

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

January 2004

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**17 March 2004
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Key figures regarding building plans passed as at the end of January 2004

Actual estimates at constant 2000 prices	January 2004	Percentage change between January 2003 and January 2004	Percentage change between November 2002 to January 2003 and November 2003 to January 2004
	R million		
Residential buildings			
Dwelling-houses	604,8	+ 3,3	+ 14,2
Flats and townhouses	317,8	+ 116,3	+ 104,4
Other residential buildings	15,5	+ 109,0	- 54,9
Total	938,1	+ 26,8	+ 28,5
Non-residential buildings	239,0	- 55,6	- 12,0
Additions and alterations	386,0	- 5,2	+ 7,0
Total	1 563,1	- 7,3	+ 14,7

Seasonally adjusted estimates at constant 2000 prices	January 2004	Percentage change between December 2003 and January 2004	Percentage change between August 2003 to October 2003 and November 2003 to January 2004
	R million		
Residential buildings	1 195,1	- 8,4	+ 5,8
Non-residential buildings	321,2	- 25,6	+ 4,3
Additions and alterations	485,4	- 24,3	+ 8,6
Total	2 001,7	- 15,8	+ 6,2

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

The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the three months ended January 2004 increased by 6,2% compared with the previous three months. However, the seasonally adjusted real value of building plans passed decreased by 15,8% between December 2003 and January 2004.

The increase of 6,2% in the seasonally adjusted real value of building plans passed during the three months ended January 2004 compared with the previous three months was due to increases in the seasonally adjusted real value of additions and alterations (+8,6%), residential buildings (+5,8%) and non-residential buildings (+4,3%).

The decrease of 15,8% in the seasonally adjusted real value of building plans passed between December 2003 and January 2004 was due to decreases in the seasonally adjusted real value of non-residential buildings (-25,6%), additions and alterations (-24,3%) and residential buildings (-8,4%).

Key findings regarding building plans passed for the month ended January 2004

Total real value of building plans passed decreases

The total real value of building plans passed (at constant 2000 prices) during January 2004 decreased by 7,3% (-R122,6 million) to R1 563,1 million compared with January 2003. The largest decrease in the value of building plans passed was reported for non-residential buildings (-R299,7 million), mainly due to the large decrease reported by KwaZulu-Natal (-R366,9 million). However, large increases between January 2003 and January 2004 were reported for flats and townhouses (+R170,9 million), mainly due to increases reported by Western Cape (+R71,1 million) and Gauteng (+R65,1 million).

KwaZulu-Natal reported a large decrease in the total real value of building plans passed

The largest provincial contributor to the decrease of 7,3% (-R122,6 million) in the total real value of building plans passed was KwaZulu-Natal (-21,9 percentage points or R370,1 million). The largest decrease in KwaZulu-Natal was reported for shopping space (-R382,8 million), mainly due to decreases reported by eThekweni Municipality (-R205,0 million) and Msunduzi Municipality (-R177,0 million). However, these decreases were to a large extent counteracted by increases reported by Gauteng (+5,6 percentage points or R94,2 million), Western Cape (+4,6 percentage points or R77,5 million), Mpumalanga (+1,3 percentage points or R21,4 million) and Eastern Cape (+1,3 percentage points or R21,2 million) (see table A). In Gauteng, the largest increase was reported for flats and townhouses (+R65,1 million), mainly due to the large increase reported by City of Tshwane (+R56,0 million). The largest increase in Western Cape was also reported for flats and townhouses (+R71,1 million), mainly due to a large increase reported by Knysna Municipality (+R49,9 million).

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

Province	Percentage contribution to the total real value of plans passed during January 2003	Percentage change between January 2003 and January 2004	Contribution (percentage points) ^{1/} to the percentage change in the real value of plans passed between January 2003 and January 2004	Difference in total real value of plans passed between January 2003 and January 2004 R million
KwaZulu-Natal	32,4	- 67,7	- 21,9	- 370,1
Northern Cape	0,5	+ 18,9	+ 0,1	+ 1,6
Free State	2,9	+ 12,1	+ 0,3	+ 5,8
Limpopo	1,2	+ 45,4	+ 0,5	+ 9,5
North West	2,5	+ 38,0	+ 0,9	+ 16,3
Eastern Cape	4,3	+ 29,5	+ 1,3	+ 21,2
Mpumalanga	2,9	+ 44,1	+ 1,3	+ 21,4
Western Cape	23,1	+ 19,9	+ 4,6	+ 77,5
Gauteng	30,2	+ 18,5	+ 5,6	+ 94,2
Total	100,0	- 7,3	- 7,3	- 122,6

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

Key figures regarding buildings completed as at the end of January 2004

Actual estimates at constant 2000 prices	January 2004	Percentage change between January 2003 and January 2004	Percentage change between November 2002 to January 2003 and November 2003 to January 2004
	R million		
Residential buildings			
Dwelling-houses	342,3	+ 6,4	- 5,4
Flats and townhouses	108,4	- 44,2	+ 24,6
Other residential buildings	0,3	- 96,3	- 90,6
Total	451,0	- 13,9	- 1,5
Non-residential buildings	146,6	+ 5,0	- 37,4
Additions and alterations	199,0	- 5,2	- 3,6
Total	796,6	- 8,8	- 10,3

Seasonally adjusted estimates at constant 2000 prices	January 2004	Percentage change between December 2003 and January 2004	Percentage change between August 2003 to October 2003 and November 2003 to January 2004
	R million		
Residential buildings	518,2	- 27,5	+ 1,8
Non-residential buildings	200,9	+ 42,9	+ 8,4
Additions and alterations	229,5	- 7,7	+ 2,5
Total	948,6	- 14,1	+ 3,0

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

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended January 2004 increased by 3,0% compared with the previous three months. However, between December 2003 and January 2004 the seasonally adjusted real value of buildings completed decreased by 14,1%.

The increase of 3,0% in the seasonally adjusted real value of buildings completed during the three months ended January 2004 compared with the previous three months was due to increases in the seasonally adjusted real value of non-residential buildings (+8,4%), additions and alterations (+2,5%) and residential buildings (+1,8%).

The decrease of 14,1% in the seasonally adjusted real value of buildings completed between December 2003 and January 2004 was due to decreases in the seasonally adjusted real value of residential buildings (-27,5%) and additions and alterations (-7,7%). However, the seasonally adjusted real value of non-residential buildings increased by 42,9% during the above-mentioned period

Key findings regarding buildings completed for the month ended January 2004

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 2000 prices) during January 2004 decreased by 8,8% (-R76,9 million) to R796,6 million compared with January 2003. The largest decrease in the real value of buildings completed was reported for flats and townhouses (-R85,7 million), mainly due to the large decrease reported by Gauteng (-R60,0 million).

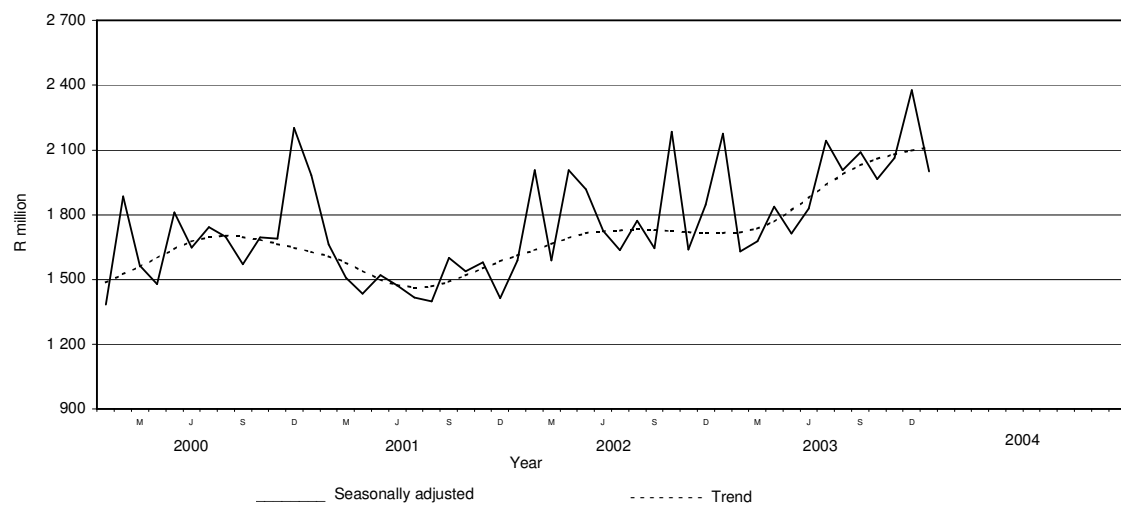
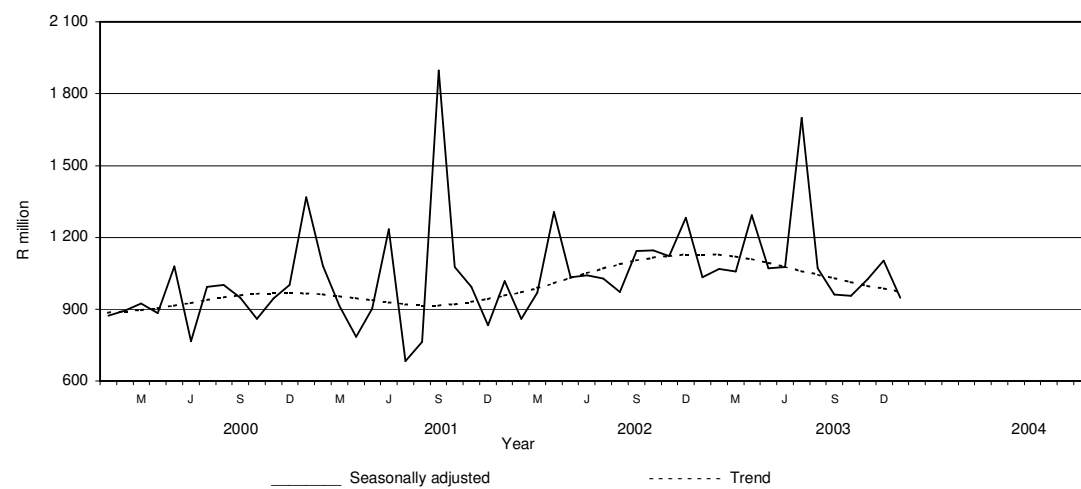
Five of the nine provinces reported decreases in the total real value of buildings completed

The largest provincial contributors to the decrease of 8,8% (-R76,9 million) in the total real value of buildings completed were Western Cape (-6,9 percentage points or R60,2 million), KwaZulu-Natal (-6,3 percentage points or R55,6 million) and Mpumalanga (-6,3 percentage points or R55,2 million) (see table B). However, these decreases were to a large extent counteracted by a large increase reported by Gauteng (+11,9 percentage points or R104,3 million). Large increases in Gauteng were reported for office and banking space (+R66,8 million), dwelling-houses (+R45,6 million) and additions and alterations (+R42,3 million). Regarding office and banking space, large increases were reported by the City of Johannesburg (+R39,5 million) and City of Tshwane (+R31,0 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 2003	Percentage change between January 2003 and January 2004	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2003 and January 2004	Difference in total real value of buildings completed between January 2003 and January 2004 R million
Western Cape	28,5	- 24,2	- 6,9	- 60,2
KwaZulu-Natal	14,4	- 44,0	- 6,3	- 55,6
Mpumalanga	8,0	- 79,0	- 6,3	- 55,2
North West	7,3	- 51,2	- 3,7	- 32,5
Northern Cape	0,4	- 48,3	- 0,2	- 1,7
Limpopo	0,9	+ 38,2	+ 0,3	+ 2,9
Eastern Cape	3,7	+ 13,5	+ 0,5	+ 4,4
Free State	2,0	+ 95,9	+ 1,9	+ 16,7
Gauteng	34,8	+ 34,3	+ 11,9	+ 104,3
Total	100,0	- 8,8	- 8,8	- 76,9

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

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

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Statistician-General

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Notes

Forthcoming issues	Issues	Expected release date
	February 2004	15 April 2004
	March 2004	19 May 2004
	April 2004	15 June 2004
	May 2004	14 July 2004
	June 2004	18 August 2004
	July 2004	15 September 2004
	August 2004	13 October 2004
	September 2004	17 November 2004
	October 2004	15 December 2004
	November 2004	12 January 2005
	December 2004	16 February 2005
Name change of statistical release	As from the November 2002 publication, the name of the monthly Statistical Release P5041.1: <i>Building Statistics</i> , has changed to <i>Selected building statistics of the private sector derived from data reported by local government institutions</i> .	
Change in base year of constant prices from 1995 to 2000	Following international practice, the base year of the price index 'lump sum domestic buildings' as published in Statistical Release P0151: <i>JBCC Contract Price Adjustment Provision Work Group Indices</i> , which is used to deflate the current prices of building plans passed and buildings completed to constant prices, has been converted to base 2000=100 with effect from May 2002. Previously the value of building plans passed and buildings completed was published at constant 1995 prices. It should be borne in mind that the change does not in any way affect the trends.	
Name and boundary changes of local government institutions	Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 51) and table D (page 63) provide lists of old and new names. Further information may also be found on the website of the South African Government at www.gov.za , see section GOVZA: Government System, and the website of the Municipal Demarcation Board at www.demarcation.org.za	
Response rate	The response rate for January 2004 was 99,2%.	

