

Building statistics

P5041.1

January 2001

Embargo: 09:30

Date: 20 March 2001

Read the following [notice](#) with regard to the eleven official languages

© Copyright,2001

Users may apply or process this data, provided Statistics South Africa is acknowledged as the original source of the data; that it is specified that the application and/or analysis is the result of the user's independent processing of the data; and that neither the basic data nor any reprocessed version or application thereof may be sold or offered for sale in any form whatsoever.

P Lehohla

Statistician-General: Statistics South Africa

**A complete set of Stats SA publications is available in the Stats SA Library,
and in the following public libraries:**

State Library, Pretoria	Library of Parliament, Cape Town
South African Library, Cape Town	Bloemfontein Public Library
Natal Society Library, Pietermaritzburg	Johannesburg Public Library
Central Reference Library, Mmabatho	Central Regional Library, Pietersburg
Central Reference Library, Nelspruit	Central Reference Collection, Kimberley
Eastern Cape Library Services, King William's Town	

Table 3	Actual value of building plans passed at current prices
Table 4	Actual value of building plans passed at constant 1995 prices

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

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

Actual estimates at constant 1995 prices	January 2001 R million	Percentage change between January 2000 and January 2001	Percentage change between November 1999 to January 2000 and November 2000 to January 2001	Difference in value of plans passed between January 2000 and January 2001 R million
Residential buildings				
Dwelling-houses	402,8	+22,0	+21,9	+72,6
Flats and townhouses	75,6	+58,6	+25,7	+27,9
Other residential buildings	36,5	+252,1	+7,1	+26,1
Total	514,9	+32,6	+21,8	+126,6
Non-residential buildings	339,9	+157,4	+41,9	+207,9
Additions and alterations	251,6	-7,3	-9,8	-19,7
Total	1 106,4	+39,8	+17,8	+314,8

Seasonally adjusted			Percentage
----------------------------	--	--	-------------------

estimates at constant 1995 prices	January 2001 R million	Percentage change between December 2000 and January 2001	change between August 2000 to October 2000 and November 2000 to January 2001
Residential buildings	648,7	+6,1	+4,5
Non-residential buildings	492,1	-24,7	+69,2
Additions and alterations	348,8	+17,9	-4,3
Total	1 489,6	-4,6	+17,5

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

Seasonally adjusted real value of building plans passed increases

The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the three months ended January 2001 increased by 17,5% compared with the previous three months.

The increase of 17,5% in the seasonally adjusted real value of building plans passed was due to increases in the seasonally adjusted real value of building plans passed for non-residential buildings (+69,2%) and residential buildings (+4,5%) during the three months ended January 2001 compared with the previous three months. However, a decrease in the seasonally adjusted real value of building plans passed was reported for additions and alterations (-4,3%).

Key findings regarding building plans passed for the month ended January 2001

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during January 2001 increased by 39,8% (+R314,8 million) to R1 106,4 million compared with January 2000. Large real increases were reported for non-residential buildings (+157,4% or R207,9 million), mainly due to increases reported by the selected urban areas of Cape Town (+R71,3 million), Witwatersrand (+R57,8 million) and the North Local Council – Umhlanga Rocks (+R69,7 million); flats and townhouses (+58,6% or R27,9 million, mainly due to an increase reported by the selected urban area of Pretoria (+R13,9 million)); and dwelling-houses (+22,0% or R72,6 million), mainly due to increases reported by the selected urban areas of Witwatersrand (+R30,9 million), Cape Town (+R14,0 million) and Pretoria (+R8,9 million). However, the real value of plans passed for additions and alterations decreased by 7,3% or R19,7 million between January 2000 and January 2001.

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

The largest provincial contributors to the increase of 39,8% (+R314,8 million) in the total real value of building plans passed were Gauteng (+16,3 percentage points or R129,0 million), Western Cape (9,8 percentage points or R77,9 million), KwaZulu-Natal (+8,6 percentage points or R67,9 million) and Eastern Cape (+5,0 percentage points or R39,9 million) (cf. table A). Large real increases in Gauteng were reported for non-residential buildings (+R64,7 million) and dwelling-houses (+R42,9 million). Large increases in the real value of non-residential building plans passed were reported by Western Cape (+R66,8 million) and KwaZulu-Natal (+R73,0 million), while Eastern Cape reported an increase for other residential building plans passed (+R35,8 million).

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

Province	Percentage contribution to the total real value of plans passed during	Percentage change between	Contribution (percentage points) ^{1/} to the percentage change in the real value of	Difference in total real value of plans passed between January 2000
----------	--	---------------------------	--	---

	January 2000	January 2000 and January 2001	plans passed between January 2000 and January 2001	and January 2001 R million
Gauteng	40,5	+40,3	+16,3	+129,0
Western Cape	28,0	+35,1	+9,8	+77,9
KwaZulu-Natal	13,0	+65,8	+8,6	+67,9
Eastern Cape	4,1	+122,7	+5,0	+39,9
North West	3,3	+20,7	+0,7	+5,5
Free State	2,6	+12,1	+0,3	+2,5
Mpumalanga	4,1	+1,8	+0,1	+0,6
Northern Cape	1,0	-12,1	-0,1	-1,0
Northern Province	3,4	-28,0	-0,9	-7,5
Total	100,0	+39,8	+39,8	+314,8

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

Total real value of residential building plans passed increases

The total real value of residential building plans passed increased by 32,6% (+R126,6 million) to R514,9 million between January 2000 and January 2001. Increases were reported by eight of the nine provinces. The largest increase in the total real value of residential building plans passed was reported by

Gauteng (+R57,1 million), followed by Eastern Cape (+R39,9 million) and Western Cape (+R19,2 million). Large real increases were reported for dwelling-houses (+R72,6 million), flats and townhouses (+R27,9 million) and other residential buildings (+R26,1 million).

