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# Statistical release

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

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## SUMMARY OF FINDINGS

### SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDING PLANS PASSED AT CURRENT PRICES

**Table A – Selected key figures regarding recorded building plans passed by larger municipalities at current prices: January 2008 versus January 2009**

Estimates at current prices	January 2008	January 2009 1/	Difference in value between January 2008 and January 2009	Percentage change between January 2008 and January 2009
	R'000	R'000	R'000	
<b>Residential buildings</b>	2 768 780	1 605 595	-1 163 185	-42,0
-Dwelling-houses	1 666 102	1 184 735	-481 367	-28,9
-Flats and townhouses	1 029 402	412 883	-616 519	-59,9
-Other residential buildings	73 276	7 977	-65 299	-89,1
<b>Non-residential buildings</b>	1 799 722	904 990	-894 732	-49,7
Additions and alterations	2 091 211	982 103	-1 109 108	-53,0
<b>Total</b>	<b>6 659 713</b>	<b>3 492 688</b>	<b>-3 167 025</b>	<b>-47,6</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

#### Total value of recorded building plans passed at current prices decreased

*The value of recorded building plans passed by larger municipalities (at current prices) during January 2009 decreased by 47,6% (-R3 167,0 million) compared with January 2008 (see Table A).*

The largest decrease was reported for additions and alterations (-53,0% or -R1 109,1 million), followed by non-residential buildings (-49,7% or -R894,7 million) and residential buildings (-42,0% or -R1 163,2 million).

**Table B – Recorded building plans passed by larger municipalities aggregated to provincial level: January 2008 versus January 2009**

Estimates at current prices	January 2008	January 2009 1/	Percentage contribution to the total value of building plans passed during January 2008	Percentage change between January 2008 and January 2009	Contribution (percentage points) to the percentage change in the value of building plans passed between January 2008 and January 2009 2/	Difference in value between January 2008 and January 2009
	R'000	R'000				R'000
<b>Western Cape</b>	1 171 115	598 051	17,6	-48,9	-8,6	-573 064
<b>Eastern Cape</b>	506 736	174 611	7,6	-65,5	-5,0	-332 125
<b>Northern Cape</b>	40 671	12 956	0,6	-68,1	-0,4	-27 715
<b>Free State</b>	125 505	201 258	1,9	60,4	1,1	75 753
<b>KwaZulu-Natal</b>	1 363 007	743 697	20,5	-45,4	-9,3	-619 310
<b>North West</b>	143 332	224 233	2,2	56,4	1,2	80 901
<b>Gauteng</b>	2 676 032	1 312 039	40,2	-51,0	-20,5	-1 363 993
<b>Mpumalanga</b>	525 584	136 290	7,9	-74,1	-5,8	-389 294
<b>Limpopo</b>	107 731	89 553	1,6	-16,9	-0,3	-18 178
<b>Total</b>	<b>6 659 713</b>	<b>3 492 688</b>	<b>100,0</b>	<b>-47,6</b>	<b>-47,6</b>	<b>-3 167 025</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

2/ The contribution (percentage points) is calculated by multiplying the percentage change of each province between Jan. 2008 and Jan. 2009 with the percentage contribution of the corresponding province to the total value of building plans passed during Jan. 2008, divided by 100.

Seven provinces reported decreases in the value of building plans passed during January 2009. The biggest contributor to the decrease of 47,6% was Gauteng (contributing -20,5 percentage points or -R1 364,0 million), followed by KwaZulu-Natal (-9,3 percentage points or -R619,3 million) and Western Cape (-8,6 percentage points or -R573,1 million) (see Table B).

## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDING PLANS PASSED AT CONSTANT PRICES

**Table C – Selected key figures regarding recorded building plans passed by larger municipalities at constant 2005 prices: January 2008 versus January 2009**

Estimates at constant 2005 prices	January 2008	January 2009 1/	Difference in value between January 2008 and January 2009	Percentage change between January 2008 and January 2009
	R'000	R'000	R'000	
<b>Residential buildings</b>	2 220 353	1 169 406	-1 050 947	-47,3
<b>Non-residential buildings</b>	1 443 241	659 133	-784 108	-54,3
<b>Additions and alterations</b>	1 676 994	715 297	-961 697	-57,3
<b>Total</b>	<b>5 340 588</b>	<b>2 543 836</b>	<b>-2 796 752</b>	<b>-52,4</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total real value of recorded building plans passed decreased

The real value of recorded building plans passed by larger municipalities (at constant 2005 prices) during January 2009 decreased by 52,4% (-R2 796,8 million) compared with January 2008. The biggest decrease for January 2009 was reported for additions and alterations (-57,3% or -R961,7 million), followed by non-residential buildings (-54,3% or -R784,1 million) and residential buildings (-47,3% or -R1 050,9 million).

**Table D – Seasonally adjusted key figures regarding recorded building plans passed by larger municipalities at constant 2005 prices: current quarter versus previous quarter**

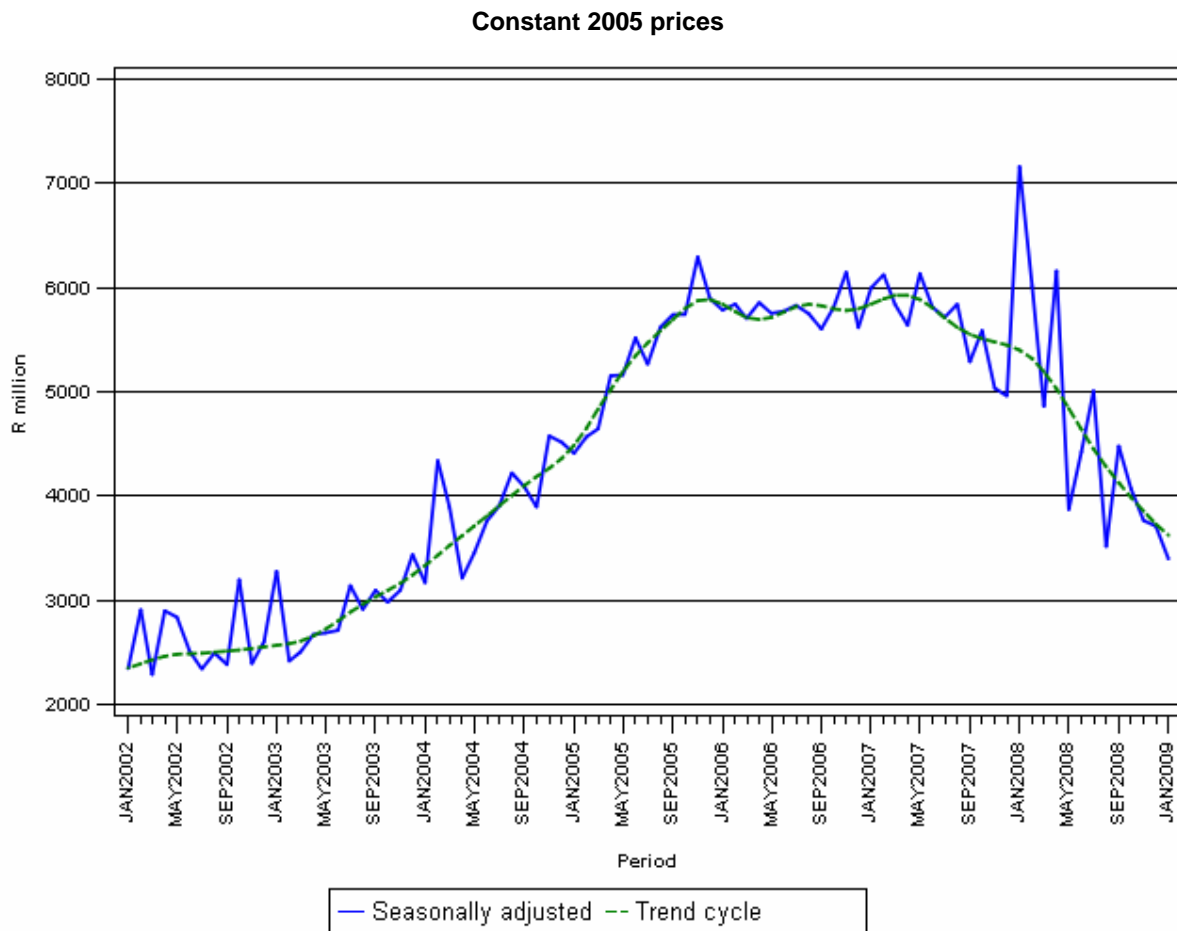
Seasonally adjusted estimates at constant 2005 prices	August to October 2008	November 2008 to January 2009	Percentage change between August to October 2008 and November 2008 to January 2009
	R'000	R'000	
<b>Residential buildings</b>	5 512 936	4 752 401	-13,8
<b>Non-residential buildings</b>	2 809 025	2 875 146	2,4
<b>Additions and alterations</b>	3 744 300	3 245 923	-13,3
<b>Total</b>	<b>12 066 261</b>	<b>10 873 470</b>	<b>-9,9</b>

### Seasonally adjusted real value of recorded building plans passed decreased

The seasonally adjusted real value of recorded building plans passed by larger municipalities during the quarter ending January 2009 decreased by 9,9% compared with the previous quarter ending October 2008. Residential buildings and additions and alterations decreased by 13,8% and 13,3% respectively. However, an increase was reported for non-residential buildings (2,4%).

Figure 1 shows both the seasonally adjusted and the trend series for recorded building plans passed at constant 2005 prices between January 2002 and January 2009.

