

**Statistics
South Africa**

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

February 2005

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Key findings regarding seasonally adjusted real value of recorded building plans passed by municipalities at constant 2000 prices for the three months ended February 2005

As indicated in table A, the seasonally adjusted real value of recorded building plans passed by municipalities during the three months ended February 2005 increased by 5,9% compared with the previous three months. The increase of 5,9% was due to increases in the seasonally adjusted real value of additions and alterations (+17,7%) and non-residential buildings (+17,2%). However, a decrease of 2,0% was reported for residential buildings, due to the large increase in the recorded building plans passed for residential buildings during 2004.

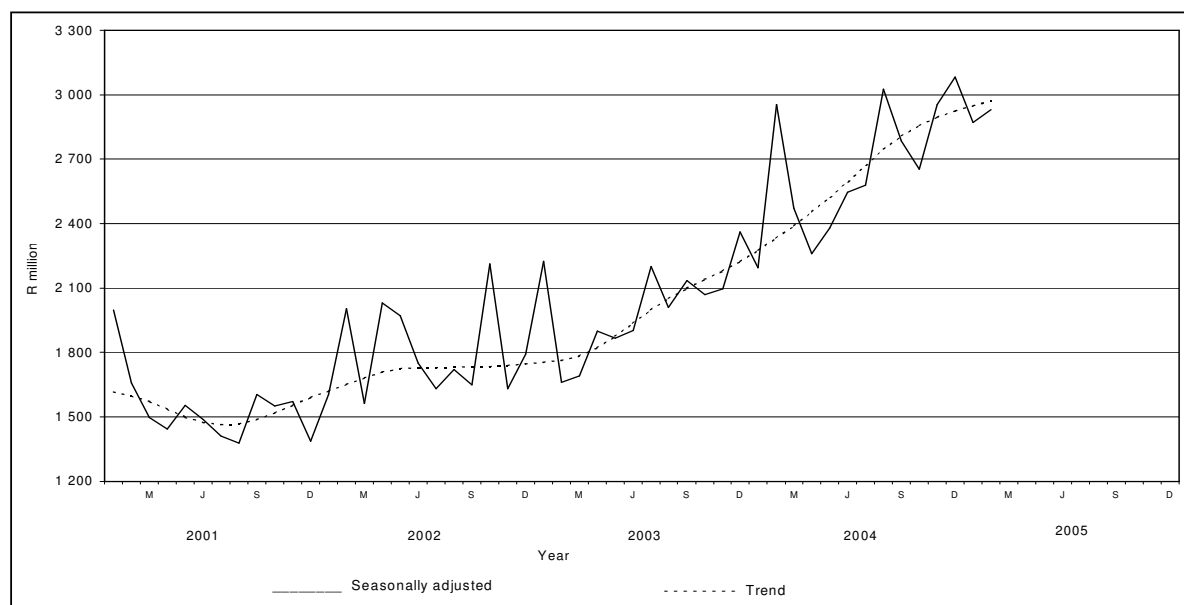
Table A – Comparison between the current quarter and the previous quarter: Seasonally adjusted estimates at constant 2000 prices

Seasonally adjusted estimates at constant 2000 prices	September to November 2004	December 2004 to February 2005 ¹	Percentage change between September to November 2004 and December 2004 to February 2005
	R'000	R'000	
Residential buildings	4 993 215	4 893 231	-2,0
Non-residential buildings	1 266 341	1 484 512	+ 17,2
Additions and alterations	2 129 528	2 505 561	+ 17,7
Total	8 389 084	8 883 304	+ 5,9

¹ February 2005 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Figure 1 shows both the seasonally adjusted and the trend series for recorded building plans passed at constant 2000 prices between January 2001 and February 2005. The trend series has been rising since July 2001.

Figure 1 – Real value of recorded building plans passed by municipalities at constant 2000 prices



Key findings regarding seasonally adjusted real value of buildings reported as completed to municipalities at constant 2000 prices for the three months ended February 2005

As indicated in table B, the seasonally adjusted real value of buildings reported as completed to municipalities for the three months ended February 2005 decreased by 13,8% compared with the previous three months. The decrease of 13,8% was due to decreases in the seasonally adjusted real value of non-residential buildings (-17,5%), residential buildings (-14,7%) and additions and alterations (-6,6%). The decrease for non-residential buildings and residential buildings between the current quarter and previous quarter was due to large projects reported as completed to municipalities during the previous quarter.

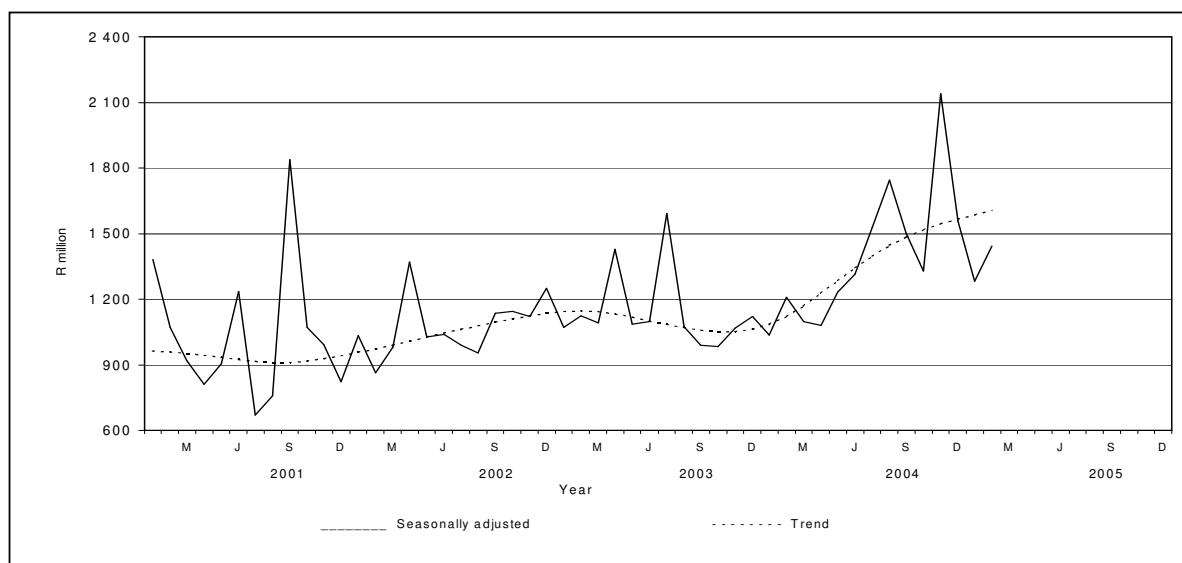
Table B – Comparison between the current quarter and the previous quarter: Seasonally adjusted estimates at constant 2000 prices

Seasonally adjusted estimates at constant 2000 prices	September to November 2004	December 2004 to February 2005 ¹	Percentage change between September to November 2004 and December 2004 to February 2005
	R'000	R'000	
Residential buildings	3 271 002	2 790 840	- 14,7
Non-residential buildings	859 413	708 972	- 17,5
Additions and alterations	839 754	784 594	- 6,6
Total	4 970 169	4 284 406	- 13,8

¹ February 2005 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Figure 2 shows both the seasonally adjusted and the trend series for buildings reported as completed to municipalities at constant 2000 prices between January 2001 and February 2005. The trend series has been rising since November 2003.

Figure 2 – Real value of buildings reported as completed to municipalities at constant 2000 prices



P J Lehohla
Statistician-General

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Notes

Forthcoming issue	Issue	Expected release date
	March 2005	18 May 2005
Subsidised low-cost dwelling-houses	The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).	
Response rate	The response rate for February 2005 was 97,0%.	

Table 1 - Values and percentage change of recorded building plans passed by municipalities at current prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	-61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	-54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	-19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	-6,8	903 951	-3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	-22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.	1 694 233	+ 49,9	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	-11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
Total	17 828 018	+ 25,3	4 931 906	+ 12,4	8 268 611	+ 14,6	31 028 535	+ 20,1
2004 Jan.	1 322 714	+ 38,6	331 977	-51,6	524 139	+ 0,0	2 178 830	+ 0,7
Feb.	2 437 010	+ 100,4	392 385	+ 63,6	812 817	+ 53,0	3 642 212	+ 83,3
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May	2 188 975	+ 64,8	380 858	-6,7	896 367	-0,8	3 466 200	+ 31,3
Jun.	2 132 851	+ 46,9	429 121	+ 10,9	946 218	+ 40,6	3 508 190	+ 39,6
Jul.	2 375 554	+ 32,8	489 082	-0,1	1 035 806	+ 17,0	3 900 442	+ 23,3
Aug.	2 600 768	+ 53,5	798 669	+ 93,4	1 152 700	+ 58,9	4 552 137	+ 60,7
Sep.	2 396 326	+ 37,3	587 295	+ 23,9	1 059 501	+ 52,0	4 043 122	+ 38,6
Oct.	2 506 784	+ 40,1	629 518	+ 36,8	995 335	+ 28,3	4 131 637	+ 36,6
Nov.	2 818 397	+ 51,6	541 864	+ 38,0	1 157 767	+ 58,5	4 518 028	+ 51,5
Dec.	1 874 210	+ 37,0	647 551	+ 37,2	969 777	+ 57,5	3 491 538	+ 42,2
Total	26 197 192	+ 46,9	6 147 096	+ 24,6	11 114 314	+ 34,4	43 458 602	+ 40,1
2005 Jan.	1 679 925	+ 27,0	511 884	+ 54,2	867 283	+ 65,5	3 059 092	+ 40,4
Feb. ³	2 230 463	-8,5	578 901	+ 47,5	1 006 794	+ 23,9	3 816 158	+ 4,8

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

² The monthly percentage change is the change in the recorded values of building plans passed by municipalities of the relevant month compared with the recorded values of building plans passed by municipalities of the same month in the previous year expressed as a percentage.

