>2 900</b>	<b>10 089</b>	<b>9 192</b>	<b>8 196</b>	<b>19 281</b>	<b>+ 135,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	4 847	3 706	6 306	8 206	10 012	+ 22,0
Total value at current prices (R'000)	6 805	5 398	8 489	10 484	13 887	+ 32,5
Other buildings <sup>3/</sup>						
Total square metres	965	1 744	1 731	1 891	3 475	+ 83,8
Total value at current prices (R'000)	1 567	2 416	2 854	3 429	5 270	+ 53,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>8 372</b>	<b>7 814</b>	<b>11 343</b>	<b>13 913</b>	<b>19 157</b>	<b>+ 37,7</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>26 581</b>	<b>39 480</b>	<b>62 308</b>	<b>53 048</b>	<b>101 788</b>	<b>+ 91,9</b>

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

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

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

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

Type of building	February 2003 *	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 197	1 198	2 897	5 317	4 095	- 23,0
Total square metres	118 294	52 085	123 862	190 400	175 947	- 7,6
Total value at current prices (R'000)	90 467	53 053	118 388	143 187	171 441	+ 19,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 178	954	1 079	2 263	2 033	- 10,2
Total square metres	236 175	221 799	244 570	452 362	466 369	+ 3,1
Total value at current prices (R'000)	375 157	394 162	452 365	710 244	846 527	+ 19,2
Flats and townhouses						
Number of flats and townhouses	828	992	485	2 497	1 477	- 40,8
Total square metres	93 985	89 643	74 246	237 112	163 889	- 30,9
Total value at current prices (R'000)	165 326	148 112	151 005	382 391	299 117	- 21,8
Other residential buildings <sup>1/</sup>						
Total square metres	15 283	285	16 516	25 915	16 801	- 35,2
Total value at current prices (R'000)	42 238	393	39 261	51 506	39 654	- 23,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>673 188</b>	<b>595 720</b>	<b>761 019</b>	<b>1 287 328</b>	<b>1 356 739</b>	<b>+ 5,4</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	35 638	60 083	25 903	79 174	85 986	+ 8,6
Total value at current prices (R'000)	53 638	110 798	39 903	115 979	150 701	+ 29,9
Shopping space						
Total square metres	19 594	8 588	21 628	37 254	30 216	- 18,9
Total value at current prices (R'000)	31 025	12 452	39 540	57 480	51 992	- 9,5
Industrial and warehouse space						
Total square metres	46 300	31 085	84 116	90 935	115 201	+ 26,7
Total value at current prices (R'000)	52 765	35 552	106 177	97 613	141 729	+ 45,2
Other non-residential space <sup>2/</sup>						
Total square metres	12 518	7 069	12 078	24 767	19 147	- 22,7
Total value at current prices (R'000)	18 905	14 358	19 575	35 196	33 933	- 3,6
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>156 333</b>	<b>173 160</b>	<b>205 195</b>	<b>306 268</b>	<b>378 355</b>	<b>+ 23,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	138 234	100 574	128 288	250 279	228 862	- 8,6
Total value at current prices (R'000)	187 453	149 304	201 226	337 735	350 530	+ 3,8
Other buildings <sup>3/</sup>						
Total square metres	42 992	44 796	39 271	98 430	84 067	- 14,6
Total value at current prices (R'000)	98 115	100 923	104 923	182 472	205 846	+ 12,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>285 568</b>	<b>250 227</b>	<b>306 149</b>	<b>520 207</b>	<b>556 376</b>	<b>+ 7,0</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>1 115 089</b>	<b>1 019 107</b>	<b>1 272 363</b>	<b>2 113 803</b>	<b>2 291 470</b>	<b>+ 8,4</b>

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

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

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

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

Type of building	February 2003*	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	189	215	352	330	567	+ 71,8
Total square metres	9 111	9 234	13 903	14 937	23 137	+ 54,9
Total value at current prices (R'000)	12 235	8 400	12 951	18 367	21 351	+ 16,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	571	318	347	963	665	- 30,9
Total square metres	96 925	65 282	81 260	170 679	146 542	- 14,1
Total value at current prices (R'000)	157 343	125 050	150 169	277 205	275 219	- 0,7
Flats and townhouses						
Number of flats and townhouses	263	246	165	382	411	+ 7,6
Total square metres	21 653	20 588	16 039	29 673	36 627	+ 23,4
Total value at current prices (R'000)	42 293	31 553	31 329	54 121	62 882	+ 16,2
Other residential buildings <sup>1/</sup>						
Total square metres	13 783	0	14 587	13 783	14 587	+ 5,8
Total value at current prices (R'000)	38 457	0	34 600	38 457	34 600	- 10,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>250 328</b>	<b>165 003</b>	<b>229 049</b>	<b>388 150</b>	<b>394 052</b>	<b>+ 1,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	9 157	2 462	1 072	38 966	3 534	- 90,9
Total value at current prices (R'000)	15 914	4 318	1 701	51 165	6 019	- 88,2
Shopping space						
Total square metres	5 862	1 519	11 064	6 472	12 583	+ 94,4
Total value at current prices (R'000)	7 704	2 125	18 786	8 680	20 911	+ 140,9
Industrial and warehouse space						
Total square metres	21 604	3 087	19 890	39 236	22 977	- 41,4
Total value at current prices (R'000)	21 837	6 843	20 833	39 683	27 676	- 30,3
Other non-residential space <sup>2/</sup>						
Total square metres	3 844	910	2 604	7 060	3 514	- 50,2
Total value at current prices (R'000)	4 625	1 712	3 382	9 157	5 094	- 44,4
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>50 080</b>	<b>14 998</b>	<b>44 702</b>	<b>108 685</b>	<b>59 700</b>	<b>- 45,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	49 386	27 148	38 350	84 074	65 498	- 22,1
Total value at current prices (R'000)	71 089	44 276	58 001	120 161	102 277	- 14,9
Other buildings <sup>3/</sup>						
Total square metres	7 476	6 695	10 745	28 266	17 440	- 38,3
Total value at current prices (R'000)	26 078	17 109	27 175	65 552	44 284	- 32,4
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>97 167</b>	<b>61 385</b>	<b>85 176</b>	<b>185 713</b>	<b>146 561</b>	<b>- 21,1</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>397 575</b>	<b>241 386</b>	<b>358 927</b>	<b>682 548</b>	<b>600 313</b>	<b>- 12,0</b>

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

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

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

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

Type of building	February 2003	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	126	108	346	252	454	+ 80,2
Total square metres	5 558	4 616	17 310	11 286	21 926	+ 94,3
Total value at current prices (R'000)	5 067	3 223	27 176	9 710	30 399	+ 213,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	57	67	63	89	130	+ 46,1
Total square metres	10 034	13 150	10 466	16 179	23 616	+ 46,0
Total value at current prices (R'000)	14 395	21 175	17 170	23 950	38 345	+ 60,1
Flats and townhouses						
Number of flats and townhouses	37	10	15	38	25	-34,2
Total square metres	2 576	1 355	2 323	2 674	3 678	+ 37,5
Total value at current prices (R'000)	3 839	2 446	4 152	3 976	6 598	+ 65,9
Other residential buildings <sup>1/</sup>						
Total square metres	225	0	0	871	0	..
Total value at current prices (R'000)	495	0	0	1 765	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>23 796</b>	<b>26 844</b>	<b>48 498</b>	<b>39 401</b>	<b>75 342</b>	<b>+ 91,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	822	0	268	1 290	268	- 79,2
Total value at current prices (R'000)	1 225	0	458	1 992	458	- 77,0
Industrial and warehouse space						
Total square metres	1 911	0	723	3 532	723	- 79,5
Total value at current prices (R'000)	2 969	0	1 157	5 319	1 157	- 78,2
Other non-residential space <sup>2/</sup>						
Total square metres	917	110	0	1 524	110	-92,8
Total value at current prices (R'000)	1 877	105	0	3 147	105	-96,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>6 071</b>	<b>105</b>	<b>1 615</b>	<b>10 458</b>	<b>1 720</b>	<b>- 83,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	8 465	6 186	9 917	19 942	16 103	- 19,3
Total value at current prices (R'000)	11 814	10 303	16 317	27 438	26 620	- 3,0
Other buildings <sup>3/</sup>						
Total square metres	7 830	598	1 786	8 509	2 384	- 72,0
Total value at current prices (R'000)	14 744	633	3 404	16 319	4 037	- 75,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>26 558</b>	<b>10 936</b>	<b>19 721</b>	<b>43 757</b>	<b>30 657</b>	<b>- 29,9</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>56 425</b>	<b>37 885</b>	<b>69 834</b>	<b>93 616</b>	<b>107 719</b>	<b>+ 15,1</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	5	4	2	9	+ 350,0
Total square metres	121	281	166	121	447	+ 269,4
Total value at current prices (R'000)	226	364	249	226	613	+ 171,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	4	3	12	9	15	+ 66,7
Total square metres	1 059	459	1 970	1 867	2 429	+ 30,1
Total value at current prices (R'000)	1 821	787	3 099	3 218	3 886	+ 20,8
Flats and townhouses						
Number of flats and townhouses	2	0	7	2	7	+ 250,0
Total square metres	226	0	1 474	226	1 474	+ 552,2
Total value at current prices (R'000)	317	0	2 301	317	2 301	+ 625,9
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	161	0	161	..
Total value at current prices (R'000)	0	0	241	0	241	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>2 364</b>	<b>1 151</b>	<b>5 890</b>	<b>3 761</b>	<b>7 041</b>	<b>+ 87,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	1 939	0	1 939	..
Total value at current prices (R'000)	0	0	3 610	0	3 610	..
Industrial and warehouse space						
Total square metres	0	0	431	0	431	..
Total value at current prices (R'000)	0	0	854	0	854	..
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	0	125	0	..
Total value at current prices (R'000)	188	0	0	188	0	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>0</b>	<b>0</b>	<b>4 464</b>	<b>188</b>	<b>4 464</b>	<b>+ 2274,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	2 908	771	2 769	4 699	3 540	- 24,7
Total value at current prices (R'000)	4 918	1 244	5 144	7 465	6 388	- 14,4
Other buildings <sup>3/</sup>						
Total square metres	0	0	282	0	282	..
Total value at current prices (R'000)	52	0	645	52	645	+ 1 140,4
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 970</b>	<b>1 244</b>	<b>5 789</b>	<b>7 517</b>	<b>7 033</b>	<b>- 6,4</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>7 334</b>	<b>2 395</b>	<b>16 143</b>	<b>11 466</b>	<b>18 538</b>	<b>61,7</b>