**Figure 1 – Real value of recorded building plans passed by larger municipalities**



## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDINGS COMPLETED AT CURRENT PRICES

**Table E – Selected key figures regarding buildings reported as completed to larger municipalities at current prices: January 2008 versus January 2009**

Estimates at current prices	January 2008	January 2009 1/	Difference in value between January 2008 and January 2009	Percentage change between January 2008 and January 2009
	R'000	R'000	R'000	
<b>Residential buildings</b>	1 605 749	1 948 638	342 889	21,4
-Dwelling-houses	1 037 761	1 107 724	69 963	6,7
-Flats and townhouses	535 495	838 599	303 104	56,6
-Other residential buildings	32 493	2 315	-30 178	-92,9
<b>Non-residential buildings</b>	673 686	600 964	-72 722	-10,8
<b>Additions and alterations</b>	606 740	882 689	275 949	45,5
<b>Total</b>	<b>2 886 175</b>	<b>3 432 291</b>	<b>546 116</b>	<b>18,9</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total value of buildings reported as completed at current prices increased

*As indicated in Table E, the value of buildings reported as completed to larger municipalities (at current prices) during January 2009 increased by 18,9% (R546,1 million) compared with January 2008.*

Increases were reported for additions and alterations (45,5% or R275,9 million) and residential buildings (21,4% or R342,9 million). However, non-residential buildings reported as completed decreased by 10,8% (-R72,7 million) for January 2009 compared to January 2008.

**Table F – Buildings reported as completed to larger municipalities aggregated to provincial level: January 2008 versus January 2009**

Estimates at current prices	January 2008	January 2009 1/	Percentage contribution to the total value of buildings completed during January 2008	Percentage change between January 2008 and January 2009	Contribution (percentage points) to the percentage change in the value of buildings completed between January 2008 and January 2009 2/	Difference in value between January 2008 and January 2009
	R'000	R'000				R'000
<b>Western Cape</b>	803 304	995 748	27,8	24,0	6,7	192 444
<b>Eastern Cape</b>	175 155	115 898	6,1	-33,8	-2,1	-59 257
<b>Northern Cape</b>	29 493	15 787	1,0	-46,5	-0,5	-13 706
<b>Free State</b>	43 476	193 906	1,5	346,0	5,2	150 430
<b>KwaZulu-Natal</b>	485 054	643 986	16,8	32,8	5,5	158 932
<b>North West</b>	123 687	97 671	4,3	-21,0	-0,9	-26 016
<b>Gauteng</b>	1 110 643	1 245 412	38,5	12,1	4,7	134 769
<b>Mpumalanga</b>	97 005	75 925	3,4	-21,7	-0,7	-21 080
<b>Limpopo</b>	18 358	47 958	0,6	161,2	1,0	29 600
<b>Total</b>	<b>2 886 175</b>	<b>3 432 291</b>	<b>100,0</b>	<b>18,9</b>	<b>18,9</b>	<b>546 116</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

2/ The contribution (percentage points) is calculated by multiplying the percentage change of each province between Jan. 2008 and Jan. 2009 with the percentage contribution of the corresponding province to the total value of buildings completed during Jan. 2008, divided by 100.

Five provinces reported increases in the value of buildings completed. The largest contributor to the increase of 18,9% was Western Cape (6,7 percentage points or R192,4 million), followed by KwaZulu-Natal (5,5 percentage points or R158,9 million), Free State (5,2 percentage points or R150,4 million) and Gauteng (4,7 percentage points or R134,8 million) (see Table F).

## SELECTED BUILDING STATISTICS OF THE PRIVATE SECTOR REGARDING BUILDINGS COMPLETED AT CONSTANT PRICES

**Table G – Selected key figures regarding buildings reported as completed to larger municipalities at constant 2005 prices: January 2008 versus January 2009**

Estimates at constant 2005 prices	January 2008	January 2009 1/	Difference in value between January 2008 and January 2009	Percentage change between January 2008 and January 2009
	R'000	R'000	R'000	
<b>Residential buildings</b>	1 349 136	1 454 986	105 850	7,8
<b>Non-residential buildings</b>	614 677	496 254	-118 423	-19,3
<b>Additions and alterations</b>	525 771	707 850	182 079	34,6
<b>Total</b>	<b>2 489 584</b>	<b>2 659 090</b>	<b>169 506</b>	<b>6,8</b>

1/ Jan. 2009 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

### Total real value of buildings reported as completed increased

As indicated in Table G, the real value of buildings reported as completed to larger municipalities (at constant 2005 prices) during January 2009 increased by 6,8% (R169,5 million) compared with January 2008. Increases in the real value of buildings completed were reported for additions and alterations (34,6% or R182,1 million) and residential buildings (7,8% or R105,9 million). However, this decrease was to a large extent counteracted by a decrease reported for non-residential buildings (-19,3% or -R118,4 million).

**Table H – Seasonally adjusted key figures regarding buildings reported as completed to large municipalities at constant 2005 prices: current quarter versus previous quarter**

Seasonally adjusted estimates at constant 2005 prices	August to October 2008	November 2008 to January 2009	Percentage change between August to October 2008 and November 2008 to January 2009
	R'000	R'000	
<b>Residential buildings</b>	6 239 661	5 622 205	-9,9
<b>Non-residential buildings</b>	2 458 851	2 634 453	7,1
<b>Additions and alterations</b>	2 164 147	2 215 074	2,4
<b>Total</b>	<b>10 862 659</b>	<b>10 471 732</b>	<b>-3,6</b>

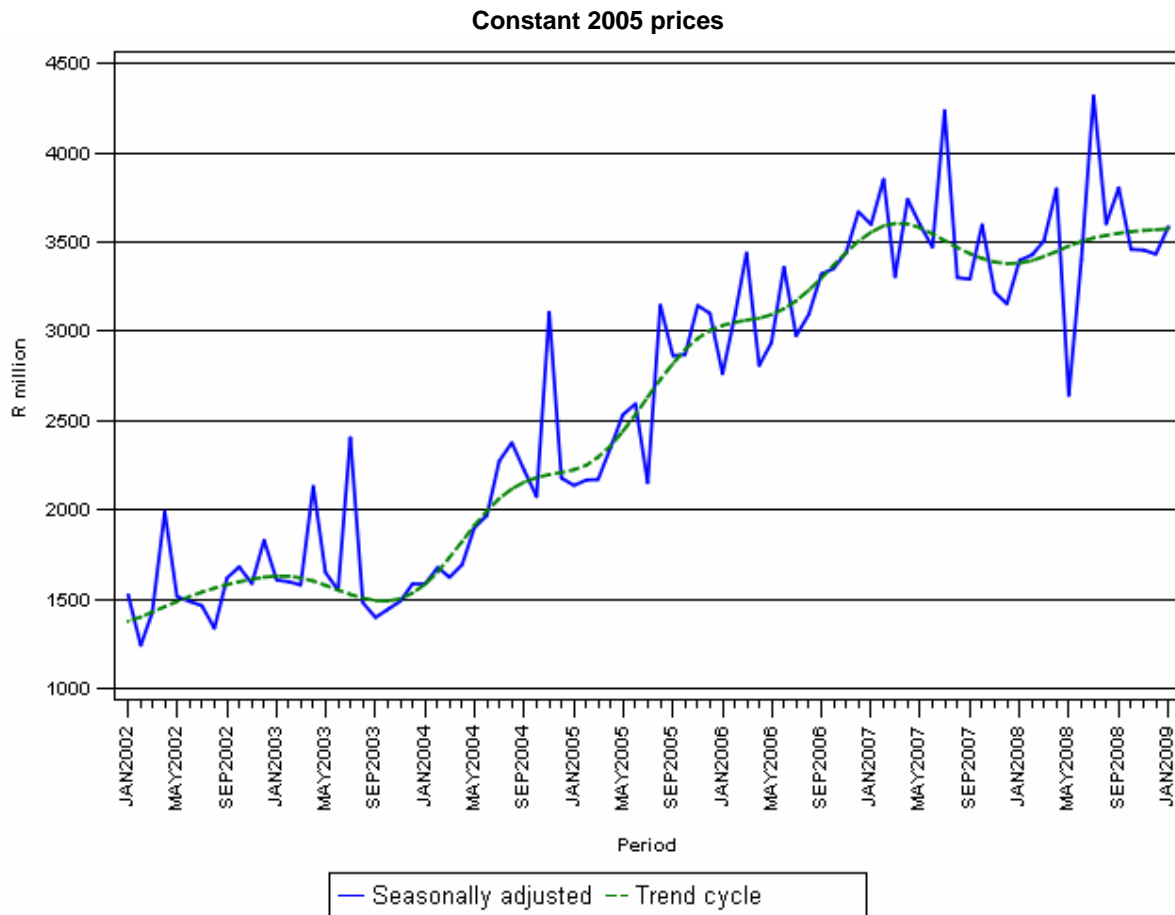
### Seasonally adjusted real value of buildings reported as completed decreased

The seasonally adjusted real value of buildings reported as completed to larger municipalities during the quarter ending January 2009 decreased by 3,6% compared with the previous quarter ending October 2008. This was due to a decrease reported for residential buildings (-9,9%). However, this decrease was to a certain extent counteracted by increases reported for non-residential buildings (7,1%) and additions and alterations (2,4%) (see Table H).



Figure 2 shows both the seasonally adjusted and trend series for buildings reported as completed to municipalities at constant 2005 prices between January 2002 and January 2009.

