

Building statistics

P5041.1

May 2000

Embargo: 13:00

Date: 19 July 2000

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Dr F M Orkin

Head: Statistics South Africa

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

Actual estimates at current prices	May 2000	January 2000 to May 2000	% change between May 1999 and May 2000	% change between March 1999 to May 1999 and March 2000 to May 2000	% change between January 1999 to May 1999 and January 2000 to May 2000
	R million	R million			
Residential buildings					
Dwelling-houses	651,6	2 686,5	+52,4	+30,1	+29,2
Flats and townhouses	210,1	712,4	+166,2	+66,6	+69,0
Other residential buildings	15,2	107,9	+70,3	-27,6	+34,8
Total	876,9	3 506,8	+70,1	+34,6	+35,9

Non-residential buildings	573,2	1 801,4	+110,3	-41,5	-30,4
Additions and alterations	472,2	2 152,9	+18,0	+21,6	+26,6
Total	1 922,3	7 461,1	+61,8	+0,2	+8,6

Actual estimates at constant 1995 prices	May 2000	January 2000 to May 2000	% change between May 1999 and May 2000	% change between March 1999 to May 1999 and March 2000 to May 2000	% change between January 1999 to May 1999 and January 2000 to May 2000
R million	R million				
Residential buildings					
Dwelling-houses	493,7	2 053,5	+46,2	+24,9	+24,3
Flats and townhouses	159,2	544,2	+155,3	+59,9	+62,4
Other residential buildings	11,5	82,8	+63,4	-30,7	+30,2
Total	664,4	2 680,5	+63,2	+29,2	+30,7
Non-residential buildings	434,2	1 376,7	+101,7	-44,0	-33,1
Additions and alterations	357,7	1 645,8	+13,1	+16,8	+21,8
Total	1 456,3	5 703,0	+55,2	-3,9	+4,5

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

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first five months of 2000 increased by 4,5% (+R243,3 million) to R5 703,0 million compared with the same period of 1999. Five of the nine provinces reported increases in the total real value of building plans passed. Large real increases were reported for flats and townhouses (+62,4% or R209,1 million),

dwelling-houses (+24,3% or R401,0 million) and additions and alterations (+21,8% or R294,3 million). However, the real value of non-residential building plans passed decreased by 33,1% (-R680,4 million) to R1 376,7 million during the above-mentioned period. This decrease was mainly due to the approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the Umhlanga local government institution in KwaZulu-Natal.

The largest provincial contributor to the increase of 4,5% in the total real value of building plans passed was Gauteng (+11,8 percentage points), followed by Western Cape (+6,6 percentage points) and Eastern Cape (+1,6 percentage points). However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-15,5 percentage points) (cf. table A). Large real increases in Gauteng were reported for residential buildings (+41,6% or R350,5 million), additions and alterations (+33,6% or R146,3 million) and non-residential buildings (+24,2% or R147,5 million). Western Cape reported real increases for residential buildings (+44,7% or R236,0 million), additions and alterations (+19,2% or R75,3 million) and non-residential buildings (+17,5% or R50,1 million). The large decrease in the total real value of building plans passed as reported by KwaZulu-Natal (-57,3% or R848,1 million) during the above-mentioned period, was mainly due to the approval of building plans for a large shopping centre by Umhlanga local government institution during March 1999.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to May 1999	% change between January 1999 to May 1999 and January 2000 to May 2000	Contribution (percentage points) to the percentage change in the real value of plans passed ^{1/}	Difference in total real value of plans passed between January 1999 to May 1999 and January 2000 to May 2000 R million
Gauteng	34,6	+34,1	+11,8	+644,3
Western Cape	22,1	+30,0	+6,6	+361,4
Eastern Cape	4,9	+31,8	+1,6	+85,7

Northern Cape	0,7	+75,0	+0,5	+30,0
North West	2,5	+7,7	+0,2	+10,4
Northern Province	1,9	-5,6	-0,1	-5,7
Mpumalanga	3,4	-8,1	-0,3	-15,2
Free State	2,7	-13,1	-0,4	-19,6
KwaZulu-Natal	27,1	-57,3	-15,5	-848,1
Total	100,0	+4,5	+4,5	+243,3

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

The real value of plans passed for flats and townhouses increased by 62,4% (+R209,1 million) to R544,2 million between the first five months of 1999 and the first five months of 2000. Real increases were reported by seven of the nine provinces. The largest provincial contributors to the increase in the real value of plans passed for flats and townhouses were Gauteng (+99,3% or R141,1 million) and Western Cape (+41,3% or R42,2 million). Large real increases were reported by the selected urban areas of Witwatersrand (+108,4% or R74,7 million), Pretoria (+107,1% or R72,3 million), and Cape Town (+40,8% or R29,7 million).

