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

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Key findings regarding seasonally adjusted real value of recorded building plans passed by municipalities at constant 2000 prices for the first quarter of 2005

As indicated in table A, the seasonally adjusted real value of recorded building plans passed by municipalities during the first quarter of 2005 increased by 2,1% compared with the fourth quarter of 2004. The increase of 2,1% was due to increases in the seasonally adjusted real value of non-residential buildings (+11,5%) and additions and alterations (+9,2%). However, a decrease of 3,7% was reported for residential buildings, due to the large increase in the recorded building plans passed for residential buildings during the fourth quarter of 2004.

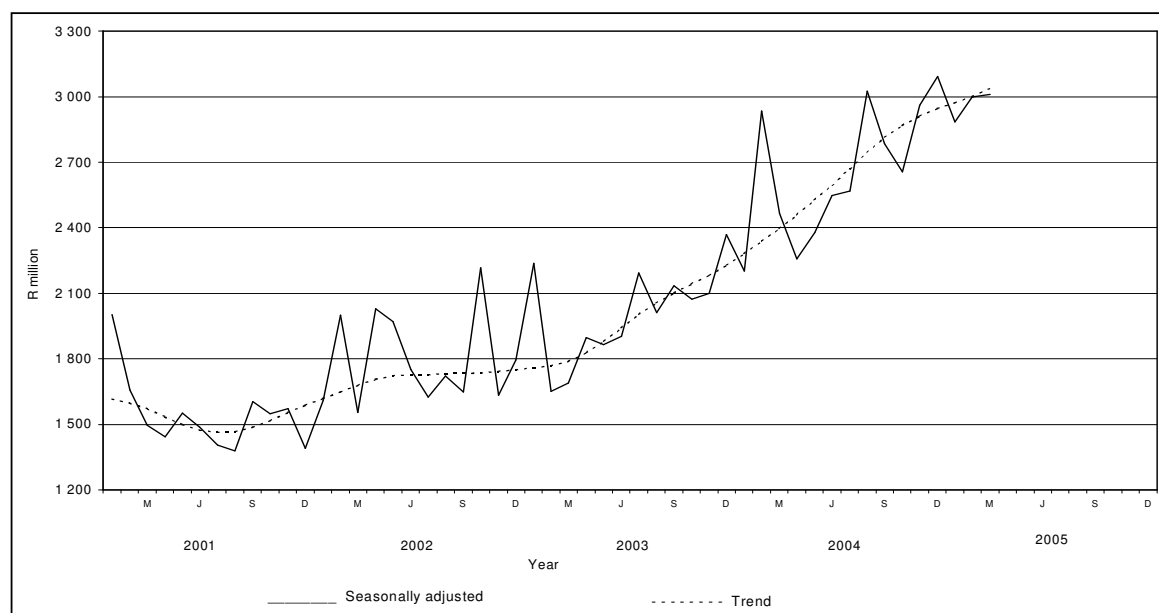
Table A – Comparison between the current quarter and the previous quarter: Seasonally adjusted estimates at constant 2000 prices

Seasonally adjusted estimates at constant 2000 prices	October to December 2004	January to March 2005 ¹	Percentage change between October to December 2004 and January to March 2005
	R'000	R'000	
Residential buildings	5 038 189	4 851 752	-3,7
Non-residential buildings	1 388 840	1 548 454	+ 11,5
Additions and alterations	2 285 966	2 495 188	+ 9,2
Total	8 712 995	8 895 394	+ 2,1

¹ March 2005 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Figure 1 shows both the seasonally adjusted and the trend series for recorded building plans passed at constant 2000 prices between January 2001 and March 2005. The trend series has been rising since July 2001.

Figure 1 – Real value of recorded building plans passed by municipalities at constant 2000 prices



Key findings regarding seasonally adjusted real value of buildings reported as completed to municipalities at constant 2000 prices for the first quarter of 2005

As indicated in table B, the seasonally adjusted real value of buildings reported as completed to municipalities for the first quarter of 2005 decreased by 18,4% compared with the fourth quarter of 2004. The decrease of 18,4% was due to decreases in the seasonally adjusted real value of residential buildings (-20,0%), non-residential buildings (-17,6%) and additions and alterations (-12,8%). The decrease for residential buildings, non-residential buildings and additions and alterations between the current quarter and previous quarter was due to large projects reported as completed to municipalities during the previous quarter.

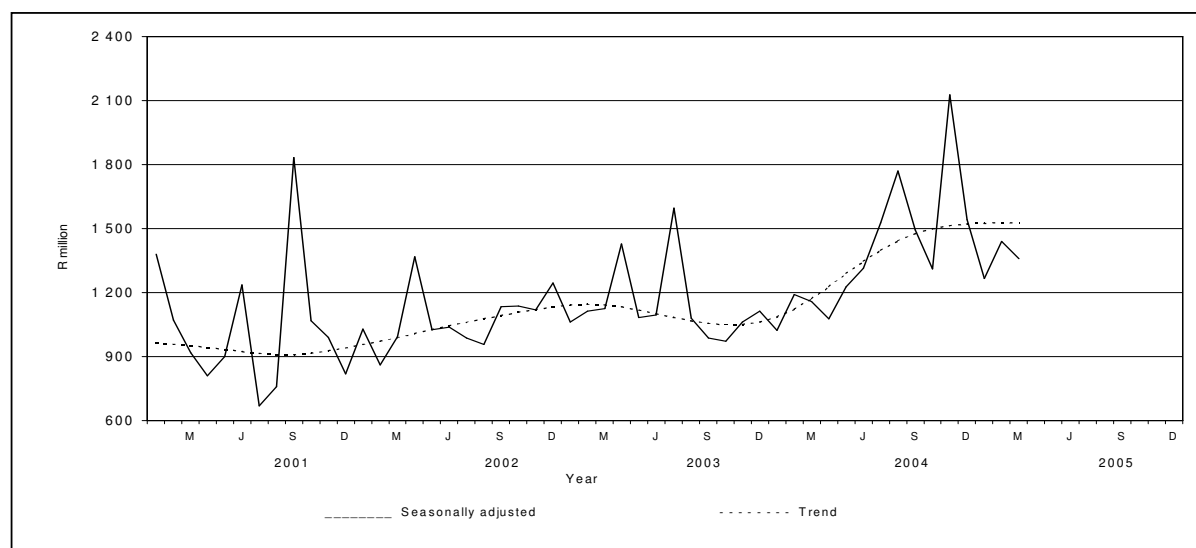
Table B – Comparison between the current quarter and the previous quarter: Seasonally adjusted estimates at constant 2000 prices

Seasonally adjusted estimates at constant 2000 prices	October to December 2004	January to March 2005 ¹	Percentage change between October to December 2004 and January to March 2005
	R'000	R'000	
Residential buildings	3 381 526	2 706 389	- 20,0
Non-residential buildings	753 187	620 693	- 17,6
Additions and alterations	847 779	739 675	- 12,8
Total	4 982 492	4 066 757	- 18,4

¹ March 2005 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Figure 2 shows both the seasonally adjusted and the trend series for buildings reported as completed to municipalities at constant 2000 prices between January 2001 and March 2005. The trend series has been rising since November 2003.

Figure 2 – Real value of buildings reported as completed to municipalities at constant 2000 prices



P J Lehohla
Statistician-General

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Notes

Forthcoming issue	Issue	Expected release date
	April 2005	15 June 2005
Subsidised low-cost dwelling-houses	The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).	
Response rate	The response rate for March 2005 was 98,4%.	

Table 1 - Values and percentage change of recorded building plans passed by municipalities at current prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	-61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	-54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	-19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	-6,8	903 951	-3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	-22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.	1 694 233	+ 49,9	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	-11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
Total	17 828 018	+ 25,3	4 931 906	+ 12,4	8 268 611	+ 14,6	31 028 535	+ 20,1
2004 Jan.	1 322 714	+ 38,6	331 977	-51,6	524 139	+ 0,0	2 178 830	+ 0,7
Feb.	2 437 010	+ 100,4	392 385	+ 63,6	812 817	+ 53,0	3 642 212	+ 83,3
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May	2 188 975	+ 64,8	380 858	-6,7	896 367	-0,8	3 466 200	+ 31,3
Jun.	2 132 851	+ 46,9	429 121	+ 10,9	946 218	+ 40,6	3 508 190	+ 39,6
Jul.	2 375 554	+ 32,8	489 082	-0,1	1 035 806	+ 17,0	3 900 442	+ 23,3
Aug.	2 600 768	+ 53,5	798 669	+ 93,4	1 152 700	+ 58,9	4 552 137	+ 60,7
Sep.	2 396 326	+ 37,3	587 295	+ 23,9	1 059 501	+ 52,0	4 043 122	+ 38,6
Oct.	2 506 784	+ 40,1	629 518	+ 36,8	995 335	+ 28,3	4 131 637	+ 36,6
Nov.	2 818 397	+ 51,6	541 864	+ 38,0	1 157 767	+ 58,5	4 518 028	+ 51,5
Dec.	1 874 210	+ 37,0	647 551	+ 37,2	969 777	+ 57,5	3 491 538	+ 42,2
Total	26 197 192	+ 46,9	6 147 096	+ 24,6	11 114 314	+ 34,4	43 458 602	+ 40,1
2005 Jan.	1 679 925	+ 27,0	511 884	+ 54,2	867 283	+ 65,5	3 059 092	+ 40,4
Feb.	2 293 171	-5,9	607 246	+ 54,8	1 032 208	+ 27,0	3 932 625	+ 8,0
Mar. ³	2 289 800	+ 16,5	968 926	+ 74,1	1 240 235	+ 40,2	4 498 961	+ 32,1

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

² The monthly percentage change is the change in the recorded values of building plans passed by municipalities of the relevant month compared with the recorded values of building plans passed by municipalities of the same month in the previous year expressed as a percentage.

