

Building statistics

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June 2000

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

Actual estimates at current prices	June 2000 R million	January 2000 to June 2000 R million	% change between June 1999 and June 2000	% change between April 1999 to June 1999 and April 2000 to June 2000	% change between January 1999 to June 1999 and January 2000 to June 2000
Residential buildings					
Dwelling-houses	643,4	3 374,3	+38,0	+39,9	+32,6
Flats and townhouses	153,4	865,8	+60,0	+70,1	+67,3
Other residential buildings	34,8	143,0	+273,5	+158,5	+60,0
Total	831,6	4 383,1	+45,5	+46,9	+39,0
Non-residential buildings	336,3	2 192,4	-49,6	-5,7	-32,6
Additions and alterations	533,8	2 638,4	+33,4	+24,1	+25,6
Total	1 701,7	9 213,9	+3,8	+23,9	+8,3

Actual estimates at		January	% change	% change	% change
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constant 1995 prices	June 2000 R million	2000 to June 2000 R million	between June 1999 and June 2000	between April 1999 to June 1999 and April 2000 to June 2000	between January 1999 to June 1999 and January 2000 to June 2000
Residential buildings					
Dwelling-houses	481,9	2 565,5	+31,4	+33,4	+27,0
Flats and townhouses	114,9	657,8	+52,3	+62,1	+60,2
Other residential buildings	26,1	109,0	+255,6	+146,1	+53,7
Total	622,9	3 332,3	+38,6	+40,1	+33,2
Non-residential buildings	251,9	1 666,4	-52,0	-10,0	-35,5
Additions and alterations	399,8	2 006,0	+27,0	+18,3	+20,4
Total	1 274,6	7 004,7	-1,1	+18,1	+3,8

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

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first six months of 2000 increased by 3,8% (+R255,5 million) to R7 004,7 million compared with the same period of 1999. Four of the nine provinces reported increases in the total real value of building plans passed. Large real increases were reported for flats and townhouses (+60,2% or R247,2 million), other residential buildings (+53,7% or R38,1 million), dwelling-houses (+27,0% or R546,2 million) and additions and alterations (+20,4% or R339,7 million). However, the real value of non-residential

building plans passed decreased by 35,5% (-R915,7 million) to R1 666,5 million during the above-mentioned period. This decrease was mainly due to the approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the Umhlanga local government institution in KwaZulu-Natal.

Large provincial contributors to the increase of 3,8% in the total real value of building plans passed were Gauteng (+7,3 percentage points) and Western Cape (+6,7 percentage points). However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-11,5 percentage points) (cf. table A). Large real increases in Gauteng were reported for residential buildings (+43,6% or R455,3 million) and additions and alterations (+27,8% or R150,5 million). Western Cape reported real increases for residential buildings (+46,1% or R292,5 million), additions and alterations (+15,8% or R77,2 million) and non-residential buildings (+22,3% or R79,3 million). The large decrease in the total real value of building plans passed as reported by KwaZulu-Natal (-48,6% or R778,2 million) during the above-mentioned period, was mainly due to the approval of building plans for a large shopping centre by Umhlanga local government institution during March 1999.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to June 1999	% change between January 1999 to June 1999 and January 2000 to June 2000	Contribution (percentage points) to the percentage change in the real value of plans passed ^{1/}	Difference in total real value of plans passed between January 1999 to June 1999 and January 2000 to June 2000 R million
Gauteng	38,0	+19,2	+7,3	+491,4
Western Cape	21,9	+30,4	+6,7	+449,0

Eastern Cape	4,8	+44,0	+2,1	+140,5
Northern Cape	0,7	+61,1	+0,4	+28,8
North West	2,7	-6,8	-0,2	-12,2
Northern Province	2,0	-13,3	-0,3	-18,2
Free State	2,7	-11,4	-0,3	-21,1
Mpumalanga	3,5	-10,4	-0,4	-24,7
KwaZulu-Natal	23,7	-48,6	-11,5	-778,2
Total	100	+3,8	+3,8	+255,5

1/ The contribution (percentage points) is calculated by multiplying the percentage change of each province with the percentage contribution of the corresponding province.P5041.1

The real value of plans passed for flats and townhouses increased by 60,2% (+R247,2 million) to R657,8 million between the first six months of 1999 and the first six months of 2000. Real increases were reported by eight of the nine provinces. The largest provincial contributors to the increase in the real value of plans passed for flats and townhouses were Gauteng (+77,8% or R147,5 million) and Western Cape (+51,0% or R60,2 million). Large real increases were reported by Witwatersrand (+95,9% or R91,9 million), the selected urban areas of Pretoria (+71,8% or R62,7 million) and Cape Town (+54,4% or R46,8 million).

The real value of building plans passed for other residential buildings increased during the first six months of 2000 by 53,7% (+R38,1 million) to R109,0 million compared with the same period of 1999. This increase can mainly be attributed to the approval of plans, to the real value of R33,5 million, by City of Tygerberg-Goodwood Administration during February 2000.