Total real value of dwelling-house plans passed increases

The total real value of dwelling-house plans passed increased by 22,0% (+R72,6 million) to R402,8 million between January 2000 and January 2001. Increases were reported by seven of the nine provinces. The largest increase in the real value of dwelling-house plans passed was reported by Gauteng (+R42,9 million), followed by Western Cape (+R13,3 million), Mpumalanga (+R7,6 million), Eastern Cape (+R3,7 million), Northern Cape (+R3,3 million), KwaZulu-Natal (+R2,5 million) and North West (+R2,1 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R30,9 million) and Cape Town (+R14,0 million); Highveldridge Transitional Council (+R13,0 million) and the selected urban area of Pretoria (+R8,9 million).

Total real value of plans passed for flats and townhouses increases

The total real value of plans passed for flats and townhouses increased by 58,6% (+R27,9 million) to R75,6 million between January 2000 and January 2001. Real increases were reported by eight of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R14,6 million), followed by Western Cape (+R6,8 million) Free State (+R5,0 million), KwaZulu-Natal (+R4,8 million) and North West (+R2,2 million). Large real increases were reported by the selected urban areas of Pretoria (+R13,9 million) and Bloemfontein (+R4,9 million) during the above-mentioned period.

Total real value of other residential building plans passed increases

The total real value of other residential building plans passed during January 2001 increased by 252,1% (+R26,1 million) to R36,5 million compared with January 2000. This increase was due to the approval of building plans for a casino, to the real value of R35,8 million, by the local government institution of East London during January 2001.

Total real value of non-residential building plans passed increases

The total real value of non-residential building plans passed during January 2001 increased by 157,4% (+R207,9 million) to R339,9 million compared with January 2000. Large increases were reported by KwaZulu-Natal (+R73,0 million), Western Cape (+R66,8 million) and Gauteng (+R64,7million). Large increases in the real value of non-residential building plans passed were reported for office and banking space (+R137,9 million), mainly due to increases reported by

KwaZulu-Natal (+R71,9 million), Gauteng (+R38,1 million) and Western Cape (+R26,2 million); and shopping space (+R64,1 million), mainly due to increases reported by Western Cape (+R46,0 million) and Gauteng (+R12,3 million).

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

The total real value of building plans passed for additions and alterations decreased by 7,3% (-R19,7 million) to R251,6 million between January 2000 and January 2001. Real decreases were reported by five of the nine provinces. Large decreases in the real value of building plans passed for additions and alterations were reported by KwaZulu-Natal (-R12,5 million), Western Cape (-R8,1 million), Northern Cape (-R3,7 million) and Free State (-R3,5 million), while an increase of R7,2 million was reported by Gauteng. The largest decrease in the total real value of building plans passed for additions and alterations was reported by the selected urban area of Durban (-R9,1 million), followed by Pretoria (-R4,4 million), Port Elizabeth (-R3,8 million) and Kimberley (-R3,4 million), while a large increase was reported by Witwatersrand (+R10,3 million) during the above-mentioned period.

Key figures regarding buildings completed for the month ended January 2001

Actual estimates at constant 1995 prices	January 2001	Percentage change between January 2000 and January 2001	Percentage change between November 1999 to January 2000 and November 2000 to January 2001	Difference in value of buildings completed between January 2000 and January 2001 R million
	R million			
Residential buildings				
Dwelling-houses	200,0	+13,5	+11,4	+23,9

Flats and townhouses	60,9	+40,2	-0,7	+17,4
Other residential buildings	226,8	+1 251,4	+632,5	+210,0
Total	487,7	+106,3	+33,5	+251,3
Non-residential buildings	187,0	+15,7	-12,2	+25,4
Additions and alterations	154,8	+5,0	+4,4	+7,3
Total	829,5	+52,1	+11,8	+284,0

Seasonally adjusted estimates at constant 1995 prices	January 2001 R million	Percentage change between December 2000 and January 2001	Percentage change Between August 2000 to October 2000 and November 2000 to January 2001
Residential buildings	648,3	+99,0	+33,0
Non-residential buildings	212,5	-9,8	+13,1
Additions and alterations	167,0	-0,1	+3,0
Total	1 027,8	+41,0	+20,4

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

Seasonally adjusted real value of buildings completed increases

The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the three months ended January 2001 increased by 20,4% compared with the previous three months.

The increase of 20,4% in the seasonally adjusted real value of buildings completed was due to increases in the seasonally adjusted real value of residential buildings completed (+33,0%), non-residential buildings completed (+13,1%) and additions and alterations (+3,0%) during the three months ended January 2001 compared with the previous three months.

Key findings regarding buildings completed for the month ended January 2001

Total real value of buildings completed increases

The total real value of buildings completed (at constant 1995 prices) during January 2001 increased by 52,1% (+R284,0 million) to R829,5 million compared with January 2000. Real increases were reported for the completion of residential buildings (106,3% or R251,3 million, mainly due to the completion of other residential buildings, which include a newly completed hotel and casino, to the real value of R192,6 million, as reported by the Southern Metropolitan Local Council of Greater Johannesburg during January 2001), non-residential buildings (+15,7% or R25,4 million), dwelling-houses (+13,5% or R23,9 million) and additions and alterations (+5,0% or R7,3 million).