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

Year and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	801 712	+ 10,5	172 295	- 67,5	418 217	+ 10,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 86,0	459 378	- 11,4	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 49,8	432 948	- 9,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 52,8	533 421	+ 28,1	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 35,0	936 496	+ 68,7	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 49,2	552 535	+ 11,0	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 37,9	674 478	+ 37,9	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 39,5	698 946	+ 27,2	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 17,2	617 044	+ 2,5	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 56,6	757 380	+ 22,3	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 15,3	715 756	+ 4,4	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 43,7	420 030	+ 2,6	1 754 206	+ 51,5
Total	14 228 583	+ 33,1	4 386 950	+ 13,4	7 216 629	+ 16,3	25 832 162	+ 31,1
2003 Jan.*	939 584	+ 17,2	684 141	+ 297,1	517 143	+ 23,7	2 140 868	+ 53,8
Feb.*	1 191 669	+ 16,3	227 515	- 63,5	524 418	+ 14,2	1 943 602	- 7,7
Mar.*	1 384 700	+ 43,5	223 692	- 54,8	596 836	+ 37,9	2 205 228	+ 16,5
Apr.*	1 200 974	+ 4,2	281 221	- 19,8	589 168	+ 10,5	2 071 363	+ 1,7
May*	1 278 846	+ 8,0	383 641	- 12,4	842 251	- 10,1	2 504 738	- 2,1
Jun.*	1 427 794	+ 29,8	380 987	- 23,5	655 260	+ 18,6	2 464 041	+ 14,6
Jul.*	1 739 226	+ 39,0	455 330	+ 77,9	878 024	+ 30,2	3 072 580	+ 40,8
Aug.*	1 611 202	+ 38,3	396 884	+ 1,5	686 553	- 1,8	2 694 639	+ 19,5
Sep.*	1 717 274	+ 40,4	469 442	+ 63,0	685 799	+ 11,1	2 872 515	+ 35,0
Oct.*	1 717 935	- 15,4	450 515	+ 34,3	760 611	+ 0,4	2 929 061	- 6,2
Nov.*	1 783 312	+ 45,4	382 748	+ 23,7	740 921	+ 3,5	2 906 981	+ 29,1
Dec.*	1 337 559	+ 21,2	413 770	+ 79,7	583 301	+ 38,9	2 334 630	+ 33,1
Total	17 330 075	+ 21,8	4 749 886	+ 8,3	8 060 285	+ 11,7	30 140 246	+ 16,7
2004 Jan.	1 222 373	+ 30,1	311 424	- 54,5	502 972	- 2,7	2 036 769	- 4,9

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

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

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	1 019 210	+ 18,8	238 224	+ 26,0	527 340	+ 3,5	1 784 773	+ 14,6
Feb.	1 028 401	+ 0,9	717 569	+ 201,2	536 280	+ 1,7	2 282 251	+ 27,9
Mar.	934 077	- 9,2	462 765	- 35,5	424 689	- 20,8	1 821 530	- 20,2
Apr.	1 320 506	+ 41,4	407 083	- 12,0	603 107	+ 42,0	2 330 695	+ 28,0
May	1 084 285	- 17,9	356 222	- 12,5	815 679	+ 35,2	2 256 186	- 3,2
Jun.	1 074 737	- 0,9	431 045	+ 21,0	534 109	- 34,5	2 039 891	- 9,6
Jul.	1 136 281	+ 5,7	216 465	- 49,8	615 699	+ 15,3	1 968 444	- 3,5
Aug.	1 130 738	- 0,5	378 247	+ 74,7	648 319	+ 5,3	2 157 304	+ 9,6
Sep.	1 161 586	+ 2,7	276 654	- 26,9	581 176	- 10,4	2 019 416	- 6,4
Oct.	1 729 681	+ 48,9	333 946	+ 20,7	649 737	+ 11,8	2 713 364	+ 34,4
Nov.	1 150 513	- 33,5	286 754	- 14,1	616 578	- 5,1	2 053 845	- 24,3
Dec.	1 410 912	+ 22,6	309 800	+ 8,0	600 396	- 2,6	2 321 108	+ 13,0
2003 Jan.	1 197 380	- 15,1	938 232	+ 202,9	649 078	+ 8,1	2 784 690	+ 20,0
Feb.	1 197 618	+ 0,0	264 254	- 71,8	615 155	- 5,2	2 077 026	- 25,4
Mar.	1 349 999	+ 12,7	210 470	- 20,4	593 372	- 3,5	2 153 841	+ 3,7
Apr.	1 377 159	+ 2,0	326 494	+ 55,1	660 864	+ 11,4	2 364 517	+ 9,8
May.	1 170 378	- 15,0	310 588	- 4,9	722 840	+ 9,4	2 203 807	- 6,8
Jun.	1 401 481	+ 19,7	324 526	+ 4,5	636 416	- 12,0	2 362 423	+ 7,2
Jul.	1 578 462	+ 12,6	387 798	+ 19,5	802 626	+ 26,1	2 768 886	+ 17,2
Aug.	1 577 400	- 0,1	382 404	- 1,4	634 163	- 21,0	2 593 967	- 6,3
Sep.	1 621 805	+ 2,8	442 310	+ 15,7	650 278	+ 2,5	2 714 392	+ 4,6
Oct.	1 451 231	- 10,5	454 045	+ 2,7	648 791	- 0,2	2 554 068	- 5,9
Nov.	1 682 513	+ 15,9	360 912	- 20,5	640 925	- 1,2	2 684 350	+ 5,1
Dec.	1 697 735	+ 0,9	558 434	+ 54,7	836 347	+ 30,5	3 092 516	+ 15,2
2004 Jan.	1 556 371	- 8,3	426 565	- 23,6	632 932	- 24,3	2 615 868	- 15,4

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

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

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
Total	11 877 460	+ 33,1	3 696 514	+ 13,4	6 030 971	+ 16,3	21 604 945	+ 17,2
2003 Jan.*	739 830	+ 3,2	538 694	+ 249,6	407 199	+ 8,9	1 685 723	+ 35,4
Feb.*	932 448	+ 3,8	178 024	- 67,4	410 343	+ 1,8	1 520 815	- 17,7
Mar.*	1 079 267	+ 28,0	174 351	- 59,7	465 188	+ 23,0	1 718 806	+ 3,9
Apr.*	930 988	- 6,1	218 001	- 27,7	456 719	- 0,4	1 605 708	- 8,3
May.*	990 586	- 1,4	297 166	- 20,0	652 402	- 17,9	1 940 154	- 10,6
Jun.*	1 103 396	+ 18,9	294 426	- 29,9	506 383	+ 8,7	1 904 205	+ 5,0
Jul.*	1 341 995	+ 29,3	351 335	+ 65,5	677 488	+ 21,1	2 370 818	+ 31,0
Aug.*	1 242 253	+ 30,1	306 002	- 4,5	529 339	- 7,6	2 077 594	+ 12,4
Sep.*	1 324 035	+ 32,8	361 944	+ 54,1	528 758	+ 5,1	2 214 737	+ 27,6
Oct.*	1 325 567	- 19,1	347 620	+ 28,4	586 891	- 4,0	2 260 078	- 10,3
Nov.*	1 378 139	+ 40,0	295 787	+ 19,1	572 582	- 0,3	2 246 508	+ 24,3
Dec.*	1 033 662	+ 17,1	319 760	+ 73,7	450 774	+ 34,3	1 804 196	+ 28,7
Total	13 422 166	+ 13,0	3 683 110	- 0,4	6 244 066	+ 3,5	23 349 342	+ 8,1
2004 Jan.	938 122	+ 26,8	239 005	- 55,6	386 011	- 5,2	1 563 138	- 7,3

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

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

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	910 974	+ 17,0	208 395	+ 20,3	470 699	+ 8,3	1 590 068	+ 12,5
Feb.	903 972	- 0,8	632 303	+ 203,4	471 041	+ 0,1	2 007 316	+ 26,2
Mar.	814 633	- 9,9	403 372	- 36,2	370 437	- 21,4	1 588 442	- 20,9
Apr.	1 136 657	+ 39,5	351 047	- 13,0	519 356	+ 40,2	2 007 060	+ 26,4
May	923 167	- 18,8	301 124	- 14,2	694 376	+ 33,7	1 918 667	- 4,4
Jun.	906 425	- 1,8	364 637	+ 21,1	452 811	- 34,8	1 723 872	- 10,2
Jul.	944 552	+ 4,2	180 320	- 50,5	511 510	+ 13,0	1 636 382	- 5,1
Aug.	929 020	- 1,6	311 795	+ 72,9	532 598	+ 4,1	1 773 414	+ 8,4
Sep.	946 690	+ 1,9	225 946	- 27,5	473 462	- 11,1	1 646 098	- 7,2
Oct.	1 393 226	+ 47,2	269 699	+ 19,4	523 044	+ 10,5	2 185 968	+ 32,8
Nov.	919 431	- 34,0	229 010	- 15,1	492 240	- 5,9	1 640 682	- 24,9
Dec.	1 121 830	+ 22,0	248 183	+ 8,4	476 364	- 3,2	1 846 377	+ 12,5
2003 Jan.	942 619	- 16,0	723 573	+ 191,5	510 378	+ 7,1	2 176 570	+ 17,9
Feb.	939 560	- 0,3	207 703	- 71,3	482 190	- 5,5	1 629 453	- 25,1
Mar.	1 051 297	+ 11,9	163 798	- 21,1	462 238	- 4,1	1 677 332	+ 2,9
Apr.	1 069 353	+ 1,7	253 764	+ 54,9	513 189	+ 11,0	1 836 306	+ 9,5
May	909 503	- 14,9	240 672	- 5,2	562 189	+ 9,5	1 712 364	- 6,7
Jun.	1 083 561	+ 19,1	251 495	+ 4,5	494 775	- 12,0	1 829 831	+ 6,9
Jul.	1 221 270	+ 12,7	300 453	+ 19,5	620 467	+ 25,4	2 142 190	+ 17,1
Aug.	1 219 339	- 0,2	296 430	- 1,3	490 083	- 21,0	2 005 851	- 6,4
Sep.	1 249 401	+ 2,5	341 286	+ 15,1	500 678	+ 2,2	2 091 365	+ 4,3
Oct.	1 117 260	- 10,6	350 285	+ 2,6	499 119	- 0,3	1 966 665	- 6,0
Nov.	1 293 951	+ 15,8	277 509	- 20,8	492 306	- 1,4	2 063 766	+ 4,9
Dec.	1 304 355	+ 0,8	431 555	+ 55,5	640 984	+ 30,2	2 376 894	+ 15,2
2004 Jan.	1 195 069	- 8,4	321 154	- 25,6	485 428	- 24,3	2 001 651	- 15,8

