

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

**July 2004**

**Embargoed until:  
15 September 2004  
13:00**

### Key figures regarding building plans passed as at the end of July 2004

<b>Actual estimates at constant 2000 prices</b>	<b>July 2004</b>	<b>January to July 2004</b>	<b>Percentage change between July 2003 and July 2004</b>	<b>Percentage change between May to July 2003 and May to July 2004</b>	<b>Percentage change between January to July 2003 and January to July 2004</b>
	<b>R million</b>	<b>R million</b>			
Residential buildings					
Dwelling-houses	1 125,3	6 840,7	+ 17,3	+ 34,3	+ 30,9
Flats and townhouses	591,6	2 849,7	+ 42,6	+ 46,2	+ 46,6
Other residential buildings	6,6	186,9	- 9,3	+ 315,7	+ 65,4
Total	1 723,5	9 877,3	+ 24,8	+ 39,2	+ 35,6
Non-residential buildings	353,6	2 194,6	- 6,5	- 4,1	+ 3,7
Additions and alterations	738,9	4 293,8	+ 8,1	+ 10,4	+ 17,0
Total	2 816,0	16 365,7	+ 15,3	+ 24,0	+ 25,2

<b>Seasonally adjusted estimates at constant 2000 prices</b>	<b>July 2004</b>	<b>Percentage change between June and July 2004</b>	<b>Percentage change between February to April 2004 and May to July 2004</b>
	<b>R million</b>		
Residential buildings	1 542,6	- 0,4	+ 12,0
Non-residential buildings	311,0	+ 15,5	- 18,4
Additions and alterations	670,0	- 3,3	- 0,1
Total	2 523,6	+ 0,5	+ 4,3

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

*The seasonally adjusted real value of building plans passed (at constant 2000 prices) during the three months ended July 2004 increased by 4,3% compared with the previous three months. Furthermore, the seasonally adjusted real value of building plans passed increased by 0,5% between June 2004 and July 2004 (see table 4, p. 11).*

The increase of 4,3% between the three months ended July 2004 and the previous three months was due to an increase in the seasonally adjusted real value of residential buildings (+12,0%). However, this increase was counteracted by decreases reported for non-residential buildings (-18,4%) and additions and alterations (-0,1%) during the above-mentioned period.

The increase of 0,5% between June 2004 and July 2004 was due to an increase in the seasonally adjusted real value of non-residential buildings (+15,5%). However, this increase was to a large extent counteracted by decreases reported for additions and alterations (-3,3%) and residential buildings (-0,4%) during the above-mentioned period.

## Key findings regarding building plans passed for the first seven months of 2004

### Total real value of building plans passed increases

*The total real value of building plans passed (at constant 2000 prices) during the first seven months of 2004 increased by 25,2% (+R3 296,6 million) to R16 365,7 million compared with the first seven months of 2003. The largest increase in the value of building plans passed was reported for residential buildings (+R2 595,1 million), mainly due to large increases reported for dwelling-houses (+R1 614,8 million) and flats and townhouses (+R906,4 million). The largest increase for dwelling-houses was reported by Western Cape (+R705,1 million) and Gauteng (+R592,6 million), whereas Western Cape reported the largest increase for flats and townhouses (+R514,3 million).*

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

The largest provincial contributors to the increase of 25,2% (+R3 296,6 million) in the total real value of building plans passed were Western Cape (+14,1 percentage points or R1 844,1 million) and Gauteng (+6,4 percentage points or R833,0 million) (see table A). The largest increase in Western Cape was reported for residential buildings (+R1 317,3 million), followed by additions and alterations (+R280,6 million) and non-residential buildings (+R246,2 million). Large increases for dwelling-houses were reported by Mossel Bay Municipality (+R214,3 million), City of Cape Town (+R124,5 million), Knysna Municipality (+R80,5 million) and Overstrand Municipality (+R71,7 million). Regarding flats and townhouses in Western Cape, large increases were reported by the selected urban areas of Cape Town (+R154,6 million), Helderberg Municipality (+R116,0 million), Oostenberg Administration – Brackenfell Area (+R90,7 million), Knysna Municipality (+R72,9 million) and Saldanha Bay Municipality (+R49,7 million). In Gauteng, the largest increase for dwelling-houses was reported by City of Johannesburg (+R220,0 million), followed by Ekurhuleni Metropolitan Municipality (+R171,5 million), Kungwini Municipality (+R62,5 million) and Mogale City Municipality (+R54,9 million).

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

Province	Percentage contribution to the total real value of plans passed during January to July 2003	Percentage change between January to July 2003 and January to July 2004	Contribution (percentage points) <sup>1</sup> to the percentage change in the real value of plans passed between January to July 2003 and January to July 2004	Difference in total real value of plans passed between January to July 2003 and January to July 2004  R million
Western Cape	26,5	+ 53,3	+ 14,1	+ 1 844,1
Gauteng	42,7	+ 14,9	+ 6,4	+ 833,0
Eastern Cape	4,7	+ 45,4	+ 2,1	+ 280,0
North West	2,8	+ 39,9	+ 1,1	+ 147,7
Limpopo	1,6	+ 45,6	+ 0,7	+ 92,4
Free State	2,4	+ 28,9	+ 0,7	+ 91,0
Northern Cape	0,5	+ 103,2	+ 0,5	+ 62,1
Mpumalanga	3,3	+ 5,0	+ 0,2	+ 21,4
KwaZulu-Natal	15,5	- 3,7	- 0,6	- 75,1
<b>Total</b>	<b>100,0</b>	<b>+ 25,2</b>	<b>+ 25,2</b>	<b>+3 296,6</b>

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

### Key figures regarding buildings completed as at the end of July 2004

Actual estimates at constant 2000 prices	July 2004	January to July 2004	Percentage change between July 2003 and July 2004	Percentage change between May to July 2003 and May to July 2004	Percentage change between January to July 2003 and January to July 2004
	R million	R million			
Residential buildings					
Dwelling-houses	641,0	3 661,4	+ 18,2	+ 31,4	+ 21,9
Flats and townhouses	489,6	1 642,7	+ 137,0	+ 101,1	+ 48,4
Other residential buildings	25,3	67,8	- 95,5	- 94,5	- 89,6
Total	1 155,9	5 371,9	- 12,1	+ 17,4	+ 12,8
Non-residential buildings	265,6	1 345,9	+ 55,4	- 22,6	- 31,4
Additions and alterations	274,3	1 598,6	- 1,5	- 4,6	- 5,3
Total	1 695,8	8 316,4	- 3,9	+ 4,7	- 1,2

Seasonally adjusted estimates at constant 2000 prices	July 2004	Percentage change between June and July 2004	Percentage change between February to April 2004 and May to July 2004
	R million		
Residential buildings	1 067,0	+ 17,8	+ 34,1
Non-residential buildings	213,1	+ 24,1	- 3,6
Additions and alterations	242,7	+ 5,7	+ 4,7
Total	1 522,8	+ 16,5	+ 22,1

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

*The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended July 2004 increased by 22,1% compared with the previous three months. Furthermore, the seasonally adjusted real value of buildings completed increased by 16,5% between June 2004 and July 2004.*

The increase of 22,1% between the three months ended July 2004 and the previous three months was due to increases in the seasonally adjusted real value of residential buildings completed (+34,1%) and additions and alterations (+4,7%). A decrease of -3,6% was reported for non-residential buildings .

The increase of 16,5% between June 2004 and July 2004 was due to increases in the seasonally adjusted real value of non-residential buildings (+24,1%), residential buildings (+17,8%) and additions and alterations (+5,7%).

## Key findings regarding buildings completed for the first seven months of 2004

### Total real value of buildings completed decreases

*The total real value of buildings completed (at constant 2000 prices) during the first seven months of 2004 decreased by 1,2% (-R98,3 million) to R8 316,4 million compared with the first seven months of 2003. The largest decrease was reported for non-residential buildings (-R615,8 million), mainly due to the large decrease reported by Gauteng (-R502,4 million). However, this decrease was largely counteracted by increases reported for dwelling-houses (+R657,1 million) and flats and townhouses (+R535,8 million). The largest increase for dwelling-houses completed was reported by Gauteng (+R301,9 million), followed by KwaZulu-Natal (+R116,6 million), Western Cape (+R97,2 million) and Eastern Cape (+R69,8 million). Large increases for flats and townhouses were reported by Gauteng (+R293,6 million) and KwaZulu-Natal (+R174,5 million).*

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

The largest provincial contributor to the decrease of 1,2% (-R98,3 million) in the total real value of buildings completed was Western Cape (-2,0 percentage points or R167,3 million), followed by Mpumalanga (-0,7 of a percentage point or R57,4 million) and Free State (-0,1 of a percentage point or R7,4 million). Western Cape reported large decreases for additions and alterations (-R93,2 million) and non-residential buildings (-R72,7 million). However, these decreases were counteracted by increases reported by North West (+0,6 of a percentage point or R53,0 million), Eastern Cape (+0,4 of a percentage point or R35,9 million), Gauteng (+0,3 of a percentage point or R21,7 million), Limpopo (+0,2 of a percentage point or R18,1 million) and KwaZulu-Natal (+0,1 of a percentage point or R7,1 million) (see table B).

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

Province	Percentage contribution to the total real value of buildings completed during January to July 2003	Percentage change between January to July 2003 and January to July 2004	Contribution (percentage points) <sup>1</sup> to the percentage change in the real value of buildings completed between January to July 2003 and January to July 2004	Difference in total real value of buildings completed between January to July 2003 and January to July 2004 R million
Western Cape	27,5	- 7,2	- 2,0	- 167,3
Mpumalanga	2,7	- 25,7	- 0,7	- 57,4
Free State	2,4	- 3,6	- 0,1	- 7,4
Northern Cape	0,6	- 4,0	- 0,0	- 2,0
KwaZulu-Natal	15,0	+ 0,6	+ 0,1	+ 7,1
Limpopo	0,9	+ 25,1	+ 0,2	+ 18,1
Gauteng	43,8	+ 0,6	+ 0,3	+ 21,7
Eastern Cape	3,8	+ 11,1	+ 0,4	+ 35,9
North West	3,3	+ 19,0	+ 0,6	+ 53,0
<b>Total</b>	<b>100,0</b>	<b>- 1,2</b>	<b>- 1,2</b>	<b>- 98,3</b>

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

Figure 1 shows the seasonally adjusted and trend series for building plans passed at constant 2000 prices between January 2000 and July 2004. The trend series has been rising since July 2001. The seasonally adjusted value for building plans passed for July 2004 is slightly higher than June 2004 and the peak reached at December 2003.

**Figure 1 – Total real value of building plans passed**

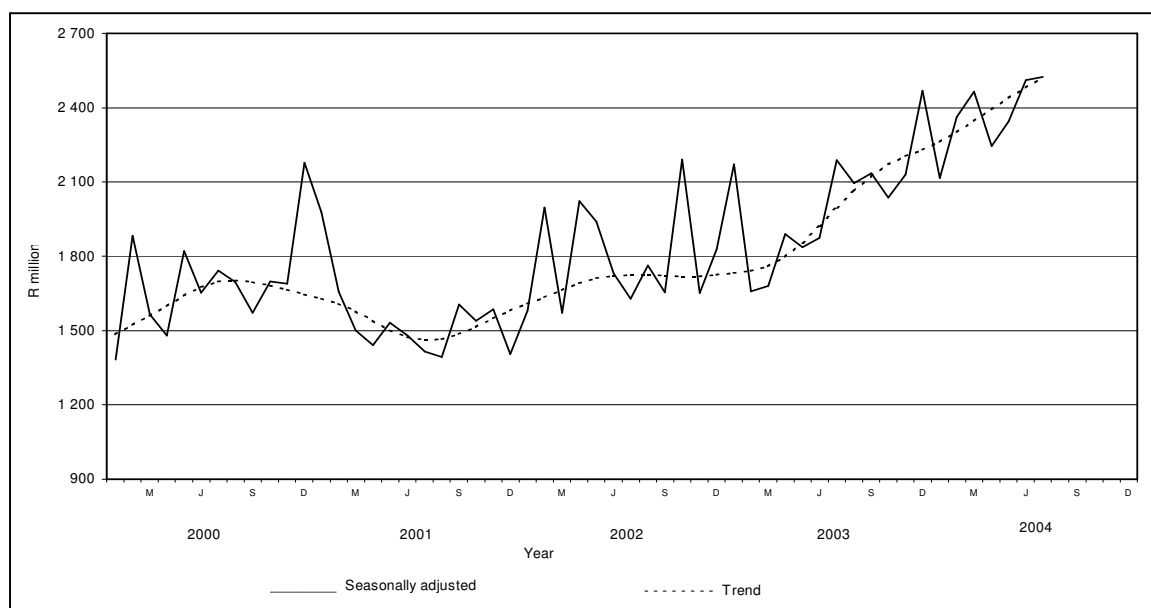
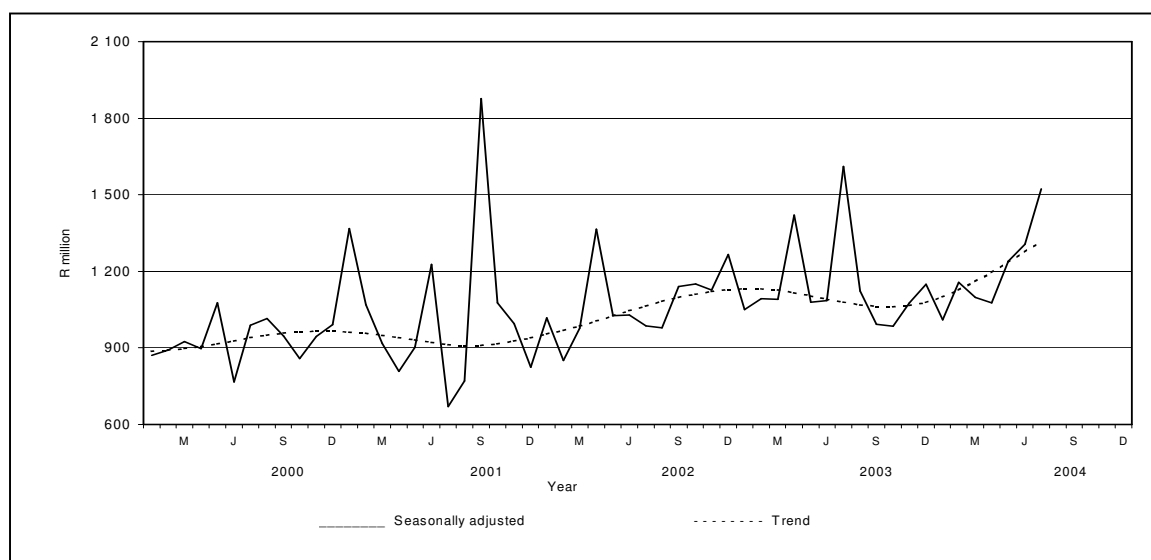


Figure 2 shows the seasonally adjusted and trend series for buildings completed at constant 2000 prices between January 2000 and July 2004. The trend series of buildings completed has been rising since October 2003. The seasonally adjusted value for buildings completed for July 2004 is higher than June 2004, but lower than the peak reached at September 2001.

**Figure 2 – Total real value of buildings completed**



PP  
PJ Lehohla  
Statistician-General

<b>Contents</b>	<b>Page</b>
<b>Notes</b> .....	7
<b>Tables</b>	
Table 1 Actual values and percentage change of building plans passed at current prices by type of building .....	8
Table 2 Seasonally adjusted values and percentage change of building plans passed at current prices by type of building .....	9
Table 3 Actual values and percentage change of building plans passed at constant 2000 prices by type of building .....	10
Table 4 Seasonally adjusted values and percentage change of building plans passed at constant 2000 prices by type of building .....	11
Table 5 Actual values and percentage change of buildings completed at current prices according to type of building .....	12
Table 6 Seasonally adjusted values and percentage change of buildings completed at current prices by type of building .....	13
Table 7 Actual values and percentage change of buildings completed at constant 2000 prices by type of building .....	14
Table 8 Seasonally adjusted values and percentage change of buildings completed at constant 2000 prices by type of building .....	15
Table 9 Building plans passed by type of building: Total South Africa .....	16
Table 10 Building plans passed by type of building and province: Western Cape .....	17
Table 11 Building plans passed by type of building and province: Eastern Cape .....	18
Table 12 Building plans passed by type of building and province: Northern Cape .....	19
Table 13 Building plans passed by type of building and province: Free State .....	20
Table 14 Building plans passed by type of building and province: KwaZulu-Natal .....	21
Table 15 Building plans passed by type of building and province: North West .....	22
Table 16 Building plans passed by type of building and province: Gauteng .....	23
Table 17 Building plans passed by type of building and province: Mpumalanga .....	24
Table 18 Building plans passed by type of building and province: Limpopo .....	25
Table 19 Buildings completed by type of building: Total South Africa .....	26
Table 20 Buildings completed by type of building and province: Western Cape .....	27
Table 21 Buildings completed by type of building and province: Eastern Cape .....	28
Table 22 Buildings completed by type of building and province: Northern Cape .....	29
Table 23 Buildings completed by type of building and province: Free State .....	30
Table 24 Buildings completed by type of building and province: KwaZulu-Natal .....	31
Table 25 Buildings completed by type of building and province: North West .....	32
Table 26 Buildings completed by type of building and province: Gauteng .....	33
Table 27 Buildings completed by type of building and province: Mpumalanga .....	34
Table 28 Buildings completed by type of building and province: Limpopo .....	35
Table 29 Building plans passed by type of building and selected urban area: Cape Town .....	36
Table 30 Building plans passed by type of building and selected urban area: Port Elizabeth .....	37
Table 31 Building plans passed by type of building and selected urban area: Durban .....	38
Table 32 Building plans passed by type of building and selected urban area: Witwatersrand .....	39
Table 33 Building plans passed by type of building and selected urban area: Pretoria .....	40
Table 34 Building plans passed by type of building and selected urban area: Bloemfontein .....	41
Table 35 Buildings completed by type of building and selected urban area: Cape Town .....	42
Table 36 Buildings completed by type of building and selected urban area: Port Elizabeth .....	43
Table 37 Buildings completed by type of building and selected urban area: Durban .....	44
Table 38 Buildings completed by type of building and selected urban area: Witwatersrand .....	45
Table 39 Buildings completed by type of building and selected urban area: Pretoria .....	46
Table 40 Buildings completed by type of building and selected urban area: Bloemfontein .....	47
Table 41 Subsidised low-cost dwelling-houses completed or under construction by province .....	48
<b>Explanatory notes</b> .....	49
<b>Local government institutions covered in the monthly survey</b>	
Table C – Classification of towns and cities according to names of local government institutions before and after boundary and name changes by province .....	52
Table D – Classification of selected urban areas according to names of local government institutions before and after boundary and name changes .....	64
<b>Glossary</b> .....	67
<b>General information</b> .....	68

