

Building statistics

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Contents

Editorial Page

Notes

Tables

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

Table 2 Buildings completed according to province and type of building

Table 3 Actual value of building plans passed at current prices

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

Table 5 Actual value of buildings completed at current prices

Table 6 Actual value of buildings completed at constant 1995 prices

Table 7 Seasonally adjusted value of building plans passed at current and at constant 1995 prices 5

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

Table 9 Total building plans passed according to type of building

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

Table 11 Total buildings completed according to type of building

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

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

Additional information

Explanatory notes

Technical notes

Areas covered in the sample survey

Glossary

For more information

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

Actual estimates at current prices	March 2000 R million	January 2000 to March 2000 R million	% change between March 1999 and March 2000	% change between January 1999 to March 1999 and January 2000 to March 2000
Residential buildings				
Dwelling-houses	590,4	1 527,1	+15,1	+21,4
Flats and townhouses	159,6	396,0	+60,1	+68,1
Other residential buildings	10,5	82,8	-70,2	+25,3
Total	760,5	2 005,9	+17,4	+28,6
Non-residential buildings	374,7	1 026,3	-72,8	-48,8
Additions and alterations	485,1	1 246,8	+17,6	+28,0
Total	1 620,3	4 279,0	-33,6	-5,7

Actual estimates at constant 1995 prices	March 2000 R million	January 2000 to March 2000 R million	% change between March 1999 and March 2000	% change between January 1999 to March 1999 and January 2000 to March 2000
Residential buildings				
Dwelling-houses	451,1	1 174,0	+10,6	+17,0
Flats and townhouses	121,9	304,3	+53,8	+61,7
Other residential buildings	8,0	63,9	-71,4	+21,4
Total	581,0	1 542,2	-12,8	+24,0
Non-residential buildings	286,2	788,9	-73,9	-50,6
Additions and alterations	370,6	958,4	+13,0	+23,3
Total	1 237,8	3 289,5	-36,2	-9,0

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

Total real value of building plans passed decreases

The total real value of building plans passed (at constant 1995 prices) during the first quarter of 2000 decreased by 9,0% (-R327,3 million) to R3 289,5 million compared with the first quarter of 1999. Four of the nine provinces reported decreases in the total real value of building plans

passed. The real value of non-residential building plans passed decreased by 50,6% (-R806,8 million) to R788,9 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. However, large increases in the real value of building plans passed were reported between the first quarter of 1999 and the first quarter of 2000 for flats and townhouses (+61,7% or R116,2 million), additions and alterations (+23,3% or R181,3 million) and dwelling-houses (+17,0% or R170,7 million).

The largest provincial contributor to the decrease of 9,0% in the total real value of building plans passed between the first quarter of 1999 and the first quarter of 2000 was KwaZulu-Natal (-22,9 percentage points), mainly due to the approval of building plans for a large shopping centre by the Umhlanga local government institution during March 1999. However, large increases in the real value of building plans passed were reported by Western Cape (+33,4% or R240,0 million) and Gauteng (+21,3% or R240,0 million) (cf. table A). Real increases in the Western Cape were reported for residential buildings (+48,8% or R156,7 million), additions and alterations (+28,8% or R60,6 million) and non-residential buildings (+12,2% or R22,7 million). Gauteng reported increases for additions and alterations (+54,2% or R125,2 million) and residential buildings (+24,1% or R122,6 million).

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 March 1999	% change between January 1999 to March 1999 and January 2000 to March 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 March 1999 and January 2000 to March 2000
				R million

KwaZulu-Natal	33,6	-68,3	-22,9	-829,1
Mpumalanga	3,6	-20,4	-0,7	-26,7
Free State	2,3	-15,5	-0,4	-13,0
Northern Province	2,1	-15,8	-0,3	-11,7
North West	2,2	+9,3	+0,2	+7,6
Northern Cape	0,7	+63,0	+0,5	+16,8
Eastern Cape	4,4	+30,8	+1,4	+48,9
Gauteng	31,2	+21,3	+6,6	+240,0
Western Cape	19,9	+33,4	+6,6	+240,0
Total	100,0	-9,0	-9,0	-327,3