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

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

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	583 954	- 9,8	136 570	- 47,4	176 643	- 12,7	897 167	- 19,1
Feb.	473 568	+ 9,9	137 817	- 51,8	202 239	- 17,9	813 624	- 15,5
Mar.	708 471	+ 44,3	171 227	+ 3,1	176 053	- 38,7	1 055 751	+ 11,8
Apr.	653 414	+ 77,8	245 773	+ 44,4	390 160	+ 110,0	1 289 347	+ 78,2
May	690 242	+ 53,3	300 836	- 5,5	305 996	+ 3,3	1 297 074	+ 21,8
Jun.	585 723	+ 8,4	207 030	- 38,9	251 004	- 14,5	1 043 757	- 11,0
Jul.	681 657	+ 71,7	273 139	+ 124,6	242 028	+ 3,7	1 196 824	+ 59,1
Aug.	740 221	+ 71,1	96 328	- 18,0	226 414	+ 4,9	1 062 963	+ 38,8
Sep.	820 510	+ 78,7	228 610	- 83,9	248 379	+ 47,0	1 297 499	- 36,6
Oct.	938 075	+ 41,8	178 099	- 36,8	293 977	+ 25,5	1 410 151	+ 19,7
Nov.	847 433	+ 38,8	294 710	+ 39,6	237 143	- 17,2	1 379 286	+ 24,5
Dec.	702 892	+ 51,2	366 760	+ 111,3	221 292	+ 76,9	1 290 944	+ 69,1
Total	8 426 160	+ 41,6	2 636 899	- 31,7	2 971 328	+ 7,1	14 034 387	+ 11,5
2003 Jan.*	614 140	+ 5,2	149 935	+ 9,8	234 639	+ 32,8	998 714	+ 11,3
Feb.*	673 188	+ 42,2	156 333	+ 13,4	285 568	+ 41,2	1 115 089	+ 37,1
Mar.*	692 284	- 2,3	309 700	+ 80,9	237 137	+ 34,7	1 239 121	+ 17,4
Apr.*	671 397	+ 2,8	533 635	+ 117,1	243 751	- 37,5	1 448 783	+ 12,4
May*	671 274	- 2,7	602 959	+ 100,4	304 626	- 0,4	1 578 859	+ 21,7
Jun.*	744 698	+ 27,1	168 148	- 18,8	295 843	+ 17,9	1 208 689	+ 15,8
Jul.*	1 577 865	+ 131,5	190 436	- 30,3	331 259	+ 36,9	2 099 560	+ 75,4
Aug.*	854 419	+ 15,4	151 866	+ 57,7	276 699	+ 22,2	1 282 984	+ 20,7
Sep.*	780 316	- 4,9	166 790	- 27,0	267 464	+ 7,7	1 214 570	- 6,4
Oct.*	853 240	- 9,0	177 854	- 0,1	291 336	- 0,9	1 322 430	- 6,2
Nov.*	927 486	+ 9,4	220 730	- 25,1	279 593	+ 17,9	1 427 809	+ 3,5
Dec.*	838 862	+ 19,3	167 898	- 54,2	229 772	+ 3,8	1 236 532	- 4,2
Total	9 899 169	+ 17,5	2 996 284	+ 13,6	3 277 687	+ 10,3	16 173 140	+ 15,2
2004 Jan	581 680	- 5,3	176 828	+ 17,9	252 663	+ 7,7	1 011 171	+ 1,2

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	685 676	+ 33,6	181 342	+ 2,6	202 843	+ 15,6	1 069 861	+ 23,6
Feb.	531 560	- 22,5	176 767	- 2,5	194 240	- 4,2	902 567	- 15,6
Mar.	672 454	+ 26,5	197 839	+ 11,9	153 171	- 21,1	1 023 463	+ 13,4
Apr.	718 825	+ 6,9	229 658	+ 16,1	437 375	+ 185,5	1 385 858	+ 35,4
May	665 136	- 7,5	189 301	- 17,6	246 740	- 43,6	1 101 177	- 20,5
Jun.	643 599	- 3,2	223 390	+ 18,0	253 626	+ 2,8	1 120 615	+ 1,8
Jul.	696 168	+ 8,2	206 989	- 7,3	221 406	- 12,7	1 124 562	+ 0,4
Aug.	716 010	+ 2,9	121 071	- 41,5	228 941	+ 3,4	1 066 023	- 5,2
Sep.	767 132	+ 7,1	220 006	+ 81,7	269 534	+ 17,7	1 256 671	+ 17,9
Oct.	807 657	+ 5,3	201 575	- 8,4	268 527	- 0,4	1 277 759	+ 1,7
Nov.	712 772	- 11,7	303 984	+ 50,8	237 339	- 11,6	1 254 095	- 1,9
Dec.	766 791	+ 7,6	367 376	+ 20,9	304 897	+ 28,5	1 439 063	+ 14,7
2003 Jan.	713 882	- 6,9	200 512	- 45,4	271 402	- 11,0	1 185 796	- 17,6
Feb.	758 184	+ 6,2	202 818	+ 1,2	276 957	+ 2,0	1 237 958	+ 4,4
Mar.	655 769	- 13,5	362 857	+ 78,9	206 839	- 25,3	1 225 465	- 1,0
Apr.	738 254	+ 12,6	485 488	+ 33,8	274 647	+ 32,8	1 498 389	+ 22,3
May	646 287	- 12,5	367 293	- 24,3	241 597	- 12,0	1 255 178	- 16,2
Jun.	822 388	+ 27,2	180 279	- 50,9	292 644	+ 21,1	1 295 310	+ 3,2
Jul.	1 630 840	+ 98,3	147 467	- 18,2	305 498	+ 4,4	2 083 805	+ 60,9
Aug.	830 928	- 49,0	199 572	+ 35,3	283 658	- 7,1	1 314 158	- 36,9
Sep.	739 639	- 11,0	160 567	- 19,5	292 899	+ 3,3	1 193 104	- 9,2
Oct.	723 635	- 2,2	202 203	+ 25,9	265 457	- 9,4	1 191 295	- 0,2
Nov.	779 298	+ 7,7	223 906	+ 10,7	281 550	+ 6,1	1 284 755	+ 7,8
Dec.	908 424	+ 16,6	167 019	- 25,4	313 175	+ 11,2	1 388 617	+ 8,1
2004 Jan.	671 594	- 26,1	242 524	+ 45,2	291 980	- 6,8	1 206 098	- 13,1

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun.	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 408	- 21,9	201 725	+ 39,5	1 148 737	+ 16,5
Total	7 608 689	+ 31,2	2 536 119	- 35,7	2 777 792	- 0,1	12 922 600	+ 3,2
2003 Jan.*	524 010	- 4,6	139 604	+ 2,6	209 874	+ 23,8	873 488	+ 2,2
Feb.*	563 733	+ 27,1	145 156	+ 6,5	250 498	+ 29,7	959 387	+ 24,1
Mar.*	573 386	- 13,6	287 025	+ 69,8	207 107	+ 23,8	1 067 518	+ 6,7
Apr.*	550 368	- 9,4	493 649	+ 105,1	209 588	- 43,1	1 253 605	+ 3,1
May*	544 979	- 14,7	554 700	+ 89,0	258 377	- 10,0	1 358 056	+ 11,4
Jun.*	605 479	+ 12,9	153 280	- 23,8	249 446	+ 6,1	1 008 205	+ 3,6
Jul.*	1 281 065	+ 108,0	170 336	- 35,0	274 676	+ 21,9	1 726 077	+ 56,4
Aug.*	678 573	+ 2,4	133 216	+ 44,8	226 802	+ 7,9	1 038 591	+ 7,7
Sep.*	616 475	- 15,8	145 668	- 33,0	218 160	- 5,2	980 303	- 16,9
Oct.*	666 960	- 18,7	152 927	- 9,0	235 138	- 13,5	1 055 025	- 16,3
Nov.*	727 115	- 1,0	187 218	- 32,3	224 392	+ 2,9	1 138 725	- 7,4
Dec.*	656 114	+ 8,7	141 567	- 58,8	183 671	- 8,9	981 352	- 14,6
Total	7 988 257	+ 5,0	2 704 346	+ 6,6	2 747 729	- 1,1	13 440 332	+ 4,0
2004 Jan.	451 009	- 13,9	146 624	+ 5,0	198 947	- 5,2	796 580	- 8,8

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

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

Year and month ^{1/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	643 162	+ 32,5	180 618	+ 2,0	193 968	+ 14,4	1 017 749	+ 22,3
Feb.	499 284	- 22,4	175 105	- 3,1	185 508	- 4,4	859 897	- 15,5
Mar.	629 863	+ 26,2	195 253	+ 11,5	145 083	- 21,8	970 199	+ 12,8
Apr.	668 537	+ 6,1	225 345	+ 15,4	412 869	+ 184,6	1 306 750	+ 34,7
May	617 839	- 7,6	184 192	- 18,3	232 849	- 43,6	1 034 880	- 20,8
Jun.	587 285	- 4,9	216 398	+ 17,5	237 679	+ 2,1	1 041 363	+ 0,6
Jul.	623 744	+ 6,2	198 792	- 8,1	206 778	- 13,0	1 029 314	- 1,2
Aug.	641 658	+ 2,9	116 559	- 41,4	213 218	+ 3,1	971 435	- 5,6
Sep.	683 620	+ 6,5	208 769	+ 79,1	249 700	+ 17,1	1 142 088	+ 17,6
Oct.	708 430	+ 3,6	190 123	- 8,9	248 087	- 0,6	1 146 640	+ 0,4
Nov.	618 392	- 12,7	285 513	+ 50,2	217 720	- 12,2	1 121 625	- 2,2
Dec.	662 160	+ 7,1	343 430	+ 20,3	276 279	+ 26,9	1 281 868	+ 14,3
2003 Jan.	606 560	- 8,4	186 547	- 45,7	242 095	- 12,4	1 035 202	- 19,2
Feb.	636 552	+ 4,9	188 557	+ 1,1	242 985	+ 0,4	1 068 094	+ 3,2
Mar.	542 504	- 14,8	336 126	+ 78,3	180 031	- 25,9	1 058 660	- 0,9
Apr.	605 580	+ 11,6	449 954	+ 33,9	236 429	+ 31,3	1 291 964	+ 22,0
May	526 568	- 13,0	336 973	- 25,1	206 060	- 12,8	1 069 601	- 17,2
Jun.	666 036	+ 26,5	163 825	- 51,4	246 863	+ 19,8	1 076 724	+ 0,7
Jul.	1 312 315	+ 97,0	132 001	- 19,4	254 264	+ 3,0	1 698 580	+ 57,8
Aug.	661 028	- 49,6	176 669	+ 33,8	233 310	- 8,2	1 071 006	- 36,9
Sep.	583 681	- 11,7	139 981	- 20,8	238 752	+ 2,3	962 414	- 10,1
Oct.	567 689	- 2,7	173 827	+ 24,2	213 911	- 10,4	955 427	- 0,7
Nov.	611 219	+ 7,7	190 138	+ 9,4	225 205	+ 5,3	1 026 562	+ 7,4
Dec.	714 867	+ 17,0	140 627	- 26,0	248 718	+ 10,4	1 104 211	+ 7,6
2004 Jan.	518 190	- 27,5	200 936	+ 42,9	229 445	- 7,7	948 572	- 14,1

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Type of building	January 2003 *	December 2003 *	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	4 550	1 453	1 739	- 61,8
Total square metres	160 019	65 375	75 598	- 52,8
Total value at current prices (R'000)	126 331	68 206	77 541	- 38,6
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	1 664	1 677	1 605	- 3,5
Total square metres	371 440	393 450	365 673	- 1,6
Total value at current prices (R'000)	617 230	750 308	710 458	+15,1
Flats and townhouses				
Number of flats and townhouses	624	1 650	1 811	+190,2
Total square metres	103 295	231 780	215 668	+108,8
Total value at current prices (R'000)	186 592	502 797	414 146	+122,0
Other residential buildings ^{1/}				
Total square metres	10 856	5 101	5 814	- 46,4
Total value at current prices (R'000)	9 431	16 248	20 228	+114,5
Total value of residential buildings at current prices (R'000)	939 584	1337 559	1222 373	+30,1
Non-residential buildings				
Office and banking space				
Total square metres	25 876	30 177	15 707	- 39,3
Total value at current prices (R'000)	45 875	58 369	26 291	- 42,7
Shopping space				
Total square metres	82 717	43 221	69 141	- 16,4
Total value at current prices (R'000)	539 220	90 373	129 091	- 76,1
Industrial and warehouse space				
Total square metres	50 253	147 171	70 992	+41,3
Total value at current prices (R'000)	68 533	214 300	115 164	+68,0
Other non-residential space ^{2/}				
Total square metres	18 852	28 577	29 453	+56,2
Total value at current prices (R'000)	30 513	50 728	40 878	+34,0
Total value of non-residential buildings at current prices (R'000)	684 141	413 770	311 424	- 54,5
Additions and alterations				
Dwelling-houses				
Total square metres	225 115	249 616	252 390	+12,1
Total value at current prices (R'000)	337 805	398 815	386 213	+14,3
Other buildings ^{3/}				
Total square metres	101 151	103 691	57 523	- 43,1
Total value at current prices (R'000)	179 338	184 486	116 759	- 34,9
Total value of additions and alterations at current prices (R'000)	517 143	583 301	502 972	- 2,7
Total value of building plans passed at current prices (R'000)	2 140 868	2 334 630	2 036 769	- 4,9