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

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

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

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

Type of building	February 2003*	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	421	215	506	438	721	+ 64,6
Total square metres	17 057	9 023	20 812	18 034	29 835	+ 65,4
Total value at current prices (R'000)	8 242	6 081	10 896	9 612	16 977	+ 76,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	19	16	14	58	30	-48,3
Total square metres	3 204	2 768	2 204	9 590	4 972	-48,2
Total value at current prices (R'000)	4 489	3 726	2 564	12 349	6 290	-49,1
Flats and townhouses						
Number of flats and townhouses	90	149	2	93	151	+ 62,4
Total square metres	9 506	15 052	320	10 000	15 372	+ 53,7
Total value at current prices (R'000)	14 203	21 410	420	14 771	21 830	+ 47,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	60	0	..
Total value at current prices (R'000)	0	0	0	54	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>26 934</b>	<b>31 217</b>	<b>13 880</b>	<b>36 786</b>	<b>45 097</b>	<b>+ 22,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	62	0	0	62	0	..
Total value at current prices (R'000)	104	0	0	104	0	..
Shopping space						
Total square metres	180	72	0	1 904	72	-96,2
Total value at current prices (R'000)	86	140	0	3 410	140	-95,9
Industrial and warehouse space						
Total square metres	0	2 948	1 487	0	4 435	..
Total value at current prices (R'000)	0	2 262	847	0	3 109	..
Other non-residential space <sup>2/</sup>						
Total square metres	0	942	0	0	942	..
Total value at current prices (R'000)	0	2 355	0	0	2 355	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>190</b>	<b>4 757</b>	<b>847</b>	<b>3 514</b>	<b>5 604</b>	<b>+ 59,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	3 952	4 067	4 758	9 174	8 825	-3,8
Total value at current prices (R'000)	4 577	4 778	5 798	10 539	10 576	+ 0,4
Other buildings <sup>3/</sup>						
Total square metres	371	531	1 416	942	1 947	+ 106,7
Total value at current prices (R'000)	3 000	2 494	29 217	3 862	31 711	+ 721,1
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>7 577</b>	<b>7 272</b>	<b>35 015</b>	<b>14 401</b>	<b>42 287</b>	<b>+ 193,6</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>34 701</b>	<b>43 246</b>	<b>49 742</b>	<b>54 701</b>	<b>92 988</b>	<b>+ 70,0</b>

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

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

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

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

Type of building	February 2003	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	336	241	251	668	492	-26,3
Total square metres	11 966	9 393	9 733	23 092	19 126	-17,2
Total value at current prices (R'000)	9 268	9 412	9 573	17 527	18 985	+ 8,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	110	75	123	251	198	-21,1
Total square metres	25 021	15 584	27 538	52 534	43 122	-17,9
Total value at current prices (R'000)	37 290	23 987	45 357	76 452	69 344	-9,3
Flats and townhouses						
Number of flats and townhouses	59	48	85	131	133	+ 1,5
Total square metres	13 221	7 818	22 062	22 392	29 880	+ 33,4
Total value at current prices (R'000)	21 258	14 156	52 552	34 992	66 708	+ 90,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	103	0	..
Total value at current prices (R'000)	0	0	0	186	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>67 816</b>	<b>47 555</b>	<b>107 482</b>	<b>129 157</b>	<b>155 037</b>	<b>+ 20,0</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	3 100	3 920	9 415	6 835	13 335	+ 95,1
Total value at current prices (R'000)	9 000	5 127	11 806	17 545	16 933	-3,5
Shopping space						
Total square metres	5 566	0	6 050	7 081	6 050	-14,6
Total value at current prices (R'000)	8 650	0	11 278	10 308	11 278	+ 9,4
Industrial and warehouse space						
Total square metres	4 446	4 902	23 694	20 172	28 596	+ 41,8
Total value at current prices (R'000)	5 581	3 250	22 450	18 972	25 700	+ 35,5
Other non-residential space <sup>2/</sup>						
Total square metres	4 037	1 264	1 183	5 083	2 447	-51,9
Total value at current prices (R'000)	7 210	2 898	852	8 346	3 750	-55,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>30 441</b>	<b>11 275</b>	<b>46 386</b>	<b>55 171</b>	<b>57 661</b>	<b>+ 4,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	28 673	26 644	27 719	56 775	54 363	-4,2
Total value at current prices (R'000)	33 444	28 800	33 921	66 492	62 721	-5,7
Other buildings <sup>3/</sup>						
Total square metres	7 500	7 227	11 515	30 138	18 742	-37,8
Total value at current prices (R'000)	24 254	19 319	14 130	48 681	33 449	-31,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>57 698</b>	<b>48 119</b>	<b>48 051</b>	<b>115 173</b>	<b>96 170</b>	<b>-16,5</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>155 955</b>	<b>106 949</b>	<b>201 919</b>	<b>299 501</b>	<b>308 868</b>	<b>+ 3,1</b>