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

The largest provincial contributor to the increase of 52,1% (+R284,0 million) in the total real value of buildings completed was Gauteng (+49,4 percentage points or R269,4 million) (cf. table B). Gauteng reported large increases in the real value of other residential buildings completed (+R193,8 million, mainly due to the completion of a hotel and casino, to the real value of R192,6 million) and in the completion of office and banking space (+R70,4 million, mainly due to an increase of R64,0 million as reported by Witwatersrand).

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

Province	Percentage contribution to the total real value of buildings completed during January 2000	Percentage change between January 2000 and January 2001	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2000 and January 2001	Difference in total real value of buildings completed between January 2000 And January 2001 R million
Gauteng	32,2	+153,1	+49,4	+269,4
Western Cape	29,8	+9,6	+2,9	+15,5
Northern Cape	1,3	+171,3	+2,2	+11,9
Free State	3,0	+51,0	+1,5	+8,2
Northern Province	0,5	+163,5	+0,8	+4,2
North West	2,7	+16,5	+0,4	+2,5
KwaZulu-Natal	21,1	-1,4	-0,3	-1,6
Mpumalanga	4,1	-56,5	-2,3	-12,8
Eastern Cape	5,3	-46,3	-2,5	-13,3
Total	100,0	+52,1	+52,1	+284,0

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

Total real value of residential buildings completed increases

The total real value of residential buildings completed during January 2001 increased by 106,3% (+R251,3 million) to R487,7 million compared with January 2000. Increases were reported by six of the nine provinces. The largest provincial increases in the total real value of residential buildings completed were reported by Gauteng (+R200,2 million, mainly due to the completion of other residential buildings, to the real value of R192,6 million, as reported by the Southern Metropolitan Local Council of Greater Johannesburg during January 2001); and KwaZulu-Natal (+R55,2 million, mainly due to the completion of other residential buildings, to the real value of R30,8 million, as reported by the Northern Local Council – Umhlanga Rocks during January 2001). Increases in the real value of residential buildings completed were reported for other residential buildings (+R210,0 million), dwelling-houses (+R23,9 million) and flats and townhouses (+R17,4 million) during the above-mentioned period.

Total real value of dwelling-houses completed increases

The total real value of dwelling-houses completed increased by 13,5% (+R23,9 million) to R200,0 million between January 2000 and January 2001. Large real increases were reported by Western Cape (+R17,3 million, mainly due to the increase as reported by the selected urban area of Cape Town (+R20,8 million)); and KwaZulu-Natal (+R12,0 million). The increase of 13,5% in the total real value of dwelling-houses completed can be attributed to the increase in the completion of dwelling-houses larger than 81 square metres (+18,6% or R25,0 million).

Total real value of flats and townhouses completed increases

The total real value of flats and townhouses completed increased by 40,2% (+R17,4 million) to R60,9 million between January 2000 and January 2001. Large real increases were reported by Gauteng (+R14,8 million) and KwaZulu-Natal (+R12,4 million), while a large decrease was reported by Eastern Cape (-R7,9 million). The largest real increase was reported by the selected urban area of Witwatersrand (+R10,6 million).

Total real value of other residential buildings completed increases

The total real value of other residential buildings completed during January 2001 increased by R210,0 million to R226,8 million compared with January 2000. Large real increases were reported by Gauteng (+R193,8 million, mainly due to the completion of other residential buildings, to the real value of R192,6 million, as reported by the Southern Metropolitan Local Council of Greater Johannesburg during

January 2001); and KwaZulu-Natal (+R30,8 million, due to the completion of other residential buildings, to the real value of R30,8 million, as reported by the Northern Local Council – Umhlanga Rocks during January 2001).

Total real value of non-residential buildings completed increases

The total real value of non-residential buildings completed during January 2001 increased by 15,7% (+R25,4 million) to R187,0 million compared with January 2000. The largest increase in the real value of non-residential buildings completed was reported for office and banking space (+R40,1 million, due to an increase of R64,0 million as reported by Witwatersrand). However, a large decrease was reported in the real value of industrial and warehouse space completed (-R16,3 million) during the above-mentioned period.

Total real value of additions and alterations completed increases

The total real value of additions and alterations completed during January 2001 increased by 5,0% (+R7,3 million) to R154,8 million compared with January 2000. The largest real increase was reported by Western Cape (+R20,2 million, due to the increase of R20,6 million in the real value of additions and alterations completed, as reported by the selected urban area of Cape Town). However, KwaZulu-Natal reported a decrease of R17,4 million in the real value of additions and alterations completed during the above-mentioned period.

Notes		
Forthcoming issues	Issue	Expected release date
	February 2001	18 April 2001
Purpose of the	The Building Statistics Survey is a countrywide survey covering a sample of	

survey	local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.
New questionnaire	<p>In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey. This resulted in the change of some data items on the old questionnaire.</p> <p>The new Building Statistics Survey questionnaire collects the numbers, square metres and value of building plans passed and buildings completed for the private sector regarding -</p> <ul style="list-style-type: none"> ▪ residential buildings; ▪ non-residential buildings; and ▪ additions and alterations.