³ Preliminary figures.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	1 240 046	- 12,9	934 172	+ 238,7	672 335	+ 19,7	2 846 553	+ 25,9
Feb.	1 224 828	- 1,2	282 554	- 69,8	600 970	- 10,6	2 108 352	- 25,9
Mar.	1 390 371	+ 13,5	184 870	- 34,6	593 104	- 1,3	2 168 345	+ 2,8
Apr.	1 423 610	+ 2,4	340 363	+ 84,1	683 783	+ 15,3	2 447 756	+ 12,9
May	1 244 353	- 12,6	375 980	+ 10,5	779 761	+ 14,0	2 400 094	- 1,9
Jun.	1 439 142	+ 15,7	352 693	- 6,2	666 467	- 14,5	2 458 302	+ 2,4
Jul.	1 614 267	+ 12,2	427 004	+ 21,1	792 542	+ 18,9	2 833 813	+ 15,3
Aug.	1 589 951	- 1,5	358 706	- 16,0	650 735	- 17,9	2 599 392	- 8,3
Sep.	1 641 280	+ 3,2	458 274	+ 27,8	670 214	+ 3,0	2 769 768	+ 6,6
Oct.	1 540 751	- 6,1	461 653	+ 0,7	684 488	+ 2,1	2 686 892	- 3,0
Nov.	1 656 651	+ 7,5	402 309	- 12,9	663 059	- 3,1	2 722 019	+ 1,3
Dec.	1 733 350	+ 4,6	544 943	+ 35,5	805 421	+ 21,5	3 083 714	+ 13,3
2004 Jan.	1 744 750	+ 0,7	445 530	- 18,2	679 209	- 15,7	2 869 489	- 6,9
Feb.	2 477 466	+ 42,0	468 725	+ 5,2	918 586	+ 35,2	3 864 777	+ 34,7
Mar.	1 950 141	- 21,3	447 504	- 4,5	873 602	- 4,9	3 271 247	- 15,4
Apr.	1 824 482	- 6,4	428 595	- 4,2	766 960	- 12,2	3 020 037	- 7,7
May	2 067 480	+ 13,3	360 595	- 15,9	765 071	- 0,2	3 193 146	+ 5,7
Jun.	2 122 900	+ 2,7	387 626	+ 7,5	945 922	+ 23,6	3 456 448	+ 8,2
Jul.	2 131 957	+ 0,4	436 330	+ 12,6	925 204	- 2,2	3 493 491	+ 1,1
Aug.	2 434 063	+ 14,2	676 555	+ 55,1	1 027 200	+ 11,0	4 137 818	+ 18,4
Sep.	2 244 776	- 7,8	566 565	- 16,3	1 021 979	- 0,5	3 833 320	- 7,4
Oct.	2 166 134	- 3,5	630 942	+ 11,4	881 055	- 13,8	3 678 131	- 4,0
Nov.	2 499 782	+ 15,4	572 816	- 9,2	1 058 070	+ 20,1	4 130 668	+ 12,3
Dec.	2 345 722	- 6,2	734 986	+ 28,3	1 256 258	+ 18,7	4 336 966	+ 5,0
2005 Jan.	2 250 217	- 4,1	688 294	- 6,4	1 129 602	- 10,1	4 068 113	- 6,2
Feb.	2 336 091	+ 3,8	729 122	+ 5,9	1 165 544	+ 3,2	4 230 757	+ 4,0
Mar.	2 275 125	- 2,6	769 474	+ 5,5	1 225 386	+ 5,1	4 269 985	+ 0,9

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

Table 3 - Values and percentage change of recorded building plans passed by municipalities at constant 2000 prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	751 191	+4,8	539 996	+250,4	412 751	+10,3	1 703 938	+36,8
Feb.	951 581	+5,9	187 633	-65,6	415 691	+3,2	1 554 905	-15,8
Mar.	1 095 707	+30,0	176 015	-59,3	471 264	+24,6	1 742 986	+5,4
Apr.	951 110	-4,0	220 236	-27,0	466 317	+1,7	1 637 663	-6,5
May	1 028 970	+2,4	316 135	-14,9	700 194	-11,8	2 045 299	-5,8
Jun.	1 122 410	+21,0	298 954	-28,8	520 094	+11,6	1 941 458	+7,1
Jul.	1 381 296	+33,1	377 967	+78,1	683 520	+22,2	2 442 783	+35,0
Aug.	1 307 279	+36,9	318 632	-0,6	559 863	-2,3	2 185 774	+18,3
Sep.	1 347 781	+35,1	366 152	+55,9	538 383	+7,0	2 252 316	+29,8
Oct.	1 382 270	-15,7	355 658	+31,3	599 661	-1,9	2 337 589	-7,3
Nov.	1 438 970	+46,1	303 936	+22,3	565 255	-1,6	2 308 161	+27,7
Dec.	1 058 956	+20,0	365 263	+98,5	476 635	+42,0	1 900 854	+35,6
Total	13 817 521	+16,3	3 826 577	+3,5	6 409 628	+6,3	24 053 726	+11,3
2004 Jan.	1 015 909	+35,2	254 975	-52,8	402 565	-2,5	1 673 449	-1,8
Feb.	1 847 619	+94,2	297 487	+58,5	616 237	+48,2	2 761 343	+77,6
Mar.	1 480 014	+35,1	419 068	+138,1	666 205	+41,4	2 565 287	+47,2
Apr.	1 179 481	+24,0	270 743	+22,9	507 599	+8,9	1 957 823	+19,5
May	1 625 074	+57,9	282 745	-10,6	665 454	-5,0	2 573 273	+25,8
Jun.	1 570 582	+39,9	315 995	+5,7	696 773	+34,0	2 583 350	+33,1
Jul.	1 742 886	+26,2	358 828	-5,1	759 946	+11,2	2 861 660	+17,1
Aug.	1 896 986	+45,1	582 545	+82,8	840 773	+50,2	3 320 304	+51,9
Sep.	1 744 051	+29,4	427 434	+16,7	771 107	+43,2	2 942 592	+30,6
Oct.	1 813 881	+31,2	455 512	+28,1	720 213	+20,1	2 989 606	+27,9
Nov.	2 027 624	+40,9	389 830	+28,3	832 926	+47,4	3 250 380	+40,8
Dec.	1 347 383	+27,2	465 529	+27,5	697 180	+46,3	2 510 092	+32,1
Total	19 291 490	+39,6	4 520 691	+18,1	8 176 978	+27,6	31 989 159	+33,0
2005 Jan.	1 192 282	+17,4	363 296	+42,5	615 531	+52,9	2 171 109	+29,7
Feb.	1 624 059	-12,1	430 061	+44,6	731 025	+18,6	2 785 145	+0,9
Mar.	1 611 400	+8,9	681 862	+62,7	872 790	+31,0	3 166 052	+23,4

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

² The monthly percentage change is the change in the recorded values of building plans passed by municipalities of the relevant month compared with the recorded values of building plans passed by municipalities of the same month in the previous year expressed as a percentage.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2004 Jan.	1 337 995	+0,4	341 782	-18,3	522 953	-15,3	2 202 730	-7,0
Feb.	1 879 874	+40,5	355 451	+4,0	698 241	+33,5	2 933 566	+33,2
Mar.	1 468 876	-21,9	338 489	-4,8	658 767	-5,7	2 466 132	-15,9
Apr.	1 362 057	-7,3	320 992	-5,2	574 677	-12,8	2 257 726	-8,5
May	1 539 524	+13,0	268 530	-16,3	570 141	-0,8	2 378 195	+5,3
Jun.	1 565 236	+1,7	286 067	+6,5	697 738	+22,4	2 549 041	+7,2
Jul.	1 567 889	+0,2	320 274	+12,0	681 283	-2,4	2 569 446	+0,8
Aug.	1 779 843	+13,5	495 636	+54,8	750 685	+10,2	3 026 164	+17,8
Sep.	1 631 577	-8,3	411 605	-17,0	742 290	-1,1	2 785 472	-8,0
Oct.	1 566 602	-4,0	455 289	+10,6	635 091	-14,4	2 656 982	-4,6
Nov.	1 796 118	+14,7	409 418	-10,1	756 882	+19,2	2 962 418	+11,5
Dec.	1 675 469	-6,7	524 133	+28,0	893 993	+18,1	3 093 595	+4,4
2005 Jan.	1 594 196	-4,9	487 812	-6,9	803 966	-10,1	2 885 974	-6,7
Feb.	1 655 559	+3,8	516 360	+5,9	827 560	+2,9	2 999 479	+3,9
Mar.	1 601 997	-3,2	544 282	+5,4	863 662	+4,4	3 009 941	+0,3

Table 5 - Seasonally adjusted values and percentage change of recorded building plans passed by municipalities at constant 2000 prices by type of building: Comparison between the current quarter and the previous quarter

Type of building	Seasonally adjusted estimates at constant 2000 prices October to December 2004 R'000	Seasonally adjusted estimates at constant 2000 prices January to March 2005 R'000	Percentage change between October to December 2004 and January to March 2005
Residential buildings	5 038 189	4 851 752	- 3,7
Non-residential buildings	1 388 840	1 548 454	+ 11,5
Additions and alterations	2 285 966	2 495 188	+ 9,2
Total	8 712 995	8 895 394	+ 2,1

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

Table 6 - Values and percentage change of buildings reported as completed to municipalities at current prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	623 401	+6,8	154 538	+13,2	237 996	+34,7	1 015 935	+13,2
Feb.	696 496	+47,1	158 143	+14,7	288 062	+42,4	1 142 701	+40,4
Mar.	713 231	+0,7	316 020	+84,6	242 725	+37,9	1 271 976	+20,5
Apr.	688 059	+5,3	534 865	+117,6	248 988	-36,2	1 471 912	+14,2
May	688 470	-0,3	605 218	+101,2	310 203	+1,4	1 603 891	+23,7
Jun.	763 026	+30,3	170 636	-17,6	303 112	+20,8	1 236 774	+18,5
Jul.	1 621 012	+137,8	191 080	-30,0	335 931	+38,8	2 148 023	+79,5
Aug.	883 426	+19,3	151 866	+57,7	294 759	+30,2	1 330 051	+25,1
Sep.	802 515	-2,2	179 081	-21,7	271 100	+9,1	1 252 696	-3,5
Oct.	866 838	-7,6	189 368	+6,3	299 330	+1,8	1 355 536	-3,9
Nov.	978 031	+15,4	222 723	-24,4	287 138	+21,1	1 487 892	+7,9
Dec.	873 835	+24,3	182 358	-50,3	243 158	+9,9	1 299 351	+0,7
Total	10 198 340	+21,0	3 055 896	+15,9	3 362 502	+13,2	16 616 738	+18,4
2004 Jan.	614 622	-1,4	201 839	+30,6	262 328	+10,2	1 078 789	+6,2
Feb.	766 356	+10,0	231 958	+46,7	307 001	+6,6	1 305 315	+14,2
Mar.	922 238	+29,3	215 230	-31,9	281 273	+15,9	1 418 741	+11,5
Apr.	851 281	+23,7	160 270	-70,0	221 997	-10,8	1 233 548	-16,2
May	1 216 229	+76,7	320 550	-47,0	309 243	-0,3	1 846 022	+15,1
Jun.	1 075 320	+40,9	200 916	+17,7	319 287	+5,3	1 595 523	+29,0
Jul.	1 518 084	-6,3	335 914	+75,8	357 166	+6,3	2 211 164	+2,9
Aug.	1 308 654	+48,1	514 650	+238,9	371 944	+26,2	2 195 248	+65,0
Sep.	1 173 026	+46,2	534 093	+198,2	329 172	+21,4	2 036 291	+62,6
Oct.	1 179 389	+36,1	360 268	+90,2	367 551	+22,8	1 907 208	+40,7
Nov.	2 472 259	+152,8	273 427	+22,8	419 170	+46,0	3 164 856	+112,7
Dec.	1 283 217	+46,8	352 442	+93,3	299 759	+23,3	1 935 418	+49,0
Total	14 380 675	+41,0	3 701 557	+21,1	3 845 891	+14,4	21 928 123	+32,0
2005 Jan.	811 028	+32,0	272 126	+34,8	300 395	+14,5	1 383 549	+28,3
Feb.	1 162 567	+51,7	174 567	-24,7	313 135	+2,0	1 650 269	+26,4
Mar. ³	1 214 859	+31,7	201 179	-6,5	308 310	+9,6	1 724 348	+21,5

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

² The monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant month compared with the values of buildings reported as completed to municipalities of the same month in the previous year expressed as a percentage.