The real value of building plans passed for dwelling-houses increased by 24,3% (+R401,0 million) to R2 053,5 million between the first five months of 1999 and the first five months of 2000. Increases were reported by six of the nine provinces. The largest provincial contributors to the increase of 24,3% in the real value of building plans passed for dwelling-houses were Western Cape (+35,7% or R150,1 million) and Gauteng (+35,0% or R235,3 million). Large real increases were reported by the selected urban areas of Pretoria (+56,6% or R100,8 million), Cape Town (+55,7% or R112,0 million) and Witwatersrand (+28,5% or R126,4 million). The increase of 24,3% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+39,7% or R476,8 million).

The real value of building plans passed for additions and alterations increased by 21,8% (+R294,3 million) to R1 645,8 million between the first five months of 1999 and the first five months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to

dwelling-houses (+26,0% or R226,8 million). Real increases were reported by seven of the nine provinces. The largest provincial contributors to the increase of 21,8% in the real value of plans passed for additions and alterations were Gauteng (+33,6% or R146,3 million) and Western Cape (+19,2% or R75,3 million). Large real increases were reported by the selected urban areas of Pretoria (+51,5% or R47,3 million), Witwatersrand (+27,8% or R90,7 million) and Cape Town (+13,2% or R35,1 million).

Key figures regarding buildings completed for the month ended May 2000

Actual estimates at current prices	May 2000	January 2000 to May 2000	% change between May 1999 and May 2000	% change between March 1999 to May 1999 and March 2000 to May 2000	% change between January 1999 to May 1999 and January 2000 to May 2000
	R million	R million			
Residential buildings					
Dwelling-houses	308,8	1 377,5	+12,5	+1,9	-1,0
Flats and townhouses	147,5	465,9	+63,2	+31,3	+21,0
Other residential buildings	2,9	45,1	+53,3	-63,0	-16,1
Total	459,2	1 888,5	+25,2	+6,7	+3,2
Non-residential buildings	391,1	1 203,3	+100,4	+29,9	+17,2
Additions and alterations	291,1	1 156,3	+70,0	+26,8	+14,4
Total	1 141,4	4 248,1	+55,7	+17,9	+9,8

Actual estimates at constant 1995 prices	May 2000	January 2000 to May 2000	% change between May 1999 and May 2000	% change between March 1999 to May 1999 and March 2000	% change between January 1999 to May 1999 and January 2000
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	R million	R million		MARCH 2000 to May 2000	JANUARY 2000 to May 2000
Residential buildings					
Dwelling-houses	240,5	1 077,4	+8,3	-2,1	-5,4
Flats and townhouses	116,5	369,9	+52,8	+22,6	+12,9
Other residential buildings	2,2	36,0	+43,5	-65,4	-21,3
Total	359,2	1 483,3	+19,8	+1,8	-1,9
Non-residential buildings	316,4	982,4	+87,2	+21,5	+10,0
Additions and alterations	230,0	919,0	+59,1	+18,4	+6,7
Total	905,6	3 384,7	+47,6	+11,3	+3,6

Key findings regarding buildings completed for the month ended May 2000

Total real value of buildings completed increases

The total real value of buildings completed (at constant 1995 prices) during the first five months of 2000 increased by 3,6% (+R118,5 million) to R3 384,7 million compared with the same period of 1999. Increases in the total real value of buildings completed were reported by three of the nine provinces. Large real increases were reported for flats and townhouses (+12,9% or R42,3 million), non-residential buildings (+10,0% or R89,1 million) and additions and alterations (+6,7% or R57,9 million).

The largest provincial contributors to the increase of 3,6% in the total real value of buildings completed were Gauteng (+5,1 percentage points) and Western Cape (+2,0 percentage points). However, a large decrease in the total real value of buildings completed was reported by KwaZulu-Natal (-2,2 percentage points) (cf. table B). Gauteng reported a large increase in the real value of non-residential buildings completed (+66,8% or R174,9 million), mainly due to the completion of a large shopping centre, to the real value of R113,8 million, as reported by Benoni local government institution during May 2000. Real increases in Western Cape were reported for flats and townhouses (+27,8% or R25,3 million), additions and alterations (+24,0% or R60,7 million) and dwelling-houses (+9,8% or R30,3 million). KwaZulu-Natal reported decreases for non-residential buildings completed (-24,5% or R58,1 million) and residential buildings completed (-12,4% or R25,8 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to May 1999	% change between January 1999 to May 1999 and January 2000 to May 2000	Contribution (percentage points) to the percentage change in the real value of buildings completed ^{1/}	Difference in total real value of buildings completed between January 1999 to May 1999 and January 2000 to May 2000 R million
Gauteng	32,2	+15,8	+5,1	+166,6
Western Cape	28,4	+6,9	+2,0	+63,5
Eastern Cape	5,9	+13,5	+0,8	+26,2
Free State	3,5	-5,3	-0,2	-6,1
Northern Province	1,0	-19,2	-0,2	-6,4
Mpumalanga	2,9	-12,7	-0,4	-12,2
North West	3,2	-14,9	-0,5	-15,5
Northern Cape	1,7	-44,9	-0,8	-25,1
KwaZulu-Natal	21,1	-10,5	-2,2	-72,5
Total	100	+3,6	+3,6	+118,5

