

Building statistics

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

Actual estimates at current prices	January 1999	January 2000	% change between January 1999 and January 2000	% change between November 1998 to January 1999 and November 1999 to January 2000	Difference in value of plans passed between January 1999 and January 2000
	R million	R million			

					R million
Residential buildings					
Dwelling-houses	320,2	430,9	+34,6	+19,3	+110,1
Flats and townhouses	81,8	74,8	-8,6	+9,5	-7,0
Total 1/	402,8	519,1	+28,9	+20,0	+116,3
Non-residential buildings	224,1	213,6	-4,7	-9,7	-10,5
Additions and alterations	275,3	340,1	+23,5	+13,8	+64,8
Total	902,2	1 072,8	+18,9	+9,4	+170,6

Actual estimates at constant 1995 prices	January 1999 R million	January 2000 R million	% change between January 1999 and January 2000	% change between November 1998 to January 1999 and November 1999 to January 2000	Difference in value of plans passed between January 1999 and January 2000 R million
Residential buildings					
Dwelling-houses	257,6	330,2	+28,2	+14,1	+72,6
Flats and townhouses	65,8	57,3	-12,9	+4,9	-8,5

Total <u>1/</u>	324,1	397,8	+22,7	+14,8	+73,7
Non-residential buildings	180,3	163,7	-9,2	-13,5	-16,6
Additions and alterations	221,5	260,6	+17,7	+8,9	+39,1
Total	725,9	822,1	+13,3	+4,7	+96,2

1/ Total includes dwelling-houses, flats and townhouses and other residential buildings

Key findings regarding building plans passed for month ended January 2000

Real value of building plans passed increases

The real value of building plans passed during January 2000 increased by 13,3% (R96,2 million) to R822,1 million compared with January 1999. Increases in the total real value of building plans passed were reported by six of the nine provinces. Real increases were reported for dwelling-houses (+R72,6 million), additions and alterations (+R39,1 million) and other residential buildings (+R9,6 million). Large increases in the real value of dwellings-houses passed were reported by Gauteng (+R47,0 million), Western Cape (+R15,1 million) and KwaZulu-Natal (+R9,5 million). However, between January 1999 and January 2000 decreases in the real value of building plans passed were reported for non-residential buildings (-R16,6 million) and flats and townhouses (-R8,5 million).

The largest provincial contributor to the increase of 13,3% in the total real value of building plans passed was Gauteng (+9,9 percentage points), followed by KwaZulu-Natal (+1,8 percentage points) and Northern Province (+1,2 percentage points) (cf. table A). Gauteng reported large increases in the real value of building plans passed for residential buildings (29,1% or R37,5 million) and additions and alterations (+57,9% or R36,9 million) between January 1999 and January 2000.

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

	Percentage contribution to the total real value of plans	% change between January 1999 and January	Contribution (percentage points) to the percentage	Difference in total real value of plans passed between
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Province	passed during January 1999 (weights)	2000	change in the real value of plans passed <u>1/</u>	January 1999 and January 2000 R million
Gauteng	35,7	+27,8	+9,9	+72,2
KwaZulu-Natal	16,7	+10,9	+1,8	+13,2
Northern Province	2,7	+44,8	+1,2	+8,8
Mpumalanga	3,2	+34,8	+1,1	+8,1
Western Cape	27,8	+3,6	+1,0	+7,4
North West	3,2	+11,1	+0,4	+2,6
Eastern Cape	4,6	-3,2	-0,1	-1,1
Northern Cape	1,9	-42,3	-0,8	-5,8
Free State	4,1	-31,1	-1,3	-9,2
Total	100,0	+13,3	+13,3	+96,2

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

The real value of building plans passed for dwelling-houses increased by 28,2% (+R72,6 million) to R330,2 million between January 1999 and January 2000. Increases were reported by six of the nine provinces. The largest provincial contributors to the increase of 28,2% in the real value of building plans passed for dwelling-houses were Gauteng (+50,9% or R47,0 million), KwaZulu-Natal (+36,2% or R9,5 million) and Western Cape (+21,0% or R15,1 million). The real value of plans passed for dwelling-houses larger than 81 square metres increased by 36,4% (+R72,8 million) to R272,8 million, whereas the real value of plans passed for dwelling-houses smaller than 81 square metres decreased slightly (-0,5% or R0,3 million) to R57,4 million during the above-mentioned period.

The real value of building plans passed for additions and alterations increased by 17,7% (+R39,1 million) to R260,6 million between January 1999 and January 2000. Real increases were reported by seven of the nine provinces. Large increases in the real value of plans passed for additions and alterations were reported by Gauteng (+57,9% or R36,9 million) and Western Cape (+17,7% or R39,1 million). The approval of building plans for additions and alterations of a shopping centre and industrial space by Boksburg during January 2000 mainly contributed to the increase of 57,9% as reported by Gauteng.

