

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

May 2004

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13:00**

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

Actual estimates at constant 2000 prices	May 2004	January to May 2004	Percentage change between May 2003 and May 2004	Percentage change between March to May 2003 and March to May 2004	Percentage change between January to May 2003 and January to May 2004
	R million	R million			
Residential buildings					
Dwelling-houses	1 143,6	4 561,4	+ 48,5	+ 36,1	+ 32,3
Flats and townhouses	391,1	1 833,0	+ 56,4	+ 38,2	+ 49,0
Other residential buildings	69,4	167,9	+ 708,7	+ 136,4	+ 67,3
Total	1 604,1	6 562,3	+ 55,9	+ 38,6	+ 37,3
Non-residential buildings	283,7	1 525,9	- 10,3	+ 36,6	+ 6,0
Additions and alterations	662,1	2 854,7	- 5,4	+ 12,1	+ 15,8
Total	2 549,9	10 942,9	+ 24,7	+ 30,4	+ 26,0

Seasonally adjusted estimates at constant 2000 prices	May 2004	Percentage change between April and May 2004	Percentage change between December 2003 to February 2004 and March to May 2004
	R million		
Residential buildings	1 499,3	+ 10,4	+ 8,5
Non-residential buildings	259,5	- 16,9	- 19,3
Additions and alterations	560,1	- 1,9	- 3,0
Total	2 318,9	+ 3,4	+ 0,8

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

The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the three months ended May 2004 increased by 0,8% compared with the previous three months. Furthermore, the seasonally adjusted real value of building plans passed increased by 3,4% between April 2004 and May 2004.

The increase of 0,8% between the three months ended May 2004 and the previous three months was due to the increase in the seasonally adjusted real value of residential buildings (+8,5%). However, this increase was counteracted by decreases reported for non-residential buildings (-19,3%) and additions and alterations (-3,0%) during the above-mentioned period.

The increase of 3,4% between April 2004 and May 2004 was due to the increase in the seasonally adjusted real value of residential buildings (+10,4%). The value of non-residential buildings and additions and alterations decreased by 16,9% and 1,9% respectively.

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

Total real value of building plans passed increases

The total real value of building plans passed (at constant 2000 prices) during the first five months of 2004 increased by 26,0% (+R2 258,2 million) to R10 942,9 million compared with the first five months of 2003. Large increases in the value of building plans passed were reported for dwelling-houses (+R1 113,8 million), flats and townhouses (+R602,4 million) and additions and alterations (+R388,5 million). The largest increases for dwelling-houses were reported by Western Cape (+R487,1 million) and Gauteng (+R361,6 million). Large increases for flats and townhouses were also reported by Western Cape (+R327,1 million) and Gauteng (+R157,2 million).

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

The largest provincial contributors to the increase of 26,0% (+R2 258,2 million) in the total real value of building plans passed were Western Cape (+14,7 percentage points or R1 274,0 million) and Gauteng (+8,0 percentage points or R693,1 million) (see table A). The largest increase in Western Cape was reported for residential buildings (+R912,9 million), followed by non-residential buildings (+R223,1 million) and additions and alterations (+R138,0 million). Large increases for dwelling-houses in Western Cape were reported by Mossel Bay Municipality (+R180,3 million), City of Cape Town (+R74,9 million), Knysna Municipality (+R61,9 million) and Overstrand Municipality (+R34,7 million). In Gauteng, the largest increase for dwelling-houses was reported by City of Johannesburg (+R174,5 million), followed by Ekurhuleni Metropolitan Municipality (+R78,1 million) and Mogale City Municipality (+R55,8 million). Large increases for flats and townhouses in Western Cape were reported by City of Cape Town (+R108,5 million), Knysna Municipality (+R62,5 million) and Saldanha Bay Municipality (+R47,6 million).

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

Province	Percentage contribution to the total real value of plans passed during January to May 2003	Percentage change between January to May 2003 and January to May 2004	Contribution (percentage points) ¹ to the percentage change in the real value of plans passed between January to May 2003 and January to May 2004	Difference in total real value of plans passed between January to May 2003 and January to May 2004 R million
Western Cape	26,7	+ 54,9	+ 14,7	+1 274,0
Gauteng	41,5	+ 19,2	+ 8,0	+ 693,1
Eastern Cape	4,2	+ 66,9	+ 2,8	+ 244,1
North West	2,6	+ 55,4	+ 1,4	+ 125,2
Limpopo	1,5	+ 46,5	+ 0,7	+ 61,1
Northern Cape	0,5	+ 121,5	+ 0,6	+ 48,3
Mpumalanga	3,5	+ 6,6	+ 0,2	+ 20,0
Free State	2,7	+ 6,7	+ 0,2	+ 15,6
KwaZulu-Natal	16,8	- 15,3	- 2,6	- 223,2
Total	100,0	+ 26,0	+ 26,0	+2 258,2