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

The total real value of flats and townhouses completed increased by 12,9% (+R42,3 million) to R369,9 million between the first five months of 1999 and the first five months of 2000. Real increases were reported by seven of the nine provinces. The largest provincial contributors to the increase of 12,9% in the total real value of flats and townhouses completed were Western Cape (+R25,3 million), Eastern Cape (+R15,8 million) and Gauteng (+R10,7 million). Large increases in the real value of flats and townhouses completed were reported by the selected urban areas of Pretoria (+R43,2 million), Port Elizabeth (+R8,7 million) and East London (+R7,7 million).

The total real value of non-residential buildings completed increased by 10,0% (+R89,1 million) to R982,4 million between the first five months of 1999 and the first five months of 2000. Increases were reported by four of the nine provinces. The largest provincial contributors to the increase of 10,0% in the total real value of non-residential buildings completed were Eastern Cape (+101,7% or R37,1 million) and Gauteng (+66,8% or R174,9 million). Large real increases in shopping centres completed were reported by Eastern Cape (+R40,5 million, due to the completion of large shopping centres in East London (to the real value of R23,1 million during April 2000) and in Port Elizabeth (to the real value of R27,5 million during May 2000) and Gauteng (+R109,1 million, due to the completion of a shopping centre (to the real value of R113,8 million in Benoni during May 2000).

The real value of additions and alterations completed during the first five months of 2000 increased by 6,7% (+R57,9 million) to R919,0 million compared with the first five months of 1999. Increases were reported by four of the nine provinces. The largest increase in the total real value of additions and alterations completed was reported by Western Cape (+24,0% or R60,7 million).

Notes

Forthcoming issues

Issue	Expected release date
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June 2000	16 August 2000
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Purpose of the survey The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.

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

The Building Statistics Survey is a monthly sample survey. The survey collects and provides information

used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.

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

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

Additional information

Explanatory Notes

Introduction 1	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.
2	In order to improve timeliness of the publication, some information for the current month may have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
3	The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.
Scope of the survey 4	This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> • approval of building plans; and • final inspection of completed buildings.
Classification 5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable

	adaptations for local conditions.
6	The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.
Statistical unit 7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology 8 and design	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices 10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
Seasonal adjustment 13	Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

14	Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
Trend cycle 15	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Related publications 16	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> • P5041.3 - Building plans passed and buildings completed issued annually. • P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually. • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics 17	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures 18	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Symbols and abbreviations 19	- nil * revised m ² construction area in square metres Stats SA Statistics South Africa SIC Standard Industrial Classification of all Economic Activities ISIC International Standard Industrial Classification of all Economic Activities JBCC Joint Building Contracts Committee CD Compact Disc US United States
Pre-release policy 19	Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

	<p>In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry, the Department of Finance and the South African Reserve Bank will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.</p> <p>Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za</p>
Technical notes	Response rates The response rate for May 2000 is 98,0%.

Areas covered in the sample survey

Areas according to province

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

KwaZulu-Natal	Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng Akasia	(includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Albertyn (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
Mpumalanga	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes

	Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Areas according to selected urban areas

