

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

Actual estimates at current prices

	July 2000	January 2000 to July 2000	% change between July 1999 and July 2000	% change between May 1999 to July 1999 and May 2000 to July 2000	% change between January 1999 to July 1999 and January 2000 to July 2000
	R million	R million			
Residential buildings					
Dwelling-houses	694,2	4 060,7	+31,9	+37,9	+28,3
Flats and townhouses	258,6	1 101,6	+154,5	+118,5	+71,2
Other residential buildings	17,1	160,1	+77,5	-75,3	-66,2
Total	969,9	5 322,4	+52,2	+33,9	+24,3
Non-residential buildings	486,1	2 678,6	+5,5	+21,1	-25,9
Additions and alterations	551,0	3 162,8	+31,1	+27,6	+18,6
Total	2 007,0	11 163,8	+32,2	+28,8	+5,7

Actual estimates at constant 1995 prices

	July 2000	January 2000 to July 2000	% change between July 1999 and July 2000	% change between May 1999 to July 1999 and May 2000 to July 2000	% change between January 1999 to July 1999 and January 2000 to July 2000
	R million	R million			
Residential buildings					
Dwelling-houses	514,6	3 068,6	+24,7	+30,8	+22,5
Flats and townhouses	191,7	830,7	+140,5	+107,2	+63,0
Other residential buildings	12,7	121,5	+67,7	-76,5	-67,7
Total	719,0	4 020,8	+43,8	+27,0	+18,6
Non-residential buildings	360,4	2 023,4	-0,3	+15,0	-29,4
Additions and alterations	408,4	2 389,8	+23,9	+21,0	+13,2
Total	1 487,8	8 434,0	+24,9	+22,2	+0,8

Key findings regarding building plans passed for the month ended July 2000

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first seven months of 2000 increased by 0,8% (+R66,1 million) to R8 434,0 million compared with the first seven months of 1999. Five of the nine provinces reported increases in the total real value of building plans passed. Large real increases were reported for flats and townhouses (+63,0% or R321,2 million), mainly due to increases reported by the selected urban areas of Pretoria (+R125,7 million) and Witwatersrand (+R106,9 million), dwelling-houses (+22,5% or R562,6 million), mainly due to increases reported by the selected urban areas of Witwatersrand (+R182,8 million), Pretoria (+R170,3 million) and Cape Town (+R145,1 million) and additions and alterations (+13,2% or R277,8 million), mainly due to increases reported by the selected urban areas of Durban (+R131,2 million) and Bloemfontein (+R62,2 million). However, these increases were, to a certain extent, counteracted by decreases in the real value of building plans passed for other residential buildings (-67,7% or R254,5 million) and non-residential buildings (-29,4% or R841,0 million). The decrease of 67,7% in the real value of other residential building plans passed was mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg. The approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks in KwaZulu-Natal contributed mainly to the decrease of 29,4% in the real value of non-residential building plans passed during the above-mentioned period.

Large provincial contributors to the increase of 0,8% in the total real value of building plans passed were Western Cape (+5,3 percentage points) and Gauteng (+3,4 percentage points). However, these increases were, to a certain extent, counteracted by a large decrease reported by KwaZulu-Natal (-9,2 percentage points) (cf. table A). Large real increases in Western Cape were reported for residential buildings (+32,5% or R271,7 million), non-residential buildings (+27,1% or R112,6 million) and additions and alterations (+9,1% or R55,9 million). Gauteng reported real increases for residential buildings (+17,9% or R279,2 million) and additions and alterations (+3,9% or R29,5 million). The large decrease in the total real value of building plans passed, as reported by KwaZulu-Natal (-43,8% or R766,2 million) during the above-mentioned period, was mainly due to the approval of building plans for a large shopping centre by North Local Council – Umhlanga Rocks during March 1999.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to July 1999	% change between January 1999 to July 1999 and January 2000 to July 2000	Contribution (percentage points) to the percentage change in the real value of plans passed ^{1/}	Difference in total real value of plans passed between January 1999 to July 1999 and January 2000 to July 2000 R million
Western Cape	22,3	+23,6	+5,3	+440,2
Gauteng	40,7	+8,4	+3,4	+287,8
Eastern Cape	4,6	+34,8	+1,6	+135,0
Free State	2,6	+18,5	+0,5	+40,4
Northern Cape	0,9	+24,6	+0,2	+16,3
North West	2,5	-8,7	-0,2	-18,5
Mpumalanga	3,3	-8,5	-0,3	-23,1
Northern Province	2,2	-24,8	-0,5	-45,8
KwaZulu-Natal	20,9	-43,8	-9,2	-766,2
Total	100,0	+0,8	+0,8	+66,1

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

The real value of plans passed for flats and townhouses increased by 63,0% (+R321,2 million) to R830,7 million between the first seven months of 1999 and the first seven months of 2000. Real increases were reported by eight of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R227,3 million), followed by Western Cape (+R34,2 million), Eastern Cape (+R25,7 million) and KwaZulu-Natal (+R20,8 million). Large real increases were reported by the selected urban areas of Pretoria (+R125,7 million), Witwatersrand (+R106,9 million), Cape Town (+R43,5 million), East London (+R16,0 million) and Port Elizabeth (+R11,1 million) during the above-mentioned period.