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

Key figures regarding buildings completed as at the end of May 2004

Actual estimates at constant 2000 prices	May 2004	January to May 2004	Percentage change between May 2003 and May 2004	Percentage change between March to May 2003 and March to May 2004	Percentage change between January to May 2003 and January to May 2004
	R million	R million			
Residential buildings					
Dwelling-houses	601,2	2 421,0	+ 36,0	+ 22,4	+ 18,4
Flats and townhouses	329,8	916,1	+ 184,0	+ 93,4	+ 31,3
Other residential buildings	6,1	42,6	+ 752,0	- 70,9	- 50,3
Total	937,1	3 379,7	+ 67,7	+ 34,8	+ 19,5
Non-residential buildings	257,3	919,7	- 53,8	- 58,2	- 43,8
Additions and alterations	238,4	1 076,5	- 9,4	- 8,6	- 6,8
Total	1 432,8	5 375,9	+ 3,9	- 6,6	- 4,3

Seasonally adjusted estimates at constant 2000 prices	May 2004	Percentage change between April and May 2004	Percentage change between December 2003 to February 2004 and March to May 2004
	R million		
Residential buildings	825,4	+ 15,0	+ 13,0
Non-residential buildings	151,6	+ 10,4	- 22,6
Additions and alterations	193,9	- 0,9	- 16,7
Total	1 170,9	+ 11,5	- 0,0

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

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended May 2004 is on the same level compared with the previous three months. However, the seasonally adjusted real value of buildings completed increased by 11,5% between April 2004 and May 2004.

The increase of 13,0% in the seasonally adjusted real value of residential buildings completed between the three months ended May 2004 and the previous three months was counteracted by the decreases reported for non-residential buildings (-22,6%) and additions and alterations (-16,7%).

The increase of 11,5% between April 2004 and May 2004 was due to increases in the seasonally adjusted real value of residential buildings (+15,0%) and non-residential buildings (+10,4%). However, these increases were partially counteracted by a decrease reported for additions and alterations (-0,9%)

Key findings regarding buildings completed for the first five months of 2004

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 2000 prices) during the first five months of 2004 decreased by 4,3% (-R242,5 million) to R5 375,9 million compared with the first five months of 2003. The largest decrease was reported for non-residential buildings (-R715,5 million), mainly due to the large decrease reported by Gauteng (-R582,6 million). However, this decrease was partially counteracted by increases reported for dwelling-houses (+R375,8 million) and flats and townhouses (+R218,4 million). The largest increase for dwelling-houses completed was reported by Gauteng (+R117,7 million), mainly due to large increases reported by City of Johannesburg (+R98,0 million) and Mogale City Municipality (+R50,2 million). Regarding flats and townhouses, large increases were reported by Gauteng (+R111,4 million) and KwaZulu-Natal (+R110,7 million). In Gauteng, the largest increase for flats and townhouses was reported by City of Tshwane (+R111,1 million), whereas in KwaZulu-Natal the largest increase was reported by eThekweni Municipality (+R76,2 million).

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

The largest provincial contributor to the decrease of 4,3% (-R242,5 million) in the total real value of buildings completed was Gauteng (-5,5 percentage points or R310,8 million) (see table B). The largest decrease in Gauteng was reported for non-residential buildings (-R582,6 million), mainly due to decreases reported for non-residential buildings completed by City of Johannesburg (-R669,9 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 to May 2003	Percentage change between January to May 2003 and January to May 2004	Contribution (percentage points) ¹ to the percentage change in the real value of buildings completed between January to May 2003 and January to May 2004	Difference in total real value of buildings completed between January to May 2003 and January to May 2004 R million
Gauteng	48,2	- 11,5	- 5,5	- 310,8
Western Cape	26,9	- 5,6	- 1,5	- 84,7
Mpumalanga	2,7	- 36,6	- 1,0	- 55,7
Northern Cape	0,8	- 19,2	- 0,2	- 8,0
North West	3,8	- 3,8	- 0,1	- 8,2
Free State	2,6	+ 10,5	+ 0,3	+ 15,1
Limpopo	0,6	+ 69,0	+ 0,4	+ 24,7
Eastern Cape	3,8	+ 12,7	+ 0,5	+ 27,2
KwaZulu-Natal	10,6	+ 26,5	+ 2,8	+ 157,9
Total	100,0	- 4,3	- 4,3	- 242,5