The real value of building plans passed for dwelling-houses increased by 27,0% (+R546,2 million) to R2 565,5 million between the first six months of 1999 and the first six months of 2000. Increases were reported by six of the nine provinces. The largest provincial contributors to the increase of 27,0% in the real value of building plans passed for dwelling-houses was Gauteng (+39,0% or R321,1 million), followed by Western Cape (+36,3% or R185,5 million), Eastern Cape (+32,8% or R42,4 million), Mpumalanga (+28,2% or R21,8 million) and Northern Province (+27,3% or R13,9 million) Large real increases were reported by the selected urban areas of Pretoria (+71,5% or R157,7 million), Cape Town (+47,6% or R121,1 million) and Witwatersrand (+29,3% or R158,7 million). The increase of 27,0% in

the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+41,3% or R602,6 million).

The real value of building plans passed for additions and alterations increased by 20,4% (+R339,7 million) to R2 006,0 million between the first six months of 1999 and the first six months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+26,6% or R282,0 million). Real increases were reported by eight of the nine provinces. The largest provincial contributors to the increase of 20,4% in the real value of plans passed for additions and alterations were Gauteng (+27,8% or R150,5 million), KwaZulu-Natal (+24,1% or R72,7 million) and Western Cape (+15,8% or R77,2 million). Large real increases were reported by the selected urban areas of Pretoria (+57,4% or R60,7 million), Durban (+41,3% or R80,5 million), Witwatersrand (+19,1% or R78,9 million) and Cape Town (+7,0% or R23,5 million).

Key figures regarding buildings completed for the month ended June 2000

Actual estimates at current prices	June 2000 R million	January 2000 to June 2000 R million	% change between June 1999 and June 2000	% change between April 1999 to June 1999 and April 2000 to June 2000	% change between January 1999 to June 1999 and January 2000 to June 2000
Residential buildings					
Dwelling-houses	290,2	1 674,7	+9,7	+12,5	+1,1
Flats and townhouses	40,6	507,6	-53,2	+2,2	+7,6
Other residential buildings	27,3	72,3	+1 030,1	+24,9	+29,0
Total	358,1	2 254,6	+1,3	+10,3	+3,2

Non-residential buildings	169,1	1 370,4	-34,2	+23,8	+6,8
Additions and alterations	168,3	1 314,4	+15,5	+25,9	+13,7
Total	695,5	4 939,4	-8,0	+17,7	+6,8

Actual estimates at constant 1995 prices	June 2000 R million	January 2000 to June 2000 R million	% change between June 1999 and June 2000	% change between April 1999 to June 1999 and April 2000 to June 2000	% change between January 1999 to June 1999 and January 2000 to June 2000
Residential buildings					
Dwelling-houses	225,7	1 308,4	+5,8	+8,3	-3,2
Flats and townhouses	31,9	402,6	-56,3	-4,4	+0,5
Other residential buildings	21,5	57,5	+957,0	+16,2	+20,4
Total	279,1	1 768,5	-3,2	+5,3	-1,8
Non-residential buildings	136,7	1 117,5	-38,5	+15,8	+0,2
Additions and alterations	132,4	1 043,2	+8,1	+17,7	+6,1

Total	548,2	3 929,2	-13,4	+11,2	+0,8
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Key findings regarding buildings completed for the month ended June 2000

Total real value of buildings completed increases slightly

The total real value of buildings completed (at constant 1995 prices) during the first six months of 2000 increased by only 0,8% (+R30,0 million) to R3 929,2 million compared with the same period of 1999. Increases in the total real value of buildings completed were reported by three of the nine provinces. Large real increases, which were reported for the completion of other residential buildings (+20,4% or R9,7 million) and additions and alterations (+6,1% or R59,6 million), were to a certain extent, counteracted by the decrease in the real value of dwelling-houses completed (-3,2% or R43,4 million).

The largest provincial contributor to the increase of 0,8% in the real value of buildings completed was Gauteng (+4,8 percentage points), followed by Eastern Cape (+0,6 percentage points) and Northern Province (+0,2 percentage points). However, these increases were, to a certain extent, counteracted by decreases reported by KwaZulu-Natal (-1,9 percentage points), Mpumalanga (-1,5 percentage points), Free State (-0,5 of a percentage point), Northern Cape (-0,4 of a percentage point), North West (-0,3 of a percentage point) and Western Cape (-0,2 of a percentage point) (cf. table B). Gauteng reported a large increase in the real value of non-residential buildings completed (+40,4% or R146,9 million), mainly due to the completion of a large shopping centre, to the real value of R113,8 million, as reported by Benoni local government institution during May 2000. Eastern Cape reported large real increases in the completion of shopping space (+221,6% or R38,0 million), mainly due to the completion of shopping centres as reported by Port Elizabeth (to the real value of R27,5 million during May 2000) and East London (to the real value of R23,1 million during April 2000).