The real value of building plans passed for dwelling-houses increased by 22,5% (+R562,6 million) to R3 068,6 million between the first seven months of 1999 and the first seven months of 2000. Increases were reported by four of the nine provinces. The largest increases in the real value of dwelling-house plans passed were reported by Gauteng (+R357,3 million), Western Cape (+R185,8 million), Eastern Cape (+R55,6 million) and Mpumalanga (+R25,3 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R182,8 million), Pretoria (+R170,3 million), Cape Town (+R145,1 million) and Port Elizabeth (+R34,6 million). The increase of 22,5% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+37,8% or R677,9 million).

The real value of building plans passed for additions and alterations increased by 13,2% (+R277,8 million) to R2 389,8 million between the first seven months of 1999 and the first seven months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+22,1% or R283,5 million). Real increases were reported by all nine provinces. The largest increase in the real value of plans passed for additions and alterations was reported by KwaZulu-Natal (+R86,9 million), followed by Free State (+R58,9 million) and Western Cape (+R55,9 million). Large real increases were reported by the selected urban areas of Durban (+R131,2 million) and Bloemfontein (+R62,2 million).

Key figures regarding buildings completed for the month ended July 2000

Actual estimates at current prices

	July 2000	January 2000 to July 2000	% change between July 1999 and July 2000	% change between May 1999 to July 1999 and May 2000 to July 2000	% change between January 1999 to July 1999 and January 2000 to July 2000
	R million	R million			
Residential buildings					
Dwelling-houses	321,4	1 996,1	-1,2	+4,1	-2,4
Flats and townhouses	68,0	599,1	-37,6	-5,2	-1,6
Other residential buildings	5,3	54,1	-88,9	-88,6	-65,8
Total	394,7	2 649,3	-17,9	-5,5	-5,8
Non-residential buildings	472,3	1 842,7	+78,9	+54,3	+22,2
Additions and alterations	227,0	1 541,3	-16,7	+12,9	+4,6
Total	1 094,0	6 033,3	+7,5	+14,4	+4,1

Actual estimates at constant 1995 prices

	July 2000	January 2000 to July 2000	% change between July 1999 and July 2000	% change between May 1999 to July 1999 and May 2000 to July 2000	% change between January 1999 to July 1999 and January 2000 to July 2000
	R million	R million			
Residential buildings					
Dwelling-houses	246,2	1 554,6	-5,9	-0,2	-6,7
Flats and townhouses	53,4	474,5	-41,2	-10,9	-7,9
Other residential buildings	4,1	43,0	-89,5	-89,3	-67,6
Total	303,7	2 072,1	-22,4	-10,1	-10,5
Non-residential buildings	380,0	1 497,5	+67,4	+44,3	+14,5
Additions and alterations	178,0	1 221,2	-21,4	+6,2	-2,2
Total	861,7	4 790,8	+2,1	+8,4	-1,6

Key findings regarding buildings completed for the month ended July 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first seven months of 2000 decreased by 1,6% (-R80,0 million) to R4 790,8 million compared with the first seven months of 1999. Decreases in the total real value of buildings completed were reported by eight of the nine provinces. Real decreases were reported for the completion of other residential buildings (-67,6% or R89,8 million), flats and townhouses (-7,9% or R40,7 million), dwelling-houses (-6,7% or R111,8 million) and additions and alterations (-2,2% or R27,0 million). However, the real value of non-residential buildings completed increased by 14,5% or R189,2 million to R1 497,5 million during the above-mentioned period. Large real increases were reported for shopping space (+117,8% or R284,7 million) and office and banking space (+13,5% or R56,7 million).

Large provincial contributors to the decrease of 1,6% in the total real value of buildings completed were KwaZulu-Natal (-2,1 percentage points), Western Cape (-1,9 percentage points) and Mpumalanga (-1,4 percentage points). However, these decreases were, to a certain extent, counteracted by an increase reported by Gauteng (+6,3 percentage points) (cf. table B). Gauteng reported a large increase in the real value of non-residential buildings completed (86,8% or R375,7 million). This increase can mainly be attributed to the completion of large shopping centres, as reported by the Benoni local government institution during May 2000 (to the real value of R113,8 million) and Southern Metropolitan Local Council of Greater Johannesburg during July 2000 (to the real value of R201,3 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to July 1999	% change between January 1999 to July 1999 and January 2000 to July 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999 to July 1999 and January 2000 to July 2000 R million
KwaZulu-Natal	18,3	-11,6	-2,1	-103,5
Western Cape	28,5	-6,6	-1,9	-91,9
Mpumalanga	4,0	-36,0	-1,4	-70,7
Eastern Cape	6,2	-11,6	-0,7	-35,2
Free State	3,3	-17,3	-0,6	-28,2
Northern Cape	1,5	-34,6	-0,5	-25,2
North West	3,1	-11,5	-0,4	-17,4
Northern Province	1,4	-19,4	-0,3	-13,2
Gauteng	33,7	+18,6	+6,3	+305,3
Total	100,0	-1,6	-1,6	-80,0

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

The total real value of other residential buildings completed during the first seven months of 2000 decreased by 67,6% (-R89,8 million) to R43,0 million compared with the same period of 1999. Decreases were reported by five of the nine provinces. Large decreases in the real value of other residential buildings completed were reported by Mpumalanga (-R44,0 million) and Gauteng (-R34,3 million).