³ Preliminary figures.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	1 239 577	- 12,9	917 720	+ 236,6	669 493	+ 19,0	2 826 790	+ 25,2
Feb.	1 231 997	- 0,6	281 602	- 69,3	608 859	- 9,1	2 122 458	- 24,9
Mar.	1 381 721	+ 12,2	191 769	- 31,9	592 562	- 2,7	2 166 052	+ 2,1
Apr.	1 425 861	+ 3,2	339 858	+ 77,2	684 686	+ 15,5	2 450 405	+ 13,1
May	1 243 363	- 12,8	375 312	+ 10,4	784 990	+ 14,6	2 403 665	- 1,9
Jun.	1 438 744	+ 15,7	352 678	- 6,0	667 212	- 15,0	2 458 634	+ 2,3
Jul.	1 614 555	+ 12,2	426 315	+ 20,9	778 762	+ 16,7	2 819 632	+ 14,7
Aug.	1 591 166	- 1,4	358 327	- 15,9	651 239	- 16,4	2 600 732	- 7,8
Sep.	1 641 902	+ 3,2	457 334	+ 27,6	670 342	+ 2,9	2 769 578	+ 6,5
Oct.	1 540 775	- 6,2	459 388	+ 0,4	684 878	+ 2,2	2 685 041	- 3,1
Nov.	1 654 849	+ 7,4	399 859	- 13,0	662 549	- 3,3	2 717 257	+ 1,2
Dec.	1 731 651	+ 4,6	537 578	+ 34,4	807 359	+ 21,9	3 076 588	+ 13,2
2004 Jan.	1 743 421	+ 0,7	436 883	- 18,7	675 376	- 16,3	2 855 680	- 7,2
Feb.	2 498 424	+ 43,3	467 817	+ 7,1	932 233	+ 38,0	3 898 474	+ 36,5
Mar.	1 937 565	- 22,4	465 867	- 0,4	871 559	- 6,5	3 274 991	- 16,0
Apr.	1 827 459	- 5,7	428 031	- 8,1	768 166	- 11,9	3 023 656	- 7,7
May	2 065 223	+ 13,0	360 001	- 15,9	770 846	+ 0,3	3 196 070	+ 5,7
Jun.	2 121 788	+ 2,7	387 638	+ 7,7	947 005	+ 22,9	3 456 431	+ 8,1
Jul.	2 131 918	+ 0,5	435 458	+ 12,3	908 692	- 4,0	3 476 068	+ 0,6
Aug.	2 435 820	+ 14,3	675 624	+ 55,2	1 028 104	+ 13,1	4 139 548	+ 19,1
Sep.	2 246 060	- 7,8	564 987	- 16,4	1 022 261	- 0,6	3 833 308	- 7,4
Oct.	2 166 417	- 3,5	627 334	+ 11,0	881 649	- 13,8	3 675 400	- 4,1
Nov.	2 497 087	+ 15,3	568 526	- 9,4	1 057 198	+ 19,9	4 122 811	+ 12,2
Dec.	2 343 435	- 6,2	724 603	+ 27,5	1 259 802	+ 19,2	4 327 840	+ 5,0
2005 Jan.	2 248 420	- 4,1	674 588	- 6,9	1 122 404	- 10,9	4 045 412	- 6,5
Feb.	2 294 175	+ 2,0	693 703	+ 2,8	1 154 593	+ 2,9	4 142 471	+ 2,4

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

Table 3 - Values and percentage change of recorded building plans passed by municipalities at constant 2000 prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	751 191	+4,8	539 996	+250,4	412 751	+10,3	1 703 938	+36,8
Feb.	951 581	+5,9	187 633	-65,6	415 691	+3,2	1 554 905	-15,8
Mar.	1 095 707	+30,0	176 015	-59,3	471 264	+24,6	1 742 986	+5,4
Apr.	951 110	-4,0	220 236	-27,0	466 317	+1,7	1 637 663	-6,5
May	1 028 970	+2,4	316 135	-14,9	700 194	-11,8	2 045 299	-5,8
Jun.	1 122 410	+21,0	298 954	-28,8	520 094	+11,6	1 941 458	+7,1
Jul.	1 381 296	+33,1	377 967	+78,1	683 520	+22,2	2 442 783	+35,0
Aug.	1 307 279	+36,9	318 632	-0,6	559 863	-2,3	2 185 774	+18,3
Sep.	1 347 781	+35,1	366 152	+55,9	538 383	+7,0	2 252 316	+29,8
Oct.	1 382 270	-15,7	355 658	+31,3	599 661	-1,9	2 337 589	-7,3
Nov.	1 438 970	+46,1	303 936	+22,3	565 255	-1,6	2 308 161	+27,7
Dec.	1 058 956	+20,0	365 263	+98,5	476 635	+42,0	1 900 854	+35,6
Total	13 817 521	+16,3	3 826 577	+3,5	6 409 628	+6,3	24 053 726	+11,3
2004 Jan.	1 015 909	+35,2	254 975	-52,8	402 565	-2,5	1 673 449	-1,8
Feb.	1 847 619	+94,2	297 487	+58,5	616 237	+48,2	2 761 343	+77,6
Mar.	1 480 014	+35,1	419 068	+138,1	666 205	+41,4	2 565 287	+47,2
Apr.	1 179 481	+24,0	270 743	+22,9	507 599	+8,9	1 957 823	+19,5
May	1 625 074	+57,9	282 745	-10,6	665 454	-5,0	2 573 273	+25,8
Jun.	1 570 582	+39,9	315 995	+5,7	696 773	+34,0	2 583 350	+33,1
Jul.	1 742 886	+26,2	358 828	-5,1	759 946	+11,2	2 861 660	+17,1
Aug.	1 896 986	+45,1	582 545	+82,8	840 773	+50,2	3 320 304	+51,9
Sep.	1 744 051	+29,4	427 434	+16,7	771 107	+43,2	2 942 592	+30,6
Oct.	1 813 881	+31,2	455 512	+28,1	720 213	+20,1	2 989 606	+27,9
Nov.	2 027 624	+40,9	389 830	+28,3	832 926	+47,4	3 250 380	+40,8
Dec.	1 347 383	+27,2	465 529	+27,5	697 180	+46,3	2 510 092	+32,1
Total	19 291 490	+39,6	4 520 691	+18,1	8 176 978	+27,6	31 989 159	+33,0
2005 Jan.	1 192 282	+17,4	363 296	+42,5	615 531	+52,9	2 171 109	+29,7
Feb.	1 579 648	-14,5	409 987	+37,8	713 027	+15,7	2 702 662	-2,1

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

² The monthly percentage change is the change in the recorded values of building plans passed by municipalities of the relevant month compared with the recorded values of building plans passed by municipalities of the same month in the previous year expressed as a percentage.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2004 Jan.	1 337 074	+0,4	335 833	-18,5	519 429	-15,8	2 192 336	-7,1
Feb.	1 896 039	+41,8	353 809	+5,4	704 146	+35,6	2 953 994	+34,7
Mar.	1 459 533	-23,0	355 619	+0,5	655 214	-6,9	2 470 366	-16,4
Apr.	1 364 543	-6,5	319 742	-10,1	574 289	-12,4	2 258 574	-8,6
May	1 537 786	+12,7	267 425	-16,4	573 070	-0,2	2 378 281	+5,3
Jun.	1 564 310	+1,7	285 355	+6,7	697 030	+21,6	2 546 695	+7,1
Jul.	1 567 687	+0,2	323 085	+13,2	686 483	-1,5	2 577 255	+1,2
Aug.	1 780 975	+13,6	492 953	+52,6	749 995	+9,3	3 023 923	+17,3
Sep.	1 632 283	-8,3	409 582	-16,9	741 084	-1,2	2 782 949	-8,0
Oct.	1 566 700	-4,0	451 546	+10,2	633 509	-14,5	2 651 755	-4,7
Nov.	1 794 232	+14,5	405 213	-10,3	754 935	+19,2	2 954 380	+11,4
Dec.	1 674 000	-6,7	515 604	+27,2	893 123	+18,3	3 082 727	+4,3
2005 Jan.	1 593 089	-4,8	478 934	-7,1	797 995	-10,7	2 870 018	-6,9
Feb.	1 626 142	+2,1	489 974	+2,3	814 443	+2,1	2 930 559	+2,1

Table 5 - Seasonally adjusted values and percentage change of recorded building plans passed by municipalities at constant 2000 prices by type of building: Comparison between the current quarter and the previous quarter

Type of building	Seasonally adjusted estimates at constant 2000 prices September to November 2004 R'000	Seasonally adjusted estimates at constant 2000 prices December 2004 to February 2005 R'000	Percentage change between September to November 2004 and December 2004 to February 2005
Residential buildings	4 993 215	4 893 231	- 2,0
Non-residential buildings	1 266 341	1 484 512	+ 17,2
Additions and alterations	2 129 528	2 505 561	+ 17,7
Total	8 389 084	8 883 304	+ 5,9

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

Table 6 - Values and percentage change of buildings reported as completed to municipalities at current prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	623 401	+6,8	154 538	+13,2	237 996	+34,7	1 015 935	+13,2
Feb.	696 496	+47,1	158 143	+14,7	288 062	+42,4	1 142 701	+40,4
Mar.	713 231	+0,7	316 020	+84,6	242 725	+37,9	1 271 976	+20,5
Apr.	688 059	+5,3	534 865	+117,6	248 988	-36,2	1 471 912	+14,2
May	688 470	-0,3	605 218	+101,2	310 203	+1,4	1 603 891	+23,7
Jun.	763 026	+30,3	170 636	-17,6	303 112	+20,8	1 236 774	+18,5
Jul.	1 621 012	+137,8	191 080	-30,0	335 931	+38,8	2 148 023	+79,5
Aug.	883 426	+19,3	151 866	+57,7	294 759	+30,2	1 330 051	+25,1
Sep.	802 515	-2,2	179 081	-21,7	271 100	+9,1	1 252 696	-3,5
Oct.	866 838	-7,6	189 368	+6,3	299 330	+1,8	1 355 536	-3,9
Nov.	978 031	+15,4	222 723	-24,4	287 138	+21,1	1 487 892	+7,9
Dec.	873 835	+24,3	182 358	-50,3	243 158	+9,9	1 299 351	+0,7
Total	10 198 340	+21,0	3 055 896	+15,9	3 362 502	+13,2	16 616 738	+18,4
2004 Jan.	614 622	-1,4	201 839	+30,6	262 328	+10,2	1 078 789	+6,2
Feb.	766 356	+10,0	231 958	+46,7	307 001	+6,6	1 305 315	+14,2
Mar.	922 238	+29,3	215 230	-31,9	281 273	+15,9	1 418 741	+11,5
Apr.	851 281	+23,7	160 270	-70,0	221 997	-10,8	1 233 548	-16,2
May	1 216 229	+76,7	320 550	-47,0	309 243	-0,3	1 846 022	+15,1
Jun.	1 075 320	+40,9	200 916	+17,7	319 287	+5,3	1 595 523	+29,0
Jul.	1 518 084	-6,3	335 914	+75,8	357 166	+6,3	2 211 164	+2,9
Aug.	1 308 654	+48,1	514 650	+238,9	371 944	+26,2	2 195 248	+65,0
Sep.	1 173 026	+46,2	534 093	+198,2	329 172	+21,4	2 036 291	+62,6
Oct.	1 179 389	+36,1	360 268	+90,2	367 551	+22,8	1 907 208	+40,7
Nov.	2 472 259	+152,8	273 427	+22,8	419 170	+46,0	3 164 856	+112,7
Dec.	1 283 217	+46,8	352 442	+93,3	299 759	+23,3	1 935 418	+49,0
Total	14 380 675	+41,0	3 701 557	+21,1	3 845 891	+14,4	21 928 123	+32,0
2005 Jan.	811 028	+32,0	272 126	+34,8	300 395	+14,5	1 383 549	+28,3
Feb. ³	1 148 740	+49,9	167 143	-27,9	310 124	+1,0	1 626 007	+24,6

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

² The monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant month compared with the values of buildings reported as completed to municipalities of the same month in the previous year expressed as a percentage.