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

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

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



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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	27	5	36	45	41	- 8,9
Total square metres	1 493	230	1 831	2 534	2 061	- 18,7
Total value at current prices (R'000)	1 767	241	1 871	3 187	2 112	- 33,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	39	26	34	113	60	- 46,9
Total square metres	7 758	6 606	7 196	24 537	13 802	- 43,8
Total value at current prices (R'000)	12 275	12 128	11 536	35 267	23 664	- 32,9
Flats and townhouses						
Number of flats and townhouses	26	232	80	330	312	- 5,5
Total square metres	2 619	5 681	4 372	24 786	10 053	- 59,4
Total value at current prices (R'000)	2 643	13 768	8 892	36 802	22 660	- 38,4
Other residential buildings <sup>1/</sup>						
Total square metres	579	228	0	579	228	- 60,6
Total value at current prices (R'000)	834	250	0	834	250	- 70,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>17 519</b>	<b>26 387</b>	<b>22 299</b>	<b>76 090</b>	<b>48 686</b>	<b>- 36,0</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	2 578	0	2 578	..
Total value at current prices (R'000)	0	0	5 307	0	5 307	..
Shopping space						
Total square metres	758	2 306	1 162	758	3 468	+ 357,5
Total value at current prices (R'000)	1 866	3 150	3 000	1 866	6 150	+ 229,6
Industrial and warehouse space						
Total square metres	956	1 256	2 781	3 672	4 037	+ 9,9
Total value at current prices (R'000)	1 263	450	6 332	3 976	6 782	+ 70,6
Other non-residential space <sup>2/</sup>						
Total square metres	360	902	0	1 820	902	- 50,4
Total value at current prices (R'000)	645	1 276	0	2 115	1 276	- 39,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>3 774</b>	<b>4 876</b>	<b>14 639</b>	<b>7 957</b>	<b>19 515</b>	<b>+ 145,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	6 556	1 243	3 584	13 588	4 827	- 64,5
Total value at current prices (R'000)	5 565	1 723	4 301	12 338	6 024	- 51,2
Other buildings <sup>3/</sup>						
Total square metres	4 559	2 882	1 501	6 271	4 383	- 30,1
Total value at current prices (R'000)	4 243	6 355	1 651	7 273	8 006	+ 10,1
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>9 808</b>	<b>8 078</b>	<b>5 952</b>	<b>19 611</b>	<b>14 030</b>	<b>- 28,5</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>31 101</b>	<b>39 341</b>	<b>42 890</b>	<b>103 658</b>	<b>82 231</b>	<b>- 20,7</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 930	330	847	3 379	1 177	-65,2
Total square metres	65 727	15 281	37 291	110 918	52 572	-52,6
Total value at current prices (R'000)	49 442	21 000	46 269	77 324	67 269	-13,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	333	391	403	659	794	+ 20,5
Total square metres	82 073	106 234	98 201	151 655	204 435	+ 34,8
Total value at current prices (R'000)	133 596	189 765	199 314	246 908	389 079	+ 57,6
Flats and townhouses						
Number of flats and townhouses	325	297	113	990	410	-58,6
Total square metres	41 149	37 126	24 812	115 193	61 938	-46,2
Total value at current prices (R'000)	76 502	61 957	47 341	198 169	109 298	-44,8
Other residential buildings <sup>1/</sup>						
Total square metres	240	57	1 768	10 063	1 825	-81,9
Total value at current prices (R'000)	252	143	4 420	8 010	4 563	-43,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>259 792</b>	<b>272 865</b>	<b>297 344</b>	<b>530 411</b>	<b>570 209</b>	<b>+ 7,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	23 319	53 701	11 964	33 311	65 665	+ 97,1
Total value at current prices (R'000)	28 620	101 353	19 826	47 165	121 179	+ 156,9
Shopping space						
Total square metres	5 206	4 691	732	5 936	5 423	-8,6
Total value at current prices (R'000)	9 694	7 037	1 830	10 424	8 867	-14,9
Industrial and warehouse space						
Total square metres	10 076	18 892	34 753	15 502	53 645	+ 246,1
Total value at current prices (R'000)	16 415	22 747	53 275	22 684	76 022	+ 235,1
Other non-residential space <sup>2/</sup>						
Total square metres	3 360	2 941	7 497	8 713	10 438	+ 19,8
Total value at current prices (R'000)	4 548	6 012	14 230	11 625	20 242	+ 74,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>59 277</b>	<b>137 149</b>	<b>89 161</b>	<b>91 898</b>	<b>226 310</b>	<b>+ 146,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	34 106	30 836	37 296	54 245	68 132	+ 25,6
Total value at current prices (R'000)	50 905	52 939	72 274	82 812	125 213	+ 51,2
Other buildings <sup>3/</sup>						
Total square metres	14 878	25 382	11 205	23 390	36 587	+ 56,4
Total value at current prices (R'000)	25 348	52 693	26 325	39 192	79 018	+ 101,6
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>76 253</b>	<b>105 632</b>	<b>98 599</b>	<b>122 004</b>	<b>204 231</b>	<b>+ 67,4</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>395 322</b>	<b>515 646</b>	<b>485 104</b>	<b>744 313</b>	<b>1 000 750</b>	<b>+ 34,5</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	136	70	85	155	155	+ 0,0
Total square metres	5 563	3 458	3 806	6 742	7 264	+ 7,7
Total value at current prices (R'000)	1 972	3 321	3 456	3 515	6 777	+ 92,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	30	42	41	81	83	+ 2,5
Total square metres	7 288	7 285	7 984	18 882	15 269	-19,1
Total value at current prices (R'000)	9 980	9 756	10 043	25 639	19 799	-22,8
Flats and townhouses						
Number of flats and townhouses	7	5	1	510	6	-98,8
Total square metres	1 243	1 110	90	30 108	1 200	-96,0
Total value at current prices (R'000)	2 000	1 651	162	36 597	1 813	-95,0
Other residential buildings <sup>1/</sup>						
Total square metres	456	0	0	456	0	..
Total value at current prices (R'000)	2 200	0	0	2 200	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>16 152</b>	<b>14 728</b>	<b>13 661</b>	<b>67 951</b>	<b>28 389</b>	<b>-58,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	1 200	0	0	13 813	0	..
Total value at current prices (R'000)	1 800	0	0	20 800	0	..
Industrial and warehouse space						
Total square metres	7 307	0	357	8 408	357	-95,8
Total value at current prices (R'000)	4 700	0	429	6 400	429	-93,3
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>6 500</b>	<b>0</b>	<b>429</b>	<b>27 200</b>	<b>429</b>	<b>-98,4</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	3 385	1 553	1 802	6 754	3 355	-50,3
Total value at current prices (R'000)	3 907	2 076	2 372	8 940	4 448	-50,2
Other buildings <sup>3/</sup>						
Total square metres	61	1 314	251	459	1 565	+ 241,0
Total value at current prices (R'000)	196	2 053	1 578	1 120	3 631	+ 224,2
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 103</b>	<b>4 129</b>	<b>3 950</b>	<b>10 060</b>	<b>8 079</b>	<b>-19,7</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>26 755</b>	<b>18 857</b>	<b>18 040</b>	<b>105 211</b>	<b>36 897</b>	<b>-64,9</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	9	470	48	479	+ 897,9
Total square metres	1 698	569	19 010	2 736	19 579	+ 615,6
Total value at current prices (R'000)	2 248	1 011	5 947	3 719	6 958	+ 87,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	15	16	42	40	58	+ 45,0
Total square metres	2 813	4 431	7 751	6 439	12 182	+ 89,2
Total value at current prices (R'000)	3 968	7 788	13 113	9 256	20 901	+ 125,8
Flats and townhouses						
Number of flats and townhouses	19	5	17	21	22	+ 4,8
Total square metres	1 792	913	2 754	2 060	3 667	+ 78,0
Total value at current prices (R'000)	2 271	1 171	3 856	2 646	5 027	+ 90,0
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>8 487</b>	<b>9 970</b>	<b>22 916</b>	<b>15 621</b>	<b>32 886</b>	<b>+ 110,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	874	0	874	..
Total value at current prices (R'000)	0	0	1 263	0	1 263	..
Shopping space						
Total square metres	0	0	413	0	413	..
Total value at current prices (R'000)	0	0	578	0	578	..
Industrial and warehouse space						
Total square metres	0	0	0	413	0	..
Total value at current prices (R'000)	0	0	0	579	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	794	442	794	+ 79,6
Total value at current prices (R'000)	0	0	1 111	618	1 111	+ 79,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>0</b>	<b>0</b>	<b>2 952</b>	<b>1 197</b>	<b>2 952</b>	<b>+ 146,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	803	2 126	2 093	1 028	4 219	+ 310,4
Total value at current prices (R'000)	1 234	3 165	3 098	1 550	6 263	+ 304,1
Other buildings <sup>3/</sup>						
Total square metres	317	167	570	455	737	+ 62,0
Total value at current prices (R'000)	200	267	798	421	1 065	+ 153,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>1 434</b>	<b>3 432</b>	<b>3 896</b>	<b>1 971</b>	<b>7 328</b>	<b>+ 271,8</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>9 921</b>	<b>13 402</b>	<b>29 764</b>	<b>18 789</b>	<b>43 166</b>	<b>+ 129,7</b>

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

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

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

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

Type of building	February 2003*	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	263	159	101	405	260	- 35,8
Total square metres	11 590	6 896	5 651	17 288	12 547	- 27,4
Total value at current prices (R'000)	13 961	6 675	7 678	20 723	14 353	- 30,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	284	169	471	606	640	+ 5,6
Total square metres	66 079	36 503	83 933	127 264	120 436	- 5,4
Total value at current prices (R'000)	101 420	66 265	156 739	187 493	223 004	+ 18,9
Flats and townhouses						
Number of flats and townhouses	378	63	284	519	347	- 33,1
Total square metres	30 710	8 471	38 690	50 536	47 161	- 6,7
Total value at current prices (R'000)	71 056	16 555	71 797	110 227	88 352	- 19,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	2 981	0	0	2 981	..
Total value at current prices (R'000)	0	8 943	0	0	8 943	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>186 437</b>	<b>98 438</b>	<b>236 214</b>	<b>318 443</b>	<b>334 652</b>	<b>+ 5,1</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 597	4 268	780	10 413	5 048	- 51,5
Total value at current prices (R'000)	2 471	7 640	1 590	16 079	9 230	- 42,6
Shopping space						
Total square metres	5 196	7 935	16 524	5 196	24 459	+ 370,7
Total value at current prices (R'000)	5 100	12 806	30 122	5 100	42 928	+ 741,7
Industrial and warehouse space						
Total square metres	4 552	13 688	19 482	11 383	33 170	+ 191,4
Total value at current prices (R'000)	5 450	17 862	28 127	13 314	45 989	+ 245,4
Other non-residential space <sup>2/</sup>						
Total square metres	0	89	5 218	883	5 307	+ 501,0
Total value at current prices (R'000)	0	135	17 168	1 206	17 303	+ 1 334,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>13 021</b>	<b>38 443</b>	<b>77 007</b>	<b>35 699</b>	<b>115 450</b>	<b>+ 223,4</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	46 321	32 939	59 938	88 543	92 877	+ 4,9
Total value at current prices (R'000)	62 181	57 243	107 781	120 361	165 024	+ 37,1
Other buildings <sup>3/</sup>						
Total square metres	9 645	7 243	45 702	51 577	52 945	+ 2,7
Total value at current prices (R'000)	58 274	19 030	99 673	116 178	118 703	+ 2,2
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>120 455</b>	<b>76 273</b>	<b>207 454</b>	<b>236 539</b>	<b>283 727</b>	<b>+ 19,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>319 913</b>	<b>213 154</b>	<b>520 675</b>	<b>590 681</b>	<b>733 829</b>	<b>+ 24,2</b>