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

Province	Percentage contribution to the total real value of buildings completed during January	% change between January 1999 to June 1999	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999 to
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	1999 to June 1999	and January 2000 to June 2000		June 1999 and January 2000 to June 2000 R million
Gauteng	33,3	+14,5	+4,8	+188,0
Eastern Cape	5,6	+11,1	+0,6	+24,2
Northern Province	1,0	+16,5	+0,2	+6,4
Western Cape	28,4	-0,8	-0,2	-8,8
North West	3,0	-10,1	-0,3	-11,8
Northern Cape	1,5	-27,4	-0,4	-16,4
Free State	3,6	-13,0	-0,5	-18,2
Mpumalanga	3,9	-38,4	-1,5	-59,1
KwaZulu-Natal	19,7	-9,7	-1,9	-74,3
Total	100	+0,8	+0,8	+30,0

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

The total real value of other residential buildings completed during the first six months of 2000 increased by 20,4% (+R9,7 million) to R57,5 million compared with the same period of 1999.

The real value of additions and alterations completed during the first six months of 2000 increased by 6,1% (+R59,6 million) to R1 043,2 million compared with the first six months of 1999. Increases were reported by six of the nine provinces. Large real increases were reported by the selected urban areas of Durban (+9,9% or R22,9 million), Witwatersrand (+8,1% or R17,4 million) and Cape Town (+6,6% or R13,2 million).

The total real value of dwelling-houses completed during the first six months of 2000 decreased by 3,2% or R43,4 million to R1 308,4 million compared with the same period of 1999. This decrease can be attributed to the decrease in the real value of completed dwelling-houses smaller than 81 square metres (-10,8% or R43,8 million). Large decreases in the real value of smaller dwelling-houses completed were reported by Northern Cape (-68,7% or R12,1 million), Eastern Cape (-45,3% or R29,8 million), North West (-44,4% or R12,6 million) and KwaZulu-Natal (-17,5% or R9,0 million).

Notes

Forthcoming issues Issue Expected release date

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

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

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

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

° residential buildings;

° non-residential buildings; and

° additions and alterations.

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999*	17 073 373	4 109 419	886 999	139 709	484 461	3 073 623	455 485	7 024 481	561 041	338 151
		1999-Jan-Jun	8 508 363	1 864 502	402 865	59 257	232 345	2 015 295	228 225	3 234 800	299 114	171 955
		2000-Jan-Jun	9 213 949	2 534 326	605 696	99 616	214 906	1 082 617	221 620	4 020 236	279 603	155 329
		1999-Jun	1 638 960	346 839	63 031	9 069	43 944	152 801	58 707	858 498	63 298	42 768
		2000-May*	1 935 564	460 548	95 907	10 635	43 233	199 635	43 377	1 003 001	52 750	26 478
		2000-Jun	1 701 718	470 482	140 139	8 011	44 487	253 933	31 841	669 941	54 310	28 574
Residential buildings 1/	Value (R1 000)	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 455
		1999*	6 904 685	1 837 780	351 338	39 869	241 924	754 254	268 190	2 960 444	278 781	172 101
		1999-Jan-Jun	3 152 213	800 167	170 964	14 388	122 944	374 388	131 749	1 315 601	140 823	81 184
		2000-Jan-Jun	4 383 093	1 218 029	282 022	22 537	126 401	393 259	120 890	1 973 392	148 066	98 497
		1999-Jun	571 430	135 623	24 278	1 155	27 740	55 350	34 706	256 220	22 277	14 077
		2000-May*	880 210	210 547	39 495	5 376	29 913	83 760	24 656	449 679	20 710	16 074
		2000-Jun	831 615	210 286	83 886	3 060	20 679	74 676	16 898	376 880	28 532	16 718
Dwelling-houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999*	65 958	14 583	6 015	381	3 787	5 123	3 606	27 569	2 780	2 114
		1999-Jan-Jun	34 726	6 997	3 405	117	2 131	2 975	2 298	14 706	1 261	836
		2000-Jan-Jun	32 178	6 650	3 427	91	1 751	1 764	905	14 890	1 564	1 136
		1999-Jun	6 284	1 030	380	9	481	523	1 012	2 461	161	227
		2000-May*	5 204	1 172	397	27	366	344	155	2 376	173	194
		2000-Jun	6 534	917	1 743	10	356	325	124	2 431	496	132
	Value (R1 000)	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
		1999*	5 585 278	1 475 916	320 983	38 129	207 171	596 844	246 954	2 343 572	209 155	146 550
		1999-Jan-Jun	2 545 379	643 699	162 996	13 700	109 376	293 214	123 600	1 037 394	97 319	64 077
		2000-Jan-Jun	3 374 308	915 332	226 181	15 078	99 599	304 923	92 864	1 505 001	130 223	85 107
		1999-Jun	466 238	114 725	23 350	943	25 269	49 425	31 449	192 275	17 095	11 703
		2000-May*	654 615	181 860	37 833	4 399	19 322	61 118	13 319	301 142	20 486	15 136
		2000-Jun	643 399	159 967	65 519	1 634	17 229	58 219	16 398	283 081	26 280	15 072