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

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

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

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

Type of building	January 2003	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	198	245	209	+5,6
Total square metres	8 462	10 697	9 184	+8,5
Total value at current prices (R'000)	10 589	12 595	9 820	- 7,3
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	592	531	468	- 20,9
Total square metres	123 488	117 387	110 452	- 10,6
Total value at current prices (R'000)	212 182	238 778	235 858	+11,2
Flats and townhouses				
Number of flats and townhouses	188	729	586	+211,7
Total square metres	25 630	94 903	56 591	+120,8
Total value at current prices (R'000)	48 651	246 311	142 622	+193,2
Other residential buildings ^{1/}				
Total square metres	892	1 175	5 253	+488,9
Total value at current prices (R'000)	1 509	2 002	19 138	+1 168,3
Total value of residential buildings at current prices (R'000)	272 931	499 686	407 438	+49,3
Non-residential buildings				
Office and banking space				
Total square metres	9 271	1 258	4 293	- 53,7
Total value at current prices (R'000)	14 503	1 550	7 675	- 47,1
Shopping space				
Total square metres	713	4 907	8 205	+1 050,8
Total value at current prices (R'000)	1 690	10 985	13 481	..
Industrial and warehouse space				
Total square metres	13 934	27 086	24 554	+76,2
Total value at current prices (R'000)	17 271	34 249	36 962	..
Other non-residential space ^{2/}				
Total square metres	2 960	7 032	6 544	+121,1
Total value at current prices (R'000)	4 071	11 334	10 075	+147,5
Total value of non-residential buildings at current prices (R'000)	37 535	58 118	68 193	+81,7
Additions and alterations				
Dwelling-houses				
Total square metres	69 526	83 259	59 078	- 15,0
Total value at current prices (R'000)	106 528	148 223	105 081	- 1,4
Other buildings ^{3/}				
Total square metres	52 932	19 334	9 957	- 81,2
Total value at current prices (R'000)	77 250	44 527	27 329	- 64,6
Total value of additions and alterations at current prices (R'000)	183 778	192 750	132 410	- 28,0
Total value of building plans passed at current prices (R'000)	494 244	750 554	608 041	+23,0

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

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

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

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

Type of building	January 2003*	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	540	515	682	+26,3
Total square metres	22 812	21 148	27 655	+21,2
Total value at current prices (R'000)	30 812	16 661	22 138	- 28,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	66	84	104	+57,6
Total square metres	10 640	16 637	20 153	+89,4
Total value at current prices (R'000)	17 400	29 822	34 727	+99,6
Flats and townhouses				
Number of flats and townhouses	0	17	41	..
Total square metres	0	2 355	5 592	..
Total value at current prices (R'000)	0	4 528	9 351	..
Other residential buildings ^{1/}				
Total square metres	141	0	0	..
Total value at current prices (R'000)	165	0	0	..
Total value of residential buildings at current prices (R'000)	48 377	51 011	66 216	+36,9
Non-residential buildings				
Office and banking space				
Total square metres	2 607	149	149	- 94,3
Total value at current prices (R'000)	5 370	343	343	- 93,6
Shopping space				
Total square metres	381	2 311	1 800	+372,4
Total value at current prices (R'000)	702	4 284	3 623	..
Industrial and warehouse space				
Total square metres	799	2 117	389	- 51,3
Total value at current prices (R'000)	1 307	3 102	599	..
Other non-residential space ^{2/}				
Total square metres	0	1 312	114	..
Total value at current prices (R'000)	0	2 872	306	..
Total value of non-residential buildings at current prices (R'000)	7 379	10 601	4 871	- 34,0
Additions and alterations				
Dwelling-houses				
Total square metres	14 524	28 996	22 745	+56,6
Total value at current prices (R'000)	21 065	41 308	39 394	+87,0
Other buildings ^{3/}				
Total square metres	7 365	3 335	5 099	- 30,8
Total value at current prices (R'000)	14 309	6 368	10 611	- 25,8
Total value of additions and alterations at current prices (R'000)	35 374	47 676	50 005	+41,4
Total value of building plans passed at current prices (R'000)	91 130	109 288	121 092	+32,9

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	4	7	6	+50,0
Total square metres	162	358	299	+84,6
Total value at current prices (R'000)	241	538	481	+99,6
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	10	15	13	+30,0
Total square metres	1 941	2 741	2 147	+10,6
Total value at current prices (R'000)	3 004	4 511	3 437	+14,4
Flats and townhouses				
Number of flats and townhouses	0	24	12	..
Total square metres	0	1 752	715	..
Total value at current prices (R'000)	0	2 658	1 074	..
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	3 245	7 707	4 992	+53,8
Non-residential buildings				
Office and banking space				
Total square metres	0	1 049	403	..
Total value at current prices (R'000)	0	1 574	605	..
Shopping space				
Total square metres	360	0	1 638	+355,0
Total value at current prices (R'000)	792	0	2 457	..
Industrial and warehouse space				
Total square metres	0	1 479	0	..
Total value at current prices (R'000)	0	2 219	0	..
Other non-residential space ^{2/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	792	3 793	3 062	+286,6
Additions and alterations				
Dwelling-houses				
Total square metres	3 241	4 075	2 802	- 13,5
Total value at current prices (R'000)	5 743	6 826	4 975	- 13,4
Other buildings ^{3/}				
Total square metres	308	89	0	..
Total value at current prices (R'000)	901	433	5	- 99,4
Total value of additions and alterations at current prices (R'000)	6 644	7 259	4 980	- 25,0
Total value of building plans passed at current prices (R'000)	10 681	18 759	13 034	+22,0

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	395	95	333	- 15,7
Total square metres	15 954	4 090	13 468	- 15,6
Total value at current prices (R'000)	8 631	2 689	11 234	+30,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	79	57	59	- 25,3
Total square metres	13 898	12 704	9 955	- 28,4
Total value at current prices (R'000)	18 540	19 255	15 543	- 16,2
Flats and townhouses				
Number of flats and townhouses	12	164	115	+858,3
Total square metres	1 381	18 166	13 885	+905,4
Total value at current prices (R'000)	1 956	27 332	21 279	+987,9
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	29 127	49 276	48 056	+65,0
Non-residential buildings				
Office and banking space				
Total square metres	0	0	2 084	..
Total value at current prices (R'000)	0	0	2 293	..
Shopping space				
Total square metres	3 499	0	0	..
Total value at current prices (R'000)	8 175	0	0	..
Industrial and warehouse space				
Total square metres	1 386	0	0	..
Total value at current prices (R'000)	600	0	0	..
Other non-residential space ^{2/}				
Total square metres	2 189	476	235	- 89,3
Total value at current prices (R'000)	1 878	825	306	- 83,7
Total value of non-residential buildings at current prices (R'000)	10 653	825	2 599	- 75,6
Additions and alterations				
Dwelling-houses				
Total square metres	9 427	8 839	11 260	+19,4
Total value at current prices (R'000)	12 006	10 723	14 326	+19,3
Other buildings ^{3/}				
Total square metres	1 983	5 571	2 265	+14,2
Total value at current prices (R'000)	9 276	7 584	5 232	- 43,6
Total value of additions and alterations at current prices (R'000)	21 282	18 307	19 558	- 8,1
Total value of building plans passed at current prices (R'000)	61 062	68 408	70 213	+15,0

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

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

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

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

Type of building	January 2003 *	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	1 468	68	92	- 93,7
Total square metres	45 605	3 856	4 335	- 90,5
Total value at current prices (R'000)	29 965	4 982	5 046	- 83,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	134	189	163	+21,6
Total square metres	33 461	40 637	38 701	+15,7
Total value at current prices (R'000)	55 676	69 874	75 321	+35,3
Flats and townhouses				
Number of flats and townhouses	52	141	66	+26,9
Total square metres	8 352	23 887	10 924	+30,8
Total value at current prices (R'000)	19 589	47 773	27 010	+37,9
Other residential buildings ^{1/}				
Total square metres	0	3 734	85	..
Total value at current prices (R'000)	0	13 956	90	..
Total value of residential buildings at current prices (R'000)	105 230	136 585	107 467	+2,1
Non-residential buildings				
Office and banking space				
Total square metres	311	4 062	2 657	+754,3
Total value at current prices (R'000)	350	8 288	4 000	+1 042,9
Shopping space				
Total square metres	62 860	7 269	7 492	- 88,1
Total value at current prices (R'000)	496 830	15 736	10 900	..
Industrial and warehouse space				
Total square metres	10 026	25 852	14 830	+47,9
Total value at current prices (R'000)	11 449	27 384	28 191	..
Other non-residential space ^{2/}				
Total square metres	3 122	2 557	3 524	+12,9
Total value at current prices (R'000)	6 013	3 100	6 886	+14,5
Total value of non-residential buildings at current prices (R'000)	514 642	54 508	49 977	- 90,3
Additions and alterations				
Dwelling-houses				
Total square metres	38 531	33 373	55 394	+43,8
Total value at current prices (R'000)	47 064	47 804	53 685	+14,1
Other buildings ^{3/}				
Total square metres	14 709	10 648	10 930	- 25,7
Total value at current prices (R'000)	27 689	19 681	19 356	- 30,1
Total value of additions and alterations at current prices (R'000)	74 753	67 485	73 041	- 2,3
Total value of building plans passed at current prices (R'000)	694 625	258 578	230 485	- 66,8

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

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

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

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

Type of building	January 2003	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	28	16	37	+32,1
Total square metres	1 753	1 053	2 199	+25,4
Total value at current prices (R'000)	2 236	1 129	2 491	+11,4
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	94	99	113	+20,2
Total square metres	17 032	21 340	21 556	+26,6
Total value at current prices (R'000)	24 779	49 099	48 375	+95,2
Flats and townhouses				
Number of flats and townhouses	25	46	19	- 24,0
Total square metres	2 419	6 192	2 360	- 2,4
Total value at current prices (R'000)	3 474	10 451	3 644	+4,9
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	30 489	60 679	54 510	+78,8
Non-residential buildings				
Office and banking space				
Total square metres	20	572	1 634	+8 070,0
Total value at current prices (R'000)	24	1 144	2 477	+10 220,8
Shopping space				
Total square metres	3 319	7 463	257	- 92,3
Total value at current prices (R'000)	10 738	19 404	514	..
Industrial and warehouse space				
Total square metres	3 285	0	891	- 72,9
Total value at current prices (R'000)	3 467	0	1 000	..
Other non-residential space ^{2/}				
Total square metres	419	301	1 551	+270,2
Total value at current prices (R'000)	829	783	1 914	+130,9
Total value of non-residential buildings at current prices (R'000)	15 058	21 331	5 905	- 60,8
Additions and alterations				
Dwelling-houses				
Total square metres	6 780	6 328	5 123	- 24,4
Total value at current prices (R'000)	8 818	8 930	7 064	- 19,9
Other buildings ^{3/}				
Total square metres	59	2 052	5 590	+9 374,6
Total value at current prices (R'000)	177	4 073	9 769	+5 419,2
Total value of additions and alterations at current prices (R'000)	8 995	13 003	16 833	+87,1
Total value of building plans passed at current prices (R'000)	54 542	95 013	77 248	+41,6