³ Preliminary figures.

Table 7 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at current prices by type of building

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	758 548	-0,7	196 551	-44,4	270 311	-6,8	1 225 410	-12,9
Feb.	818 122	+7,9	201 111	+2,3	283 979	+5,1	1 303 212	+6,3
Mar.	700 121	-14,4	343 495	+70,8	224 428	-21,0	1 268 044	-2,7
Apr.	772 726	+10,4	589 111	+71,5	291 855	+30,0	1 653 692	+30,4
May	638 707	-17,3	381 085	-35,3	260 700	-10,7	1 280 492	-22,6
Jun.	828 987	+29,8	194 071	-49,1	295 926	+13,5	1 318 984	+3,0
Jul.	1 473 798	+77,8	160 963	-17,1	308 253	+4,2	1 943 014	+47,3
Aug.	844 239	-42,7	188 211	+16,9	288 737	-6,3	1 321 187	-32,0
Sep.	786 551	-6,8	151 317	-19,6	289 065	+0,1	1 226 933	-7,1
Oct.	745 265	-5,2	201 932	+33,4	272 304	-5,8	1 219 501	-0,6
Nov.	836 046	+12,2	226 503	+12,2	274 750	+0,9	1 337 299	+9,7
Dec.	934 452	+11,8	172 277	-23,9	306 391	+11,5	1 413 120	+5,7
2004 Jan.	753 685	-19,3	260 773	+51,4	298 076	-2,7	1 312 534	-7,1
Feb.	912 305	+21,0	314 642	+20,7	307 530	+3,2	1 534 477	+16,9
Mar.	912 637	+0,0	228 142	-27,5	266 317	-13,4	1 407 096	-8,3
Apr.	954 938	+4,6	172 281	-24,5	261 053	-2,0	1 388 272	-1,3
May	1 132 510	+18,6	197 298	+14,5	262 333	+0,5	1 592 141	+14,7
Jun.	1 164 844	+2,9	228 994	+16,1	306 204	+16,7	1 700 042	+6,8
Jul.	1 357 593	+16,5	296 741	+29,6	326 400	+6,6	1 980 734	+16,5
Aug.	1 243 854	-8,4	652 080	+119,7	363 599	+11,4	2 259 533	+14,1
Sep.	1 160 322	-6,7	452 092	-30,7	348 661	-4,1	1 961 075	-13,2
Oct.	1 011 123	-12,9	382 287	-15,4	335 898	-3,7	1 729 308	-11,8
Nov.	2 126 938	+110,4	269 897	-29,4	405 554	+20,7	2 802 389	+62,1
Dec.	1 359 123	-36,1	329 152	+22,0	369 788	-8,8	2 058 063	-26,6
2005 Jan.	1 007 814	-25,8	354 098	+7,6	341 488	-7,7	1 703 400	-17,2
Feb.	1 377 561	+36,7	233 964	-33,9	312 119	-8,6	1 923 644	+12,9

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

Table 8 - Values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	531 864	-3,2	143 890	+5,8	212 877	+25,6	888 631	+3,9
Feb.	583 100	+19,9	146 837	+5,6	252 686	+10,2	982 623	+14,9
Mar.	590 702	-19,9	292 882	-14,9	211 987	+27,2	1 095 571	-11,2
Apr.	563 927	-12,4	494 787	-40,2	214 091	-42,2	1 272 805	-26,9
May	558 827	-16,8	556 778	-51,0	263 107	-25,8	1 378 712	-27,1
Jun.	620 508	-0,9	155 548	-28,5	255 575	-9,4	1 031 631	-8,6
Jul.	1 315 349	-0,9	170 912	-45,1	278 550	-5,5	1 764 811	-19,5
Aug.	701 270	-13,7	133 216	+56,4	241 606	+1,3	1 076 092	-7,9
Sep.	633 840	-19,7	156 403	-33,8	221 126	-7,5	1 011 369	-24,7
Oct.	677 693	-27,3	162 827	-14,4	241 590	-21,7	1 082 110	-29,5
Nov.	766 799	-35,1	188 908	-48,0	230 448	-2,4	1 186 155	-27,7
Dec.	683 334	-27,6	153 759	-58,1	194 371	+5,5	1 031 464	-22,6
Total	8 227 213	+8,1	2 756 747	+8,7	2 818 014	+1,4	13 801 974	+6,8
2004 Jan.	476 960	-10,3	167 362	+16,3	206 557	-3,0	850 879	-4,2
Feb.	593 329	+1,8	190 130	+29,5	240 220	-4,9	1 023 679	+4,2
Mar.	713 782	+20,8	175 555	-40,1	219 231	+3,4	1 108 568	+1,2
Apr.	658 428	+16,8	129 354	-73,9	172 091	-19,6	959 873	-24,6
May	941 614	+68,5	257 263	-53,8	239 538	-9,0	1 438 415	+4,3
Jun.	831 926	+34,1	160 604	+3,3	246 744	-3,5	1 239 274	+20,1
Jul.	1 168 742	-11,1	264 499	+54,8	275 804	-1,0	1 709 045	-3,2
Aug.	998 650	+42,4	402 700	+202,3	286 994	+18,8	1 688 344	+56,9
Sep.	889 776	+40,4	416 284	+166,2	254 187	+15,0	1 560 247	+54,3
Oct.	890 084	+31,3	279 278	+71,5	284 043	+17,6	1 453 405	+34,3
Nov.	1 880 291	+145,2	211 795	+12,1	324 435	+40,8	2 416 521	+103,7
Dec.	960 871	+40,6	272 366	+77,1	232 012	+19,4	1 465 249	+42,1
Total	11 004 453	+33,8	2 927 190	+6,2	2 981 856	+5,8	16 913 499	+22,5
2005 Jan.	601 965	+26,2	210 136	+25,6	230 718	+11,7	1 042 819	+22,6
Feb.	849 863	+43,2	128 968	-32,2	235 121	-2,1	1 213 952	+18,6

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

² The monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant month compared with the values of buildings reported as completed to municipalities of the same month in the previous year expressed as a percentage.

Table 9 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2004 Jan.	584 165	-20,2	216 563	+49,1	234 627	-3,6	1 035 355	-7,6
Feb.	709 629	+21,5	258 157	+19,2	241 764	+3,0	1 209 550	+16,8
Mar.	705 670	-0,6	185 567	-28,1	206 801	-14,5	1 098 038	-9,2
Apr.	738 332	+4,6	138 909	-25,1	202 105	-2,3	1 079 346	-1,7
May	869 021	+17,7	157 653	+13,5	204 081	+1,0	1 230 755	+14,0
Jun.	896 044	+3,1	182 018	+15,5	237 327	+16,3	1 315 389	+6,9
Jul.	1 041 309	+16,2	234 409	+28,8	253 033	+6,6	1 528 751	+16,2
Aug.	950 524	-8,7	512 782	+118,8	281 488	+11,2	1 744 794	+14,1
Sep.	879 743	-7,4	352 581	-31,2	269 058	-4,4	1 501 382	-14,0
Oct.	772 349	-12,2	297 098	-15,7	258 963	-3,8	1 328 410	-11,5
Nov.	1 618 910	+109,6	209 734	-29,4	311 733	+20,4	2 140 377	+61,1
Dec.	1 019 461	-37,0	254 404	+21,3	284 148	-8,8	1 558 013	-27,2
2005 Jan.	747 105	-26,7	273 848	+7,6	262 391	-7,7	1 283 344	-17,6
Feb.	1 024 274	+37,1	180 720	-34,0	238 055	-9,3	1 443 049	+12,4

Table 10 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building: Comparison between the current quarter and the previous quarter

Type of building	Seasonally adjusted estimates at constant 2000 prices September to November 2004 R'000	Seasonally adjusted estimates at constant 2000 prices December 2004 to February 2005 R'000	Percentage change between September to November 2004 and December 2004 to February 2005
Residential buildings	3 271 002	2 790 840	- 14,7
Non-residential buildings	859 413	708 972	-17,5
Additions and alterations	839 754	784 594	-6,6
Total	4 970 169	4 284 406	-13,8

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

Table 11 - Recorded building plans passed by municipalities by type of building: South Africa