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

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1999	49 192	10 167	5 164	288	2 882	3 375	2 619	21 210	1 956	1 531
		1999-Jan-Jun	26 966	4 922	3 013	84	1 643	2 128	1 812	11 921	890	553
		2000-Jan-Jun	21 990	3 676	2 722	41	1 360	865	441	10 939	1 053	893
		1999-Jun	5 030	694	305	6	417	407	925	1 991	103	182
		2000-May*	3 136	596	281	15	296	161	70	1 508	68	141
		2000-Jun	4 691	436	1 555	3	287	167	42	1 730	387	84
	Value (R1 000)	1998	1 667 757	264 037	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
		1999	1 410 107	259 979	152 984	19 770	78 042	134 888	101 313	561 404	59 101	42 623
		1999-Jan-Jun	706 013	107 520	82 525	7 336	42 189	80 304	58 733	282 244	26 422	18 735
		2000-Jan-Jun	661 635	110 967	84 120	3 420	32 272	46 420	24 006	297 742	32 403	30 285
		1999-Jun	139 152	22 306	10 160	514	9 786	17 849	19 597	51 082	2 809	5 045
		2000-May*	105 549	19 419	11 455	1 232	7 268	7 107	3 869	49 010	2 226	3 963
		2000-Jun	131 372	16 641	30 331	253	6 245	7 417	2 265	56 067	6 674	5 479
Non-residential	Number	1998	3 345	1 172	197	72	124	512	145	873	135	115
		1999*	2 733	900	186	39	127	301	118	807	185	70
		1999-Jan-Jun	1 294	483	73	21	61	150	53	349	65	39
		2000-Jan-Jun	1 371	541	87	19	40	158	39	393	66	28
		1999-Jun	233	87	10	3	12	20	16	67	12	6
		2000-May*	249	93	19	2	5	37	10	69	10	4
		2000-Jun	306	136	20	-	13	27	6	86	10	8
	Value (R1 000)	1998	5 562 553	1 076 425	190 118	51 624	185 052	664 004	119 775	2 867 644	281 862	126 044
		1999*	5 433 945	845 140	125 934	27 635	102 484	1 545 408	84 238	2 454 269	145 357	103 477
		1999-Jan-Jun	3 255 289	448 701	52 659	13 347	45 637	1 261 123	45 355	1 237 212	89 663	61 588
		2000-Jan-Jun	2 192 439	572 791	137 195	26 369	17 223	196 294	28 999	1 138 691	56 000	18 877
		1999-Jun	667 376	88 589	15 674	672	6 645	20 002	14 891	468 771	28 857	23 271
		2000-May*	573 853	93 271	20 108	101	1 609	47 592	8 040	384 776	16 283	2 073
		2000-Jun	336 324	132 711	14 179	-	6 058	22 154	1 522	145 783	8 952	4 965
Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999*	4 734 741	1 426 498	409 726	72 205	140 052	773 960	103 056	1 609 767	136 902	62 572
		1999-Jan-Jun	2 100 860	615 633	179 242	31 520	63 764	379 782	51 120	681 986	68 626	29 183
		2000-Jan-Jun	2 638 417	743 506	186 479	50 710	71 282	493 064	71 731	908 153	75 537	37 955
		1999-Jun	400 152	122 626	23 077	7 241	9 558	77 449	9 109	133 506	12 163	5 419
		2000-May*	481 501	156 730	36 304	5 158	11 711	68 283	10 681	168 546	15 757	8 331

		2000-Jun		533 779		127 485		42 074		4 951		17 750		157 103		13 421		147 278		16 826		6 891	
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1/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value	1998	11 641 571	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 572 239	482 866	200 567
		1999*	9 956 766	2 746 745	604 257	125 767	350 397	1 595 525	328 018	3 627 480	473 302	105 272
	(R1 000)	1999-Jan-Jun	4 624 279	1 313 500	259 516	70 909	165 242	906 111	139 213	1 542 542	181 018	46 224
		2000-Jan-Jun	4 939 349	1 382 436	304 020	54 659	153 041	871 060	132 165	1 865 845	119 081	57 042
		1999-Jun*	756 370	217 194	27 947	4 805	29 141	97 253	14 854	291 076	67 609	6 487
		2000-May*	1 145 400	221 592	92 612	5 396	27 674	184 870	44 258	542 253	16 394	10 351
		2000-Jun	695 506	174 378	27 031	15 898	18 181	100 981	20 487	301 705	13 931	22 914
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
		1999*	4 770 294	1 347 260	313 446	61 229	145 077	538 157	182 723	1 963 250	143 494	75 653
	(R1 000)	1999-Jan-Jun	2 184 323	633 273	143 132	31 702	66 922	287 642	83 119	845 169	63 889	29 471
		2000-Jan-Jun	2 254 600	664 299	140 083	19 047	74 229	275 803	60 553	908 738	72 605	39 243
		1999-Jun*	353 627	128 052	13 430	1 973	13 456	34 932	7 537	141 589	8 036	4 618
		2000-May*	467 845	122 851	27 073	1 133	11 073	60 331	12 106	212 090	13 239	7 949
		2000-Jun	358 126	87 578	17 579	2 028	10 201	42 471	11 560	165 041	9 650	12 018
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1999*	54 215	11 586	5 818	2 450	2 959	3 507	2 165	22 636	1 956	1 138
		1999-Jan-Jun	26 618	5 375	3 220	1 201	714	2 323	1 073	11 372	895	445
		2000-Jan-Jun	22 556	5 675	1 224	240	1 384	2 263	649	9 380	1 325	416
		1999-Jun*	4 592	1 279	295	10	196	271	111	2 242	122	66
		2000-May*	4 750	1 201	269	10	164	425	176	2 175	270	60
		2000-Jun	3 292	754	111	17	143	229	122	1 646	191	79
	Value (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999*	3 438 693	950 343	262 694	53 675	112 066	398 380	152 644	1 333 777	110 852	64 258
		1999-Jan-Jun	1 656 355	465 254	130 660	27 009	41 740	220 404	70 024	622 697	51 897	26 666
		2000-Jan-Jun	1 674 663	478 633	110 179	13 549	59 223	197 157	51 859	660 822	68 164	35 077
		1999-Jun*	264 466	88 751	13 137	1 342	7 598	30 507	7 537	104 157	7 574	3 858
		2000-May*	317 008	71 132	23 509	1 133	8 933	53 675	11 898	127 509	12 543	6 676
		2000-Jun	290 245	74 482	12 063	1 794	9 655	30 197	9 648	131 483	9 650	11 273