Additional information

Explanatory Notes

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

		non-residential buildings and additions and alterations according to province.
	2	In order to improve timeliness of the publication, some information for the current month have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
	3	The value of building plans passed and buildings completed are reflected from 1999 in this statistical release.
Scope of the survey	4	<p>This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> ▪ approval of building plans; and ▪ final inspection of completed buildings.
Classification	5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	6	The twelfth and last published edition of the Standard Code List of Areas, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within magisterial district and province. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was

		distributed in June 1977.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index

		<p>which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.</p>
Seasonal adjustment	13	<p>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.</p>
	14	<p>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.</p>
Trend cycle	15	<p>The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing</p>

		seasonally adjusted data.
Related publications	16	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> • P5041.3 – Building plans passed and buildings completed issued annually. • P9101.2 – Actual and expected expenditure on construction by the public sector per region issued annually. • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics	17	<p>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.</p>
Rounding-off of figures	18	<p>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.</p>
Pre-release policy	19	<p>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:</p>

	20	In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry (DTI), National Treasury and the South African Reserve Bank (SARB) will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.
	21	Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za
Symbols and abbreviations		<p>- nil</p> <p>* revised</p> <p>m² construction area in square metres</p> <p>Stats SA Statistics South Africa</p> <p>SIC Standard Industrial Classification of all Economic Activities</p> <p>ISIC International Standard Industrial Classification of all Economic Activities</p> <p>JBCC Joint Building Contracts Committee</p> <p>CD Compact Disc</p> <p>US United States</p> <p>SARB South African Reserve Bank</p> <p>DTI Department of Trade and Industry</p>

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

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

Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
KwaZulu-Natal	Development and Services Board – Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Impenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queensburgh, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Ichanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa,

	Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg – Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
Mpumalanga	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Highveldridge Transitional Council (includes Evander, Embalenhle and Secunda), Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), White River and Witbank.
Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

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

	and Mamelodi).
Bloemfontein	Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung).

Glossary	
Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence.
Local government institutions	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, city councils, metropolitan councils, district councils, transitional local councils and development and services boards.

Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.
Percentage change	A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.
Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.
Townhouses	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at current prices (R1 000)	1999	17 801 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 496 749	557 642	364 482
		2000*	20 103 475	5 423 632	1 125 387	185 360	633 330	2 565 389	458 613	8 786 204	602 262	323 298
		2000-Jan*	1 027 487	287 823	42 212	10 276	26 743	133 988	34 203	415 560	41 682	35 000
		2000-Dec*	1 628 527	375 407	64 456	9 560	44 586	427 028	24 340	639 387	27 485	16 278
		2001-Jan	1 546 695	418 943	101 254	9 733	32 277	239 197	44 477	627 955	45 720	27 139
Residential buildings 1/	Value at current prices (R1 000)	1999	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
		2000*	9 545 248	2 673 593	490 113	43 930	311 685	903 980	269 518	4 350 768	307 644	194 017
		2000-Jan*	503 965	140 212	22 085	1 917	14 955	50 384	24 491	199 786	28 711	21 424
		2000-Dec*	606 282	218 714	28 164	1 841	24 970	51 662	15 013	235 740	16 905	13 273
		2001-Jan	719 797	177 919	79 546	6 925	22 534	64 561	28 633	295 008	30 935	13 736
Dwelling-houses 2/	Number	1999	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
		2000*	69 587	16 180	6 120	212	6 476	4 205	3 152	26 307	4 796	2 139
		2000-Jan*	4 163	1 495	170	10	133	245	201	1 667	180	62
		2000-Dec*	4 269	1 587	214	4	766	181	97	980	360	80
		2001-Jan	4 069	1 133	262	35	142	283	262	1 371	513	68
	Value at current prices (R1 000)	1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
		2000*	7 399 958	2 109 917	424 917	34 557	258 206	688 201	238 738	3 201 829	274 417	169 176
		2000-Jan*	428 615	127 570	19 981	1 917	13 839	44 403	19 260	169 677	17 850	14 118
		2000-Dec*	469 304	170 678	23 994	1 184	21 202	41 959	14 573	167 335	15 795	12 584
		2001-Jan	563 065	156 023	26 655	6 722	14 367	51 359	23 732	242 766	29 786	11 655

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	1999	54 934	12 687	5 145	883	2 877	4 286	2 707	21 135	1 950	3 264
		2000*	48 808	9 889	4 956	80	5 698	2 300	2 158	18 244	3 824	1 659
		2000-Jan*	2 842	1 118	106	2	55	109	124	1 188	110	30
		2000-Dec*	3 080	1 172	141	1	718	64	36	596	306	46
		2001-Jan	2 610	707	182	2	77	152	199	805	454	32