## Notes

<b>Forthcoming issue</b>	<b>Issue</b>	<b>Expected release date</b>
	August 2004	13 October 2004
<b>Name and boundary changes of local government institutions</b>	<p>Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 52) and table D (page 64) provide lists of old and new names.</p> <p>Further information may also be found on the website of the South African Government, <a href="http://www.gov.za">www.gov.za</a>, see section GOVZA: Government System, and the website of the Municipal Demarcation Board, <a href="http://www.demarcation.org.za">www.demarcation.org.za</a></p>	
<b>Subsidised low-cost dwelling-houses</b>	<p>The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 41 (page 48).</p>	
<b>Response rate</b>	<p>The response rate for July 2004 was 98,4%.</p>	



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

Year <sup>1/</sup> and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	801 712	+ 10,5	172 295	- 65,2	418 217	+ 18,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 102,5	459 378	- 3,5	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 63,0	432 948	- 1,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 67,7	533 421	+ 40,5	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 49,3	936 496	+ 86,5	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 65,7	552 535	+ 23,3	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 30,2	674 478	+ 54,8	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 58,0	698 946	+ 44,0	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 6,0	617 044	+ 16,4	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 79,5	757 380	+ 40,1	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 2,9	715 756	+ 19,7	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 63,9	420 030	+ 17,0	1 754 206	+ 51,5
<b>Total</b>	<b>14 228 583</b>	<b>+ 33,1</b>	<b>4 386 950</b>	<b>+ 26,2</b>	<b>7 216 629</b>	<b>+ 30,1</b>	<b>25 832 162</b>	<b>+ 31,1</b>
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	- 61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	- 54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	- 19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	- 6,8	903 951	- 3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	- 22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.	1 694 233	+ 45,5	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	- 11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
<b>Total</b>	<b>17 828 018</b>	<b>+ 25,3</b>	<b>4 931 906</b>	<b>+ 12,4</b>	<b>8 268 611</b>	<b>+ 14,6</b>	<b>31 028 535</b>	<b>+ 20,1</b>
2004 Jan.	1 322 714	+ 38,6	331 977	- 51,6	524 139	+ 0,0	2 178 830	+ 0,7
Feb.	1 692 010	+ 39,1	392 385	+ 63,6	812 817	+ 53,0	2 897 212	+ 45,8
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May	2 188 975	+ 64,8	380 858	- 6,7	896 367	- 0,8	3 466 200	+ 31,3
Jun.	2 132 851	+ 46,9	429 121	+ 10,9	946 218	+ 40,6	3 508 190	+ 39,6
Jul. <sup>3/</sup>	2 352 568	+ 31,5	482 590	- 1,4	1 008 616	+ 13,9	3 843 774	+ 21,5

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

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

<sup>3/</sup> Preliminary figures.

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	1 016 045	+ 17,9	232 922	+ 27,3	522 134	+ 3,7	1 771 100	+ 14,4
Feb.	1 037 371	+ 2,1	714 052	+ 206,6	519 749	- 0,5	2 271 173	+ 28,2
Mar.	928 458	- 10,5	452 567	- 36,6	419 377	- 19,3	1 800 402	- 20,7
Apr.	1 331 223	+ 43,4	409 901	- 9,4	606 438	+ 44,6	2 347 562	+ 30,4
May	1 095 498	- 17,7	373 896	- 8,8	823 252	+ 35,8	2 292 645	- 2,3
Jun.	1 073 006	- 2,1	436 423	+ 16,7	536 618	- 34,8	2 046 046	- 10,8
Jul.	1 130 579	+ 5,4	214 994	- 50,7	608 679	+ 13,4	1 954 252	- 4,5
Aug.	1 120 209	- 0,9	379 066	+ 76,3	646 607	+ 6,2	2 145 882	+ 9,8
Sep.	1 160 854	+ 3,6	279 719	- 26,2	589 237	- 8,9	2 029 811	- 5,4
Oct.	1 721 123	+ 48,3	335 917	+ 20,1	662 344	+ 12,4	2 719 383	+ 34,0
Nov.	1 147 011	- 33,4	286 489	- 14,7	633 745	- 4,3	2 067 246	- 24,0
Dec.	1 419 903	+ 23,8	294 968	+ 3,0	588 425	- 7,2	2 303 296	+ 11,4
2003 Jan.	1 210 354	- 14,8	909 458	+ 208,3	648 216	+ 10,2	2 768 029	+ 20,2
Feb.	1 240 046	+ 2,5	276 944	- 69,5	595 660	- 8,1	2 112 650	- 23,7
Mar.	1 360 124	+ 9,7	202 613	- 26,8	592 583	- 0,5	2 155 320	+ 2,0
Apr.	1 421 964	+ 4,5	327 898	+ 61,8	682 040	+ 15,1	2 431 901	+ 12,8
May	1 235 057	- 13,1	356 712	+ 8,8	786 259	+ 15,3	2 378 028	- 2,2
Jun.	1 424 630	+ 15,3	334 111	- 6,3	657 261	- 16,4	2 416 001	+ 1,6
Jul.	1 605 131	+ 12,7	420 099	+ 25,7	794 626	+ 20,9	2 819 856	+ 16,7
Aug.	1 639 814	+ 2,2	398 672	- 5,1	668 132	- 15,9	2 706 619	- 4,0
Sep.	1 645 512	+ 0,3	451 591	+ 13,3	670 901	+ 0,4	2 768 004	+ 2,3
Oct.	1 501 228	- 8,8	465 745	+ 3,1	675 770	+ 0,7	2 642 744	- 4,5
Nov.	1 746 755	+ 16,4	369 754	- 20,6	651 955	- 3,5	2 768 463	+ 4,8
Dec.	1 747 465	+ 0,0	601 676	+ 62,7	863 416	+ 32,4	3 212 556	+ 16,0
2004 Jan.	1 673 774	- 4,2	437 419	- 27,3	648 418	- 24,9	2 759 611	- 14,1
Feb.	1 740 812	+ 4,0	454 185	+ 3,8	910 031	+ 40,3	3 105 028	+ 12,5
Mar.	1 903 870	+ 9,4	493 438	+ 8,6	872 457	- 4,1	3 269 765	+ 5,3
Apr.	1 821 561	- 4,3	409 843	- 16,9	765 497	- 12,3	2 996 901	- 8,3
May	2 049 804	+ 12,5	342 717	- 16,4	772 736	+ 0,9	3 165 257	+ 5,6
Jun.	2 099 854	+ 2,4	364 388	+ 6,3	931 931	+ 20,6	3 396 172	+ 7,3
Jul.	2 098 604	- 0,1	422 680	+ 16,0	904 343	- 3,0	3 425 627	+ 0,9

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

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

Year <sup>1/</sup> and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
<b>Total</b>	<b>11 877 460</b>	<b>+ 18,8</b>	<b>3 696 514</b>	<b>+ 13,4</b>	<b>6 030 971</b>	<b>+ 16,3</b>	<b>21 604 945</b>	<b>+ 17,2</b>
2003 Jan.	751 191	+ 4,8	539 996	+ 250,4	412 751	+ 10,3	1 703 938	+ 36,8
Feb.	951 581	+ 5,9	187 633	- 65,6	415 691	+ 3,2	1 554 905	- 15,8
Mar.	1 095 707	+ 30,0	176 015	- 59,3	471 264	+ 24,6	1 742 986	+ 5,4
Apr.	951 110	- 4,0	220 236	- 27,0	466 317	+ 1,7	1 637 663	- 6,5
May	1 028 970	+ 2,4	316 135	- 14,9	700 194	- 11,8	2 045 299	- 5,8
Jun.	1 122 410	+ 21,0	298 954	- 28,8	520 094	+ 11,6	1 941 458	+ 7,1
Jul.	1 381 296	+ 33,1	377 967	+ 78,1	683 520	+ 22,2	2 442 783	+ 35,0
Aug.	1 307 279	+ 36,9	318 632	- 0,6	559 863	- 2,3	2 185 774	+ 18,3
Sep.	1 347 781	+ 35,1	366 152	+ 55,9	538 383	+ 7,0	2 252 316	+ 29,8
Oct.	1 382 270	- 15,7	355 658	+ 31,3	599 661	- 1,9	2 337 589	- 7,3
Nov.	1 438 970	+ 46,1	303 936	+ 22,3	565 255	- 1,6	2 308 161	+ 27,7
Dec.	1 058 956	+ 20,0	365 263	+ 98,5	476 635	+ 42,0	1 900 854	+ 35,6
<b>Total</b>	<b>13 817 521</b>	<b>+ 16,3</b>	<b>3 826 577</b>	<b>+ 3,5</b>	<b>6 409 628</b>	<b>+ 6,3</b>	<b>24 053 726</b>	<b>+ 11,3</b>
2004 Jan.	1 015 909	+ 35,2	254 975	- 52,8	402 565	- 2,5	1 673 449	- 1,8
Feb.	1 282 798	+ 34,8	297 487	+ 58,5	616 237	+ 48,2	2 196 522	+ 41,3
Mar.	1 480 014	+ 35,1	419 068	+ 138,1	666 205	+ 41,4	2 565 287	+ 47,2
Apr.	1 179 481	+ 24,0	270 743	+ 22,9	507 599	+ 8,9	1 957 823	+ 19,5
May	1 625 074	+ 57,9	282 745	- 10,6	665 454	- 5,0	2 573 273	+ 25,8
Jun.	1 570 582	+ 39,9	315 995	+ 5,7	696 773	+ 34,0	2 583 350	+ 33,1
Jul.	1 723 493	+ 24,8	353 546	- 6,5	738 913	+ 8,1	2 815 952	+ 15,3

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

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

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	907 276	+ 16,1	205 657	+ 23,8	467 461	+ 8,0	1 580 394	+ 12,5
Feb.	911 700	+ 0,5	628 519	+ 205,6	457 480	- 2,1	1 997 700	+ 26,4
Mar.	810 445	- 11,1	394 766	- 37,2	366 383	- 19,9	1 571 594	- 21,3
Apr.	1 145 951	+ 41,4	353 217	- 10,5	523 084	+ 42,8	2 022 253	+ 28,7
May	932 280	- 18,6	318 565	- 9,8	689 562	+ 31,8	1 940 406	- 4,0
Jun.	905 659	- 2,9	369 136	+ 15,9	455 525	- 33,9	1 730 320	- 10,8
Jul.	940 307	+ 3,8	178 940	- 51,5	509 157	+ 11,8	1 628 404	- 5,9
Aug.	920 674	- 2,1	312 011	+ 74,4	531 305	+ 4,3	1 763 989	+ 8,3
Sep.	946 194	+ 2,8	228 029	- 26,9	479 912	- 9,7	1 654 134	- 6,2
Oct.	1 386 217	+ 46,5	270 812	+ 18,8	533 035	+ 11,1	2 190 063	+ 32,4
Nov.	916 265	- 33,9	228 482	- 15,6	506 230	- 5,0	1 650 977	- 24,6
Dec.	1 127 703	+ 23,1	234 428	+ 2,6	467 646	- 7,6	1 829 776	+ 10,8
2003 Jan.	951 329	- 15,6	707 629	+ 201,9	511 959	+ 9,5	2 170 916	+ 18,6
Feb.	972 740	+ 2,3	217 439	- 69,3	468 292	- 8,5	1 658 471	- 23,6
Mar.	1 060 556	+ 9,0	157 778	- 27,4	462 485	- 1,2	1 680 819	+ 1,3
Apr.	1 104 275	+ 4,1	254 896	+ 61,6	530 826	+ 14,8	1 889 997	+ 12,4
May	959 275	- 13,1	277 559	+ 8,9	599 069	+ 12,9	1 835 903	- 2,9
Jun.	1 102 655	+ 14,9	259 168	- 6,6	512 301	- 14,5	1 874 124	+ 2,1
Jul.	1 243 652	+ 12,8	325 762	+ 25,7	620 051	+ 21,0	2 189 465	+ 16,8
Aug.	1 268 892	+ 2,0	309 006	- 5,1	516 837	- 16,6	2 094 735	- 4,3
Sep.	1 269 639	+ 0,1	348 452	+ 12,8	517 168	+ 0,1	2 135 260	+ 1,9
Oct.	1 157 313	- 8,8	359 304	+ 3,1	520 447	+ 0,6	2 037 064	- 4,6
Nov.	1 344 673	+ 16,2	284 177	- 20,9	501 745	- 3,6	2 130 595	+ 4,6
Dec.	1 342 782	- 0,1	462 621	+ 62,8	663 811	+ 32,3	2 469 214	+ 15,9
2004 Jan.	1 283 788	- 4,4	332 297	- 28,2	500 081	- 24,7	2 116 165	- 14,3
Feb.	1 323 485	+ 3,1	345 472	+ 4,0	693 922	+ 38,8	2 362 879	+ 11,7
Mar.	1 434 876	+ 8,4	371 282	+ 7,5	658 315	- 5,1	2 464 472	+ 4,3
Apr.	1 364 209	- 4,9	307 247	- 17,2	574 744	- 12,7	2 246 199	- 8,9
May	1 525 930	+ 11,9	255 596	- 16,8	562 964	- 2,0	2 344 490	+ 4,4
Jun.	1 548 698	+ 1,5	269 357	+ 5,4	692 797	+ 23,1	2 510 852	+ 7,1
Jul.	1 542 606	- 0,4	310 982	+ 15,5	669 988	- 3,3	2 523 576	+ 0,5

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

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

Year <sup>1/</sup> and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	583 954	- 9,8	136 570	- 47,4	176 643	- 12,7	897 167	- 19,1
Feb.	473 568	+ 9,9	137 817	- 51,8	202 239	- 17,9	813 624	- 15,5
Mar.	708 471	+ 44,3	171 227	+ 3,1	176 053	- 38,7	1 055 751	+ 11,8
Apr.	653 414	+ 77,8	245 773	+ 44,4	390 160	+ 110,0	1 289 347	+ 78,2
May	690 242	+ 53,3	300 836	- 5,5	305 996	+ 3,3	1 297 074	+ 21,8
Jun.	585 723	+ 8,4	207 030	- 38,9	251 004	- 14,5	1 043 757	- 11,0
Jul.	681 657	+ 71,7	273 139	+ 124,6	242 028	+ 3,7	1 196 824	+ 59,1
Aug.	740 221	+ 71,1	96 328	- 18,0	226 414	+ 4,9	1 062 963	+ 38,8
Sep.	820 510	+ 78,7	228 610	- 83,9	248 379	+ 47,0	1 297 499	- 36,6
Oct.	938 075	+ 41,8	178 099	- 36,8	293 977	+ 25,5	1 410 151	+ 19,7
Nov.	847 433	+ 38,8	294 710	+ 39,6	237 143	- 17,2	1 379 286	+ 24,5
Dec.	702 892	+ 51,2	366 760	+ 111,3	221 292	+ 76,9	1 290 944	+ 69,1
<b>Total</b>	<b>8 426 160</b>	<b>+ 41,6</b>	<b>2 636 899</b>	<b>- 31,7</b>	<b>2 971 328</b>	<b>+ 7,1</b>	<b>14 034 387</b>	<b>+ 11,5</b>
2003 Jan.	623 401	+ 6,8	154 538	+ 13,2	237 996	+ 34,7	1 015 935	+ 13,2
Feb.	696 496	+ 47,1	158 143	+ 14,7	288 062	+ 42,4	1 142 701	+ 40,4
Mar.	713 231	+ 0,7	316 020	+ 84,6	242 725	+ 37,9	1 271 976	+ 20,5
Apr.	688 059	+ 5,3	534 865	+ 117,6	248 988	- 36,2	1 471 912	+ 14,2
May	688 470	- 0,3	605 218	+ 101,2	310 203	+ 1,4	1 603 891	+ 23,7
Jun.	763 026	+ 30,3	170 636	- 17,6	303 112	+ 20,8	1 236 774	+ 18,5
Jul.	1 621 012	+ 137,8	191 080	- 30,0	335 931	+ 38,8	2 148 023	+ 79,5
Aug.	883 426	+ 19,3	151 866	+ 57,7	294 759	+ 30,2	1 330 051	+ 25,1
Sep.	802 515	- 2,2	179 081	- 21,7	271 100	+ 9,1	1 252 696	- 3,5
Oct.	866 838	- 7,6	189 368	+ 6,3	299 330	+ 1,8	1 355 536	- 3,9
Nov.	978 031	+ 15,4	222 723	- 24,4	287 138	+ 21,1	1 487 892	+ 7,9
Dec.	873 835	+ 24,3	182 358	- 50,3	243 158	+ 9,9	1 299 351	+ 0,7
<b>Total</b>	<b>10 198 340</b>	<b>+ 21,0</b>	<b>3 055 896</b>	<b>+ 15,9</b>	<b>3 362 502</b>	<b>+ 13,2</b>	<b>16 616 738</b>	<b>+ 18,4</b>
2004 Jan.	614 622	- 1,4	201 839	+ 30,6	262 328	+ 10,2	1 078 789	+ 6,2
Feb.	766 356	+ 10,0	231 958	+ 46,7	307 001	+ 6,6	1 305 315	+ 14,2
Mar.	922 238	+ 29,3	215 230	- 31,9	281 273	+ 15,9	1 418 741	+ 11,5
Apr.	851 281	+ 23,7	160 270	- 70,0	221 997	- 10,8	1 233 548	- 16,2
May	1 216 229	+ 76,7	320 550	- 47,0	309 243	- 0,3	1 846 022	+ 15,1
Jun.	1 075 320	+ 40,9	200 916	+ 17,7	319 287	+ 5,3	1 595 523	+ 29,0
Jul. <sup>3/</sup>	1 501 346	- 7,4	337 328	+ 76,5	355 171	+ 5,7	2 193 845	+ 2,1

<sup>1/</sup> The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

<sup>3/</sup> Preliminary figures.