The real value of other residential plans passed increased by R9,6 million to R10,3 million between January 1999 and January 2000. The approval of plans for a holiday resort in the Northern Province and a hotel in North West during January 2000 contributed mainly to the increase in the real value of plans passed for other residential buildings.

The real value of plans passed for flats and townhouses decreased by 12,9% (-R8,5 million) to R57,3 million between January 1999 and January 2000. Real decreases were reported by four of the nine provinces. The largest provincial contributors to the decrease of 12,9% in the real value of plans passed for flats and townhouses were Western Cape (-54,7% or R10,4 million) and Gauteng (-27,5% or R9,9 million). The number of plans passed for flat and townhouse units decreased by 33,3% (-249) to 498 during the above-mentioned period. Large decreases in the number of plans passed for flat and townhouse units were reported by Gauteng (-306) and Western Cape (-72).

The real value of non-residential building plans passed decreased by 9,2% (-R16,6 million) to R180,3 million between January 1999 and January 2000. Decreases were reported by eight of the nine provinces. The main contributor to the decrease of 9,2% in the total real value of non-residential building plans passed was Western Cape (-30,4% or R16,4 million). The Western Cape reported a large decrease in the real value of plans passed for shopping space (-54,2% or R14,2 million).

Key figures regarding buildings completed for the month ended January 2000

Actual estimates at current prices	January 1999 R million	January 2000 R million	% change between January 1999 and January 2000	% change between November 1998 to January 1999 and November 1999 to January 2000	Difference in value of buildings completed between January 1999 and January 2000 R million
Residential buildings					

Dwelling-houses	249,9	227,2	-9,1	-5,0	-22,7
Flats and townhouses	44,1	56,8	+28,8	-13,1	+12,7
Total <u>1/</u>	303,8	304,9	+0,4	-8,3	+1,1
Non-residential buildings	194,6	165,8	-14,8	+13,5	-28,8
Additions and alterations	186,0	169,6	-8,8	+2,0	-16,4
Total	684,4	640,3	-6,4	0,0	-44,1

Actual estimates at constant 1995 prices	January 1999 R million	January 2000 R million	% change between January 1999 and January 2000	% change between November 1998 to January 1999 and November 1999 to January 2000	Difference in value of buildings completed between January 1999 and January 2000 R million
Residential buildings					
Dwelling-houses	207,8	178,2	-14,2	-10,9	-29,6
Flats and townhouses	38,0	45,7	+20,3	-18,8	+7,7
Total <u>1/</u>	254,1	240,7	-5,3	-14,1	-13,4
Non-residential buildings	170,4	137,8	-19,1	+8,2	-32,6
Additions and alterations	160,0	136,4	-14,8	-4,6	-23,6

Total	584,5	515,0	-11,9	-5,6	-69,5
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1/ Total includes dwelling-houses, flats and townhouses and other residential buildings

Key findings regarding buildings completed for the month ended January 2000

Real value of buildings completed decreases

The real value of buildings completed during January 2000 decreased by 11,9% (-R69,5 million) to R515,0 million compared with January 1999. Decreases in the total real value of buildings completed were reported by eight of the nine provinces. Real decreases were reported for non-residential buildings (-19,1% or R32,6 million), additions and alterations (-14,8% or R23,6 million) and dwelling-houses (-14,2% or R29,6 million). The largest provincial contributors to the decrease of 19,1% in the real value of non-residential buildings completed were Eastern Cape (-89,2% or R16,5 million), North West (-77,7% or R7,2 million) and Western Cape (-34,2% or R14,9 million).

The largest provincial contributors to the annual decrease of 11,9% in the total real value of buildings completed were KwaZulu-Natal (-5,4 percentage points), Eastern Cape (-4,0 percentage points) and North West (-2,3 percentage points) (cf. table B). KwaZulu-Natal reported real decreases for residential buildings (-51,9% or R24,3 million) and additions and alterations (-19,6% or R7,5 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 (weights)	% change between January 1999 and January 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed <u>1/</u>	Difference in total real value of buildings completed between January 1999 and January 2000 R million
KwaZulu-Natal	20,5	-26,2	-5,4	-31,3
Eastern Cape	9,2	-43,6	-4,0	-23,4
North West	4,8	-47,5	-2,3	-13,5