Type of building	February 2004 *	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 353	2 196	2 437	5 039	4 633	-8,1
Total square metres	138 117	99 718	98 495	211 337	198 213	-6,2
Total value at current prices (R'000)	125 032	116 288	123 863	201 781	240 151	+19,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2 466	1 967	2 736	4 105	4 703	+14,6
Total square metres	566 304	445 726	636 094	938 001	1 081 820	+15,3
Total value at current prices (R'000)	1 121 422	1 029 072	1 517 828	1 870 532	2 546 900	+36,2
Flats and townhouses						
Number of flats and townhouses	1 341	1 321	1 501	2 914	2 822	-3,2
Total square metres	209 173	201 447	217 942	410 035	419 389	+2,3
Total value at current prices (R'000)	429 118	516 815	557 901	904 836	1 074 716	+18,8
Other residential buildings ¹						
Total square metres	52 394	6 786	9 896	58 680	16 682	-71,6
Total value at current prices (R'000)	761 438	17 750	30 871	782 575	48 621	-93,8
Total value of residential buildings at current prices (R'000)	2 437 010	1 679 925	2 230 463	3 759 724	3 910 388	+4,0
Non-residential buildings						
Office and banking space						
Total square metres	19 811	52 305	63 379	35 369	115 684	+227,1
Total value at current prices (R'000)	44 952	138 809	158 578	70 900	297 387	+319,4
Shopping space						
Total square metres	65 228	98 079	55 174	134 838	153 253	+13,7
Total value at current prices (R'000)	126 375	197 179	134 780	260 986	331 959	+27,2
Industrial and warehouse space						
Total square metres	114 641	73 405	105 824	185 633	179 229	-3,4
Total value at current prices (R'000)	184 049	159 640	231 513	312 594	391 153	+25,1
Other non-residential space ²						
Total square metres	15 380	7 394	28 756	45 325	36 150	-20,2
Total value at current prices (R'000)	37 009	16 256	54 030	79 882	70 286	-12,0
Total value of non-residential buildings at current prices (R'000)	392 385	511 884	578 901	724 362	1 090 785	+50,6
Additions and alterations						
Dwelling-houses						
Total square metres	315 338	287 561	366 302	566 026	653 863	+15,5
Total value at current prices (R'000)	558 270	657 233	760 284	954 772	1 417 517	+48,5
Other buildings ³						
Total square metres	118 114	74 957	96 681	176 659	171 638	-2,8
Total value at current prices (R'000)	254 547	210 050	246 510	382 184	456 560	+19,5
Total value of additions and alterations at current prices (R'000)	812 817	867 283	1 006 794	1 336 956	1 874 077	+40,2
Total value of recorded building plans passed at current prices (R'000)	3 642 212	3 059 092	3 816 158	5 821 042	6 875 250	+18,1

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

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

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

* Revised.

Table 12 - Recorded building plans passed by municipalities by type of building and province: Western Cape

Type of building	February 2004 *	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	359	544	445	568	989	+ 74,1
Total square metres	16 704	27 861	20 912	25 888	48 773	+ 88,4
Total value at current prices (R'000)	22 685	31 197	34 989	32 505	66 186	+ 103,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	792	528	775	1 260	1 303	+ 3,4
Total square metres	188 675	124 217	177 802	299 127	302 019	+ 1,0
Total value at current prices (R'000)	391 211	316 268	463 252	627 069	779 520	+ 24,3
Flats and townhouses						
Number of flats and townhouses	469	327	347	815	674	-17,3
Total square metres	64 509	38 292	43 205	105 740	81 497	-22,9
Total value at current prices (R'000)	126 065	89 647	108 584	250 255	198 231	-20,8
Other residential buildings ¹						
Total square metres	2 514	2 830	513	7 767	3 343	-57,0
Total value at current prices (R'000)	5 433	9 271	1 243	24 571	10 514	-57,2
Total value of residential buildings at current prices (R'000)	545 394	446 383	608 068	934 400	1 054 451	+ 12,8
Non-residential buildings						
Office and banking space						
Total square metres	3 750	545	5 938	8 043	6 483	-19,4
Total value at current prices (R'000)	9 465	1 765	15 041	17 140	16 806	-1,9
Shopping space						
Total square metres	16 990	45 878	12 532	25 195	58 410	+ 131,8
Total value at current prices (R'000)	30 894	85 537	44 018	44 375	129 555	+ 192,0
Industrial and warehouse space						
Total square metres	35 339	26 109	21 948	59 893	48 057	-19,8
Total value at current prices (R'000)	48 606	68 448	50 467	85 568	118 915	+ 39,0
Other non-residential space ²						
Total square metres	6 398	2 871	9 231	12 942	12 102	-6,5
Total value at current prices (R'000)	19 330	7 457	18 671	29 405	26 128	-11,1
Total value of non-residential buildings at current prices (R'000)	108 295	163 207	128 197	176 488	291 404	+ 65,1
Additions and alterations						
Dwelling-houses						
Total square metres	93 008	93 045	119 780	152 086	212 825	+ 39,9
Total value at current prices (R'000)	170 113	229 139	262 953	275 194	492 092	+ 78,8
Other buildings ³						
Total square metres	50 274	19 999	19 947	60 231	39 946	-33,7
Total value at current prices (R'000)	109 714	61 491	70 547	137 043	132 038	-3,7
Total value of additions and alterations at current prices (R'000)	279 827	290 630	333 500	412 237	624 130	+ 51,4
Total value of recorded building plans passed at current prices (R'000)	933 516	900 220	1 069 765	1 523 125	1 969 985	+ 29,3

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

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

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

* Revised

Table 13 - Recorded building plans passed by municipalities by type of building and province: Eastern Cape

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	444	242	194	1 073	436	-59,4
Total square metres	18 642	10 268	8 220	43 919	18 488	-57,9
Total value at current prices (R'000)	16 067	6 324	6 411	36 190	12 735	-64,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	159	132	145	264	277	+4,9
Total square metres	30 632	30 556	34 631	52 062	65 187	+25,2
Total value at current prices (R'000)	55 052	64 845	85 510	92 531	150 355	+62,5
Flats and townhouses						
Number of flats and townhouses	31	64	59	74	123	+66,2
Total square metres	7 827	9 505	5 196	13 973	14 701	+5,2
Total value at current prices (R'000)	14 354	19 583	10 289	24 852	29 872	+20,2
Other residential buildings ¹						
Total square metres	57	0	0	529	0	..
Total value at current prices (R'000)	102	0	0	1 011	0	..
Total value of residential buildings at current prices (R'000)	85 575	90 752	102 210	154 584	192 962	+24,8
Non-residential buildings						
Office and banking space						
Total square metres	0	234	0	0	234	..
Total value at current prices (R'000)	0	585	0	0	585	..
Shopping space						
Total square metres	1 228	175	3 761	3 497	3 936	+12,6
Total value at current prices (R'000)	2 241	424	4 519	6 895	4 943	-28,3
Industrial and warehouse space						
Total square metres	5 138	1 435	1 243	5 527	2 678	-51,5
Total value at current prices (R'000)	9 796	3 243	2 952	10 395	6 195	-40,4
Other non-residential space ²						
Total square metres	1 822	591	584	2 428	1 175	-51,6
Total value at current prices (R'000)	3 895	1 341	808	5 221	2 149	-58,8
Total value of non-residential buildings at current prices (R'000)	15 932	5 593	8 279	22 511	13 872	-38,4
Additions and alterations						
Dwelling-houses						
Total square metres	32 023	20 200	24 862	52 667	45 062	-14,4
Total value at current prices (R'000)	52 850	41 062	48 450	88 947	89 512	+0,6
Other buildings ³						
Total square metres	11 813	7 959	9 695	17 934	17 654	-1,6
Total value at current prices (R'000)	23 615	20 389	20 250	36 090	40 639	+12,6
Total value of additions and alterations at current prices (R'000)	76 465	61 451	68 700	125 037	130 151	+4,1
Total value of recorded building plans passed at current prices (R'000)	177 972	157 796	179 189	302 132	336 985	+11,5

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

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

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

Table 14 - Recorded building plans passed by municipalities by type of building and province: Northern Cape

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	11	109	8	120	+1 400,0
Total square metres	143	592	3 599	442	4 191	+848,2
Total value at current prices (R'000)	272	949	2 336	753	3 285	+336,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	13	18	27	26	45	+73,1
Total square metres	2 377	2 562	4 690	4 524	7 252	+60,3
Total value at current prices (R'000)	4 448	4 659	8 478	7 885	13 137	+66,6
Flats and townhouses						
Number of flats and townhouses	2	0	3	14	3	-78,6
Total square metres	465	0	608	1 180	608	-48,5
Total value at current prices (R'000)	837	0	1 104	1 911	1 104	-42,2
Other residential buildings ¹						
Total square metres	813	0	0	813	0	..
Total value at current prices (R'000)	1 463	0	0	1 463	0	..
Total value of residential buildings at current prices (R'000)	7 020	5 608	11 918	12 012	17 526	+45,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	403	0	..
Total value at current prices (R'000)	0	0	0	605	0	..
Shopping space						
Total square metres	3 465	0	4 490	5 103	4 490	-12,0
Total value at current prices (R'000)	7 623	0	6 000	10 080	6 000	-40,5
Industrial and warehouse space						
Total square metres	0	0	97	0	97	..
Total value at current prices (R'000)	0	0	146	0	146	..
Other non-residential space ²						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	7 623	0	6 146	10 685	6 146	-42,5
Additions and alterations						
Dwelling-houses						
Total square metres	4 664	3 514	5 641	7 466	9 155	+22,6
Total value at current prices (R'000)	8 246	6 554	10 035	13 221	16 589	+25,5
Other buildings ³						
Total square metres	432	0	768	432	768	+77,8
Total value at current prices (R'000)	1 489	0	1 443	1 494	1 443	-3,4
Total value of additions and alterations at current prices (R'000)	9 735	6 554	11 478	14 715	18 032	+22,5
Total value of recorded building plans passed at current prices (R'000)	24 378	12 162	29 542	37 412	41 704	+11,5

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

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

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

Table 15 - Recorded building plans passed by municipalities by type of building and province: Free State