The total real value of flats and townhouses completed decreased by 7,9% (-R40,6 million) to R474,5 million between the first seven months of 1999 and the first seven months of 2000. Large real decreases were reported by Western Cape (-R39,1 million) and Mpumalanga (-R15,7 million). The decrease of R39,1 million in Western Cape can be attributed to the decrease in the real value of flats and townhouses completed as reported by the selected urban area of Cape Town (-R54,6 million). However, the real value of flats and townhouses completed in Eastern Cape increased by R20,0 million to R23,6 million during the above-mentioned period. Large real increases in Eastern Cape were reported by the selected urban area of Port Elizabeth (+12,7 million) and East London (+R7,7 million).

Regarding dwelling-houses completed, the real value decreased by 6,7% (-R111,8 million) to R1 554,6 million between the first seven months of 1999 and the first seven months of 2000. This decrease can mainly be attributed to the decrease in the real value of completed dwelling-houses smaller than 81 square metres (-17,9% or R93,7 million). Large decreases in the real value of smaller dwelling-houses completed were reported by Eastern Cape (-R40,0 million), Western Cape (-R21,7 million), North West (-R18,2 million) and Northern Cape (-R14,5 million).

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Issue

Expected release date

August 2000	18 October 2000
September 2000	15 November 2000
October 2000	20 December 2000
November 2000	17 January 2001
December 2000	21 February 2001

Purpose of the survey

The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.

New questionnaire

In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey.

The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.

The Building Statistics Survey collects the numbers, square metres and value of building plans passed and buildings completed regarding -

- residential buildings;
- non-residential buildings; and
- additions and alterations.

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998*	18 136 868	4 539 641	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999*	17 551 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 246 749	557 642	364 482
		1999-Jan-Jul	10 563 576	2 359 447	490 155	83 264	275 324	2 206 592	266 956	4 303 625	345 246	232 963
		2000-Jan-Jul	11 163 839	3 052 477	692 137	108 378	343 830	1 303 679	254 662	4 894 118	331 088	183 470
		1999-Jul*	1 518 454	415 834	55 604	12 794	42 978	166 798	36 298	705 766	49 443	32 936
		2000-Jun	1 701 718	470 482	140 139	8 011	44 487	253 933	31 841	669 941	54 310	28 574
		2000-Jul	2 007 030	513 875	86 441	8 762	128 924	221 062	33 042	935 298	51 485	28 141
Residential buildings 1/	Value (R1 000)	1998*	8 103 081	2 146 582	485 575	68 677	247 339	924 376	350 464	3 234 227	395 381	250 455
		1999*	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
		1999-Jan-Jul	4 282 336	1 054 579	195 033	28 631	144 095	445 650	158 796	1 967 515	162 899	125 134
		2000-Jan-Jul	5 322 477	1 462 761	325 174	25 586	153 487	490 455	142 916	2 435 309	171 480	115 309
		1999-Jul*	637 414	184 675	26 353	2 783	21 151	71 150	24 563	264 835	25 588	16 312
		2000-Jun	831 615	210 286	83 886	3 060	20 679	74 676	16 898	376 880	28 532	16 718
		2000-Jul	969 903	240 456	43 152	3 049	27 086	97 196	22 026	496 712	23 414	16 812
Dwelling-houses 2/	Number	1998*	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999*	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
		1999-Jan-Jul	45 196	10 490	3 899	726	2 465	3 470	2 546	17 076	1 565	2 959
		2000-Jan-Jul	38 449	8 223	3 926	109	2 347	2 186	1 040	17 153	2 016	1 449
		1999-Jul*	6 188	1 714	522	12	334	483	238	2 208	309	368
		2000-Jun	6 534	917	1 743	10	356	325	124	2 431	496	132
		2000-Jul	5 819	1 061	499	18	596	422	135	2 323	452	313
	Value (R1 000)	1998*	5 927 644	1 557 588	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
		1999*	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
		1999-Jan-Jul	3 164 710	838 645	185 951	27 304	125 313	357 497	147 301	1 263 358	112 754	106 583
		2000-Jan-Jul	4 060 687	1 124 406	268 654	18 127	123 546	367 640	109 848	1 796 692	151 615	100 159
		1999-Jul*	526 161	151 508	25 239	2 144	15 936	63 701	21 218	215 626	15 917	14 867
		2000-Jun	643 399	159 967	65 519	1 634	17 229	58 219	16 398	283 081	26 280	15 072
		2000-Jul	694 210	204 798	42 473	3 049	23 947	62 717	16 984	303 798	21 392	15 052