Free State	3,8	-27,0	-1,0	-6,0
Mpumalanga	4,7	-18,3	-0,9	-5,1
Western Cape	27,5	-2,8	-0,8	-4,5
Northern Province	1,0	-38,5	-0,4	-2,3
Northern Cape	1,5	-19,2	-0,3	-1,7
Gauteng	27,0	+11,5	+3,1	+18,1
Total	100,0	-11,9	-11,9	-69,5

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

The real value of non-residential buildings completed decreased by 19,1% (-R32,6 million) to R137,8 million between January 1999 and January 2000. Decreases were reported by five of the nine provinces. The largest provincial contributor to the decrease of 19,1% in the real value of buildings completed were Eastern Cape (-89,2% or R16,5 million), North West (-77,7% or R7,2 million) and Western Cape (-34,2% or R14,9 million). Decreases in the real value of non-residential buildings completed were reported for schools and hospitals (-88,8% or R4,7 million), churches, sport and recreational clubs (-86,6% or R10,8 million), all other space (-51,3% or R9,4 million), office and banking space (-26,3% or R15,9 million) and shopping space (-1,8% or 0,5 million). However, the real value of industrial and warehouse space completed increased by 19,0% (+R8,7 million) to R54,1 million during the above-mentioned period.

The real value of additions and alterations completed decreased by 14,8% (-R23,6 million) to R136,4 million between January 1999 and January 2000. Decreases were reported by seven of the nine provinces. The largest provincial contributors to the decrease of 14,8% in the real value of additions and alterations completed were Eastern Cape (-42,0% or R4,7 million), KwaZulu-Natal (-19,6% or R7,5 million) and Gauteng (-18,1% or R7,3 million).

The real value of dwelling-houses completed decreased by 14,2% (-R29,6 million) to R178,2 million between January 1999 and January 2000. Real decreases were reported by seven of the nine provinces. The largest provincial contributors to the decrease of 14,2% in the real value of dwelling-houses completed were KwaZulu-Natal (-40,4% or R13,0 million), Eastern Cape (-36,1% or R7,8 million) and Western Cape (-17,4% or R10,2 million). The real value of completed dwelling-houses larger than 81square metres decreased by 15,8% (-R25,4 million) to R135,2 million, whereas the real value of

completed dwelling-houses smaller than 81 square metres decreased by 8,8% (-R4,1 million) to R43,0 million during the above-mentioned period.

Notes

Forthcoming issues	Issue	Expected release date
	February 2000	19 April 2000
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the RDP housing program in South Africa.	
New questionnaire	In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey. The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa’s National Accounts and the composite business cycle indicators. The Building Statistics Sample Survey collects the numbers, square metre and value of building plans passed and buildings completed regarding: ◦ residential buildings; ◦ non-residential buildings; and ◦ additions and alterations.	

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999*	17 181 171	4 060 328	886 999	139 709	478 472	3 141 719	456 847	7 117 767	561 191	338 135
		1999-Jan*	902 231	250 585	41 525	16 964	36 954	150 944	29 314	322 529	29 102	24 311
		1999-Dec*	1 078 409	249 263	59 253	15 158	32 494	171 810	25 758	480 171	31 294	13 208
		2000-Jan	1 072 818	272 684	42 212	10 276	26 743	175 735	34 203	432 832	41 182	36 951
Residential buildings 1/	Value (R1 000)	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 455
		1999*	6 949 731	1 813 355	351 338	39 869	235 924	758 539	268 190	3 031 720	278 931	171 861
		1999-Jan*	402 838	113 235	21 864	3 389	23 004	40 508	13 847	160 114	15 776	11 097
		1999-Dec*	511 231	125 165	25 878	5 486	16 579	49 344	16 037	248 273	16 128	8 341
		2000-Jan	519 100	126 341	22 085	1 917	14 955	60 310	24 491	217 058	28 711	23 232
Dwelling-houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999*	66 160	14 508	6 015	381	3 787	5 164	3 606	27 803	2 781	2 115
		1999-Jan*	3 863	1 048	528	32	641	231	143	975	143	122
		1999-Dec*	3 437	685	158	40	197	235	88	1 830	128	76
		2000-Jan	3 561	797	170	10	133	269	201	1 727	180	74
	Value (R1 000)	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
		1999*	5 610 039	1 459 735	320 983	38 129	207 171	590 404	246 954	2 391 044	209 305	146 310
		1999-Jan*	320 236	89 473	20 259	3 227	21 688	32 610	13 410	114 770	15 389	9 405
		1999-Dec*	391 558	92 759	16 993	5 186	14 219	36 273	15 887	189 133	12 923	8 185
		2000-Jan	430 905	113 699	19 981	1 917	13 839	46 649	19 260	181 784	17 850	15 926