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

The real value of plans passed for flats and townhouses increased by 61,7% (+R116,2 million) to R304,3 million between the first quarter of 1999 and the first quarter of 2000. Real increases were reported by seven of the nine provinces. The largest provincial contributors to the increase in the real value of plans passed for flats and townhouses was Western Cape (+79,2% or R44,0 million, mainly due to the approval of plans for a large block of flats at the Waterfront in Cape Town during February 2000) and Gauteng (+65,9% or R53,4 million). Large increases in the real value of plans passed for flats and townhouses in Gauteng were reported by Pretoria (+77,8% or R31,5 million) and Witwatersrand (+75,1% or R27,1 million).

The real value of building plans passed for additions and alterations during the first quarter of 2000 increased by 23,3% (+R181,3 million) to R958,4 million compared with the first quarter of 1999. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+33,7% or R166,6 million). Real increases were reported by six of the nine provinces. Large increases in the real value of plans passed for additions and alterations were reported by Gauteng (+54,2% or R125,2 million) and Western Cape (+28,8% or R60,6 million).

The real value of building plans passed for dwelling-houses increased by 17,0% (+R170,7 million) to R1

174,0 million between the first quarter of 1999 and the first quarter of 2000. Increases were reported by six of the nine provinces. The largest provincial contributors to the increase of 17,0% in the real value of building plans passed for dwelling-houses were Western Cape (+26,7% or R70,6 million) and Gauteng (+23,3% or R93,5 million). The increase of 17,0% in the total real value of building plans passed for dwelling-houses can mainly be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+28,4% or R210,2 million).

Key figures regarding buildings completed for the month ended March 2000

Actual estimates at current prices	March 2000 R million	January 2000 to March 2000 R million	% change between March 1999 and March 2000	% change between January 1999 to March 1999 and January 2000 to March 2000
Residential buildings				
Dwelling-houses	282,5	761,8	-15,9	-13,3
Flats and townhouses	103,8	230,3	+35,8	+13,5
Other residential buildings	2,1	35,3	-57,7	+33,3
Total	388,4	1 027,4	-6,9	-7,3
Non-residential buildings	185,4	583,1	-23,9	-10,5
Additions and alterations	254,2	637,8	+13,9	-1,3
Total	828,0	2 248,3	-6,3	-6,5

Actual estimates at constant 1995 prices	March 2000 R million	January 2000 to March 2000 R million	% change between March 1999 and March 2000	% change between January 1999 to March 1999 and January 2000 to March 2000
Residential buildings				
Dwelling-houses	221,0	597,0	-19,4	-17,3
Flats and townhouses	82,5	183,7	+26,6	+5,8
Other residential buildings	1,7	28,2	-60,6	+24,7
Total	305,2	808,9	-11,2	-11,9
Non-residential buildings	151,4	480,0	-28,6	-15,5
Additions and alterations	202,1	509,0	+6,2	-7,9
Total	658,7	1 797,9	-11,7	-11,8

Key findings regarding buildings completed for the month ended March 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first quarter of 2000 decreased by 11,8% (-R241,6 million) to R1 797,9 million compared with the first quarter of 1999. Decreases in the total real value of buildings completed were reported by eight of the nine provinces. Large real decreases were reported for dwelling-houses (-17,3% or R125,3 million), non-residential buildings (-15,5% or R88,3 million) and additions and alterations (-7,9% or R43,8 million).