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

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

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

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

Type of building	February 2003*	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	177	538	310	619	848	+ 37,0
Total square metres	7 492	21 555	12 630	26 124	34 185	+ 30,9
Total value at current prices (R'000)	6 333	18 240	19 996	32 438	38 236	+ 17,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	65	11	8	69	19	- 72,5
Total square metres	10 413	2 420	1 220	11 161	3 640	- 67,4
Total value at current prices (R'000)	29 414	3 483	1 873	30 442	5 356	- 82,4
Flats and townhouses						
Number of flats and townhouses	16	9	27	16	36	+ 125,0
Total square metres	2 836	1 981	7 268	2 836	9 249	+ 226,1
Total value at current prices (R'000)	5 842	3 217	13 131	5 842	16 348	+ 179,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>41 589</b>	<b>24 940</b>	<b>35 000</b>	<b>68 722</b>	<b>59 940</b>	<b>- 12,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	2 607	0	..
Total value at current prices (R'000)	0	0	0	5 370	0	..
Shopping space						
Total square metres	0	1 404	0	381	1 404	+ 268,5
Total value at current prices (R'000)	0	2 752	0	702	2 752	+ 292,0
Industrial and warehouse space						
Total square metres	1 691	389	3 884	2 141	4 273	+ 99,6
Total value at current prices (R'000)	1 942	599	7 288	2 551	7 887	+ 209,2
Other non-residential space <sup>2/</sup>						
Total square metres	2 128	114	894	2 128	1 008	- 52,6
Total value at current prices (R'000)	3 836	306	1 983	3 836	2 289	- 40,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>5 778</b>	<b>3 657</b>	<b>9 271</b>	<b>12 459</b>	<b>12 928</b>	<b>+ 3,8</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	10 949	11 016	14 810	19 964	25 826	+ 29,4
Total value at current prices (R'000)	21 101	19 164	23 976	33 943	43 140	+ 27,1
Other buildings <sup>3/</sup>						
Total square metres	6 190	2 675	6 189	10 697	8 864	- 17,1
Total value at current prices (R'000)	15 991	5 717	12 573	24 800	18 290	- 26,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>37 092</b>	<b>24 881</b>	<b>36 549</b>	<b>58 743</b>	<b>61 430</b>	<b>+ 4,6</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>84 459</b>	<b>53 478</b>	<b>80 820</b>	<b>139 924</b>	<b>134 298</b>	<b>- 4,0</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	58	37	136	106	173	+ 63,2
Total square metres	3 209	2 174	5 339	5 704	7 513	+ 31,7
Total value at current prices (R'000)	3 773	2 985	5 875	6 665	8 860	+ 32,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	70	65	65	132	130	-1,5
Total square metres	13 308	13 286	14 063	27 078	27 349	+ 1,0
Total value at current prices (R'000)	18 134	24 646	22 446	37 544	47 092	+ 25,4
Flats and townhouses						
Number of flats and townhouses	11	63	39	33	102	+ 209,1
Total square metres	2 830	10 351	8 775	5 479	19 126	+ 249,1
Total value at current prices (R'000)	5 879	25 694	17 949	11 029	43 643	+ 295,7
Other residential buildings <sup>1/</sup>						
Total square metres	0	85	0	0	85	..
Total value at current prices (R'000)	0	90	0	0	90	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>27 786</b>	<b>53 415</b>	<b>46 270</b>	<b>55 238</b>	<b>99 685</b>	<b>+ 80,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 314	2 657	523	1 625	3 180	+ 95,7
Total value at current prices (R'000)	1 500	4 000	909	1 850	4 909	+ 165,4
Shopping space						
Total square metres	87	0	0	22 381	0	..
Total value at current prices (R'000)	150	0	0	260 490	0	..
Industrial and warehouse space						
Total square metres	4 827	12 677	7 605	8 937	20 282	+ 126,9
Total value at current prices (R'000)	4 030	12 500	18 310	7 530	30 810	+ 309,2
Other non-residential space <sup>2/</sup>						
Total square metres	1 492	1 536	223	2 763	1 759	-36,3
Total value at current prices (R'000)	1 233	4 080	600	4 985	4 680	-6,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>6 913</b>	<b>20 580</b>	<b>19 819</b>	<b>274 855</b>	<b>40 399</b>	<b>-85,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	28 031	44 780	25 500	55 434	70 280	+ 26,8
Total value at current prices (R'000)	29 230	39 788	39 547	60 112	79 335	+ 32,0
Other buildings <sup>3/</sup>						
Total square metres	7 736	6 032	7 562	13 061	13 594	+ 4,1
Total value at current prices (R'000)	16 080	12 612	17 314	27 792	29 926	+ 7,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>45 310</b>	<b>52 400</b>	<b>56 861</b>	<b>87 904</b>	<b>109 261</b>	<b>+ 24,3</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>80 009</b>	<b>126 395</b>	<b>122 950</b>	<b>417 997</b>	<b>249 345</b>	<b>-40,3</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	683	231	294	1 109	525	- 52,7
Total square metres	25 440	10 242	15 075	41 104	25 317	- 38,4
Total value at current prices (R'000)	26 760	14 238	24 122	42 476	38 360	- 9,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	353	348	548	656	896	+ 36,6
Total square metres	89 865	87 160	143 586	161 605	230 746	+ 42,8
Total value at current prices (R'000)	162 180	176 334	298 708	291 829	475 042	+ 62,8
Flats and townhouses						
Number of flats and townhouses	151	146	366	293	512	+ 74,7
Total square metres	21 277	25 909	62 379	43 103	88 288	+ 104,8
Total value at current prices (R'000)	43 866	53 458	129 644	84 027	183 102	+ 117,9
Other residential buildings <sup>1/</sup>						
Total square metres	7 065	0	0	7 065	0	..
Total value at current prices (R'000)	9 420	0	0	9 420	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>242 226</b>	<b>244 030</b>	<b>452 474</b>	<b>427 752</b>	<b>696 504</b>	<b>+ 62,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	13 803	2 799	7 316	18 824	10 115	- 46,3
Total value at current prices (R'000)	27 052	5 598	14 230	36 903	19 828	- 46,3
Shopping space						
Total square metres	1 485	15 294	22 835	9 267	38 129	+ 311,4
Total value at current prices (R'000)	2 431	36 904	44 462	16 439	81 366	+ 395,0
Industrial and warehouse space						
Total square metres	10 169	12 264	54 380	21 599	66 644	+ 208,6
Total value at current prices (R'000)	21 445	21 989	86 774	40 451	108 763	+ 168,9
Other non-residential space <sup>2/</sup>						
Total square metres	421	13 173	2 108	6 719	15 281	+ 127,4
Total value at current prices (R'000)	818	14 461	3 604	12 450	18 065	+ 45,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>51 746</b>	<b>78 952</b>	<b>149 070</b>	<b>106 243</b>	<b>228 022</b>	<b>+ 114,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	45 562	67 469	68 974	88 542	136 443	+ 54,1
Total value at current prices (R'000)	75 394	120 406	130 476	151 323	250 882	+ 65,8
Other buildings <sup>3/</sup>						
Total square metres	4 710	8 815	26 144	17 521	34 959	+ 99,5
Total value at current prices (R'000)	17 372	23 664	60 296	49 985	83 960	+ 68,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>92 766</b>	<b>144 070</b>	<b>190 772</b>	<b>201 308</b>	<b>334 842</b>	<b>+ 66,3</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>386 738</b>	<b>467 052</b>	<b>792 316</b>	<b>735 303</b>	<b>1 259 368</b>	<b>+ 71,3</b>