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1999*	49 309	10 156	5 164	288	2 878	3 406	2 619	21 317	1 956	1 525
		1999-Jan*	2 681	737	491	23	544	104	68	551	79	84
		1999-Dec*	2 302	413	95	27	137	105	31	1 376	70	48
		2000-Jan	2 223	444	106	2	55	134	124	1 211	110	37
	Value (R1 000)	1998	1 667 757	264 037	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
		1999*	1 413 364	259 360	152 984	19 770	77 842	136 902	101 313	563 905	59 101	42 184
		1999-Jan*	71 667	15 944	12 838	1 996	10 362	5 188	3 038	17 945	1 416	2 937
		1999-Dec*	86 313	13 469	4 755	2 542	3 543	6 724	1 427	49 684	2 493	1 676
		2000-Jan	74 890	15 058	5 566	149	2 918	7 845	6 242	31 027	3 265	2 820
Non-residential	Number	1998	3 345	1 172	197	72	124	512	145	873	135	115
		1999*	2 738	894	186	39	127	308	118	811	185	70
		1999-Jan	174	56	7	6	12	28	12	34	11	8
		1999-Dec*	215	48	11	3	8	25	7	52	58	3
		2000-Jan	138	42	3	4	4	24	3	44	8	6
	Value (R1 000)	1998	5 562 553	1 076 425	190 118	51 624	185 052	664 004	119 775	2 867 644	281 862	126 044
		1999*	5 500 346	842 593	125 934	27 635	102 484	1 608 598	84 238	2 460 027	145 357	103 477
		1999-Jan	224 096	67 270	2 232	9 366	6 293	38 772	3 743	83 322	4 282	8 811
		1999-Dec*	245 200	30 430	7 560	1 976	5 044	66 119	4 793	122 184	5 771	1 323
		2000-Jan	213 586	49 169	1 940	1 384	419	63 782	1 399	84 637	2 531	8 325

Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999*	4 731 092	1 404 379	409 726	72 205	140 063	774 581	104 418	1 626 019	136 902	62 796
		1999-Jan*	275 296	70 079	17 427	4 208	7 656	71 663	11 723	79 092	9 042	4 403
		1999-Dec*	321 978	93 668	25 815	7 696	10 871	56 347	4 928	109 714	9 395	3 544
		2000-Jan	340 132	97 174	18 187	6 975	11 369	51 643	8 313	131 137	9 940	5 394

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998	11 641 571	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 572 239	482 866	200 567
		1999*	10 027 081	2 775 572	608 739	125 767	338 137	1 652 232	328 018	3 632 441	461 969	104 203
		1999-Jan*	684 447	188 453	62 763	10 195	25 898	139 872	33 217	184 857	32 251	6 936
		1999-Dec*	677 023	125 973	30 277	6 001	33 270	132 941	23 931	278 545	36 138	9 947
		2000-Jan	640 281	194 665	37 904	8 644	20 281	109 151	18 624	218 793	27 634	4 585
Residential buildings 1/	Value (R1 000)	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
		1999*	4 833 621	1 387 560	317 928	61 229	142 516	555 122	182 723	1 969 848	140 496	76 194
		1999-Jan	303 836	80 013	28 610	6 109	15 802	55 722	16 660	84 373	12 650	3 894
		1999-Dec*	345 372	79 534	16 589	1 405	6 118	53 818	17 162	156 754	4 252	9 740
		2000-Jan	304 878	95 392	27 419	2 596	11 077	28 612	13 932	112 615	9 030	4 205
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1999*	65 263	22 516	5 826	2 450	2 928	3 593	2 165	22 728	1 910	1 147
		1999-Jan	2 935	528	582	231	69	226	243	785	121	150
		1999-Dec*	2 624	591	104	13	203	196	154	995	36	332
		2000-Jan	2 940	969	189	16	263	184	107	1 049	97	66
	Value (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999*	3 499 860	1 000 343	267 176	53 675	109 505	410 459	152 644	1 333 401	107 854	64 799
		1999-Jan	249 936	70 287	26 083	5 713	8 307	38 699	14 364	70 577	12 008	3 894
		1999-Dec*	243 595	60 116	12 975	1 405	6 118	35 467	16 042	97 583	4 149	9 740
		2000-Jan	227 171	61 547	17 657	1 670	10 082	24 463	9 301	92 245	6 001	4 205