³ Preliminary figures.

Table 7 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at current prices by type of building

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	747 047	-2,0	194 748	-44,5	268 925	-6,7	1 210 720	-13,6
Feb.	808 862	+8,3	198 717	+2,0	282 065	+4,9	1 289 644	+6,5
Mar.	713 832	-11,7	354 953	+78,6	234 140	-17,0	1 302 925	+1,0
Apr.	773 022	+8,3	590 113	+66,3	290 767	+24,2	1 653 902	+26,9
May	634 451	-17,9	380 223	-35,6	259 890	-10,6	1 274 564	-22,9
Jun.	834 567	+31,5	193 720	-49,1	294 668	+13,4	1 322 955	+3,8
Jul.	1 480 986	+77,5	160 608	-17,1	307 384	+4,3	1 948 978	+47,3
Aug.	845 239	-42,9	196 469	+22,3	287 743	-6,4	1 329 451	-31,8
Sep.	786 870	-6,9	149 618	-23,8	287 618	+0,0	1 224 106	-7,9
Oct.	746 081	-5,2	199 795	+33,5	270 485	-6,0	1 216 361	-0,6
Nov.	830 456	+11,3	224 862	+12,5	273 782	+1,2	1 329 100	+9,3
Dec.	931 717	+12,2	170 252	-24,3	303 494	+10,9	1 405 463	+5,7
2004 Jan.	742 062	-20,4	256 383	+50,6	295 317	-2,7	1 293 762	-7,9
Feb.	894 280	+20,5	307 872	+20,1	303 768	+2,9	1 505 920	+16,4
Mar.	949 632	+6,2	238 894	-22,4	286 224	-5,8	1 474 750	-2,1
Apr.	953 758	+0,4	172 908	-27,6	259 493	-9,3	1 386 159	-6,0
May	1 123 028	+17,7	197 085	+14,0	261 326	+0,7	1 581 439	+14,1
Jun.	1 172 591	+4,4	228 749	+16,1	304 365	+16,5	1 705 705	+7,9
Jul.	1 362 754	+16,2	295 536	+29,2	324 728	+6,7	1 983 018	+16,3
Aug.	1 247 352	-8,5	685 288	+131,9	361 417	+11,3	2 294 057	+15,7
Sep.	1 161 925	-6,8	446 417	-34,9	345 952	-4,3	1 954 294	-14,8
Oct.	1 009 048	-13,2	377 968	-15,3	333 117	-3,7	1 720 133	-12,0
Nov.	2 108 541	+109,0	267 908	-29,1	403 655	+21,2	2 780 104	+61,6
Dec.	1 351 350	-35,9	324 983	+21,3	365 782	-9,4	2 042 115	-26,5
2005 Jan.	991 529	-26,6	347 412	+6,9	337 709	-7,7	1 676 650	-17,9
Feb.	1 358 203	+37,0	238 313	-31,4	310 574	-8,0	1 907 090	+13,7
Mar.	1 273 338	-6,2	218 318	-8,4	323 172	+4,1	1 814 828	-4,8

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

Table 8 - Values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2003 Jan.	531 864	-3,2	143 890	+5,8	212 877	+25,6	888 631	+3,9
Feb.	583 100	+19,9	146 837	+5,6	252 686	+10,2	982 623	+14,9
Mar.	590 702	-19,9	292 882	-14,9	211 987	+27,2	1 095 571	-11,2
Apr.	563 927	-12,4	494 787	-40,2	214 091	-42,2	1 272 805	-26,9
May	558 827	-16,8	556 778	-51,0	263 107	-25,8	1 378 712	-27,1
Jun.	620 508	-0,9	155 548	-28,5	255 575	-9,4	1 031 631	-8,6
Jul.	1 315 349	-0,9	170 912	-45,1	278 550	-5,5	1 764 811	-19,5
Aug.	701 270	-13,7	133 216	+56,4	241 606	+1,3	1 076 092	-7,9
Sep.	633 840	-19,7	156 403	-33,8	221 126	-7,5	1 011 369	-24,7
Oct.	677 693	-27,3	162 827	-14,4	241 590	-21,7	1 082 110	-29,5
Nov.	766 799	-35,1	188 908	-48,0	230 448	-2,4	1 186 155	-27,7
Dec.	683 334	-27,6	153 759	-58,1	194 371	+5,5	1 031 464	-22,6
Total	8 227 213	+8,1	2 756 747	+8,7	2 818 014	+1,4	13 801 974	+6,8
2004 Jan.	476 960	-10,3	167 362	+16,3	206 557	-3,0	850 879	-4,2
Feb.	593 329	+1,8	190 130	+29,5	240 220	-4,9	1 023 679	+4,2
Mar.	713 782	+20,8	175 555	-40,1	219 231	+3,4	1 108 568	+1,2
Apr.	658 428	+16,8	129 354	-73,9	172 091	-19,6	959 873	-24,6
May	941 614	+68,5	257 263	-53,8	239 538	-9,0	1 438 415	+4,3
Jun.	831 926	+34,1	160 604	+3,3	246 744	-3,5	1 239 274	+20,1
Jul.	1 168 742	-11,1	264 499	+54,8	275 804	-1,0	1 709 045	-3,2
Aug.	998 650	+42,4	402 700	+202,3	286 994	+18,8	1 688 344	+56,9
Sep.	889 776	+40,4	416 284	+166,2	254 187	+15,0	1 560 247	+54,3
Oct.	890 084	+31,3	279 278	+71,5	284 043	+17,6	1 453 405	+34,3
Nov.	1 880 291	+145,2	211 795	+12,1	324 435	+40,8	2 416 521	+103,7
Dec.	960 871	+40,6	272 366	+77,1	232 012	+19,4	1 465 249	+42,1
Total	11 004 453	+33,8	2 927 190	+6,2	2 981 856	+5,8	16 913 499	+22,5
2005 Jan.	601 965	+26,2	210 136	+25,6	230 718	+11,7	1 042 819	+22,6
Feb.	860 027	+44,9	134 697	-29,2	237 403	-1,2	1 232 127	+20,4
Mar.	893 303	+25,2	155 351	-11,5	232 161	+5,9	1 280 815	+15,5

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

² The monthly percentage change is the change in the values of buildings reported as completed to municipalities of the relevant month compared with the values of buildings reported as completed to municipalities of the same month in the previous year expressed as a percentage.

Table 9 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2004 Jan.	578 615	-20,4	212 883	+48,3	232 094	-3,6	1 023 592	-7,9
Feb.	699 987	+21,0	252 527	+18,6	238 412	+2,7	1 190 926	+16,3
Mar.	741 084	+5,9	194 272	-23,1	223 615	-6,2	1 158 971	-2,7
Apr.	735 902	-0,7	139 440	-28,2	201 240	-10,0	1 076 582	-7,1
May	867 713	+17,9	157 490	+12,9	203 122	+0,9	1 228 325	+14,1
Jun.	895 996	+3,3	181 850	+15,5	235 908	+16,1	1 313 754	+7,0
Jul.	1 043 177	+16,4	233 452	+28,4	251 533	+6,6	1 528 162	+16,3
Aug.	951 303	-8,8	538 699	+130,8	279 566	+11,1	1 769 568	+15,8
Sep.	878 896	-7,6	348 214	-35,4	266 706	-4,6	1 493 816	-15,6
Oct.	761 341	-13,4	293 840	-15,6	256 543	-3,8	1 311 724	-12,2
Nov.	1 608 968	+111,3	208 169	-29,2	310 472	+21,0	2 127 609	+62,2
Dec.	1 011 217	-37,2	251 178	+20,7	280 764	-9,6	1 543 159	-27,5
2005 Jan.	738 737	-26,9	268 624	+6,9	259 043	-7,7	1 266 404	-17,9
Feb.	1 019 912	+38,1	184 024	-31,5	236 440	-8,7	1 440 376	+13,7
Mar.	947 740	-7,1	168 045	-8,7	244 192	+3,3	1 359 977	-5,6

Table 10 - Seasonally adjusted values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building: Comparison between the current quarter and the previous quarter

Type of building	Seasonally adjusted estimates at constant 2000 prices October to December 2004 R'000	Seasonally adjusted estimates at constant 2000 prices January to March 2005 R'000	Percentage change between October to December 2004 and January to March 2005
Residential buildings	3 381 526	2 706 389	- 20,0
Non-residential buildings	753 187	620 693	- 17,6
Additions and alterations	847 779	739 675	- 12,8
Total	4 982 492	4 066 757	- 18,4

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

Table 11 - Recorded building plans passed by municipalities by type of building: South Africa