Non-residential	Value at current prices (R1 000)	1999	1 498 261	270 893	151 583	30 702	77 858	152 558	107 732	579 939	58 574	68 418
		2000*	1 519 330	329 666	182 120	6 695	124 343	107 939	60 009	558 889	89 571	60 098
		2000-Jan*	77 061	20 529	5 566	149	2 918	6 173	6 242	29 888	3 265	2 331
		2000-Dec*	104 201	45 066	8 559	117	13 612	3 190	2 092	23 094	5 133	3 338
		2001-Jan	115 761	31 599	9 513	170	2 305	8 167	10 839	33 134	17 733	2 301
	Number	1999	2 739	908	187	39	128	303	119	800	184	71
		2000*	2 983	1 227	166	40	97	343	85	853	123	49
		2000-Jan	138	45	3	4	4	20	3	44	9	6
		2000-Dec*	153	48	6	4	6	24	6	52	6	1
		2001-Jan	155	48	5	5	3	28	11	51	3	1
Additions and alterations	Value at current prices (R1 000)	1999	5 563 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 532 539	145 558	103 877
		2000*	5 083 498	1 181 124	255 722	44 577	87 909	737 691	54 578	2 547 683	138 114	36 100
		2000-Jan*	171 426	49 505	1 940	1 384	419	20 786	1 399	84 637	3 031	8 325
		2000-Dec*	704 410	55 929	10 012	2 324	5 697	328 799	1 979	297 447	1 864	359
		2001-Jan	475 222	146 734	1 597	438	2 450	124 501	8 963	181 603	2 786	6 150
	Value at current prices (R1 000)	1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		2000*	5 474 729	1 568 915	379 552	96 853	233 736	923 718	134 517	1 887 753	156 504	93 181
		2000-Jan*	352 096	98 106	18 187	6 975	11 369	62 818	8 313	131 137	9 940	5 251
		2000-Dec*	317 835	100 764	26 280	5 395	13 919	46 567	7 348	106 200	8 716	2 646
		2001-Jan	351 676	94 290	20 111	2 370	7 293	50 135	6 881	151 344	11 999	7 253

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at current prices (R1 000)	1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577
		2000*	10 615 588	2 891 157	582 710	111 581	317 625	1 729 694	297 726	4 319 021	229 901	136 173
		2000-Jan*	677 228	202 431	36 063	8 644	20 281	141 493	18 624	218 793	27 634	3 265
		2000-Dec*	841 582	178 741	43 856	5 638	14 071	107 459	16 836	453 416	10 459	11 106
		2001-Jan	1 082 838	234 147	20 330	24 300	32 043	148 611	22 913	578 513	12 972	9 009
Residential buildings 1/	Value at current prices (R1 000)	1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243
		2000*	4 960 390	1 415 906	273 336	34 196	173 572	618 321	160 548	2 047 908	146 131	90 472
		2000-Jan*	299 422	98 830	25 578	2 596	11 077	22 784	13 932	112 615	9 030	2 980
		2000-Dec*	376 641	87 917	28 256	2 328	6 940	42 348	13 693	181 557	6 432	7 170
		2001-Jan	643 411	109 633	9 234	3 794	16 837	96 389	14 246	378 428	7 766	7 084
Dwelling-houses 2/	Number	1999	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874
		2000	47 305	11 668	3 104	350	3 439	4 442	2 899	17 858	2 688	857
		2000-Jan*	2 909	991	185	16	263	144	107	1 049	97	57

		2000-Dec*	2 726	761	391	17	44	158	514	682	94	65
		2001-Jan	2 155	693	164	21	90	280	127	493	226	61
Value	1999		3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
at	2000*		3 790 453	1 091 564	228 299	28 698	125 979	454 532	137 211	1 509 572	136 514	78 084
current	2000-Jan*		224 541	64 985	15 816	1 670	10 082	21 461	9 301	92 245	6 001	2 980
prices	2000-Dec*		281 654	77 284	22 378	2 328	4 378	23 507	11 356	127 562	6 051	6 810
(R1 000)	2001-Jan		269 964	92 207	9 234	3 517	13 441	38 951	12 862	86 327	7 397	6 028

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

2/ Including subsidised dwelling-houses

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

Item		Year and Month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1999	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		2000*	36 683	7 897	2 493	265	3 146	2 883	2 517	14 592	2 272	618
		2000-Jan*	2 250	735	143	12	247	77	81	829	76	50
		2000-Dec*	1 945	497	336	13	21	76	487	402	63	50
		2001-Jan	1 404	440	136	10	40	167	93	278	198	42
	Value at current prices (R1 000)	1999	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		2000*	1 032 297	147 861	99 687	11 313	71 193	118 152	64 596	428 061	57 038	34 396
		2000-Jan*	53 088	9 416	7 047	833	6 592	4 042	3 891	17 051	2 694	1 522
		2000-Dec*	57 593	12 285	9 262	1 086	1 122	3 774	6 005	19 266	1 215	3 578
		2001-Jan	54 695	19 139	4 403	942	1 489	7 696	5 359	9 933	3 456	2 278
Non-residential	Number	1999	1 827	794	120	33	64	251	92	355	91	27
		2000	1 671	653	93	20	67	403	73	293	42	27
		2000-Jan*	124	63	3	2	4	21	5	23	3	-
		2000-Dec	92	29	6	-	4	23	3	23	1	3
		2001-Jan	115	30	5	4	8	18	10	38	2	-
	Value at current prices (R1 000)	1999	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
		2000	3 083 741	635 877	139 222	26 769	59 406	439 197	74 509	1 639 927	46 320	22 514
		2000-Jan*	194 434	34 480	2 393	1 245	670	70 717	2 497	65 432	17 000	-
		2000-Dec	316 068	52 322	7 541	-	1 729	40 733	1 600	207 779	750	3 614
		2001-Jan	238 434	26 066	3 522	17 949	4 630	24 755	3 650	155 362	2 500	-
Additions and alterations	Value at current prices (R1 000)	1999	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
		2000*	2 571 457	839 374	170 152	50 616	84 647	672 176	62 669	631 186	37 450	23 187
		2000-Jan*	183 372	69 121	8 092	4 803	8 534	47 992	2 195	40 746	1 604	285
		2000-Dec*	148 873	38 502	8 059	3 310	5 402	24 378	1 543	64 080	3 277	322
		2001-Jan	200 993	98 448	7 574	2 557	10 576	27 467	5 017	44 723	2 706	1 925