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	693 003	+ 32,6	176 620	+ 2,7	199 613	+ 15,7	1 069 237	+ 23,3
Feb.	537 137	- 22,5	164 873	- 6,7	192 504	- 3,6	894 514	- 16,3
Mar.	683 824	+ 27,3	187 714	+ 13,9	160 626	- 16,6	1 032 164	+ 15,4
Apr.	730 098	+ 6,8	271 777	+ 44,8	446 211	+ 177,8	1 448 087	+ 40,3
May	653 140	- 10,5	190 895	- 29,8	253 298	- 43,2	1 097 334	- 24,2
Jun.	639 344	- 2,1	219 974	+ 15,2	247 139	- 2,4	1 106 457	+ 0,8
Jul.	651 328	+ 1,9	203 937	- 7,3	217 170	- 12,1	1 072 435	- 3,1
Aug.	716 216	+ 10,0	129 889	- 36,3	226 900	+ 4,5	1 073 004	+ 0,1
Sep.	769 588	+ 7,5	214 551	+ 65,2	269 797	+ 18,9	1 253 935	+ 16,9
Oct.	807 511	+ 4,9	198 879	- 7,3	266 739	- 1,1	1 273 128	+ 1,5
Nov.	718 373	- 11,0	304 059	+ 52,9	234 837	- 12,0	1 257 268	- 1,2
Dec.	788 167	+ 9,7	357 831	+ 17,7	297 570	+ 26,7	1 443 568	+ 14,8
2003 Jan.	732 766	- 7,0	201 028	- 43,8	268 748	- 9,7	1 202 542	- 16,7
Feb.	802 400	+ 9,5	189 838	- 5,6	276 150	+ 2,8	1 268 388	+ 5,5
Mar.	696 664	- 13,2	339 569	+ 78,9	228 317	- 17,3	1 264 550	- 0,3
Apr.	771 520	+ 10,7	583 950	+ 72,0	288 248	+ 26,2	1 643 718	+ 30,0
May	647 267	- 16,1	368 314	- 36,9	256 197	- 11,1	1 271 779	- 22,6
Jun.	835 135	+ 29,0	183 372	- 50,2	287 342	+ 12,2	1 305 849	+ 2,7
Jul.	1 517 824	+ 81,7	147 066	- 19,8	299 149	+ 4,1	1 964 039	+ 50,4
Aug.	860 251	- 43,3	216 736	+ 47,4	298 910	- 0,1	1 375 897	- 29,9
Sep.	764 606	- 11,1	167 170	- 22,9	296 863	- 0,7	1 228 638	- 10,7
Oct.	736 453	- 3,7	211 789	+ 26,7	270 523	- 8,9	1 218 764	- 0,8
Nov.	830 406	+ 12,8	226 465	+ 6,9	285 698	+ 5,6	1 342 568	+ 10,2
Dec.	976 984	+ 17,7	176 755	- 22,0	322 665	+ 12,9	1 476 404	+ 10,0
2004 Jan.	717 867	- 26,5	268 997	+ 52,2	295 010	- 8,6	1 281 875	- 13,2
Feb.	890 272	+ 24,0	285 324	+ 6,1	294 343	- 0,2	1 469 938	+ 14,7
Mar.	908 247	+ 2,0	226 587	- 20,6	271 296	- 7,8	1 406 130	- 4,3
Apr.	953 541	+ 5,0	171 856	- 24,2	257 085	- 5,2	1 382 483	- 1,7
May	1 149 856	+ 20,6	191 155	+ 11,2	257 277	+ 0,1	1 598 288	+ 15,6
Jun.	1 174 707	+ 2,2	215 881	+ 12,9	296 832	+ 15,4	1 687 419	+ 5,6
Jul.	1 385 036	+ 17,9	270 216	+ 25,2	314 010	+ 5,8	1 969 261	+ 16,7

<sup>1/</sup> The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Year <sup>1/</sup> and month <sup>2/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun.	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 408	- 21,9	201 725	+ 39,5	1 148 737	+ 16,5
<b>Total</b>	<b>7 608 689</b>	<b>+ 31,2</b>	<b>2 536 119</b>	<b>- 35,7</b>	<b>2 777 792</b>	<b>- 0,1</b>	<b>12 922 600</b>	<b>+ 3,2</b>
2003 Jan.	531 864	- 3,2	143 890	+ 5,8	212 877	+ 25,6	888 631	+ 3,9
Feb.	583 100	+ 31,5	146 837	+ 7,7	252 686	+ 30,8	982 623	+ 27,1
Mar.	590 702	- 11,0	292 882	+ 73,3	211 987	+ 26,7	1 095 571	+ 9,5
Apr.	563 927	- 7,1	494 787	+ 105,5	214 091	- 41,8	1 272 805	+ 4,7
May	558 827	- 12,6	556 778	+ 89,7	263 107	- 8,3	1 378 712	+ 13,0
Jun.	620 508	+ 15,7	155 548	- 22,7	255 575	+ 8,7	1 031 631	+ 6,1
Jul.	1 315 349	+ 113,5	170 912	- 34,8	278 550	+ 23,6	1 764 811	+ 59,9
Aug.	701 270	+ 5,9	133 216	+ 44,8	241 606	+ 14,9	1 076 092	+ 11,6
Sep.	633 840	- 13,4	156 403	- 28,0	221 126	- 3,9	1 011 369	- 14,3
Oct.	677 693	- 17,4	162 827	- 3,1	241 590	- 11,2	1 082 110	- 14,1
Nov.	766 799	+ 4,4	188 908	- 31,7	230 448	+ 5,6	1 186 155	- 3,5
Dec.	683 334	+ 13,2	153 759	- 55,2	194 371	- 3,6	1 031 464	- 10,2
<b>Total</b>	<b>8 227 213</b>	<b>+ 8,1</b>	<b>2 756 747</b>	<b>+ 8,7</b>	<b>2 818 014</b>	<b>+ 1,4</b>	<b>13 801 974</b>	<b>+ 6,8</b>
2004 Jan.	476 960	- 10,3	167 362	+ 16,3	206 557	- 3,0	850 879	- 4,2
Feb.	593 329	+ 1,8	190 130	+ 29,5	240 220	- 4,9	1 023 679	+ 4,2
Mar.	713 782	+ 20,8	175 555	- 40,1	219 231	+ 3,4	1 108 568	+ 1,2
Apr.	658 428	+ 16,8	129 354	- 73,9	172 091	- 19,6	959 873	- 24,6
May	941 614	+ 68,5	257 263	- 53,8	239 538	- 9,0	1 438 415	+ 4,3
Jun.	831 926	+ 34,1	160 604	+ 3,3	246 744	- 3,5	1 239 274	+ 20,1
Jul.	1 155 876	- 12,1	265 613	+ 55,4	274 263	- 1,5	1 695 752	- 3,9

<sup>1/</sup> The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

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

Year and month <sup>1/</sup>	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	650 577	+ 33,9	176 186	+ 2,2	190 913	+ 14,4	1 017 677	+ 23,4
Feb.	504 532	- 22,4	163 375	- 7,3	183 831	- 3,7	851 738	- 16,3
Mar.	640 319	+ 26,9	185 178	+ 13,3	152 389	- 17,1	977 885	+ 14,8
Apr.	678 314	+ 5,9	266 197	+ 43,8	420 901	+ 176,2	1 365 412	+ 39,6
May	602 560	- 11,2	185 789	- 30,2	238 663	- 43,3	1 027 012	- 24,8
Jun.	583 636	- 3,1	212 834	+ 14,6	232 100	- 2,7	1 028 570	+ 0,2
Jul.	588 007	+ 0,7	196 029	- 7,9	202 379	- 12,8	986 415	- 4,1
Aug.	643 283	+ 9,4	124 979	- 36,2	211 132	+ 4,3	979 394	- 0,7
Sep.	687 545	+ 6,9	203 465	+ 62,8	249 745	+ 18,3	1 140 755	+ 16,5
Oct.	717 188	+ 4,3	187 573	- 7,8	246 307	- 1,4	1 151 068	+ 0,9
Nov.	625 579	- 12,8	285 810	+ 52,4	215 921	- 12,3	1 127 310	- 2,1
Dec.	660 880	+ 5,6	334 844	+ 17,2	269 775	+ 24,9	1 265 499	+ 12,3
2003 Jan.	623 127	- 5,7	187 515	- 44,0	239 906	- 11,1	1 050 547	- 17,0
Feb.	674 151	+ 8,2	176 654	- 5,8	242 486	+ 1,1	1 093 292	+ 4,1
Mar.	576 659	- 14,5	314 384	+ 78,0	199 235	- 17,8	1 090 278	- 0,3
Apr.	632 400	+ 9,7	540 113	+ 71,8	248 066	+ 24,5	1 420 578	+ 30,3
May	523 307	- 17,3	337 930	- 37,4	217 964	- 12,1	1 079 201	- 24,0
Jun.	676 887	+ 29,3	166 325	- 50,8	242 528	+ 11,3	1 085 739	+ 0,6
Jul.	1 231 483	+ 81,9	131 745	- 20,8	248 253	+ 2,4	1 611 481	+ 48,4
Aug.	685 694	- 44,3	191 761	+ 45,6	245 640	- 1,1	1 123 094	- 30,3
Sep.	604 925	- 11,8	145 646	- 24,0	241 824	- 1,6	992 395	- 11,6
Oct.	585 922	- 3,1	182 076	+ 25,0	217 917	- 9,9	985 915	- 0,7
Nov.	654 067	+ 11,6	192 497	+ 5,7	229 169	+ 5,2	1 075 732	+ 9,1
Dec.	743 540	+ 13,7	149 008	- 22,6	256 423	+ 11,9	1 148 971	+ 6,8
2004 Jan.	555 119	- 25,3	223 567	+ 50,0	232 013	- 9,5	1 010 699	- 12,0
Feb.	691 887	+ 24,6	234 457	+ 4,9	230 670	- 0,6	1 157 014	+ 14,5
Mar.	702 665	+ 1,6	184 592	- 21,3	211 362	- 8,4	1 098 620	- 5,0
Apr.	737 715	+ 5,0	138 669	- 24,9	199 518	- 5,6	1 075 902	- 2,1
May	886 345	+ 20,1	152 962	+ 10,3	199 774	+ 0,1	1 239 081	+ 15,2
Jun.	905 638	+ 2,2	171 654	+ 12,2	229 528	+ 14,9	1 306 820	+ 5,5
Jul.	1 067 043	+ 17,8	213 105	+ 24,1	242 643	+ 5,7	1 522 792	+ 16,5

<sup>1/</sup> The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.



**Table 9 - Building plans passed by type of building: Total South Africa**

Type of building	July 2003 *	June 2004 *	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	5 053	2 840	3 099	24 554	20 153	- 17,9
Total square metres	189 902	117 311	129 406	942 045	838 029	- 11,0
Total value at current prices (R'000)	146 584	138 416	127 651	809 850	840 839	+ 3,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2 440	2 931	2 836	14 065	17 506	+ 24,5
Total square metres	585 713	691 947	681 772	3 294 409	4 084 010	+ 24,0
Total value at current prices (R'000)	1 095 600	1 415 609	1 408 347	5 915 420	8 324 765	+ 40,7
Flats and townhouses						
Number of flats and townhouses	1 816	1 882	2 767	8 365	12 293	+ 47,0
Total square metres	277 384	276 648	364 444	1 269 539	1 800 668	+ 41,8
Total value at current prices (R'000)	537 138	562 002	807 527	2 502 070	3 817 357	+ 52,6
Other residential buildings <sup>1/</sup>						
Total square metres	4 874	9 074	3 786	80 133	81 765	+ 2,0
Total value at current prices (R'000)	9 456	16 824	9 043	145 092	249 760	+ 72,1
<b>Total value of residential buildings at current prices (R'000)</b>	<b>1 788 778</b>	<b>2 132 851</b>	<b>2 352 568</b>	<b>9 372 432</b>	<b>13 232 721</b>	<b>+ 41,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	21 570	18 256	46 459	233 832	233 698	- 0,1
Total value at current prices (R'000)	39 701	36 706	98 743	469 519	489 116	+ 4,2
Shopping space						
Total square metres	93 772	55 824	53 257	374 749	388 518	+ 3,7
Total value at current prices (R'000)	137 148	112 053	203 860	993 623	884 042	- 11,0
Industrial and warehouse space						
Total square metres	140 738	127 845	94 312	556 890	675 222	+ 21,2
Total value at current prices (R'000)	250 883	211 442	153 790	898 252	1 157 799	+ 28,9
Other non-residential space <sup>2/</sup>						
Total square metres	34 401	32 481	13 530	197 518	216 507	+ 9,6
Total value at current prices (R'000)	61 735	68 920	26 197	358 571	404 750	+ 12,9
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>489 467</b>	<b>429 121</b>	<b>482 590</b>	<b>2 719 965</b>	<b>2 935 707</b>	<b>+ 7,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	334 702	387 195	386 306	1 945 934	2 321 811	+ 19,3
Total value at current prices (R'000)	544 722	710 488	739 747	3 078 430	4 147 761	+ 34,7
Other buildings <sup>3/</sup>						
Total square metres	168 799	70 769	114 386	792 512	687 740	- 13,2
Total value at current prices (R'000)	340 437	235 730	268 869	1 645 309	1 604 283	- 2,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>885 159</b>	<b>946 218</b>	<b>1 008 616</b>	<b>4 723 739</b>	<b>5 752 044</b>	<b>+ 21,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>3 163 404</b>	<b>3 508 190</b>	<b>3 843 774</b>	<b>16 816 136</b>	<b>21 920 472</b>	<b>+ 30,4</b>

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

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

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

**Table 10 - Building plans passed by type of building and province: Western Cape**

Type of building	July 2003 *	June 2004*	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	434	375	438	3 009	2 971	- 1,3
Total square metres	18 707	17 060	20 469	126 063	135 522	+ 7,5
Total value at current prices (R'000)	23 413	26 867	26 518	153 981	182 956	+ 18,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	787	938	844	4 524	5 626	+ 24,4
Total square metres	186 077	215 918	201 811	1 022 138	1 304 758	+ 27,6
Total value at current prices (R'000)	341 348	479 970	427 436	1 850 822	2 849 173	+ 53,9
Flats and townhouses						
Number of flats and townhouses	674	555	1 331	2 322	4 612	+ 98,6
Total square metres	82 595	61 160	143 754	276 447	552 166	+ 99,7
Total value at current prices (R'000)	147 566	131 323	329 380	520 652	1 232 876	+ 136,8
Other residential buildings <sup>1/</sup>						
Total square metres	959	640	465	9 931	37 850	+ 281,1
Total value at current prices (R'000)	1 872	1 920	745	15 744	146 831	+832,6
<b>Total value of residential buildings at current prices (R'000)</b>	<b>514 199</b>	<b>640 080</b>	<b>784 079</b>	<b>2 541 199</b>	<b>4 411 836</b>	<b>+ 73,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	5 445	7 307	17 819	79 968	87 634	+ 9,6
Total value at current prices (R'000)	11 432	14 886	39 373	166 801	179 435	+ 7,6
Shopping space						
Total square metres	2 925	19 751	5 217	69 255	144 978	+ 109,3
Total value at current prices (R'000)	5 489	43 027	10 184	85 911	309 444	+ 260,2
Industrial and warehouse space						
Total square metres	18 234	31 904	40 089	151 279	209 615	+ 38,6
Total value at current prices (R'000)	24 348	54 214	52 992	213 855	309 497	+ 44,7
Other non-residential space <sup>2/</sup>						
Total square metres	11 516	8 687	5 644	44 018	41 202	- 6,4
Total value at current prices (R'000)	19 295	21 872	10 632	71 459	88 736	+ 24,2
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>60 564</b>	<b>133 999</b>	<b>113 181</b>	<b>538 026</b>	<b>887 112</b>	<b>+ 64,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	96 964	107 567	131 604	571 149	685 846	+ 20,1
Total value at current prices (R'000)	150 257	215 852	258 727	876 313	1 278 265	+ 45,9
Other buildings <sup>3/</sup>						
Total square metres	46 421	20 182	43 862	246 393	230 167	- 6,6
Total value at current prices (R'000)	97 527	70 334	95 196	495 537	527 627	+ 6,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>247 784</b>	<b>286 186</b>	<b>353 923</b>	<b>1 371 850</b>	<b>1 805 892</b>	<b>+ 31,6</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>822 547</b>	<b>1 060 265</b>	<b>1 251 183</b>	<b>4 451 075</b>	<b>7 104 840</b>	<b>+ 59,6</b>

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

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

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

**Table 11 - Building plans passed by type of building and province: Eastern Cape**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	572	338	474	2 351	3 327	+ 41,5
Total square metres	23 427	14 356	20 016	101 082	137 729	+ 36,3
Total value at current prices (R'000)	15 721	20 789	24 091	106 311	132 375	+ 24,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	195	147	157	745	1 040	+ 39,6
Total square metres	37 219	28 384	29 460	142 114	201 426	+ 41,7
Total value at current prices (R'000)	64 172	49 383	51 739	240 855	354 105	+ 47,0
Flats and townhouses						
Number of flats and townhouses	19	69	25	84	294	+ 250,0
Total square metres	4 725	12 830	6 706	14 699	63 386	+ 331,2
Total value at current prices (R'000)	6 554	27 080	14 601	25 440	120 024	+ 371,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	875	2 808	1 719	-38,8
Total value at current prices (R'000)	0	0	1 857	4 815	3 321	-31,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>86 447</b>	<b>97 252</b>	<b>92 288</b>	<b>377 421</b>	<b>609 825</b>	<b>+ 61,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	111	72	6 706	2 635	-60,7
Total value at current prices (R'000)	0	195	132	12 387	5 404	-56,4
Shopping space						
Total square metres	5 278	3 026	1 180	7 469	11 741	+ 57,2
Total value at current prices (R'000)	6 175	4 796	2 557	10 660	22 071	+ 107,0
Industrial and warehouse space						
Total square metres	760	28 054	2 145	16 444	48 030	+ 192,1
Total value at current prices (R'000)	1 176	21 010	2 313	26 320	49 617	+ 88,5
Other non-residential space <sup>2/</sup>						
Total square metres	1 339	1 837	1 418	7 000	8 714	+ 24,5
Total value at current prices (R'000)	2 988	3 645	2 940	13 225	18 458	+ 39,6
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>10 339</b>	<b>29 646</b>	<b>7 942</b>	<b>62 592</b>	<b>95 550</b>	<b>+ 52,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	29 809	38 310	36 157	147 598	222 885	+ 51,0
Total value at current prices (R'000)	46 231	63 506	60 261	238 615	374 646	+ 57,0
Other buildings <sup>3/</sup>						
Total square metres	14 957	7 389	5 380	47 690	51 808	+ 8,6
Total value at current prices (R'000)	25 872	21 707	19 577	115 283	120 510	+ 4,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>72 103</b>	<b>85 213</b>	<b>79 838</b>	<b>353 898</b>	<b>495 156</b>	<b>+ 39,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>168 889</b>	<b>212 111</b>	<b>180 068</b>	<b>793 911</b>	<b>1 200 531</b>	<b>+ 51,2</b>