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	342	445	316	675	761	+12,7
Total square metres	14 196	18 386	13 070	27 664	31 456	+13,7
Total value at current prices (R'000)	9 052	13 532	7 975	20 286	21 507	+6,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	62	103	104	121	207	+71,1
Total square metres	9 219	17 112	17 934	19 174	35 046	+82,8
Total value at current prices (R'000)	13 877	30 013	33 391	29 420	63 404	+115,5
Flats and townhouses						
Number of flats and townhouses	20	38	33	135	71	-47,4
Total square metres	2 788	4 918	4 266	16 673	9 184	-44,9
Total value at current prices (R'000)	4 004	9 620	8 958	25 283	18 578	-26,5
Other residential buildings ¹						
Total square metres	47	483	5 441	47	5 924	+12 504,3
Total value at current prices (R'000)	80	869	19 044	80	19 913	+24 791,3
Total value of residential buildings at current prices (R'000)	27 013	54 034	69 368	75 069	123 402	+64,4
Non-residential buildings						
Office and banking space						
Total square metres	0	556	690	2 084	1 246	-40,2
Total value at current prices (R'000)	0	834	2 070	2 293	2 904	+26,6
Shopping space						
Total square metres	0	601	4 559	0	5 160	..
Total value at current prices (R'000)	0	1 803	7 891	0	9 694	..
Industrial and warehouse space						
Total square metres	0	2 216	2 469	0	4 685	..
Total value at current prices (R'000)	0	3 325	2 913	0	6 238	..
Other non-residential space ²						
Total square metres	250	866	184	485	1 050	+116,5
Total value at current prices (R'000)	375	817	184	681	1 001	+47,0
Total value of non-residential buildings at current prices (R'000)	375	6 779	13 058	2 974	19 837	+567,0
Additions and alterations						
Dwelling-houses						
Total square metres	9 466	14 738	14 299	20 726	29 037	+40,1
Total value at current prices (R'000)	12 112	22 222	19 374	26 438	41 596	+57,3
Other buildings ³						
Total square metres	1 791	2 448	1 783	4 056	4 231	+4,3
Total value at current prices (R'000)	4 027	4 283	3 736	9 259	8 019	-13,4
Total value of additions and alterations at current prices (R'000)	16 139	26 505	23 110	35 697	49 615	+39,0
Total value of recorded building plans passed at current prices (R'000)	43 527	87 318	105 536	113 740	192 854	+69,6

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

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

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

Table 16 - Recorded building plans passed by municipalities by type of building and province: KwaZulu-Natal

Type of building	February 2004*	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	763	289	385	855	674	-21,2
Total square metres	24 834	10 477	13 296	29 169	23 773	-18,5
Total value at current prices (R'000)	18 928	11 286	15 555	23 974	26 841	+12,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	204	169	186	400	355	-11,3
Total square metres	48 691	39 600	43 309	92 139	82 909	-10,0
Total value at current prices (R'000)	88 592	93 338	102 285	174 831	195 623	+11,9
Flats and townhouses						
Number of flats and townhouses	115	482	417	181	899	+396,7
Total square metres	23 973	94 133	81 782	34 897	175 915	+404,1
Total value at current prices (R'000)	56 732	273 402	221 307	83 742	494 709	+490,8
Other residential buildings ¹						
Total square metres	48 351	93	0	48 436	93	-99,8
Total value at current prices (R'000)	752 360	166	0	752 450	166	-100,0
Total value of residential buildings at current prices (R'000)	916 612	378 192	339 147	1 034 997	717 339	-30,7
Non-residential buildings						
Office and banking space						
Total square metres	523	0	3 122	3 180	3 122	-1,8
Total value at current prices (R'000)	933	0	8 280	4 933	8 280	+67,8
Shopping space						
Total square metres	433	14 382	4 875	7 925	19 257	+143,0
Total value at current prices (R'000)	370	20 832	11 982	11 270	32 814	+191,2
Industrial and warehouse space						
Total square metres	10 128	20 258	13 768	24 958	34 026	+36,3
Total value at current prices (R'000)	22 112	32 551	27 958	50 303	60 509	+20,3
Other non-residential space ²						
Total square metres	960	994	3 565	4 484	4 559	+1,7
Total value at current prices (R'000)	1 875	1 977	8 052	8 761	10 029	+14,5
Total value of non-residential buildings at current prices (R'000)	25 290	55 360	56 272	75 267	111 632	+48,3
Additions and alterations						
Dwelling-houses						
Total square metres	39 715	36 359	48 758	95 508	85 117	-10,9
Total value at current prices (R'000)	63 848	87 015	92 654	126 710	179 669	+41,8
Other buildings ³						
Total square metres	12 482	14 809	31 283	23 412	46 092	+96,9
Total value at current prices (R'000)	26 134	48 920	64 089	45 527	113 009	+148,2
Total value of additions and alterations at current prices (R'000)	89 982	135 935	156 743	172 237	292 678	+69,9
Total value of recorded building plans passed at current prices (R'000)	1 031 884	569 487	552 162	1 282 501	1 121 649	-12,5

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

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

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

* Revised

Table 17 - Recorded building plans passed by municipalities by type of building and province: North West

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	208	22	11	245	33	-86,5
Total square metres	7 914	1 338	728	10 113	2 066	-79,6
Total value at current prices (R'000)	9 287	2 667	1 153	11 778	3 820	-67,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	143	156	171	256	327	+27,7
Total square metres	26 282	32 174	29 858	47 838	62 032	+29,7
Total value at current prices (R'000)	37 109	73 714	63 880	85 484	137 594	+61,0
Flats and townhouses						
Number of flats and townhouses	10	63	38	29	101	+248,3
Total square metres	631	6 505	3 770	2 991	10 275	+243,5
Total value at current prices (R'000)	1 044	16 742	8 430	4 688	25 172	+436,9
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	47 440	93 123	73 463	101 950	166 586	+63,4
Non-residential buildings						
Office and banking space						
Total square metres	1 205	3 777	810	2 839	4 587	+61,6
Total value at current prices (R'000)	4 677	7 147	1 818	7 154	8 965	+25,3
Shopping space						
Total square metres	9 068	1 120	1 630	9 325	2 750	-70,5
Total value at current prices (R'000)	23 820	2 800	2 874	24 334	5 674	-76,7
Industrial and warehouse space						
Total square metres	2 118	2 243	7 639	3 009	9 882	+228,4
Total value at current prices (R'000)	1 891	3 352	8 883	2 891	12 235	+323,2
Other non-residential space ²						
Total square metres	1 447	616	5 275	2 998	5 891	+96,5
Total value at current prices (R'000)	4 079	1 541	11 605	5 993	13 146	+119,4
Total value of non-residential buildings at current prices (R'000)	34 467	14 840	25 180	40 372	40 020	-0,9
Additions and alterations						
Dwelling-houses						
Total square metres	10 954	9 708	9 503	16 077	19 211	+19,5
Total value at current prices (R'000)	16 992	19 568	17 090	24 056	36 658	+52,4
Other buildings ³						
Total square metres	2 516	1 300	1 089	8 898	2 389	-73,2
Total value at current prices (R'000)	6 269	2 642	3 579	16 038	6 221	-61,2
Total value of additions and alterations at current prices (R'000)	23 261	22 210	20 669	40 094	42 879	+6,9
Total value of recorded building plans passed at current prices (R'000)	105 168	130 173	119 312	182 416	249 485	+36,8

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

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

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

Table 18 - Recorded building plans passed by municipalities by type of building and province: Gauteng

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	456	366	907	749	1 273	+70,0
Total square metres	23 586	19 350	34 780	37 440	54 130	+44,6
Total value at current prices (R'000)	35 580	39 598	50 742	57 411	90 340	+57,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	887	651	1 091	1 458	1 742	+19,5
Total square metres	222 342	159 107	282 935	364 226	442 042	+21,4
Total value at current prices (R'000)	469 504	362 029	675 407	760 465	1 037 436	+36,4
Flats and townhouses						
Number of flats and townhouses	557	233	521	1 492	754	-49,5
Total square metres	97 609	36 560	69 599	217 357	106 159	-51,2
Total value at current prices (R'000)	211 609	86 922	182 779	490 841	269 701	-45,1
Other residential buildings ¹						
Total square metres	0	3 380	2 430	0	5 810	..
Total value at current prices (R'000)	0	7 444	6 804	0	14 248	..
Total value of residential buildings at current prices (R'000)	716 693	495 993	915 732	1 308 717	1 411 725	+7,9
Non-residential buildings						
Office and banking space						
Total square metres	10 236	36 120	49 413	14 001	85 533	+510,9
Total value at current prices (R'000)	21 530	86 389	123 891	28 928	210 280	+626,9
Shopping space						
Total square metres	22 835	21 039	15 025	42 911	36 064	-16,0
Total value at current prices (R'000)	44 462	56 322	36 834	93 097	93 156	+0,1
Industrial and warehouse space						
Total square metres	61 424	17 444	44 898	87 671	62 342	-28,9
Total value at current prices (R'000)	100 902	39 952	106 348	157 247	146 300	-7,0
Other non-residential space ²						
Total square metres	3 501	539	7 064	19 352	7 603	-60,7
Total value at current prices (R'000)	5 799	861	11 388	24 907	12 249	-50,8
Total value of non-residential buildings at current prices (R'000)	172 693	183 524	278 461	304 179	461 985	+51,9
Additions and alterations						
Dwelling-houses						
Total square metres	104 495	90 550	121 719	188 100	212 269	+12,8
Total value at current prices (R'000)	208 393	208 876	278 753	360 054	487 629	+35,4
Other buildings ³						
Total square metres	34 047	25 424	30 855	53 586	56 279	+5,0
Total value at current prices (R'000)	77 346	64 580	80 774	125 477	145 354	+15,8
Total value of additions and alterations at current prices (R'000)	285 739	273 456	359 527	485 531	632 983	+30,4
Total value of recorded building plans passed at current prices (R'000)	1 175 125	952 973	1 553 720	2 098 427	2 506 693	+19,5

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

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

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

Table 19 - Recorded building plans passed by municipalities by type of building and province: Mpumalanga

Type of building	February 2004*	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	87	68	45	140	113	-19,3
Total square metres	4 077	2 887	2 363	6 623	5 250	-20,7
Total value at current prices (R'000)	2 862	2 844	2 372	4 751	5 216	+9,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	121	158	162	196	320	+63,3
Total square metres	22 760	30 646	32 488	36 660	63 134	+72,2
Total value at current prices (R'000)	31 866	64 374	60 508	51 154	124 882	+144,1
Flats and townhouses						
Number of flats and townhouses	132	107	54	138	161	+16,7
Total square metres	10 148	10 337	6 821	11 849	17 158	+44,8
Total value at current prices (R'000)	12 761	18 287	12 477	15 739	30 764	+95,5
Other residential buildings ¹						
Total square metres	612	0	1 512	1 088	1 512	+39,0
Total value at current prices (R'000)	2 000	0	3 780	3 000	3 780	+26,0
Total value of residential buildings at current prices (R'000)	49 489	85 505	79 137	74 644	164 642	+120,6
Non-residential buildings						
Office and banking space						
Total square metres	488	299	1 216	488	1 515	+210,5
Total value at current prices (R'000)	539	320	2 613	539	2 933	+444,2
Shopping space						
Total square metres	10 465	8 508	955	36 829	9 463	-74,3
Total value at current prices (R'000)	15 923	13 000	2 388	63 632	15 388	-75,8
Industrial and warehouse space						
Total square metres	250	1 414	10 964	4 202	12 378	+194,6
Total value at current prices (R'000)	400	3 716	26 037	5 578	29 753	+433,4
Other non-residential space ²						
Total square metres	1 002	917	2 853	1 613	3 770	+133,7
Total value at current prices (R'000)	1 656	2 262	3 322	2 856	5 584	+95,5
Total value of non-residential buildings at current prices (R'000)	18 518	19 298	34 360	72 605	53 658	-26,1
Additions and alterations						
Dwelling-houses						
Total square metres	14 706	12 531	14 450	23 383	26 981	+15,4
Total value at current prices (R'000)	17 227	28 184	20 127	26 265	48 311	+83,9
Other buildings ³						
Total square metres	2 236	2 365	928	4 635	3 293	-29,0
Total value at current prices (R'000)	3 099	5 577	1 451	5 986	7 028	+17,4
Total value of additions and alterations at current prices (R'000)	20 326	33 761	21 578	32 251	55 339	+71,6
Total value of recorded building plans passed at current prices (R'000)	88 333	138 564	135 075	179 500	273 639	+52,4