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

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

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



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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 271	59	71	2 472	130	- 94,7
Total square metres	39 794	3 419	4 132	77 106	7 551	- 90,2
Total value at current prices (R'000)	24 025	6 162	9 084	46 232	15 246	- 67,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	187	123	204	374	327	- 12,6
Total square metres	51 152	32 369	46 292	102 026	78 661	- 22,9
Total value at current prices (R'000)	85 756	51 753	95 693	174 324	147 446	- 15,4
Flats and townhouses						
Number of flats and townhouses	193	732	51	344	783	+ 127,6
Total square metres	44 852	85 292	16 766	78 979	102 058	+ 29,2
Total value at current prices (R'000)	70 040	129 917	37 673	125 514	167 590	+ 33,5
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>179 821</b>	<b>187 832</b>	<b>142 450</b>	<b>346 070</b>	<b>330 282</b>	<b>- 4,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 877	0	2 920	9 680	2 920	- 69,8
Total value at current prices (R'000)	2 882	0	4 380	17 359	4 380	- 74,8
Shopping space						
Total square metres	4 831	4 691	0	4 831	4 691	- 2,9
Total value at current prices (R'000)	9 662	7 037	0	9 662	7 037	- 27,2
Industrial and warehouse space						
Total square metres	18 512	13 983	4 768	18 512	18 751	+ 1,3
Total value at current prices (R'000)	27 768	20 975	7 152	27 768	28 127	+ 1,3
Other non-residential space <sup>2/</sup>						
Total square metres	4 460	1 019	0	6 897	1 019	- 85,2
Total value at current prices (R'000)	6 341	1 529	0	9 980	1 529	- 84,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>46 653</b>	<b>29 541</b>	<b>11 532</b>	<b>64 769</b>	<b>41 073</b>	<b>- 36,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	20 684	10 437	26 480	40 723	36 917	- 9,3
Total value at current prices (R'000)	34 359	18 425	53 578	67 594	72 003	+ 6,5
Other buildings <sup>3/</sup>						
Total square metres	2 463	9 409	5 978	10 082	15 387	+ 52,6
Total value at current prices (R'000)	3 791	14 114	13 804	15 533	27 918	+ 79,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>38 150</b>	<b>32 539</b>	<b>67 382</b>	<b>83 127</b>	<b>99 921</b>	<b>+ 20,2</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>264 624</b>	<b>249 912</b>	<b>221 364</b>	<b>493 966</b>	<b>471 276</b>	<b>- 4,6</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	51	210	215	441	425	-3,6
Total square metres	2 085	8 623	9 024	17 761	17 647	-0,6
Total value at current prices (R'000)	1 576	5 793	5 228	9 843	11 021	+ 12,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	32	32	32	72	64	-11,1
Total square metres	6 197	5 204	4 488	12 518	9 692	-22,6
Total value at current prices (R'000)	9 710	7 915	6 727	19 203	14 642	-23,8
Flats and townhouses						
Number of flats and townhouses	34	100	0	40	100	+ 150,0
Total square metres	2 391	12 416	0	2 748	12 416	+ 351,8
Total value at current prices (R'000)	3 588	18 625	0	4 124	18 625	+ 351,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>14 874</b>	<b>32 333</b>	<b>11 955</b>	<b>33 170</b>	<b>44 288</b>	<b>+ 33,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 616	1 584	0	1 616	1 584	-2,0
Total value at current prices (R'000)	2 808	1 393	0	2 808	1 393	-50,4
Shopping space						
Total square metres	0	0	0	3 359	0	..
Total value at current prices (R'000)	0	0	0	8 000	0	..
Industrial and warehouse space						
Total square metres	2 259	0	0	3 645	0	..
Total value at current prices (R'000)	1 388	0	0	1 988	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	2 206	0	0	2 206	0	..
Total value at current prices (R'000)	3 248	0	0	3 248	0	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>7 444</b>	<b>1 393</b>	<b>0</b>	<b>16 044</b>	<b>1 393</b>	<b>-91,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	3 460	6 646	4 708	8 336	11 354	+ 36,2
Total value at current prices (R'000)	4 615	9 239	5 867	11 528	15 106	+ 31,0
Other buildings <sup>3/</sup>						
Total square metres	178	532	1 428	1 390	1 960	+ 41,0
Total value at current prices (R'000)	685	2 810	3 448	8 801	6 258	-28,9
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>5 300</b>	<b>12 049</b>	<b>9 315</b>	<b>20 329</b>	<b>21 364</b>	<b>+ 5,1</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>27 618</b>	<b>45 775</b>	<b>21 270</b>	<b>69 543</b>	<b>67 045</b>	<b>-3,6</b>

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

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

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

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

Type of building	February 2003*	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	141	194	271	252	465	+ 84,5
Total square metres	6 572	8 114	11 135	10 879	19 249	+ 76,9
Total value at current prices (R'000)	8 047	6 264	9 810	11 897	16 074	+ 35,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	353	78	166	569	244	- 57,1
Total square metres	50 536	18 743	42 073	89 678	60 816	- 32,2
Total value at current prices (R'000)	70 497	29 712	67 556	124 198	97 268	- 21,7
Flats and townhouses						
Number of flats and townhouses	165	137	54	275	191	- 30,5
Total square metres	14 201	9 506	7 008	20 897	16 514	- 21,0
Total value at current prices (R'000)	24 913	12 279	13 883	34 450	26 162	- 24,1
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	10 450	0	10 450	..
Total value at current prices (R'000)	0	0	30 000	0	30 000	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>103 457</b>	<b>48 255</b>	<b>121 249</b>	<b>170 545</b>	<b>169 504</b>	<b>- 0,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	8 662	2 124	979	38 471	3 103	- 91,9
Total value at current prices (R'000)	14 979	3 743	1 566	50 230	5 309	- 89,4
Shopping space						
Total square metres	5 777	750	10 752	6 387	11 502	+ 80,1
Total value at current prices (R'000)	7 449	1 125	18 220	8 425	19 345	+ 129,6
Industrial and warehouse space						
Total square metres	13 756	0	6 327	27 625	6 327	- 77,1
Total value at current prices (R'000)	13 056	0	7 336	27 987	7 336	- 73,8
Other non-residential space <sup>2/</sup>						
Total square metres	1 349	0	645	1 349	645	- 52,2
Total value at current prices (R'000)	1 463	0	850	1 463	850	- 41,9
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>36 947</b>	<b>4 868</b>	<b>27 972</b>	<b>88 105</b>	<b>32 840</b>	<b>- 62,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	37 719	15 235	30 131	62 748	45 366	- 27,7
Total value at current prices (R'000)	48 039	22 238	42 361	79 183	64 599	- 18,4
Other buildings <sup>3/</sup>						
Total square metres	6 071	5 323	6 825	24 691	12 148	- 50,8
Total value at current prices (R'000)	22 635	12 276	18 995	57 542	31 271	- 45,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>70 674</b>	<b>34 514</b>	<b>61 356</b>	<b>136 725</b>	<b>95 870</b>	<b>- 29,9</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>211 078</b>	<b>87 637</b>	<b>210 577</b>	<b>395 375</b>	<b>298 214</b>	<b>- 24,6</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	91	45	266	207	311	+ 50,2
Total square metres	3 743	1 824	14 374	8 881	16 198	+ 82,4
Total value at current prices (R'000)	2 290	1 368	24 002	6 047	25 370	+ 319,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	6	12	2	7	14	+ 100,0
Total square metres	663	2 088	522	791	2 610	+ 230,0
Total value at current prices (R'000)	713	2 701	755	861	3 456	+ 301,4
Flats and townhouses						
Number of flats and townhouses	37	4	10	38	14	- 63,2
Total square metres	2 576	353	1 560	2 674	1 913	- 28,5
Total value at current prices (R'000)	3 839	635	2 555	3 976	3 190	- 19,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	443	0	..
Total value at current prices (R'000)	0	0	0	1 055	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>6 842</b>	<b>4 704</b>	<b>27 312</b>	<b>11 939</b>	<b>32 016</b>	<b>+ 168,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	268	468	268	- 42,7
Total value at current prices (R'000)	0	0	458	767	458	- 40,3
Industrial and warehouse space						
Total square metres	1 470	0	0	3 091	0	..
Total value at current prices (R'000)	2 219	0	0	4 569	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	210	110	0	431	110	- 74,5
Total value at current prices (R'000)	323	105	0	732	105	- 85,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>2 542</b>	<b>105</b>	<b>458</b>	<b>6 068</b>	<b>563</b>	<b>- 90,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	3 948	2 390	4 738	11 867	7 128	- 39,9
Total value at current prices (R'000)	4 813	3 547	7 418	15 184	10 965	- 27,8
Other buildings <sup>3/</sup>						
Total square metres	5 280	428	1 507	5 669	1 935	- 65,9
Total value at current prices (R'000)	8 472	295	2 762	9 092	3 057	- 66,4
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>13 285</b>	<b>3 842</b>	<b>10 180</b>	<b>24 276</b>	<b>14 022</b>	<b>- 42,2</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>22 669</b>	<b>8 651</b>	<b>37 950</b>	<b>42 283</b>	<b>46 601</b>	<b>+ 10,2</b>