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999*	43 860	8 083	5 205	2 392	2 570	2 145	1 687	19 371	1 509	898
		1999-Jan-Jun	21 429	3 502	2 923	1 173	549	1 576	855	9 817	695	339
		2000-Jan-Jun	17 660	3 907	910	206	1 228	1 612	489	7 866	1 144	298
		1999-Jun*	3 664	848	272	7	164	171	77	1 976	95	54
		2000-May*	3 702	926	184	8	124	200	135	1 840	243	42
		2000-Jun	2 413	433	77	14	113	126	90	1 349	173	38
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999*	1 026 399	147 074	149 243	42 960	61 134	96 307	73 341	390 471	39 958	25 907
		1999-Jan-Jun	497 501	64 798	80 352	21 387	18 330	62 933	34 634	184 122	20 233	10 707
		2000-Jan-Jun	462 906	65 668	45 951	7 022	28 319	54 233	20 121	196 357	31 390	13 845
		1999-Jun*	70 493	10 306	7 605	567	3 802	9 366	3 271	29 949	3 481	2 143
		2000-May*	91 083	13 908	9 146	555	3 200	11 828	3 070	39 259	7 201	2 916
		2000-Jun	74 840	7 451	3 102	1 054	3 435	5 990	3 288	40 766	6 803	2 951
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999	1 788	779	109	30	60	248	93	350	92	27
		1999-Jan-Jun	835	361	58	17	22	126	26	176	31	18
		2000-Jan-Jun	886	343	36	8	32	262	33	137	24	11
		1999-Jun	141	60	4	1	3	17	3	45	6	2
		2000-May*	137	38	13	2	7	24	14	34	4	1
		2000-Jun	112	41	4	1	1	24	3	29	4	5
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
		1999	2 734 080	662 889	120 118	28 455	72 893	508 047	69 585	1 005 400	246 567	20 122
		1999-Jan-Jun	1 283 562	332 619	47 308	21 277	33 463	299 075	29 058	419 087	90 883	10 788
		2000-Jan-Jun	1 370 384	278 978	92 063	13 619	38 342	239 983	39 591	627 551	30 621	9 636
		1999-Jun	257 106	37 832	5 478	157	9 980	26 577	4 728	118 233	52 751	1 368
		2000-May*	389 673	27 805	48 876	1 383	11 972	15 534	23 974	258 720	1 109	300
		2000-Jun	169 128	31 042	1 392	9 600	800	21 980	1 927	91 789	2 949	7 649
Additions and alterations	Value (R1 000)	1998	2 204 883	580 310	182 366	56 875	93 511	568 080	58 878	592 844	62 481	9 534
		1999*	2 452 391	736 595	170 692	36 081	132 427	549 321	75 708	658 829	83 239	9 496
		1999-Jan-Jun	1 156 393	347 606	69 074	17 930	64 856	319 394	27 035	278 285	26 245	5 964
		2000-Jan-Jun	1 314 365	439 159	71 874	21 993	40 470	355 274	32 021	329 556	15 855	8 163
		1999-Jun	145 636	51 309	9 038	2 674	5 704	35 743	2 588	31 254	6 821	501
		2000-May*	287 882	70 936	16 663	2 880	4 629	109 005	8 178	71 443	2 046	2 102
		2000-Jun	168 252	55 758	8 060	4 270	7 180	36 530	7 000	44 875	1 332	3 247

1/ Including subsidised dwelling-houses

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 198	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 594	1 605	1 851	1 463	1 209
		1999	17 073	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 696	1 034
		2000		1 045	1 655	1 595	1 282	1 936	1 702						
Residential buildings	R million	1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999	6 905	403	509	648	506	515	571	645	619	608	676	711	494
		2000		521	762	759	629	880	832						
Non-residential buildings	R million	1998	5 563	409	385	424	459	483	579	468	474	478	567	469	367
		1999	5 434	224	400	1 380	311	273	667	460	388	314	340	451	225
		2000		171	481	359	270	574	336						
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 735	275	286	412	327	400	400	433	413	492	448	533	315
		2000		352	411	476	383	482	534						