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998*	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1999*	54 934	12 687	5 145	883	2 877	4 286	2 707	21 135	1 950	3 264
		1999-Jan-Jul	35 877	7 855	3 450	684	1 903	2 418	1 977	13 820	1 140	2 630
		2000-Jan-Jul	26 381	4 643	3 098	45	1 889	1 097	503	12 509	1 426	1 171
		1999-Jul*	4 729	1 308	463	5	260	285	155	1 673	255	325
		2000-Jun	4 691	436	1 555	3	287	167	42	1 730	387	84
		2000-Jul	3 902	455	376	4	529	232	62	1 593	373	278
	Value (R1 000)	1998*	1 606 917	203 197	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
		1999*	1 498 261	270 893	151 583	30 702	77 858	152 558	107 732	579 939	58 574	68 418
		1999-Jan-Jul	902 383	139 119	96 025	18 742	48 473	90 455	69 102	355 111	32 551	52 801
		2000-Jan-Jul	792 313	140 115	99 054	3 794	43 407	56 947	27 513	345 834	38 387	37 262
		1999-Jul*	133 177	25 886	15 207	473	6 284	8 709	8 299	54 771	6 568	6 977
		2000-Jun	131 372	16 641	30 331	253	6 245	7 417	2 265	56 067	6 674	5 479
		2000-Jul	127 541	24 872	14 934	374	11 135	10 527	3 507	49 231	5 984	6 977
Non-residential	Number	1998*	3 343	1 172	197	72	124	512	145	872	134	115
		1999*	2 738	908	187	39	128	303	119	799	184	71
		1999-Jan-Jul	1 578	578	84	26	71	175	67	447	80	50
		2000-Jan-Jul	1 612	630	99	21	50	183	45	477	76	31
		1999-Jul*	267	91	10	5	10	22	13	90	16	10
		2000-Jun	306	136	20	-	13	27	6	86	10	8
		2000-Jul	241	89	12	2	10	25	6	84	10	3
	Value (R1 000)	1998*	5 473 125	1 076 425	190 118	51 624	185 052	664 004	119 775	2 827 644	232 434	126 044
		1999*	5 313 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 282 539	145 558	103 877
		1999-Jan-Jul	3 614 170	525 196	89 820	16 133	56 761	1 312 296	48 925	1 387 187	105 309	72 539
		2000-Jan-Jul	2 678 603	699 581	142 551	26 731	32 917	227 167	30 963	1 426 650	71 719	20 324
		1999-Jul*	460 734	90 413	3 190	2 928	11 124	21 922	3 070	302 089	15 444	10 550
		2000-Jun	336 324	132 711	14 179	-	6 058	22 154	1 522	145 783	8 952	4 965
		2000-Jul	486 164	126 790	5 356	362	15 694	30 873	1 964	287 959	15 719	1 447
Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999*	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		1999-Jan-Jul	2 667 069	779 671	205 301	38 499	74 466	448 646	59 234	948 922	77 037	35 289
		2000-Jan-Jul	3 162 759	890 135	224 412	56 061	157 426	586 057	80 783	1 032 159	87 889	47 837
		1999-Jul*	420 305	140 746	26 059	7 082	10 702	73 725	8 664	138 841	8 410	6 073
		2000-Jun	533 779	127 485	42 074	4 951	17 750	157 103	13 421	147 278	16 826	6 891
		2000-Jul	550 963	146 629	37 933	5 351	86 144	92 993	9 052	150 627	12 352	9 882

1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province									
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Total	Value	1998*	11 688 071	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 618 739	482 866	200 567	
		1999*	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577	
	(R1 000)	1999-Jan-Jul	5 794 564	1 648 863	362 793	86 594	193 539	1 050 683	180 865	1 955 212	233 582	82 429	
		2000-Jan-Jul	6 033 329	1 632 373	338 751	59 932	170 274	987 675	169 084	2 446 449	159 128	69 663	
		1999-Jul*	1 017 431	228 738	103 277	14 512	23 580	145 638	44 185	394 810	52 875	9 813	
		2000-Jun	695 506	174 378	27 031	15 898	18 181	100 981	20 487	301 705	13 931	22 914	
		2000-Jul	1 093 980	249 937	34 731	5 273	17 233	116 615	36 919	580 604	40 047	12 621	
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824	
	(R1 000)	1999*	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243	
		1999-Jan-Jul	2 813 004	831 041	170 581	39 267	80 478	331 970	101 152	1 060 083	133 870	64 558	
		2000-Jan-Jul	2 649 271	772 391	156 418	20 921	84 043	317 509	76 602	1 072 432	100 421	48 534	
		1999-Jul*	480 991	122 724	27 448	7 385	8 838	44 296	20 969	220 205	20 544	8 577	
		2000-Jun	358 126	87 578	17 579	2 028	10 201	42 471	11 560	165 041	9 650	12 018	
		2000-Jul	394 671	108 092	16 335	1 874	9 814	41 706	16 049	163 694	27 816	9 291	
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879	
		1999*	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874	
		1999-Jan-Jul	34 509	7 002	4 017	1 492	952	2 515	1 301	13 880	1 116	2 234	
		2000-Jan-Jul	26 685	6 817	1 463	253	1 540	2 463	734	11 300	1 619	496	
		1999-Jul*	5 574	983	797	290	179	218	264	2 540	260	43	
		2000-Jun	3 292	754	111	17	143	229	122	1 646	191	79	
		2000-Jul	4 129	1 142	239	13	156	200	85	1 920	294	80	
	Value	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767	
		(R1 000)	1999*	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
			1999-Jan-Jul	2 046 152	596 719	157 822	32 127	54 027	253 582	82 992	751 760	57 115	60 003
			2000-Jan-Jul	1 996 104	568 699	126 355	15 423	65 689	227 600	62 266	792 750	94 273	43 049
			1999-Jul*	325 333	87 322	27 162	4 938	7 569	33 013	15 905	134 354	8 239	6 827
			2000-Jun	290 245	74 482	12 063	1 794	9 655	30 197	9 648	131 483	9 650	11 273
			2000-Jul	321 441	90 066	16 176	1 874	6 466	30 443	10 407	131 928	26 109	7 972