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

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

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

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

Type of building	January 2003 *	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	1 632	349	293	- 82,0
Total square metres	53 289	16 379	13 854	- 74,0
Total value at current prices (R'000)	38 332	23 422	20 608	- 46,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	558	569	571	+2,3
Total square metres	144 778	152 357	141 884	- 2,0
Total value at current prices (R'000)	249 718	298 050	265 979	+6,5
Flats and townhouses				
Number of flats and townhouses	345	443	935	+171,0
Total square metres	65 273	74 213	119 748	+83,5
Total value at current prices (R'000)	112 635	150 097	200 375	+77,9
Other residential buildings ^{1/}				
Total square metres	9 823	0	0	..
Total value at current prices (R'000)	7 757	0	0	..
Total value of residential buildings at current prices (R'000)	408 442	471 569	486 962	+19,2
Non-residential buildings				
Office and banking space				
Total square metres	12 824	23 087	3 765	- 70,6
Total value at current prices (R'000)	24 328	45 470	7 398	- 69,6
Shopping space				
Total square metres	8 022	17 229	20 076	+150,3
Total value at current prices (R'000)	14 212	34 844	44 146	..
Industrial and warehouse space				
Total square metres	11 842	87 771	26 247	+121,6
Total value at current prices (R'000)	19 386	143 306	42 964	..
Other non-residential space ^{2/}				
Total square metres	9 729	14 777	15 851	+62,9
Total value at current prices (R'000)	17 061	28 480	18 133	+6,3
Total value of non-residential buildings at current prices (R'000)	74 987	252 100	112 641	+50,2
Additions and alterations				
Dwelling-houses				
Total square metres	69 092	74 566	83 605	+21,0
Total value at current prices (R'000)	117 935	122 036	147 252	+24,9
Other buildings ^{3/}				
Total square metres	21 179	58 174	19 539	- 7,7
Total value at current prices (R'000)	45 105	95 330	39 154	- 13,2
Total value of additions and alterations at current prices (R'000)	163 040	217 366	186 406	+14,3
Total value of building plans passed at current prices (R'000)	646 469	941 035	786 009	+21,6

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	15	138	53	+253,3
Total square metres	748	6 545	2 546	+240,4
Total value at current prices (R'000)	988	4 190	1 889	+91,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	94	84	75	- 20,2
Total square metres	18 526	18 517	13 900	- 25,0
Total value at current prices (R'000)	25 002	24 265	19 288	- 22,9
Flats and townhouses				
Number of flats and townhouses	1	15	6	+500,0
Total square metres	123	2 192	1 701	+1 282,9
Total value at current prices (R'000)	123	2 280	2 978	+2 321,1
Other residential buildings ^{1/}				
Total square metres	0	192	476	..
Total value at current prices (R'000)	0	290	1 000	..
Total value of residential buildings at current prices (R'000)	26 113	31 025	25 155	- 3,7
Non-residential buildings				
Office and banking space				
Total square metres	843	0	0	..
Total value at current prices (R'000)	1 300	0	0	..
Shopping space				
Total square metres	3 433	3 232	26 364	+668,0
Total value at current prices (R'000)	5 941	3 800	47 709	..
Industrial and warehouse space				
Total square metres	6 774	2 458	3 952	- 41,7
Total value at current prices (R'000)	10 198	3 142	5 178	..
Other non-residential space ^{2/}				
Total square metres	296	1 720	611	+106,4
Total value at current prices (R'000)	360	2 610	1 200	+233,3
Total value of non-residential buildings at current prices (R'000)	17 799	9 552	54 087	+203,9
Additions and alterations				
Dwelling-houses				
Total square metres	10 635	7 758	8 677	- 18,4
Total value at current prices (R'000)	14 967	9 696	9 038	- 39,6
Other buildings ^{3/}				
Total square metres	1 690	3 322	2 399	+42,0
Total value at current prices (R'000)	2 769	4 625	2 887	+4,3
Total value of additions and alterations at current prices (R'000)	17 736	14 321	11 925	- 32,8
Total value of building plans passed at current prices (R'000)	61 648	54 898	91 167	+47,9

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	270	20	34	- 87,4
Total square metres	11 234	1 249	2 058	- 81,7
Total value at current prices (R'000)	4 537	2 000	3 834	- 15,5
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	37	49	39	+5,4
Total square metres	7 676	11 130	6 925	- 9,8
Total value at current prices (R'000)	10 929	16 654	11 930	+9,2
Flats and townhouses				
Number of flats and townhouses	1	71	31	+3 000,0
Total square metres	117	8 120	4 152	+3 448,7
Total value at current prices (R'000)	164	11 367	5 813	+3 444,5
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	15 630	30 021	21 577	+38,0
Non-residential buildings				
Office and banking space				
Total square metres	0	0	722	..
Total value at current prices (R'000)	0	0	1 500	..
Shopping space				
Total square metres	130	810	3 309	+2 445,4
Total value at current prices (R'000)	140	1 320	6 261	..
Industrial and warehouse space				
Total square metres	2 207	408	129	- 94,2
Total value at current prices (R'000)	4 855	898	270	..
Other non-residential space ^{2/}				
Total square metres	137	402	1 023	+646,7
Total value at current prices (R'000)	301	724	2 058	+583,7
Total value of non-residential buildings at current prices (R'000)	5 296	2 942	10 089	+90,5
Additions and alterations				
Dwelling-houses				
Total square metres	3 359	2 422	3 706	+10,3
Total value at current prices (R'000)	3 679	3 269	5 398	+46,7
Other buildings ^{3/}				
Total square metres	926	1 166	1 744	+88,3
Total value at current prices (R'000)	1 862	1 865	2 416	+29,8
Total value of additions and alterations at current prices (R'000)	5 541	5 134	7 814	+41,0
Total value of building plans passed at current prices (R'000)	26 467	38 097	39 480	+49,2

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

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

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

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

Type of building	January 2003 *	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	2 120	1 084	1 197	- 43,5
Total square metres	72 106	49 991	52 078	- 27,8
Total value at current prices (R'000)	52 720	62 547	53 541	+1,6
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	1 085	1 196	946	- 12,8
Total square metres	216 187	268 571	219 410	+1,5
Total value at current prices (R'000)	335 087	481 044	390 065	+16,4
Flats and townhouses				
Number of flats and townhouses	1 669	1 190	972	- 41,8
Total square metres	143 127	160 822	85 084	- 40,6
Total value at current prices (R'000)	217 065	289 164	137 681	- 36,6
Other residential buildings ^{1/}				
Total square metres	10 632	3 006	285	- 97,3
Total value at current prices (R'000)	9 268	6 107	393	- 95,8
Total value of residential buildings at current prices (R'000)	614 140	838 862	581 680	- 5,3
Non-residential buildings				
Office and banking space				
Total square metres	43 536	32 247	62 261	+43,0
Total value at current prices (R'000)	62 341	69 178	114 466	+83,6
Shopping space				
Total square metres	17 660	20 002	8 588	- 51,4
Total value at current prices (R'000)	26 455	29 410	12 452	- 52,9
Industrial and warehouse space				
Total square metres	44 635	37 656	31 085	- 30,4
Total value at current prices (R'000)	44 848	63 876	35 552	- 20,7
Other non-residential space ^{2/}				
Total square metres	12 249	3 580	7 069	- 42,3
Total value at current prices (R'000)	16 291	5 434	14 358	- 11,9
Total value of non-residential buildings at current prices (R'000)	149 935	167 898	176 828	+17,9
Additions and alterations				
Dwelling-houses				
Total square metres	112 045	91 009	99 826	- 10,9
Total value at current prices (R'000)	150 282	139 357	148 273	- 1,3
Other buildings ^{3/}				
Total square metres	55 438	45 494	46 366	- 16,4
Total value at current prices (R'000)	84 357	90 415	104 390	+23,7
Total value of additions and alterations at current prices (R'000)	234 639	229 772	252 663	+7,7
Total value of buildings completed at current prices (R'000)	998 714	1 236 532	1 011 171	+1,2

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

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

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

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

Type of building	January 2003 *	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	141	258	215	+52,5
Total square metres	5 826	13 404	9 234	+58,5
Total value at current prices (R'000)	6 132	20 221	8 400	+37,0
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	392	427	318	- 18,9
Total square metres	73 754	82 362	65 282	- 11,5
Total value at current prices (R'000)	119 862	151 595	125 050	+4,3
Flats and townhouses				
Number of flats and townhouses	119	152	246	+106,7
Total square metres	8 020	22 273	20 588	+156,7
Total value at current prices (R'000)	11 828	45 822	31 553	+166,8
Other residential buildings ^{1/}				
Total square metres	0	1 631	0	..
Total value at current prices (R'000)	0	2 457	0	..
Total value of residential buildings at current prices (R'000)	137 822	220 095	165 003	+19,7
Non-residential buildings				
Office and banking space				
Total square metres	29 809	12 800	2 462	- 91,7
Total value at current prices (R'000)	35 251	30 980	4 318	- 87,8
Shopping space				
Total square metres	610	1 210	1 519	+149,0
Total value at current prices (R'000)	976	2 662	2 125	+117,7
Industrial and warehouse space				
Total square metres	17 632	7 717	3 087	- 82,5
Total value at current prices (R'000)	17 846	13 240	6 843	- 61,7
Other non-residential space ^{2/}				
Total square metres	3 216	630	910	- 71,7
Total value at current prices (R'000)	4 532	1 392	1 712	- 62,2
Total value of non-residential buildings at current prices (R'000)	58 605	48 274	14 998	- 74,4
Additions and alterations				
Dwelling-houses				
Total square metres	34 688	32 464	27 148	- 21,7
Total value at current prices (R'000)	49 072	52 929	44 276	- 9,8
Other buildings ^{3/}				
Total square metres	20 790	8 025	6 695	- 67,8
Total value at current prices (R'000)	39 474	19 728	17 109	- 56,7
Total value of additions and alterations at current prices (R'000)	88 546	72 657	61 385	- 30,7
Total value of buildings completed at current prices (R'000)	284 973	341 026	241 386	- 15,3

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

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

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

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

Type of building	January 2003*	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	126	101	107	- 15,1
Total square metres	5 728	4 570	4 609	- 19,5
Total value at current prices (R'000)	4 643	5 773	3 711	- 20,1
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	32	105	73	+128,1
Total square metres	6 145	16 839	13 767	+124,0
Total value at current prices (R'000)	9 555	28 580	22 469	+135,2
Flats and townhouses				
Number of flats and townhouses	1	11	10	+900,0
Total square metres	98	3 842	1 355	+1 282,7
Total value at current prices (R'000)	137	6 470	2 446	+1 685,4
Other residential buildings ^{1/}				
Total square metres	646	0	0	..
Total value at current prices (R'000)	1 270	0	0	..
Total value of residential buildings at current prices (R'000)	15 605	40 823	28 626	+83,4
Non-residential buildings				
Office and banking space				
Total square metres	0	2 248	2 178	..
Total value at current prices (R'000)	0	3 825	3 668	..
Shopping space				
Total square metres	468	0	0	..
Total value at current prices (R'000)	767	0	0	..
Industrial and warehouse space				
Total square metres	1 621	663	0	..
Total value at current prices (R'000)	2 350	544	0	..
Other non-residential space ^{2/}				
Total square metres	607	0	110	- 81,9
Total value at current prices (R'000)	1 270	0	105	- 91,7
Total value of non-residential buildings at current prices (R'000)	4 387	4 369	3 773	- 14,0
Additions and alterations				
Dwelling-houses				
Total square metres	11 477	7 039	6 386	- 44,4
Total value at current prices (R'000)	15 624	11 344	10 545	- 32,5
Other buildings ^{3/}				
Total square metres	679	1 783	2 168	+219,3
Total value at current prices (R'000)	1 575	3 997	4 235	+168,9
Total value of additions and alterations at current prices (R'000)	17 199	15 341	14 780	- 14,1
Total value of buildings completed at current prices (R'000)	37 191	60 533	47 179	+26,9

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	0	0	5	..
Total square metres	0	0	281	..
Total value at current prices (R'000)	0	0	364	..
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	5	17	3	- 40,0
Total square metres	808	2 928	459	- 43,2
Total value at current prices (R'000)	1 397	4 791	787	- 43,7
Flats and townhouses				
Number of flats and townhouses	0	0	0	..
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	1 397	4 791	1 151	- 17,6
Non-residential buildings				
Office and banking space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Shopping space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Industrial and warehouse space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Other non-residential space ^{2/}				
Total square metres	125	0	0	..
Total value at current prices (R'000)	282	0	0	..
Total value of non-residential buildings at current prices (R'000)	188	0	0	..
Additions and alterations				
Dwelling-houses				
Total square metres	1 791	4 159	771	- 57,0
Total value at current prices (R'000)	2 547	6 952	1 244	- 51,2
Other buildings ^{3/}				
Total square metres	0	89	0	..
Total value at current prices (R'000)	0	1 527	0	..
Total value of additions and alterations at current prices (R'000)	2 547	8 479	1 244	- 51,2
Total value of buildings completed at current prices (R'000)	4 132	13 270	2 395	- 42,0