**Figure 2 - Real value of buildings reported as completed to larger municipalities**



**PJ Lehohla**  
**Statistician-General**

Table 1 – Value and percentage change of recorded building plans passed by larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008	January	2 768 780	-2,1	1 799 722	82,2	2 091 211	55,3	6 659 713	29,0
	February	4 160 004	18,1	1 078 667	-21,0	1 830 159	12,7	7 068 830	8,6
	March	3 378 017	-15,2	1 333 238	34,0	1 386 097	-12,1	6 097 352	-7,0
	April	3 831 677	9,6	2 550 483	115,4	1 741 807	10,0	8 123 967	29,7
	May	2 793 277	-37,1	1 451 679	-0,6	1 690 213	-23,9	5 935 169	-27,0
	June	3 272 538	-19,1	1 159 311	-18,8	1 889 503	9,3	6 321 352	-12,2
	July*	4 123 870	-1,0	1 721 776	23,2	2 168 162	-2,8	8 013 808	2,8
	August	2 803 225	-29,6	1 047 665	-38,6	1 688 833	-23,2	5 539 723	-29,8
	September	2 881 588	-18,9	1 705 970	14,1	2 123 729	25,2	6 711 287	-0,5
	October	2 863 659	-28,4	1 711 152	12,3	2 193 434	-8,0	6 768 245	-14,4
	November*	2 252 767	-35,8	1 497 375	48,9	1 675 635	-10,1	5 425 777	-14,9
	December	1 860 208	-23,6	977 022	-13,0	1 281 524	-4,4	4 118 754	-16,0
	<b>Total</b>	<b>36 989 610</b>	<b>-15,9</b>	<b>18 034 060</b>	<b>15,1</b>	<b>21 760 307</b>	<b>-0,2</b>	<b>76 783 977</b>	<b>-5,7</b>
2009	January 2/	1 605 595	-42,0	904 990	-49,7	982 103	-53,0	3 492 688	-47,6

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

2/ Preliminary figures.

\*Revised.

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

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008	January	3 685 800	19,1	2 430 369	67,8	2 921 747	79,7	9 037 916	46,5
	February	4 427 286	20,1	1 233 811	-49,2	1 957 346	-33,0	7 618 443	-15,7
	March	3 529 790	-20,3	1 334 735	8,2	1 478 756	-24,5	6 343 281	-16,7
	April	4 297 934	21,8	2 373 284	77,8	1 922 898	30,0	8 594 116	35,5
	May	2 436 721	-43,3	1 391 399	-41,4	1 549 470	-19,4	5 377 590	-37,4
	June	3 005 837	23,4	1 244 804	-10,5	1 870 585	20,7	6 121 226	13,8
	July	3 634 386	20,9	1 514 612	21,7	1 875 466	0,3	7 024 464	14,8
	August	2 576 374	-29,1	835 190	-44,9	1 588 570	-15,3	5 000 134	-28,8
	September	2 705 117	5,0	1 695 462	103,0	1 937 423	22,0	6 338 002	26,8
	October	2 570 296	-5,0	1 427 675	-15,8	1 785 428	-7,8	5 783 399	-8,8
	November	2 183 237	-15,1	1 530 581	7,2	1 613 794	-9,6	5 327 612	-7,9
	December	2 369 525	8,5	1 275 387	-16,7	1 561 150	-3,3	5 206 062	-2,3
2009	January	2 126 864	-10,2	1 227 781	-3,7	1 374 277	-12,0	4 728 922	-9,2
	Aug. - Oct.08	7 851 787		3 958 327		5 311 421		17 121 535	
	Nov.08 - Jan.09 2/	6 679 626	-14,9	4 033 749	1,9	4 549 221	-14,4	15 262 596	-10,9

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

2/ The percentage change is the change in the seasonally adjusted values of recorded building plans passed by municipalities of the current quarter compared with the seasonally adjusted values of recorded building plans passed by municipalities of the previous quarter expressed as a percentage.

Table 3 – Value and percentage change of recorded building plans passed by larger municipalities at constant 2005 prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008*	January	2 220 353	-9,4	1 443 241	68,6	1 676 994	43,7	5 340 588	19,4
	February	3 280 760	7,6	850 684	-28,1	1 443 343	2,7	5 574 787	-1,1
	March	2 602 478	-24,3	1 027 148	19,6	1 067 871	-21,5	4 697 497	-17,0
	April	2 853 073	-3,8	1 899 094	89,1	1 296 952	-3,4	6 049 119	13,8
	May	2 016 806	-45,7	1 048 144	-14,1	1 220 370	-34,3	4 285 320	-36,9
	June	2 342 547	-30,2	829 858	-30,0	1 352 543	-5,8	4 524 948	-24,3
	July	2 906 180	-15,5	1 213 373	5,2	1 527 951	-17,1	5 647 504	-12,2
	August	1 945 333	-40,4	727 040	-48,0	1 171 987	-34,9	3 844 360	-40,5
	September	2 008 075	-31,1	1 188 829	-3,0	1 479 951	6,5	4 676 855	-15,4
	October	2 002 559	-38,5	1 196 610	-3,6	1 533 870	-21,0	4 733 039	-26,5
	November	1 595 444	-44,1	1 060 464	29,7	1 186 710	-21,7	3 842 618	-25,9
	December	1 336 356	-32,2	701 884	-22,8	920 635	-15,2	2 958 875	-25,4
	<b>Total</b>	<b>27 109 964</b>	<b>-26,1</b>	<b>13 186 369</b>	<b>1,0</b>	<b>15 879 177</b>	<b>-12,5</b>	<b>56 175 510</b>	<b>-17,2</b>
2009	January 2/	1 169 406	-47,3	659 133	-54,3	715 297	-57,3	2 543 836	-52,4

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

2/ Preliminary figures.

\* Please note that the figures have been rebased to constant 2005 prices.

**Table 4 – Seasonally adjusted values and percentage change of recorded building plans passed by larger municipalities at constant 2005 prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008	January	2 918 374	17,7	1 926 235	64,6	2 319 073	77,0	7 163 682	44,4
	February	3 464 692	18,7	1 022 389	-46,9	1 529 597	-34,0	6 016 678	-16,0
	March	2 693 146	-22,3	1 038 670	1,6	1 129 357	-26,2	4 861 173	-19,2
	April	3 185 404	18,3	1 544 588	48,7	1 432 540	26,8	6 162 532	26,8
	May	1 761 711	-44,7	1 022 025	-33,8	1 086 342	-24,2	3 870 078	-37,2
	June	2 165 620	22,9	904 882	-11,5	1 352 224	24,5	4 422 726	14,3
	July	2 580 621	19,2	1 090 323	20,5	1 339 548	-0,9	5 010 492	13,3
	August	1 808 659	-29,9	591 834	-45,7	1 115 020	-16,8	3 515 513	-29,8
	September	1 901 072	5,1	1 205 618	103,7	1 373 683	23,2	4 480 373	27,4
	October	1 803 205	-5,1	1 011 573	-16,1	1 255 597	-8,6	4 070 375	-9,2
	November	1 543 121	-14,4	1 080 822	6,8	1 140 704	-9,2	3 764 647	-7,5
	December	1 682 359	9,0	913 526	-15,5	1 116 177	-2,2	3 712 062	-1,4
2009	January	1 526 921	-9,2	880 798	-3,6	989 042	-11,4	3 396 761	-8,5
	Aug. - Oct.08	5 512 936		2 809 025		3 744 300		12 066 261	
	Nov.08 - Jan.09 2/	4 752 401	-13,8	2 875 146	2,4	3 245 923	-13,3	10 873 470	-9,9

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

2/ The percentage change is the change in the seasonally adjusted values of recorded building plans passed by municipalities of the current quarter compared with the seasonally adjusted values of recorded building plans passed by municipalities of the previous quarter expressed as a percentage.

Table 5 – Value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008	January	1 605 749	-2,3	673 686	39,2	606 740	-4,8	2 886 175	4,4
	February	2 123 278	-4,4	619 227	-30,0	903 748	60,1	3 646 253	-0,6
	March	2 470 344	17,2	944 060	21,3	783 511	17,1	4 197 915	18,1
	April	2 473 221	5,3	791 484	26,0	731 536	31,6	3 996 241	13,1
	May	1 779 918	-33,7	670 917	-6,0	729 371	24,1	3 180 206	-20,2
	June	2 497 511	-3,1	843 132	45,2	778 111	18,0	4 118 754	7,9
	July	2 505 895	-9,9	1 557 587	40,6	938 735	30,2	5 002 217	8,5
	August	2 640 690	-1,1	1 152 276	105,4	929 379	18,8	4 722 345	17,7
	September	2 945 709	25,9	1 133 889	20,2	966 286	42,5	5 045 884	27,4
	October	2 990 113	18,4	1 013 615	-16,7	881 773	4,4	4 885 501	6,5
	November*	2 568 792	-5,1	1 326 925	90,1	1 203 230	34,0	5 098 947	18,5
	December	2 521 618	0,2	995 944	59,4	691 395	57,0	4 208 957	17,5
	<b>Total</b>	<b>29 122 838</b>	<b>-0,0</b>	<b>11 722 742</b>	<b>27,1</b>	<b>10 143 815</b>	<b>26,2</b>	<b>50 989 395</b>	<b>9,9</b>
2009	January 2/	1 948 638	21,4	600 964	-10,8	882 689	45,5	3 432 291	18,9

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

2/ Preliminary figures.

\* Revised.

**Table 6 – Seasonally adjusted values and percentage change of buildings reported as completed to larger municipalities at current prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008	January	2 334 373	-1,4	896 716	21,8	673 177	26,6	3 904 266	7,4
	February	2 409 942	3,2	662 044	-26,2	949 039	41,0	4 021 025	3,0
	March	2 580 418	7,1	767 968	16,0	768 415	-19,0	4 116 801	2,4
	April	2 680 777	3,9	995 962	29,7	846 308	10,1	4 523 047	9,9
	May	1 754 717	-34,5	657 109	-34,0	749 954	-11,4	3 161 780	-30,1
	June	2 436 590	38,9	865 053	31,6	799 038	6,5	4 100 681	29,7
	July	2 369 734	-2,7	1 911 706	121,0	908 907	13,8	5 190 347	26,6
	August	2 460 213	3,8	1 050 862	-45,0	899 342	-1,1	4 410 417	-15,0
	September	2 702 449	9,8	1 074 896	2,3	919 843	2,3	4 697 188	6,5
	October	2 776 888	2,8	747 378	-30,5	814 433	-11,5	4 338 699	-7,6
	November	2 245 749	-19,1	1 184 354	58,5	931 068	14,3	4 361 171	0,5
	December	2 363 294	5,2	1 167 331	-1,4	839 616	-9,8	4 370 241	0,2
2009	January	2 831 030	19,8	809 186	-30,7	973 392	15,9	4 613 608	5,6
	Aug. - Oct.08	7 939 550		2 873 136		2 633 618		13 446 304	
	Nov.08 - Jan.09 2/	7 440 073	-6,3	3 160 871	10,0	2 744 076	4,2	13 345 020	-0,8

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

2/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the current quarter compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous quarter expressed as a percentage.