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999*	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		1999-Jan-Jul	28 215	4 691	3 675	1 454	718	1 629	1 072	11 994	890	2 092
		2000-Jan-Jul	20 910	4 764	1 092	210	1 366	1 710	533	9 549	1 336	350
		1999-Jul*	4 657	697	752	281	150	80	233	2 222	233	9
		2000-Jun	2 413	433	77	14	113	126	90	1 349	173	38
		2000-Jul	3 250	857	182	4	138	98	44	1 683	192	52
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999*	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		1999-Jan-Jul	643 281	102 282	99 484	24 849	23 249	67 284	43 962	223 462	21 110	37 594
		2000-Jan-Jul	551 118	78 856	52 608	7 398	31 458	59 596	22 533	244 626	36 941	17 102
		1999-Jul*	112 385	18 593	19 131	3 461	4 135	5 655	10 399	46 406	3 924	677
		2000-Jun	74 840	7 451	3 102	1 054	3 435	5 990	3 288	40 766	6 803	2 951
		2000-Jul	88 212	13 188	6 657	376	3 139	5 363	2 412	48 269	5 551	3 257
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999*	1 827	794	120	33	64	251	92	355	91	27
		1999-Jan-Jul	1 026	428	79	24	32	152	39	211	42	19
		2000-Jan-Jul	1 021	411	42	10	37	273	40	165	29	14
		1999-Jul*	180	56	21	6	10	27	13	34	12	1
		2000-Jun	112	41	4	1	1	24	3	29	4	5
		2000-Jul	135	68	6	2	5	11	7	28	5	3
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
		1999*	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
		1999-Jan-Jul	1 507 843	392 062	95 149	22 692	41 590	348 258	44 915	499 001	53 246	10 926
		2000-Jan-Jul	1 842 720	330 323	99 500	15 260	39 865	259 049	53 672	997 274	37 603	10 174
		1999-Jul*	264 068	50 409	47 840	807	8 127	49 583	15 857	79 513	11 791	138
		2000-Jun	169 128	31 042	1 392	9 600	800	21 980	1 927	91 789	2 949	7 649
		2000-Jul	472 336	51 345	7 437	1 641	1 523	19 066	14 081	369 723	6 982	538
Additions and alterations	Value (R1 000)	1998*	2 251 383	580 310	182 366	56 875	93 511	568 080	58 878	639 344	62 481	9 534
		1999*	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
		1999-Jan-Jul	1 473 716	425 759	97 062	24 634	71 469	370 454	34 797	396 127	46 465	6 944
		2000-Jan-Jul	1 541 338	529 659	82 833	23 751	46 366	411 117	38 810	376 743	21 104	10 955
		1999-Jul*	272 372	55 603	27 988	6 319	6 613	51 759	7 358	95 092	20 539	1 097
		2000-Jun	168 252	55 758	8 060	4 270	7 180	36 530	7 000	44 875	1 332	3 247
		2000-Jul	226 973	90 500	10 959	1 758	5 896	55 843	6 789	47 187	5 249	2 792

1/ Including subsidised dwelling-houses

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 851	1 463	1 188
		1999	17 552	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 699	1 034
		2000		1 027	1 639	1 569	1 284	1 936	1 702	2 007					
Residential buildings	R million	1998	8 103	503	652	804	681	654	705	793	699	704	859	624	425
		1999	7 383	553	529	667	531	528	838	637	631	600	665	711	494
		2000		504	758	748	630	880	832	970					
Non-residential buildings	R million	1998	5 473	409	385	424	459	483	579	468	434	478	518	469	367
		1999	5 314	238	395	1 454	375	274	418	461	389	305	329	451	225
		2000		171	481	359	270	574	336	486					
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 855	277	356	477	330	403	404	420	416	484	437	537	315
		2000		352	400	462	383	482	534	551					

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

Total	R million	1998	15 100	987	1 176	1 391	1 246	1 239	1 390	1 438	1 278	1 310	1 502	1 183	960
		1999	13 826	859	1 018	2 065	976	952	1 306	1 191	1 125	1 087	1 118	1 323	804
		2000		792	1 260	1 198	970	1 453	1 273	1 488					
Residential buildings	R million	1998	6 751	433	557	685	577	552	593	659	574	574	698	504	344
		1999	5 813	445	421	530	419	417	659	500	495	469	519	554	384
		2000		389	583	571	476	661	622	719					
Non-residential buildings	R million	1998	4 558	352	329	362	389	408	487	389	356	391	420	379	296
		1999	4 192	191	314	1 156	296	217	329	361	305	239	257	352	175
		2000		132	370	274	204	431	252	360					
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 821	223	283	379	261	318	318	330	326	379	341	418	245
		2000		271	307	352	290	361	399	408					

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 688	806	902	1 086	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 241	704	856	909	760	765	782	1 017	921	914	853	1 081	677
		2000		679	777	871	771	1 145	696	1 094					
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 997	314	397	432	378	391	420	481	461	493	420	461	350
		2000		301	352	414	361	468	358	395					
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 705	197	215	246	182	196	209	264	205	197	204	410	182
		2000		194	204	189	224	390	169	472					
Additions and alterations	R million	1998	2 251	200	193	212	156	183	195	216	174	202	204	175	142
		1999	2 539	193	245	231	201	179	154	272	256	223	229	210	146
		2000		183	221	268	186	288	168	227					