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

Glossary

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

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Fax number: (012) 310 8182

e-mail: Corrieb@statssa.pwv.gov.za

Gretaz@statssa.pwv.gov.za

Postal address: Private Bag X44, Pretoria, 0001

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value (R1 000)	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 71
		1999*	17 182 344	4 109 419	886 999	139 709	484 461	3 073 623	455 485	7 133 452	561 041	338 15
		1999-Jan-May	6 869 403	1 517 663	339 834	50 187	188 400	1 862 493	169 518	2 376 301	235 815	129 18
		2000-Jan-May	7 461 094	2 049 373	465 554	91 605	170 419	827 121	189 779	3 315 195	225 293	126 75
		1999-May*	1 188 284	338 413	75 000	9 092	43 993	181 923	36 919	443 814	37 576	21 55
		2000-Apr*	1 282 180	342 925	115 132	24 354	34 697	128 476	30 937	549 928	36 685	19 04
		2000-May	1 922 365	448 912	95 907	10 635	43 233	198 072	43 377	1 003 001	52 750	26 47
Residential buildings 1/	Value (R1 000)	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 45
		1999*	6 985 474	1 837 780	351 338	39 869	241 924	754 254	268 190	3 041 233	278 781	172 10
		1999-Jan-May	2 580 782	664 544	146 685	13 232	95 203	319 038	97 042	1 059 381	118 546	67 10
		2000-Jan-May	3 506 791	998 656	198 136	19 477	105 722	318 053	103 992	1 561 442	119 534	81 77
		1999-May	515 418	130 123	38 335	2 110	13 429	62 558	20 764	217 781	18 399	11 91
		2000-Apr*	628 584	154 721	31 164	1 219	23 673	56 696	17 445	305 728	22 559	15 37
		2000-May	876 951	207 818	39 495	5 376	29 913	83 230	24 656	449 679	20 710	16 07
Dwelling-houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 35
		1999	66 074	14 583	6 015	381	3 787	5 123	3 606	27 685	2 780	2 11
		1999-Jan-May	28 442	5 967	3 025	108	1 650	2 452	1 286	12 245	1 100	60
		2000-Jan-May	23 023	5 058	1 684	81	1 395	1 441	781	10 511	1 068	1 00
		1999-May	6 595	1 483	969	12	246	360	257	2 931	199	13
		2000-Apr*	4 374	743	313	7	215	285	115	2 301	244	15
		2000-May	5 193	1 159	397	27	366	346	155	2 376	173	19
	Value (R1 000)	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 05
		1999*	5 628 151	1 475 916	320 983	38 129	207 171	596 844	246 954	2 386 445	209 155	146 55
		1999-Jan-May	2 079 141	528 973	139 645	12 756	84 107	243 789	92 151	845 118	80 224	52 37
		2000-Jan-May	2 686 507	746 278	160 662	13 444	82 370	246 459	76 466	1 186 850	103 943	70 03
		1999-May*	427 551	108 106	37 139	2 016	13 281	45 592	17 958	178 866	13 403	11 18
		2000-Apr*	502 961	125 341	27 402	1 219	13 898	46 604	10 448	243 870	19 742	14 43

	2000-May	651 641	179 131	37 833	4 399	19 322	60 873	13 319	301 142	20 486	15 13
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1/ Residential buildings include: dwelling-houses, flats, townhouses and other residential buildings

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 62
		1999*	49 192	10 167	5 164	288	2 882	3 375	2 619	21 210	1 956	1 53
		1999-Jan-May	21 936	4 228	2 708	78	1 226	1 721	887	9 930	787	37
		2000-Jan-May	14 674	2 561	1 167	38	1 073	700	399	7 261	666	80
		1999-May	5 391	1 154	889	6	201	218	175	2 506	145	9
		2000-Apr*	2 785	326	210	1	164	138	53	1 603	179	11
		2000-May	3 130	588	281	15	296	163	70	1 508	68	14
	Value (R1 000)	1998	1 667 757	264 037	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 23
		1999*	1 410 107	259 979	152 984	19 770	78 042	134 888	101 313	561 404	59 101	42 62
		1999-Jan-May	566 860	85 214	72 365	6 821	32 403	62 455	39 135	231 161	23 613	13 68
		2000-Jan-May	489 767	88 759	53 789	3 167	26 027	39 144	21 741	206 605	25 729	24 80
		1999-May	135 670	22 217	21 800	538	7 398	9 015	8 346	57 727	4 669	3 95
		2000-Apr*	93 746	12 977	7 907	48	4 475	6 795	3 190	45 326	6 009	7 01
		2000-May	105 206	18 935	11 455	1 232	7 268	7 248	3 869	49 010	2 226	3 96
Non-residential	Number	1998	3 345	1 172	197	72	124	512	145	873	135	11
		1999*	2 739	900	186	39	127	301	118	813	185	7
		1999-Jan-May	1 061	396	63	18	49	130	37	282	53	3
		2000-Jan-May	1 060	399	66	19	27	133	33	307	56	2
		1999-May*	208	67	16	3	7	20	10	71	6	
		2000-Apr*	147	68	6	1	7	10	5	45	5	
		2000-May	247	89	19	2	5	39	10	69	10	
	Value (R1 000)	1998	5 562 553	1 076 425	190 118	51 624	185 052	664 004	119 775	2 867 644	281 862	126 04
		1999*	5 447 395	845 140	125 934	27 635	102 484	1 545 408	84 238	2 467 719	145 357	103 47
		1999-Jan-May	2 587 912	360 112	36 984	12 675	38 991	1 241 121	30 464	768 440	60 805	38 31
		2000-Jan-May	1 801 408	439 951	69 013	26 369	11 165	173 565	27 477	992 908	47 048	13 91
		1999-May*	272 514	71 219	8 887	585	18 723	59 122	6 853	96 090	5 982	5 04
		2000-Apr*	216 348	74 417	4 986	978	2 321	8 593	5 793	115 360	3 900	
		2000-May	573 188	93 181	20 108	101	1 609	47 017	8 040	384 776	16 283	2 07
Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 21
		1999*	4 749 473	1 426 498	409 726	72 205	140 052	773 960	103 056	1 624 499	136 902	62 57
		1999-Jan-May	1 700 707	493 006	156 164	24 279	54 205	302 333	42 011	548 479	56 463	23 76
		2000-Jan-May	2 152 895	610 766	198 405	45 759	53 532	335 503	58 310	760 845	58 711	31 06