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

Total	R million	1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 444	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 321	804
		2000		807	1 276	1 221	971	1 454	1 275						
Residential buildings	R million	1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 433	324	405	515	400	407	450	506	485	475	528	554	384
		2000		403	588	581	476	661	623						
Non-residential buildings	R million	1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 285	180	319	1 097	246	215	525	360	305	245	266	352	175
		2000		132	371	275	205	431	252						
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 725	221	228	328	258	316	315	340	324	385	350	415	245
		2000		272	317	365	290	362	400						

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	9 956	684	837	884	730	733	756	974	877	893	830	1 081	677

		2000		679	777	871	771	1 145	696						
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 770	304	387	417	356	367	353	455	434	480	406	461	350
		2000		301	352	414	361	468	358						
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 734	195	213	244	180	195	257	258	201	197	203	410	182
		2000		194	204	189	224	390	169						
Additions and alterations	R million	1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 452	186	237	223	193	171	146	261	242	216	221	210	146
		2000		183	221	268	186	288	168						

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

Total	R million	1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 263	584	709	746	613	614	633	809	719	730	675	882	548
		2000		547	621	693	612	909	548						
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	3 872	254	321	344	293	300	288	370	349	386	324	366	277
		2000		238	277	326	283	366	279						
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 348	170	186	212	156	169	222	222	172	168	172	346	153
		2000		162	168	154	182	315	137						
Additions and alterations	R million	1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 043	160	203	190	164	145	122	217	199	176	179	170	118
		2000		148	176	213	147	227	132						

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 545	1 376	1 546	1 610	1 481	1 495	1 595	1 528	1 529	1 601	1 315	1 608
At current prices		1999	1 229	1 188	2 296	1 265	1 204	1 481	1 426	1 371	1 331	1 259	1 520	1 374
		2000	1 433	1 654	1 489	1 432	1 964	1 537						
At constant 1995 prices	R million	1998	1 325	1 192	1 323	1 369	1 253	1 256	1 326	1 257	1 233	1 298	1 061	1 292
		1999	987	961	1 830	1 003	954	1 164	1 117	1 077	1 031	983	1 180	1 062
		2000	1 105	1 297	1 142	1 087	1 480	1 149						

Residential buildings At current prices	R million	1998	667	646	803	715	651	677	694	653	680	675	576	620
		1999	545	508	643	531	510	554	564	582	582	559	657	683
		2000	711	769	749	661	872	809						
At constant 1995 prices	R million	1998	572	553	686	601	550	569	577	538	556	548	466	500
		1999	437	405	513	416	403	436	443	457	457	437	511	530
		2000	548	593	576	496	655	606						

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

Total At current prices	R million	1998	976	960	1 010	939	835	1 087	976	869	1 212	1 086	808	866
		1999	828	893	859	803	775	779	879	882	879	743	901	772
		2000	820	831	842	855	1 231	661						
At constant 1995 prices	R million	1998	887	867	904	830	741	973	856	766	1 062	946	696	744
		1999	706	758	725	669	650	657	728	729	719	603	734	622
		2000	659	664	669	674	980	525						
Residential buildings At current prices	R million	1998	499	450	692	500	418	607	535	419	510	470	420	461
		1999	398	437	414	392	347	415	408	429	438	381	379	394
		2000	395	401	411	399	448	357						
At constant 1995 prices	R million	1998	444	398	614	437	363	527	462	361	438	401	357	392
		1999	333	364	342	322	283	338	331	345	351	304	301	312
		2000	311	317	324	313	350	278						

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

Year and month	A. Residential buildings										
	Dwelling-houses 1/				Flats			Townhouses			Total 2/
	No.	2 m	R1 000		No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
1998	80 729	6 018 907	5 988 484		3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493
1999*	65 958	5 171 009	5 585 278		1 929	160 661	194 667	6 470	698 199	935 071	6 904 685
1999-Jan. - Jun.	34 726	2 509 341	2 545 379		977	83 677	96 306	2 868	313 795	421 159	3 152 213
2000-Jan. - Jun.	32 178	2 907 227	3 374 308		1 187	102 195	163 098	4 424	497 901	702 684	4 383 093
1999-Jun.	6 284	465 911	466 238		32	2 863	4 664	575	65 778	91 193	571 430
2000-May*	5 204	547 286	654 615		93	7 801	10 646	1 503	146 418	199 444	880 210
- Jun.	6 534	565 172	643 399		93	6 779	8 681	727	92 614	144 679	831 615