Table 6 - Actual value of buildings completed at constant 1995 prices

Total	R million	1998	10 323	733	813	972	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 497	601	726	767	638	640	654	845	755	747	693	882	548
		2000		547	621	693	612	909	548	862					
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	4 059	263	329	356	311	320	344	391	370	397	335	366	277
		2000		238	277	326	283	366	279	304					
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 323	173	187	214	157	169	180	227	175	168	173	346	153
		2000		162	168	154	182	315	137	380					
Additions and alterations	R million	1998	1 989	183	174	191	140	162	172	189	151	176	177	151	122
		1999	2 115	166	209	197	170	151	129	226	210	182	186	170	118
		2000		148	176	213	147	227	132	178					

Table 7 - Seasonally adjusted value of building plans passed at current and at constant 1995 prices

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 530	1 377	1 544	1 600	1 455	1 506	1 579	1 503	1 545	1 615	1 313	1 595
At current prices		1999	1 440	1 275	2 449	1 357	1 196	1 517	1 370	1 400	1 327	1 244	1 522	1 392
		2000	1 394	1 644	1 470	1 424	1 920	1 557	1 798					
At constant 1995 prices	R million	1998	1 311	1 180	1 317	1 356	1 234	1 265	1 314	1 238	1 261	1 311	1 058	1 284
		1999	1 154	1 017	1 945	1 074	951	1 192	1 076	1 101	1 039	972	1 181	1 077
		2000	1 071	1 265	1 121	1 077	1 451	1 162	1 335					
Residential buildings	R million	1998	656	646	750	723	654	676	704	661	692	712	584	605
At current prices		1999	734	528	613	567	524	811	565	600	587	548	667	703
		2000	672	764	678	678	875	808	859					
At constant 1995 prices	R million	1998	564	553	639	615	552	568	586	543	566	579	472	487
		1999	591	420	487	450	413	637	444	471	460	428	519	545
		2000	519	587	516	514	656	602	638					

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

Total	R million	1998	978	965	1 050	944	830	1 127	952	847	1 212	1 082	815	874
At current prices		1999	855	920	881	843	804	782	881	907	900	760	910	781
		2000	824	837	838	863	1 223	693	1 015					
At constant 1995 prices	R million	1998	887	871	939	834	737	997	835	759	1 063	944	701	749
		1999	728	781	742	701	674	651	729	759	736	619	741	628
		2000	662	669	666	680	972	544	797					
Residential buildings	R million	1998	499	451	693	498	415	616	524	415	511	470	425	465
At current prices		1999	412	450	431	414	368	432	417	451	451	394	384	398
		2000	396	403	413	398	445	365	414					
At constant 1995 prices	R million	1998	444	399	615	435	361	533	453	358	439	401	362	396
		1999	345	376	355	340	300	352	339	364	362	315	306	316
		2000	313	319	325	311	347	282	320					

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

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2	R1 000	No. of units	2	R1 000	No. of units	2	R1 000	R1 000	
1998*	69 029	5 784 907	5 927 644	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 103 081	
1999*	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529	
1999-Jan.-Jul.	45 196	3 146 069	3 164 710	1 335	120 406	146 300	3 413	361 706	497 038	4 282 336	
2000-Jan.-Jul.	38 449	3 482 445	4 060 687	1 290	116 563	183 502	5 256	590 946	918 142	5 322 477	
1999-Jul.*	6 188	482 596	526 161	258	25 277	29 878	496	55 799	71 716	637 414	
2000-Jun.	6 534	565 172	643 399	93	6 779	8 681	727	92 614	144 679	831 615	
-Jul.	5 819	568 393	694 210	103	14 368	20 404	994	114 943	238 146	969 903	

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

Year and month	B. Non-Residential buildings												C. Additions and alterations												Total A, B and C										
	Office space				Shopping space				Industrial and warehouse space				Total 2/		Dwelling-houses				Total 2/																
	2		R1 000		2		R1 000		2		R1 000		R1 000		2		R1 000		2		R1 000		R1 000												
	m				m				m						m				m																
1998	911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	473	125	2	636	605	2	773	436	3	788	977	4	560	662	18	136	868
1999*	1	092	782	1	684	562	784	611	1	738	010	849	726	1	052	548	5	313	948	2	753	611	3	066	909	3	770	164	4	855	360	17	551	838	
1999-Jan.-Jul.	655	833		958	078		604	409	1	468	554	543	241		674	727	3	614	170	1	475	357	1	620	233	2	060	504	2	667	069	10	563	576	
2000-Jan.-Jul.	639	257		982	074		321	484		442	886	752	553		935	269	2	678	603	1	738	635	2	073	104	2	348	923	3	162	759	11	163	839	
1999-Jul.*	175	455		237	047		28	828		40	807	56	674		73	154		460	734		241	021		275	317		336	378		420	305	1	518	454	
2000-Jun.	71	578		104	705		64	055		81	871	89	373		122	569		336	324		269	592		322	107		395	265		533	779	1	701	718	
-Jul.	98	682		185	688		56	873		99	609	123	692		154	519		486	164		276	434		336	613		372	027		550	963	2	007	030	