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999*	54 967	19 074	5 205	2 392	2 560	2 191	1 687	19 480	1 471	907
		1999-Jan	2 030	234	504	224	43	49	199	576	62	139
		1999-Dec*	1 953	390	63	8	195	83	116	773	19	306
	2000-Jan	2 271	735	143	12	247	93	81	829	76	55	
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999*	1 091 915	205 340	150 053	42 960	60 742	99 519	73 341	394 198	39 310	26 448
		1999-Jan	56 685	6 868	13 312	4 615	2 707	3 396	6 529	15 149	2 029	2 075
1999-Dec*		68 920	10 553	4 467	711	4 891	5 508	4 266	32 845	431	5 248	
2000-Jan	54 786	9 416	7 047	833	6 592	5 457	3 891	17 051	2 694	1 805		
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999*	1 793	770	109	30	60	263	93	351	91	26
		1999-Jan*	143	57	21	2	4	18	8	25	6	2

		1999-Dec*	111	35	5	1	6	28	6	24	6	-
		2000-Jan	130	63	3	2	4	27	5	23	3	-
Value	1998		3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
(R1 000)	1999*		2 754 768	658 253	120 118	28 455	72 893	534 849	69 585	1 008 532	243 067	19 012
	1999-Jan*		194 584	49 729	21 102	547	4 179	39 421	10 646	53 912	14 635	410
	1999-Dec*		191 283	11 688	6 984	1 596	9 685	42 450	945	89 625	28 310	-
	2000-Jan		165 810	34 480	2 393	1 245	670	42 093	2 497	65 432	17 000	-
Additions and alterations	Value	1998	2 204 883	580 310	182 366	56 875	93 511	568 080	58 878	592 844	62 481	9 534
	(R1 000)	1999*	2 438 691	729 758	170 692	36 081	122 728	562 261	75 708	654 060	78 404	8 996
		1999-Jan	186 026	58 710	13 050	3 539	5 916	44 729	5 910	46 572	4 965	2 631
		1999-Dec*	140 368	34 751	6 704	3 000	17 467	36 673	5 824	32 166	3 576	207
		2000-Jan	169 593	64 793	8 092	4 803	8 534	38 446	2 195	40 746	1 604	380

1/ Including subsidised dwelling-houses

Table 3 - Summary of building statistics in South Africa

Item	Building plans passed			Buildings completed		
	January			January		
	2000	1999	Percentage change	2000	1999	Percentage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	430,9	320,2	+34,6	227,2	249,9	-9,1
Flats and townhouses	74,8	81,8	-8,6	56,8	44,1	+28,8
Total 1/	519,1	402,8	+28,9	304,9	303,8	+0,4
Non-residential buildings	213,6	224,1	-4,7	165,8	194,6	-14,8
Additions and alterations	340,1	275,3	+23,5	169,6	186,0	-8,8
Total	1 072,8	902,2	+18,9	640,3	684,4	-6,4

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	330,2	257,6	+28,2	178,2	207,8	-14,2
Flats and townhouses	57,3	65,8	-12,9	45,7	38,0	+20,3
Total 1/	397,8	324,1	+22,7	240,7	254,1	-5,3
Non-residential buildings	163,7	180,3	-9,2	137,8	170,4	-19,1
Additions and alterations	260,6	221,5	+17,7	136,4	160,0	-14,8
Total	822,1	725,9	+13,3	515,0	584,5	-11,9

1/ Including "Other"

Table 4 - Actual value of building plans passed at current prices

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 198	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 594	1 605	1 851	1 463	1 209
		1999	17 181	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 759	1 078
		2000		1 073											
Residential buildings	R million	1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999	6 950	403	509	648	506	515	571	645	619	608	676	739	511
		2000		519											
Non-residential buildings	R million	1998	5 563	409	385	424	459	483	579	468	474	478	567	469	367
		1999	5 500	224	400	1 380	311	273	667	460	388	314	340	498	245
		2000		214											
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 731	275	286	412	327	400	400	433	413	492	448	522	322
		2000		340											

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

Total	R million	1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 518	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 370	830
		2000		822											
Residential buildings	R million	1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 464	324	405	515	400	407	450	506	485	475	528	575	393
		2000		398											
Non-residential buildings	R million	1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 335	180	319	1 097	246	215	525	360	305	245	266	388	189
		2000		164											
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 719	221	228	328	258	316	315	340	324	385	350	407	248
		2000		261											

Table 6 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 027	684	837	884	730	733	814	974	877	893	830	1 094	677
		2000		640											
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 834	304	387	417	356	367	411	455	434	480	406	471	345
		2000		305											
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 755	195	213	244	180	195	257	258	201	197	203	421	191
		2000		166											
Additions and alterations	R million	1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 439	186	237	223	193	171	146	261	242	216	221	203	140
		2000		170											