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

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

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

**Table 12 - Building plans passed by of building and province: Northern Cape**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1	12	35	13	101	+ 676,9
Total square metres	50	430	1 440	531	4 367	+ 722,4
Total value at current prices (R'000)	90	460	1 338	822	5 896	+ 617,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	11	23	22	67	131	+ 95,5
Total square metres	1 810	4 045	4 795	12 165	25 662	+ 110,9
Total value at current prices (R'000)	2 700	6 968	8 489	18 825	45 094	+ 139,5
Flats and townhouses						
Number of flats and townhouses	12	7	33	25	118	+ 372,0
Total square metres	1 762	1 021	4 276	3 806	17 495	+ 359,7
Total value at current prices (R'000)	3 172	1 838	7 535	6 817	31 417	+ 360,9
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	1 299	..
Total value at current prices (R'000)	0	0	0	0	2 338	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>5 962</b>	<b>9 266</b>	<b>17 362</b>	<b>26 464</b>	<b>84 745</b>	<b>+ 220,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	382	0	0	1 521	403	- 73,5
Total value at current prices (R'000)	573	0	0	2 282	605	- 73,5
Shopping space						
Total square metres	0	90	660	2 744	7 750	+ 182,4
Total value at current prices (R'000)	0	225	1 452	5 985	15 561	+ 160,0
Industrial and warehouse space						
Total square metres	0	0	0	2 479	2 454	- 1,0
Total value at current prices (R'000)	0	0	0	4 585	4 665	+ 1,7
Other non-residential space <sup>2/</sup>						
Total square metres	150	498	0	150	816	+ 444,0
Total value at current prices (R'000)	330	896	0	330	1 468	+ 344,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>903</b>	<b>1 121</b>	<b>1 452</b>	<b>13 182</b>	<b>22 299</b>	<b>+ 69,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	2 596	3 039	3 900	17 604	27 123	+ 54,1
Total value at current prices (R'000)	4 604	5 341	6 844	31 478	47 583	+ 51,2
Other buildings <sup>3/</sup>						
Total square metres	99	628	1 511	2 017	3 277	+ 62,5
Total value at current prices (R'000)	229	1 352	3 853	6 271	9 061	+ 44,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 833</b>	<b>6 693</b>	<b>10 697</b>	<b>37 749</b>	<b>56 644</b>	<b>+ 50,1</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>11 698</b>	<b>17 080</b>	<b>29 511</b>	<b>77 395</b>	<b>163 688</b>	<b>+ 111,5</b>

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

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

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

**Table 13 - Building plans passed by type of building and province: Free State**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	451	123	777	2 444	2 658	+ 8,8
Total square metres	12 391	5 640	31 933	95 305	110 090	+ 15,5
Total value at current prices (R'000)	8 546	4 946	16 575	54 815	67 174	+ 22,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	75	117	96	515	576	+ 11,8
Total square metres	12 884	19 486	15 713	85 335	94 260	+ 10,5
Total value at current prices (R'000)	18 373	34 485	27 458	121 915	158 492	+ 30,0
Flats and townhouses						
Number of flats and townhouses	8	95	220	198	615	+ 210,6
Total square metres	942	9 603	24 891	22 474	71 533	+ 218,3
Total value at current prices (R'000)	1 413	18 073	46 090	32 571	124 632	+ 282,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	5 139	0	954	5 186	+ 443,6
Total value at current prices (R'000)	0	9 770	0	1 110	9 850	+ 787,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>28 332</b>	<b>67 274</b>	<b>90 123</b>	<b>210 411</b>	<b>360 148</b>	<b>+ 71,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	149	3 035	968	6 143	7 660	+ 24,7
Total value at current prices (R'000)	237	6 482	1 936	9 763	14 459	+ 48,1
Shopping space						
Total square metres	2 199	662	246	17 837	2 499	-86,0
Total value at current prices (R'000)	4 337	941	390	32 979	4 544	-86,2
Industrial and warehouse space						
Total square metres	2 056	2 214	0	14 043	5 155	-63,3
Total value at current prices (R'000)	1 411	1 575	0	8 908	6 008	-32,6
Other non-residential space <sup>2/</sup>						
Total square metres	1 726	271	897	11 334	3 046	-73,1
Total value at current prices (R'000)	2 727	287	2 211	17 012	4 782	-71,9
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>8 712</b>	<b>9 285</b>	<b>4 537</b>	<b>68 662</b>	<b>29 793</b>	<b>-56,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	8 325	13 351	11 277	60 148	77 463	+ 28,8
Total value at current prices (R'000)	9 202	17 308	17 698	73 097	105 831	+ 44,8
Other buildings <sup>3/</sup>						
Total square metres	6 716	2 504	3 710	21 345	20 838	-2,4
Total value at current prices (R'000)	13 056	4 687	5 099	53 125	48 868	-8,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>22 258</b>	<b>21 995</b>	<b>22 797</b>	<b>126 222</b>	<b>154 699</b>	<b>+ 22,6</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>59 302</b>	<b>98 554</b>	<b>117 457</b>	<b>405 295</b>	<b>544 640</b>	<b>+ 34,4</b>

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

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

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

**Table 14 - Building plans passed by type of building and province: KwaZulu-Natal**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 651	417	560	8 419	3 033	- 64,0
Total square metres	91 768	15 594	18 494	292 306	105 527	- 63,9
Total value at current prices (R'000)	45 113	15 380	15 133	166 822	93 783	- 43,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	207	231	224	1 244	1 559	+ 25,3
Total square metres	48 606	54 514	57 682	299 792	356 606	+ 19,0
Total value at current prices (R'000)	97 744	108 328	119 325	556 401	711 634	+ 27,9
Flats and townhouses						
Number of flats and townhouses	124	361	372	955	1 314	+ 37,6
Total square metres	27 800	58 281	58 613	176 250	246 123	+ 39,6
Total value at current prices (R'000)	67 253	118 857	145 560	450 529	567 294	+ 25,9
Other residential buildings <sup>1/</sup>						
Total square metres	423	2 963	376	16 209	15 856	- 2,2
Total value at current prices (R'000)	600	4 536	492	39 553	40 940	+ 3,5
<b>Total value of residential buildings at current prices (R'000)</b>	<b>210 710</b>	<b>247 101</b>	<b>280 510</b>	<b>1 213 305</b>	<b>1 413 651</b>	<b>+ 16,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	3 246	3 963	3 111	20 314	26 590	+ 30,9
Total value at current prices (R'000)	3 450	7 821	3 572	49 028	60 520	+ 23,4
Shopping space						
Total square metres	4 075	1 393	10 418	86 038	31 518	- 63,4
Total value at current prices (R'000)	6 336	2 397	108 682	538 416	145 669	- 72,9
Industrial and warehouse space						
Total square metres	27 602	5 922	19 795	77 140	99 699	+ 29,2
Total value at current prices (R'000)	30 143	7 778	36 547	90 575	201 441	+ 122,4
Other non-residential space <sup>2/</sup>						
Total square metres	4 435	2 549	3 378	21 207	18 068	- 14,8
Total value at current prices (R'000)	7 910	2 818	6 220	40 185	32 744	- 18,5
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>47 839</b>	<b>20 814</b>	<b>155 021</b>	<b>718 204</b>	<b>440 374</b>	<b>- 38,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	48 408	56 483	53 781	298 074	342 928	+ 15,0
Total value at current prices (R'000)	71 679	90 949	113 088	416 553	576 373	+ 38,4
Other buildings <sup>3/</sup>						
Total square metres	23 225	10 623	9 422	123 900	89 216	- 28,0
Total value at current prices (R'000)	57 754	26 001	39 388	256 711	189 972	- 26,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>129 433</b>	<b>116 950</b>	<b>152 476</b>	<b>673 264</b>	<b>766 345</b>	<b>+ 13,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>387 982</b>	<b>384 865</b>	<b>588 007</b>	<b>2 604 773</b>	<b>2 620 370</b>	<b>+ 0,6</b>

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

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

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

**Table 15 - Building plans passed by type of building and province: North West**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	40	54	49	236	458	+ 94,1
Total square metres	2 390	3 148	2 707	13 832	22 572	+ 63,2
Total value at current prices (R'000)	2 779	3 814	3 205	16 810	27 092	+ 61,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	109	178	180	649	992	+ 52,9
Total square metres	22 738	32 777	32 000	125 547	187 138	+ 49,1
Total value at current prices (R'000)	38 231	51 837	49 355	196 057	323 396	+ 64,9
Flats and townhouses						
Number of flats and townhouses	121	99	150	504	411	- 18,5
Total square metres	11 986	9 578	12 684	42 126	44 016	+ 4,5
Total value at current prices (R'000)	26 254	16 413	24 567	73 603	81 241	+ 10,4
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	1 467	9 676	5 616	- 42,0
Total value at current prices (R'000)	0	0	2 934	15 033	15 321	+ 1,9
<b>Total value of residential buildings at current prices (R'000)</b>	<b>67 264</b>	<b>72 064</b>	<b>80 061</b>	<b>301 503</b>	<b>447 050</b>	<b>+ 48,3</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	620	4 793	5 064	+ 5,7
Total value at current prices (R'000)	0	0	1 200	9 978	11 154	+ 11,8
Shopping space						
Total square metres	1 940	4 531	7 322	8 929	25 802	+ 189,0
Total value at current prices (R'000)	3 338	7 938	16 562	19 337	58 349	+ 201,7
Industrial and warehouse space						
Total square metres	9 342	3 636	2 220	18 075	15 279	- 15,5
Total value at current prices (R'000)	14 000	4 746	1 856	24 189	16 727	- 30,8
Other non-residential space <sup>2/</sup>						
Total square metres	734	263	0	13 826	8 243	- 40,4
Total value at current prices (R'000)	1 519	296	0	25 289	17 536	- 30,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>18 857</b>	<b>12 980</b>	<b>19 618</b>	<b>78 793</b>	<b>103 766</b>	<b>+ 31,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	12 444	11 970	11 787	57 878	68 858	+ 19,0
Total value at current prices (R'000)	18 992	18 253	15 769	80 805	102 991	+ 27,5
Other buildings <sup>3/</sup>						
Total square metres	3 705	2 647	2 359	9 306	24 021	+ 158,1
Total value at current prices (R'000)	6 728	5 773	2 617	15 778	39 816	+ 152,4
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>25 720</b>	<b>24 026</b>	<b>18 386</b>	<b>96 583</b>	<b>142 807</b>	<b>+ 47,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>111 841</b>	<b>109 070</b>	<b>118 065</b>	<b>476 879</b>	<b>693 623</b>	<b>+ 45,5</b>

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

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

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

**Table 16 - Building plans passed by type of building and province: Gauteng**

Type of building	July 2003 *	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	850	1 310	635	7 038	5 988	- 14,9
Total square metres	38 081	50 661	27 674	265 413	247 770	- 6,6
Total value at current prices (R'000)	46 885	55 994	33 887	269 600	275 296	+ 2,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	884	1 065	1 151	5 067	6 322	+ 24,8
Total square metres	239 735	288 244	307 326	1 352 338	1 659 202	+ 22,7
Total value at current prices (R'000)	483 062	608 680	669 625	2 574 889	3 482 091	+ 35,2
Flats and townhouses						
Number of flats and townhouses	815	529	589	4 089	4 285	+ 4,8
Total square metres	141 667	109 945	107 589	712 431	730 246	+ 2,5
Total value at current prices (R'000)	276 397	228 665	232 044	1 362 237	1 559 130	+ 14,5
Other residential buildings <sup>1/</sup>						
Total square metres	3 492	0	0	38 776	9 758	- 74,8
Total value at current prices (R'000)	6 984	0	0	65 387	19 307	- 70,5
<b>Total value of residential buildings at current prices (R'000)</b>	<b>813 328</b>	<b>893 339</b>	<b>935 556</b>	<b>4 272 113</b>	<b>5 335 824</b>	<b>+ 24,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	10 958	1 134	21 678	104 012	90 717	- 12,8
Total value at current prices (R'000)	21 868	3 220	47 576	201 465	192 685	- 4,4
Shopping space						
Total square metres	71 710	23 383	22 000	119 456	102 543	- 14,2
Total value at current prices (R'000)	102 537	47 719	52 415	184 448	222 742	+ 20,8
Industrial and warehouse space						
Total square metres	81 994	54 538	29 152	240 051	268 756	+ 12,0
Total value at current prices (R'000)	178 605	120 016	58 814	482 517	533 302	+ 10,5
Other non-residential space <sup>2/</sup>						
Total square metres	14 188	16 146	1 354	93 112	122 702	+ 31,8
Total value at current prices (R'000)	26 545	36 367	3 299	180 196	216 980	+ 20,4
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>329 555</b>	<b>207 322</b>	<b>162 104</b>	<b>1 048 626</b>	<b>1 165 709</b>	<b>+ 11,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	120 399	128 424	117 459	678 303	755 937	+ 11,4
Total value at current prices (R'000)	225 526	264 015	239 341	1 214 318	1 483 195	+ 22,1
Other buildings <sup>3/</sup>						
Total square metres	68 054	21 859	40 386	311 820	231 234	- 25,8
Total value at current prices (R'000)	130 228	97 107	91 134	655 027	607 179	- 7,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>355 754</b>	<b>361 122</b>	<b>330 475</b>	<b>1 869 345</b>	<b>2 090 374</b>	<b>+ 11,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>1 498 637</b>	<b>1 461 783</b>	<b>1 428 135</b>	<b>7 190 084</b>	<b>8 591 907</b>	<b>+ 19,5</b>

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

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

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



**Table 17 - Building plans passed by type of building and province: Mpumalanga**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	23	184	95	577	633	+ 9,7
Total square metres	1 276	8 737	4 382	25 477	30 410	+ 19,4
Total value at current prices (R'000)	1 523	7 614	2 681	21 015	23 455	+ 11,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	127	185	101	854	817	- 4,3
Total square metres	27 742	37 942	21 627	182 046	168 115	- 7,7
Total value at current prices (R'000)	37 808	59 497	32 986	252 862	250 378	- 1,0
Flats and townhouses						
Number of flats and townhouses	27	6	26	94	353	+ 275,5
Total square metres	3 447	1 030	3 884	10 855	45 828	+ 322,2
Total value at current prices (R'000)	5 085	1 272	4 883	15 290	58 039	+279,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	603	1 779	4 149	+ 133,2
Total value at current prices (R'000)	0	0	3 015	3 450	11 254	+ 226,2
<b>Total value of residential buildings at current prices (R'000)</b>	<b>44 416</b>	<b>68 383</b>	<b>43 565</b>	<b>292 617</b>	<b>343 126</b>	<b>+ 17,3</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	80	1 075	409	7 532	3 990	- 47,0
Total value at current prices (R'000)	120	1 073	1 220	12 421	6 009	- 51,6
Shopping space						
Total square metres	3 807	2 494	2 643	43 659	48 165	+10,3
Total value at current prices (R'000)	5 648	3 927	3 762	68 613	79 607	+16,0
Industrial and warehouse space						
Total square metres	750	1 577	230	33 565	17 669	- 47,4
Total value at current prices (R'000)	1 200	2 103	139	40 086	21 114	- 47,3
Other non-residential space <sup>2/</sup>						
Total square metres	258	2 091	250	3 933	6 144	+ 56,2
Total value at current prices (R'000)	300	2 516	170	4 881	8 113	+ 66,2
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>7 268</b>	<b>9 619</b>	<b>5 291</b>	<b>126 001</b>	<b>114 843</b>	<b>- 8,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	11 475	20 927	10 184	83 821	96 344	+ 14,9
Total value at current prices (R'000)	12 293	25 170	13 868	104 746	116 686	+ 11,4
Other buildings <sup>3/</sup>						
Total square metres	3 280	2 041	5 492	23 340	19 895	- 14,8
Total value at current prices (R'000)	4 596	3 541	7 086	32 429	31 288	- 3,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>16 889</b>	<b>28 711</b>	<b>20 954</b>	<b>137 175</b>	<b>147 974</b>	<b>+ 7,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>68 573</b>	<b>106 713</b>	<b>69 810</b>	<b>555 793</b>	<b>605 943</b>	<b>+ 9,0</b>