	1999-May*	400 351	137 069	27 778	6 396	11 841	60 242	9 300	129 941	13 194	4 58
	2000-Apr*	437 248	113 787	78 982	22 157	8 703	63 187	7 699	128 840	10 226	3 66
	2000-May	472 226	147 913	36 304	5 158	11 711	67 825	10 681	168 546	15 757	8 33

1/ Including subsidised dwelling-houses

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

Item		Year and month	total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value	1998	11 641 571	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 572 239	482 866	200 56
		1999*	10 008 685	2 804 465	604 257	125 767	350 397	1 595 525	328 018	3 621 679	473 302	105 27
	(R1 000)	1999-Jan-May	3 867 908	1 096 306	231 569	66 103	136 100	808 858	124 358	1 251 466	113 409	39 73
		2000-Jan-May	4 248 128	1 245 185	276 989	38 761	137 106	770 091	111 678	1 529 040	105 150	34 12
		1999-May*	733 263	192 978	32 265	13 295	13 248	153 155	19 462	279 395	17 166	12 29
		2000-Apr*	753 103	245 205	62 416	12 667	32 691	167 415	16 093	200 428	10 475	5 71
		2000-May	1 141 370	232 404	92 612	5 396	29 920	184 882	44 258	525 153	16 394	10 35
Residential buildings 1/	Value	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 82
	(R1 000)	1999*	4 828 014	1 404 980	313 446	61 229	145 077	538 157	182 723	1 963 250	143 494	75 65
		1999-Jan-May	1 830 695	505 221	129 702	29 728	53 466	252 709	75 581	703 579	55 853	24 85
		2000-Jan-May	1 888 494	603 847	122 504	17 019	64 028	233 326	48 993	708 597	62 955	27 22
		1999-May	366 829	104 020	19 663	3 532	7 465	40 321	13 112	164 272	8 016	6 42
		2000-Apr*	343 119	120 005	16 593	9 116	11 990	48 124	6 815	117 831	8 568	4 07
		2000-May	459 167	131 279	27 073	1 133	11 073	60 325	12 106	194 990	13 239	7 94
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 87
		1999*	65 315	22 686	5 818	2 450	2 959	3 507	2 165	22 636	1 956	1 13
		1999-Jan-May	22 026	4 096	2 925	1 191	518	2 052	962	9 130	773	37
		2000-Jan-May	17 025	4 633	1 113	223	1 241	2 033	527	5 784	1 134	33
		1999-May	4 192	1 270	595	32	186	285	167	1 476	135	4
		2000-Apr*	3 777	688	127	177	150	1 074	51	1 137	329	4
		2000-May	3 419	821	269	10	164	424	176	1 225	270	6
	Value (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 76
		1999*	3 496 413	1 008 063	262 694	53 675	112 066	398 380	152 644	1 333 777	110 852	64 25
		1999-Jan-May	1 391 888	376 502	117 522	25 666	34 141	189 897	62 486	518 539	44 322	22 80
		2000-Jan-May	1 377 524	432 363	98 116	11 755	49 568	166 954	42 211	494 239	58 514	23 80
		1999-May*	274 578	88 135	19 663	3 532	7 465	31 845	12 082	100 029	6 458	5 36
		2000-Apr*	249 963	75 714	13 740	5 803	10 762	42 663	5 337	83 492	8 568	3 88
		2000-May	308 788	80 018	23 509	1 133	8 933	53 669	11 898	110 409	12 543	6 67