Table 7 - Actual value of buildings completed at constant 1995 prices

Total	R million	1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	651
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		1999	8 321	584	709	746	613	614	680	809	719	730	675	893	54:
		2000		515											
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	3 923	254	321	344	293	300	335	370	349	386	324	374	274
		2000		241											
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 365	170	186	212	156	169	222	222	172	168	172	355	161
		2000		138											
Additions and alterations	R million	1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 032	160	203	190	164	145	122	217	199	176	179	164	113
		2000		136											

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 512	1 438	1 551	1 521	1 529	1 495	1 603	1 534	1 537	1 601	1 297	1 586
At current prices		1999	1 194	1 253	2 313	1 173	1 254	1 485	1 434	1 378	1 341	1 260	1 553	1 412
		2000		1 426										
At constant 1995 prices	R million	1998	1 299	1 233	1 325	1 289	1 293	1 256	1 333	1 263	1 253	1 299	1 045	1 280
		1999	961	1 001	1 841	927	993	1 166	1 125	1 083	1 048	984	1 205	1 084
		2000		1 094										
Residential buildings	R million	1998	668	649	799	703	662	674	694	654	682	678	574	617
At current prices		1999	546	509	642	518	522	550	565	584	586	562	679	705
		2000		711										
At constant 1995 prices	R million	1998	573	555	685	596	558	566	577	538	558	550	463	497
		1999	438	406	514	410	411	432	444	459	459	439	528	541
		2000		543										

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

Total	R million	1998	977	954	1 012	928	842	1 118	979	864	1 211	1 082	801	860
At current prices		1999	830	888	865	785	775	811	882	881	879	740	903	766
		2000		776										
At constant 1995 prices	R million	1998	887	862	905	819	748	991	859	768	1 064	945	690	738
		1999	707	754	729	652	650	677	730	731	720	603	737	618
		2000		623										
Residential buildings	R million	1998	495	446	693	497	437	591	537	420	511	470	417	460
At current prices		1999	394	431	418	387	364	404	410	430	439	381	384	389
		2000		395										
At constant 1995 prices	R million	1998	440	395	615	434	381	513	464	362	439	400	354	391
		1999	329	360	345	318	298	328	333	347	353	304	305	308
		2000		311										

Table 10 - Total building plans passed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/				Flats			Townhouses			Total 2/
	No.	2	R1 000		No. of	2	R1 000	No. of	2	R1 000	R1 000
		m			units	m		units	m		
1998	80 729	6 018 907	5 988 484	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493	
1999*	66 160	5 206 135	5 610 039	1 917	162 061	197 492	6 660	726 745	952 675	6 949 73:	

1999-Jan.*	3 863	311 267	320 236	342	18 366	25 051	405	43 542	56 750	402 831
-Dec.*	3 437	332 499	391 558	16	3 041	5 508	518	57 482	75 185	511 231
2000-Jan.	3 561	361 045	430 905	67	6 268	9 575	431	47 132	65 176	519 100

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

Year and month	B. Non-Residential buildings												C. Additions and alterations						Total A, B and C														
	Office space						Shopping space						Industrial and warehouse space							Total 2/	Dwelling-houses						Total 2/						
	2		R1 000				2		R1 000				2		R1 000						R1 000		2		R1 000				2		R1 000		
m	R1 000					m	R1 000					m	R1 000					R1 000		m	R1 000					m	R1 000					R1 000	
1998	911 463	1 362 559	1 046 152	1 777 007	1 437 522	1 684 199	5 562 553	2 636 605	2 773 436	3 788 977	4 560 662	18 197 708																					
1999*	1 120 720	1 747 032	754 659	1 683 472	873 808	1 074 957	5 500 346	2 773 124	3 082 525	3 782 477	4 731 092	17 181 171																					
1999-Jan.*	19 240	27 107	57 502	68 904	64 769	85 976	224 096	163 419	172 155	227 074	275 296	902 231																					
-Dec.*	68 422	113 158	16 795	22 640	53 679	68 932	245 200	197 501	226 112	259 693	321 978	1 078 409																					
2000-Jan.	39 263	67 350	31 555	49 456	45 140	56 792	213 586	188 470	218 236	271 997	340 132	1 072 818																					