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

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

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

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

Type of building	January 2003*	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	17	62	215	+1 164,7
Total square metres	977	2 878	9 023	+823,5
Total value at current prices (R'000)	1 370	2 027	6 081	+343,9
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	39	22	16	- 59,0
Total square metres	6 386	5 073	2 768	- 56,7
Total value at current prices (R'000)	7 860	7 039	3 726	- 52,6
Flats and townhouses				
Number of flats and townhouses	3	126	149	+4 866,7
Total square metres	494	10 553	15 052	+2 947,0
Total value at current prices (R'000)	568	16 701	21 410	+3 669,4
Other residential buildings ^{1/}				
Total square metres	60	387	0	..
Total value at current prices (R'000)	54	700	0	..
Total value of residential buildings at current prices (R'000)	9 852	26 467	31 217	+216,9
Non-residential buildings				
Office and banking space				
Total square metres	0	99	0	..
Total value at current prices (R'000)	0	149	0	..
Shopping space				
Total square metres	1 724	5 897	72	- 95,8
Total value at current prices (R'000)	3 324	8 360	140	- 95,8
Industrial and warehouse space				
Total square metres	0	805	2 948	..
Total value at current prices (R'000)	0	800	2 262	..
Other non-residential space ^{2/}				
Total square metres	0	280	942	..
Total value at current prices (R'000)	0	560	2 355	..
Total value of non-residential buildings at current prices (R'000)	3 324	9 869	4 757	+43,1
Additions and alterations				
Dwelling-houses				
Total square metres	5 222	3 333	4 067	- 22,1
Total value at current prices (R'000)	5 962	4 631	4 778	- 19,9
Other buildings ^{3/}				
Total square metres	571	1 516	531	- 7,0
Total value at current prices (R'000)	862	3 421	2 494	+189,3
Total value of additions and alterations at current prices (R'000)	6 824	8 052	7 272	+6,6
Total value of buildings completed at current prices (R'000)	20 000	44 388	43 246	+116,2

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

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

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

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

Type of building	January 2003*	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	332	239	241	- 27,4
Total square metres	11 126	9 799	9 393	- 15,6
Total value at current prices (R'000)	8 259	9 123	9 412	+14,0
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	141	104	61	- 56,7
Total square metres	27 513	27 630	12 578	- 54,3
Total value at current prices (R'000)	39 162	51 091	18 596	- 52,5
Flats and townhouses				
Number of flats and townhouses	72	39	28	- 61,1
Total square metres	9 171	8 497	3 259	- 64,5
Total value at current prices (R'000)	13 734	18 415	3 725	- 72,9
Other residential buildings ^{1/}				
Total square metres	103	0	0	..
Total value at current prices (R'000)	186	0	0	..
Total value of residential buildings at current prices (R'000)	61 341	78 629	31 733	- 48,3
Non-residential buildings				
Office and banking space				
Total square metres	3 735	212	3 920	+5,0
Total value at current prices (R'000)	8 545	100	5 127	- 40,0
Shopping space				
Total square metres	1 515	1 144	0	..
Total value at current prices (R'000)	1 658	1 400	0	..
Industrial and warehouse space				
Total square metres	15 726	351	4 902	- 68,8
Total value at current prices (R'000)	13 391	417	3 250	- 75,7
Other non-residential space ^{2/}				
Total square metres	1 046	2 168	1 264	+20,8
Total value at current prices (R'000)	1 136	2 630	2 898	+155,1
Total value of non-residential buildings at current prices (R'000)	24 730	4 547	11 275	- 54,4
Additions and alterations				
Dwelling-houses				
Total square metres	28 102	22 010	25 696	- 8,6
Total value at current prices (R'000)	33 048	27 920	27 527	- 16,7
Other buildings ^{3/}				
Total square metres	22 638	9 546	7 227	- 68,1
Total value at current prices (R'000)	24 427	17 789	19 184	- 21,5
Total value of additions and alterations at current prices (R'000)	57 475	45 709	46 711	- 18,7
Total value of buildings completed at current prices (R'000)	143 546	128 885	89 719	- 37,5

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

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

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

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

Type of building	January 2003	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	18	22	5	- 72,2
Total square metres	1 041	1 152	230	- 77,9
Total value at current prices (R'000)	1 420	1 079	241	- 83,0
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	74	45	26	- 64,9
Total square metres	16 779	8 938	6 606	- 60,6
Total value at current prices (R'000)	22 992	17 721	12 128	- 47,3
Flats and townhouses				
Number of flats and townhouses	304	13	232	- 23,7
Total square metres	22 167	1 481	5 681	- 74,4
Total value at current prices (R'000)	34 159	1 825	13 768	- 59,7
Other residential buildings ^{1/}				
Total square metres	0	0	228	..
Total value at current prices (R'000)	0	0	250	..
Total value of residential buildings at current prices (R'000)	58 571	20 625	26 387	- 54,9
Non-residential buildings				
Office and banking space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Shopping space				
Total square metres	0	1 939	2 306	..
Total value at current prices (R'000)	0	4 338	3 150	..
Industrial and warehouse space				
Total square metres	2 716	9 998	1 256	- 53,8
Total value at current prices (R'000)	2 713	20 000	450	- 83,4
Other non-residential space ^{2/}				
Total square metres	1 460	0	902	- 38,2
Total value at current prices (R'000)	1 470	0	1 276	- 13,2
Total value of non-residential buildings at current prices (R'000)	4 183	24 338	4 876	+16,6
Additions and alterations				
Dwelling-houses				
Total square metres	7 032	674	1 243	- 82,3
Total value at current prices (R'000)	6 773	869	1 723	- 74,6
Other buildings ^{3/}				
Total square metres	1 712	1 098	2 882	+68,3
Total value at current prices (R'000)	3 030	6 822	6 355	+109,7
Total value of additions and alterations at current prices (R'000)	9 803	7 691	8 078	- 17,6
Total value of buildings completed at current prices (R'000)	72 557	52 654	39 341	- 45,8

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

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

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

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

Type of building	January 2003*	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	1 449	380	330	- 77,2
Total square metres	45 191	16 822	15 281	- 66,2
Total value at current prices (R'000)	27 882	22 196	21 000	- 24,7
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	326	435	391	+19,9
Total square metres	69 582	116 105	106 234	+52,7
Total value at current prices (R'000)	113 312	207 605	189 765	+67,5
Flats and townhouses				
Number of flats and townhouses	665	829	297	- 55,3
Total square metres	74 044	112 066	37 126	- 49,9
Total value at current prices (R'000)	121 667	197 288	61 957	- 49,1
Other residential buildings ^{1/}				
Total square metres	9 823	0	57	- 99,4
Total value at current prices (R'000)	7 758	0	143	- 98,2
Total value of residential buildings at current prices (R'000)	270 619	427 089	272 865	+0,8
Non-residential buildings				
Office and banking space				
Total square metres	9 992	16 888	53 701	+437,4
Total value at current prices (R'000)	18 545	34 124	101 353	+446,5
Shopping space				
Total square metres	730	6 320	4 691	+542,6
Total value at current prices (R'000)	730	10 150	7 037	+864,0
Industrial and warehouse space				
Total square metres	5 426	17 861	18 892	+248,2
Total value at current prices (R'000)	6 269	28 770	22 747	+262,8
Other non-residential space ^{2/}				
Total square metres	5 353	502	2 941	- 45,1
Total value at current prices (R'000)	7 077	852	6 012	- 15,0
Total value of non-residential buildings at current prices (R'000)	32 621	73 896	137 149	+320,4
Additions and alterations				
Dwelling-houses				
Total square metres	20 139	20 473	30 836	+53,1
Total value at current prices (R'000)	31 907	33 623	52 939	+65,9
Other buildings ^{3/}				
Total square metres	8 512	23 123	25 382	+198,2
Total value at current prices (R'000)	13 844	36 803	52 693	+280,6
Total value of additions and alterations at current prices (R'000)	45 751	70 426	105 632	+130,9
Total value of buildings completed at current prices (R'000)	348 991	571 411	515 646	+47,8

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	19	6	70	+268,4
Total square metres	1 179	385	3 458	+193,3
Total value at current prices (R'000)	1 543	496	3 321	+115,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	51	20	42	- 17,6
Total square metres	11 594	4 429	7 285	- 37,2
Total value at current prices (R'000)	15 659	6 158	9 756	- 37,7
Flats and townhouses				
Number of flats and townhouses	503	12	5	- 99,0
Total square metres	28 865	1 062	1 110	- 96,2
Total value at current prices (R'000)	34 597	1 132	1 651	- 95,2
Other residential buildings ^{1/}				
Total square metres	0	988	0	..
Total value at current prices (R'000)	0	2 950	0	..
Total value of residential buildings at current prices (R'000)	51 799	10 736	14 728	- 71,6
Non-residential buildings				
Office and banking space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Shopping space				
Total square metres	12 613	0	0	..
Total value at current prices (R'000)	19 000	0	0	..
Industrial and warehouse space				
Total square metres	1 101	261	0	..
Total value at current prices (R'000)	1 700	105	0	..
Other non-residential space ^{2/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	20 700	105	0	..
Additions and alterations				
Dwelling-houses				
Total square metres	3 369	517	1 553	- 53,9
Total value at current prices (R'000)	5 033	509	2 076	- 58,8
Other buildings ^{3/}				
Total square metres	398	314	1 314	+230,2
Total value at current prices (R'000)	924	328	2 053	+122,2
Total value of additions and alterations at current prices (R'000)	5 957	837	4 129	- 30,7
Total value of buildings completed at current prices (R'000)	78 456	11 678	18 857	- 76,0

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

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

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

Table 28 - Buildings completed according to type of building and province: Northern Province

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	18	16	9	- 50,0
Total square metres	1 038	981	569	- 45,2
Total value at current prices (R'000)	1 471	1 632	1 011	- 31,3
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	25	21	16	- 36,0
Total square metres	3 626	4 267	4 431	+22,2
Total value at current prices (R'000)	5 288	6 464	7 788	+47,3
Flats and townhouses				
Number of flats and townhouses	2	8	5	+150,0
Total square metres	268	1 048	913	+240,7
Total value at current prices (R'000)	375	1 511	1 171	+212,3
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	7 134	9 607	9 970	+39,8
Non-residential buildings				
Office and banking space				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Shopping space				
Total square metres	0	3 492	0	..
Total value at current prices (R'000)	0	2 500	0	..
Industrial and warehouse space				
Total square metres	413	0	0	..
Total value at current prices (R'000)	579	0	0	..
Other non-residential space ^{2/}				
Total square metres	442	0	0	..
Total value at current prices (R'000)	618	0	0	..
Total value of non-residential buildings at current prices (R'000)	1 197	2 500	0	..
Additions and alterations				
Dwelling-houses				
Total square metres	225	340	2 126	+844,9
Total value at current prices (R'000)	316	580	3 165	+901,6
Other buildings ^{3/}				
Total square metres	138	0	167	+21,0
Total value at current prices (R'000)	221	0	267	+20,8
Total value of additions and alterations at current prices (R'000)	537	580	3 432	+539,1
Total value of buildings completed at current prices (R'000)	8 868	12 687	13 402	+51,1

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

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

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

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

Type of building	January 2003	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	142	217	159	+12,0
Total square metres	5 698	9 341	6 896	+21,0
Total value at current prices (R'000)	6 762	10 985	6 675	- 1,3
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	322	194	169	- 47,5
Total square metres	61 185	46 033	36 503	- 40,3
Total value at current prices (R'000)	86 073	83 314	66 265	- 23,0
Flats and townhouses				
Number of flats and townhouses	141	538	303	+114,9
Total square metres	19 826	69 368	23 831	+20,2
Total value at current prices (R'000)	39 171	154 705	34 987	- 10,7
Other residential buildings ^{1/}				
Total square metres	0	58	2 981	..
Total value at current prices (R'000)	0	102	8 943	..
Total value of residential buildings at current prices (R'000)	132 006	249 106	116 870	- 11,5
Non-residential buildings				
Office and banking space				
Total square metres	8 816	1 200	4 268	- 51,6
Total value at current prices (R'000)	13 608	1 400	7 640	- 43,9
Shopping space				
Total square metres	0	4 642	7 935	..
Total value at current prices (R'000)	0	10 402	12 806	..
Industrial and warehouse space				
Total square metres	6 831	15 480	13 688	+100,4
Total value at current prices (R'000)	7 864	21 300	17 862	+127,1
Other non-residential space ^{2/}				
Total square metres	883	946	89	- 89,9
Total value at current prices (R'000)	1 206	1 975	135	- 88,8
Total value of non-residential buildings at current prices (R'000)	22 678	35 077	38 443	+69,5
Additions and alterations				
Dwelling-houses				
Total square metres	42 222	52 863	32 939	- 22,0
Total value at current prices (R'000)	58 180	92 251	57 243	- 1,6
Other buildings ^{3/}				
Total square metres	41 932	15 826	7 243	- 82,7
Total value at current prices (R'000)	57 904	36 044	19 030	- 67,1
Total value of additions and alterations at current prices (R'000)	116 084	128 295	76 273	- 34,3
Total value of building plans passed at current prices (R'000)	270 768	412 478	231 586	- 14,5