The largest provincial contributor to the decrease of 11,8% in the total real value of buildings completed was KwaZulu-Natal (-4,6 percentage points), followed by Western Cape (-3,5 percentage points), North West (-1,8 percentage points), Eastern Cape (-1,8 percentage points) and Northern Cape (-0,8 percentage points) (cf. table B). KwaZulu-Natal reported large decreases in the real value of residential buildings completed (-30,3% or R42,7 million) and additions and alterations (-26,7% or 43,5 million). The largest decrease in the Western Cape was reported for non-residential buildings completed (-28,6% or R50,6 million). North West reported large real decreases for non-residential buildings completed (-74,5% or R14,5 million) and dwelling-houses completed (-41,3% or R13,8 million). Large decreases in the real value of dwelling-houses smaller than 81 square metres completed were reported by Northern Cape (-89,5% or R13,1 million) and Eastern Cape (-44,4% or R18,5 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to March 1999	% change between January 1999 to March 1999 and January 2000 to March 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999 to March 1999 and January 2000 to March 2000 R million
KwaZulu-Natal	21,1	-22,0	-4,6	-94,7

Western Cape	29,4	-11,9	-3,5	-71,2
North West	3,8	-47,8	-1,8	-37,4
Eastern Cape	6,5	-27,2	-1,8	-36,2
Northern Cape	1,7	-51,0	-0,8	-17,2
Mpumalanga	3,3	-8,0	-0,3	-5,5
Northern Province	0,8	-13,2	-0,1	-2,2
Free State	3,0	-2,8	-0,1	-1,7
Gauteng	30,3	+3,9	+1,2	+24,4
Total	100,0	-11,8	-11,8	-241,6

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 dwelling-houses completed decreased by 17,3% (-R125,3 million) to R597,0 million between the first quarter of 1999 and the first quarter of 2000. Real decreases were reported by six of the nine provinces. The largest provincial contributors to the decrease of 17,3% in the total real value of dwelling-houses completed were KwaZulu-Natal (-47,6% or R50,2 million), Eastern Cape (-29,5% or R19,9 million) and Gauteng (-8,7% or R22,4 million). The real value of completed dwelling-houses larger than 81 square metres decreased by 12,8% (-R64,7 million) to R442,2 million, whereas the real value of completed dwelling-houses smaller than 81 square metres decreased by 28,1% (-R60,6 million) to R154,8 million during the above-mentioned period. The largest decrease in dwelling-houses larger than 81 square metres was reported by KwaZulu-Natal (-42,8% or R31,8 million). Large decreases for dwelling-houses smaller than 81 square metres were reported by KwaZulu-Natal (-59,0% or R18,8 million), Eastern Cape (-44,4% or R18,5 million) and Gauteng (-24,7% or R16,9 million).

The total real value of non-residential buildings completed decreased by 15,5% (-R88,3 million) to R480,0 million between the first quarter of 1999 and the first quarter of 2000, mainly due to the decrease in the real value of shopping space completed (-62,9% or R62,3 million). Decreases in the total real value of buildings completed were reported by seven of the nine provinces. The largest provincial

contributors to the decrease of 15,5% in the real value of non-residential buildings completed were Eastern Cape (-67,8% or R17,4 million), North West (-74,5% or R14,5 million) and Western Cape (-28,6% or R50,6 million).

The real value of additions and alterations completed during the first quarter of 2000 decreased by 7,9% (-R43,8 million) to R509,0 million compared with the first quarter of 1999. Decreases were reported by seven of the nine provinces. The largest decrease in the total real value of additions and alterations completed was reported by Durban (-25,7% or R36,1 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.