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

Year and month	B. Non-Residential buildings										C. Additions and alterations								Total A, B and C																	
	Office space				Shopping space				Industrial and warehouse space				Total 2/	Dwelling-houses				Total 2/																		
	2		R1 000		2		R1 000		2		R1 000		R1 000	2		R1 000		2		R1 000		R1 000														
	m				m				m					m				m																		
1998	911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	562	553	2	636	605	2	773	436	3	788	977	4	560	662	18	197	708	
1999*	1	098	479	1	692	392		756	651	1	681	644		865	519	1	064	690	5	433	945	2	768	770	3	078	995	3	773	698	4	734	741	17	073	373
1999-Jan. - Jun.	480	317		720	924		544	149	1	367	168		501	453		612	749	3	255	289	1	223	962	1	334	556	1	705	944	2	100	860	8	508	363	
2000-Jan. - Jun.	540	575		796	386		264	611		343	277		628	861		780	750	2	192	439	1	487	219	1	763	112	2	001	914	2	638	417	9	213	949	
1999-Jun.	126	624		167	080		69	962		109	735		89	261		100	454		667	376		214	176		238	650		311	177		400	152	1	638	960	
2000-May*	187	063		257	190		53	631		64	509		152	711		191	346		573	853		274	132		327	262		370	294		481	501	1	935	564	
-Jun.	71	578		104	705		64	055		81	871		89	373		122	569		336	324		269	592		322	107		395	265		533	779	1	701	718	

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.		No. of units									
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998	16 727	766 656	2 329	246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242
1999	6 781	725 335	1 513	212 650	950 585	233 581	113 330	191 765	590 004	578 598	968 683	2 509 272
1999-Jun.	553	67 490	95	16 681	84 449	16 586	18 006	24 799	63 475	45 151	87 695	235 621
2000-May*	688	99 498	131	21 593	121 091	23 509	33 191	14 772	78 385	66 135	102 634	302 110
-Jun.	393	78 865	168	40 435	122 407	26 575	39 024	44 888	119 075	47 876	77 678	319 160
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999	2 808	233 661	331	47 333	284 694	65 824	31 771	85 859	256 563	240 862	499 006	1 040 263
1999-Jun.	388	21 670	9	1 770	23 440	0	0	2 449	8 184	15 082	53 884	85 508
2000-May	166	21 097	31	6 780	27 877	6 600	2 441	11 931	31 544	26 322	46 001	105 422
-Jun.	182	27 137	28	4 980	32 117	582	790	7 890	11 958	25 783	125 051	169 126

Witwatersrand

1998	19 737	1 544	342	3 468	447 494	2 053	903	651 227	449 829	789 965	2 120	244	792 907	1 417	458	5 591	606
1999	21 502	1 498	756	1 798	264 400	1 826	955	908 917	126 105	477 761	2 055	441	811 946	1 177	865	5 060	261
1999-Jun.	1 666	124	777	165	33 993	162	340	99 834	15 532	51 282	424	635	69 689	109	057	696	033
2000-May	1 554	180	126	595	61 617	241	743	206 428	5 573	134 392	354	089	76 126	115	060	710	892
-Jun.	2 001	175	655	339	58 836	240	478	55 046	8 757	35 882	104	234	82 368	101	967	446	679

Pretoria

1998	4 598	617	784	2 327	301 182	970	298	75 637	493 124	77 148	696	962	181 113	235	465	1 902	726
1999*	4 454	687	318	2 237	270 551	964	779	156 774	89 377	43 935	331	873	255 064	354	123	1 650	776
1999-Jun.	698	53	636	200	25 087	78	724	25 223	10 300	2 508	38	032	16 030	17	715	134	472
2000-May	418	96	137	554	86 920	183	057	16 783	3 500	4 565	29	690	25 786	45	155	257	902
-Jun.	371	97	244	72	14 349	121	553	12 500	9 893	12 253	35	804	29 376	37	346	194	703

Bloemfontein

1998	659	54	223	207	21 601	77	824	44 446	49 373	5 776	106	657	36 890	93	356	277	838
1999	1 391	64	859	173	22 572	90	737	23 120	3 743	6 289	41	713	43 548	70	039	202	490
1999-Jun.	323	9	489	8	1 700	11	189	1 166	0	711	2	737	4 640	5	586	19	513
2000-May	166	9	078	100	6 816	15	894	700	0	217		917	4 945	7	140	23	951
-Jun.	271	9	453	30	3 300	12	753	2 185	507	0	2	692	7 144	11	885	27	330

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Total buildings completed according to type of building

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999*	54 215	3 627 656	3 438 693	1 990	172 789	211 203	6 065	675 520	878 552	4 770 294	
1999-Jan. -Jun.	26 618	1 773 513	1 656 355	1 012	83 892	101 278	2 765	282 878	370 592	2 184 323	
2000-Jan. -Jun.	22 556	1 581 875	1 674 663	1 086	101 180	146 742	2 565	267 243	360 834	2 254 600	
1999-Jun. *	4 592	298 908	264 466	289	29 320	28 018	403	42 222	58 723	353 627	
2000-May*	4 750	314 080	317 008	350	21 093	39 663	753	78 558	108 334	467 845	
-Jun.	3 292	262 337	290 245	32	3 073	4 419	251	26 421	36 137	358 126	

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

1998	13 342 1 075 983	4 712	553 346 1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554 3 634 941
1999	20 028 916 677	2 230	295 216 1 275 187	193 925	89 611	342 280	741 884	358 164	585 084 2 602 156
1999-Jun.	2 025 66 550	243	29 745 96 296	32 851	19 874	44 566	103 908	20 940	27 934 228 139
2000-May	1 032 81 098	462	43 102 124 200	50 112	154 921	48 971	257 785	34 461	57 633 439 618
-Jun.	1 224 88 382	40	8 475 96 857	45 969	10 462	30 425	88 051	20 218	41 573 226 481