Table 7 – Value and percentage change of buildings reported as completed to larger municipalities at constant 2005 prices by type of building

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
2008*	January	1 349 136	-12,1	614 677	27,8	525 771	-15,1	2 489 584	-5,5
	February	1 773 429	-13,2	552 388	-36,8	782 466	43,4	3 108 283	-10,3
	March	2 066 965	7,3	839 164	9,4	676 023	4,8	3 582 152	7,3
	April	2 046 860	-4,8	700 428	13,3	620 472	16,9	3 367 760	2,1
	May	1 458 473	-39,6	587 493	-16,1	609 332	10,1	2 655 298	-27,6
	June	2 044 982	-11,6	734 436	29,3	645 735	5,8	3 425 153	-1,9
	July	2 029 872	-17,6	1 349 729	25,5	775 173	17,9	4 154 774	-1,0
	August	2 114 824	-9,3	997 642	84,1	761 162	9,1	3 873 628	8,4
	September	2 329 773	14,0	978 334	7,5	792 038	31,4	4 100 145	15,3
	October	2 323 752	6,9	859 724	-26,0	718 056	-3,9	3 901 532	-4,4
	November	1 929 088	-16,2	1 108 542	68,6	978 236	24,4	4 015 866	7,2
	December	1 888 668	-11,1	826 510	42,9	559 834	46,0	3 275 012	6,1
	<b>Total</b>	<b>23 355 822</b>	<b>-9,6</b>	<b>10 149 067</b>	<b>13,6</b>	<b>8 444 298</b>	<b>14,4</b>	<b>41 949 187</b>	<b>-0,4</b>
2009	January 2/	1 454 986	7,8	496 254	-19,3	707 850	34,6	2 659 090	6,8

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

2/ Preliminary figures.

\*Please note that the figures have been rebased to constant 2005 prices.



**Table 8 – Seasonally adjusted values and percentage change of buildings reported as completed to larger municipalities at constant 2005 prices by type of building**

Year and month		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	%change 1/	R'000	% change 1/	R'000	% change 1/	R'000	% change 1/
<b>2008</b>	<b>January</b>	1 991 211	-0,9	822 427	20,3	583 037	26,5	3 396 675	7,7
	<b>February</b>	2 013 941	1,1	595 215	-27,6	818 416	40,4	3 427 572	0,9
	<b>March</b>	2 162 937	7,4	685 498	15,2	657 169	-19,7	3 505 604	2,3
	<b>April</b>	2 201 057	1,8	881 912	28,7	715 305	8,8	3 798 274	8,3
	<b>May</b>	1 439 270	-34,6	574 785	-34,8	626 087	-12,5	2 640 142	-30,5
	<b>June</b>	1 988 099	38,1	749 818	30,5	663 474	6,0	3 401 391	28,8
	<b>July</b>	1 907 799	-4,0	1 656 244	120,9	753 793	13,6	4 317 836	26,9
	<b>August</b>	1 953 024	2,4	905 379	-45,3	742 941	-1,4	3 601 344	-16,6
	<b>September</b>	2 125 513	8,8	920 897	1,7	756 834	1,9	3 803 244	5,6
	<b>October</b>	2 161 124	1,7	632 575	-31,3	664 372	-12,2	3 458 071	-9,1
	<b>November</b>	1 705 665	-21,1	990 990	56,7	757 935	14,1	3 454 590	-0,1
	<b>December</b>	1 783 257	4,5	971 524	-2,0	676 780	-10,7	3 431 561	-0,7
<b>2009</b>	<b>January</b>	2 133 283	19,6	671 939	-30,8	780 359	15,3	3 585 581	4,5
	<b>Aug. - Oct.08</b>	6 239 661		2 458 851		2 164 147		10 862 659	
	<b>Nov.08 - Jan.09 2/</b>	5 622 205	-9,9	2 634 453	7,1	2 215 074	2,4	10 471 732	-3,6

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

2/ The percentage change is the change in the seasonally adjusted values of buildings reported as completed to municipalities of the current quarter compared with the seasonally adjusted values of buildings reported as completed to municipalities of the previous quarter expressed as a percentage.

Table 9 – Recorded building plans passed by larger municipalities at current prices by type of building: South Africa

Category of building	Type of building	Measuring unit	Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	1 016	2 006	3 365	231,2
		square metres	51 096	89 226	146 945	187,6
		R'000	109 854	150 831	202 096	84,0
	2. Dwelling-houses >= 80 square metres	Number	1 708	1 210	1 052	-38,4
		square metres	431 948	298 131	258 715	-40,1
		R'000	1 556 248	1 088 642	982 639	-36,9
	3. Flats and townhouses	Number	2 057	1 141	1 154	-43,9
		square metres	255 200	127 036	109 830	-57,0
		R'000	1 029 402	513 931	412 883	-59,9
	4. Other residential buildings 2/	square metres	12 261	30 283	2 079	-83,0
		R'000	73 276	106 804	7 977	-89,1
	5. Total residential buildings	R'000	2 768 780	1 860 208	1 605 595	-42,0
2. Non-residential buildings	1. Office and banking space	square metres	32 989	38 765	50 897	54,3
		R'000	152 063	176 256	267 168	75,7
	2. Shopping space	square metres	266 184	87 695	39 130	-85,3
		R'000	1 232 156	349 379	153 810	-87,5
	3. Industrial and warehouse space	square metres	115 554	121 877	107 493	-7,0
		R'000	362 892	385 519	292 802	-19,3
	4. Other non-residential buildings 3/	square metres	15 478	15 329	41 412	167,6
		R'000	52 611	65 868	191 210	263,4
	5. Total non-residential buildings	R'000	1 799 722	977 022	904 990	-49,7
3. Additions and alterations	1. Dwelling-houses	square metres	321 144	279 867	202 037	-37,1
		R'000	1 095 880	971 084	732 011	-33,2
	2. Other buildings 4/	square metres	227 177	77 560	67 464	-70,3
		R'000	995 331	310 440	250 092	-74,9
	3. Total additions and alterations	R'000	2 091 211	1 281 524	982 103	-53,0
4. Recorded plans passed	1. Total at current prices	R'000	6 659 713	4 118 754	3 492 688	-47,6

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

**Table 10 – Recorded building plans passed by larger municipalities at current prices by type of building: Western Cape**

			Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
Category of building	Type of building	Measuring unit				
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	415	1 099	792	90,8
		square metres	19 300	47 646	32 489	68,3
		R'000	26 128	62 207	44 879	71,8
	2. Dwelling-houses >= 80 square metres	Number	452	221	177	-60,8
		square metres	108 845	58 052	43 674	-59,9
		R'000	404 323	214 835	172 730	-57,3
	3. Flats and townhouses	Number	375	231	122	-67,5
		square metres	42 533	34 135	21 050	-50,5
		R'000	157 797	146 257	72 263	-54,2
	4. Other residential buildings 2/	square metres	0	1 681	922	
		R'000	0	7 564	4 074	
	5. Total residential buildings	R'000	588 248	430 863	293 946	-50,0
2. Non-residential buildings	1. Office and banking space	square metres	3 689	11 072	10 074	173,1
		R'000	13 932	45 996	41 996	201,4
	2. Shopping space	square metres	0	1 826	4 056	
		R'000	0	7 703	14 904	
	3. Industrial and warehouse space	square metres	50 389	23 296	2 888	-94,3
		R'000	173 292	89 981	11 707	-93,2
	4. Other non-residential buildings 3/	square metres	3 106	7 923	3 998	28,7
		R'000	7 720	27 746	12 211	58,2
	5. Total non-residential buildings	R'000	194 944	171 426	80 818	-58,5
3. Additions and alterations	1. Dwelling-houses	square metres	72 685	80 098	49 720	-31,6
		R'000	235 217	238 118	172 022	-26,9
	2. Other buildings 4/	square metres	37 440	16 407	11 062	-70,5
		R'000	152 706	83 827	51 265	-66,4
	3. Total additions and alterations	R'000	387 923	321 945	223 287	-42,4
4. Recorded plans passed	1. Total at current prices	R'000	1 171 115	924 234	598 051	-48,9

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 11 – Recorded building plans passed by larger municipalities at current prices by type of building: Eastern Cape**