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

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

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

**Table 18 - Building plans passed by type of building and province: Limpopo**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	31	27	36	467	984	+ 110,7
Total square metres	1 812	1 685	2 291	22 036	44 042	+ 99,9
Total value at current prices (R'000)	2 514	2 552	4 223	19 674	32 812	+ 66,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	45	47	61	400	443	+ 10,8
Total square metres	8 902	10 637	11 358	72 934	86 843	+ 19,1
Total value at current prices (R'000)	12 162	16 461	21 934	102 794	150 402	+ 46,3
Flats and townhouses						
Number of flats and townhouses	16	161	21	94	291	+ 209,6
Total square metres	2 460	13 200	2 047	10 451	29 875	+ 185,9
Total value at current prices (R'000)	3 444	18 481	2 867	14 931	42 704	+ 186,0
Other residential buildings <sup>1/</sup>						
Total square metres	0	332	0	0	332	..
Total value at current prices (R'000)	0	598	0	0	598	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>18 120</b>	<b>38 092</b>	<b>29 024</b>	<b>137 399</b>	<b>226 516</b>	<b>+ 64,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 310	1 631	1 782	2 843	9 005	+ 216,7
Total value at current prices (R'000)	2 021	3 029	3 734	5 394	18 845	+ 249,4
Shopping space						
Total square metres	1 838	494	3 571	19 362	13 522	-30,2
Total value at current prices (R'000)	3 288	1 083	7 856	47 274	26 055	-44,9
Industrial and warehouse space						
Total square metres	0	0	681	3 814	8 565	+ 124,6
Total value at current prices (R'000)	0	0	1 129	7 217	15 428	+ 113,8
Other non-residential space <sup>2/</sup>						
Total square metres	55	139	589	2 938	7 572	+ 157,7
Total value at current prices (R'000)	121	223	725	5 994	15 933	+ 165,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>5 430</b>	<b>4 335</b>	<b>13 444</b>	<b>65 879</b>	<b>76 261</b>	<b>+ 15,8</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	4 282	7 124	10 157	31 359	44 427	+ 41,7
Total value at current prices (R'000)	5 938	10 094	14 151	42 505	62 191	+ 46,3
Other buildings <sup>3/</sup>						
Total square metres	2 224	2 896	2 264	6 701	17 284	+ 157,9
Total value at current prices (R'000)	4 447	5 228	4 919	15 148	29 962	+ 97,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>10 385</b>	<b>15 322</b>	<b>19 070</b>	<b>57 653</b>	<b>92 153</b>	<b>+ 59,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>33 935</b>	<b>57 749</b>	<b>61 538</b>	<b>260 931</b>	<b>394 930</b>	<b>+ 51,4</b>

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

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

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

**Table 19 - Buildings completed by type of building: Total South Africa**

Type of building	July 2003 *	June 2004*	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 777	2 731	2 808	15 284	23 689	+ 55,0
Total square metres	73 528	108 706	111 256	578 568	909 756	+ 57,2
Total value at current prices (R'000)	70 966	111 347	97 799	504 066	737 717	+ 46,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 509	1 367	1 606	8 761	8 885	+ 1,4
Total square metres	349 234	311 614	380 633	1 889 774	2 011 373	+ 6,4
Total value at current prices (R'000)	617 625	657 802	736 810	3 218 933	4 004 664	+ 24,4
Flats and townhouses						
Number of flats and townhouses	928	1 113	1 764	6 490	7 658	+ 18,0
Total square metres	135 837	155 850	275 537	742 912	1 016 131	+ 36,8
Total value at current prices (R'000)	249 112	306 171	634 057	1 288 102	2 117 801	+ 64,4
Other residential buildings <sup>1/</sup>						
Total square metres	87 056	0	12 315	134 289	34 554	- 74,3
Total value at current prices (R'000)	683 309	0	32 680	782 594	87 210	- 88,9
<b>Total value of residential buildings at current prices (R'000)</b>	<b>1 621 012</b>	<b>1 075 320</b>	<b>1 501 346</b>	<b>5 793 695</b>	<b>6 947 392</b>	<b>+ 19,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	28 361	32 900	47 246	339 415	233 557	- 31,2
Total value at current prices (R'000)	67 376	74 375	94 783	695 055	472 814	- 32,0
Shopping space						
Total square metres	51 045	24 275	19 465	211 445	174 371	- 17,5
Total value at current prices (R'000)	79 628	57 707	39 544	371 736	354 281	- 4,7
Industrial and warehouse space						
Total square metres	21 995	36 234	77 006	317 263	364 724	+ 15,0
Total value at current prices (R'000)	37 312	63 326	181 185	435 049	678 067	+ 55,9
Other non-residential space <sup>2/</sup>						
Total square metres	3 802	3 950	8 403	325 045	88 569	- 72,8
Total value at current prices (R'000)	6 764	5 508	21 816	628 660	162 929	- 74,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>191 080</b>	<b>200 916</b>	<b>337 328</b>	<b>2 130 500</b>	<b>1 668 091</b>	<b>- 21,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	122 011	119 338	140 000	872 446	794 931	- 8,9
Total value at current prices (R'000)	174 346	203 618	231 721	1 207 014	1 332 484	+ 10,4
Other buildings <sup>3/</sup>						
Total square metres	65 710	61 709	29 829	340 767	283 661	- 16,8
Total value at current prices (R'000)	161 585	115 669	123 450	760 003	723 816	- 4,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>335 931</b>	<b>319 287</b>	<b>355 171</b>	<b>1 967 017</b>	<b>2 056 300</b>	<b>+ 4,5</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>2 148 023</b>	<b>1 595 523</b>	<b>2 193 845</b>	<b>9 891 212</b>	<b>10 671 783</b>	<b>+ 7,9</b>

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

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

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

**Table 20 - Buildings completed by type of building and province: Western Cape**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	355	620	815	1 724	5 139	+ 198,1
Total square metres	14 038	24 324	31 758	70 324	200 651	+ 185,3
Total value at current prices (R'000)	16 941	26 288	27 565	84 995	168 394	+ 98,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	490	491	499	3 274	2 834	- 13,4
Total square metres	108 026	110 434	108 785	645 801	623 181	- 3,5
Total value at current prices (R'000)	181 081	210 740	202 156	1 075 275	1 170 614	+ 8,9
Flats and townhouses						
Number of flats and townhouses	147	289	313	1 199	1 601	+ 33,5
Total square metres	17 332	36 555	36 914	135 523	173 079	+ 27,7
Total value at current prices (R'000)	41 421	72 158	98 515	239 464	361 206	+ 50,8
Other residential buildings <sup>1/</sup>						
Total square metres	47 415	0	6 751	63 287	22 493	- 64,5
Total value at current prices (R'000)	214 896	0	16 130	256 915	53 532	- 79,2
<b>Total value of residential buildings at current prices (R'000)</b>	<b>454 339</b>	<b>309 186</b>	<b>344 366</b>	<b>1 656 649</b>	<b>1 753 746</b>	<b>+ 5,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	3 378	9 550	3 833	96 148	30 183	- 68,6
Total value at current prices (R'000)	5 416	27 338	5 522	176 393	64 774	- 63,3
Shopping space						
Total square metres	677	431	875	22 876	91 383	+ 299,5
Total value at current prices (R'000)	649	1 293	1 893	33 749	185 148	+ 448,6
Industrial and warehouse space						
Total square metres	10 867	8 485	11 693	107 733	71 919	- 33,2
Total value at current prices (R'000)	21 742	14 584	14 877	137 971	97 258	- 29,5
Other non-residential space <sup>2/</sup>						
Total square metres	1 977	1 201	0	38 450	12 041	- 68,7
Total value at current prices (R'000)	3 386	1 891	0	53 090	21 081	- 60,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>31 193</b>	<b>45 106</b>	<b>22 292</b>	<b>401 203</b>	<b>368 261</b>	<b>- 8,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	43 222	43 005	55 513	310 030	269 376	- 13,1
Total value at current prices (R'000)	60 746	66 335	86 725	416 001	427 498	+ 2,8
Other buildings <sup>3/</sup>						
Total square metres	21 017	9 699	8 632	119 398	77 294	- 35,3
Total value at current prices (R'000)	39 175	36 499	18 274	265 820	205 910	- 22,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>99 921</b>	<b>102 834</b>	<b>104 999</b>	<b>681 821</b>	<b>633 408</b>	<b>- 7,1</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>585 453</b>	<b>457 126</b>	<b>471 657</b>	<b>2 739 673</b>	<b>2 755 415</b>	<b>+ 0,6</b>

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

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

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

**Table 21 - Buildings completed by type of building and province: Eastern Cape**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	154	228	182	941	2 043	+ 117,1
Total square metres	6 433	11 503	7 702	41 042	89 633	+ 118,4
Total value at current prices (R'000)	4 453	16 617	9 588	35 254	84 562	+ 139,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	106	63	73	391	560	+ 43,2
Total square metres	22 190	10 985	14 035	80 003	100 061	+ 25,1
Total value at current prices (R'000)	35 024	18 547	23 505	119 624	167 458	+ 40,0
Flats and townhouses						
Number of flats and townhouses	12	3	4	179	55	-69,3
Total square metres	1 339	776	972	10 872	11 858	+ 9,1
Total value at current prices (R'000)	2 076	1 299	1 730	16 703	22 138	+ 32,5
Other residential buildings <sup>1/</sup>						
Total square metres	223	0	0	6 307	0	..
Total value at current prices (R'000)	483	0	0	10 507	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>42 036</b>	<b>36 463</b>	<b>34 823</b>	<b>182 088</b>	<b>274 158</b>	<b>+ 50,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	8 324	5 784	160	15 288	+ 9 455,0
Total value at current prices (R'000)	0	10 269	4 714	267	17 824	+ 6 575,7
Shopping space						
Total square metres	11 977	934	287	16 206	3 134	- 80,7
Total value at current prices (R'000)	15 039	1 930	464	22 394	6 393	- 71,5
Industrial and warehouse space						
Total square metres	0	336	336	13 203	7 013	- 46,9
Total value at current prices (R'000)	0	544	544	19 685	11 070	- 43,8
Other non-residential space <sup>2/</sup>						
Total square metres	0	251	0	6 529	1 830	-72,0
Total value at current prices (R'000)	0	361	0	10 204	3 562	-65,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>15 039</b>	<b>13 104</b>	<b>5 722</b>	<b>52 550</b>	<b>38 849</b>	<b>- 26,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	9 588	12 710	9 721	63 674	64 902	+ 1,9
Total value at current prices (R'000)	14 520	19 601	14 609	87 783	102 644	+ 16,9
Other buildings <sup>3/</sup>						
Total square metres	6 430	29 456	18	38 241	39 204	+ 2,5
Total value at current prices (R'000)	5 728	28 568	105	60 187	47 641	- 20,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>20 248</b>	<b>48 169</b>	<b>14 714</b>	<b>147 970</b>	<b>150 285</b>	<b>+ 1,6</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>77 323</b>	<b>97 736</b>	<b>55 259</b>	<b>382 608</b>	<b>463 292</b>	<b>+ 21,1</b>

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

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

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

**Table 22 - Buildings completed by type of building and province: Northern Cape**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2	10	4	50	36	- 28,0
Total square metres	109	457	195	1 964	1 702	- 13,3
Total value at current prices (R'000)	164	426	315	1 872	2 245	+ 19,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2	6	9	40	50	+ 25,0
Total square metres	225	936	1 926	6 837	8 680	+ 27,0
Total value at current prices (R'000)	238	1 705	3 607	11 048	14 803	+ 34,0
Flats and townhouses						
Number of flats and townhouses	0	10	5	22	31	+ 40,9
Total square metres	0	1 475	929	2 467	5 361	+ 117,3
Total value at current prices (R'000)	0	3 035	1 600	4 004	9 612	+ 140,1
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>402</b>	<b>5 166</b>	<b>5 522</b>	<b>16 924</b>	<b>26 660</b>	<b>+ 57,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	0	95	..
Total value at current prices (R'000)	0	0	0	0	171	..
Shopping space						
Total square metres	0	0	0	3 333	1 939	-41,8
Total value at current prices (R'000)	0	0	0	7 333	3 610	- 50,8
Industrial and warehouse space						
Total square metres	0	0	0	1 017	576	- 43,4
Total value at current prices (R'000)	0	0	0	2 057	974	- 52,6
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	0	125	1 016	+ 712,8
Total value at current prices (R'000)	0	0	0	188	2 123	+ 1029,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9 578</b>	<b>6 878</b>	<b>- 28,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	1 374	2 465	1 604	14 701	13 799	- 6,1
Total value at current prices (R'000)	2 410	3 590	2 735	23 839	23 260	- 2,4
Other buildings <sup>3/</sup>						
Total square metres	1 029	278	734	4 502	1 960	- 56,5
Total value at current prices (R'000)	2 074	700	1 922	8 576	5 443	- 36,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 484</b>	<b>4 290</b>	<b>4 657</b>	<b>32 415</b>	<b>28 703</b>	<b>- 11,5</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>4 886</b>	<b>9 456</b>	<b>10 179</b>	<b>58 917</b>	<b>62 241</b>	<b>5,6</b>

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

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

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

**Table 23 - Buildings completed by type of building and province: Free State**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	271	82	126	1 736	2 038	+ 17,4
Total square metres	11 489	3 390	3 794	73 470	84 328	+ 14,8
Total value at current prices (R'000)	6 536	2 366	2 502	42 674	46 223	+ 8,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	43	20	12	214	124	-42,1
Total square metres	6 615	4 663	2 000	33 799	22 754	-32,7
Total value at current prices (R'000)	8 557	6 091	3 023	43 356	33 539	-22,6
Flats and townhouses						
Number of flats and townhouses	51	0	49	207	291	+ 40,6
Total square metres	5 471	0	3 816	23 472	27 678	+ 17,9
Total value at current prices (R'000)	7 767	0	5 741	34 289	41 728	+ 21,7
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	900	2 743	900	-67,2
Total value at current prices (R'000)	0	0	1 000	7 054	1 000	-85,8
<b>Total value of residential buildings at current prices (R'000)</b>	<b>22 860</b>	<b>8 457</b>	<b>12 266</b>	<b>127 373</b>	<b>122 490</b>	<b>-3,8</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 400	0	1 034	7 130	6 918	-3,0
Total value at current prices (R'000)	900	0	1 551	8 747	25 781	+ 194,7
Shopping space						
Total square metres	1 625	467	804	12 616	2 631	-79,1
Total value at current prices (R'000)	2 665	1 237	1 106	20 005	3 483	-82,6
Industrial and warehouse space						
Total square metres	0	0	0	8 664	4 435	-48,8
Total value at current prices (R'000)	0	0	0	7 712	3 109	-59,7
Other non-residential space <sup>2/</sup>						
Total square metres	0	1 505	64	3 240	3 408	+ 5,2
Total value at current prices (R'000)	0	2 043	64	4 558	5 869	+ 28,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>3 565</b>	<b>3 280</b>	<b>2 721</b>	<b>41 022</b>	<b>38 242</b>	<b>-6,8</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	4 628	4 386	4 002	35 510	29 815	-16,0
Total value at current prices (R'000)	5 185	5 996	5 659	39 597	40 116	+ 1,3
Other buildings <sup>3/</sup>						
Total square metres	2 806	1 305	1 464	9 475	9 067	-4,3
Total value at current prices (R'000)	7 817	2 583	7 543	30 836	49 609	+ 60,9
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>13 002</b>	<b>8 579</b>	<b>13 202</b>	<b>70 433</b>	<b>89 725</b>	<b>+ 27,4</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>39 427</b>	<b>20 316</b>	<b>28 189</b>	<b>238 828</b>	<b>250 457</b>	<b>+ 4,9</b>

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

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

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

**Table 24 - Buildings completed by type of building and province: KwaZulu-Natal**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	272	599	369	2 284	3 600	+ 57,6
Total square metres	10 983	19 946	12 907	84 633	123 516	+ 45,9
Total value at current prices (R'000)	8 103	19 570	14 735	65 999	108 081	+ 63,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	106	143	157	730	855	+ 17,1
Total square metres	23 742	30 846	31 708	153 893	184 922	+ 20,2
Total value at current prices (R'000)	38 241	59 134	66 072	232 659	355 938	+ 53,0
Flats and townhouses						
Number of flats and townhouses	101	89	269	446	772	+ 73,1
Total square metres	22 619	17 704	38 682	68 787	145 865	+ 112,1
Total value at current prices (R'000)	45 350	43 198	94 208	118 782	355 764	+ 199,5
Other residential buildings <sup>1/</sup>						
Total square metres	38 932	0	1 952	39 118	3 712	-90,5
Total value at current prices (R'000)	466 430	0	6 970	466 716	12 270	-97,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>558 124</b>	<b>121 902</b>	<b>181 985</b>	<b>884 156</b>	<b>832 053</b>	<b>-5,9</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	15 344	5 718	2 080	28 900	29 344	+ 1,5
Total value at current prices (R'000)	47 520	15 380	5 193	74 557	56 481	-24,2
Shopping space						
Total square metres	1 330	2 513	10 166	34 193	24 275	-29,0
Total value at current prices (R'000)	3 700	6 465	21 281	66 178	51 145	-22,7
Industrial and warehouse space						
Total square metres	6 926	8 571	36 524	62 585	107 440	+ 71,7
Total value at current prices (R'000)	8 115	18 408	107 401	69 713	199 853	+ 186,7
Other non-residential space <sup>2/</sup>						
Total square metres	662	993	5 401	17 422	11 194	-35,7
Total value at current prices (R'000)	1 210	1 213	15 392	31 803	27 094	-14,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>60 545</b>	<b>41 466</b>	<b>149 267</b>	<b>242 251</b>	<b>334 573</b>	<b>+ 38,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	24 634	27 036	22 087	172 358	175 357	+ 1,7
Total value at current prices (R'000)	28 049	56 926	44 009	203 390	302 276	+ 48,6
Other buildings <sup>3/</sup>						
Total square metres	4 770	13 990	11 365	60 528	65 502	+ 8,2
Total value at current prices (R'000)	25 026	25 715	40 681	156 339	157 457	+ 0,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>53 075</b>	<b>82 641</b>	<b>84 690</b>	<b>359 729</b>	<b>459 733</b>	<b>+ 27,8</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>671 744</b>	<b>246 009</b>	<b>415 942</b>	<b>1 486 136</b>	<b>1 626 359</b>	<b>+ 9,4</b>