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

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

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

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

Type of building	February 2003	January 2004*	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	61	137	159	85	296	+ 248,2
Total square metres	3 043	5 512	6 782	4 201	12 294	+ 192,6
Total value at current prices (R'000)	2 952	5 830	7 496	4 092	13 326	+ 225,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	42	44	74	137	118	- 13,9
Total square metres	9 992	8 104	14 981	27 614	23 085	- 16,4
Total value at current prices (R'000)	11 876	10 044	18 205	35 036	28 249	- 19,4
Flats and townhouses						
Number of flats and townhouses	17	48	23	53	71	+ 34,0
Total square metres	4 030	7 818	5 130	8 586	12 948	+ 50,8
Total value at current prices (R'000)	6 619	14 156	11 039	13 630	25 195	+ 84,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>21 447</b>	<b>30 030</b>	<b>36 740</b>	<b>52 758</b>	<b>66 770</b>	<b>+ 26,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	1 282	9 415	3 735	10 697	+ 186,4
Total value at current prices (R'000)	0	1 170	11 806	8 545	12 976	+ 51,9
Shopping space						
Total square metres	3 896	0	5 615	3 964	5 615	+ 41,6
Total value at current prices (R'000)	3 150	0	10 190	3 202	10 190	+ 218,2
Industrial and warehouse space						
Total square metres	3 727	4 902	23 694	16 106	28 596	+ 77,5
Total value at current prices (R'000)	4 646	3 250	22 450	15 931	25 700	+ 61,3
Other non-residential space <sup>2/</sup>						
Total square metres	2 041	1 264	1 183	3 087	2 447	- 20,7
Total value at current prices (R'000)	4 145	2 898	852	5 281	3 750	- 29,0
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>11 941</b>	<b>7 318</b>	<b>45 298</b>	<b>32 959</b>	<b>52 616</b>	<b>+ 59,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	20 630	23 585	24 356	38 760	47 941	+ 23,7
Total value at current prices (R'000)	22 475	23 501	27 404	42 988	50 905	+ 18,4
Other buildings <sup>3/</sup>						
Total square metres	5 748	7 227	11 346	12 592	18 573	+ 47,5
Total value at current prices (R'000)	16 947	19 084	13 920	24 955	33 004	+ 32,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>39 422</b>	<b>42 585</b>	<b>41 324</b>	<b>67 943</b>	<b>83 909</b>	<b>+ 23,5</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>72 810</b>	<b>79 933</b>	<b>123 362</b>	<b>153 660</b>	<b>203 295</b>	<b>+ 32,3</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	683	280	690	962	970	+ 0,8
Total square metres	26 959	13 108	25 946	36 568	39 054	+ 6,8
Total value at current prices (R'000)	26 832	18 282	25 227	35 960	43 509	+ 21,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	181	224	258	422	482	+ 14,2
Total square metres	41 320	59 477	56 208	84 207	115 685	+ 37,4
Total value at current prices (R'000)	69 711	108 353	111 599	141 900	219 952	+ 55,0
Flats and townhouses						
Number of flats and townhouses	219	87	92	818	179	-78,1
Total square metres	31 888	12 807	16 586	100 572	29 393	-70,8
Total value at current prices (R'000)	62 562	26 413	28 068	176 206	54 481	-69,1
Other residential buildings <sup>1/</sup>						
Total square metres	240	57	1 768	240	1 825	+ 660,4
Total value at current prices (R'000)	252	143	4 420	252	4 563	+ 1 710,7
<b>Total value of residential buildings at current prices (R'000)</b>	<b>159 357</b>	<b>153 191</b>	<b>169 314</b>	<b>354 318</b>	<b>322 505</b>	<b>-9,0</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	23 319	34 063	11 813	33 311	45 876	+ 37,7
Total value at current prices (R'000)	28 620	63 215	19 599	47 165	82 814	+ 75,6
Shopping space						
Total square metres	4 334	0	0	5 064	0	..
Total value at current prices (R'000)	8 124	0	0	8 854	0	..
Industrial and warehouse space						
Total square metres	8 869	2 255	13 897	12 258	16 152	+ 31,8
Total value at current prices (R'000)	14 604	2 763	22 247	18 937	25 010	+ 32,1
Other non-residential space <sup>2/</sup>						
Total square metres	762	285	7 497	2 167	7 782	+ 259,1
Total value at current prices (R'000)	1 143	700	14 230	3 459	14 930	+ 331,6
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>52 491</b>	<b>66 678</b>	<b>56 076</b>	<b>78 415</b>	<b>122 754</b>	<b>+ 56,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	28 810	20 628	28 418	46 135	49 046	+ 6,3
Total value at current prices (R'000)	43 256	38 299	52 743	71 157	91 042	+ 27,9
Other buildings <sup>3/</sup>						
Total square metres	13 120	661	2 703	20 642	3 364	-83,7
Total value at current prices (R'000)	22 493	3 730	6 398	35 303	10 128	-71,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>65 749</b>	<b>42 029</b>	<b>59 141</b>	<b>106 460</b>	<b>101 170</b>	<b>-5,0</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>277 597</b>	<b>261 898</b>	<b>284 531</b>	<b>539 193</b>	<b>546 429</b>	<b>+ 1,3</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 246	43	22	2 413	65	- 97,3
Total square metres	38 713	1 942	1 222	74 116	3 164	- 95,7
Total value at current prices (R'000)	22 545	2 606	2 911	41 059	5 517	- 86,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	118	124	137	165	261	+ 58,2
Total square metres	28 242	32 131	40 323	38 952	72 454	+ 86,0
Total value at current prices (R'000)	43 796	57 174	85 842	59 644	143 016	+ 139,8
Flats and townhouses						
Number of flats and townhouses	103	160	17	169	177	+ 4,7
Total square metres	8 925	20 850	7 364	14 285	28 214	+ 97,5
Total value at current prices (R'000)	13 604	31 381	17 958	21 627	49 339	+ 128,1
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>79 945</b>	<b>91 161</b>	<b>106 711</b>	<b>122 330</b>	<b>197 872</b>	<b>+ 61,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	19 638	151	0	19 789	..
Total value at current prices (R'000)	0	38 138	227	0	38 365	..
Shopping space						
Total square metres	0	4 691	732	0	5 423	..
Total value at current prices (R'000)	0	7 037	1 830	0	8 867	..
Industrial and warehouse space						
Total square metres	0	16 637	20 419	1 367	37 056	+ 2 610,8
Total value at current prices (R'000)	0	19 984	30 628	1 266	50 612	+ 3 897,8
Other non-residential space <sup>2/</sup>						
Total square metres	2 463	2 656	0	6 411	2 656	- 58,6
Total value at current prices (R'000)	3 202	5 312	0	7 963	5 312	- 33,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>3 202</b>	<b>70 471</b>	<b>32 685</b>	<b>9 229</b>	<b>103 156</b>	<b>+ 1 017,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	4 052	9 251	7 908	6 220	17 159	+ 175,9
Total value at current prices (R'000)	6 460	13 220	18 113	9 818	31 333	+ 219,1
Other buildings <sup>3/</sup>						
Total square metres	1 128	24 701	5 248	2 118	29 949	+ 1 314,0
Total value at current prices (R'000)	2 072	48 939	17 214	3 106	66 153	+ 2 029,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>8 532</b>	<b>62 159</b>	<b>35 327</b>	<b>12 924</b>	<b>97 486</b>	<b>+ 654,3</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>91 679</b>	<b>223 791</b>	<b>174 723</b>	<b>144 483</b>	<b>398 514</b>	<b>+ 175,8</b>

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

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

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

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

Type of building	February 2003	January 2004	February 2004	January 2003 to February 2003	January 2004 to February 2004	Percentage change between January 2003 to February 2003 and January 2004 to February 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	415	104	338	432	442	+ 2,3
Total square metres	16 721	4 285	14 061	17 698	18 346	+ 3,7
Total value at current prices (R'000)	7 918	3 313	6 667	9 288	9 980	+ 7,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	9	15	10	33	25	- 24,2
Total square metres	751	2 658	1 667	4 499	4 325	- 3,9
Total value at current prices (R'000)	1 030	3 594	2 087	5 767	5 681	- 1,5
Flats and townhouses						
Number of flats and townhouses	76	148	0	76	148	+ 94,7
Total square metres	7 962	14 920	0	7 962	14 920	+ 87,4
Total value at current prices (R'000)	12 119	21 240	0	12 119	21 240	+ 75,3
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>21 067</b>	<b>28 147</b>	<b>8 754</b>	<b>27 174</b>	<b>36 901</b>	<b>+ 35,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	0	1 557	0	..
Total value at current prices (R'000)	0	0	0	3 114	0	..
Industrial and warehouse space						
Total square metres	0	2 270	0	0	2 270	..
Total value at current prices (R'000)	0	1 362	0	0	1 362	..
Other non-residential space <sup>2/</sup>						
Total square metres	0	942	0	0	942	..
Total value at current prices (R'000)	0	2 355	0	0	2 355	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>0</b>	<b>3 717</b>	<b>0</b>	<b>3 114</b>	<b>3 717</b>	<b>+ 19,4</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	1 708	1 935	3 341	5 338	5 276	- 1,2
Total value at current prices (R'000)	2 113	2 681	4 095	6 378	6 776	+ 6,2
Other buildings <sup>3/</sup>						
Total square metres	212	106	1 002	483	1 108	+ 129,4
Total value at current prices (R'000)	2 431	1 800	3 438	2 915	5 238	+ 79,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 544</b>	<b>4 481</b>	<b>7 533</b>	<b>9 293</b>	<b>12 014</b>	<b>+ 29,3</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>25 611</b>	<b>36 345</b>	<b>16 287</b>	<b>39 581</b>	<b>52 632</b>	<b>+ 33,0</b>