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpuma-langa	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	17 181 171	4 060 328	886 999	139 709	478 472	3 141 719	456 847	7 117 767	561 191	338 135
		1999-Jan-Mar	4 537 185	901 707	199 120	33 284	105 291	1 524 997	101 740	1 413 496	164 512	93 035
		2000-Jan-Mar	4 279 043	1 248 017	270 230	56 616	92 489	500 573	115 465	1 778 564	135 858	81 231
		1999-Mar*	2 440 321	347 227	97 688	8 703	37 557	1 200 740	35 456	611 820	63 017	38 108
		2000-Feb	1 629 111	533 963	119 262	10 081	28 348	165 689	37 655	676 499	36 313	21 301
		2000-Mar	1 620 312	441 370	108 756	36 259	37 398	200 896	43 607	669 233	57 863	24 930
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	6 949 731	1 813 355	351 338	39 869	235 924	758 539	268 190	3 031 720	278 931	171 861
		1999-Jan-Mar	1 559 383	405 643	76 448	7 065	59 451	185 068	57 163	638 546	85 002	44 991
		2000-Jan-Mar	2 006 014	624 678	127 477	12 882	52 136	178 127	61 891	822 232	76 265	50 326
		1999-Mar	647 990	158 461	25 924	2 260	19 319	77 106	24 456	276 162	41 041	23 256
		2000-Feb	738 152	295 414	62 521	3 845	16 334	49 522	15 634	267 622	13 632	13 628
		2000-Mar	760 496	202 923	42 871	7 120	20 847	78 221	21 766	337 552	33 922	15 274
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	66 160	14 508	6 015	381	3 787	5 164	3 606	27 803	2 781	2 115
		1999-Jan-Mar	17 449	3 821	1 502	60	1 133	1 730	620	7 450	736	397
		2000-Jan-Mar	13 416	3 116	974	47	814	810	511	5 834	651	659
		1999-Mar	7 778	816	489	14	191	734	271	4 842	255	166
		2000-Feb	4 383	930	469	20	272	233	152	1 919	206	182
		2000-Mar	5 508	1 389	335	17	409	332	158	2 188	265	415
	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	5 610 039	1 459 735	320 983	38 129	207 171	590 404	246 954	2 391 044	209 305	146 310
		1999-Jan-Mar	1 257 658	331 515	72 534	6 683	54 735	150 059	55 078	502 635	52 676	31 738
		2000-Jan-Mar	1 527 141	435 964	95 427	7 826	49 150	138 982	52 699	642 916	63 715	40 462
		1999-Mar	513 185	128 049	24 454	2 166	16 319	59 320	23 882	227 376	17 113	14 502
		2000-Feb	509 842	148 917	42 215	3 204	16 334	38 633	14 984	219 475	13 525	12 555
		2000-Mar	590 448	173 348	33 231	2 705	18 977	55 946	18 455	241 657	32 340	13 789

2/ Including subsidised dwelling-houses

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpuma- langa	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	10 027 081	2 775 572	608 739	125 767	338 137	1 652 232	328 018	3 632 441	461 969	104 203
	(R1 000)	1999-Jan-Mar	2 405 108	706 582	157 883	40 074	71 783	505 770	92 440	730 872	80 066	19 634
		2000-Jan-Mar	2 248 263	662 171	121 961	20 698	74 495	417 807	51 327	803 459	78 281	18 064
		1999-Mar*	884 125	271 836	40 229	11 606	20 741	159 697	26 757	319 344	26 707	7 205
		2000-Feb	748 934	223 162	54 419	4 600	21 338	147 747	17 445	255 897	17 800	6 526
		2000-Mar	828 026	244 344	29 638	7 454	32 876	128 567	15 258	328 769	32 847	8 273
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
	(R1 000)	1999	4 833 621	1 387 560	317 928	61 229	142 516	555 122	182 723	1 969 848	140 496	76 194
		1999-Jan-Mar	1 107 699	314 344	89 406	24 981	36 320	169 983	51 965	371 504	35 870	13 322
		2000-Jan-Mar	1 027 350	293 705	78 838	6 770	40 965	124 877	30 072	395 776	41 148	15 199
		1999-Mar	417 317	112 202	29 086	8 782	8 476	59 608	17 343	163 489	13 000	5 326
		2000-Feb	341 171	96 112	34 362	1 591	14 516	50 318	7 310	125 101	7 360	4 501
		2000-Mar	388 354	102 201	17 057	2 583	15 372	51 775	8 830	158 060	24 758	7 718
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	65 263	22 516	5 826	2 450	2 928	3 593	2 165	22 728	1 910	1 147
		1999-Jan-Mar	14 089	2 296	1 954	1 150	246	1 509	638	5 587	426	283
		2000-Jan-Mar	9 579	2 878	717	36	927	535	300	3 418	535	233
		1999-Mar	6 992	860	721	426	105	576	237	3 856	148	63
		2000-Feb	2 994	711	366	9	413	185	71	951	166	122
		2000-Mar	3 694	1 198	162	11	251	206	122	1 418	272	54
	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	3 499 860	1 000 343	267 176	53 675	109 505	410 459	152 644	1 333 401	107 854	64 799
		1999-Jan-Mar	878 315	231 850	82 227	20 919	20 900	128 303	40 494	312 795	28 486	12 337
		2000-Jan-Mar	761 844	220 705	60 867	4 819	29 873	70 622	24 976	299 335	37 403	13 244
		1999-Mar	335 945	82 742	28 270	8 437	7 087	41 005	13 001	143 507	6 775	5 116
		2000-Feb	256 390	76 664	29 827	1 412	12 036	21 124	6 845	97 213	7 018	4 251
		2000-Mar	282 510	82 494	13 383	1 737	7 755	28 037	8 830	109 877	24 384	6 013