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
<b>1. Residential buildings</b>	<b>1. Dwelling-houses &lt; 80 square metres</b>	<b>Number</b>	44	157	419	852,3
		<b>square metres</b>	2 109	7 177	16 760	694,7
		<b>R'000</b>	4 200	15 328	23 396	457,0
	<b>2. Dwelling-houses &gt;= 80 square metres</b>	<b>Number</b>	68	118	78	14,7
		<b>square metres</b>	20 490	21 920	17 527	-14,5
		<b>R'000</b>	81 999	71 194	58 929	-28,1
	<b>3. Flats and townhouses</b>	<b>Number</b>	0	0	19	
		<b>square metres</b>	0	0	1 997	
		<b>R'000</b>	0	0	5 760	
	<b>4. Other residential buildings 2/</b>	<b>square metres</b>	0	15 541	0	
		<b>R'000</b>	0	44 313	0	
	<b>5. Total residential buildings</b>	<b>R'000</b>	<b>86 199</b>	<b>130 835</b>	<b>88 085</b>	<b>2,2</b>
<b>2. Non-residential buildings</b>	<b>1. Office and banking space</b>	<b>square metres</b>	0	411	3 364	
		<b>R'000</b>	0	1 201	10 301	
	<b>2. Shopping space</b>	<b>square metres</b>	83 563	120	3 214	-96,2
		<b>R'000</b>	357 772	299	10 084	-97,2
	<b>3. Industrial and warehouse space</b>	<b>square metres</b>	3 349	2 415	207	-93,8
		<b>R'000</b>	8 479	5 262	477	-94,4
	<b>4. Other non-residential buildings 3/</b>	<b>square metres</b>	383	966	450	17,5
		<b>R'000</b>	1 071	3 184	1 338	24,9
	<b>5. Total non-residential buildings</b>	<b>R'000</b>	<b>367 322</b>	<b>9 946</b>	<b>22 200</b>	<b>-94,0</b>
<b>3. Additions and alterations</b>	<b>1. Dwelling-houses</b>	<b>square metres</b>	14 796	18 608	17 560	18,7
		<b>R'000</b>	38 406	56 958	50 510	31,5
	<b>2. Other buildings 4/</b>	<b>square metres</b>	5 532	4 897	4 850	-12,3
		<b>R'000</b>	14 809	14 111	13 816	-6,7
	<b>3. Total additions and alterations</b>	<b>R'000</b>	<b>53 215</b>	<b>71 069</b>	<b>64 326</b>	<b>20,9</b>
<b>4. Recorded plans passed</b>	<b>1. Total at current prices</b>	<b>R'000</b>	<b>506 736</b>	<b>211 850</b>	<b>174 611</b>	<b>-65,5</b>

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 12 – Recorded building plans passed by larger municipalities at current prices by type of building: Northern Cape

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	7	1	0	-100,0
		square metres	278	63	0	-100,0
		R'000	469	227	0	-100,0
	2. Dwelling-houses >= 80 square metres	Number	24	5	16	-33,3
		square metres	4 803	928	2 555	-46,8
		R'000	15 706	3 179	8 667	-44,8
	3. Flats and townhouses	Number	12	0	0	-100,0
		square metres	1 885	0	0	-100,0
		R'000	5 278	0	0	-100,0
	4. Other residential buildings 2/	square metres	1 236	176	0	-100,0
		R'000	4 326	616	0	-100,0
	5. Total residential buildings	R'000	25 779	4 022	8 667	-66,4
2. Non-residential buildings	1. Office and banking space	square metres	563	459	0	-100,0
		R'000	1 654	1 561	0	-100,0
	2. Shopping space	square metres	0	0	0	
		R'000	0	0	0	
	3. Industrial and warehouse space	square metres	952	905	0	-100,0
		R'000	2 561	3 139	0	-100,0
	4. Other non-residential buildings 3/	square metres	324	492	0	-100,0
		R'000	907	1 673	0	-100,0
	5. Total non-residential buildings	R'000	5 122	6 373	0	-100,0
3. Additions and alterations	1. Dwelling-houses	square metres	3 146	2 883	1 197	-62,0
		R'000	9 368	9 062	3 759	-59,9
	2. Other buildings 4/	square metres	72	599	115	59,7
		R'000	402	4 674	530	31,8
	3. Total additions and alterations	R'000	9 770	13 736	4 289	-56,1
4. Recorded plans passed	1. Total at current prices	R'000	40 671	24 131	12 956	-68,1

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 13 – Recorded building plans passed by larger municipalities at current prices by type of building: Free State**

			Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
Category of building	Type of building	Measuring unit				
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	8	253	154	1 825,0
		square metres	463	10 183	6 267	1 253,6
		R'000	1 170	12 993	8 245	604,7
	2. Dwelling-houses >= 80 square metres	Number	76	57	92	21,1
		square metres	19 630	12 755	19 992	1,8
		R'000	55 466	38 857	59 308	6,9
	3. Flats and townhouses	Number	64	30	23	-64,1
		square metres	6 548	2 708	3 566	-45,5
		R'000	18 394	9 611	13 546	-26,4
	4. Other residential buildings 2/	square metres	0	0	0	
		R'000	0	0	0	
	5. Total residential buildings	R'000	75 030	61 461	81 099	8,1
2. Non-residential buildings	1. Office and banking space	square metres	0	0	896	
		R'000	0	0	4 032	
	2. Shopping space	square metres	174	183	16 145	9 178,7
		R'000	696	824	72 653	10 338,6
	3. Industrial and warehouse space	square metres	0	1 441	827	
		R'000	0	2 905	1 874	
	4. Other non-residential buildings 3/	square metres	1 466	60	1 405	-4,2
		R'000	5 123	180	3 039	-40,7
	5. Total non-residential buildings	R'000	5 819	3 909	81 598	1 302,3
3. Additions and alterations	1. Dwelling-houses	square metres	11 110	11 280	11 814	6,3
		R'000	27 017	31 983	33 996	25,8
	2. Other buildings 4/	square metres	1 863	223	818	-56,1
		R'000	17 639	5 068	4 565	-74,1
	3. Total additions and alterations	R'000	44 656	37 051	38 561	-13,6
4. Recorded plans passed	1. Total at current prices	R'000	125 505	102 421	201 258	60,4

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 14 – Recorded building plans passed by larger municipalities at current prices by type of building: KwaZulu-Natal

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	61	37	42	-31,1
		square metres	3 466	2 175	2 502	-27,8
		R'000	15 011	8 476	8 852	-41,0
	2. Dwelling-houses >= 80 square metres	Number	190	148	118	-37,9
		square metres	55 122	37 733	30 868	-44,0
		R'000	249 123	147 691	162 563	-34,7
	3. Flats and townhouses	Number	199	140	84	-57,8
		square metres	36 266	17 126	14 235	-60,7
		R'000	210 767	73 120	71 774	-65,9
	4. Other residential buildings 2/	square metres	1 381	3 686	0	-100,0
		R'000	7 000	22 116	0	-100,0
	5. Total residential buildings	R'000	481 901	251 403	243 189	-49,5
2. Non-residential buildings	1. Office and banking space	square metres	7 087	11 067	3 191	-55,0
		R'000	26 244	54 738	14 126	-46,2
	2. Shopping space	square metres	85 138	19 177	10 104	-88,1
		R'000	461 103	60 080	32 246	-93,0
	3. Industrial and warehouse space	square metres	18 412	37 158	11 607	-37,0
		R'000	59 268	110 193	42 356	-28,5
	4. Other non-residential buildings 3/	square metres	3 674	963	31 916	768,7
		R'000	16 870	4 885	157 904	836,0
	5. Total non-residential buildings	R'000	563 485	229 896	246 632	-56,2
3. Additions and alterations	1. Dwelling-houses	square metres	55 510	51 661	44 312	-20,2
		R'000	222 855	224 255	201 679	-9,5
	2. Other buildings 4/	square metres	21 773	25 254	9 571	-56,0
		R'000	94 766	101 956	52 197	-44,9
	3. Total additions and alterations	R'000	317 621	326 211	253 876	-20,1
4. Recorded plans passed	1. Total at current prices	R'000	1 363 007	807 510	743 697	-45,4

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 15 – Recorded building plans passed by larger municipalities at current prices by type of building: North West

Category of building	Type of building	Measuring unit	Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	68	7	1 504	2 111,8
		square metres	4 850	494	67 750	1 296,9
		R'000	7 329	1 226	68 189	830,4
	2. Dwelling-houses >= 80 square metres	Number	127	138	150	18,1
		square metres	28 971	26 480	27 793	-4,1
		R'000	70 338	83 663	94 858	34,9
	3. Flats and townhouses	Number	125	69	86	-31,2
		square metres	13 452	7 771	8 397	-37,6
		R'000	33 146	25 653	23 382	-29,5
	4. Other residential buildings 2/	square metres	139	0	507	264,7
		R'000	348	0	1 433	311,8
	5. Total residential buildings	R'000	111 161	110 542	187 862	69,0
2. Non-residential buildings	1. Office and banking space	square metres	0	113	1 428	
		R'000	0	283	5 644	
	2. Shopping space	square metres	4 321	2 004	0	-100,0
		R'000	8 837	5 610	0	-100,0
	3. Industrial and warehouse space	square metres	0	1 181	300	
		R'000	0	2 953	750	
	4. Other non-residential buildings 3/	square metres	0	0	161	
		R'000	0	0	629	
	5. Total non-residential buildings	R'000	8 837	8 846	7 023	-20,5
3. Additions and alterations	1. Dwelling-houses	square metres	8 738	8 363	8 754	0,2
		R'000	20 037	24 055	23 964	19,6
	2. Other buildings 4/	square metres	1 887	1 679	1 824	-3,3
		R'000	3 297	4 552	5 384	63,3
	3. Total additions and alterations	R'000	23 334	28 607	29 348	25,8
4. Recorded plans passed	1. Total at current prices	R'000	143 332	147 995	224 233	56,4

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.