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

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

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



**Table 25 - Buildings completed by type of building and province: North West**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	25	224	247	160	4 114	+ 2 471,3
Total square metres	1 461	7 323	7 917	9 242	127 878	+ 1 283,7
Total value at current prices (R'000)	1 660	4 530	4 686	10 675	69 761	+ 553,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	43	59	119	515	421	- 18,3
Total square metres	7 771	11 095	25 012	97 461	84 751	- 13,0
Total value at current prices (R'000)	14 087	25 510	33 437	149 339	145 642	- 2,5
Flats and townhouses						
Number of flats and townhouses	89	50	44	496	589	+ 18,8
Total square metres	10 129	6 337	6 682	44 420	43 907	- 1,2
Total value at current prices (R'000)	17 782	9 812	9 466	72 458	76 173	+ 5,1
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	2 421	732	2 649	+ 261,9
Total value at current prices (R'000)	0	0	8 000	1 140	8 250	+ 623,7
<b>Total value of residential buildings at current prices (R'000)</b>	<b>33 529</b>	<b>39 852</b>	<b>55 589</b>	<b>233 612</b>	<b>299 826</b>	<b>+ 28,3</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	1 279	3 126	7 692	8 007	+ 4,1
Total value at current prices (R'000)	0	2 700	8 428	11 494	18 470	+ 60,7
Shopping space						
Total square metres	1 138	7 463	1 800	5 136	15 501	+ 201,8
Total value at current prices (R'000)	4 400	19 404	2 299	10 894	31 186	+ 186,3
Industrial and warehouse space						
Total square metres	0	0	1 839	4 062	7 673	+ 88,9
Total value at current prices (R'000)	0	0	3 000	4 576	11 032	+ 141,1
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	766	7 342	2 079	- 71,7
Total value at current prices (R'000)	0	0	1 226	27 900	3 297	- 88,2
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>4 400</b>	<b>22 104</b>	<b>14 953</b>	<b>54 864</b>	<b>63 985</b>	<b>+ 16,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	452	3 319	7 325	26 082	27 359	+ 4,9
Total value at current prices (R'000)	530	3 613	8 342	25 914	33 385	+ 28,8
Other buildings <sup>3/</sup>						
Total square metres	422	2 138	4 350	10 240	13 086	+ 27,8
Total value at current prices (R'000)	475	5 014	11 248	14 448	29 205	+ 102,1
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>1 005</b>	<b>8 627</b>	<b>19 590</b>	<b>40 362</b>	<b>62 590</b>	<b>+ 55,1</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>38 934</b>	<b>70 583</b>	<b>90 132</b>	<b>328 838</b>	<b>426 401</b>	<b>+ 29,7</b>

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

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

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

**Table 26 - Buildings completed by type of building and province: Gauteng**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	338	670	551	7 452	4 752	-36,2
Total square metres	16 089	27 624	23 035	257 994	191 126	-25,9
Total value at current prices (R'000)	26 776	32 292	24 624	232 207	203 429	-12,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	583	489	658	3 117	3 464	+ 11,1
Total square metres	155 194	123 875	180 146	773 306	880 984	+ 13,9
Total value at current prices (R'000)	304 446	307 348	373 603	1 450 368	1 945 103	+ 34,1
Flats and townhouses						
Number of flats and townhouses	520	655	1 018	3 380	4 190	+ 24,0
Total square metres	77 858	89 947	178 851	422 037	586 645	+ 39,0
Total value at current prices (R'000)	133 192	172 061	411 322	758 757	1 218 642	+ 60,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	102	19 901	3 815	-80,8
Total value at current prices (R'000)	0	0	100	34 512	8 228	-76,2
<b>Total value of residential buildings at current prices (R'000)</b>	<b>464 414</b>	<b>511 701</b>	<b>809 649</b>	<b>2 475 844</b>	<b>3 375 402</b>	<b>+ 36,3</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	4 026	7 632	31 389	192 688	139 746	-27,5
Total value at current prices (R'000)	7 333	18 034	69 375	414 223	284 319	-31,4
Shopping space						
Total square metres	5 591	11 176	3 254	71 940	27 711	-61,5
Total value at current prices (R'000)	11 791	24 957	7 477	144 689	59 567	-58,8
Industrial and warehouse space						
Total square metres	4 202	16 562	25 300	103 802	160 717	+ 54,8
Total value at current prices (R'000)	7 455	27 390	54 214	179 566	348 793	+ 94,2
Other non-residential space <sup>2/</sup>						
Total square metres	917	0	1 370	251 098	55 405	-77,9
Total value at current prices (R'000)	1 834	0	3 530	499 633	97 188	-80,5
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>28 413</b>	<b>70 381</b>	<b>134 596</b>	<b>1 238 111</b>	<b>789 867</b>	<b>-36,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	34 333	23 140	37 534	227 047	194 517	-14,3
Total value at current prices (R'000)	57 390	43 172	66 320	380 116	376 230	-1,0
Other buildings <sup>3/</sup>						
Total square metres	27 862	3 995	2 944	93 203	69 570	-25,4
Total value at current prices (R'000)	78 622	15 069	43 228	214 565	215 791	+ 0,6
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>136 012</b>	<b>58 241</b>	<b>109 548</b>	<b>594 681</b>	<b>592 021</b>	<b>-0,4</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>628 839</b>	<b>640 323</b>	<b>1 053 793</b>	<b>4 308 636</b>	<b>4 757 290</b>	<b>+ 10,4</b>

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

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

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

**Table 27 - Buildings completed by type of building and province: Mpumalanga**

Type of building	July 2003	June 2004*	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	86	285	504	531	1 414	+ 166,3
Total square metres	1 529	13 298	23 315	21 008	66 660	+ 217,3
Total value at current prices (R'000)	1 692	8 081	12 478	15 692	40 049	+ 155,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	63	80	51	308	386	+ 25,3
Total square metres	10 201	15 542	10 814	67 242	69 810	+ 3,8
Total value at current prices (R'000)	12 666	22 548	18 742	90 594	106 404	+ 17,5
Flats and townhouses						
Number of flats and townhouses	0	4	58	519	84	-83,8
Total square metres	0	556	7 899	30 623	13 913	-54,6
Total value at current prices (R'000)	0	1 112	10 366	37 287	21 595	-42,1
Other residential buildings <sup>1/</sup>						
Total square metres	486	0	0	2 201	453	-79,4
Total value at current prices (R'000)	1 500	0	0	5 750	2 450	-57,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>15 858</b>	<b>31 741</b>	<b>41 586</b>	<b>149 323</b>	<b>170 498</b>	<b>+ 14,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	3 283	368	0	5 580	3 038	-45,6
Total value at current prices (R'000)	4 836	590	0	7 592	3 590	-52,7
Shopping space						
Total square metres	27 542	1 291	839	42 136	3 319	-92,1
Total value at current prices (R'000)	40 000	2 421	1 500	61 518	5 381	-91,3
Industrial and warehouse space						
Total square metres	0	2 280	1 314	15 084	4 951	-67,2
Total value at current prices (R'000)	0	2 400	1 149	11 930	5 978	-49,9
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	802	0	802	..
Total value at current prices (R'000)	0	0	1 604	0	1 604	..
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>44 836</b>	<b>5 411</b>	<b>4 253</b>	<b>81 040</b>	<b>16 553</b>	<b>-79,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	862	2 888	1 119	17 305	12 649	-26,9
Total value at current prices (R'000)	1 356	3 755	1 660	22 064	16 310	-26,1
Other buildings <sup>3/</sup>						
Total square metres	1 374	848	260	4 531	6 958	+ 53,6
Total value at current prices (R'000)	2 668	1 521	313	7 869	11 175	+ 42,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 024</b>	<b>5 276</b>	<b>1 973</b>	<b>29 933</b>	<b>27 485</b>	<b>-8,2</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>64 718</b>	<b>42 428</b>	<b>47 812</b>	<b>260 296</b>	<b>214 536</b>	<b>-17,6</b>

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

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

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

**Table 28 - Buildings completed by to type of building and province: Limpopo**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	274	13	10	406	553	+ 36,2
Total square metres	11 397	841	633	18 891	24 262	+ 28,4
Total value at current prices (R'000)	4 641	1 177	1 306	14 698	14 973	+ 1,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	73	16	28	172	191	+ 11,0
Total square metres	15 270	3 238	6 207	31 432	36 230	+ 15,3
Total value at current prices (R'000)	23 285	6 179	12 665	46 670	65 163	+ 39,6
Flats and townhouses						
Number of flats and townhouses	8	13	4	42	45	+ 7,1
Total square metres	1 089	2 500	792	4 711	7 825	+ 66,1
Total value at current prices (R'000)	1 524	3 496	1 109	6 358	10 943	+ 72,1
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	189	0	532	..
Total value at current prices (R'000)	0	0	480	0	1 480	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>29 450</b>	<b>10 852</b>	<b>15 560</b>	<b>67 726</b>	<b>92 559</b>	<b>+ 36,7</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	930	29	0	1 117	938	-16,0
Total value at current prices (R'000)	1 371	64	0	1 782	1 404	-21,2
Shopping space						
Total square metres	1 165	0	1 440	3 009	4 478	+ 48,8
Total value at current prices (R'000)	1 384	0	3 524	4 976	8 368	+ 68,2
Industrial and warehouse space						
Total square metres	0	0	0	1 113	0	..
Total value at current prices (R'000)	0	0	0	1 839	0	..
Other non-residential space <sup>2/</sup>						
Total square metres	246	0	0	839	794	-5,4
Total value at current prices (R'000)	334	0	0	1 284	1 111	-13,5
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>3 089</b>	<b>64</b>	<b>3 524</b>	<b>9 881</b>	<b>10 883</b>	<b>+ 10,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	2 918	389	1 095	5 739	7 157	+ 24,7
Total value at current prices (R'000)	4 160	630	1 662	8 310	10 765	+ 29,5
Other buildings <sup>3/</sup>						
Total square metres	0	0	62	649	1 020	+ 57,2
Total value at current prices (R'000)	0	0	136	1 363	1 585	+ 16,3
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>4 160</b>	<b>630</b>	<b>1 798</b>	<b>9 673</b>	<b>12 350</b>	<b>+ 27,7</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>36 699</b>	<b>11 546</b>	<b>20 882</b>	<b>87 280</b>	<b>115 792</b>	<b>+ 32,7</b>

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

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

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

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

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	398	300	373	2 203	2 358	+ 7,0
Total square metres	16 592	12 441	16 636	92 942	103 167	+ 11,0
Total value at current prices (R'000)	19 832	17 613	20 815	111 844	128 157	+ 14,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	314	331	311	2 182	1 936	- 11,3
Total square metres	78 792	75 916	80 849	481 280	462 117	- 4,0
Total value at current prices (R'000)	111 646	142 568	154 461	695 153	878 793	+ 26,4
Flats and townhouses						
Number of flats and townhouses	452	211	611	1 556	2 270	+ 45,9
Total square metres	53 220	20 668	73 645	183 208	259 726	+ 41,8
Total value at current prices (R'000)	105 394	43 479	167 813	342 893	563 785	+ 64,4
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	31 041	..
Total value at current prices (R'000)	0	0	0	0	125 342	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>236 872</b>	<b>203 660</b>	<b>343 089</b>	<b>1 149 890</b>	<b>1 696 077</b>	<b>+ 47,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	2 492	4 372	10 228	71 865	67 711	- 5,8
Total value at current prices (R'000)	5 174	8 040	20 179	148 411	123 667	- 16,7
Shopping space						
Total square metres	1 288	13 318	3 788	60 754	128 035	+ 110,7
Total value at current prices (R'000)	2 411	27 967	7 955	68 473	256 424	+ 274,5
Industrial and warehouse space						
Total square metres	4 711	18 008	19 625	64 626	115 944	+ 79,4
Total value at current prices (R'000)	5 308	31 556	27 861	76 289	174 549	+ 128,8
Other non-residential space <sup>2/</sup>						
Total square metres	8 300	4 104	1 831	16 330	19 573	+ 19,9
Total value at current prices (R'000)	15 000	8 515	3 444	26 885	44 779	+ 66,6
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>27 893</b>	<b>76 078</b>	<b>59 439</b>	<b>320 058</b>	<b>599 419</b>	<b>+ 87,3</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	62 461	59 438	80 281	369 739	418 216	+ 13,1
Total value at current prices (R'000)	88 380	123 864	155 467	517 663	769 131	+ 48,6
Other buildings <sup>3/</sup>						
Total square metres	40 932	11 077	23 939	196 322	168 601	- 14,1
Total value at current prices (R'000)	70 402	57 205	52 389	376 553	404 668	+ 7,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>158 782</b>	<b>181 069</b>	<b>207 856</b>	<b>894 216</b>	<b>1 173 799</b>	<b>+ 31,3</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>423 547</b>	<b>460 807</b>	<b>610 384</b>	<b>2 364 164</b>	<b>3 469 295</b>	<b>+ 46,7</b>

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

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

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

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

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	317	226	226	1 446	2 174	+ 50,3
Total square metres	12 719	9 428	9 428	60 273	88 704	+ 47,2
Total value at current prices (R'000)	9 539	15 721	15 721	59 766	94 056	+ 57,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	55	16	16	217	128	- 41,0
Total square metres	9 672	1 950	1 950	40 153	22 505	- 44,0
Total value at current prices (R'000)	15 379	2 806	2 806	70 682	33 018	- 53,3
Flats and townhouses						
Number of flats and townhouses	2	20	20	39	129	+ 230,8
Total square metres	354	5 851	5 851	7 248	35 417	+ 388,6
Total value at current prices (R'000)	637	12 532	12 532	12 990	65 656	+ 405,4
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	470	0	..
Total value at current prices (R'000)	0	0	0	969	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>25 555</b>	<b>31 059</b>	<b>31 059</b>	<b>144 407</b>	<b>192 730</b>	<b>+ 33,5</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	0	0	3 348	498	- 85,1
Total value at current prices (R'000)	0	0	0	6 345	1 115	- 82,4
Shopping space						
Total square metres	5 278	0	0	6 034	3 017	-50,0
Total value at current prices (R'000)	6 175	0	0	7 588	6 056	-20,2
Industrial and warehouse space						
Total square metres	760	25 607	645	11 660	39 085	+ 235,2
Total value at current prices (R'000)	1 176	16 400	1 135	17 636	35 307	+ 100,2
Other non-residential space <sup>2/</sup>						
Total square metres	492	189	189	3 067	2 324	- 24,2
Total value at current prices (R'000)	868	413	413	5 295	4 976	- 6,0
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>8 219</b>	<b>16 813</b>	<b>1 548</b>	<b>36 864</b>	<b>47 454</b>	<b>+ 28,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	14 352	21 054	21 054	63 286	117 795	+ 86,1
Total value at current prices (R'000)	21 852	34 685	34 685	102 407	201 455	+ 96,7
Other buildings <sup>3/</sup>						
Total square metres	11 118	4 139	4 139	32 432	32 863	+ 1,3
Total value at current prices (R'000)	16 426	16 842	16 842	82 981	82 420	- 0,7
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>38 278</b>	<b>51 527</b>	<b>51 527</b>	<b>185 388</b>	<b>283 875</b>	<b>+ 53,1</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>72 052</b>	<b>99 399</b>	<b>84 134</b>	<b>366 659</b>	<b>524 059</b>	<b>+ 42,9</b>

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

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

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

**Table 31 - Building plans passed by type of building and selected urban area: Durban**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	45	250	225	403	1 359	+ 237,2
Total square metres	2 539	8 841	7 364	21 274	47 952	+ 125,4
Total value at current prices (R'000)	2 812	9 770	7 734	23 982	50 292	+ 109,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	104	94	85	544	567	+ 4,2
Total square metres	21 834	20 270	22 156	114 587	122 643	+ 7,0
Total value at current prices (R'000)	34 404	33 493	43 527	188 176	222 005	+ 18,0
Flats and townhouses						
Number of flats and townhouses	42	100	102	413	553	+ 33,9
Total square metres	9 790	20 897	21 875	64 988	127 542	+ 96,3
Total value at current prices (R'000)	25 124	45 037	53 852	147 476	284 235	+ 92,7
Other residential buildings <sup>1/</sup>						
Total square metres	423	2 443	234	1 296	2 762	+ 113,1
Total value at current prices (R'000)	600	3 600	350	1 900	4 040	+ 112,6
<b>Total value of residential buildings at current prices (R'000)</b>	<b>62 940</b>	<b>91 900</b>	<b>105 463</b>	<b>361 534</b>	<b>560 572</b>	<b>+ 55,1</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	959	274	3 111	6 374	18 540	+ 190,9
Total value at current prices (R'000)	850	821	3 572	13 828	41 401	+ 199,4
Shopping space						
Total square metres	500	961	9 280	37 367	11 368	-69,6
Total value at current prices (R'000)	1 000	1 747	106 500	289 360	110 047	-62,0
Industrial and warehouse space						
Total square metres	24 548	3 942	6 191	49 215	71 473	+ 45,2
Total value at current prices (R'000)	26 000	4 358	8 950	50 483	139 728	+ 176,8
Other non-residential space <sup>2/</sup>						
Total square metres	2 810	1 242	1 541	7 444	5 798	-22,1
Total value at current prices (R'000)	5 600	1 250	1 800	14 740	10 715	-27,3
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>33 450</b>	<b>8 176</b>	<b>120 822</b>	<b>368 411</b>	<b>301 891</b>	<b>-18,1</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	30 684	35 418	34 154	192 947	227 555	+ 17,9
Total value at current prices (R'000)	43 936	54 395	74 389	250 420	367 137	+ 46,6
Other buildings <sup>3/</sup>						
Total square metres	21 332	7 451	7 653	74 703	65 161	-12,8
Total value at current prices (R'000)	54 776	19 392	35 361	181 210	145 949	-19,5
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>98 712</b>	<b>73 787</b>	<b>109 750</b>	<b>431 630</b>	<b>513 086</b>	<b>+ 18,9</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>195 102</b>	<b>173 863</b>	<b>336 035</b>	<b>1 161 575</b>	<b>1 375 549</b>	<b>+ 18,4</b>