1/ Including subsidised dwelling-houses

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. -			Jan. -		
	2001	2000	Percentage change	2001	2000	Percentage change
	R million			R million		
Value at current prices						
Residential buildings:						
Dwelling-houses	563,1	428,6	+31,4	270,0	224,5	+20,3
Flats and townhouses	105,7	61,9	+70,8	79,1	54,0	+46,5
Total 1/	719,8	504,0	+42,8	643,4	299,4	+114,9
Non-residential buildings	475,2	171,4	+177,2	238,4	194,4	+22,6
Additions and alterations	351,7	352,1	-0,1	201,0	183,4	+9,6
Total	1 546,7	1 027,5	+50,5	1 082,8	677,2	+59,9
Value at constant 1995 prices						
Residential buildings:						
Dwelling-houses	402,8	330,2	+22,0	200,0	176,1	+13,6
Flats and townhouses	75,6	47,7	+58,5	60,9	43,5	+40,0
Total 1/	514,9	388,3	+32,6	487,7	236,4	+106,3
Non-residential buildings	339,9	132,1	+157,3	187,0	161,6	+15,7
Additions and alterations	251,6	271,3	-7,3	154,8	147,5	+4,9
Total	1 106,4	791,6	+39,8	829,5	545,5	+52,1

1/ Including "Other"

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

[illegible][illegible][illegible]

[illegible][illegible][illegible]

At constant 1995 prices	R million	1999	568	434	494	458	415	630	439	462	459	439	513	537
		2000	492	634	524	520	655	611	632	637	590	563	611	611
		2001	649											
Non-residential buildings At current prices	R million	1999	330	389	1 367	389	262	384	410	386	325	294	612	293
		2000	243	478	337	284	540	304	422	360	375	445	442	901
		2001	689											
At constant 1995 prices	R million	1999	265	303	1 090	308	208	302	323	304	255	230	476	228
		2000	187	357	258	215	408	227	313	266	276	325	320	654
		2001	492											
Additions and alterations At current prices	R million	1999	390	390	454	379	397	385	365	389	444	381	462	404
		2000	491	445	434	444	479	510	479	461	426	469	424	410
		2001	488											
At constant 1995 prices	R million	1999	314	310	360	300	316	302	286	306	348	298	359	313
		2000	378	342	330	335	361	380	354	340	313	342	308	296
		2001	349											

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total At current prices	R million	1999	850	918	898	827	784	810	880	903	834	785	999	784
		2000	811	841	854	849	1 223	719	914	904	862	819	866	947
		2001	1 339											
At constant 1995 prices	R million	1999	726	781	759	695	651	675	729	742	682	639	819	633
		2000	653	675	681	674	964	565	719	708	671	634	668	729
		2001	1 028											
Residential buildings At current prices	R million	1999	411	444	428	412	368	430	440	438	440	398	389	401
		2000	393	394	410	397	449	362	364	419	436	436	455	431
		2001	852											
At constant 1995 prices	R million	1999	344	371	354	339	295	351	358	352	354	319	310	319
		2000	311	312	323	312	344	281	282	324	335	333	345	326
		2001	648											
Non-residential buildings At current prices	R million	1999	227	249	271	201	229	220	207	205	173	172	415	169
		2000	220	242	215	250	468	178	362	272	230	164	190	300
		2001	271											
At constant 1995 prices	R million	1999	199	218	236	174	198	189	177	176	148	146	351	142
		2000	183	199	176	203	378	143	290	217	183	130	150	236
		2001	213											
Additions and alterations At current prices	R million	1999	212	225	199	214	187	161	233	260	221	215	195	214
		2000	199	206	229	201	305	179	188	213	196	220	222	216

At constant 1995 prices		2001	217											
	R million	1999	182	193	170	181	158	135	194	214	180	175	157	173
		2000	160	164	182	159	242	141	148	167	154	172	172	167
		2001	167											

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

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2	R1 000 3/	No. of units	2	R1 000 3/	No. of units	2	R1 000 3/	R1 000 3/	
		m			m			m			
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529	
2000*	69 587	6 216 522	7 399 958	2 193	196 716	287 079	8 931	1 029 107	1 585 654	9 545 248	
2000-Jan*	4 163	377 364	428 615	56	3 575	4 575	355	39 976	57 331	503 965	
-Dec*	4 269	381 629	469 304	113	9 325	12 167	625	65 139	92 775	606 282	
2001-Jan	4 069	414 211	563 065	96	7 459	11 178	461	65 352	94 569	719 797	

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

Year and month	B. Non-Residential buildings												C. Additions and alterations												Total A+B+C
	Office space				Shopping space				Industrial and warehouse space				Total 2/	Dwelling-houses				Total 2/							
	2		R1 000 3/		2		R1 000 3/		2		R1 000 3/		R1 000 3/		2		R1 000 3/		2		R1 000 3/		R1 000 3/		
	m		m		m		m		m		m		m		m		m		m		m		m		
1999	1 092 782	1 684 562	828 921	1 988 010	849 726	1 052 548	5 563 948	2 753 611	3 066 909	3 770 164	4 855 360	17 801 838													
2000*	1 147 121	1 777 846	590 406	1 032 697	1 209 591	1 536 145	5 083 498	3 056 415	3 698 393	4 083 321	5 474 729	20 103 475													
2000-Jan*	26 362	35 519	28 174	45 156	40 009	50 844	171 426	188 312	219 852	269 162	352 096	1 027 487													
-Dec*	70 525	112 028	80 485	344 239	65 007	80 106	704 410	189 704	228 609	248 805	317 835	1 628 527													
2001-Jan	118 138	231 078	98 386	138 313	55 187	78 141	475 222	191 740	237 654	249 483	351 676	1 546 695													