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

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

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

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

Type of building	January 2003*	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	442	388	538	+21,7
Total square metres	18 632	15 597	21 555	+15,7
Total value at current prices (R'000)	26 105	12 664	18 240	- 30,1
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	4	10	11	+175,0
Total square metres	748	1 563	2 420	+223,5
Total value at current prices (R'000)	1 028	2 177	3 483	+238,8
Flats and townhouses				
Number of flats and townhouses	0	4	9	..
Total square metres	0	1 400	1 981	..
Total value at current prices (R'000)	0	2 593	3 217	..
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	27 133	17 434	24 940	- 8,1
Non-residential buildings				
Office and banking space				
Total square metres	2 607	0	0	..
Total value at current prices (R'000)	5 370	0	0	..
Shopping space				
Total square metres	381	837	1 404	+268,5
Total value at current prices (R'000)	702	1 683	2 752	+292,0
Industrial and warehouse space				
Total square metres	450	1 338	389	- 13,6
Total value at current prices (R'000)	609	1 854	599	- 1,6
Other non-residential space ^{2/}				
Total square metres	0	301	114	..
Total value at current prices (R'000)	0	549	306	..
Total value of non-residential buildings at current prices (R'000)	6 681	4 086	3 657	- 45,3
Additions and alterations				
Dwelling-houses				
Total square metres	9 015	19 632	11 016	+22,2
Total value at current prices (R'000)	12 842	25 169	19 164	+49,2
Other buildings ^{3/}				
Total square metres	4 507	1 095	2 675	- 40,6
Total value at current prices (R'000)	8 809	1 873	5 717	- 35,1
Total value of additions and alterations at current prices (R'000)	21 651	27 042	24 881	+14,9
Total value of building plans passed at current prices (R'000)	55 465	48 562	53 478	- 3,6

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

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

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

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

Type of building	January 2003*	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	48	31	37	- 22,9
Total square metres	2 495	1 652	2 174	- 12,9
Total value at current prices (R'000)	2 892	1 714	2 985	+3,2
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	62	69	65	+4,8
Total square metres	13 770	13 048	13 286	- 3,5
Total value at current prices (R'000)	19 410	19 715	24 646	+27,0
Flats and townhouses				
Number of flats and townhouses	22	61	63	+186,4
Total square metres	2 649	9 859	10 351	+290,8
Total value at current prices (R'000)	5 150	20 888	25 694	+398,9
Other residential buildings ^{1/}				
Total square metres	0	2 053	85	..
Total value at current prices (R'000)	0	6 900	90	..
Total value of residential buildings at current prices (R'000)	27 452	49 217	53 415	+94,6
Non-residential buildings				
Office and banking space				
Total square metres	311	950	2 657	+754,3
Total value at current prices (R'000)	350	1 130	4 000	+1 042,9
Shopping space				
Total square metres	22 294	0	0	..
Total value at current prices (R'000)	260 340	0	0	..
Industrial and warehouse space				
Total square metres	4 110	21 068	12 677	+208,4
Total value at current prices (R'000)	3 500	17 500	12 500	+257,1
Other non-residential space ^{2/}				
Total square metres	1 271	715	1 536	+20,8
Total value at current prices (R'000)	3 752	680	4 080	+8,7
Total value of non-residential buildings at current prices (R'000)	267 942	19 310	20 580	- 92,3
Additions and alterations				
Dwelling-houses				
Total square metres	27 403	20 321	44 780	+63,4
Total value at current prices (R'000)	30 882	27 073	39 788	+28,8
Other buildings ^{3/}				
Total square metres	5 325	7 894	6 032	+13,3
Total value at current prices (R'000)	11 712	13 194	12 612	+7,7
Total value of additions and alterations at current prices (R'000)	42 594	40 267	52 400	+23,0
Total value of building plans passed at current prices (R'000)	337 988	108 794	126 395	- 62,6

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	426	270	231	- 45,8
Total square metres	15 664	11 951	10 242	- 34,6
Total value at current prices (R'000)	15 716	14 994	14 238	- 9,4
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	303	390	348	+14,9
Total square metres	71 740	103 611	87 160	+21,5
Total value at current prices (R'000)	129 649	217 442	176 334	+36,0
Flats and townhouses				
Number of flats and townhouses	142	288	146	+2,8
Total square metres	21 826	53 419	25 909	+18,7
Total value at current prices (R'000)	40 161	114 073	53 458	+33,1
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	185 526	346 509	244 030	+31,5
Non-residential buildings				
Office and banking space				
Total square metres	5 021	17 260	2 799	- 44,3
Total value at current prices (R'000)	9 851	35 156	5 598	- 43,2
Shopping space				
Total square metres	7 782	15 474	15 294	+96,5
Total value at current prices (R'000)	14 008	31 644	36 904	+163,4
Industrial and warehouse space				
Total square metres	11 430	23 150	12 264	+7,3
Total value at current prices (R'000)	19 006	45 804	21 989	+15,7
Other non-residential space ^{2/}				
Total square metres	6 298	13 314	13 173	+109,2
Total value at current prices (R'000)	11 632	26 480	14 461	+24,3
Total value of non-residential buildings at current prices (R'000)	54 497	139 084	78 952	+44,9
Additions and alterations				
Dwelling-houses				
Total square metres	42 980	54 440	67 469	+57,0
Total value at current prices (R'000)	75 929	90 621	120 406	+58,6
Other buildings ^{3/}				
Total square metres	12 811	31 229	8 815	- 31,2
Total value at current prices (R'000)	32 613	54 276	23 664	- 27,4
Total value of additions and alterations at current prices (R'000)	108 542	144 897	144 070	+32,7
Total value of building plans passed at current prices (R'000)	348 565	630 490	467 052	+34,0

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	1 201	76	59	- 95,1
Total square metres	37 312	4 225	3 419	- 90,8
Total value at current prices (R'000)	22 207	8 104	6 162	- 72,3
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	187	112	123	- 34,2
Total square metres	50 874	31 315	32 369	- 36,4
Total value at current prices (R'000)	88 568	50 234	51 753	- 41,6
Flats and townhouses				
Number of flats and townhouses	151	51	732	+384,8
Total square metres	34 127	10 223	85 292	+149,9
Total value at current prices (R'000)	55 474	16 425	129 917	+134,2
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	166 249	74 763	187 832	+13,0
Non-residential buildings				
Office and banking space				
Total square metres	7 803	5 827	0	..
Total value at current prices (R'000)	14 477	10 314	0	..
Shopping space				
Total square metres	0	0	4 691	..
Total value at current prices (R'000)	0	0	7 037	..
Industrial and warehouse space				
Total square metres	0	63 881	13 983	..
Total value at current prices (R'000)	0	96 502	20 975	..
Other non-residential space ^{2/}				
Total square metres	2 437	300	1 019	- 58,2
Total value at current prices (R'000)	3 639	600	1 529	- 58,0
Total value of non-residential buildings at current prices (R'000)	18 116	107 416	29 541	+63,1
Additions and alterations				
Dwelling-houses				
Total square metres	20 039	14 098	10 437	- 47,9
Total value at current prices (R'000)	33 235	23 188	18 425	- 44,6
Other buildings ^{3/}				
Total square metres	7 619	26 870	9 409	+23,5
Total value at current prices (R'000)	11 742	40 875	14 114	+20,2
Total value of additions and alterations at current prices (R'000)	44 977	64 063	32 539	- 27,7
Total value of building plans passed at current prices (R'000)	229 342	246 242	249 912	+9,0

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	390	92	210	- 46,2
Total square metres	15 676	3 973	8 623	- 45,0
Total value at current prices (R'000)	8 267	2 594	5 793	- 29,9
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	40	29	32	- 20,0
Total square metres	6 321	5 952	5 204	- 17,7
Total value at current prices (R'000)	9 493	9 030	7 915	- 16,6
Flats and townhouses				
Number of flats and townhouses	6	155	100	+1 566,7
Total square metres	357	16 944	12 416	+3 377,9
Total value at current prices (R'000)	536	25 417	18 625	+3 374,8
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	18 296	37 041	32 333	+76,7
Non-residential buildings				
Office and banking space				
Total square metres	0	0	1 584	..
Total value at current prices (R'000)	0	0	1 393	..
Shopping space				
Total square metres	3 359	0	0	..
Total value at current prices (R'000)	8 000	0	0	..
Industrial and warehouse space				
Total square metres	1 386	0	0	..
Total value at current prices (R'000)	600	0	0	..
Other non-residential space ^{2/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	8 600	0	1 393	- 83,8
Additions and alterations				
Dwelling-houses				
Total square metres	4 876	3 301	6 646	+36,3
Total value at current prices (R'000)	6 913	4 145	9 239	+33,6
Other buildings ^{3/}				
Total square metres	1 212	874	532	- 56,1
Total value at current prices (R'000)	8 116	3 155	2 810	- 65,4
Total value of additions and alterations at current prices (R'000)	15 029	7 300	12 049	- 19,8
Total value of building plans passed at current prices (R'000)	41 925	44 341	45 775	+9,2

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

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

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

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

Type of building	January 2003 *	December 2003*	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	111	217	194	+74,8
Total square metres	4 307	11 407	8 114	+88,4
Total value at current prices (R'000)	3 850	16 883	6 264	+62,7
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	216	150	78	- 63,9
Total square metres	39 142	34 928	18 743	- 52,1
Total value at current prices (R'000)	53 701	53 995	29 712	- 44,7
Flats and townhouses				
Number of flats and townhouses	110	113	137	+24,5
Total square metres	6 696	16 557	9 506	+42,0
Total value at current prices (R'000)	9 537	34 738	12 279	+28,8
Other residential buildings ^{1/}				
Total square metres	0	793	0	..
Total value at current prices (R'000)	0	1 200	0	..
Total value of residential buildings at current prices (R'000)	67 088	106 816	48 255	- 28,1
Non-residential buildings				
Office and banking space				
Total square metres	29 809	12 800	2 124	- 92,9
Total value at current prices (R'000)	35 251	30 980	3 743	- 89,4
Shopping space				
Total square metres	610	0	750	+23,0
Total value at current prices (R'000)	976	0	1 125	+15,3
Industrial and warehouse space				
Total square metres	13 869	4 363	0	..
Total value at current prices (R'000)	14 931	5 362	0	..
Other non-residential space ^{2/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	51 158	36 342	4 868	- 90,5
Additions and alterations				
Dwelling-houses				
Total square metres	25 029	19 143	15 235	- 39,1
Total value at current prices (R'000)	31 144	26 468	22 238	- 28,6
Other buildings ^{3/}				
Total square metres	18 620	7 735	5 323	- 71,4
Total value at current prices (R'000)	34 907	17 688	12 276	- 64,8
Total value of additions and alterations at current prices (R'000)	66 051	44 156	34 514	- 47,7
Total value of buildings completed at current prices (R'000)	184 297	187 314	87 637	- 52,4