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 627	2 546	2 371	8 666	7 113	-17,9
Total square metres	150 177	104 447	107 081	361 514	311 246	-13,9
Total value at current prices (R'000)	140 738	138 743	127 572	342 519	382 603	+11,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2 643	2 780	2 425	6 748	7 172	+6,3
Total square metres	603 301	647 939	578 311	1 541 302	1 671 976	+8,5
Total value at current prices (R'000)	1 203 707	1 547 442	1 428 657	3 074 239	4 005 171	+30,3
Flats and townhouses						
Number of flats and townhouses	1 647	1 596	1 765	4 561	4 682	+2,7
Total square metres	275 912	225 228	250 793	685 947	677 468	-1,2
Total value at current prices (R'000)	548 695	576 115	654 404	1 453 531	1 747 334	+20,2
Other residential buildings ¹						
Total square metres	32 379	9 896	27 716	91 059	44 398	-51,2
Total value at current prices (R'000)	72 318	30 871	79 167	854 893	127 788	-85,1
Total value of residential buildings at current prices (R'000)	1 965 458	2 293 171	2 289 800	5 725 182	6 262 896	+9,4
Non-residential buildings						
Office and banking space						
Total square metres	66 630	70 750	58 393	101 999	181 448	+77,9
Total value at current prices (R'000)	133 550	177 005	147 542	204 450	463 356	+126,6
Shopping space						
Total square metres	88 047	64 071	82 967	222 885	245 117	+10,0
Total value at current prices (R'000)	176 394	155 698	424 308	437 380	777 185	+77,7
Industrial and warehouse space						
Total square metres	103 464	100 894	148 935	289 097	323 234	+11,8
Total value at current prices (R'000)	200 732	220 513	346 741	513 326	726 894	+41,6
Other non-residential space ²						
Total square metres	23 389	28 756	22 613	68 714	58 763	-14,5
Total value at current prices (R'000)	45 846	54 030	50 335	125 728	120 621	-4,1
Total value of non-residential buildings at current prices (R'000)	556 522	607 246	968 926	1 280 884	2 088 056	+63,0
Additions and alterations						
Dwelling-houses						
Total square metres	335 194	376 468	364 096	901 220	1 028 125	+14,1
Total value at current prices (R'000)	576 367	785 698	847 641	1 531 139	2 290 572	+49,6
Other buildings ³						
Total square metres	128 597	96 681	143 906	305 256	315 544	+3,4
Total value at current prices (R'000)	308 353	246 510	392 594	690 537	849 154	+23,0
Total value of additions and alterations at current prices (R'000)	884 720	1 032 208	1 240 235	2 221 676	3 139 726	+41,3
Total value of recorded building plans passed at current prices (R'000)	3 406 700	3 932 625	4 498 961	9 227 742	11 490 678	+24,5

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

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

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

Table 12 - Recorded building plans passed by municipalities by type of building and province: Western Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	661	445	432	1 229	1 421	+ 15,6
Total square metres	29 580	20 912	19 315	55 468	68 088	+ 22,8
Total value at current prices (R'000)	37 041	34 989	24 635	69 546	90 821	+ 30,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	788	775	611	2 048	1 914	-6,5
Total square metres	182 454	177 802	147 950	481 581	449 969	-6,6
Total value at current prices (R'000)	399 718	463 252	425 418	1 026 787	1 204 938	+ 17,4
Flats and townhouses						
Number of flats and townhouses	521	347	585	1 336	1 259	-5,8
Total square metres	61 626	43 205	62 478	167 366	143 975	-14,0
Total value at current prices (R'000)	129 167	108 584	198 614	379 422	396 845	+ 4,6
Other residential buildings ¹						
Total square metres	23 550	513	9 277	31 317	12 620	-59,7
Total value at current prices (R'000)	53 499	1 243	33 367	78 070	43 881	-43,8
Total value of residential buildings at current prices (R'000)	619 425	608 068	682 034	1 553 825	1 736 485	+ 11,8
Non-residential buildings						
Office and banking space						
Total square metres	33 131	5 938	3 247	41 174	9 730	-76,4
Total value at current prices (R'000)	64 953	15 041	10 006	82 093	26 812	-67,3
Shopping space						
Total square metres	75 342	12 532	15 430	100 537	73 840	-26,6
Total value at current prices (R'000)	154 336	44 018	60 719	198 711	190 274	-4,2
Industrial and warehouse space						
Total square metres	31 850	21 948	51 070	91 743	99 127	+ 8,0
Total value at current prices (R'000)	46 081	50 467	127 285	131 649	246 200	+ 87,0
Other non-residential space ²						
Total square metres	7 589	9 231	4 105	20 531	16 207	-21,1
Total value at current prices (R'000)	14 921	18 671	6 525	44 326	32 653	-26,3
Total value of non-residential buildings at current prices (R'000)	280 291	128 197	204 535	456 779	495 939	+ 8,6
Additions and alterations						
Dwelling-houses						
Total square metres	98 387	119 780	102 306	250 473	315 131	+ 25,8
Total value at current prices (R'000)	169 832	262 953	283 112	445 026	775 204	+ 74,2
Other buildings ³						
Total square metres	43 336	19 947	28 380	103 567	68 326	-34,0
Total value at current prices (R'000)	82 222	70 547	86 848	219 265	218 886	-0,2
Total value of additions and alterations at current prices (R'000)	252 054	333 500	369 960	664 291	994 090	+ 49,6
Total value of recorded building plans passed at current prices (R'000)	1 151 770	1 069 765	1 256 529	2 674 895	3 226 514	+ 20,6

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

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

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

Table 13 - Recorded building plans passed by municipalities by type of building and province: Eastern Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	523	194	240	1 596	676	-57,6
Total square metres	21 391	8 220	10 229	65 310	28 717	-56,0
Total value at current prices (R'000)	20 818	6 411	9 458	57 008	22 193	-61,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	180	145	168	444	445	+0,2
Total square metres	35 213	34 631	41 261	87 275	106 448	+22,0
Total value at current prices (R'000)	61 090	85 510	101 112	153 621	251 467	+63,7
Flats and townhouses						
Number of flats and townhouses	38	59	5	112	128	+14,3
Total square metres	15 559	5 196	1 100	29 532	15 801	-46,5
Total value at current prices (R'000)	29 645	10 289	2 750	54 497	32 622	-40,1
Other residential buildings ¹						
Total square metres	0	0	3 380	529	3 380	+538,9
Total value at current prices (R'000)	0	0	6 760	1 011	6 760	+568,6
Total value of residential buildings at current prices (R'000)	111 553	102 210	120 080	266 137	313 042	+17,6
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	234	..
Total value at current prices (R'000)	0	0	0	0	585	..
Shopping space						
Total square metres	691	3 761	982	4 188	4 918	+17,4
Total value at current prices (R'000)	1 148	4 519	1 080	8 043	6 023	-25,1
Industrial and warehouse space						
Total square metres	2 921	1 243	2 095	8 448	4 773	-43,5
Total value at current prices (R'000)	5 073	2 952	4 566	15 468	10 761	-30,4
Other non-residential space ²						
Total square metres	1 422	584	392	3 850	1 567	-59,3
Total value at current prices (R'000)	3 029	808	1 038	8 250	3 187	-61,4
Total value of non-residential buildings at current prices (R'000)	9 250	8 279	6 684	31 761	20 556	-35,3
Additions and alterations						
Dwelling-houses						
Total square metres	29 902	24 862	29 498	82 569	74 560	-9,7
Total value at current prices (R'000)	49 692	48 450	60 732	138 639	150 244	+8,4
Other buildings ³						
Total square metres	11 608	9 695	28 013	29 542	45 667	+54,6
Total value at current prices (R'000)	22 411	20 250	50 389	58 501	91 028	+55,6
Total value of additions and alterations at current prices (R'000)	72 103	68 700	111 121	197 140	241 272	+22,4
Total value of recorded building plans passed at current prices (R'000)	192 906	179 189	237 885	495 038	574 870	+16,1

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

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

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

Table 14 - Recorded building plans passed by municipalities by type of building and province: Northern Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	10	109	4	18	124	+588,9
Total square metres	458	3 599	213	900	4 404	+389,3
Total value at current prices (R'000)	796	2 336	377	1 549	3 662	+136,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	18	27	18	44	63	+43,2
Total square metres	3 219	4 690	3 778	7 743	11 030	+42,5
Total value at current prices (R'000)	5 703	8 478	6 673	13 588	19 810	+45,8
Flats and townhouses						
Number of flats and townhouses	20	3	27	34	30	-11,8
Total square metres	3 329	608	2 571	4 509	3 179	-29,5
Total value at current prices (R'000)	6 273	1 104	4 789	8 184	5 893	-28,0
Other residential buildings ¹						
Total square metres	0	0	0	813	0	..
Total value at current prices (R'000)	0	0	0	1 463	0	..
Total value of residential buildings at current prices (R'000)	12 772	11 918	11 839	24 784	29 365	+18,5
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	403	0	..
Total value at current prices (R'000)	0	0	0	605	0	..
Shopping space						
Total square metres	1 138	4 490	180	6 241	4 670	-25,2
Total value at current prices (R'000)	2 504	6 000	270	12 584	6 270	-50,2
Industrial and warehouse space						
Total square metres	954	97	509	954	606	-36,5
Total value at current prices (R'000)	1 843	146	764	1 843	910	-50,6
Other non-residential space ²						
Total square metres	0	0	840	0	840	..
Total value at current prices (R'000)	0	0	2 100	0	2 100	..
Total value of non-residential buildings at current prices (R'000)	4 347	6 146	3 134	15 032	9 280	-38,3
Additions and alterations						
Dwelling-houses						
Total square metres	5 763	5 641	2 825	13 229	11 980	-9,4
Total value at current prices (R'000)	10 539	10 035	5 650	23 760	22 239	-6,4
Other buildings ³						
Total square metres	322	768	656	754	1 424	+88,9
Total value at current prices (R'000)	795	1 443	2 019	2 289	3 560	+55,5
Total value of additions and alterations at current prices (R'000)	11 334	11 478	7 767	26 049	25 799	-1,0
Total value of recorded building plans passed at current prices (R'000)	28 453	29 542	22 740	65 865	64 444	-2,2

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

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

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

Table 15 - Recorded building plans passed by municipalities by type of building and province: Free State

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	821	316	899	1 496	1 660	+11,0
Total square metres	32 826	13 070	37 224	60 490	68 680	+13,5
Total value at current prices (R'000)	16 637	7 975	23 475	36 923	44 982	+21,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	76	104	118	197	325	+65,0
Total square metres	11 977	17 934	20 556	31 151	55 602	+78,5
Total value at current prices (R'000)	18 899	33 391	38 206	48 319	101 610	+110,3
Flats and townhouses						
Number of flats and townhouses	50	33	169	185	240	+29,7
Total square metres	7 725	4 266	16 628	24 398	25 812	+5,8
Total value at current prices (R'000)	13 860	8 958	32 645	39 143	51 223	+30,9
Other residential buildings ¹						
Total square metres	0	5 441	0	47	5 924	+12 504,3
Total value at current prices (R'000)	0	19 044	0	80	19 913	+24 791,3
Total value of residential buildings at current prices (R'000)	49 396	69 368	94 326	124 465	217 728	+74,9
Non-residential buildings						
Office and banking space						
Total square metres	1 573	690	84	3 657	1 330	-63,6
Total value at current prices (R'000)	3 748	2 070	148	6 041	3 052	-49,5
Shopping space						
Total square metres	185	4 559	41 397	185	46 557	+25 065,9
Total value at current prices (R'000)	310	7 891	303 119	310	312 813	+100 807,4
Industrial and warehouse space						
Total square metres	0	2 469	0	0	4 685	..
Total value at current prices (R'000)	0	2 913	0	0	6 238	..
Other non-residential space ²						
Total square metres	401	184	805	886	1 855	+109,4
Total value at current prices (R'000)	602	184	959	1 283	1 960	+52,8
Total value of non-residential buildings at current prices (R'000)	4 660	13 058	304 226	7 634	324 063	+4 145,0
Additions and alterations						
Dwelling-houses						
Total square metres	9 442	14 299	11 968	30 168	41 005	+35,9
Total value at current prices (R'000)	12 016	19 374	19 450	38 454	61 046	+58,8
Other buildings ³						
Total square metres	3 463	1 783	955	7 519	5 186	-31,0
Total value at current prices (R'000)	19 269	3 736	1 962	28 528	9 981	-65,0
Total value of additions and alterations at current prices (R'000)	31 285	23 110	21 412	66 982	71 027	+6,0
Total value of recorded building plans passed at current prices (R'000)	85 341	105 536	419 964	199 081	612 818	+207,8