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	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534

smaller than 81 square metre 1/		1999	54 967	19 074	5 205	2 392	2 560	2 191	1 687	19 480	1 471	907
		1999-Jan-Mar	11 330	1 384	1 755	1 133	148	1 055	511	4 802	304	238
		2000-Jan-Mar	7 413	2 096	576	24	867	305	232	2 714	416	183
		1999-Mar	6 073	575	659	420	74	464	196	3 531	115	39
		2000-Feb	2 272	461	292	5	388	99	52	727	138	110
		2000-Mar	2 891	900	141	7	232	129	99	1 158	202	23
	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	1 091 915	205 340	150 053	42 960	60 742	99 519	73 341	394 198	39 310	26 448
		1999-Jan-Mar	262 341	31 884	50 566	17 799	7 003	38 078	19 241	83 619	8 761	5 386
		2000-Jan-Mar	197 592	35 420	29 499	1 963	19 093	16 339	11 789	65 933	12 210	5 346
		1999-Mar	125 142	15 157	19 410	7 187	3 510	16 793	6 679	52 174	2 755	1 474
		2000-Feb	64 797	9 068	13 247	494	7 454	4 983	3 399	21 879	2 346	1 927
		2000-Mar	79 707	16 936	9 205	636	5 047	7 314	4 499	27 003	7 170	1 897
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999	1 793	770	109	30	60	263	93	351	91	26
		1999-Jan-Mar	421	169	42	8	12	68	17	81	19	5
		2000-Jan-Mar	473	181	16	4	18	164	8	61	16	5
		1999-Mar*	140	60	5	1	5	23	6	36	2	2
		2000-Feb	239	64	9	1	4	127	2	21	7	4
		2000-Mar	110	54	4	1	10	16	1	17	6	1
	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	2 754 768	658 253	120 118	28 455	72 893	534 849	69 585	1 008 532	243 067	19 012
		1999-Jan-Mar	651 197	202 699	29 243	6 854	8 388	145 311	22 202	204 317	30 439	1 740
		2000-Jan-Mar	583 137	153 729	9 995	2 092	8 871	143 406	5 984	230 810	26 563	1 687
		1999-Mar*	243 680	78 308	1 398	330	3 446	46 027	5 590	98 848	9 500	232
		2000-Feb	203 255	38 758	5 999	523	1 478	49 402	3 138	96 749	5 681	1 527
		2000-Mar	185 448	80 491	1 603	324	6 723	23 287	349	68 629	3 882	160
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	2 438 691	729 758	170 692	36 081	122 728	562 261	75 708	654 060	78 404	8 996
		1999-Jan-Mar	646 211	189 538	39 233	8 238	27 074	190 475	18 272	155 050	13 756	4 571
		2000-Jan-Mar	637 776	214 737	33 128	11 836	24 659	149 524	15 271	176 873	10 570	1 178
		1999-Mar	223 127	81 325	9 744	2 494	8 818	54 061	3 823	57 006	4 206	1 646
		2000-Feb	204 508	88 292	14 058	2 486	5 344	48 027	6 997	34 047	4 759	498
		2000-Mar	254 224	61 652	10 978	4 547	10 781	53 505	6 079	102 080	4 207	395