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

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

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

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

Type of building	January 2003*	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	116	74	45	- 61,2
Total square metres	5 138	3 020	1 824	- 64,5
Total value at current prices (R'000)	3 757	3 105	1 368	- 63,6
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	1	27	12	+1 100,0
Total square metres	128	2 546	2 088	+1 531,3
Total value at current prices (R'000)	148	4 348	2 701	+1 725,0
Flats and townhouses				
Number of flats and townhouses	1	11	4	+300,0
Total square metres	98	3 842	353	+260,2
Total value at current prices (R'000)	137	6 470	635	+363,5
Other residential buildings ^{1/}				
Total square metres	443	0	0	..
Total value at current prices (R'000)	1 055	0	0	..
Total value of residential buildings at current prices (R'000)	5 097	13 923	4 704	- 7,7
Non-residential buildings				
Office and banking space				
Total square metres	0	70	0	..
Total value at current prices (R'000)	0	157	0	..
Shopping space				
Total square metres	468	0	0	..
Total value at current prices (R'000)	767	0	0	..
Industrial and warehouse space				
Total square metres	1 621	663	0	..
Total value at current prices (R'000)	2 350	544	0	..
Other non-residential space ^{2/}				
Total square metres	221	0	110	- 50,2
Total value at current prices (R'000)	409	0	105	- 74,3
Total value of non-residential buildings at current prices (R'000)	3 526	701	105	- 97,0
Additions and alterations				
Dwelling-houses				
Total square metres	7 919	827	2 390	- 69,8
Total value at current prices (R'000)	10 371	1 290	3 547	- 65,8
Other buildings ^{3/}				
Total square metres	389	43	428	+10,0
Total value at current prices (R'000)	620	57	295	- 52,4
Total value of additions and alterations at current prices (R'000)	10 991	1 347	3 842	- 65,0
Total value of buildings completed at current prices (R'000)	19 614	15 971	8 651	- 55,9

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	24	152	137	+470,8
Total square metres	1 158	6 917	5 512	+376,0
Total value at current prices (R'000)	1 140	6 878	5 830	+411,4
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	95	48	34	- 64,2
Total square metres	17 622	10 852	6 052	- 65,7
Total value at current prices (R'000)	23 160	14 455	6 513	- 71,9
Flats and townhouses				
Number of flats and townhouses	36	24	28	- 22,2
Total square metres	4 556	5 042	3 259	- 28,5
Total value at current prices (R'000)	7 011	11 416	3 725	- 46,9
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	31 311	32 749	16 068	- 48,7
Non-residential buildings				
Office and banking space				
Total square metres	3 735	212	1 282	- 65,7
Total value at current prices (R'000)	8 545	100	1 170	- 86,3
Shopping space				
Total square metres	68	0	0	..
Total value at current prices (R'000)	52	0	0	..
Industrial and warehouse space				
Total square metres	12 379	180	4 902	- 60,4
Total value at current prices (R'000)	11 285	92	3 250	- 71,2
Other non-residential space ^{2/}				
Total square metres	1 046	1 320	1 264	+20,8
Total value at current prices (R'000)	1 136	1 705	2 898	+155,1
Total value of non-residential buildings at current prices (R'000)	21 018	1 897	7 318	- 65,2
Additions and alterations				
Dwelling-houses				
Total square metres	18 130	17 354	22 753	+25,5
Total value at current prices (R'000)	20 513	19 234	22 448	+9,4
Other buildings ^{3/}				
Total square metres	6 844	9 081	7 227	+5,6
Total value at current prices (R'000)	8 008	16 800	19 084	+138,3
Total value of additions and alterations at current prices (R'000)	28 521	36 034	41 532	+45,6
Total value of buildings completed at current prices (R'000)	80 850	70 680	64 918	- 19,7

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	279	318	280	+0,4
Total square metres	9 609	14 548	13 108	+36,4
Total value at current prices (R'000)	9 128	20 100	18 282	+100,3
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	241	280	224	- 7,1
Total square metres	42 887	68 894	59 477	+38,7
Total value at current prices (R'000)	72 189	132 290	108 353	+50,1
Flats and townhouses				
Number of flats and townhouses	599	751	87	- 85,5
Total square metres	68 684	101 196	12 807	- 81,4
Total value at current prices (R'000)	113 644	180 474	26 413	- 76,8
Other residential buildings ^{1/}				
Total square metres	0	0	57	..
Total value at current prices (R'000)	0	0	143	..
Total value of residential buildings at current prices (R'000)	194 961	332 864	153 191	- 21,4
Non-residential buildings				
Office and banking space				
Total square metres	9 992	7 202	34 063	+240,9
Total value at current prices (R'000)	18 545	19 595	63 215	+240,9
Shopping space				
Total square metres	730	220	0	..
Total value at current prices (R'000)	730	1 000	0	..
Industrial and warehouse space				
Total square metres	3 389	17 861	2 255	- 33,5
Total value at current prices (R'000)	4 333	28 770	2 763	- 36,2
Other non-residential space ^{2/}				
Total square metres	1 405	502	285	- 79,7
Total value at current prices (R'000)	2 316	852	700	- 69,8
Total value of non-residential buildings at current prices (R'000)	25 924	50 217	66 678	+157,2
Additions and alterations				
Dwelling-houses				
Total square metres	17 325	16 995	20 628	+19,1
Total value at current prices (R'000)	27 901	28 910	38 299	+37,3
Other buildings ^{3/}				
Total square metres	7 522	12 808	661	- 91,2
Total value at current prices (R'000)	12 810	22 827	3 730	- 70,9
Total value of additions and alterations at current prices (R'000)	40 711	51 737	42 029	+3,2
Total value of buildings completed at current prices (R'000)	261 596	434 818	261 898	+0,1

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	1 167	62	43	- 96,3
Total square metres	35 403	2 274	1 942	- 94,5
Total value at current prices (R'000)	18 514	2 096	2 606	- 85,9
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	47	115	124	+163,8
Total square metres	10 710	32 857	32 131	+200,0
Total value at current prices (R'000)	15 848	51 814	57 174	+260,8
Flats and townhouses				
Number of flats and townhouses	66	71	160	+142,4
Total square metres	5 360	9 159	20 850	+289,0
Total value at current prices (R'000)	8 023	14 349	31 381	+291,1
Other residential buildings ^{1/}				
Total square metres	0	0	0	..
Total value at current prices (R'000)	0	0	0	..
Total value of residential buildings at current prices (R'000)	42 385	68 259	91 161	+115,1
Non-residential buildings				
Office and banking space				
Total square metres	0	9 686	19 638	..
Total value at current prices (R'000)	0	14 529	38 138	..
Shopping space				
Total square metres	0	6 100	4 691	..
Total value at current prices (R'000)	0	9 150	7 037	..
Industrial and warehouse space				
Total square metres	1 367	0	16 637	+1 117,0
Total value at current prices (R'000)	1 266	0	19 984	+1 478,5
Other non-residential space ^{2/}				
Total square metres	3 948	0	2 656	- 32,7
Total value at current prices (R'000)	4 761	0	5 312	+11,6
Total value of non-residential buildings at current prices (R'000)	6 027	23 679	70 471	+1 069,3
Additions and alterations				
Dwelling-houses				
Total square metres	2 168	2 285	9 251	+326,7
Total value at current prices (R'000)	3 358	3 428	13 220	+293,7
Other buildings ^{3/}				
Total square metres	990	10 315	24 701	+2 395,1
Total value at current prices (R'000)	1 034	13 976	48 939	+4 633,0
Total value of additions and alterations at current prices (R'000)	4 392	17 404	62 159	+1 315,3
Total value of buildings completed at current prices (R'000)	52 804	109 342	223 791	+323,8

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

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

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

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

Type of building	January 2003	December 2003	January 2004	Percentage change between January 2003 and January 2004
Residential buildings				
Dwelling-houses smaller than 80 square metres				
Number of dwelling-houses	17	11	104	+511,8
Total square metres	977	575	4 285	+338,6
Total value at current prices (R'000)	1 370	820	3 313	+141,8
Dwelling-houses equal to or larger than 80 square metres				
Number of dwelling-houses	24	17	15	- 37,5
Total square metres	3 748	3 857	2 658	- 29,1
Total value at current prices (R'000)	4 737	5 626	3 594	- 24,1
Flats and townhouses				
Number of flats and townhouses	0	79	148	..
Total square metres	0	7 679	14 920	..
Total value at current prices (R'000)	0	12 000	21 240	..
Other residential buildings ^{1/}				
Total square metres	0	387	0	..
Total value at current prices (R'000)	0	700	0	..
Total value of residential buildings at current prices (R'000)	6 107	19 146	28 147	+360,9
Non-residential buildings				
Office and banking space				
Total square metres	0	99	0	..
Total value at current prices (R'000)	0	149	0	..
Shopping space				
Total square metres	1 557	3 767	0	..
Total value at current prices (R'000)	3 114	4 100	0	..
Industrial and warehouse space				
Total square metres	0	805	2 270	..
Total value at current prices (R'000)	0	800	1 362	..
Other non-residential space ^{2/}				
Total square metres	0	280	942	..
Total value at current prices (R'000)	0	560	2 355	..
Total value of non-residential buildings at current prices (R'000)	3 114	5 609	3 717	+19,4
Additions and alterations				
Dwelling-houses				
Total square metres	3 630	2 631	1 935	- 46,7
Total value at current prices (R'000)	4 265	3 721	2 681	- 37,1
Other buildings ^{3/}				
Total square metres	271	693	106	- 60,9
Total value at current prices (R'000)	484	1 380	1 800	+271,9
Total value of additions and alterations at current prices (R'000)	4 749	5 101	4 481	- 5,6
Total value of buildings completed at current prices (R'000)	13 970	29 856	36 345	+160,2

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

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

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

Explanatory notes

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

- 11** The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (see paragraph 10). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.

Seasonal adjustment

- 12** Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
- 13** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.

Trend cycle

- 14** The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.

Related publications

- 15** Users may also wish to refer to the following publications:
- P5041.3: *Building Statistics* issued annually.
 - P9101.2: *Actual and expected expenditure on construction by the public sector per statistical region* issued annually.
 - *Bulletin of Statistics* issued quarterly.
 - *South African Statistics* issued annually.

Unpublished statistics

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

Rounding-off of figures

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

Pre-release policy

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

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

Local government institutions covered in the sample survey

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

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

¹ Included in sample survey as from January 2001.

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

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

¹ Included in sample survey as from January 2001.

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

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

¹ East London and King William's Town amalgamated during 2003.

² Included in sample survey as from January 2003.

³ Despatch amalgamated with Uitenhage during 2003.

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

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

¹ Included in sample survey as from January 2001.

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

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

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

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

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

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

¹ Dolphin Coast and Stanger amalgamated during 2003.

² Included in sample survey as from January 2001.

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

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

¹ Included in sample survey as from January 2001.

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

Gauteng			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
City of Johannesburg Metropolitan Municipality	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
City of Tshwane Metropolitan Municipality - Southern Region Central Region Northern Region	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa ² Temba ¹ Winterveld ²	Centurion Pretoria Akasia	Centurion Pretoria, Atteridgeville and Mamelodi Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve
		Eastern Services Council - Pretoria Area	Rural areas - Dissolved as from July 2001. Activities were taken over by various local government institutions.
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema	Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema

² Was previously included under North West.

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

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

¹ Included in sample survey as from January 2003.

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

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

¹ Included in sample survey as from January 2001.

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

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

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

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

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

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

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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Witwatersrand City of Johannesburg Metropolitan Municipality	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	Selected urban areas: Witwatersrand Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton Midrand, Rabie Ridge and Ivory Park Randburg Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema	Edenvale - Modderfontein Alberton Benoni Boksburg Brakpan Duduza Germiston Kempton Park Nigel Springs	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong Kempton Park and Tembisa Nigel Springs and KwaThema
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Welverdiend	Carletonville	Carletonville, Wedela, Khutsong and Welverdiend
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Selected urban area: Bloemfontein Mangaung Municipality - Bloemfontein Area	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung	Selected urban area: Bloemfontein Bloemfontein	Bloemfontein, 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. Out-buildings and garages are included.
Local government	A local government is a distinct and constitutionally defined sphere of government, pertaining to government that is not national or provincial in nature and is manifested in the form of municipalities. It is a generic term referring to municipalities and local authorities of varied nature and type involved in activities of a governmental nature in the local sphere.
Local government institutions	Local government institutions consist of local authorities and district councils as defined in terms of- <ul style="list-style-type: none"> • South African Constitution, 1996 (Act 108 of 1996); • Local Government Transition Act, 1993 (Act 209 of 1993); • Local Government Transition Act, Second Amendment Act, 1996 (Act 97 of 1996); and • Municipal Structures Act, 1998 (Act 117 of 1998).
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include institutions for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>

Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.
Townhouses	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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