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

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

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

* Revised

Table 20 - Recorded building plans passed by municipalities by type of building and province: Limpopo

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	692	209	25	726	234	-67,8
Total square metres	28 021	8 559	1 527	30 079	10 086	-66,5
Total value at current prices (R'000)	10 299	7 891	2 330	14 133	10 221	-27,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	85	52	75	124	127	+2,4
Total square metres	15 326	9 752	12 447	22 251	22 199	-0,2
Total value at current prices (R'000)	29 763	19 832	25 117	41 693	44 949	+7,8
Flats and townhouses						
Number of flats and townhouses	5	7	29	36	36	+0,0
Total square metres	1 223	1 197	2 695	5 375	3 892	-27,6
Total value at current prices (R'000)	1 712	2 612	3 973	7 525	6 585	-12,5
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	41 774	30 335	31 420	63 351	61 755	-2,5
Non-residential buildings						
Office and banking space						
Total square metres	3 609	10 774	2 190	4 331	12 964	+199,3
Total value at current prices (R'000)	7 808	41 769	4 865	9 308	46 634	+401,0
Shopping space						
Total square metres	744	6 376	7 347	4 053	13 723	+238,6
Total value at current prices (R'000)	1 042	16 461	18 274	7 303	34 735	+375,6
Industrial and warehouse space						
Total square metres	244	2 286	2 798	373	5 084	+1 263,0
Total value at current prices (R'000)	342	5 053	5 809	612	10 862	+1 674,8
Other non-residential space ²						
Total square metres	0	0	0	1 023	0	..
Total value at current prices (R'000)	0	0	0	2 058	0	..
Total value of non-residential buildings at current prices (R'000)	9 192	63 283	28 948	19 281	92 231	+378,4
Additions and alterations						
Dwelling-houses						
Total square metres	6 307	6 916	7 290	10 013	14 206	+41,9
Total value at current prices (R'000)	8 489	14 613	10 848	13 887	25 461	+83,3
Other buildings ³						
Total square metres	1 731	653	333	3 475	986	-71,6
Total value at current prices (R'000)	2 854	2 168	641	5 270	2 809	-46,7
Total value of additions and alterations at current prices (R'000)	11 343	16 781	11 489	19 157	28 270	+47,6
Total value of recorded building plans passed at current prices (R'000)	62 309	110 399	71 857	101 789	182 256	+79,1

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

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

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

Table 21 - Buildings reported as completed to municipalities by type of building: South Africa

Type of building	February 2004 *	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 878	1 806	2 085	4 078	3 891	-4,6
Total square metres	123 546	67 382	74 468	175 779	141 850	-19,3
Total value at current prices (R'000)	116 775	66 264	73 640	172 380	139 904	-18,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 064	1 144	1 402	2 015	2 546	+26,4
Total square metres	243 795	250 642	308 423	464 664	559 065	+20,3
Total value at current prices (R'000)	465 031	543 053	658 552	869 533	1 201 605	+38,2
Flats and townhouses						
Number of flats and townhouses	477	962	1 343	1 450	2 305	+59,0
Total square metres	72 021	92 902	184 603	157 344	277 505	+76,4
Total value at current prices (R'000)	145 530	200 922	400 708	299 652	601 630	+100,8
Other residential buildings ¹						
Total square metres	16 355	426	6 367	16 640	6 793	-59,2
Total value at current prices (R'000)	39 020	789	15 840	39 413	16 629	-57,8
Total value of residential buildings at current prices (R'000)	766 356	811 028	1 148 740	1 380 978	1 959 768	+41,9
Non-residential buildings						
Office and banking space						
Total square metres	25 903	6 752	8 199	87 166	14 951	-82,8
Total value at current prices (R'000)	40 054	13 317	18 678	154 149	31 995	-79,2
Shopping space						
Total square metres	26 781	32 141	14 169	35 369	46 310	+30,9
Total value at current prices (R'000)	48 969	74 158	28 345	65 910	102 503	+55,5
Industrial and warehouse space						
Total square metres	86 092	32 092	70 429	117 177	102 521	-12,5
Total value at current prices (R'000)	129 739	46 529	113 216	186 184	159 745	-14,2
Other non-residential space ²						
Total square metres	8 166	56 633	3 964	15 235	60 597	+297,7
Total value at current prices (R'000)	13 196	138 122	6 904	27 554	145 026	+426,3
Total value of non-residential buildings at current prices (R'000)	231 958	272 126	167 143	433 797	439 269	+1,3
Additions and alterations						
Dwelling-houses						
Total square metres	128 408	127 704	113 558	229 447	241 262	+5,1
Total value at current prices (R'000)	202 360	233 542	208 166	361 949	441 708	+22,0
Other buildings ³						
Total square metres	38 758	29 879	40 741	83 777	70 620	-15,7
Total value at current prices (R'000)	104 641	66 853	101 958	207 380	168 811	-18,6
Total value of additions and alterations at current prices (R'000)	307 001	300 395	310 124	569 329	610 519	+7,2
Total value of buildings reported as completed at current prices (R'000)	1 305 315	1 383 549	1 626 007	2 384 104	3 009 556	+26,2

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

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

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

* Revised.

Table 22 - Buildings reported as completed to municipalities by type of building and province: Western Cape

Type of building	February 2004*	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	352	205	782	567	987	+74,1
Total square metres	13 903	7 880	24 877	23 137	32 757	+41,6
Total value at current prices (R'000)	12 951	7 497	21 134	21 351	28 631	+34,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	347	331	488	665	819	+23,2
Total square metres	81 260	70 698	103 783	146 542	174 481	+19,1
Total value at current prices (R'000)	150 170	144 427	215 793	275 220	360 220	+30,9
Flats and townhouses						
Number of flats and townhouses	165	218	409	411	627	+52,6
Total square metres	16 037	22 033	47 582	36 625	69 615	+90,1
Total value at current prices (R'000)	31 329	39 746	98 046	62 882	137 792	+119,1
Other residential buildings ¹						
Total square metres	14 587	210	6 367	14 587	6 577	-54,9
Total value at current prices (R'000)	34 600	400	15 840	34 600	16 240	-53,1
Total value of residential buildings at current prices (R'000)	229 050	192 070	350 813	394 053	542 883	+37,8
Non-residential buildings						
Office and banking space						
Total square metres	1 072	806	581	3 534	1 387	-60,8
Total value at current prices (R'000)	1 701	1 417	1 306	6 019	2 723	-54,8
Shopping space						
Total square metres	11 049	0	3 550	12 568	3 550	-71,8
Total value at current prices (R'000)	18 755	0	7 686	20 880	7 686	-63,2
Industrial and warehouse space						
Total square metres	19 890	10 271	8 106	22 977	18 377	-20,0
Total value at current prices (R'000)	20 833	20 377	12 647	27 676	33 024	+19,3
Other non-residential space ²						
Total square metres	2 604	505	1 058	3 514	1 563	-55,5
Total value at current prices (R'000)	3 382	1 080	2 110	5 094	3 190	-37,4
Total value of non-residential buildings at current prices (R'000)	44 671	22 874	23 749	59 669	46 623	-21,9
Additions and alterations						
Dwelling-houses						
Total square metres	38 407	35 587	45 430	65 555	81 017	+23,6
Total value at current prices (R'000)	58 405	60 999	76 368	102 681	137 367	+33,8
Other buildings ³						
Total square metres	10 434	9 423	10 177	17 129	19 600	+14,4
Total value at current prices (R'000)	27 120	20 898	34 341	44 229	55 239	+24,9
Total value of additions and alterations at current prices (R'000)	85 525	81 897	110 709	146 910	192 606	+31,1
Total value of buildings reported as completed at current prices (R'000)	359 246	296 841	485 271	600 632	782 112	+30,2

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

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

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

* Revised.