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

2/ Including subsidised dwelling-houses

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 53
		1999*	54 960	19 183	5 205	2 392	2 570	2 145	1 687	19 371	1 509	89
		1999-Jan-May	17 765	2 654	2 651	1 166	385	1 405	778	7 841	600	28
		2000-Jan-May	12 897	3 075	833	192	1 115	1 485	399	4 567	971	26
		1999-May	3 420	979	559	27	175	187	135	1 230	111	1
		2000-Apr*	3 103	423	73	160	124	981	32	963	312	3
		2000-May	2 322	497	184	8	124	199	135	890	243	4
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 19
		1999*	1 084 119	204 794	149 243	42 960	61 134	96 307	73 341	390 471	39 958	25 90
		1999-Jan-May	427 008	54 492	72 747	20 820	14 528	53 567	31 362	154 173	16 752	8 56
		2000-Jan-May	351 116	56 373	42 849	5 968	24 884	48 237	16 833	120 491	24 587	10 89
		1999-May*	87 353	13 457	12 795	2 436	5 395	8 205	6 384	34 054	3 266	1 35
		2000-Apr*	78 914	6 412	4 204	3 450	2 591	20 076	1 974	32 399	5 176	2 63
		2000-May	69 687	9 618	9 146	555	3 200	11 822	3 070	22 159	7 201	2 91
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	4
		1999*	1 788	779	109	30	60	248	93	350	92	2
		1999-Jan-May	694	301	54	16	19	109	23	131	25	1
		2000-Jan-May	767	295	32	7	31	238	30	108	20	
		1999-May	170	88	5	5	2	20	5	35	4	
		2000-Apr	150	69	3	1	6	50	8	13	-	
		2000-May	136	37	13	2	7	24	14	34	4	
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 20
		1999*	2 734 080	662 889	120 118	28 455	72 893	508 047	69 585	1 005 400	246 567	20 12
		1999-Jan-May	1 026 456	294 787	41 830	21 119	23 482	272 498	24 329	300 854	38 131	9 42
		2000-Jan-May	1 203 337	247 771	90 671	4 019	39 788	218 003	37 664	535 762	27 672	1 98
		1999-May	195 183	38 638	3 014	6 030	454	64 668	1 407	69 281	6 455	5 23
		2000-Apr	223 898	61 854	31 800	544	16 699	59 063	7 706	46 232	-	
		2000-May	391 080	26 966	48 876	1 383	14 218	15 534	23 974	258 720	1 109	30
Additions and alterations	Value (R1 000)	1998	2 204 883	580 310	182 366	56 875	93 511	568 080	58 878	592 844	62 481	9 53
		1999*	2 446 590	736 595	170 692	36 081	132 427	549 321	75 708	653 028	83 239	9 49
		1999-Jan-May	1 010 756	296 297	60 035	15 255	59 151	283 650	24 446	247 031	19 424	5 46
		2000-Jan-May	1 156 297	393 567	63 814	17 723	33 290	318 762	25 021	284 681	14 523	4 91
		1999-May	171 251	50 320	9 587	3 733	5 328	48 165	4 942	45 842	2 694	63
		2000-Apr*	186 086	63 346	14 023	3 007	4 002	60 228	1 572	36 365	1 907	1 63
		2000-May	291 123	74 159	16 663	2 880	4 629	109 023	8 178	71 443	2 046	2 10

1/ Including subsidised dwelling-houses

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 198	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 594	1 605	1 851	1 463	1 209
		1999	17 182	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 773	1 065
		2000		1 040	1 639	1 578	1 282	1 922							
Residential buildings	R million	1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999	6 985	403	509	648	506	515	571	645	619	608	676	761	525
		2000		514	745	742	629	877							
Non-residential buildings	R million	1998	5 563	409	385	424	459	483	579	468	474	478	567	469	367
		1999	5 447	224	400	1 380	311	273	667	460	388	314	340	465	225
		2000		172	481	359	216	573							
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 749	275	286	412	327	400	400	433	413	492	448	548	315
		2000		354	413	476	437	472							

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

Total	R million	1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 528	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 381	828
		2000		804	1 264	1 208	971	1 456							
Residential buildings	R million	1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 496	324	405	515	400	407	450	506	485	475	528	592	408
		2000		397	574	568	476	664							
Non-residential buildings	R million	1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 296	180	319	1 097	246	215	525	360	305	245	266	362	175
		2000		133	371	275	164	434							
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 736	221	228	328	258	316	315	340	324	385	350	427	245
		2000		273	319	365	331	358							

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 009	684	837	884	730	733	814	974	877	893	830	1 078	675
		2000		702	780	871	753	1 141							
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 828	304	387	417	356	367	411	455	434	480	406	461	350
		2000		314	358	414	343	459							
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 734	195	213	244	180	195	257	258	201	197	203	410	182
		2000		195	204	189	224	391							
Additions and alterations	R million	1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 447	186	237	223	193	171	146	261	242	216	221	207	144
		2000		193	218	268	186	291							

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

Total	R million	1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 305	584	709	746	613	614	680	809	719	730	675	880	546
		2000		565	623	693	598	906							
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	3 919	254	321	344	293	300	335	370	349	386	324	366	277
		2000		248	282	326	269	359							
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 348	170	186	212	156	169	222	222	172	168	172	346	153
		2000		162	168	154	182	316							
Additions and alterations	R million	1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 038	160	203	190	164	145	122	217	199	176	179	168	116
		2000		155	174	213	147	230							

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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Total	R million	1998	1 554 1 392 1 554 1 614 1 473 1 487 1 596 1 528 1 535 1 599 1 299 1 595
At current prices		1999	1 239 1 206 2 316 1 271 1 191 1 474 1 425 1 371 1 337 1 257 1 567 1 402
		2000	1 440 1 666 1 488 1 440 1 927
At constant 1995 prices	R million	1998	1 333 1 194 1 325 1 369 1 249 1 249 1 327 1 258 1 252 1 298 1 049 1 284
		1999	994 962 1 840 1 005 947 1 157 1 118 1 077 1 046 982 1 218 1 085
		2000	1 109 1 287 1 138 1 092 1 470
Residential buildings	R million	1998	670 647 794 721 649 674 695 655 684 678 571 614
At current prices		1999	548 510 635 540 506 550 566 584 586 562 696 719
		2000	706 755 721 674 862
At constant 1995 prices	R million	1998	574 554 682 614 547 565 578 539 558 549 461 494
		1999	439 406 510 428 400 431 443 459 459 439 541 557
		2000	544 582 558 512 652