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	17 181	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 759	1 078
		2000		1 030	1 629	1 620									
		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Residential buildings	R million	1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447

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

Total	R million	1998	972	958	1 009	929	843	1 100	977	869	1 215	1 090	803	862
At current prices		1999	823	891	858	786	777	798	881	884	883	746	906	768
		2000	807	800	800									
At constant 1995 prices	R million	1998	884	866	903	822	748	985	858	765	1 064	948	694	741
		1999	702	757	725	655	650	673	730	729	721	605	740	620
		2000	649	641	637									
Residential buildings	R million	1998	498	450	696	499	436	591	536	419	509	468	415	460
At current prices		1999	397	437	419	389	363	404	409	429	437	379	382	388
		2000	389	390	390									
At constant 1995 prices	R million	1998	443	398	618	435	382	509	463	361	438	399	354	391
		1999	332	364	346	318	299	326	332	345	351	303	304	308
		2000	307	308	308									

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	66 160	5 206 135	5 610 039	1 917	162 061	197 492	6 660	726 745	952 675	6 949 731	
1999-Jan.-Mar.	17 449	1 250 639	1 257 658	662	53 794	64 976	1 261	134 393	170 657	1 559 383	
2000-Jan.-Mar.	13 416	1 289 889	1 527 141	730	63 140	104 327	1 727	199 196	291 714	2 006 014	
1999-Mar.	7 778	527 979	513 185	179	20 150	26 245	534	58 471	73 452	647 990	
2000-Feb.	4 383	426 725	509 842	584	51 578	88 620	576	56 549	80 764	738 152	
-Mar.	5 508	505 311	590 448	90	7 987	11 132	760	97 752	148 454	760 496	

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				2				2				2				2				2				2															
	m				R1 000				m				R1 000				R1 000				m				R1 000				m				R1 000				R1 000			
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	120	720	1	747	032	754	659	1	683	472	873	808	1	074	957	5	500	346	2	773	124	3	082	525	3	782	477	4	731	092	17	181	171						
1999-Jan.-Mar.	218	394		314	997	409	649	1	175	435	278	649	335	905	2	004	010	579	325	619	051	806	190		973	790	4	537	185											
2000-Jan.-Mar.	225	774		350	282	143	962		179	682	268	991	346	515	1	026	260	731	185	859	369	958	941	1	246	769	4	279	043											
1999-Mar.	121	210		176	378	316	999	1	052	608	63	921	79	711	1	379	864	225	811	246	150	335	182		412	466	2	440	321											
2000-Feb.	103	863		170	090	63	764		77	279	122	190	185	701	480	497	252	042	298	729	316	967		410	462	1	629	111												
-Mar.	95	609		144	757	52	024		57	247	106	972	110	222	374	673	291	337	341	496	373	427		485	143	1	620	312												

1/ Including subsidised dwelling-houses

2/ Including "Other"

P5041.1

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	954 134	2 494 723	
1999-Mar.	362	61 111	121	25 501	88 807	5 139	2 703	15 993	32 814	42 968	64 055	185 677	
2000-Feb.	596	88 578	340	76 523	222 178	52 629	11 261	11 531	90 790	50 110	72 419	385 387	
-Mar.	780	95 897	110	13 565	109 762	25 340	20 882	23 386	76 520	60 276	87 031	273 313	
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	2 849	236 949	385	58 058	298 707	120 324	28 871	97 777	319 753	236 752	499 627	1 118 087	
1999-Mar.	475	27 527	49	8 106	35 633	0	150	14 328	20 351	17 917	47 003	102 987	
2000-Feb.	126	13 786	6	1 715	15 501	2 101	2 880	2 317	7 388	21 521	33 022	55 911	
-Mar.	194	24 248	16	3 950	28 198	5 000	720	15 670	26 238	34 796	70 022	124 458	
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	21 620	1 503 354	1 719	250 288	1 817 441	908 917	126 105	470 069	2 047 749	814 092	1 179 385	5 044 575	
1999-Mar.	4 438	162 214	121	19 921	192 728	95 124	12 186	25 548	144 877	66 292	91 419	429 025	
2000-Feb.	1 576	135 074	169	21 045	156 119	74 687	35 843	100 257	223 788	82 549	108 690	488 597	