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

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

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



## Explanatory notes

<b>Introduction</b>	<b>1</b>	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from a sample of 128 local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province and selected urban areas.
	<b>2</b>	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.
<b>Purpose of the survey</b>	<b>3</b>	The Building Statistics Survey is a survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP).
<b>Scope of the survey</b>	<b>4</b>	This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> <li>• approval of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>
<b>Classification</b>	<b>5</b>	The 1993 edition of the <i>Standard Industrial Classification of all Economic Activities</i> , (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities</i> (ISIC) with suitable adaptations for local conditions.
	<b>6</b>	The twelfth and last published edition of the <i>Standard Code List of Areas</i> , Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977. However, exceptions occur in respect of the new cross-border municipalities. GaRankuwa, which was previously classified in North West according to the <i>Standard Code List of Areas</i> , Report No. 09-09-03(1994), is included under City of Tshwane in Gauteng as from January 2002.
<b>Statistical unit</b>	<b>7</b>	The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.
<b>Survey methodology and design</b>	<b>8</b>	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa. The survey is collected by mail each month from a sample of 128 local government institutions.
<b>Constant prices</b>	<b>9</b>	The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is 2000 as from May 2002.
	<b>10</b>	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the “lump sum domestic buildings” as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i> . In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.

- 11** The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (see paragraph 10). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
- Seasonal adjustment** **12** Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
- 13** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
- Trend cycle** **14** The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
- Related publications** **15** Users may also wish to refer to the following publications:
- P5041.3: *Building Statistics* issued annually.
  - P9101.2: *Actual and expected expenditure on construction by the public sector per statistical region* issued annually.
  - *Bulletin of Statistics* issued quarterly.
  - *South African Statistics* issued annually.
- Unpublished statistics** **16** In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
- Rounding-off of figures** **17** The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
- Pre-release policy** **18** Stats SA's pre-release policy may be inspected at its Website, [www.statssa.gov.za](http://www.statssa.gov.za)

**Symbols and abbreviations**

..	no meaningful percentage change between two specified periods available since either one or both of the totals are nil
0	nil or figure too small to publish
*	revised
Stats SA	Statistics South Africa
SIC	Standard Industrial Classification of all Economic Activities
ISIC	International Standard Industrial Classification of all Economic Activities
JBCC	Joint Building Contracts Committee
CD	Compact Disc
US	United States
SARB	South African Reserve Bank
DTI	Department of Trade and Industry

## Local government institutions covered in the sample survey

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

<b>Western Cape</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Breede Valley Municipality	Worcester Rawsonville De Doorns Touws River	Worcester	Worcester
		Breede River District Council	Rural areas - Dissolved as from July 2001. Activities were taken government institutions.
<b>City of Cape Town -</b> Blaauwberg Administration	Milnerton	Blaauwberg Municipality	Milnerton
Cape Town Administration	Cape Town	City of Cape Town	Cape Town
Helderberg Administration	Gordon's Bay, Somerset West and Strand	Helderberg Municipality	Gordon's Bay, Somerset West and Strand
Ikapa Administration	Guguletu, Langa, Khayelitsha and Nyanga	Ikapa	Guguletu, Langa, Khayelitsha and Nyanga
Oostenberg Administration -	Brackenfell Kraaifontein Kuils River Melton Rose - Blue Downs	Oostenberg Municipality -	Brackenfell Kraaifontein Kuils River Melton Rose - Blue Downs
South Peninsula Administration -	Fish Hoek Simon's Town Plumstead	Fish Hoek Simon's Town South Peninsula Municipality	Fish Hoek Simon's Town Plumstead
Tygerberg Administration - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	City of Tygerberg - Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Efuleni	City of Tygerberg - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Efuleni
Drakenstein Municipality	Paarl Wellington Saron <sup>1</sup>	Paarl Wellington	Paarl Wellington
George Municipality	George, Herolds Bay, Pacaltsdorp and Thembaletu Wilderness <sup>1</sup>	George	George, Herolds Bay, Pacaltsdorp and Thembaletu

<sup>1</sup> Included in sample survey as from January 2001.

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

<b>Western Cape (concluded)</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Knysna Municipality	Knysna and Khayaletu Sedgfield	Knysna Sedgfield	Knysna and Khayaletu Sedgfield
Mossel Bay Municipality	Mossel Bay, Boggom's Bay, Kleinbrak, Rheeboek and Tergniet Friemersheim, Herbertsdale and Great Brak River <sup>1</sup>	Mossel Bay	Mossel Bay, Boggom's Bay, Kleinbrak, Rheeboek and Tergniet
Oudtshoorn Municipality	Oudtshoorn De Rust/Blomnek Dysselsdorp	Oudtshoorn	Oudtshoorn
		Overberg District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Overstrand Municipality	Hermanus, Fisher Haven, Hawston, Onrus River, Sandbaai, Vermont and Zwelihle  Hangklip - Kleinmond, Betty's Bay and Rooi-Els Gansbaai and Stanford <sup>1</sup>	Hermanus  Hangklip - Kleinmond	Hermanus, Fisher Haven, Hawston, Onrus River, Sandbaai, Vermont and Zwelihle Hangklip - Kleinmond, Betty's Bay and Rooi-Els <sup>1</sup>
Plettenberg Bay Municipality	Plettenberg Bay Knoetzie <sup>1</sup>	Plettenberg Bay	Plettenberg Bay
Saldanha Bay Municipality	Vredenburg and Saldanha Hopefield and Langebaan <sup>1</sup>	Western Coast Peninsula	Vredenburg and Saldanha
Stellenbosch Municipality	Stellenbosch Franschoek and Pniel	Stellenbosch	Stellenbosch
Swartland Municipality	Malmesbury Darling, Koringberg, Moorreesburg and Yzerfontein <sup>1</sup>	Malmesbury	Malmesbury
		West Coast District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions
		Winelands District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions

<sup>1</sup> Included in sample survey as from January 2001.

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

<b>Eastern Cape</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Buffalo City Municipality <sup>1</sup> - East London Area  King William's Town Area	East London, Beacon Bay, Gomo Town, Gonubie and Mdantsane King William's Town, Bisho and Zwelitsha	East London  King William's Town	East London, Beacon Bay, Gomo Town, Gonubie and Mdantsane King William's Town, Bisho and Zwelitsha
King Sabata Dalindyebo Municipality - Umtata Area	Umtata	Umtata	Umtata
Kouga Municipality - Jeffreys Bay Area	Jeffreys Bay Humansdorp Hankey Patensie Oesterbaai Gamtoos St Francis Bay <sup>2</sup> Cape St Francis <sup>2</sup> Kromrivier <sup>2</sup>	Jeffreys Bay	Jeffreys Bay
Makana Municipality - Grahamstown Area	Grahamstown and Rhini Township	Grahamstown	Grahamstown and Rhini Township
Maletswai Municipality - Aliwal North Area	Aliwal North and Dukathole	Aliwal - Maletswai	Aliwal North and Dukathole
Ndlambe Municipality	Port Alfred Alexandria Bathurst Boesmansriviermond Kenton-on-Sea	Port Alfred	Port Alfred
Nelson Mandela Metropolitan Municipality - Despatch Area <sup>3</sup>  Port Elizabeth Area  Uitenhage and Despatch Area	Despatch  Port Elizabeth, Ibhayi and Motherwell Uitenhage, KwaNobuhle and Despatch	Despatch  Port Elizabeth  Uitenhage	Despatch  Port Elizabeth, Ibhayi and Motherwell Uitenhage and KwaNobuhle
		Western District Council	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions

<sup>1</sup> East London and King William's Town amalgamated during 2003.<sup>2</sup> Included in sample survey as from January 2003.<sup>3</sup> Despatch amalgamated with Uitenhage during 2003.

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

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

<sup>1</sup> Included in sample survey as from January 2001.