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

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

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

Table 16 - Recorded building plans passed by municipalities by type of building and province: KwaZulu-Natal

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	291	385	115	1 146	789	-31,2
Total square metres	11 123	13 296	5 464	40 292	29 237	-27,4
Total value at current prices (R'000)	11 776	15 555	6 975	35 750	33 816	-5,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	249	186	185	649	540	-16,8
Total square metres	51 335	43 309	44 415	143 474	127 324	-11,3
Total value at current prices (R'000)	97 780	102 285	103 095	272 611	298 718	+9,6
Flats and townhouses						
Number of flats and townhouses	135	417	315	316	1 214	+284,2
Total square metres	39 842	81 782	67 341	74 739	243 256	+225,5
Total value at current prices (R'000)	79 259	221 307	183 057	163 001	677 766	+315,8
Other residential buildings ¹						
Total square metres	0	0	0	48 436	93	-99,8
Total value at current prices (R'000)	0	0	0	752 450	166	-100,0
Total value of residential buildings at current prices (R'000)	188 815	339 147	293 127	1 223 812	1 010 466	-17,4
Non-residential buildings						
Office and banking space						
Total square metres	7 535	3 122	8 448	10 715	11 570	+8,0
Total value at current prices (R'000)	16 194	8 280	20 700	21 127	28 980	+37,2
Shopping space						
Total square metres	6 552	9 805	1 777	14 477	25 964	+79,3
Total value at current prices (R'000)	10 250	22 982	4 700	21 520	48 514	+125,4
Industrial and warehouse space						
Total square metres	26 622	8 838	12 901	51 580	41 997	-18,6
Total value at current prices (R'000)	73 888	16 958	20 701	124 191	70 210	-43,5
Other non-residential space ²						
Total square metres	3 369	3 565	1 558	7 853	6 117	-22,1
Total value at current prices (R'000)	5 019	8 052	2 550	13 780	12 579	-8,7
Total value of non-residential buildings at current prices (R'000)	105 351	56 272	48 651	180 618	160 283	-11,3
Additions and alterations						
Dwelling-houses						
Total square metres	50 710	48 758	40 073	146 218	125 190	-14,4
Total value at current prices (R'000)	100 911	92 654	76 736	227 621	256 405	+12,6
Other buildings ³						
Total square metres	12 239	31 283	24 277	35 651	70 369	+97,4
Total value at current prices (R'000)	20 678	64 089	102 994	66 205	216 003	+226,3
Total value of additions and alterations at current prices (R'000)	121 589	156 743	179 730	293 826	472 408	+60,8
Total value of recorded building plans passed at current prices (R'000)	415 755	552 162	521 508	1 698 256	1 643 157	-3,2

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

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

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

Table 17 - Recorded building plans passed by municipalities by type of building and province: North West

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	60	11	52	305	85	-72,1
Total square metres	3 617	728	3 102	13 730	5 168	-62,4
Total value at current prices (R'000)	4 557	1 153	6 160	16 335	9 980	-38,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	130	171	219	386	546	+41,5
Total square metres	24 876	29 858	45 103	72 714	107 135	+47,3
Total value at current prices (R'000)	37 900	63 880	112 078	123 384	249 672	+102,4
Flats and townhouses						
Number of flats and townhouses	42	38	128	71	229	+222,5
Total square metres	6 717	3 770	15 867	9 708	26 142	+169,3
Total value at current prices (R'000)	14 246	8 430	40 042	18 934	65 214	+244,4
Other residential buildings ¹						
Total square metres	0	0	400	0	400	..
Total value at current prices (R'000)	0	0	800	0	800	..
Total value of residential buildings at current prices (R'000)	56 703	73 463	159 080	158 653	325 666	+105,3
Non-residential buildings						
Office and banking space						
Total square metres	0	810	0	2 839	4 587	+61,6
Total value at current prices (R'000)	0	1 818	0	7 154	8 965	+25,3
Shopping space						
Total square metres	1 047	1 630	2 210	10 372	4 960	-52,2
Total value at current prices (R'000)	2 161	2 874	3 418	26 495	9 092	-65,7
Industrial and warehouse space						
Total square metres	2 000	7 639	900	5 009	10 782	+115,3
Total value at current prices (R'000)	1 188	8 883	800	4 079	13 035	+219,6
Other non-residential space ²						
Total square metres	1 703	5 275	601	4 701	6 492	+38,1
Total value at current prices (R'000)	4 052	11 605	1 382	10 045	14 528	+44,6
Total value of non-residential buildings at current prices (R'000)	7 401	25 180	5 600	47 773	45 620	-4,5
Additions and alterations						
Dwelling-houses						
Total square metres	10 339	9 503	12 322	26 416	31 533	+19,4
Total value at current prices (R'000)	14 972	17 090	25 383	39 028	62 041	+59,0
Other buildings ³						
Total square metres	878	1 089	2 066	10 208	4 455	-56,4
Total value at current prices (R'000)	2 572	3 579	5 712	18 610	11 933	-35,9
Total value of additions and alterations at current prices (R'000)	17 544	20 669	31 095	57 638	73 974	+28,3
Total value of recorded building plans passed at current prices (R'000)	81 648	119 312	195 775	264 064	445 260	+68,6

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

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

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

Table 18 - Recorded building plans passed by municipalities by type of building and province: Gauteng

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 102	1 016	521	1 851	1 903	+2,8
Total square metres	42 650	40 732	25 989	80 090	86 071	+7,5
Total value at current prices (R'000)	42 072	65 622	48 569	99 483	153 789	+54,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 020	1 135	814	2 478	2 600	+4,9
Total square metres	256 277	294 780	217 403	620 503	671 290	+8,2
Total value at current prices (R'000)	527 583	705 021	525 762	1 288 048	1 592 812	+23,7
Flats and townhouses						
Number of flats and townhouses	793	616	473	2 285	1 322	-42,1
Total square metres	132 403	76 885	77 077	349 760	190 522	-45,5
Total value at current prices (R'000)	264 812	200 993	182 637	755 653	470 552	-37,7
Other residential buildings ¹						
Total square metres	7 445	2 430	11 676	7 445	17 486	+134,9
Total value at current prices (R'000)	14 890	6 804	26 840	14 890	41 088	+175,9
Total value of residential buildings at current prices (R'000)	849 357	978 440	783 808	2 158 074	2 258 241	+4,6
Non-residential buildings						
Office and banking space						
Total square metres	23 245	56 784	44 900	37 246	137 804	+270,0
Total value at current prices (R'000)	46 565	142 318	112 407	75 493	341 114	+351,8
Shopping space						
Total square metres	2 382	18 992	9 375	45 293	49 406	+9,1
Total value at current prices (R'000)	4 634	46 752	24 253	97 731	127 327	+30,3
Industrial and warehouse space						
Total square metres	29 753	44 898	73 803	117 424	136 145	+15,9
Total value at current prices (R'000)	58 967	106 348	175 629	216 214	321 929	+48,9
Other non-residential space ²						
Total square metres	2 164	7 064	11 812	21 516	19 415	-9,8
Total value at current prices (R'000)	4 495	11 388	29 895	29 402	42 144	+43,3
Total value of non-residential buildings at current prices (R'000)	114 661	306 806	342 184	418 840	832 514	+98,8
Additions and alterations						
Dwelling-houses						
Total square metres	111 265	131 885	142 100	299 365	364 535	+21,8
Total value at current prices (R'000)	196 181	304 167	338 558	556 235	851 601	+53,1
Other buildings ³						
Total square metres	51 339	30 855	56 856	104 925	113 135	+7,8
Total value at current prices (R'000)	153 167	80 774	135 861	278 644	281 215	+0,9
Total value of additions and alterations at current prices (R'000)	349 348	384 941	474 419	834 879	1 132 816	+35,7
Total value of recorded building plans passed at current prices (R'000)	1 313 366	1 670 187	1 600 411	3 411 793	4 223 571	+23,8

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

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

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

Table 19 - Recorded building plans passed by municipalities by type of building and province: Mpumalanga

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	120	45	74	260	187	-28,1
Total square metres	6 082	2 363	3 707	12 705	8 957	-29,5
Total value at current prices (R'000)	3 441	2 372	4 354	8 192	9 570	+16,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	120	162	211	316	531	+68,0
Total square metres	25 829	32 488	44 182	62 489	107 316	+71,7
Total value at current prices (R'000)	36 516	60 508	89 703	87 670	214 585	+144,8
Flats and townhouses						
Number of flats and townhouses	26	54	53	164	214	+30,5
Total square metres	5 992	6 821	6 626	17 841	23 784	+33,3
Total value at current prices (R'000)	7 182	12 477	8 257	22 921	39 021	+70,2
Other residential buildings ¹						
Total square metres	1 384	1 512	2 983	2 472	4 495	+81,8
Total value at current prices (R'000)	3 929	3 780	11 400	6 929	15 180	+119,1
Total value of residential buildings at current prices (R'000)	51 068	79 137	113 714	125 712	278 356	+121,4
Non-residential buildings						
Office and banking space						
Total square metres	1 146	1 216	1 687	1 634	3 202	+96,0
Total value at current prices (R'000)	2 090	2 613	4 222	2 629	7 155	+172,2
Shopping space						
Total square metres	0	955	11 266	36 829	20 729	-43,7
Total value at current prices (R'000)	0	2 388	25 649	63 632	41 037	-35,5
Industrial and warehouse space						
Total square metres	5 667	10 964	6 422	9 869	18 800	+90,5
Total value at current prices (R'000)	5 978	26 037	14 348	11 556	44 101	+281,6
Other non-residential space ²						
Total square metres	1 218	2 853	2 325	2 831	6 095	+115,3
Total value at current prices (R'000)	1 218	3 322	5 641	4 074	11 225	+175,5
Total value of non-residential buildings at current prices (R'000)	9 286	34 360	49 860	81 891	103 518	+26,4
Additions and alterations						
Dwelling-houses						
Total square metres	12 939	14 450	15 480	36 322	42 461	+16,9
Total value at current prices (R'000)	13 195	20 127	27 118	39 460	75 429	+91,2
Other buildings ³						
Total square metres	1 516	928	2 202	6 151	5 495	-10,7
Total value at current prices (R'000)	2 255	1 451	5 989	8 241	13 017	+58,0
Total value of additions and alterations at current prices (R'000)	15 450	21 578	33 107	47 701	88 446	+85,4
Total value of recorded building plans passed at current prices (R'000)	75 804	135 075	196 681	255 304	470 320	+84,2