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling- houses 1/		Flats and townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	
Cape Town												
1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
2000*	10 310	1 180 850	1 894	342 526	1 599 060	404 082	207 018	227 789	920 926	699 010	1 024 976	3 544 962
2000-Jan*	1 029	65 573	70	9 834	76 309	492	628	21 896	30 461	42 069	61 184	167 954
-Dec*	1 054	102 881	222	34 593	146 469	32 228	686	8 912	45 311	50 235	72 276	264 056
2001-Jan	869	90 134	54	12 881	103 015	37 939	70 373	10 443	132 511	41 090	61 910	297 436
Durban												
1999	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
2000	2 175	264 705	233	51 153	315 858	20 668	24 112	140 154	224 823	327 916	650 698	1 191 379
2000-Jan*	153	16 212	4	800	17 012	85	2 791	4 800	7 676	21 221	46 262	70 950
-Dec	88	14 405	3	350	14 755	0	565	9 650	14 779	21 843	27 389	56 923
2001-Jan	126	17 620	0	0	17 620	2 000	442	7 628	12 878	25 086	37 059	67 557
Witwatersrand												
1999	21 532	1 500 015	1 798	264 400	2 204 953	908 917	376 105	477 761	2 134 004	811 842	1 303 589	5 642 547
2000	18 767	1 981 442	3 544	566 407	2 582 277	1 011 589	240 751	629 889	2 180 367	986 374	1 390 484	6 153 128
2000-Jan	1 395	113 194	97	18 321	131 515	23 040	23 325	13 141	74 372	55 513	104 612	310 499
-Dec	717	98 870	270	37 260	154 538	65 333	33 066	23 229	257 994	48 864	60 336	472 868
2001-Jan	1 061	165 162	126	17 470	182 632	73 464	42 455	40 559	161 009	77 046	126 974	470 615
Pretoria												
1999	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591
2000	5 702	1 048 451	2 376	448 383	1 545 476	119 024	49 505	79 296	308 294	289 305	404 305	2 258 075
2000-Jan*	223	49 422	57	10 401	59 823	2 874	580	3 328	7 282	14 958	21 414	88 519
-Dec	165	57 394	138	11 502	68 896	5 220	0	16 234	32 197	16 713	39 756	140 849
2001-Jan	216	65 730	125	30 682	97 039	9 632	144	4 946	17 670	15 597	16 848	131 557
Bloemfontein												
1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
2000	3 592	134 322	301	39 083	174 905	16 571	7 620	10 800	44 832	56 575	174 359	394 096
2000-Jan	52	5 611	14	1 116	6 727	0	0	0	0	3 359	6 440	13 167
-Dec	664	14 897	14	2 348	17 245	2 000	1 006	327	3 333	3 348	9 683	30 261

2001-Jan	78	7 482	41	8 100	15 582	0	0	0	0	3 276	3 726	19 308
----------	----	-------	----	-------	--------	---	---	---	---	-------	-------	--------

1/ Including subsidised dwelling-housing

2/ Including "Other"

3/ At current prices

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346
2000*	47 305	3 469 142	3 790 453	2 130	178 399	243 497	5 420	577 201	792 440	4 960 390
2000-Jan*	2 909	212 061	224 541	234	15 482	19 584	453	29 876	34 439	299 422
-Dec*	2 726	236 143	281 654	117	11 331	15 609	311	35 133	48 477	376 641
2001-Jan	2 155	216 303	269 964	440	29 889	37 019	174	28 405	42 080	643 411

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

Year and month	B. Non-Residential buildings										C. Additions and alterations										Total A+B+C										
	Office space				Shopping space				Industrial and warehouse space				Total	2/		Dwelling-houses				Total				2/							
	2		R1 000 3/		2		R1 000 3/		2		R1 000 3/		R1 000 3/		2		R1 000 3/		2			R1 000 3/		R1 000 3/							
	m				m				m						m				m												
1999	436	585	675	168	414	506	626	856	836	355	995	501	2	705	138	1	456	109	1	536	533	2	150	510	2	538	827	10	241	312	
2000*	588	661	921	830	507	553	1	056	110	711	535	812	687	3	083	741	1	365	802	1	547	301	1	953	158	2	571	457	10	615	588
2000-Jan*	49	560	100	060	21	374		28	418	56	934	52	068		194	434		100	660		117	330		141	011		183	372		677	228
-Dec*	47	765	79	650	65	652		177	652	24	429	39	614		316	068		72	611		87	062		123	992		148	873		841	582
2001-Jan	113	550	157	131	19	020		34	881	30	333	34	415		238	434		105	925		126	487		146	307		200	993	1	082	838

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

A. Residential buildings	B. Non-residential buildings	C. Additions and alterations
--------------------------	------------------------------	---------------------------------