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

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

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

**Table 32 - Building plans passed by type of building and selected urban area: Witwatersrand**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	729	1 152	604	3 102	5 045	+ 62,6
Total square metres	32 834	44 686	25 752	132 500	205 313	+ 55,0
Total value at current prices (R'000)	38 116	51 179	29 810	159 467	220 957	+ 38,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	598	751	666	3 071	4 059	+ 32,2
Total square metres	156 912	198 717	188 784	793 966	1 061 400	+ 33,7
Total value at current prices (R'000)	325 954	400 693	398 206	1 528 368	2 174 890	+ 42,3
Flats and townhouses						
Number of flats and townhouses	346	427	378	1 967	2 453	+ 24,7
Total square metres	68 896	88 739	74 787	338 714	467 330	+ 38,0
Total value at current prices (R'000)	126 299	188 636	154 163	632 138	955 910	+ 51,2
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	21 216	9 624	- 54,6
Total value at current prices (R'000)	0	0	0	43 299	19 056	- 56,0
<b>Total value of residential buildings at current prices (R'000)</b>	<b>490 369</b>	<b>640 508</b>	<b>582 179</b>	<b>2 363 272</b>	<b>3 370 813</b>	<b>+ 42,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	9 057	650	20 014	55 173	66 557	+ 20,6
Total value at current prices (R'000)	17 785	1 284	43 416	105 471	132 892	+ 26,0
Shopping space						
Total square metres	70 606	17 489	15 197	100 462	79 111	- 21,3
Total value at current prices (R'000)	100 550	34 457	35 407	149 249	168 216	+ 12,7
Industrial and warehouse space						
Total square metres	37 669	29 150	24 278	138 857	180 944	+ 30,3
Total value at current prices (R'000)	81 682	58 772	48 382	269 782	333 182	+ 23,5
Other non-residential space <sup>2/</sup>						
Total square metres	12 154	10 827	287	57 944	108 832	+ 87,8
Total value at current prices (R'000)	22 144	23 109	631	119 927	186 986	+ 55,9
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>222 161</b>	<b>117 622</b>	<b>127 836</b>	<b>644 429</b>	<b>821 276</b>	<b>+ 27,4</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	82 435	93 633	84 229	451 032	552 114	+ 22,4
Total value at current prices (R'000)	157 189	186 617	163 748	797 243	1 036 067	+ 30,0
Other buildings <sup>3/</sup>						
Total square metres	58 969	7 640	36 292	152 617	159 231	+ 4,3
Total value at current prices (R'000)	113 418	48 118	80 848	323 157	384 183	+ 18,9
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>270 607</b>	<b>234 735</b>	<b>244 596</b>	<b>1 120 400</b>	<b>1 420 250</b>	<b>+ 26,8</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>983 137</b>	<b>992 865</b>	<b>954 611</b>	<b>4 128 101</b>	<b>5 612 339</b>	<b>+ 36,0</b>

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

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

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



**Table 33 - Building plans passed by type of building and selected urban area: Pretoria**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	83	15	21	3 847	295	- 92,3
Total square metres	3 963	753	1 320	128 512	16 430	- 87,2
Total value at current prices (R'000)	7 652	1 883	3 207	104 761	38 680	- 63,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	193	159	307	1 337	1 290	- 3,5
Total square metres	55 091	47 949	66 056	360 855	331 618	- 8,1
Total value at current prices (R'000)	111 779	115 330	164 964	730 721	806 353	+ 10,4
Flats and townhouses						
Number of flats and townhouses	468	81	154	1 728	1 267	- 26,7
Total square metres	72 413	18 128	25 491	319 697	186 317	- 41,7
Total value at current prices (R'000)	149 615	34 189	63 728	634 961	451 330	- 28,9
Other residential buildings <sup>1/</sup>						
Total square metres	3 492	0	0	4 759	0	..
Total value at current prices (R'000)	6 984	0	0	9 481	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>276 030</b>	<b>151 402</b>	<b>231 899</b>	<b>1 479 924</b>	<b>1 296 363</b>	<b>- 12,4</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 901	0	1 664	48 205	21 362	- 55,7
Total value at current prices (R'000)	4 083	0	4 160	95 274	53 407	- 43,9
Shopping space						
Total square metres	0	0	6 803	14 402	12 888	- 10,5
Total value at current prices (R'000)	0	0	17 008	27 863	32 019	+ 14,9
Industrial and warehouse space						
Total square metres	43 434	22 218	2 681	98 312	75 964	- 22,7
Total value at current prices (R'000)	96 032	55 546	6 703	209 885	180 676	- 13,9
Other non-residential space <sup>2/</sup>						
Total square metres	2 034	5 283	1 067	29 900	9 885	- 66,9
Total value at current prices (R'000)	4 401	13 208	2 668	54 162	24 671	- 54,4
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>104 516</b>	<b>68 754</b>	<b>30 539</b>	<b>387 184</b>	<b>290 773</b>	<b>- 24,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	29 501	26 574	23 529	176 219	145 141	- 17,6
Total value at current prices (R'000)	56 434	64 323	58 567	346 876	356 360	+ 2,7
Other buildings <sup>3/</sup>						
Total square metres	4 238	13 619	2 554	148 748	56 732	- 61,9
Total value at current prices (R'000)	10 055	47 586	6 386	320 214	195 213	- 39,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>66 489</b>	<b>111 909</b>	<b>64 953</b>	<b>667 090</b>	<b>551 573</b>	<b>- 17,3</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>447 035</b>	<b>332 065</b>	<b>327 391</b>	<b>2 534 198</b>	<b>2 138 709</b>	<b>- 15,6</b>

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

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

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

**Table 34 - Building plans passed by type of building and selected urban area: Bloemfontein**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	373	37	555	2 139	1 419	-33,7
Total square metres	9 123	2 001	22 247	82 112	59 485	-27,6
Total value at current prices (R'000)	6 337	2 511	10 773	44 838	35 378	-21,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	34	60	43	236	273	+ 15,7
Total square metres	5 939	9 243	6 842	38 925	42 454	+ 9,1
Total value at current prices (R'000)	8 748	17 032	12 613	59 186	71 025	+ 20,0
Flats and townhouses						
Number of flats and townhouses	0	70	200	155	481	+ 210,3
Total square metres	0	6 297	22 416	16 552	55 358	+ 234,4
Total value at current prices (R'000)	0	11 516	40 768	24 831	95 281	+ 283,7
Other residential buildings <sup>1/</sup>						
Total square metres	0	5 139	0	0	5 139	..
Total value at current prices (R'000)	0	9 770	0	0	9 770	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>15 085</b>	<b>40 829</b>	<b>64 154</b>	<b>128 855</b>	<b>211 454</b>	<b>+ 64,1</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	2 289	820	5 372	6 143	+ 14,4
Total value at current prices (R'000)	0	5 082	1 640	8 198	11 740	+ 43,2
Shopping space						
Total square metres	0	0	0	5 778	638	-89,0
Total value at current prices (R'000)	0	0	0	13 906	1 606	-88,5
Industrial and warehouse space						
Total square metres	0	1 909	0	5 591	2 403	-57,0
Total value at current prices (R'000)	0	1 462	0	3 473	1 759	-49,4
Other non-residential space <sup>2/</sup>						
Total square metres	280	161	0	2 959	161	-94,6
Total value at current prices (R'000)	560	189	0	4 754	189	-96,0
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>560</b>	<b>6 733</b>	<b>1 640</b>	<b>30 331</b>	<b>15 294</b>	<b>-49,6</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	1 724	6 540	6 498	30 382	41 014	+ 35,0
Total value at current prices (R'000)	2 345	8 735	10 635	40 744	58 076	+ 42,5
Other buildings <sup>3/</sup>						
Total square metres	1 796	1 414	3 614	8 081	12 156	+ 50,4
Total value at current prices (R'000)	9 779	2 709	4 679	37 305	22 012	-41,0
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>12 124</b>	<b>11 444</b>	<b>15 314</b>	<b>78 049</b>	<b>80 088</b>	<b>+ 2,6</b>
<b>Total value of building plans passed at current prices (R'000)</b>	<b>27 769</b>	<b>59 006</b>	<b>81 108</b>	<b>237 235</b>	<b>306 836</b>	<b>+ 29,3</b>

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

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

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

**Table 35 - Buildings completed by type of building and selected urban area: Cape Town**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	343	351	480	1 469	1 953	+ 32,9
Total square metres	13 309	15 059	20 795	58 163	83 540	+ 43,6
Total value at current prices (R'000)	15 571	17 913	18 952	65 418	81 142	+ 24,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	275	210	215	1 748	1 141	- 34,7
Total square metres	57 607	49 407	48 497	334 657	262 251	- 21,6
Total value at current prices (R'000)	85 459	79 739	78 444	472 323	421 549	- 10,7
Flats and townhouses						
Number of flats and townhouses	123	210	146	946	790	- 16,5
Total square metres	14 183	23 341	22 034	107 764	88 004	- 18,3
Total value at current prices (R'000)	34 764	48 186	68 551	180 672	196 938	+ 9,0
Other residential buildings <sup>1/</sup>						
Total square metres	47 415	0	0	47 415	10 800	- 77,2
Total value at current prices (R'000)	214 896	0	0	214 896	31 300	- 85,4
<b>Total value of residential buildings at current prices (R'000)</b>	<b>350 690</b>	<b>145 838</b>	<b>165 947</b>	<b>933 309</b>	<b>730 929</b>	<b>- 21,7</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	2 644	7 550	1 023	91 581	24 569	- 73,2
Total value at current prices (R'000)	3 457	22 838	1 766	164 749	54 842	- 66,7
Shopping space						
Total square metres	0	0	788	20 862	89 612	+ 329,5
Total value at current prices (R'000)	0	0	1 838	30 943	181 958	+ 488,0
Industrial and warehouse space						
Total square metres	3 180	2 486	8 432	61 168	23 980	- 60,8
Total value at current prices (R'000)	4 245	3 369	10 609	67 606	28 809	- 57,4
Other non-residential space <sup>2/</sup>						
Total square metres	738	1 201	0	22 415	4 789	- 78,6
Total value at current prices (R'000)	1 400	1 891	0	30 523	6 192	- 79,7
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>9 102</b>	<b>28 098</b>	<b>14 213</b>	<b>293 821</b>	<b>271 801</b>	<b>- 7,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	34 038	32 639	45 409	231 980	197 179	- 15,0
Total value at current prices (R'000)	45 775	48 981	67 296	293 433	291 116	- 0,8
Other buildings <sup>3/</sup>						
Total square metres	18 891	9 020	7 810	101 292	55 489	- 45,2
Total value at current prices (R'000)	34 572	35 143	15 546	227 338	152 791	- 32,8
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>80 347</b>	<b>84 124</b>	<b>82 842</b>	<b>520 771</b>	<b>443 907</b>	<b>- 14,8</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>440 139</b>	<b>258 060</b>	<b>263 002</b>	<b>1 747 901</b>	<b>1 446 637</b>	<b>- 17,2</b>

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

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

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

**Table 36 - Buildings completed by type of building and selected urban area: Port Elizabeth**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	74	99	99	613	683	+ 11,4
Total square metres	3 021	4 102	4 102	26 399	31 422	+ 19,0
Total value at current prices (R'000)	2 267	6 294	6 294	20 125	42 738	+ 112,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	40	0	0	87	106	+ 21,8
Total square metres	9 573	0	0	18 218	15 732	- 13,6
Total value at current prices (R'000)	14 855	0	0	27 568	25 462	- 7,6
Flats and townhouses						
Number of flats and townhouses	12	3	3	81	43	- 46,9
Total square metres	1 339	776	776	6 732	9 897	+ 47,0
Total value at current prices (R'000)	2 076	1 299	1 299	9 403	18 299	+ 94,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	5 656	0	..
Total value at current prices (R'000)	0	0	0	9 314	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>19 198</b>	<b>7 593</b>	<b>7 593</b>	<b>66 410</b>	<b>86 499</b>	<b>+ 30,2</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	0	5 784	5 784	0	11 568	..
Total value at current prices (R'000)	0	4 714	4 714	0	9 428	..
Shopping space						
Total square metres	11 977	287	287	13 913	1 196	- 91,4
Total value at current prices (R'000)	15 039	464	464	18 484	2 197	- 88,1
Industrial and warehouse space						
Total square metres	0	336	336	12 314	923	- 92,5
Total value at current prices (R'000)	0	544	544	18 196	1 530	-91,6
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	0	1 705	862	- 49,4
Total value at current prices (R'000)	0	0	0	2 160	1 782	- 17,5
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>15 039</b>	<b>5 722</b>	<b>5 722</b>	<b>38 840</b>	<b>14 937</b>	<b>- 61,5</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	4 568	8 069	8 070	27 855	36 204	+ 30,0
Total value at current prices (R'000)	6 977	12 062	12 062	35 796	55 601	+ 55,3
Other buildings <sup>3/</sup>						
Total square metres	4 640	27 301	18	25 298	32 780	+ 29,6
Total value at current prices (R'000)	2 504	23 297	105	35 047	33 917	- 3,2
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>9 481</b>	<b>35 359</b>	<b>12 167</b>	<b>70 843</b>	<b>89 518</b>	<b>+ 26,4</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>43 718</b>	<b>48 674</b>	<b>25 482</b>	<b>176 093</b>	<b>190 954</b>	<b>+ 8,4</b>

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

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

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

**Table 37 - Buildings completed by type of building and selected urban area: Durban**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	59	426	277	523	1 729	+ 230,6
Total square metres	3 364	14 050	9 799	24 343	61 871	+ 154,2
Total value at current prices (R'000)	3 922	15 269	12 322	26 918	66 996	+ 148,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	60	76	83	353	486	+ 37,7
Total square metres	9 777	13 460	13 811	63 160	90 041	+ 42,6
Total value at current prices (R'000)	11 452	24 742	25 771	75 267	152 786	+ 103,0
Flats and townhouses						
Number of flats and townhouses	6	29	74	164	367	+ 123,8
Total square metres	1 134	6 587	9 449	21 784	70 482	+ 223,5
Total value at current prices (R'000)	3 109	16 455	25 928	35 024	175 266	+ 400,4
Other residential buildings <sup>1/</sup>						
Total square metres	38 932	0	1 952	38 932	1 952	-95,0
Total value at current prices (R'000)	466 430	0	6 970	466 430	6 970	-98,5
<b>Total value of residential buildings at current prices (R'000)</b>	<b>484 913</b>	<b>56 466</b>	<b>70 991</b>	<b>603 639</b>	<b>402 018</b>	<b>- 33,4</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	4 346	2 678	430	14 570	18 172	+ 24,7
Total value at current prices (R'000)	12 882	8 680	1 083	30 641	33 464	+ 9,2
Shopping space						
Total square metres	600	2 513	2 504	11 331	15 082	+ 33,1
Total value at current prices (R'000)	1 200	6 465	6 500	19 072	32 985	+ 72,9
Industrial and warehouse space						
Total square metres	6 197	5 464	34 885	50 579	97 899	+ 93,6
Total value at current prices (R'000)	7 386	12 208	106 064	57 145	185 254	+ 224,2
Other non-residential space <sup>2/</sup>						
Total square metres	662	895	2 998	8 727	8 693	- 0,4
Total value at current prices (R'000)	1 210	1 113	7 022	14 799	18 624	+ 25,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>22 678</b>	<b>28 466</b>	<b>120 669</b>	<b>121 657</b>	<b>270 327</b>	<b>+ 122,2</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	20 028	23 443	17 091	123 437	150 232	+ 21,7
Total value at current prices (R'000)	20 724	50 512	35 346	133 445	255 502	+ 91,5
Other buildings <sup>3/</sup>						
Total square metres	4 316	13 761	10 200	36 866	61 056	+ 65,6
Total value at current prices (R'000)	24 442	25 350	36 002	123 946	135 293	+ 9,2
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>45 166</b>	<b>75 862</b>	<b>71 348</b>	<b>257 391</b>	<b>390 795</b>	<b>+ 51,8</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>552 757</b>	<b>160 794</b>	<b>263 008</b>	<b>982 687</b>	<b>1 063 140</b>	<b>+ 8,2</b>

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

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

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

**Table 38 - Buildings completed by type of building and selected urban area: Witwatersrand**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	197	472	346	2 300	3 675	+ 59,8
Total square metres	9 554	19 757	15 045	95 792	143 470	+ 49,8
Total value at current prices (R'000)	14 475	22 918	20 498	120 677	151 814	+ 25,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	364	361	444	2 047	2 352	+ 14,9
Total square metres	89 373	89 329	119 637	464 404	568 447	+ 22,4
Total value at current prices (R'000)	174 493	235 114	247 895	861 783	1 260 578	+ 46,3
Flats and townhouses						
Number of flats and townhouses	296	461	288	2 325	2 403	+ 3,4
Total square metres	40 360	54 409	54 375	290 303	310 594	+ 7,0
Total value at current prices (R'000)	64 854	107 665	120 630	513 435	599 669	+ 16,8
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	10 078	1 825	-81,9
Total value at current prices (R'000)	0	0	0	26 754	4 563	-82,9
<b>Total value of residential buildings at current prices (R'000)</b>	<b>253 822</b>	<b>365 697</b>	<b>389 023</b>	<b>1 522 649</b>	<b>2 016 624</b>	<b>+ 32,4</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	3 128	3 486	30 423	175 029	112 457	-35,7
Total value at current prices (R'000)	5 342	7 669	67 575	380 012	227 212	-40,2
Shopping space						
Total square metres	2 250	5 800	1 550	46 212	13 426	-70,9
Total value at current prices (R'000)	5 109	11 517	3 217	99 559	25 132	-74,8
Industrial and warehouse space						
Total square metres	4 202	3 289	14 115	87 059	49 740	-42,9
Total value at current prices (R'000)	7 455	6 189	26 251	147 017	83 865	-43,0
Other non-residential space <sup>2/</sup>						
Total square metres	0	0	278	235 220	50 530	-78,5
Total value at current prices (R'000)	0	0	800	469 040	86 328	-81,6
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>17 906</b>	<b>25 375</b>	<b>97 843</b>	<b>1 095 628</b>	<b>422 537</b>	<b>-61,4</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	24 083	14 726	30 249	174 466	144 046	-17,4
Total value at current prices (R'000)	34 893	27 318	53 250	275 734	266 467	-3,4
Other buildings <sup>3/</sup>						
Total square metres	15 718	1 505	910	67 294	20 701	-69,2
Total value at current prices (R'000)	53 010	9 826	38 890	155 347	107 839	-30,6
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>87 903</b>	<b>37 144</b>	<b>92 140</b>	<b>431 081</b>	<b>374 306</b>	<b>-13,2</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>359 631</b>	<b>428 216</b>	<b>579 006</b>	<b>3 049 358</b>	<b>2 813 467</b>	<b>-7,7</b>