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

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

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

Table 20 - Recorded building plans passed by municipalities by type of building and province: Limpopo

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	39	25	34	765	268	-65,0
Total square metres	2 450	1 527	1 838	32 529	11 924	-63,3
Total value at current prices (R'000)	3 600	2 330	3 569	17 733	13 790	-22,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	62	75	81	186	208	+11,8
Total square metres	12 121	12 447	13 663	34 372	35 862	+4,3
Total value at current prices (R'000)	18 518	25 117	26 610	60 211	71 559	+18,8
Flats and townhouses						
Number of flats and townhouses	22	29	10	58	46	-20,7
Total square metres	2 719	2 695	1 105	8 094	4 997	-38,3
Total value at current prices (R'000)	4 251	3 973	1 613	11 776	8 198	-30,4
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	26 369	31 420	31 792	89 720	93 547	+4,3
Non-residential buildings						
Office and banking space						
Total square metres	0	2 190	27	4 331	12 991	+200,0
Total value at current prices (R'000)	0	4 865	59	9 308	46 693	+401,6
Shopping space						
Total square metres	710	7 347	350	4 763	14 073	+195,5
Total value at current prices (R'000)	1 051	18 274	1 100	8 354	35 835	+329,0
Industrial and warehouse space						
Total square metres	3 697	2 798	1 235	4 070	6 319	+55,3
Total value at current prices (R'000)	7 714	5 809	2 648	8 326	13 510	+62,3
Other non-residential space ²						
Total square metres	5 523	0	175	6 546	175	-97,3
Total value at current prices (R'000)	12 510	0	245	14 568	245	-98,3
Total value of non-residential buildings at current prices (R'000)	21 275	28 948	4 052	40 556	96 283	+137,4
Additions and alterations						
Dwelling-houses						
Total square metres	6 447	7 290	7 524	16 460	21 730	+32,0
Total value at current prices (R'000)	9 029	10 848	10 902	22 916	36 363	+58,7
Other buildings ³						
Total square metres	3 464	333	501	6 939	1 487	-78,6
Total value at current prices (R'000)	4 984	641	722	10 254	3 531	-65,6
Total value of additions and alterations at current prices (R'000)	14 013	11 489	11 624	33 170	39 894	+20,3
Total value of recorded building plans passed at current prices (R'000)	61 657	71 857	47 468	163 446	229 724	+40,6

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

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

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

Table 21 - Buildings reported as completed to municipalities by type of building: South Africa

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	5 571	2 113	1 795	9 649	5 714	-40,8
Total square metres	188 061	76 173	70 186	363 840	213 741	-41,3
Total value at current prices (R'000)	118 137	77 902	82 276	290 517	226 442	-22,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 299	1 415	1 651	3 314	4 210	+27,0
Total square metres	285 734	311 160	349 306	750 398	911 108	+21,4
Total value at current prices (R'000)	578 589	665 395	770 570	1 448 122	1 979 018	+36,7
Flats and townhouses						
Number of flats and townhouses	778	1 347	1 135	2 228	3 444	+54,6
Total square metres	112 827	185 692	162 180	270 171	440 774	+63,1
Total value at current prices (R'000)	220 947	403 430	355 640	520 599	959 992	+84,4
Other residential buildings ¹						
Total square metres	2 231	6 367	3 543	18 871	10 336	-45,2
Total value at current prices (R'000)	4 565	15 840	6 373	43 978	23 002	-47,7
Total value of residential buildings at current prices (R'000)	922 238	1 162 567	1 214 859	2 303 216	3 188 454	+38,4
Non-residential buildings						
Office and banking space						
Total square metres	18 878	11 169	27 798	106 044	45 719	-56,9
Total value at current prices (R'000)	48 886	26 102	60 575	203 035	99 994	-50,8
Shopping space						
Total square metres	5 214	14 169	15 090	40 583	61 400	+51,3
Total value at current prices (R'000)	6 119	28 345	37 132	72 029	139 635	+93,9
Industrial and warehouse space						
Total square metres	72 299	70 429	51 817	189 476	154 338	-18,5
Total value at current prices (R'000)	144 318	113 216	90 756	330 502	250 501	-24,2
Other non-residential space ²						
Total square metres	8 054	3 964	6 076	23 289	66 673	+186,3
Total value at current prices (R'000)	15 907	6 904	12 716	43 461	157 742	+263,0
Total value of non-residential buildings at current prices (R'000)	215 230	174 567	201 179	649 027	647 872	-0,2
Additions and alterations						
Dwelling-houses						
Total square metres	105 057	114 762	117 566	334 504	360 032	+7,6
Total value at current prices (R'000)	184 354	211 177	228 950	546 303	673 669	+23,3
Other buildings ³						
Total square metres	29 359	40 741	36 736	113 136	107 356	-5,1
Total value at current prices (R'000)	96 919	101 958	79 360	304 299	248 171	-18,4
Total value of additions and alterations at current prices (R'000)	281 273	313 135	308 310	850 602	921 840	+8,4
Total value of buildings reported as completed at current prices (R'000)	1 418 741	1 650 269	1 724 348	3 802 845	4 758 166	+25,1

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

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

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

Table 22 - Buildings reported as completed to municipalities by type of building and province: Western Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	248	782	572	815	1 559	+91,3
Total square metres	11 537	24 877	18 563	34 674	51 320	+48,0
Total value at current prices (R'000)	13 069	21 134	16 854	34 420	45 485	+32,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	375	488	505	1 040	1 324	+27,3
Total square metres	82 620	103 783	111 128	229 162	285 609	+24,6
Total value at current prices (R'000)	162 636	215 793	236 748	437 856	596 968	+36,3
Flats and townhouses						
Number of flats and townhouses	159	409	260	570	887	+55,6
Total square metres	19 948	47 582	32 783	56 573	102 398	+81,0
Total value at current prices (R'000)	38 854	98 046	64 915	101 736	202 707	+99,2
Other residential buildings ¹						
Total square metres	0	6 367	2 034	14 587	8 611	-41,0
Total value at current prices (R'000)	0	15 840	4 835	34 600	21 075	-39,1
Total value of residential buildings at current prices (R'000)	214 559	350 813	323 352	608 612	866 235	+42,3
Non-residential buildings						
Office and banking space						
Total square metres	2 986	581	5 168	6 520	6 555	+0,5
Total value at current prices (R'000)	5 174	1 306	10 248	11 193	12 971	+15,9
Shopping space						
Total square metres	686	3 550	807	13 254	4 357	-67,1
Total value at current prices (R'000)	975	7 686	2 707	21 855	10 393	-52,4
Industrial and warehouse space						
Total square metres	13 117	8 106	12 482	36 094	30 859	-14,5
Total value at current prices (R'000)	21 542	12 647	14 959	49 218	47 983	-2,5
Other non-residential space ²						
Total square metres	5 574	1 058	4 454	9 088	6 017	-33,8
Total value at current prices (R'000)	10 820	2 110	9 185	15 914	12 375	-22,2
Total value of non-residential buildings at current prices (R'000)	38 511	23 749	37 099	98 180	83 722	-14,7
Additions and alterations						
Dwelling-houses						
Total square metres	38 589	45 430	44 840	104 144	125 857	+20,8
Total value at current prices (R'000)	62 225	76 368	85 244	164 906	222 611	+35,0
Other buildings ³						
Total square metres	13 049	10 177	13 996	30 178	33 596	+11,3
Total value at current prices (R'000)	47 502	34 341	29 998	91 731	85 237	-7,1
Total value of additions and alterations at current prices (R'000)	109 727	110 709	115 242	256 637	307 848	+20,0
Total value of buildings reported as completed at current prices (R'000)	362 797	485 271	475 693	963 429	1 257 805	+30,6

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

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

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

Table 23 - Buildings reported as completed to municipalities by type of building and province: Eastern Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	123	71	281	560	445	-20,5
Total square metres	5 127	3 010	11 619	26 885	18 397	-31,6
Total value at current prices (R'000)	5 412	2 434	15 231	35 289	20 895	-40,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	79	102	101	197	286	+45,2
Total square metres	16 510	17 773	17 606	39 105	51 827	+32,5
Total value at current prices (R'000)	27 091	39 337	39 302	63 503	119 835	+88,7
Flats and townhouses						
Number of flats and townhouses	2	37	3	27	49	+81,5
Total square metres	811	3 595	324	4 489	5 088	+13,3
Total value at current prices (R'000)	2 004	4 353	583	8 602	7 020	-18,4
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	34 507	46 124	55 116	107 394	147 750	+37,6
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	1 180	0	..
Total value at current prices (R'000)	0	0	0	2 841	0	..
Shopping space						
Total square metres	276	0	0	1 559	0	..
Total value at current prices (R'000)	330	0	0	3 188	0	..
Industrial and warehouse space						
Total square metres	832	2 994	531	3 531	3 525	-0,2
Total value at current prices (R'000)	1 457	5 240	770	5 757	6 010	+4,4
Other non-residential space ²						
Total square metres	131	0	569	241	569	+136,1
Total value at current prices (R'000)	206	0	1 309	311	1 309	+320,9
Total value of non-residential buildings at current prices (R'000)	1 993	5 240	2 079	12 097	7 319	-39,5
Additions and alterations						
Dwelling-houses						
Total square metres	7 092	9 019	8 494	24 018	29 360	+22,2
Total value at current prices (R'000)	10 988	16 961	15 401	38 171	49 661	+30,1
Other buildings ³						
Total square metres	1 474	1 988	1 250	4 232	6 505	+53,7
Total value at current prices (R'000)	2 950	4 221	2 427	7 703	11 177	+45,1
Total value of additions and alterations at current prices (R'000)	13 938	21 182	17 828	45 874	60 838	+32,6
Total value of buildings reported as completed at current prices (R'000)	50 438	72 546	75 023	165 365	215 907	+30,6