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

Total	R million	1998	971 960 1 011 947 819 1 113 976 866 1 210 1 082 808 866
At current prices		1999	821 892 861 812 753 806 878 881 877 739 898 770
		2000	840 834 844 846 1 189
At constant 1995 prices	R million	1998	884 869 906 839 727 986 858 760 1 063 943 697 745
		1999	701 759 727 677 631 672 729 724 718 601 733 621
		2000	676 668 672 668 944
Residential buildings	R million	1998	497 450 695 506 426 584 535 418 511 470 422 461
At current prices		1999	395 437 417 399 356 398 408 428 438 380 380 394
		2000	407 407 414 387 453
At constant 1995 prices	R million	1998	442 398 617 442 371 507 462 360 439 401 358 392
		1999	330 364 344 328 291 324 331 345 351 304 302 312
		2000	321 322 326 303 354

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

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1998	80 729	6 018 907	5 988 484	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493	
1999*	66 074	5 206 711	5 628 151	1 929	160 661	194 667	6 729	732 911	972 987	6 985 474	

1999-Jan.-May	28 442	2 043 430	2 079 141	945	80 814	91 641	2 293	248 017	329 965	2 580 782
2000-Jan.-May	23 023	2 253 315	2 686 507	1 094	95 416	154 417	3 697	405 287	558 005	3 506 791
1999-May*	6 595	434 847	427 551	154	11 769	12 333	393	45 952	66 596	515 418
2000-Apr.*	4 374	417 371	502 961	211	22 476	36 550	470	57 789	79 263	628 584
-May	5 193	544 015	651 641	93	7 801	10 646	1 503	146 418	199 444	876 951

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

Year and month	B. Non-Residential buildings												C. Additions and alterations								Total A, B and C																
	Office space				Shopping space				Industrial and warehouse space				Total 2/		Dwelling-houses				Total 2/																		
	2		R1 000		2		R1 000		2		R1 000		R1 000		2		R1 000		2			R1 000		R1 000													
	m				m				m						m				m																		
1998	911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	562	553	2	636	605	2	773	436	3	788	977	4	560	662	18	197	708		
1999*	1	099	002	1	693	013		759	410	1	686	780		871	532	1	071	800	5	447	395	2	779	188	3	089	999	3	787	489	4	749	473	17	182	344	
1999-Jan.-May		353	693		553	843		474	187	1	257	432		412	192		512	294	2	587	912	1	009	786	1	095	905	1	394	767	1	700	707		6	869	403
2000-Jan.-May		468	593		691	115		200	556		261	406		479	669		604	147	1	801	408	1	212	612	1	435	934	1	661	300	2	152	895		7	461	094
1999-May		62	098		124	057		20	456		30	958		49	934		53	451		272	514		232	670		256	590		325	908		400	351		1	188	284
2000-Apr.*		55	876		83	811		25	916		32	930		57	137		65	583		216	348		214	137		255	990		342	962		437	248		1	282	180
-May		186	943		257	022		53	631		64	509		152	813		191	424		573	188		267	159		318	227		363	222		472	226		1	922	365

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town												
1998	16 727	766 656	2 329	246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242
1999*	6 781	725 335	1 513	212 650	950 585	233 581	113 330	191 765	590 004	578 598	968 683	2 509 272
1999-May*	331	46 412	175	17 310	65 387	20 696	3 505	16 954	42 544	48 700	96 001	203 934
2000-Apr.	425	67 058	37	6 736	74 358	19 944	10 372	21 880	56 497	49 764	74 091	204 946
-May	688	99 499	131	21 593	121 092	23 509	33 191	14 772	78 385	66 135	102 634	302 111

Durban													
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982	
1999	2 808	233 661	331	47 333	284 694	65 824	31 771	85 859	256 563	240 862	499 006	1 040 263	
1999-May*	176	16 098	16	2 810	18 908	1 850	650	1 792	13 878	16 189	39 294	72 080	
2000-Apr.	133	16 124	3	597	16 721	0	313	2 500	3 263	19 749	41 890	61 874	
-May	166	21 097	31	6 780	27 877	6 600	2 441	11 931	31 544	26 322	46 001	105 422	
Witwatersrand													
1998	19 737	1 544 342	3 468	447 494	2 053 903	651 227	449 829	789 965	2 120 244	792 907	1 417 458	5 591 606	
1999	21 502	1 498 756	1 798	264 400	1 826 955	908 917	126 105	477 761	2 055 441	811 946	1 177 865	5 060 261	
1999-May*	2 069	104 716	84	15 930	122 355	25 615	2 175	19 524	64 157	69 761	98 032	284 545	
2000-Apr.*	1 920	160 362	277	44 248	204 610	52 593	17 083	17 478	93 140	77 834	102 742	400 492	
-May	1 554	180 126	595	61 617	241 743	206 428	5 573	134 392	354 089	76 126	115 060	710 892	
Pretoria													
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726	
1999	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747	
1999-May	748	57 620	166	20 529	78 149	16 293	1 498	1 041	21 398	18 754	27 799	127 347	
2000-Apr.	277	68 099	131	17 610	85 709	7 901	990	4 384	15 374	16 842	20 958	122 041	
-May	418	96 137	554	86 920	183 057	16 783	3 500	4 565	29 690	25 786	45 155	257 902	
Bloemfontein													
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838	
1999*	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490	
1999-May	81	3 797	0	0	3 797	5 000	0	0	5 000	3 341	5 762	14 560	
2000-Apr.	169	8 137	60	9 695	17 832	0	0	2 131	2 131	2 771	4 037	24 000	
-May	166	9 078	100	6 816	15 894	700	0	217	917	4 945	7 140	23 951	