Table 16 – Recorded building plans passed by larger municipalities at current prices by type of building: Gauteng

Category of building	Type of building	Measuring unit	Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	367	403	435	18,5
		square metres	17 626	18 309	20 002	13,5
		R'000	47 065	40 907	44 669	-5,1
	2. Dwelling-houses >= 80 square metres	Number	590	374	288	-51,2
		square metres	153 511	102 902	82 791	-46,1
		R'000	548 282	400 947	314 895	-42,6
	3. Flats and townhouses	Number	1 070	593	770	-28,0
		square metres	146 478	59 765	54 373	-62,9
		R'000	577 011	241 167	201 731	-65,0
	4. Other residential buildings 2/	square metres	9 051	0	0	-100,0
		R'000	60 642	0	0	-100,0
	5. Total residential buildings	R'000	1 233 000	683 021	561 295	-54,5
2. Non-residential buildings	1. Office and banking space	square metres	17 684	12 445	30 135	70,4
		R'000	94 369	60 227	184 650	95,7
	2. Shopping space	square metres	20 458	16 772	3 367	-83,5
		R'000	75 098	62 897	15 263	-79,7
	3. Industrial and warehouse space	square metres	29 665	52 838	87 242	194,1
		R'000	83 964	162 184	220 730	162,9
	4. Other non-residential buildings 3/	square metres	994	4 424	1 240	24,7
		R'000	3 546	27 198	7 089	99,9
	5. Total non-residential buildings	R'000	256 977	312 506	427 732	66,4
3. Additions and alterations	1. Dwelling-houses	square metres	135 827	91 571	55 995	-58,8
		R'000	487 751	337 346	203 912	-58,2
	2. Other buildings 4/	square metres	155 060	28 159	38 347	-75,3
		R'000	698 304	94 781	119 100	-82,9
	3. Total additions and alterations	R'000	1 186 055	432 127	323 012	-72,8
4. Recorded plans passed	1. Total at current prices	R'000	2 676 032	1 427 654	1 312 039	-51,0

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

Table 17 – Recorded building plans passed by larger municipalities at current prices by type of building: Mpumalanga

			Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
Category of building	Type of building	Measuring unit				
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	28	41	9	-67,9
		square metres	1 839	2 661	499	-72,9
		R'000	5 942	7 721	1 327	-77,7
	2. Dwelling-houses >= 80 square metres	Number	127	108	82	-35,4
		square metres	27 885	27 061	21 729	-22,1
		R'000	90 814	93 342	70 133	-22,8
	3. Flats and townhouses	Number	176	19	35	-80,1
		square metres	4 671	1 859	4 108	-12,1
		R'000	15 224	4 772	16 432	7,9
	4. Other residential buildings 2/	square metres	0	5 284	0	
		R'000	0	20 375	0	
	5. Total residential buildings	R'000	111 980	126 210	87 892	-21,5
2. Non-residential buildings	1. Office and banking space	square metres	3 966	665	805	-79,7
		R'000	15 864	2 974	2 600	-83,6
	2. Shopping space	square metres	62 524	46 680	1 879	-97,0
		R'000	306 259	208 420	7 273	-97,6
	3. Industrial and warehouse space	square metres	12 519	2 448	1 458	-88,4
		R'000	34 658	8 511	3 645	-89,5
	4. Other non-residential buildings 3/	square metres	1 963	501	2 242	14,2
		R'000	7 230	1 002	9 000	24,5
	5. Total non-residential buildings	R'000	364 011	220 907	22 518	-93,8
3. Additions and alterations	1. Dwelling-houses	square metres	12 754	10 056	7 874	-38,3
		R'000	38 783	30 234	25 607	-34,0
	2. Other buildings 4/	square metres	2 496	268	92	-96,3
		R'000	10 810	1 151	273	-97,5
	3. Total additions and alterations	R'000	49 593	31 385	25 880	-47,8
4. Recorded plans passed	1. Total at current prices	R'000	525 584	378 502	136 290	-74,1

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 18 – Recorded building plans passed by larger municipalities at current prices by type of building: Limpopo

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	18	8	10	-44,4
		square metres	1 165	518	676	-42,0
		R'000	2 540	1 746	2 539	-0,0
	2. Dwelling-houses >= 80 square metres	Number	54	41	51	-5,6
		square metres	12 691	10 300	11 786	-7,1
		R'000	40 197	34 934	40 556	0,9
	3. Flats and townhouses	Number	36	59	15	-58,3
		square metres	3 367	3 672	2 104	-37,5
		R'000	11 785	13 351	7 995	-32,2
	4. Other residential buildings 2/	square metres	454	3 915	650	43,2
		R'000	960	11 820	2 470	157,3
	5. Total residential buildings	R'000	55 482	61 851	53 560	-3,5
2. Non-residential buildings	1. Office and banking space	square metres	0	2 533	1 004	
		R'000	0	9 276	3 819	
	2. Shopping space	square metres	10 006	933	365	-96,4
		R'000	22 391	3 546	1 387	-93,8
	3. Industrial and warehouse space	square metres	268	195	2 964	1 006,0
		R'000	670	391	11 263	1 581,0
	4. Other non-residential buildings 3/	square metres	3 568	0	0	-100,0
		R'000	10 144	0	0	-100,0
	5. Total non-residential buildings	R'000	33 205	13 213	16 469	-50,4
3. Additions and alterations	1. Dwelling-houses	square metres	6 578	5 347	4 811	-26,9
		R'000	16 446	19 073	16 562	0,7
	2. Other buildings 4/	square metres	1 054	74	785	-25,5
		R'000	2 598	320	2 962	14,0
	3. Total additions and alterations	R'000	19 044	19 393	19 524	2,5
4. Recorded plans passed	1. Total at current prices	R'000	107 731	94 457	89 553	-16,9

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 19 – Buildings reported as completed to larger municipalities at current prices by type of building: South Africa

Category of building	Type of building	Measuring unit	Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	773	2 032	1 726	123,3
		square metres	38 215	89 546	81 751	113,9
		R'000	92 926	202 513	122 149	31,4
	2. Dwelling-houses >= 80 square metres	Number	1 303	1 469	1 051	-19,3
		square metres	291 049	405 837	286 248	-1,6
		R'000	944 835	1 428 293	985 575	4,3
	3. Flats and townhouses	Number	1 270	1 731	1 901	49,7
		square metres	140 841	174 266	220 989	56,9
		R'000	535 495	712 114	838 599	56,6
	4. Other residential buildings 2/	square metres	9 570	43 410	804	-91,6
		R'000	32 493	178 698	2 315	-92,9
	5. Total residential buildings	R'000	1 605 749	2 521 618	1 948 638	21,4
2. Non-residential buildings	1. Office and banking space	square metres	19 575	100 320	58 025	196,4
		R'000	88 737	369 688	226 906	155,7
	2. Shopping space	square metres	78 731	50 049	29 815	-62,1
		R'000	302 322	156 145	95 704	-68,3
	3. Industrial and warehouse space	square metres	91 364	127 519	64 453	-29,5
		R'000	248 076	393 526	187 746	-24,3
	4. Other non-residential buildings 3/	square metres	11 653	16 435	29 175	150,4
		R'000	34 551	76 585	90 608	162,2
	5. Total non-residential buildings	R'000	673 686	995 944	600 964	-10,8
3. Additions and alterations	1. Dwelling-houses	square metres	150 756	154 369	190 775	26,5
		R'000	461 795	489 852	604 075	30,8
	2. Other buildings 4/	square metres	40 036	57 460	79 621	98,9
		R'000	144 945	201 543	278 614	92,2
	3. Total additions and alterations	R'000	606 740	691 395	882 689	45,5
4. Recorded buildings completed	1. Total at current prices	R'000	2 886 175	4 208 957	3 432 291	18,9

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\* Revised.

Table 20 – Buildings reported as completed to larger municipalities at current prices by type of building: Western Cape

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	63	381	349	454,0
		square metres	3 127	18 617	19 025	508,4
		R'000	8 210	38 929	25 390	209,3
	2. Dwelling-houses >= 80 square metres	Number	328	417	312	-4,9
		square metres	82 852	119 687	84 204	1,6
		R'000	271 260	411 426	285 164	5,1
	3. Flats and townhouses	Number	179	377	456	154,7
		square metres	21 185	38 129	38 474	81,6
		R'000	73 086	134 764	144 306	97,4
	4. Other residential buildings 2/	square metres	0	5 493	258	
		R'000	0	23 836	774	
	5. Total residential buildings	R'000	352 556	608 955	455 634	29,2
2. Non-residential buildings	1. Office and banking space	square metres	513	33 693	25 702	4 910,1
		R'000	1 693	106 764	89 292	5 174,2
	2. Shopping space	square metres	29 134	10 199	3 654	-87,5
		R'000	105 847	23 972	8 702	-91,8
	3. Industrial and warehouse space	square metres	29 327	54 720	20 825	-29,0
		R'000	77 705	174 552	71 460	-8,0
	4. Other non-residential buildings 3/	square metres	4 097	10 214	4 867	18,8
		R'000	6 773	46 018	15 311	126,1
	5. Total non-residential buildings	R'000	192 018	351 306	184 765	-3,8
3. Additions and alterations	1. Dwelling-houses	square metres	63 044	75 402	78 460	24,5
		R'000	182 904	209 202	220 737	20,7
	2. Other buildings 4/	square metres	23 227	31 716	34 427	48,2
		R'000	75 826	112 481	134 612	77,5
	3. Total additions and alterations	R'000	258 730	321 683	355 349	37,3
4. Recorded buildings completed	1. Total at current prices	R'000	803 304	1 281 944	995 748	24,0

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 21 – Buildings reported as completed to larger municipalities at current prices by type of building: Eastern Cape**

			Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
Category of building						
<b>1. Residential buildings</b>	<b>1. Dwelling-houses &lt; 80 square metres</b>	<b>Number</b>	62	104	46	-25,8
		<b>square metres</b>	2 581	4 202	1 937	-25,0
		<b>R'000</b>	3 463	7 352	2 252	-35,0
	<b>2. Dwelling-houses &gt;= 80 square metres</b>	<b>Number</b>	86	113	73	-15,1
		<b>square metres</b>	20 563	19 705	14 302	-30,4
		<b>R'000</b>	60 345	53 685	38 905	-35,5
	<b>3. Flats and townhouses</b>	<b>Number</b>	71	4	27	-62,0
		<b>square metres</b>	6 089	546	4 698	-22,8
		<b>R'000</b>	17 072	1 911	13 125	-23,1
	<b>4. Other residential buildings 2/</b>	<b>square metres</b>	0	0	0	
		<b>R'000</b>	0	0	0	
	<b>5. Total residential buildings</b>	<b>R'000</b>	<b>80 880</b>	<b>62 948</b>	<b>54 282</b>	<b>-32,9</b>
<b>2. Non-residential buildings</b>	<b>1. Office and banking space</b>	<b>square metres</b>	0	2 301	137	
		<b>R'000</b>	0	4 656	369	
	<b>2. Shopping space</b>	<b>square metres</b>	23 359	14 287	1 313	-94,4
		<b>R'000</b>	77 959	37 401	3 619	-95,4
	<b>3. Industrial and warehouse space</b>	<b>square metres</b>	958	760	6 412	569,3
		<b>R'000</b>	1 288	1 588	14 037	989,8
	<b>4. Other non-residential buildings 3/</b>	<b>square metres</b>	139	880	899	546,8
		<b>R'000</b>	338	1 725	2 033	501,5
	<b>5. Total non-residential buildings</b>	<b>R'000</b>	<b>79 585</b>	<b>45 370</b>	<b>20 058</b>	<b>-74,8</b>
<b>3. Additions and alterations</b>	<b>1. Dwelling-houses</b>	<b>square metres</b>	7 169	3 960	12 210	70,3
		<b>R'000</b>	13 952	9 785	27 892	99,9
	<b>2. Other buildings 4/</b>	<b>square metres</b>	696	1 965	5 147	639,5
		<b>R'000</b>	738	8 325	13 666	1 751,8
	<b>3. Total additions and alterations</b>	<b>R'000</b>	<b>14 690</b>	<b>18 110</b>	<b>41 558</b>	<b>182,9</b>
<b>4. Recorded buildings completed</b>	<b>1. Total at current prices</b>	<b>R'000</b>	<b>175 155</b>	<b>126 428</b>	<b>115 898</b>	<b>-33,8</b>

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 22 – Buildings reported as completed to larger municipalities at current prices by type of building: Northern Cape**

			Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
Category of building	Type of building	Measuring unit				
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	1	0	5	400,0
		square metres	40	0	231	477,5
		R'000	112	0	785	600,9
	2. Dwelling-houses >= 80 square metres	Number	20	9	9	-55,0
		square metres	3 024	1 835	1 576	-47,9
		R'000	8 531	5 876	5 037	-41,0
	3. Flats and townhouses	Number	21	0	11	-47,6
		square metres	2 752	0	1 384	-49,7
		R'000	7 706	0	4 859	-36,9
	4. Other residential buildings 2/	square metres	0	0	0	
		R'000	0	0	0	
	5. Total residential buildings	R'000	16 349	5 876	10 681	-34,7
2. Non-residential buildings	1. Office and banking space	square metres	153	3 083	0	-100,0
		R'000	428	7 708	0	-100,0
	2. Shopping space	square metres	176	0	0	-100,0
		R'000	634	0	0	-100,0
	3. Industrial and warehouse space	square metres	302	150	0	-100,0
		R'000	664	510	0	-100,0
	4. Other non-residential buildings 3/	square metres	0	219	0	
		R'000	0	787	0	
	5. Total non-residential buildings	R'000	1 726	9 005	0	-100,0
	3. Additions and alterations	1. Dwelling-houses	square metres	3 135	1 229	1 625
R'000			10 278	3 895	5 106	-50,3
2. Other buildings 4/		square metres	525	0	0	-100,0
		R'000	1 140	0	0	-100,0
3. Total additions and alterations		R'000	11 418	3 895	5 106	-55,3
4. Recorded buildings completed	1. Total at current prices	R'000	29 493	18 776	15 787	-46,5

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 23 – Buildings reported as completed to larger municipalities at current prices by type of building: Free State

			Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
Category of building	Type of building	Measuring unit				
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	9	78	2	-77,8
		square metres	493	3 221	159	-67,7
		R'000	1 041	4 241	255	-75,5
	2. Dwelling-houses >= 80 square metres	Number	49	43	70	42,9
		square metres	8 522	15 085	18 269	114,4
		R'000	23 307	38 432	43 604	87,1
	3. Flats and townhouses	Number	13	58	214	1 546,2
		square metres	1 786	11 709	27 202	1 423,1
		R'000	3 340	24 333	78 538	2 251,4
	4. Other residential buildings 2/	square metres	213	0	0	-100,0
		R'000	469	0	0	-100,0
5. Total residential buildings	R'000	28 157	67 006	122 397	334,7	
2. Non-residential buildings	1. Office and banking space	square metres	0	86	0	
		R'000	0	258	0	
	2. Shopping space	square metres	0	0	0	
		R'000	0	0	0	
	3. Industrial and warehouse space	square metres	0	363	102	
		R'000	0	729	204	
	4. Other non-residential buildings 3/	square metres	0	0	2 271	
		R'000	0	0	5 815	
	5. Total non-residential buildings	R'000	0	987	6 019	
3. Additions and alterations	1. Dwelling-houses	square metres	5 280	5 474	13 039	147,0
		R'000	13 753	10 404	33 356	142,5
	2. Other buildings 4/	square metres	197	2 340	13 199	6 600,0
		R'000	1 566	3 972	32 134	1 952,0
	3. Total additions and alterations	R'000	15 319	14 376	65 490	327,5
4. Recorded buildings completed	1. Total at current prices	R'000	43 476	82 369	193 906	346,0

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.



Table 24 – Buildings reported as completed to larger municipalities at current prices by type of building: KwaZulu-Natal

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	70	330	100	42,9
		square metres	3 562	11 799	4 558	28,0
		R'000	13 297	32 089	16 658	25,3
	2. Dwelling-houses >= 80 square metres	Number	115	117	122	6,1
		square metres	26 606	31 755	28 308	6,4
		R'000	114 845	135 659	132 118	15,0
	3. Flats and townhouses	Number	120	207	159	32,5
		square metres	21 803	36 805	28 304	29,8
		R'000	75 934	153 930	128 197	68,8
	4. Other residential buildings 2/	square metres	0	1 202	0	
		R'000	0	4 207	0	
	5. Total residential buildings	R'000	204 076	325 885	276 973	35,7
2. Non-residential buildings	1. Office and banking space	square metres	9 522	7 274	19 096	100,5
		R'000	49 271	26 907	89 247	81,1
	2. Shopping space	square metres	0	2 361	13 029	
		R'000	0	7 469	44 304	
	3. Industrial and warehouse space	square metres	26 076	44 596	10 401	-60,1
		R'000	84 023	136 004	27 112	-67,7
	4. Other non-residential buildings 3/	square metres	2 616	875	14 969	472,2
		R'000	13 080	4 392	54 285	315,0
	5. Total non-residential buildings	R'000	146 374	174 772	214 948	46,8
3. Additions and alterations	1. Dwelling-houses	square metres	25 978	23 201	27 734	6,8
		R'000	116 820	102 149	133 403	14,2
	2. Other buildings 4/	square metres	3 353	15 358	4 181	24,7
		R'000	17 784	45 419	18 662	4,9
	3. Total additions and alterations	R'000	134 604	147 568	152 065	13,0
4. Recorded buildings completed	1. Total at current prices	R'000	485 054	648 225	643 986	32,8

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 25 – Buildings reported as completed to larger municipalities at current prices by type of building: North West

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	46	38	41	-10,9
		square metres	2 698	2 253	2 417	-10,4
		R'000	6 362	4 055	4 466	-29,8
	2. Dwelling-houses >= 80 square metres	Number	129	81	60	-53,5
		square metres	24 407	22 782	14 112	-42,2
		R'000	63 061	69 950	46 430	-26,4
	3. Flats and townhouses	Number	159	75	83	-47,8
		square metres	12 690	7 490	10 120	-20,3
		R'000	42 858	23 201	35 643	-16,8
	4. Other residential buildings 2/	square metres	0	0	0	
		R'000	0	0	0	
	5. Total residential buildings	R'000	112 281	97 206	86 539	-22,9
2. Non-residential buildings	1. Office and banking space	square metres	781	6 429	0	-100,0
		R'000	2 126	50 000	0	-100,0
	2. Shopping space	square metres	0	7 390	2 206	
		R'000	0	18 739	4 608	
	3. Industrial and warehouse space	square metres	0	0	0	
		R'000	0	0	0	
	4. Other non-residential buildings 3/	square metres	221	0	0	-100,0
		R'000	80	0	0	-100,0
	5. Total non-residential buildings	R'000	2 206	68 739	4 608	108,9
3. Additions and alterations	1. Dwelling-houses	square metres	6 013	1 121	2 972	-50,6
		R'000	8 358	2 699	6 422	-23,2
	2. Other buildings 4/	square metres	280	0	29	-89,6
		R'000	842	33	102	-87,9
	3. Total additions and alterations	R'000	9 200	2 732	6 524	-29,1
4. Recorded buildings completed	1. Total at current prices	R'000	123 687	168 677	97 671	-21,0

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 26 – Buildings reported as completed to larger municipalities at current prices by type of building: Gauteng