Table 23 - Buildings reported as completed to municipalities by type of building and province: Eastern Cape

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	327	93	71	437	164	-62,5
Total square metres	16 994	3 768	3 010	21 758	6 778	-68,8
Total value at current prices (R'000)	26 045	3 230	2 434	29 877	5 664	-81,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	46	83	102	118	185	+56,8
Total square metres	9 042	16 448	17 773	22 595	34 221	+51,5
Total value at current prices (R'000)	14 660	41 196	39 337	36 412	80 533	+121,2
Flats and townhouses						
Number of flats and townhouses	15	9	37	25	46	+84,0
Total square metres	2 323	1 169	3 595	3 678	4 764	+29,5
Total value at current prices (R'000)	4 152	2 084	4 353	6 598	6 437	-2,4
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	44 857	46 510	46 124	72 887	92 634	+27,1
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	1 180	0	..
Total value at current prices (R'000)	0	0	0	2 841	0	..
Shopping space						
Total square metres	1 283	0	0	1 283	0	..
Total value at current prices (R'000)	2 858	0	0	2 858	0	..
Industrial and warehouse space						
Total square metres	2 699	0	2 994	2 699	2 994	+10,9
Total value at current prices (R'000)	4 300	0	5 240	4 300	5 240	+21,9
Other non-residential space ²						
Total square metres	0	0	0	110	0	..
Total value at current prices (R'000)	0	0	0	105	0	..
Total value of non-residential buildings at current prices (R'000)	7 158	0	5 240	10 104	5 240	-48,1
Additions and alterations						
Dwelling-houses						
Total square metres	9 669	11 847	9 019	16 926	20 866	+23,3
Total value at current prices (R'000)	14 979	17 299	16 961	27 183	34 260	+26,0
Other buildings ³						
Total square metres	1 937	3 267	1 988	2 758	5 255	+90,5
Total value at current prices (R'000)	3 639	4 529	4 221	4 753	8 750	+84,1
Total value of additions and alterations at current prices (R'000)	18 618	21 828	21 182	31 936	43 010	+34,7
Total value of buildings reported as completed at current prices (R'000)	70 633	68 338	72 546	114 927	140 884	+22,6

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

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

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

Table 24 - Buildings reported as completed to municipalities by type of building and province: Northern Cape

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	4	2	0	9	2	-77,8
Total square metres	166	106	0	447	106	-76,3
Total value at current prices (R'000)	249	191	0	613	191	-68,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	12	7	8	15	15	+0,0
Total square metres	1 970	1 257	1 393	2 429	2 650	+9,1
Total value at current prices (R'000)	3 099	2 097	2 414	3 886	4 511	+16,1
Flats and townhouses						
Number of flats and townhouses	7	2	3	7	5	-28,6
Total square metres	1 474	218	438	1 474	656	-55,5
Total value at current prices (R'000)	2 301	392	788	2 301	1 180	-48,7
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	5 649	2 680	3 202	6 800	5 882	-13,5
Non-residential buildings						
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	1 939	0	0	1 939	0	..
Total value at current prices (R'000)	3 610	0	0	3 610	0	..
Industrial and warehouse space						
Total square metres	431	0	0	431	0	..
Total value at current prices (R'000)	854	0	0	854	0	..
Other non-residential space ²						
Total square metres	161	0	0	161	0	..
Total value at current prices (R'000)	0	0	0	242	0	..
Total value of non-residential buildings at current prices (R'000)	4 706	0	0	4 706	0	..
Additions and alterations						
Dwelling-houses						
Total square metres	2 769	788	3 513	3 540	4 301	+21,5
Total value at current prices (R'000)	5 144	1 412	6 708	6 388	8 120	+27,1
Other buildings ³						
Total square metres	282	936	0	282	936	+231,9
Total value at current prices (R'000)	645	1 795	25	645	1 820	+182,2
Total value of additions and alterations at current prices (R'000)	5 789	3 207	6 733	7 033	9 940	+41,3
Total value of buildings reported as completed at current prices (R'000)	16 144	5 887	9 935	18 539	15 822	-14,7

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

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

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

Table 25 - Buildings reported as completed to municipalities by type of building and province: Free State

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	506	185	200	721	385	-46,6
Total square metres	20 812	7 673	8 135	29 835	15 808	-47,0
Total value at current prices (R'000)	10 896	5 719	4 778	16 977	10 497	-38,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	15	35	31	31	66	+112,9
Total square metres	2 378	5 023	5 754	5 146	10 777	+109,4
Total value at current prices (R'000)	2 904	9 297	10 391	6 630	19 688	+197,0
Flats and townhouses						
Number of flats and townhouses	2	78	35	151	113	-25,2
Total square metres	320	3 272	4 581	15 372	7 853	-48,9
Total value at current prices (R'000)	420	4 908	7 216	21 830	12 124	-44,5
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	14 220	19 924	22 385	45 437	42 309	-6,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	1 508	0	1 508	..
Total value at current prices (R'000)	0	0	2 996	0	2 996	..
Shopping space						
Total square metres	0	173	0	72	173	+140,3
Total value at current prices (R'000)	0	438	0	140	438	+212,9
Industrial and warehouse space						
Total square metres	1 487	870	2 666	4 435	3 536	-20,3
Total value at current prices (R'000)	847	1 600	3 775	3 109	5 375	+72,9
Other non-residential space ²						
Total square metres	0	445	0	942	445	-52,8
Total value at current prices (R'000)	0	356	0	2 355	356	-84,9
Total value of non-residential buildings at current prices (R'000)	847	2 394	6 771	5 604	9 165	+63,5
Additions and alterations						
Dwelling-houses						
Total square metres	5 183	3 649	2 810	9 250	6 459	-30,2
Total value at current prices (R'000)	6 383	5 685	4 523	11 161	10 208	-8,5
Other buildings ³						
Total square metres	1 061	348	1 737	1 592	2 085	+31,0
Total value at current prices (R'000)	28 707	887	3 174	31 201	4 061	-87,0
Total value of additions and alterations at current prices (R'000)	35 090	6 572	7 697	42 362	14 269	-66,3
Total value of buildings reported as completed at current prices (R'000)	50 157	28 890	36 853	93 403	65 743	-29,6

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

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

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

Table 26 - Buildings reported as completed to municipalities by type of building and province: KwaZulu-Natal

Type of building	February 2004*	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	251	794	435	492	1 229	+149,8
Total square metres	9 733	25 022	15 322	19 126	40 344	+110,9
Total value at current prices (R'000)	9 573	21 215	17 652	18 985	38 867	+104,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	124	172	134	191	306	+60,2
Total square metres	28 013	34 655	26 696	42 264	61 351	+45,2
Total value at current prices (R'000)	50 625	77 228	56 371	72 282	133 599	+84,8
Flats and townhouses						
Number of flats and townhouses	73	324	176	102	500	+390,2
Total square metres	19 665	19 554	32 639	23 163	52 193	+125,3
Total value at current prices (R'000)	46 314	43 349	74 893	50 689	118 242	+133,3
Other residential buildings ¹						
Total square metres	0	216	0	0	216	..
Total value at current prices (R'000)	0	389	0	0	389	..
Total value of residential buildings at current prices (R'000)	106 512	142 181	148 916	141 956	291 097	+105,1
Non-residential buildings						
Office and banking space						
Total square metres	9 415	704	5 201	13 335	5 905	-55,7
Total value at current prices (R'000)	11 806	2 216	13 134	16 933	15 350	-9,3
Shopping space						
Total square metres	6 050	398	1 493	6 050	1 891	-68,7
Total value at current prices (R'000)	11 278	1 000	3 790	11 278	4 790	-57,5
Industrial and warehouse space						
Total square metres	23 694	13 333	27 206	28 596	40 539	+41,8
Total value at current prices (R'000)	22 450	10 836	27 884	25 700	38 720	+50,7
Other non-residential space ²						
Total square metres	1 263	51 965	1 245	2 527	53 210	+2 005,7
Total value at current prices (R'000)	1 291	129 700	2 533	4 189	132 233	+3 056,7
Total value of non-residential buildings at current prices (R'000)	46 825	143 752	47 341	58 100	191 093	+228,9
Additions and alterations						
Dwelling-houses						
Total square metres	27 605	38 124	23 485	53 643	61 609	+14,9
Total value at current prices (R'000)	33 747	69 931	47 284	61 754	117 215	+89,8
Other buildings ³						
Total square metres	11 517	6 255	7 303	18 744	13 558	-27,7
Total value at current prices (R'000)	14 178	16 765	18 696	33 497	35 461	+5,9
Total value of additions and alterations at current prices (R'000)	47 925	86 696	65 980	95 251	152 676	+60,3
Total value of buildings reported as completed at current prices (R'000)	201 262	372 629	262 237	295 307	634 866	+115,0

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

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

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

* Revised.

Table 27 - Buildings reported as completed to municipalities by type of building and province: North West

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	36	114	270	41	384	+836,6
Total square metres	1 831	3 802	8 789	2 061	12 591	+510,9
Total value at current prices (R'000)	1 871	3 356	6 445	2 112	9 801	+364,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	34	88	68	60	156	+160,0
Total square metres	7 196	14 985	13 361	13 802	28 346	+105,4
Total value at current prices (R'000)	11 536	30 737	27 969	23 664	58 706	+148,1
Flats and townhouses						
Number of flats and townhouses	80	16	73	312	89	-71,5
Total square metres	4 372	1 921	8 344	10 053	10 265	+2,1
Total value at current prices (R'000)	8 892	4 380	21 658	22 660	26 038	+14,9
Other residential buildings ¹						
Total square metres	0	0	0	228	0	..
Total value at current prices (R'000)	0	0	0	250	0	..
Total value of residential buildings at current prices (R'000)	22 299	38 473	56 072	48 686	94 545	+94,2
Non-residential buildings						
Office and banking space						
Total square metres	2 578	572	0	2 578	572	-77,8
Total value at current prices (R'000)	5 307	1 144	0	5 307	1 144	-78,4
Shopping space						
Total square metres	1 162	141	3 731	3 468	3 872	+11,6
Total value at current prices (R'000)	3 000	353	8 801	6 150	9 154	+48,8
Industrial and warehouse space						
Total square metres	2 781	125	0	4 037	125	-96,9
Total value at current prices (R'000)	6 332	142	0	6 782	142	-97,9
Other non-residential space ²						
Total square metres	0	90	144	902	234	-74,1
Total value at current prices (R'000)	0	90	432	1 276	522	-59,1
Total value of non-residential buildings at current prices (R'000)	14 639	1 729	9 233	19 515	10 962	-43,8
Additions and alterations						
Dwelling-houses						
Total square metres	3 584	5 188	2 879	4 827	8 067	+67,1
Total value at current prices (R'000)	4 301	8 927	3 595	6 024	12 522	+107,9
Other buildings ³						
Total square metres	1 501	820	3 051	4 383	3 871	-11,7
Total value at current prices (R'000)	1 651	1 449	5 102	8 006	6 551	-18,2
Total value of additions and alterations at current prices (R'000)	5 952	10 376	8 697	14 030	19 073	+35,9
Total value of buildings reported as completed at current prices (R'000)	42 890	50 578	74 002	82 231	124 580	+51,5

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

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

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

Table 28 - Buildings reported as completed to municipalities by type of building and province: Gauteng