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

<b>Free State</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Dihlabeng Municipality	Bethlehem and Bohlokong Clarens Fouriesburg Paul Roux Rosendal	Bethlehem	Bethlehem and Bohlokong
Maluti a Phofung Municipality Harrismith Area Phuthaditjhaba Area	Harrismith and Tsiamé Phuthaditjhaba	Harrismith Phuthaditjhaba	Harrismith and Tsiamé Phuthaditjhaba
Mangaung Municipality - Bloemfontein Area  Botshabelo Area	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung  Botshabelo	Bloemfontein  Botshabelo	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung Botshabelo
Mantsopa Municipality	Ladybrand and Manyatseng Excelsior Hobhouse Thaba Patchoa Tweespruit/Kopano	Ladybrand	Ladybrand and Manyatseng
Matjhabeng Municipality - Odendaalsrus Area  Virginia Area Welkom Area	Odendaalsrus, Allanridge and Kutlwanong Virginia and Meloding Welkom and Thabong	Odendaalsrus  Virginia Welkom	Odendaalsrus, Allanridge and Kutlwanong Virginia and Meloding Welkom and Thabong
Metsimaholo Municipality - Deneysville Area  Sasolburg Area	Deneysville , Refengkgotso and Oranjeville Sasolburg and Zamdela	Deneysville/Refengkgotso  Sasolburg/Zamdela	Deneysville and Refengkgotso Sasolburg and Zamdela
Moqhaka Municipality - Kroonstad Area	Kroonstad and Maokeng	Kroonstad	Kroonstad and Maokeng
Nqwathe Municipality	Parys Edenville Heibron Koppies Vredefort	Parys	Parys



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

<b>KwaZulu-Natal</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Emnambithi Municipality	Ladysmith Colenso Nkanyesi	Ladysmith	Ladysmith
eThekweni Municipality - Inner West Operational Entity	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville	Inner West City Council	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville
Outer West Operational Entity	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall	Outer West Local Council	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall
KwaMashu	KwaMashu	KwaMashu	KwaMashu
Durban- North, South and Central	Durban	Durban	Durban
North Operational Entity - Tonga	Tonga, Canelands and Hambanati	North Local Council - Tonga	Tonga, Canelands and Hambanati
Umlanga Rocks	Umlanga Rocks, Mount Edgecombe and Umdloti Beach	North Local Council - Umlanga	Umlanga Rocks, Mount Edgecombe and Umdloti Beach
Verulam	Verulam	North Local Council - Verulam	Verulam
South Operational Entity	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini	South Local Council	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini
Umlazi	Umlazi	Umlazi	Umlazi
Greater Kokstad Municipality	Kokstad	Kokstad	Kokstad
Hibiscus Coast Municipality	Margate and Uvongo Marina Beach, San Lameer, Southbroom and Trafalgar Port Shepstone Hibberdene Munster, Port Edward and Palm Beach	Margate Mpenjati/Southbroom  Port Shepstone  Umtamvuna/Port Edward	Margate and Uvongo Marina Beach, San Lameer, Southbroom and Trafalgar Port Shepstone  Munster, Port Edward and Palm Beach

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

<b>KwaZulu-Natal (concluded)</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
KwaDukuza Municipality <sup>1</sup> - Dolphin Coast Administrative Entity	Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach	Dolphin Coast Borough	Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach
Stanger Administrative Entity	Blythedale Beach, Shakaville and Stanger Nkwazi/Zinkwazi	KwaDukuza/Stanger	Blythedale Beach, Shakaville and Stanger
Msunduzi Municipality	Edendale Ashburton <sup>2</sup> , Pietermaritzburg and Msundini	Edendale Pietermaritzburg/Msundini	Edendale Pietermaritzburg and Msundini
Newcastle Municipality	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle	Newcastle	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle
Umdoni Municipality	Pennington Scottburgh/Umzinto	Pennington	Pennington
Umdlathuze Municipality	Empangeni and Ngwelezana Richards Bay	Empangeni-Ngwelezana Richards Bay	Empangeni and Ngwelezana Richards Bay
Umnjeni Municipality	Hilton Howick	Hilton Howick	Hilton Howick
Uthungulu District Council <sup>2</sup>	KwaMbonambi, Nkandla and Ntambanana Municipalities	Development and Services Board - North Coast	KwaMbonambi, Nkandla, Tugela Mouth, Umlalazi, Mahlabathini, Ukuza, Umbambo, Engwavuma and Hluhluwe

<sup>1</sup> Dolphin Coast and Stanger amalgamated during 2003.<sup>2</sup> Included in sample survey as from January 2001.

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

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

<sup>1</sup> Included in sample survey as from January 2001.

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

<b>Gauteng</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
<b>City of Johannesburg Metropolitan Municipality</b>	Alexandra and Sandton  Midrand, Rabie Ridge and Ivory Park Randburg  Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	<b>Greater Johannesburg -</b> Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton  Midrand, Rabie Ridge and Ivory Park Randburg  Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
<b>City of Tshwane Metropolitan Municipality -</b> Southern Region Central Region  Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa <sup>1</sup> Temba Winterveld <sup>1</sup>	Centurion Pretoria  Akasia	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve
		Eastern Services Council - Pretoria Area	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
<b>Ekurhuleni Metropolitan Municipality -</b> Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni  Boksburg Brakpan Duduza Germiston  Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema	Edenvale - Modderfontein Alberton Benoni  Boksburg Brakpan Duduza Germiston  Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema

<sup>1</sup> Was previously included under North West.

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

<b>Gauteng (concluded)</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Emfuleni Local Municipality	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)	Vanderbijlpark Vereeniging Sebokeng	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)
Kungwini Local Municipality –	Bronkhorstspuit Silver Lakes Mooikloof and rural areas Ekangala <sup>1</sup>	Bronkhorstspuit	Bronkhorstspuit
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Wolverdient	Carletonville	Carletonville, Wedela, Khutsong and Wolverdient
Midvaal Local Municipality	Meyerton	Meyerton	Meyerton
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal

<sup>1</sup> Included in sample survey as from January 2003.

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

<b>Mpumalanga</b>			
<b>Sample survey as from January 2002</b>		<b>Sample survey up to December 2001</b>	
<b>Name of local government institution after boundaries and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundaries and name changes</b>	<b>Cities and towns</b>
Delmas Municipality	Delmas and Botleng	Delmas	Delmas and Botleng
Emalahleni Local Municipal Council- KwaGuqa Area Witbank Area	KwaGuqa Witbank	KwaGuqa Witbank	KwaGuqa Witbank
Govan Mbeki Municipality - Secunda Area	Evander, Embalenhle and Secunda	Highveldridge Transitional Council	Evander, Embalenhle and Secunda
Mbombela Local Municipality	Nelspruit and Kanyamazane White River Hazyview <sup>1</sup>	Nelspruit White River	Nelspruit White River
Middelburg Municipality	Middelburg and Mhluzi Hendrina and KwaZamokhule <sup>1</sup>	Middelburg	Middelburg and Mhluzi
Msukaligwa Municipality	Ermelo, Cassim Park and Wesselton Breyton	Ermelo	Ermelo, Cassim Park and Wesselton
Nkomazi Municipality - Komatipoort Area  Malelane Area	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa	Komatipoort  Malelane	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa

<sup>1</sup> Included in sample survey as from January 2001.

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

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

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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
<b>Selected urban areas: Cape Town</b>		<b>Selected urban areas: Cape Town</b>	
City of Cape Town - Blaauwberg Administration	Milnerton	Blaauwberg Municipality	Milnerton
Cape Town Administration	Cape Town	City of Cape Town	Cape Town
Ikapa Administration	Guguletu, Langa, Khayelitsha and Nyanga	Ikapa	Guguletu, Langa, Khayelitsha and Nyanga
Oostenberg Administration -	Kraaifontein Melton Rose - Blue Downs	Oostenberg Municipality -	Kraaifontein Melton Rose - Blue Downs
South Peninsula Administration -	Fish Hoek Simon's Town Plumstead	Fish Hoek Simon's Town South Peninsula Municipality	Fish Hoek Simon's Town Plumstead
Tygerberg Administration - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	City of Tygerberg - Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Efuleni	City of Tygerberg - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Efuleni
<b>Selected urban areas: Port Elizabeth</b>		<b>Selected urban areas: Port Elizabeth</b>	
Nelson Mandela Metropolitan Municipality - Despatch Area <sup>1</sup>	Despatch	Despatch	Despatch
Port Elizabeth Area	Port Elizabeth, Ibhayi and Motherwell	Port Elizabeth	Port Elizabeth, Ibhayi and Motherwell
Uitenhage Area	Uitenhage and KwaNobuhle	Uitenhage	Uitenhage and KwaNobuhle

<sup>1</sup> Despatch amalgamated with Uitenhage during 2003.



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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
<b>Selected urban areas: Durban eThekweni Municipality -</b> Inner West Operational Entity	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville	Inner West City Council	Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville
Outer West Operational Entity	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall	Outer West Local Council	Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall
Durban- North, South and Central	Durban	Durban	Durban
North Operational Entity - Verulam	Verulam	North Local Council - Verulam	Verulam
South Operational Entity	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini	South Local Council	Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini
<b>Selected urban areas: Pretoria</b> City of Tshwane Metropolitan Municipality - Southern Region Central Region  Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa Temba Winterveld	Centurion Pretoria  Akasia	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve

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

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

## Glossary

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