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

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

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

Table 24 - Buildings reported as completed to municipalities by type of building and province: Northern Cape

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	7	0	1	16	3	-81,3
Total square metres	296	0	66	743	172	-76,9
Total value at current prices (R'000)	339	0	119	952	310	-67,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	8	8	8	23	23	+0,0
Total square metres	1 243	1 393	1 517	3 672	4 167	+13,5
Total value at current prices (R'000)	2 089	2 414	2 852	5 975	7 363	+23,2
Flats and townhouses						
Number of flats and townhouses	3	3	12	10	17	+70,0
Total square metres	506	438	1 947	1 980	2 603	+31,5
Total value at current prices (R'000)	917	788	3 576	3 218	4 756	+47,8
Other residential buildings ¹						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of residential buildings at current prices (R'000)	3 345	3 202	6 547	10 145	12 429	+22,5
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Shopping space						
Total square metres	0	0	0	1 939	0	..
Total value at current prices (R'000)	0	0	0	3 610	0	..
Industrial and warehouse space						
Total square metres	0	0	0	431	0	..
Total value at current prices (R'000)	0	0	0	854	0	..
Other non-residential space ²						
Total square metres	855	0	0	1 016	0	..
Total value at current prices (R'000)	242	0	0	2 123	0	..
Total value of non-residential buildings at current prices (R'000)	1 881	0	0	6 587	0	..
Additions and alterations						
Dwelling-houses						
Total square metres	2 234	3 513	2 466	5 774	6 767	+17,2
Total value at current prices (R'000)	4 163	6 708	4 817	10 551	12 937	+22,6
Other buildings ³						
Total square metres	34	0	0	316	936	+196,2
Total value at current prices (R'000)	105	25	80	750	1 900	+153,3
Total value of additions and alterations at current prices (R'000)	4 268	6 733	4 897	11 301	14 837	+31,3
Total value of buildings reported as completed at current prices (R'000)	9 494	9 935	11 444	28 033	27 266	-2,7

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

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

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

Table 25 - Buildings reported as completed to municipalities by type of building and province: Free State

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	404	200	128	1 125	513	-54,4
Total square metres	17 327	8 135	5 668	47 162	21 476	-54,5
Total value at current prices (R'000)	9 124	4 778	3 522	26 101	14 019	-46,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	16	31	44	47	110	+134,0
Total square metres	2 755	5 754	6 286	7 901	17 063	+116,0
Total value at current prices (R'000)	4 327	10 391	10 102	10 957	29 790	+171,9
Flats and townhouses						
Number of flats and townhouses	40	35	65	191	178	-6,8
Total square metres	4 322	4 581	6 690	19 694	14 543	-26,2
Total value at current prices (R'000)	7 538	7 216	10 212	29 368	22 336	-23,9
Other residential buildings ¹						
Total square metres	0	0	672	0	672	..
Total value at current prices (R'000)	0	0	806	0	806	..
Total value of residential buildings at current prices (R'000)	20 989	22 385	24 642	66 426	66 951	+0,8
Non-residential buildings						
Office and banking space						
Total square metres	0	1 508	0	0	1 508	..
Total value at current prices (R'000)	0	2 996	0	0	2 996	..
Shopping space						
Total square metres	1 288	0	0	1 360	173	-87,3
Total value at current prices (R'000)	1 000	0	0	1 140	438	-61,6
Industrial and warehouse space						
Total square metres	0	2 666	2 426	4 435	5 962	+34,4
Total value at current prices (R'000)	0	3 775	3 440	3 109	8 815	+183,5
Other non-residential space ²						
Total square metres	155	0	0	1 097	445	-59,4
Total value at current prices (R'000)	300	0	0	2 655	356	-86,6
Total value of non-residential buildings at current prices (R'000)	1 300	6 771	3 440	6 904	12 605	+82,6
Additions and alterations						
Dwelling-houses						
Total square metres	3 588	2 810	5 629	12 838	12 088	-5,8
Total value at current prices (R'000)	4 526	4 523	6 601	15 687	16 809	+7,2
Other buildings ³						
Total square metres	832	1 737	2 270	2 424	4 355	+79,7
Total value at current prices (R'000)	1 920	3 174	4 688	33 121	8 749	-73,6
Total value of additions and alterations at current prices (R'000)	6 446	7 697	11 289	48 808	25 558	-47,6
Total value of buildings reported as completed at current prices (R'000)	28 735	36 853	39 371	122 138	105 114	-13,9

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

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

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

Table 26 - Buildings reported as completed to municipalities by type of building and province: KwaZulu-Natal

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	358	435	90	850	1 319	+55,2
Total square metres	12 587	15 322	3 976	31 713	44 320	+39,8
Total value at current prices (R'000)	10 895	17 652	6 509	29 880	45 376	+51,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	99	134	178	290	484	+66,9
Total square metres	26 280	26 696	38 525	68 544	99 876	+45,7
Total value at current prices (R'000)	45 128	56 371	99 967	117 410	233 566	+98,9
Flats and townhouses						
Number of flats and townhouses	96	176	74	198	574	+189,9
Total square metres	21 241	32 639	13 594	44 404	65 787	+48,2
Total value at current prices (R'000)	52 253	74 893	39 361	102 942	157 603	+53,1
Other residential buildings ¹						
Total square metres	0	0	0	0	216	..
Total value at current prices (R'000)	0	0	0	0	389	..
Total value of residential buildings at current prices (R'000)	108 276	148 916	145 837	250 232	436 934	+74,6
Non-residential buildings						
Office and banking space						
Total square metres	3 561	5 201	5 967	16 896	11 872	-29,7
Total value at current prices (R'000)	10 000	13 134	15 149	26 933	30 499	+13,2
Shopping space						
Total square metres	0	1 493	6 413	6 050	8 304	+37,3
Total value at current prices (R'000)	0	3 790	16 358	11 278	21 148	+87,5
Industrial and warehouse space						
Total square metres	21 521	27 206	28 960	50 117	69 499	+38,7
Total value at current prices (R'000)	35 050	27 884	54 852	60 750	93 572	+54,0
Other non-residential space ²						
Total square metres	1 339	1 245	716	3 866	53 926	+1 294,9
Total value at current prices (R'000)	2 700	2 533	1 485	6 889	133 718	+1 841,0
Total value of non-residential buildings at current prices (R'000)	47 750	47 341	87 844	105 850	278 937	+163,5
Additions and alterations						
Dwelling-houses						
Total square metres	23 563	23 485	25 853	77 206	87 462	+13,3
Total value at current prices (R'000)	43 937	47 284	53 639	105 691	170 854	+61,7
Other buildings ³						
Total square metres	6 205	7 303	12 806	24 949	26 364	+5,7
Total value at current prices (R'000)	27 046	18 696	26 487	60 543	61 948	+2,3
Total value of additions and alterations at current prices (R'000)	70 983	65 980	80 126	166 234	232 802	+40,0
Total value of buildings reported as completed at current prices (R'000)	227 009	262 237	313 807	522 316	948 673	+81,6

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

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

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

Table 27 - Buildings reported as completed to municipalities by type of building and province: North West

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 335	270	201	3 376	585	-82,7
Total square metres	100 920	8 789	6 911	102 981	19 502	-81,1
Total value at current prices (R'000)	51 566	6 445	5 677	53 678	15 478	-71,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	77	68	94	137	250	+82,5
Total square metres	15 009	13 361	16 439	28 811	44 785	+55,4
Total value at current prices (R'000)	25 360	27 969	30 824	49 024	89 530	+82,6
Flats and townhouses						
Number of flats and townhouses	82	73	83	394	172	-56,3
Total square metres	9 593	8 344	9 990	19 646	20 255	+3,1
Total value at current prices (R'000)	16 973	21 658	19 734	39 633	45 772	+15,5
Other residential buildings ¹						
Total square metres	0	0	0	228	0	..
Total value at current prices (R'000)	0	0	0	250	0	..
Total value of residential buildings at current prices (R'000)	93 899	56 072	56 235	142 585	150 780	+5,7
Non-residential buildings						
Office and banking space						
Total square metres	0	0	463	2 578	1 035	-59,9
Total value at current prices (R'000)	0	0	695	5 307	1 839	-65,3
Shopping space						
Total square metres	2 770	3 731	0	6 238	3 872	-37,9
Total value at current prices (R'000)	3 333	8 801	0	9 483	9 154	-3,5
Industrial and warehouse space						
Total square metres	0	0	480	4 037	605	-85,0
Total value at current prices (R'000)	0	0	980	6 782	1 122	-83,5
Other non-residential space ²						
Total square metres	0	144	0	902	234	-74,1
Total value at current prices (R'000)	0	432	0	1 276	522	-59,1
Total value of non-residential buildings at current prices (R'000)	3 333	9 233	1 675	22 848	12 637	-44,7
Additions and alterations						
Dwelling-houses						
Total square metres	5 612	2 879	3 965	10 439	12 032	+15,3
Total value at current prices (R'000)	7 245	3 595	6 189	13 269	18 711	+41,0
Other buildings ³						
Total square metres	632	3 051	868	5 015	4 739	-5,5
Total value at current prices (R'000)	1 772	5 102	2 319	9 778	8 870	-9,3
Total value of additions and alterations at current prices (R'000)	9 017	8 697	8 508	23 047	27 581	+19,7
Total value of buildings reported as completed at current prices (R'000)	106 249	74 002	66 418	188 480	190 998	+1,3

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

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

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

Table 28 - Buildings reported as completed to municipalities by type of building and province: Gauteng