	Dwelling-houses 1/			Flats and townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	Total A+B+C
	No.	R1 000 3/		No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/
Cape Town													
1999	6 121	475 297		1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104
2000*	6 902	542 655		986	113 044	688 980	204 612	69 720	127 777	425 078	355 560	526 193	1 640 251
2000-Jan*	272	23 599		66	9 913	51 423	3 219	0	17 722	22 061	24 163	40 570	114 054
-Dec*	260	30 074		26	3 839	38 313	31 571	10 107	2 890	45 683	21 198	26 412	110 408
2001-Jan	539	53 065		96	11 544	65 309	8 596	1 576	4 196	16 257	25 614	69 114	150 680
Durban													
1999	2 028	220 210		608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465
2000	2 290	264 352		346	78 377	342 729	83 997	36 674	169 927	311 251	264 655	597 726	1 251 706
2000-Jan*	83	12 118		15	1 323	13 441	47 287	5 000	11 791	66 218	16 176	44 286	123 945
-Dec	90	12 693		27	7 169	19 862	15 000	7 350	8 843	31 453	14 839	19 795	71 110
2001-Jan	142	16 317		21	2 512	18 829	4 100	15 317	3 050	23 845	18 169	21 989	64 663
Witwatersrand													
1999	20 065	919 358		2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833
2000	13 181	1 053 057		2 689	319 717	1 415 630	441 919	461 099	273 768	1 281 353	293 619	546 102	3 243 085
2000-Jan	975	72 125		325	17 886	90 011	33 184	18 953	5 635	62 838	31 286	35 563	188 412
-Dec	526	88 920		188	23 769	138 776	11 144	10 776	20 752	48 596	17 959	61 884	249 256
2001-Jan	396	62 782		381	34 031	346 813	121 783	5 206	16 209	148 237	26 989	40 611	535 661
Pretoria													
1999	2 681	376 531		1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212
2000	3 774	416 095		1 150	168 564	586 683	48 847	264 070	15 840	341 776	44 670	64 239	992 698
2000-Jan	61	17 524		43	1 997	19 521	621	0	1 473	2 594	1 864	2 978	25 093
-Dec	110	36 445		32	4 139	40 584	18 474	140 109	0	159 183	1 307	1 515	201 282
2001-Jan	78	21 380		37	5 620	27 000	3 814	0	0	3 814	1 499	2 696	33 510
Bloemfontein													
1999	1 057	54 866		163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
2000	552	36 913		296	35 545	77 211	12 439	3 527	12 281	34 452	28 628	51 086	162 749
2000-Jan	122	4 474		0	0	4 474	0	0	0	0	4 753	6 120	10 594
-Dec	16	1 885		18	2 450	4 335	700	0	0	1 360	1 322	4 014	9 709
2001-Jan	45	9 373		8	1 500	11 084	483	2 000	1 977	4 630	6 821	8 983	24 697

1/ Including subsidised dwelling- houses

2/ Including "Other"

3/ At current prices

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	² m	R1 000 2/	Number	² m	R1 000 2/
Total						
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
2000*	69 587	6 216 522	7 399 958	47 305	3 469 142	3 790 453
2000-Jan*	4 163	377 364	428 615	2 909	212 061	224 541
-Dec*	4 269	381 629	469 304	2 726	236 143	281 654
2001-Jan	4 069	414 211	563 065	2 155	216 303	269 964
Dwelling-houses equal to or larger than 81 m2						
1999	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
2000*	20 779	4 297 477	5 880 628	10 622	2 104 274	2 758 156
2000-Jan*	1 321	266 829	351 554	659	136 610	171 453
-Dec*	1 189	257 027	365 103	781	163 545	224 061
2001-Jan	1 459	313 071	447 304	751	159 860	215 269
Dwelling-houses smaller than 81 m2						
1999	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
2000*	48 808	1 919 045	1 519 330	36 683	1 364 868	1 032 297
2000-Jan*	2 842	110 535	77 061	2 250	75 451	53 088
-Dec*	3 080	124 602	104 201	1 945	72 598	57 593
2001-Jan	2 610	101 140	115 761	1 404	56 443	54 695

1/ Including subsidised dwelling-houses

2/ At current prices

For more information

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's eleven official languages. Since the releases are used extensively, not only locally but also by international economic and social-scientific communities, Stats SA releases are published in English only.

Stats SA has copyright on this publication. Users may apply the information as they wish, provided that they acknowledge Stats SA as the source of the basic data wherever they process, apply, utilise, publish or distribute the data and also that they specify that the relevant application and analysis

(where applicable) result from their own processing of the data.

Stats SA products

A complete set of Stats SA publications is available at the Stats SA Library and the following libraries:

National Library of South Africa, Pretoria Division

National Library of South Africa, Cape Town Division

Natal Society Library, Pietermaritzburg

Library of Parliament, Cape Town

Bloemfontein Public Library

Johannesburg Public Library

Eastern Cape Library Services, King William's Town

Central Regional Library, Pietersburg

Central Reference Library, Nelspruit

Central Reference Collection, Kimberley

Central Reference Library, Mmabatho

Stats SA also provides a subscription service.

Electronic services

A large range of data are available via on-line services, diskette, CD and computer printouts. For more details about our electronic data services, contact (012) 310 8600/8095/8390/8351.

You can visit us on the Internet at: <http://www.statssa.gov.za>

Enquiries

Telephone number: (012) 310 8095/8390/8351 (user enquiries)

(012) 310 8228/310 8007 (technical enquiries)

(012) 310 8161 (publications)

(012) 310 8490 (library)

Fax number: (012) 310 8664

e-mail: Corrieb@statssa.pwv.gov.za

Gretaz@statssa.pwv.gov.za

Postal address: Private Bag X44, Pretoria, 0001

This page was designed by [Zelma de Bruin](#)