-Mar.	1 532	157 225	270	42 852	201 077	82 629	5 328	32 616	136 366	76 868	113 212	518 655
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	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747
1999-Mar.	306	53 721	106	14 511	71 233	37 334	17 150	3 829	63 191	19 759	26 506	160 931
2000-Feb.	275	71 747	201	26 087	97 834	7 100	5 700	4 444	19 740	34 650	44 112	161 686
-Mar.	273	67 362	198	52 043	119 405	5 599	891	9 645	18 890	42 793	49 955	188 250
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	16 572	84 737	23 120	3 743	6 289	41 713	43 548	70 039	196 490
1999-Mar.	31	2 801	0	0	2 801	0	0	350	350	5 168	5 885	9 036
2000-Feb.	135	8 495	0	0	8 495	1 100	0	0	1 100	3 360	3 806	13 401
-Mar.	201	9 903	0	0	11 403	1 145	735	0	1 880	6 621	8 282	21 565

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	65 263	3 850 154	3 499 860	1 852	162 034	197 916	6 183	683 559	885 730	4 833 621
1999-Jan.-Mar.	14 089	949 964	878 315	522	42 607	59 007	989	113 041	143 973	1 107 699
2000-Jan.-Mar.	9 579	715 119	761 844	552	51 790	69 241	1 144	117 230	161 069	1 027 350
1999-Mar.	6 992	400 281	335 945	158	15 590	20 394	319	38 644	55 977	417 317
2000-Feb.	2 994	238 538	256 390	63	4 590	5 192	364	46 759	67 365	341 171
-Mar.	3 694	265 139	282 510	255	31 718	44 465	327	40 595	59 265	388 354

Table 11 - Total buildings completed 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			2			2			2			2			2			2												
	m			R1 000			m			R1 000			m			R1 000			m			R1 000									
1998	659	576	1	142	791	576	078	903	730	845	512	945	460	3	459	424	1	207	919	1	264	415	1	906	313	2	204	883	11	641	571
1999	443	158		695	779	413	463	614	602	842	553	995	554	2	754	768	1	410	003	1	479	368	2	077	868	2	438	691	10	027	081
1999-Jan.-Mar.	153	624		207	596	94	914	113	463	186	895	212	850		651	197		368	250		378	977		559	147		646	211	2	405	108
2000-Jan.-Mar.	174	601		302	592	33	855	44	406	207	274	198	215		583	137		337	381		368	712		457	963		637	776	2	248	263
1999-Mar.	54	872		86	751	45	108	49	874	69	264	83	023		243	680		126	846		132	634		193	205		223	127		884	125
2000-Feb.	53	755		81	247	5	821	8	693	87	427	95	125		203	255		120	084		127	982		164	862		204	508		748	934
-Mar.	71	286		121	285	6	660	7	295	62	913	51	022		185	448		119	707		127	698		155	160		254	224		828	026