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Total buildings completed according to type of building

A. Residential buildings											
Year and month	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263	
1999*	65 315	3 849 656	3 496 413	1 990	172 789	211 203	6 065	675 520	878 552	4 828 014	
1999-Jan.-May	22 026	1 474 605	1 391 888	723	54 572	73 259	2 362	240 656	311 868	1 830 695	
2000-Jan.-May	17 025	1 258 724	1 377 524	1 054	98 107	142 323	2 307	240 047	323 611	1 888 494	
1999-May	4 192	277 688	274 578	125	7 871	8 668	503	53 570	81 728	366 829	
2000-Apr.*	3 777	235 845	249 963	152	25 224	33 419	377	42 513	52 814	343 119	

-May | 3 419 274 692 308 788 350 21 093 39 663 750 78 231 107 876 459 167

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

Year and month	B. Non-Residential buildings										C. Additions and alterations								Total A, B and C												
	Office space				Shopping space				Industrial and warehouse space				Total 1/	Dwelling-houses				Total 1/													
	2		R1 000		2		R1 000		2		R1 000		R1 000	2		R1 000		2		R1 000		R1 000									
	m				m				m					m				m													
1998	659	576	1	142	791	576	078	903	730	845	512	945	460	3	459	424	1	207	919	1	264	415	1	906	313	2	204	883	11	641	571
1999*	443	633		696	595	400	548	596	731	829	394	987	035	2	734	080	1	401	304	1	472	457	2	074	926	2	446	590	10	008	685
1999-Jan.-May	234	650		367	574	129	828	156	446	277	848	297	678	1	026	456		575	918		594	000		857	260	1	010	756	3	867	908
2000-Jan.-May	245	094		424	641	232	895	329	077	342	632	375	199	1	203	337		569	036		648	486		822	230	1	156	297	4	248	128
1999-May*		37	690		77	887		15	220		19	401		52	402			104	811		108	500		144	651		171	251		733	263
2000-Apr.*		21	098		46	875		49	527		68	899		77	588			93	620		223	898		94	909		109	275		144	390
-May		47	035		71	692		148	649		215	032		53	345			82	364		391	080		115	157		132	962		196	374

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town												
1998	3 107	433 987	1 856	231 844	801 105	212 541	12 240	139 679	389 962	207 880	375 787	1 566 855
1999	16 217	506 492	1 658	217 347	788 857	173 856	30 131	181 681	401 140	267 926	474 208	1 664 205
1999-May	199	47 527	142	11 635	60 516	1 405	0	15 944	21 796	23 820	38 838	121 151
2000-Apr.	337	31 414	105	11 441	42 855	28 411	13 043	9 349	52 919	35 051	44 221	139 995
-May	407	36 745	75	5 460	42 205	1 215	0	5 026	6 832	24 936	43 323	92 360
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764

1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999*	16 882	3 367 893	4 218 044	10 355	2 062 532	2 412 294
1999-Jan.-May	6 506	1 243 030	1 512 280	4 261	835 721	964 880
2000-Jan.-May	8 349	1 659 508	2 196 740	4 128	794 164	1 026 408
1999-May	1 204	241 458	291 881	772	157 958	187 224
2000-Apr.*	1 589	305 040	409 215	674	131 478	171 049
-May	2 063	414 336	546 435	1 097	185 221	239 101

Dwelling-houses smaller than 81 m2

1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999*	49 192	1 838 818	1 410 107	54 960	1 787 124	1 084 119
1999-Jan.-May	21 936	800 400	566 860	17 765	638 884	427 008
2000-Jan.-May	14 674	593 807	489 767	12 897	464 560	351 116
1999-May	5 391	193 389	135 670	3 420	119 730	87 353
2000-Apr.*	2 785	112 331	93 746	3 103	104 367	78 914
-May	3 130	129 679	105 206	2 322	89 471	69 687

1/ Including subsidised dwelling-houses