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998	16 727	766 656	2 329	246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242
1999*	6 781	725 335	1 513	212 650	950 585	233 581	113 330	191 765	590 004	578 598	954 134	2 494 723
1999-Jan.	293	48 251	48	11 170	59 422	10 810	20 593	7 257	41 618	37 010	51 851	152 892
-Dec.*	439	42 478	26	5 304	47 782	6 456	5 397	7 777	21 469	39 203	56 620	125 871
2000-Jan.	329	58 594	70	9 834	69 330	492	628	21 896	29 751	40 032	59 147	158 228
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999	2 849	236 949	385	58 058	298 707	120 324	28 871	97 777	319 753	236 752	499 627	1 118 087
1999-Jan.	113	13 248	32	4 772	18 020	500	2 600	3 130	16 806	17 167	49 795	84 622
-Dec.	131	14 794	53	7 840	22 634	33 200	4 300	12 250	50 331	19 244	36 694	109 659
2000-Jan.	177	18 458	55	8 480	26 938	32 000	7 091	11 000	50 672	20 170	35 087	112 697
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 053 903	651 227	449 829	789 965	2 120 244	792 907	1 417 458	5 591 606
1999	21 620	1 503 354	1 719	250 288	1 817 441	908 917	126 105	470 069	2 047 749	814 092	1 179 385	5 044 575
1999-Jan.*	742	73 588	108	17 738	91 878	11 554	10 936	41 130	69 068	43 203	60 786	221 733
-Dec.	1 491	112 708	161	20 434	139 571	60 634	0	26 811	104 074	50 579	75 779	319 424
2000-Jan.	1 395	113 194	97	18 321	131 515	23 040	23 325	13 141	74 372	55 513	104 612	310 499
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747
1999-Jan.	159	29 998	386	26 283	56 282	75	10 583	2 673	14 254	10 505	14 547	85 084
-Dec.	266	64 918	170	30 909	97 195	3 460	747	7 516	12 508	21 839	27 015	136 718
2000-Jan.	283	61 529	93	15 566	77 095	2 874	580	3 328	7 282	14 958	21 414	105 791
Bloemfontein												
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 83

1999	1 391	64 859	173	16 572	84 737	23 120	3 743	6 289	41 713	43 548	70 039	196 49
1999-Jan.*	68	5 566	5	341	5 907	0	550	540	1 809	2 437	4 981	12 697
-Dec.*	69	7 119	35	2 360	9 479	0	0	0	2 360	3 759	4 550	16 389
2000-Jan.	52	5 611	14	1 116	6 727	0	0	0	0	3 359	6 440	13 167

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 12 - Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2	R1 000	No. of units	2	R1 000	No. of units	2	R1 000		R1 000
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999*	65 263	3 850 154	3 499 860	1 852	162 034	197 916	6 183	683 559	885 730	4 833 621	
1999-Jan.*	2 935	251 032	249 936	115	7 952	13 860	215	24 427	30 280	303 836	
-Dec.*	2 624	218 979	243 595	13	1 345	1 345	396	67 691	84 594	345 372	
2000-Jan.	2 940	217 003	227 171	219	14 159	18 261	489	34 025	38 588	304 878	

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

Year and month	B. Non-Residential buildings								C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/			
	2	R1 000	2	R1 000	2	R1 000		2	R1 000	2	R1 000		
	m		m		m			m		m			
Total													
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 207 919	1 264 415	1 906 313	2 204 883	11 641 571	
1999*	443 158	695 779	413 463	614 602	842 553	995 554	2 754 768	1 410 003	1 479 368	2 077 868	2 438 691	10 027 081	
1999-Jan. *	60 142	69 061	23 094	32 563	47 485	51 917	194 584	114 693	116 310	159 807	186 026	684 447	
-Dec. *	12 523	17 738	28 590	32 948	88 429	132 769	191 283	89 187	95 583	121 553	140 368	677 023	
2000-Jan.	34 492	53 623	26 431	33 698	68 399	65 099	165 810	105 697	120 523	133 470	169 593	640 281	

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 13 - Buildings completed according to type of building and selected area

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town												
1998	3 107	433 987	1 856	231 844	801 105	212 541	12 240	139 679	389 962	207 880	375 787	1 566 855
1999*	16 157	509 497	1 658	217 347	791 862	173 856	30 131	181 681	401 140	267 926	474 208	1 667 210
1999-Jan.*	195	28 953	17	2 840	31 794	19 947	10 703	4 575	37 575	19 423	36 629	106 000
-Dec.*	429	31 576	115	15 161	46 737	2 369	587	5 020	8 741	13 101	21 708	77 18

2000-Jan.		269	23 425	66	9 913	51 249	3 219	0	17 722	22 061	23 667	40 074	113 38
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Dubran

1998		1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999		2 148	233 734	648	74 300	315 650	15 646	50 699	170 725	252 377	261 866	482 934	1 050 962
1999-Jan.		168	22 673	115	15 805	38 478	0	6 605	9 766	16 441	18 071	35 131	90 051
-Dec.		131	17 797	36	4 149	21 946	920	12 480	25 722	39 364	24 863	32 462	93 772
2000-Jan.		123	15 120	36	4 149	19 269	850	10 280	24 822	37 594	23 572	34 740	91 603