P5041.1

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town												
1998	3 107	433 987	1 856	231 844	801 105	212 541	12 240	139 679	389 962	207 880	375 787	1 566 855
1999	16 157	509 497	1 658	217 347	791 862	173 856	30 131	181 681	401 140	267 926	474 208	1 667 210
1999-Mar.	241	42 022	129	23 411	65 433	38 510	711	25 868	66 211	24 496	57 727	189 372
2000-Feb.	450	45 214	83	12 695	60 732	10 290	1 076	16 299	30 853	27 835	67 463	159 048
-Mar.	824	48 400	75	8 767	57 230	49 846	346	9 891	60 523	30 857	46 163	163 916
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999	2 148	233 734	648	74 300	315 650	15 646	50 699	170 725	252 377	261 866	482 934	1 050 962
1999-Mar.	381	26 652	78	9 471	41 123	0	0	18 932	18 932	22 019	45 194	105 250
2000-Feb.	146	14 294	13	2 642	16 936	18 170	0	23 816	43 336	23 228	39 255	99 527
-Mar.	126	15 601	61	23 380	38 981	69	50	6 862	6 981	28 934	46 957	92 919
Witwatersrand												
1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999	20 120	916 301	2 268	302 190	1 281 785	193 925	89 611	345 412	745 016	359 230	586 116	2 612 918
1999-Mar.	3 613	105 721	56	10 874	116 596	23 643	29 419	25 451	83 166	37 105	52 989	252 752
2000-Feb.	730	69 542	54	10 415	87 383	44 689	2 645	45 475	93 879	24 734	29 172	210 434
-Mar.	1 230	80 584	106	18 520	99 104	55 745	2 500	7 705	66 100	20 890	95 666	260 870
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	22 447	38 739	899 106
1999-Mar.	171	33 060	74	9 106	42 166	6 147	0	5 731	15 682	1 560	2 048	59 897
2000-Feb.	179	25 836	60	10 047	35 883	0	2 086	0	2 516	2 082	2 113	40 512
-Mar.	145	26 031	219	29 663	55 694	1 729	0	0	2 529	3 440	3 572	61 795

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-Mar.	49	4 310	6	1 139	5 449	2 500	0	0	3 187	4 095	4 987	13 623
2000-Feb.	57	2 426	20	2 000	4 426	1 289	0	0	1 289	2 720	3 348	9 063
-Mar.	113	2 610	18	4 434	7 044	2 500	0	3 614	6 114	2 204	6 316	19 474

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999	66 160	5 206 135	5 610 039	65 263	3 850 154	3 499 860
1999-Jan.-Mar.	17 449	1 250 639	1 257 658	14 089	949 964	878 315
2000-Jan.-Mar.	13 416	1 289 889	1 527 141	9 579	715 119	761 844
1999-Mar.	7 778	527 979	513 185	6 992	400 281	335 945
2000-Feb.	4 383	426 725	509 842	2 994	238 538	256 390
-Mar.	5 508	505 311	590 448	3 694	265 139	282 510
Dwelling-houses equal to or larger than 81 m ²						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999	16 851	3 362 870	4 196 675	10 296	2 062 328	2 407 945
1999-Jan.-Mar.	4 111	768 844	927 200	2 759	538 076	615 973
2000-Jan.-Mar.	4 654	938 226	1 235 763	2 166	447 154	564 252
1999-Mar.	1 541	299 656	367 115	919	184 175	210 802
2000-Feb.	1 545	310 445	399 780	722	153 193	191 593
-Mar.	1 775	357 443	481 861	803	157 970	202 803
Dwelling-houses smaller than 81 m ²						
1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999	49 309	1 843 265	1 413 364	54 967	1 787 826	1 091 915
1999-Jan.-Mar.	13 338	481 795	330 457	11 330	411 888	262 341
2000-Jan.-Mar.	8 762	351 663	291 378	7 413	267 965	197 592
1999-Mar.	6 237	228 323	146 069	6 073	216 106	125 142

2000-Feb.	2 838	116 280	110 062	2 272	85 345	64 797
-Mar.	3 733	147 868	108 587	2 891	107 169	79 707

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 may 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 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	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 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	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 may 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 may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Symbols and abbreviation	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 may be inspected at its Website, www.statssa.gov.za
Technical notes		
Response rates		The response rate for March 2000 is 97,0%

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, Sedgefield, Simon's Town, Somerset West, South Peninsula, Stellenbosch, Strand, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
Eastern Cape	Aliwal-Maletswai (includes Dukathole), Butterworth, Despatch, East London (includes Beacon Bay, Gompo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.
Northern Cape	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
Free State	Allanridge, Bethlehem (includes 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), Hambanati, 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), 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), Tongaat, Umhlanga (includes Mount Edgecombe and Umdloti Beach), Umlazi, Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach) and Verulam.
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 (previously Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nkowakowa, 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 Southern 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 Tokoza), 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.
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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	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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