Pretoria

1998	2 596 419 605	830	113 477 533 082	47 514	126 301	6 911	221 464	18 578	25 670 780 217
1999*	1 749 366 001	1 162	212 643 632 651	46 871	133 096	34 065	227 715	27 547	44 540 904 907
1999-Jun.	146 31 771	33	7 685 39 457	9 929	0	901	11 909	1 210	1 280 52 647
2000-May*	1 079 42 982	146	40 500 83 482	0	0	0	385	1 440	11 820 95 687
-Jun.	147 37 926	3	440 63 009	693	0	660	3 738	1 789	1 831 68 578

Bloemfontein

1998	560 44 082	207	21 600 65 682	29 213	59 677	2 661	96 930	22 362	59 425 222 037
1999	1 057 54 866	163	18 511 75 377	25 315	24 817	1 271	55 887	35 106	91 643 222 907
1999-Jun.	70 3 425	45	4 578 8 003	0	9 562	0	9 562	2 354	4 549 22 115
2000-May*	48 3 494	19	1 915 5 409	5 454	0	860	10 650	1 737	2 226 18 285
-Jun.	30 5 023	9	546 5 569	0	0	800	800	1 856	4 939 11 308

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 2/		
	Number	2 m	R1 000	Number	2 m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999*	65 958	5 171 009	5 585 278	54 215	3 627 656	3 438 693
1999-Jan. - Jun.	34 726	2 509 341	2 545 379	26 618	1 773 513	1 656 355
2000-Jan. - Jun.	32 178	2 907 227	3 374 308	22 556	1 581 875	1 674 663
1999-Jun. *	6 284	465 911	466 238	4 592	298 908	264 466
2000-May*	5 204	547 286	654 615	4 750	314 080	317 008
-Jun.	6 534	565 172	643 399	3 292	262 337	290 245
Dwelling-houses equal to or larger than 81m²						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999*	16 766	3 332 191	4 175 171	10 355	2 062 532	2 412 294
1999-Jan. - Jun.	7 760	1 511 336	1 839 366	5 189	1 009 292	1 158 853
2000-Jan. - Jun.	10 188	2 043 242	2 712 673	4 896	953 017	1 211 757
1999-Jun.	1 254	268 306	327 085	928	173 571	193 973
2000-May*	2 068	417 408	549 066	1 048	178 958	225 925
-Jun.	1 843	377 639	512 027	879	172 332	215 405

Dwelling-houses smaller than 81m ²						
1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999*	49 192	1 838 818	1 410 107	43 860	1 565 124	1 026 399
1999-Jan. - Jun.	26 966	998 005	706 013	21 429	764 221	497 501
2000-Jan. - Jun.	21 990	863 985	661 635	17 660	628 858	462 906
1999-Jun. *	5 030	197 605	139 152	3 664	125 337	70 493
2000-May*	3 136	129 878	105 549	3 702	135 122	91 083
- Jun.	4 691	187 533	131 372	2 413	90 005	74 840

1/ Including subsidised dwelling-houses

Additional information

Explanatory Notes

Introduction 1	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.
2	In order to improve timeliness of the publication, some information for the current month June have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
3	The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.
Scope of the survey 4	This survey covers local government institutions conducting activities for the private sector regarding - approval of building plans; and final inspection of completed buildings.
Classification 5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
6	The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No.

	09-09-03, was used to classify the statistical units according to province.
Statistical unit 7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology and design 8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices 10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings June extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
Seasonal adjustment 13	Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
14	Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which June be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates June not be reliable indicators of trend

	behaviour.
Trend cycle 15	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Related publications 16	Users June also wish to refer to the following publications: P5041.3 - Building plans passed and buildings completed issued annually. P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually. Bulletin of Statistics issued quarterly. South African Statistics issued annually.
Unpublished statistics 17	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures 18	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There June, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Symbols and abbreviations 19	- nil * revised m² construction area in square metres Stats SA Statistics South Africa SIC Standard Industrial Classification of all Economic Activities ISIC International Standard Industrial Classification of all Economic Activities JBCC Joint Building Contracts Committee CD Compact Disc US United States
Pre-release policy 19	Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure: In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry, the Department of Finance and the South African Reserve Bank will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue. Stats SA pre-release policy June be inspected at its Website, www.statssa.gov.za
Technical notes	

Response rates	The response rate for June 2000 is 99,4%.

Areas covered in the sample survey

Areas according to province

Western Cape	Blaauwberg (includes Milnerton), Brackenfell, Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp Thembalethu and Herolds Bay), Gordon's Bay, Hangklip-Kleinmond (includes Kleinmond, Betty's Bay and Rooi-Els), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Kuils River, Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgfield, Simon's Town, Somerset West, South Peninsula, Stellenbosch, Strand, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
Eastern Cape	Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, Gomo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.
Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspuit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
KwaZulu-Natal	Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir

	Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
Mpumalanga	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Areas according to selected urban areas

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

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self contained dwelling-unit, granny flat, on the same premises as an existing

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

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