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	920	237	367	2 097	888	-57,7
Total square metres	31 319	10 641	15 004	83 891	38 296	-54,4
Total value at current prices (R'000)	21 930	19 163	24 104	91 142	63 144	-30,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	598	519	620	1 392	1 488	+6,9
Total square metres	132 883	128 474	139 038	337 318	362 017	+7,3
Total value at current prices (R'000)	300 122	284 873	314 366	710 860	815 948	+14,8
Flats and townhouses						
Number of flats and townhouses	393	592	630	807	1 504	+86,4
Total square metres	56 046	85 340	95 881	118 157	223 556	+89,2
Total value at current prices (R'000)	101 794	190 463	216 179	227 646	508 243	+123,3
Other residential buildings ¹						
Total square metres	1 888	0	0	3 713	0	..
Total value at current prices (R'000)	3 565	0	0	8 128	0	..
Total value of residential buildings at current prices (R'000)	427 411	494 499	554 649	1 037 776	1 387 335	+33,7
Non-residential buildings						
Office and banking space						
Total square metres	9 661	3 879	16 200	75 326	24 749	-67,1
Total value at current prices (R'000)	30 712	8 666	34 483	152 498	51 689	-66,1
Shopping space						
Total square metres	194	1 786	4 744	9 770	37 959	+288,5
Total value at current prices (R'000)	481	3 822	10 437	20 897	86 626	+314,5
Industrial and warehouse space						
Total square metres	36 829	26 131	6 205	90 474	39 109	-56,8
Total value at current prices (R'000)	86 269	57 252	14 606	203 603	84 064	-58,7
Other non-residential space ²						
Total square metres	0	1 443	337	6 285	5 334	-15,1
Total value at current prices (R'000)	0	1 750	737	13 182	9 228	-30,0
Total value of non-residential buildings at current prices (R'000)	117 462	71 490	60 263	390 180	231 607	-40,6
Additions and alterations						
Dwelling-houses						
Total square metres	22 752	26 499	23 346	90 884	80 658	-11,3
Total value at current prices (R'000)	49 295	53 777	52 140	185 341	172 718	-6,8
Other buildings ³						
Total square metres	3 497	15 503	5 100	40 084	29 433	-26,6
Total value at current prices (R'000)	10 912	34 938	12 028	91 265	67 455	-26,1
Total value of additions and alterations at current prices (R'000)	60 207	88 715	64 168	276 606	240 173	-13,2
Total value of buildings reported as completed at current prices (R'000)	605 080	654 704	679 080	1 704 562	1 859 115	+9,1

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

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

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

Table 29 - Buildings reported as completed to municipalities by type of building and province: Mpumalanga

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	161	106	130	316	356	+12,7
Total square metres	8 017	4 673	6 934	15 281	17 525	+14,7
Total value at current prices (R'000)	4 358	4 725	7 297	10 653	15 968	+49,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	22	43	58	105	160	+52,4
Total square metres	4 571	9 860	10 189	19 840	29 202	+47,2
Total value at current prices (R'000)	5 692	20 119	18 282	25 491	51 564	+102,3
Flats and townhouses						
Number of flats and townhouses	2	21	8	8	62	+675,0
Total square metres	210	2 992	971	1 410	6 363	+351,3
Total value at current prices (R'000)	304	5 760	1 080	2 117	11 302	+433,9
Other residential buildings ¹						
Total square metres	0	0	837	0	837	..
Total value at current prices (R'000)	0	0	732	0	732	..
Total value of residential buildings at current prices (R'000)	10 354	30 604	27 391	38 261	79 566	+108,0
Non-residential buildings						
Office and banking space						
Total square metres	2 670	0	0	2 670	0	..
Total value at current prices (R'000)	3 000	0	0	3 000	0	..
Shopping space						
Total square metres	0	3 497	302	0	3 799	..
Total value at current prices (R'000)	0	4 000	330	0	4 330	..
Industrial and warehouse space						
Total square metres	0	968	358	357	2 046	+473,1
Total value at current prices (R'000)	0	1 230	324	429	2 922	+581,1
Other non-residential space ²						
Total square metres	0	74	0	0	148	..
Total value at current prices (R'000)	0	79	0	0	234	..
Total value of non-residential buildings at current prices (R'000)	3 000	5 309	654	3 429	7 486	+118,3
Additions and alterations						
Dwelling-houses						
Total square metres	971	228	2 617	4 326	3 877	-10,4
Total value at current prices (R'000)	1 009	246	4 338	5 457	5 744	+5,3
Other buildings ³						
Total square metres	3 579	24	340	5 144	364	-92,9
Total value at current prices (R'000)	4 627	101	1 185	8 258	1 327	-83,9
Total value of additions and alterations at current prices (R'000)	5 636	347	5 523	13 715	7 071	-48,4
Total value of buildings reported as completed at current prices (R'000)	18 990	36 260	33 568	55 405	94 123	+69,9

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

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

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

Table 30 - Buildings reported as completed to municipalities by type of building and province: Limpopo

Type of building	March 2004	February 2005	March 2005	January 2004 to March 2004	January 2005 to March 2005	Percentage change between January 2004 to March 2004 and January 2005 to March 2005
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	15	12	25	494	46	-90,7
Total square metres	931	726	1 445	20 510	2 733	-86,7
Total value at current prices (R'000)	1 444	1 571	2 963	8 402	5 767	-31,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	25	22	43	83	85	+2,4
Total square metres	3 863	4 066	8 578	16 045	16 562	+3,2
Total value at current prices (R'000)	6 144	8 128	18 127	27 046	34 454	+27,4
Flats and townhouses						
Number of flats and townhouses	1	1	0	23	1	-95,7
Total square metres	150	181	0	3 818	181	-95,3
Total value at current prices (R'000)	310	253	0	5 337	253	-95,3
Other residential buildings ¹						
Total square metres	343	0	0	343	0	..
Total value at current prices (R'000)	1 000	0	0	1 000	0	..
Total value of residential buildings at current prices (R'000)	8 898	9 952	21 090	41 785	40 474	-3,1
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	874	0	..
Total value at current prices (R'000)	0	0	0	1 263	0	..
Shopping space						
Total square metres	0	112	2 824	413	2 936	+610,9
Total value at current prices (R'000)	0	246	7 300	578	7 546	+1 205,5
Industrial and warehouse space						
Total square metres	0	2 358	375	0	2 733	..
Total value at current prices (R'000)	0	5 188	825	0	6 013	..
Other non-residential space ²						
Total square metres	0	0	0	794	0	..
Total value at current prices (R'000)	0	0	0	1 111	0	..
Total value of non-residential buildings at current prices (R'000)	0	5 434	8 125	2 952	13 559	+359,3
Additions and alterations						
Dwelling-houses						
Total square metres	656	899	356	4 875	1 931	-60,4
Total value at current prices (R'000)	966	1 715	581	7 230	3 624	-49,9
Other buildings ³						
Total square metres	57	958	106	794	1 064	+34,0
Total value at current prices (R'000)	85	1 360	148	1 150	1 508	+31,1
Total value of additions and alterations at current prices (R'000)	1 051	3 075	729	8 380	5 132	-38,8
Total value of buildings reported as completed at current prices (R'000)	9 949	18 461	29 944	53 117	59 165	+11,4

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

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

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

Table 31 - Subsidised low-cost dwelling-houses completed or under construction² by province¹

Province	Year	Number of subsidised dwelling-houses completed or under construction ¹	Square metres ³	Value of low-cost dwelling-houses R'000 ³
Western Cape	2002	19 534	531 116	168 852
	2003	16 926	507 780	247 187
Eastern Cape	2002	46 700	1 575 675	473 806
	2003	35 005	1 050 150	511 213
Northern Cape	2002	5 189	164 906	68 078
	2003	4 354	130 620	63 586
Free State	2002	8 617	348 492	154 121
	2003	14 848	445 440	216 840
KwaZulu-Natal	2002	21 958	831 349	234 041
	2003	31 372	941 160	458 157
North West	2002	21 309	630 115	210 439
	2003	13 809	414 270	201 667
Gauteng	2002	29 939	991 571	321 943
	2003	42 862	1 285 860	625 957
Mpumalanga	2002	19 883	660 505	253 931
	2003	21 336	640 080	246 079
Limpopo	2002	15 382	605 877	183 769
	2003	15 596	467 880	227 764
South Africa	2002	188 511	6 339 606	2 068 980
	2003	196 108	5 883 240	2 798 450

¹ Source: Provincial Governments co-ordinated by the National Department of Housing.

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

³ Estimates.

Explanatory notes

Introduction	<p>1 Statistics South Africa (Stats SA) conducts a monthly building statistics survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).</p> <p>2 In order to improve timeliness of the publication, some information for the current month has been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.</p>
Purpose of the survey	<p>3 The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimation of the Gross Domestic Product (GDP) and are extensively used by the private sector.</p>
Scope of the survey	<p>4 This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> • passing of building plans; and • final inspection of completed buildings.
Classification	<p>5 Building activities is classified in division 5 according to the 1993 edition of the <i>Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02</i>. The <i>SIC</i> is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities (ISIC)</i> with suitable adaptations for local conditions.</p>
Statistical unit	<p>6 The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.</p>
Survey methodology and design	<p>7 Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. An annual survey of the remaining municipalities is conducted regarding buildings completed. The monthly survey represents approximately 90 percent of the total value of buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by mail, fax and telephone.</p> <p>According to the municipalities, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 31 (page 33).</p>
Constant prices	<p>8 The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is currently 2000. The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the 'lump sum domestic buildings' as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i>. In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.</p> <p>9 The value of buildings completed at constant prices is obtained by deflating the values at current prices with the price index which is used to calculate building plans passed at constant prices (see paragraph 8). Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices which prevailed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 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.</p>

Seasonal adjustment	10	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.
	11	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	12	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Revised figures	13	Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest month are therefore preliminary. Data are edited at municipal level.
	14	Once a year the annual statistical release P5041.3 is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision for 2003 where applicable.
Related publications	15	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> • P5041.3: <i>Selected building statistics of the private sector as reported by local government institutions</i> issued annually. • P9101.2: <i>Actual and expected expenditure on construction by the public sector per statistical region</i> issued annually. • <i>Bulletin of Statistics</i> issued quarterly. • <i>South African Statistics</i> issued annually.
Unpublished statistics	16	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures	17	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	18	Stats SA's pre-release policy may be inspected at its website, www.statssa.gov.za
Symbols and abbreviations	19	.. no meaningful percentage change between two specified periods available since either one or both of the totals are nil
	0	nil or figure too small to publish
	*	revised
	Stats SA	Statistics South Africa
	SIC	Standard Industrial Classification of all Economic Activities
	ISIC	International Standard Industrial Classification of all Economic Activities
	JBCC	Joint Building Contracts Committee
	CD	Compact Disc
	US	United States
	SARB	South African Reserve Bank
	DTI	Department of Trade and Industry

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, each 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. Out-buildings and garages are included.
Local government institutions	Local government institutions include – <ul style="list-style-type: none"> • District municipalities; • Metropolitan municipalities; and • Local municipalities.
Municipality	Municipality is a generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. A municipality is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
District municipality	District municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Metropolitan municipality	Metropolitan municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Local municipality	Local municipality means municipalities that share municipal executive and legislative authority in its areas with a district municipality within whose area it falls, that is described in section 155(1) of the constitution as a category B municipality.
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 institutions for the disabled, boarding houses, old people’s homes, hostels, hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>
Reference period	Reference period is one calendar month.

Residential buildings

Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.

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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