Type of building	February 2004*	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	847	284	209	1 177	493	-58,1
Total square metres	37 291	12 651	8 936	52 572	21 587	-58,9
Total value at current prices (R'000)	46 269	19 877	14 901	69 212	34 778	-49,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	403	349	506	794	855	+7,7
Total square metres	98 201	94 505	125 737	204 435	220 242	+7,7
Total value at current prices (R'000)	208 880	216 709	278 030	410 738	494 739	+20,5
Flats and townhouses						
Number of flats and townhouses	117	282	588	414	870	+110,1
Total square metres	24 985	42 335	84 251	62 111	126 586	+103,8
Total value at current prices (R'000)	48 104	101 601	187 741	125 852	289 342	+129,9
Other residential buildings ¹						
Total square metres	1 768	0	0	1 825	0	..
Total value at current prices (R'000)	4 420	0	0	4 563	0	..
Total value of residential buildings at current prices (R'000)	307 673	338 187	480 672	610 365	818 859	+34,2
Non-residential buildings						
Office and banking space						
Total square metres	11 964	4 670	909	65 665	5 579	-91,5
Total value at current prices (R'000)	19 977	8 540	1 242	121 786	9 782	-92,0
Shopping space						
Total square metres	4 885	31 429	1 786	9 576	33 215	+246,9
Total value at current prices (R'000)	8 890	72 367	3 822	20 416	76 189	+273,2
Industrial and warehouse space						
Total square metres	34 753	6 773	26 131	53 645	32 904	-38,7
Total value at current prices (R'000)	73 694	12 206	57 252	117 334	69 458	-40,8
Other non-residential space ²						
Total square metres	3 344	3 554	1 443	6 285	4 997	-20,5
Total value at current prices (R'000)	7 170	6 741	1 750	13 182	8 491	-35,6
Total value of non-residential buildings at current prices (R'000)	109 731	99 854	64 066	272 718	163 920	-39,9
Additions and alterations						
Dwelling-houses						
Total square metres	37 296	30 813	25 295	68 132	56 108	-17,6
Total value at current prices (R'000)	73 930	66 801	50 766	136 046	117 567	-13,6
Other buildings ³						
Total square metres	11 205	8 830	15 503	36 587	24 333	-33,5
Total value at current prices (R'000)	26 325	20 489	34 938	80 353	55 427	-31,0
Total value of additions and alterations at current prices (R'000)	100 255	87 290	85 704	216 399	172 994	-20,1
Total value of buildings reported as completed at current prices (R'000)	517 659	525 331	630 442	1 099 482	1 155 773	+5,1

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

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

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

* Revised.

Table 29 - Buildings reported as completed to municipalities by type of building and province: Mpumalanga

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	85	120	106	155	226	+45,8
Total square metres	3 806	5 918	4 673	7 264	10 591	+45,8
Total value at current prices (R'000)	2 974	3 946	4 725	6 295	8 671	+37,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	41	59	43	83	102	+22,9
Total square metres	7 984	9 153	9 860	15 269	19 013	+24,5
Total value at current prices (R'000)	10 043	13 163	20 119	19 799	33 282	+68,1
Flats and townhouses						
Number of flats and townhouses	1	33	21	6	54	+800,0
Total square metres	90	2 400	2 992	1 200	5 392	+349,3
Total value at current prices (R'000)	162	4 462	5 760	1 813	10 222	+463,8
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	13 179	21 571	30 604	27 907	52 175	+87,0
Non-residential buildings						
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	3 497	0	3 497	..
Total value at current prices (R'000)	0	0	4 000	0	4 000	..
Industrial and warehouse space						
Total square metres	357	720	968	357	1 688	+372,8
Total value at current prices (R'000)	429	1 368	1 230	429	2 598	+505,6
Other non-residential space ²						
Total square metres	0	74	74	0	148	..
Total value at current prices (R'000)	0	155	79	0	234	..
Total value of non-residential buildings at current prices (R'000)	429	1 523	5 309	429	6 832	+1 492,5
Additions and alterations						
Dwelling-houses						
Total square metres	1 802	1 032	228	3 355	1 260	-62,4
Total value at current prices (R'000)	2 372	1 160	246	4 448	1 406	-68,4
Other buildings ³						
Total square metres	251	0	24	1 565	24	-98,5
Total value at current prices (R'000)	1 578	41	101	3 631	142	-96,1
Total value of additions and alterations at current prices (R'000)	3 950	1 201	347	8 079	1 548	-80,8
Total value of buildings reported as completed at current prices (R'000)	17 558	24 295	36 260	36 415	60 555	+66,3

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

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

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

Table 30 - Buildings reported as completed to municipalities by type of building and province: Limpopo

Type of building	February 2004	January 2005	February 2005	January 2004 to February 2004	January 2005 to February 2005	Percentage change between January 2004 to February 2004 and January 2005 to February 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	470	9	12	479	21	-95,6
Total square metres	19 010	562	726	19 579	1 288	-93,4
Total value at current prices (R'000)	5 947	1 233	1 571	6 958	2 804	-59,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	42	20	22	58	42	-27,6
Total square metres	7 751	3 918	4 066	12 182	7 984	-34,5
Total value at current prices (R'000)	13 114	8 199	8 128	20 902	16 327	-21,9
Flats and townhouses						
Number of flats and townhouses	17	0	1	22	1	-95,5
Total square metres	2 755	0	181	3 668	181	-95,1
Total value at current prices (R'000)	3 856	0	253	5 027	253	-95,0
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	22 917	9 432	9 952	32 887	19 384	-41,1
Non-residential buildings						
Office and banking space						
Total square metres	874	0	0	874	0	..
Total value at current prices (R'000)	1 263	0	0	1 263	0	..
Shopping space						
Total square metres	413	0	112	413	112	-72,9
Total value at current prices (R'000)	578	0	246	578	246	-57,4
Industrial and warehouse space						
Total square metres	0	0	2 358	0	2 358	..
Total value at current prices (R'000)	0	0	5 188	0	5 188	..
Other non-residential space ²						
Total square metres	794	0	0	794	0	..
Total value at current prices (R'000)	1 111	0	0	1 111	0	..
Total value of non-residential buildings at current prices (R'000)	2 952	0	5 434	2 952	5 434	+84,1
Additions and alterations						
Dwelling-houses						
Total square metres	2 093	676	899	4 219	1 575	-62,7
Total value at current prices (R'000)	3 099	1 328	1 715	6 264	3 043	-51,4
Other buildings ³						
Total square metres	570	0	958	737	958	+30,0
Total value at current prices (R'000)	798	0	1 360	1 065	1 360	+27,7
Total value of additions and alterations at current prices (R'000)	3 897	1 328	3 075	7 329	4 403	-39,9
Total value of buildings reported as completed at current prices (R'000)	29 766	10 760	18 461	43 168	29 221	-32,3

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

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

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

Table 31 - Subsidised low-cost dwelling-houses completed or under construction² by province¹

Province	Year	Number of subsidised dwelling-houses completed or under construction ¹	Square metres ³	Value of low-cost dwelling-houses R'000 ³
Western Cape	2002	19 534	531 116	168 852
	2003	16 926	507 780	247 187
Eastern Cape	2002	46 700	1 575 675	473 806
	2003	35 005	1 050 150	511 213
Northern Cape	2002	5 189	164 906	68 078
	2003	4 354	130 620	63 586
Free State	2002	8 617	348 492	154 121
	2003	14 848	445 440	216 840
KwaZulu-Natal	2002	21 958	831 349	234 041
	2003	31 372	941 160	458 157
North West	2002	21 309	630 115	210 439
	2003	13 809	414 270	201 667
Gauteng	2002	29 939	991 571	321 943
	2003	42 862	1 285 860	625 957
Mpumalanga	2002	19 883	660 505	253 931
	2003	21 336	640 080	246 079
Limpopo	2002	15 382	605 877	183 769
	2003	15 596	467 880	227 764
South Africa	2002	188 511	6 339 606	2 068 980
	2003	196 108	5 883 240	2 798 450

¹ Source: Provincial Governments co-ordinated by the National Department of Housing.

² As soon as building commences, dwelling-houses are recorded as completed or under construction.

³ Estimates.

Explanatory notes

Introduction	<p>1 Statistics South Africa (Stats SA) conducts a monthly building statistics survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).</p> <p>2 In order to improve timeliness of the publication, some information for the current month has been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.</p>
Purpose of the survey	<p>3 The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimation of the Gross Domestic Product (GDP) and are extensively used by the private sector.</p>
Scope of the survey	<p>4 This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> • passing of building plans; and • final inspection of completed buildings.
Classification	<p>5 Building activities is classified in division 5 according to the 1993 edition of the <i>Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02</i>. The <i>SIC</i> is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities (ISIC)</i> with suitable adaptations for local conditions.</p>
Statistical unit	<p>6 The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.</p>
Survey methodology and design	<p>7 Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. An annual survey of the remaining municipalities is conducted regarding buildings completed. The monthly survey represents approximately 90 percent of the total value of buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by mail, fax and telephone.</p> <p>According to the municipalities, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).</p>
Constant prices	<p>8 The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is currently 2000. The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the 'lump sum domestic buildings' as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i>. In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.</p> <p>9 The value of buildings completed at constant prices is obtained by deflating the values at current prices with the price index which is used to calculate building plans passed at constant prices (see paragraph 8). Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices which prevailed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 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.</p>

Seasonal adjustment	10	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.
	11	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	12	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Revised figures	13	Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest month are therefore preliminary. Data are edited at municipal level.
	14	Once a year the annual statistical release P5041.3 is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision for 2003 where applicable.
Related publications	15	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> • P5041.3: <i>Selected building statistics of the private sector as reported by local government institutions</i> issued annually. • P9101.2: <i>Actual and expected expenditure on construction by the public sector per statistical region</i> issued annually. • <i>Bulletin of Statistics</i> issued quarterly. • <i>South African Statistics</i> issued annually.
Unpublished statistics	16	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures	17	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	18	Stats SA's pre-release policy may be inspected at its website, www.statssa.gov.za
Symbols and abbreviations	19	.. 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

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units, each with at least one living-room together with a kitchen and bathroom, conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
Local government institutions	Local government institutions include – <ul style="list-style-type: none"> • District municipalities; • Metropolitan municipalities; and • Local municipalities.
Municipality	Municipality is a generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. A municipality is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
District municipality	District municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Metropolitan municipality	Metropolitan municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Local municipality	Local municipality means municipalities that share municipal executive and legislative authority in its areas with a district municipality within whose area it falls, that is described in section 155(1) of the constitution as a category B municipality.
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include institutions for the disabled, boarding houses, old people’s homes, hostels, hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>
Reference period	Reference period is one calendar month.

Residential buildings

Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.

Townhouses

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

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