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998*	5 066	709 867	2 329	246 047	1 064 635	234 207	74 217	274 544	640 807	503 154	886 786	2 592 229
1999*	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
1999-Jul.*	793	68 145	99	15 070	83 216	38 980	10 500	5 458	72 877	50 513	98 997	255 092
2000-Jun.*	397	78 978	168	40 435	122 520	26 575	39 024	44 888	119 075	50 387	80 214	321 809
-Jul.	614	108 002	75	14 429	125 101	62 030	9 764	36 194	108 915	61 282	86 589	320 605
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999*	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
1999-Jul.*	334	21 794	8	2 469	24 263	1 200	0	250	3 960	26 118	51 744	79 967
2000-Jun.	182	27 137	28	4 980	32 117	582	790	7 890	11 958	25 783	125 051	169 126
-Jul.	266	26 202	27	5 586	31 788	5 100	1 000	12 265	19 370	33 200	65 777	116 935
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 093 903	651 227	449 829	789 965	2 080 244	792 907	1 417 458	5 591 606
1999*	21 532	1 500 015	1 798	264 400	2 204 953	908 917	126 105	477 761	1 884 004	811 842	1 303 589	5 392 547
1999-Jul.*	1 677	139 479	109	13 024	152 504	169 083	4 657	49 331	272 981	75 810	101 935	527 421
2000-Jun.	2 001	175 655	339	58 836	240 478	55 046	8 757	35 882	104 234	82 368	101 967	446 679
-Jul.	1 839	182 816	169	35 361	218 391	91 361	69 584	70 506	242 674	88 523	111 247	572 312
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999*	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591
1999-Jul.*	449	62 248	276	35 604	97 852	15 540	1 739	1 252	23 433	19 324	30 521	151 807
2000-Jun.	371	97 244	72	14 349	121 553	12 500	9 893	12 253	35 804	29 376	37 346	194 703
-Jul.	370	105 400	516	144 989	259 519	21 184	930	8 183	41 268	24 193	30 835	331 622
Bloemfontein												
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
1999-Jul.	171	5 167	35	5 215	10 382	0	2 223	0	2 223	2 847	4 686	17 292
2000-Jun.	271	9 453	30	3 300	12 753	2 185	507	0	2 692	7 144	11 885	27 330
-Jul.	515	16 339	0	0	16 339	483	0	0	483	6 187	81 593	98 415

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/				Flats			Townhouses			Total 2/
	No.		2	R1 000	No. of units	2	R1 000	No. of units	2	R1 000	R1 000
	m					m			m		
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999*	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346	
1999-Jan.-Jul.	34 509	2 209 872	2 046 152	1 434	119 632	148 340	3 440	353 166	460 735	2 813 004	
2000-Jan.-Jul.	26 685	1 879 474	1 996 104	1 186	109 315	157 579	3 109	329 748	441 560	2 649 271	
1999-Jul.*	5 574	347 524	325 333	266	22 864	23 888	640	66 776	85 235	480 991	
2000-Jun.	3 292	262 337	290 245	32	3 073	4 419	466	45 556	59 656	358 126	
-Jul.	4 129	297 599	321 441	100	8 135	10 837	329	43 370	57 207	394 671	

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

Year and month	B. Non-Residential buildings								C. Additions and alterations						Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total	2/	Dwelling-houses		Total		2/		
	2		2		2				2		2				
	m	R1 000	m	R1 000	m	R1 000	R1 000		m	R1 000	m	R1 000	R1 000		
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 243 919	1 302 415	1 950 643	2 251 383	11 688 071			
1999*	436 585	675 168	414 506	626 856	836 355	995 501	2 705 138	1 456 109	1 536 533	2 150 510	2 538 827	10 241 312			
1999-Jan.-Jul.	323 188	483 516	215 004	278 782	420 337	468 834	1 507 843	843 997	875 624	1 286 898	1 473 716	5 794 564			
2000-Jan.-Jul.	356 809	584 250	331 779	650 912	456 146	507 123	1 842 720	777 458	880 225	1 128 264	1 541 338	6 033 329			
1999-Jul.*	39 467	53 530	44 298	72 974	80 553	92 871	264 068	138 284	145 127	257 402	272 372	1 017 431			
2000-Jun.	30 804	52 305	30 075	40 933	48 781	62 055	169 128	95 970	109 182	134 693	168 252	695 506			
-Jul.	81 843	111 230	68 313	280 206	64 512	69 559	472 336	114 704	132 523	173 398	226 973	1 093 980			