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	373	1 060	406	8,8
		square metres	18 128	47 015	18 330	1,1
		R'000	50 894	108 509	38 197	-24,9
	2. Dwelling-houses >= 80 square metres	Number	467	578	329	-29,6
		square metres	104 688	165 909	108 382	3,5
		R'000	347 503	629 137	381 477	9,8
	3. Flats and townhouses	Number	670	971	937	39,9
		square metres	69 716	76 010	109 252	56,7
		R'000	300 503	363 284	428 613	42,6
	4. Other residential buildings 2/	square metres	9 357	36 715	0	-100,0
		R'000	32 024	150 655	0	-100,0
	5. Total residential buildings	R'000	730 924	1 251 585	848 287	16,1
2. Non-residential buildings	1. Office and banking space	square metres	8 606	40 597	8 287	-3,7
		R'000	35 219	156 052	29 134	-17,3
	2. Shopping space	square metres	25 270	15 812	9 613	-62,0
		R'000	116 140	68 564	34 471	-70,3
	3. Industrial and warehouse space	square metres	34 701	22 475	24 933	-28,1
		R'000	84 396	65 117	70 316	-16,7
	4. Other non-residential buildings 3/	square metres	2 963	4 247	5 343	80,3
		R'000	9 752	23 663	10 686	9,6
	5. Total non-residential buildings	R'000	245 507	313 396	144 607	-41,1
3. Additions and alterations	1. Dwelling-houses	square metres	30 457	40 684	53 298	75,0
		R'000	91 595	143 158	173 280	89,2
	2. Other buildings 4/	square metres	10 555	6 024	22 638	114,5
		R'000	42 617	29 451	79 238	85,9
	3. Total additions and alterations	R'000	134 212	172 609	252 518	88,1
4. Recorded buildings completed	1. Total at current prices	R'000	1 110 643	1 737 590	1 245 412	12,1

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 27 – Buildings reported as completed to larger municipalities at current prices by type of building: Mpumalanga

Category of building	Type of building	Measuring unit	Jan. 2008*	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	140	30	8	-94,3
		square metres	6 963	1 724	459	-93,4
		R'000	7 884	4 777	1 327	-83,2
	2. Dwelling-houses >= 80 square metres	Number	91	82	64	-29,7
		square metres	17 221	22 346	14 191	-17,6
		R'000	47 247	60 348	42 219	-10,6
	3. Flats and townhouses	Number	37	31	14	-62,2
		square metres	4 820	2 378	1 555	-67,7
		R'000	14 996	7 805	5 318	-64,5
	4. Other residential buildings 2/	square metres	0	0	196	
		R'000	0	0	491	
	5. Total residential buildings	R'000	70 127	72 930	49 355	-29,6
2. Non-residential buildings	1. Office and banking space	square metres	0	6 457	4 803	
		R'000	0	16 143	18 864	
	2. Shopping space	square metres	0	0	0	
		R'000	0	0	0	
	3. Industrial and warehouse space	square metres	0	495	1 780	
		R'000	0	1 238	4 617	
	4. Other non-residential buildings 3/	square metres	0	0	0	
		R'000	0	0	0	
	5. Total non-residential buildings	R'000	0	17 381	23 481	
3. Additions and alterations	1. Dwelling-houses	square metres	9 011	2 876	1 068	-88,1
		R'000	22 446	7 291	2 889	-87,1
	2. Other buildings 4/	square metres	1 203	0	0	-100,0
		R'000	4 432	1 748	200	-95,5
	3. Total additions and alterations	R'000	26 878	9 039	3 089	-88,5
4. Recorded buildings completed	1. Total at current prices	R'000	97 005	99 350	75 925	-21,7

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

\*Revised.

Table 28 – Buildings reported as completed to larger municipalities at current prices by type of building: Limpopo

Category of building	Type of building	Measuring unit	Jan. 2008	Dec. 2008	Jan. 2009	% Change 1/
1. Residential buildings	1. Dwelling-houses < 80 square metres	Number	9	11	769	8 444,4
		square metres	623	715	34 635	5 459,4
		R'000	1 663	2 561	32 819	1 873,5
	2. Dwelling-houses >= 80 square metres	Number	18	29	12	-33,3
		square metres	3 166	6 733	2 904	-8,3
		R'000	8 736	23 780	10 621	21,6
	3. Flats and townhouses	Number	0	8	0	
		square metres	0	1 199	0	
		R'000	0	2 886	0	
	4. Other residential buildings 2/	square metres	0	0	350	
		R'000	0	0	1 050	
	5. Total residential buildings	R'000	10 399	29 227	44 490	327,8
2. Non-residential buildings	1. Office and banking space	square metres	0	400	0	
		R'000	0	1 200	0	
	2. Shopping space	square metres	792	0	0	-100,0
		R'000	1 742	0	0	-100,0
	3. Industrial and warehouse space	square metres	0	3 960	0	
		R'000	0	13 788	0	
	4. Other non-residential buildings 3/	square metres	1 617	0	826	-48,9
		R'000	4 528	0	2 478	-45,3
	5. Total non-residential buildings	R'000	6 270	14 988	2 478	-60,5
3. Additions and alterations	1. Dwelling-houses	square metres	669	422	369	-44,8
		R'000	1 689	1 269	990	-41,4
	2. Other buildings 4/	square metres	0	57	0	
		R'000	0	114	0	
	3. Total additions and alterations	R'000	1 689	1 383	990	-41,4
4. Recorded buildings completed	1. Total at current prices	R'000	18 358	45 598	47 958	161,2

1/ The percentage change between Jan. 2008 and Jan. 2009.

2/ Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation and casinos.

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

4/ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

**Table 30 – Subsidised low-cost dwelling-houses completed and in process of completion: 1 April 2006 to 31 March 2007**

Province	Number 1/	R'000 2/ 3/
Eastern Cape	16 526	637 700
Free State	19 662	528 400
Gauteng	77 044	1 748 300
KwaZulu-Natal	38 290	1 074 500
Limpopo	23 609	646 700
Mpumalanga	10 651	329 900
North West	46 972	696 500
Northern Cape	3 880	104 800
Western Cape	34 585	768 200
<b>South Africa</b>	<b>271 219</b>	<b>6 535 000</b>

Source: Housing Subsidy System and Provincial Housing Departments co-ordinated by the National Department of Housing

1/ All top structures completed and sites serviced in respect of the reporting period.

2/ Expenditure by the Provincial Housing Departments in respect of subsidies for the financial year 2006/07.

3/ Subsidies not yet fully paid out in all cases.

**Table 31 – Subsidised low-cost dwelling-houses completed and in the process of completion: 1 April 2007 to 31 March 2008**

Province	Number	R'000 2/ 3/
Eastern Cape	12 684	397 248
Free State	12 482	473 160
Gauteng	90 886	2 612 566
KwaZulu-Natal	34 471	1 311 040
Limpopo	18 970	635 351
Mpumalanga	16 569	652 190
North West	19 945	785 510
Northern Cape	8 686	231 021
Western Cape	34 517	1 121 708
<b>South Africa</b>	<b>248 850</b>	<b>8 219 794</b>

Source: Housing Subsidy System and Provincial Housing Departments co-ordinated by the National Department of Housing

1/ All top structures completed and sites serviced in respect of the reporting period.

2/ Expenditure by the Provincial Housing Departments in respect of subsidies for the financial year 2007/08.

3/ Subsidies not yet fully paid out in all cases.

## Explanatory notes

- |                                      |   |   |
|--------------------------------------|---|---|
| <b>Introduction</b>                  | 1 | Statistics South Africa (Stats SA) conducts a monthly building statistics survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects and therefore do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses, supplied by the Housing Subsidy System and Provincial Housing Departments and co-ordinated by the National Department of Housing, are shown in tables 29 and 30 (page 37).  |
|                                      | 2 | In order to improve timeliness of the publication, some information for the current month has been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.  |
| <b>Purpose of the survey</b>         | 3 | The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimate the Gross Domestic Product (GDP) and to calculate the Composite Leading Business Cycle Indicator. The data are extensively used by the private sector.  |
| <b>Scope of the survey</b>           | 4 | This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> <li>• passing of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>  |
| <b>Classification</b>                | 5 | Building activities are classified in division 5 according to the 1993 edition of the <i>Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02</i> . The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities (ISIC)</i> with suitable adaptations for local conditions.   |
| <b>Response rate</b>                 | 6 | The preliminary response rate for the survey on building statistics for January 2009 was 93,8 %. Improved response rate for December 2008 was 98,3%.  |
| <b>Statistical unit</b>              | 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.  |
| <b>Survey methodology and design</b> | 8 | Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. An annual survey of the remaining municipalities is conducted regarding buildings completed. The monthly survey represents approximately 90 percent of the total value of buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by mail, fax and telephone.<br><br>According to the municipalities, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in tables 29 and 30 (page 37). |
| <b>Constant prices</b>               | 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 currently 2005. 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 2005=100.   |

- 10** The value of buildings completed at constant prices is obtained by deflating the values at current prices with the price index which is used to calculate building plans passed at constant prices (see paragraph 9). Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices which prevailed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2008 is obtained by deflating the current value of dwelling-houses completed for January 2008 with the price index of a month six months prior to January 2008. 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** **11** 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.
- 12** 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** **13** The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
- Revised figures** **14** Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest month are therefore preliminary. Data are edited at municipal level.
- 15** Once a year the annual statistical release P5041.3 is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision for 2007 where applicable.
- Related publications** **16** Users may also wish to refer to the following publications:
- P5041.3: Selected building statistics of the private sector as reported by local government institutions 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.
  - Report 50-11-01 issued annually.
- Rounding-off of figures** **17** The figures in the tables have, where necessary, been rounded off to the nearest digit shown.
- Pre-release policy** **18** Stats SA's pre-release policy may be inspected at its website, [www.statssa.gov.za](http://www.statssa.gov.za)



**Symbols and abbreviations**

<b>19</b>	..	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

**2010 World Cup note**

- 20** Information relating to the 2010 Soccer World Cup new stadia and renovations, as well as other public sector infrastructure spending e.g. Eskom expansions and the Gautrain project, will not be included in the private sector building data series, as these are partially public sector funded.

## Glossary

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

<b>Reference period</b>	One calendar month.
<b>Residential buildings</b>	Dwelling-houses, flats, townhouses and other residential buildings.
<b>Townhouses</b>	Multiple, medium-density dwelling-units including 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 category excludes blocks of flats.

## General information

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

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