Witwatersrand

1998		13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999		20 120	916 301	2 268	302 190	1 281 785	193 925	89 611	345 412	745 016	359 230	586 116	2 612 918
1999-Jan.*		660	51 100	50	7 099	58 200	9 156	5 184	25 864	43 509	32 559	42 057	143 766
-Dec.		842	63 982	32	12 061	79 836	5 359	2 702	70 130	82 084	20 408	27 658	189 578
2000-Jan.		975	72 125	325	17 886	90 011	33 184	18 953	5 635	62 838	31 286	35 563	188 412

Pretoria

1998		2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	18 578	25 670	780 217
1999		1 749	366 001	1 162	212 643	632 651	46 871	133 096	34 065	227 715	22 447	38 739	899 106
1999-Jan.		97	16 557	61	6 695	23 252	7 163	0	0	10 366	1 280	3 374	36 993
-Dec.		126	31 016	149	43 317	74 333	5 911	811	0	7 541	1 636	2 100	83 974
2000-Jan.		61	17 524	43	1 997	19 521	621	0	1 473	2 594	1 864	2 978	25 093

Bloemfontein

1998		560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999		1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Jan.		47	6 349	0	0	6 349	1 569	0	160	3 729	3 465	4 920	14 999
-Dec.		99	2 236	0	0	2 236	0	8 749	111	8 860	944	13 138	24 234
2000-Jan.		122	4 474	0	0	4 474	0	0	0	0	4 753	6 120	10 594

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	² m	R1 000	Number	² m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999*	66 160	5 206 135	5 610 039	65 263	3 850 154	3 499 860
1999-Jan.*	3 863	311 267	320 236	2 935	251 032	249 936
-Dec.*	3 437	332 499	391 558	2 624	218 979	243 595
2000-Jan.	3 561	361 045	430 905	2 940	217 003	227 171
Dwelling-houses equal to or larger than 81 m ²						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999*	16 851	3 362 870	4 196 675	10 296	2 062 328	2 407 945
1999-Jan.*	1 182	210 873	248 568	905	170 066	193 250
-Dec.*	1 135	244 295	305 245	671	143 028	174 675
2000-Jan.	1 338	271 733	356 015	669	139 537	172 385
Dwelling-houses smaller than 81 m ²						
1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999*	49 309	1 843 265	1 413 364	54 967	1 787 826	1 091 915

1999-Jan.*		2 681	100 394	71 667	2 030	80 966	56 681
-Dec.*		2 302	88 204	86 313	1 953	75 951	68 920
2000-Jan.		2 223	89 312	74 890	2 271	77 466	54 786

1/ Including subsidised dwelling-houses

Additional information

Explanatory Notes

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

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

3 The value of building plans passed and buildings completed in South Africa are reflected from January 1997 in this statistical release, in order to provide users with comparable time series.

Scope of the survey 4 This survey covers local government institutions conducting activities regarding-

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

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

(ISIC) with suitable adaptations for local conditions.

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

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

Survey design and **8** Information is collected by mail on a monthly basis. The monthly survey covers

methodology approximately 160 local government institutions in South Africa. The sample for the monthly survey is drawn using the rand value of buildings completed as measure of size. The largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total value of buildings completed, are included in the monthly survey.

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

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

11 The value of buildings completed at constant prices is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - P0151 - JBCC

Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.

12 The value of buildings completed (building costs) is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices in order to calculate the value of buildings completed at the time the plans were passed. The duration of the completion of different types of buildings are taken into account in ascertaining the deflators. The value of dwelling-houses completed at constant prices is obtained by deflating the current value of dwelling-houses completed, e.g. for December 1999 by the price index of a month six months prior to December 1999 viz. the index of June 1999. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.

Seasonal adjustment 13 Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

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

Trend cycle 15 The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing out data.

Related publications 16 Users may also wish to refer to the following publications -

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

Unpublished statistics 17 In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD-Rom and diskette. Generally a charge is made for providing unpublished statistics.

Rounding-off of figures 18 The figures in the tables have, where necessary, been rounded off to the nearest final digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.

Symbols and abbreviations 19 - = nil

* = revised

m² = construction area in square metres

Stats SA = Statistics South Africa

Pre-release policy 20 Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

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

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

Technical notes

Response rates The response rate for January 2000 is 96%.

Glossary

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

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

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

Local Government Local Government Institutions consist of municipalities, city councils, metropoli-

Institution stan councils, boroughs, town committees, district councils, transitional local councils and development and services boards.

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

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

Reference month Reference month for the survey refers to one calendar month.

Residential buildings Residential buildings comprise dwelling-houses, flats, townhouses and other residen-

tial buildings. Out-buildings and garages are included.

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

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