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B +C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998*	3 111	434 464	1 856	231 844	801 582	212 541	12 657	139 679	391 340	219 206	387 113	1 580 036
1999*	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104
1999-Jul.*	365	50 165	209	21 723	71 889	12 137	4 213	24 887	42 006	24 122	32 054	145 950
2000-Jun.*	497	41 299	16	2 500	43 799	0	11 128	10 029	21 530	22 638	31 132	96 461
-Jul.	726	46 119	105	10 717	59 794	4 025	10 546	10 132	25 142	32 524	56 042	140 978
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999*	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465
1999-Jul.*	111	15 160	86	7 895	23 055	1 429	3 550	9 176	15 260	22 103	44 602	82 917
2000-Jun.	130	16 445	65	7 182	23 627	200	5 075	9 206	17 079	20 763	32 759	73 465
-Jul.	116	14 040	32	8 556	22 596	0	0	2 945	5 158	16 109	52 206	79 960
Witwatersrand												
1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999*	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833
1999-Jul.	1 787	80 703	149	21 668	102 372	23 388	7 389	8 204	60 978	27 854	82 630	245 981
2000-Jun.	1 224	88 382	40	8 475	96 857	45 969	10 462	30 425	88 051	20 218	41 573	226 481
-Jul.	1 733	101 476	107	14 984	116 460	70 496	251 726	28 627	351 331	27 542	36 574	504 365
Pretoria												
1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	56 578	72 170	826 717
1999*	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212
1999-Jul.*	698	49 167	143	19 182	113 349	3 570	0	6 508	10 865	5 003	8 865	133 080
2000-Jun.*	147	37 926	218	23 959	63 009	693	0	660	3 738	1 789	1 831	68 578
-Jul.	135	25 964	53	13 562	39 526	5 911	0	4 580	11 063	6 422	8 620	59 209
Bloemfontein												
1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Jul.	69	4 192	0	0	4 192	0	6 506	0	6 786	2 487	4 143	15 122
2000-Jun.	30	5 023	9	546	5 569	0	0	800	800	1 856	4 939	11 308
-Jul.	59	1 982	16	3 200	5 182	185	0	154	339	1 808	3 878	9 399

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
Total						
1998*	69 029	5 784 907	5 927 644	50 022	3 922 684	3 908 525
1999*	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
1999-Jan.-Jul.	45 196	3 146 069	3 164 710	34 509	2 209 872	2 046 152
2000-Jan.-Jul.	38 449	3 482 445	4 060 687	26 685	1 879 474	1 996 104
1999-Jul.*	6 188	482 596	526 161	5 574	347 524	325 333
2000-Jun.	6 534	565 172	643 399	3 292	262 337	290 245
-Jul.	5 819	568 393	694 210	4 129	297 599	321 441
Dwelling-houses equal to or larger than 81 m ²						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999*	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
1999-Jan.-Jul.	9 319	1 848 910	2 262 326	6 294	1 215 503	1 402 871
2000-Jan.-Jul.	12 068	2 441 905	3 268 374	5 775	1 124 763	1 444 986
1999-Jul.*	1 459	305 908	392 983	917	181 941	212 947
2000-Jun.	1 843	377 639	512 027	879	172 332	215 405
-Jul.	1 917	408 172	566 669	879	171 746	233 229
Dwelling-houses smaller than 81 m ²						
1998*	49 063	2 006 117	1 606 917	36 988	1 448 724	1 057 069
1999*	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
1999-Jan.-Jul.	35 877	1 297 159	902 383	28 215	994 369	643 281
2000-Jan.-Jul.	26 381	1 040 540	792 313	20 910	754 711	551 118
1999-Jul.*	4 729	176 688	133 177	4 657	165 583	112 385
2000-Jun.	4 691	187 533	131 372	2 413	90 005	74 840
-Jul.	3 902	160 221	127 541	3 250	125 853	88 212

1/ Including subsidised dwelling-houses

Additional information

Explanatory Notes

Introduction	1	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.
	2	In order to improve timeliness of the publication, some information for the current month June have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
	3	The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.
Scope of the survey	4	This survey covers local government institutions conducting activities for the private sector regarding - • approval of building plans; and • final inspection of completed buildings.
Classification	5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	6	The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the “lump sum domestic buildings” as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings June 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

- 13** Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
- 14** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which June 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 June not be reliable indicators of trend behaviour.

Trend cycle

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

Related publications

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

Unpublished statistics

- 17** 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

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

Symbols and abbreviations

- 19**
- | | |
|----------------|---|
| - | nil |
| * | revised |
| m ² | construction area in square metres |
| 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 |

Pre-release policy

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

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

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

Technical notes

Response rate

The response rate for July 2000 is 98,7%.

Local government institutions covered in the sample survey

Local government institutions according to province

Western Cape	Blaauwberg (includes Milnerton), Brackenfell, Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembaletu and Herolds Bay), Gordon’s Bay, Hangklip-Kleinmond (includes Kleinmond, Betty’s Bay and Rooi-Els), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Kuils River, Malmesbury, Mossel Bay (includes Boggom’s Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon’s Town, Somerset West, South Peninsula, Stellenbosch, Strand, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
Eastern Cape	Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, Gompo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey’s Bay, King William’s Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.
Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes Bohlolong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
KwaZulu-Natal	Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha’s Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council -

Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).

Mpumalanga

Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.

Northern Province

Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Local government institutions according to selected urban areas

Cape Town

Blaauwberg (includes Milnerton), Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, Ikapa, Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Simon's Town and South Peninsula.

Durban

Durban, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall) and South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini).

Witwatersrand

Alberton (includes Thokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Carletonville (includes Khutsong), Duduza, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Midrand (includes Rabie Ridge and Ivory Park), Nigel, Randfontein (includes Mohlakeng), Soweto, Springs (includes KwaThema) and Westonaria (includes Bekkersdal).

Pretoria

Akasia (includes Elandsdoorn, Klipfontein and Soshanguve), Centurion, Eastern Services Council - Pretoria area and Pretoria (includes Atteridgeville and Mamelodi).

Bloemfontein

Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung).

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self contained dwelling-unit, granny flat, on the same premises as an existing residence.
Local government institutions	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, city councils, metropolitan councils, district councils, transitional local councils and development and services boards.
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.
Percentage change	A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.
Reference period	Reference period is one calendar month.
Residential buildings	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.
Townhouses	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

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