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

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

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

**Table 39 - Buildings completed by type of building and selected urban area: Pretoria**

Type of building	July 2003*	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	138	42	6	5 110	145	- 97,2
Total square metres	6 365	2 529	352	160 940	7 634	- 95,3
Total value at current prices (R'000)	12 020	6 473	881	109 936	18 680	- 83,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	171	112	148	819	850	+ 3,8
Total square metres	52 000	30 769	38 750	216 471	231 972	+ 7,2
Total value at current prices (R'000)	105 200	66 917	96 889	437 985	549 861	+ 25,5
Flats and townhouses						
Number of flats and townhouses	224	187	636	812	1 462	+ 80,0
Total square metres	37 498	34 016	107 693	108 087	232 133	+ 114,8
Total value at current prices (R'000)	68 338	61 638	269 233	197 896	551 435	+ 178,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	0	1 188	..
Total value at current prices (R'000)	0	0	0	0	2 970	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>185 558</b>	<b>135 028</b>	<b>367 003</b>	<b>745 817</b>	<b>1 122 946</b>	<b>+ 50,6</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	898	4 146	0	17 659	26 323	+ 49,1
Total value at current prices (R'000)	1 991	10 365	0	34 211	55 307	+ 61,7
Shopping space						
Total square metres	3 341	5 376	1 704	12 319	12 559	+ 1,9
Total value at current prices (R'000)	6 682	13 440	4 260	23 869	31 196	+ 30,7
Industrial and warehouse space						
Total square metres	0	13 273	11 185	13 716	108 690	+ 692,4
Total value at current prices (R'000)	0	21 201	27 963	28 639	259 028	+ 804,5
Other non-residential space <sup>2/</sup>						
Total square metres	917	0	1 092	14 079	4 875	- 65,4
Total value at current prices (R'000)	1 834	0	2 730	28 657	10 860	- 62,1
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>10 507</b>	<b>45 006</b>	<b>34 953</b>	<b>115 376</b>	<b>356 391</b>	<b>+ 208,9</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	9 802	5 460	2 865	45 863	38 946	- 15,1
Total value at current prices (R'000)	21 832	12 697	7 040	95 940	94 609	- 1,4
Other buildings <sup>3/</sup>						
Total square metres	12 144	1 867	1 248	20 819	43 599	+ 109,4
Total value at current prices (R'000)	25 259	4 001	3 121	51 561	101 601	+ 97,1
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>47 091</b>	<b>16 698</b>	<b>10 161</b>	<b>147 501</b>	<b>196 210</b>	<b>+ 33,0</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>243 156</b>	<b>196 732</b>	<b>412 117</b>	<b>1 008 694</b>	<b>1 675 547</b>	<b>+ 66,1</b>

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

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

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

**Table 40 - Buildings completed by type of building and selected urban area: Bloemfontein**

Type of building	July 2003	June 2004	July 2004	January 2003 to July 2003	January 2004 to July 2004	Percentage change between January 2003 to July 2003 and January 2004 to July 2004
<b>Residential buildings</b>						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	156	25	108	1 395	1 417	+ 1,6
Total square metres	6 824	1 093	3 040	58 827	58 825	+ 0,0
Total value at current prices (R'000)	3 967	941	1 998	34 041	31 040	- 8,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	24	10	7	127	72	- 43,3
Total square metres	4 287	2 671	1 125	19 009	13 576	- 28,6
Total value at current prices (R'000)	6 134	2 645	1 546	24 727	16 974	- 31,4
Flats and townhouses						
Number of flats and townhouses	46	0	48	173	274	+ 58,4
Total square metres	4 989	0	3 737	19 564	25 335	+ 29,5
Total value at current prices (R'000)	7 044	0	5 606	29 083	37 979	+ 30,6
Other residential buildings <sup>1/</sup>						
Total square metres	0	0	0	2 683	0	..
Total value at current prices (R'000)	0	0	0	7 000	0	..
<b>Total value of residential buildings at current prices (R'000)</b>	<b>17 145</b>	<b>3 586</b>	<b>9 150</b>	<b>94 851</b>	<b>85 993</b>	<b>- 9,3</b>
<b>Non-residential buildings</b>						
Office and banking space						
Total square metres	1 400	0	1 034	7 030	6 918	- 1,6
Total value at current prices (R'000)	900	0	1 551	8 600	25 781	+ 199,8
Shopping space						
Total square metres	1 419	330	0	6 833	330	- 95,2
Total value at current prices (R'000)	2 438	990	0	12 352	990	- 92,0
Industrial and warehouse space						
Total square metres	0	0	0	8 664	2 270	- 73,8
Total value at current prices (R'000)	0	0	0	7 712	1 362	- 82,3
Other non-residential space <sup>2/</sup>						
Total square metres	0	905	0	2 181	2 320	+ 6,4
Total value at current prices (R'000)	0	543	0	3 080	3 844	+ 24,8
<b>Total value of non-residential buildings at current prices (R'000)</b>	<b>3 338</b>	<b>1 533</b>	<b>1 551</b>	<b>31 744</b>	<b>31 977</b>	<b>+ 0,7</b>
<b>Additions and alterations</b>						
Dwelling-houses						
Total square metres	1 723	2 445	2 261	18 181	16 387	- 9,9
Total value at current prices (R'000)	2 335	3 363	3 047	21 633	22 253	+ 2,9
Other buildings <sup>3/</sup>						
Total square metres	2 185	1 235	478	3 925	3 801	- 3,2
Total value at current prices (R'000)	5 765	2 146	1 164	20 209	12 051	- 40,4
<b>Total value of additions and alterations at current prices (R'000)</b>	<b>8 100</b>	<b>5 509</b>	<b>4 211</b>	<b>41 842</b>	<b>34 304</b>	<b>- 18,0</b>
<b>Total value of buildings completed at current prices (R'000)</b>	<b>28 583</b>	<b>10 628</b>	<b>14 912</b>	<b>168 437</b>	<b>152 274</b>	<b>- 9,6</b>

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

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

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



**Table 41 - Subsidised low-cost dwelling-houses completed or under construction<sup>2</sup> by province<sup>1</sup>**

Province	Year	Number of subsidised dwelling-houses completed or under construction <sup>1</sup>	Square metres <sup>3</sup>	Value of low-cost dwelling-houses R'000 <sup>3</sup>
Western Cape	2002	19 534	531 116	168 852
	2003	16 926	507 780	247 187
Eastern Cape	2002	46 701	1 575 675	473 805
	2003	35 005	1 050 150	511 213
Northern Cape	2002	5 189	164 906	68 078
	2003	4 354	130 620	63 586
Free State	2002	8 618	348 492	154 120
	2003	14 848	445 440	216 840
KwaZulu-Natal	2002	21 959	831 349	234 041
	2003	31 372	941 160	458 157
North West	2002	21 309	630 115	210 439
	2003	13 809	414 270	201 667
Gauteng	2002	29 939	991 571	321 943
	2003	42 862	1 285 860	625 957
Mpumalanga	2002	19 883	660 505	253 931
	2003	21 336	640 080	246 079
Limpopo	2002	15 382	605 877	183 769
	2003	15 596	467 880	227 764
South Africa	2002	188 511	6 339 606	2 068 980
	2003	196 108	5 883 240	2 798 450

<sup>1</sup> Source: Provincial Governments co-ordinated by the National Department of Housing

<sup>2</sup> As soon as building commences, dwelling-houses are recorded as completed or under construction.

<sup>3</sup> Estimates

## Explanatory notes

<b>Introduction</b>	<p><b>1</b> Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from a sample of 124 local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province and selected urban areas.</p> <p><b>2</b> In order to improve timeliness of the publication, some information for the current month have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.</p>
<b>Purpose of the survey</b>	<p><b>3</b> The Building Statistics Survey is a monthly survey covering a sample of local government institutions involved in the approval of building plans and in the final inspection of buildings completed for the private sector. The monthly survey data are used in monitoring the state of economy and formulation of economic policy. They are also important inputs to estimation of the Gross Domestic Product (GDP).</p>
<b>Scope of the survey</b>	<p><b>4</b> This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> <li>• approval of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>
<b>Classification</b>	<p><b>5</b> The 1993 edition of the <i>Standard Industrial Classification of all Economic Activities</i>, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities</i> (ISIC) with suitable adaptations for local conditions.</p> <p><b>6</b> The twelfth and last published edition of the <i>Standard Code List of Areas</i>, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. Exceptions occur in respect of the new cross-border municipalities. GaRankuwa, which was previously classified in North West according to the <i>Standard Code List of Areas</i>, Report No. 09-09-03(1994), is included under City of Tshwane in Gauteng as from January 2002.</p>
<b>Statistical unit</b>	<p><b>7</b> The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.</p>
<b>Survey methodology and design</b>	<p><b>8</b> The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa. The survey is collected by mail each month from a sample of 124 local government institutions.</p>
<b>Constant prices</b>	<p><b>9</b> The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is 2000 as from May 2002.</p> <p><b>10</b> The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the “lump sum domestic buildings” as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i>. In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.</p>

- 11** The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (see paragraph 10). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
- Seasonal adjustment**
- 12** Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
- 13** Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
- Trend cycle**
- 14** The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
- Related publications**
- 15** Users may also wish to refer to the following publications:
- P5041.3: *Building Statistics* issued annually.
  - P9101.2: *Actual and expected expenditure on construction by the public sector per statistical region* issued annually.
  - *Bulletin of Statistics* issued quarterly.
  - *South African Statistics* issued annually.
- Unpublished statistics**
- 16** In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
- Rounding-off of figures**
- 17** The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
- Pre-release policy**
- 18** Stats SA's pre-release policy may be inspected at its Website, [www.statssa.gov.za](http://www.statssa.gov.za)

**Symbols and  
abbreviations**

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

## Local government institutions covered in the monthly survey

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

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

<sup>1</sup> Included in monthly survey as from January 2001.

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

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

<sup>1</sup> Included in monthly survey as from January 2001.

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

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

<sup>1</sup> East London and King William's Town amalgamated during 2003.<sup>2</sup> Included in monthly survey as from January 2003.<sup>3</sup> Despatch amalgamated with Uitenhage during 2003.

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

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

<sup>1</sup> Included in monthly survey as from January 2001.



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

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

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

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

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

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

<sup>1</sup> Dolphin Coast and Stanger amalgamated during 2003.<sup>2</sup> Included in monthly survey as from January 2001.

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

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

<sup>1</sup> Included in monthly survey as from January 2001.

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

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

<sup>1</sup> Was previously included under North West.

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

<b>Gauteng (concluded)</b>			
<b>Monthly survey as from January 2002</b>		<b>Monthly survey up to December 2001</b>	
<b>Name of local government institution after boundary and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundary and name changes</b>	<b>Cities and towns</b>
Emfuleni Local Municipality	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)	Vanderbijlpark Vereeniging Sebokeng	Vanderbijlpark Vereeniging and Evaton Sebokeng (Boipatong, Bophelong and Sharpville)
Kungwini Local Municipality	Bronkhorstspuit Silver Lakes Mooikloof and rural areas Ekangala <sup>1</sup>	Bronkhorstspuit	Bronkhorstspuit
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Welverdient Fochville <sup>2</sup>	Carletonville	Carletonville, Wedela, Khutsong and Welverdient
Midvaal Local Municipality	Meyerton	Meyerton	Meyerton
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal

<sup>1</sup> Included in monthly survey as from January 2003.

<sup>2</sup> Previously included in North West in annual survey.

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

<b>Mpumalanga</b>			
<b>Monthly survey as from January 2002</b>		<b>Monthly survey up to December 2001</b>	
<b>Name of local government institution after boundary and name changes</b>	<b>Cities and towns</b>	<b>Name of local government institution before boundary and name changes</b>	<b>Cities and towns</b>
Delmas Municipality	Delmas and Botleng	Delmas	Delmas and Botleng
Emalahleni Local Municipal Council- KwaGuqa Area Witbank Area	KwaGuqa Witbank	KwaGuqa Witbank	KwaGuqa Witbank
Govan Mbeki Municipality	Evander, Embalenhle and Secunda Bethal <sup>2</sup> Leandra <sup>2</sup>	Highveldridge Transitional Council	Evander, Embalenhle and Secunda
Mbombela Local Municipality	Nelspruit and Kanyamazane White River Hazyview <sup>1</sup>	Nelspruit White River	Nelspruit White River
Middelburg Municipality	Middelburg and Mhluzi Hendrina and KwaZamokhule <sup>1</sup>	Middelburg	Middelburg and Mhluzi
Msukaligwa Municipality	Ermelo, Cassim Park and Wesselton Breyton and KwaZenele	Ermelo	Ermelo, Cassim Park and Wesselton
Nkomazi Municipality - Komatipoort Area  Malelane Area	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa	Komatipoort  Malelane	Komatipoort and Kamaqhekeza Malelane, Hectorspruit and Kamhlushwa

<sup>1</sup> Included in monthly survey as from January 2001.<sup>2</sup> Included in the monthly survey as from January 2003.

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

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



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

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundary and name changes	Cities and towns	Name of local government institution before boundary and name changes	Cities and towns
<b>Selected urban areas: Cape Town</b>		<b>Selected urban areas: Cape Town</b>	
City of Cape Town - Blaauwberg Administration	Milnerton	Blaauwberg Municipality	Milnerton
Cape Town Administration	Cape Town	City of Cape Town	Cape Town
Ikapa Administration	Guguletu, Langa, Khayelitsha and Nyanga	Ikapa	Guguletu, Langa, Khayelitsha and Nyanga
Oostenberg Administration	Kraaifontein Melton Rose - Blue Downs	Oostenberg Municipality -	Kraaifontein Melton Rose - Blue Downs
South Peninsula Administration	Fish Hoek Simon's Town Plumstead	Fish Hoek Simon's Town South Peninsula Municipality	Fish Hoek Simon's Town Plumstead
Tygerberg Administration - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	City of Tygerberg - Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni	City of Tygerberg - Bellville Administration Durbanville Administration Goodwood Administration Lingeletu West Administration Parow Administration South Administration	Bellville Durbanville Goodwood Lingeletu West Parow Belhar, Delft, Driftsands and Mfuleni
<b>Selected urban areas: Port Elizabeth</b>		<b>Selected urban areas: Port Elizabeth</b>	
Nelson Mandela Metropolitan Municipality - Despatch Area <sup>1</sup>	Despatch	Despatch	Despatch
Port Elizabeth Area	Port Elizabeth, Ibhayi and Motherwell	Port Elizabeth	Port Elizabeth, Ibhayi and Motherwell
Uitenhage Area	Uitenhage and KwaNobuhle	Uitenhage	Uitenhage and KwaNobuhle

<sup>1</sup> Despatch amalgamated with Uitenhage during 2003.

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

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

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

Monthly survey as from January 2002		Monthly survey up to December 2001	
Name of local government institution after boundary and name changes	Cities and towns	Name of local government institution before boundary and name changes	Cities and towns
<b>Selected urban areas:</b> <b>Witwatersrand</b> City of Johannesburg Metropolitan Municipality	Alexandra and Sandton  Midrand, Rabie Ridge and Ivory Park Randburg  Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto	<b>Selected urban areas:</b> <b>Witwatersrand</b> Greater Johannesburg - Eastern Metropolitan Local Council Midrand Metropolitan Local Council Northern Metropolitan Local Council Southern Metropolitan Local Council Western Metropolitan Local Council Soweto	Alexandra and Sandton  Midrand, Rabie Ridge and Ivory Park Randburg  Ennerdale, Lenasia and Johannesburg Diepmeadow, Dobsonville and Roodepoort Soweto
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of: Edenvale - Modderfontein Alberton Benoni	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville	Edenvale - Modderfontein Alberton Benoni	Edenvale - Modderfontein Alberton and Tokoza Benoni, Daveyton and Wattville
Boksburg Brakpan Duduza Germiston	Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong	Boksburg Brakpan Duduza Germiston	Boksburg and Vosloorus Brakpan and Tsakane Duduza Germiston, Bedfordview and Katlehong
Kempton Park Nigel Springs	Kempton Park and Tembisa Nigel Springs and KwaThema	Kempton Park Nigel Springs	Kempton Park and Tembisa Nigel Springs and KwaThema
Mogale City Municipality	Krugersdorp, Kagiso and Munsieville	Krugersdorp	Krugersdorp, Kagiso and Munsieville
Randfontein Local Municipality	Randfontein and Mohlakeng	Randfontein	Randfontein and Mohlakeng
Westonaria Local Municipality	Westonaria and Bekkersdal	Westonaria	Westonaria and Bekkersdal
Merafong City Local Municipality	Carletonville, Wedela, Khutsong and Welverdient	Carletonville	Carletonville, Wedela, Khutsong and Welverdient
Lesedi Local Municipality	Heidelberg and Ratanda	Heidelberg	Heidelberg and Ratanda
<b>Selected urban area:</b> <b>Bloemfontein</b> Mangaung Municipality - Bloemfontein Area	Bloemfontein, Bainsvlei, Bloemspuit and Mangaung	<b>Selected urban area:</b> <b>Bloemfontein</b>  Bloemfontein	Bloemfontein, Bainsvlei, Bloemspuit and Mangaung

## Glossary

<b>Additions and alterations</b>	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
<b>Blocks of flats</b>	Blocks of flats are regarded as 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 dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
<b>Local government</b>	A local government is a distinct and constitutionally defined sphere of government, pertaining to government that is not national or provincial in nature and is manifested in the form of municipalities. It is a generic term referring to municipalities and local authorities of varied nature and type involved in activities of a governmental nature in the local sphere.
<b>Local government institutions</b>	Local government institutions consist of local authorities and district councils as defined in terms of - <ul style="list-style-type: none"> <li>• South African Constitution, 1996 (Act 108 of 1996);</li> <li>• Local Government Transition Act, 1993 (Act 209 of 1993);</li> <li>• Local Government Transition Act, Second Amendment Act, 1996 (Act 97 of 1996); and</li> <li>• Municipal Structures Act, 1998 (Act 117 of 1998).</li> </ul>
<b>Non-residential buildings</b>	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.
<b>Other residential buildings</b>	Other residential buildings include institutions for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
<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>	Reference period is one calendar month.
<b>Residential buildings</b>	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.
<b>Townhouses</b>	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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Fax number: (012) 310 8664 (technical enquiries)

Email: Gretaz@statssa.gov.za (technical enquiries)  
info@statssa.gov.za (user information services)  
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Postal address: Private Bag X44, Pretoria, 0001

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