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

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

Figure 1 – Total real value of building plans passed

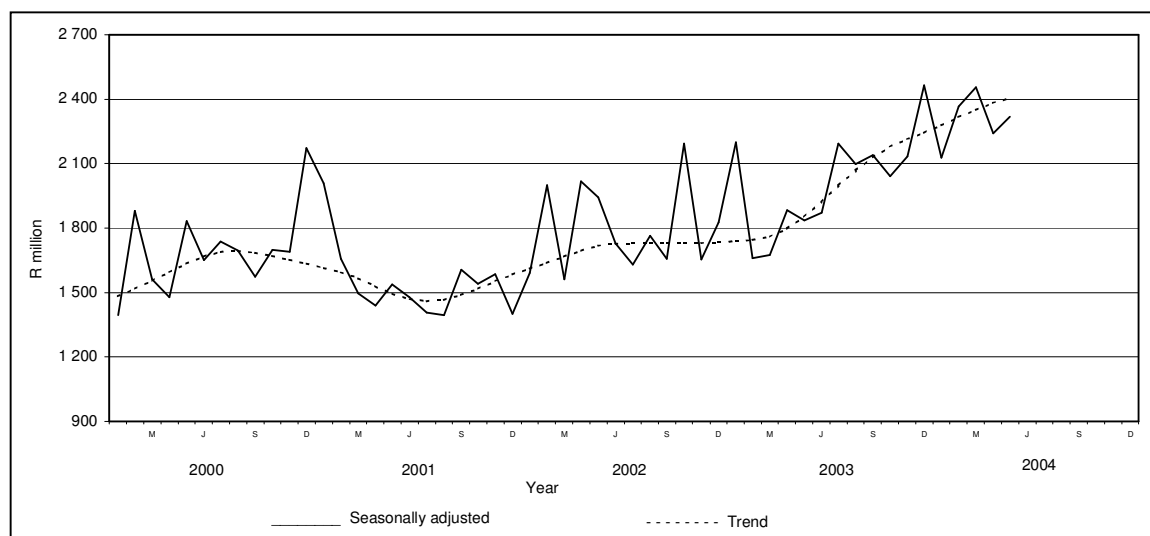
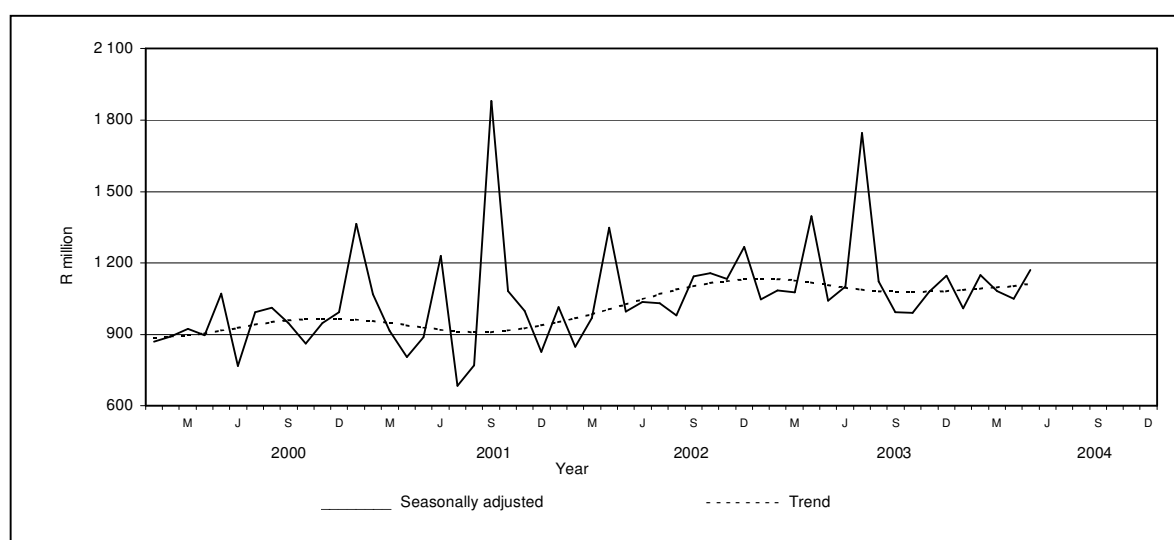


Figure 2 shows the seasonally adjusted and trend series for buildings completed at constant 2000 prices between January 2000 and May 2004. After peaking in February 2003, the trend series of buildings completed is levelling off.

Figure 2 – Total real value of buildings completed



PP
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Notes

Forthcoming issue	Issue	Expected release date
	June 2004	18 August 2004
Name and boundary changes of local government institutions	<p>Due to the Local Government: Municipal Structures Act (Act No. 117 of 1998) and the Local Government Municipal Demarcation Bill (B36B-98), the boundaries and the names of local government institutions have changed. In order to assist the reader to identify the approximate geographical locality and the names of the new local government institutions covered in the monthly sample survey, table C (page 52) and table D (page 64) provide lists of old and new names.</p> <p>Further information may also be found on the website of the South African Government, www.gov.za, see section GOVZA: Government System, and the website of the Municipal Demarcation Board, www.demarcation.org.za</p>	
Subsidised low-cost dwelling-houses	<p>The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 41 (page 48).</p>	
Response rate	<p>The response rate for May 2004 was 98,4%.</p>	

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

Year 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
2002 Jan.	801 712	+ 10,5	172 295	- 65,2	418 217	+ 18,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 102,5	459 378	- 3,5	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 63,0	432 948	- 1,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 67,7	533 421	+ 40,5	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 49,3	936 496	+ 86,5	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 65,7	552 535	+ 23,3	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 30,2	674 478	+ 54,8	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 58,0	698 946	+ 44,0	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 6,0	617 044	+ 16,4	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 79,5	757 380	+ 40,1	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 2,9	715 756	+ 19,7	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 63,9	420 030	+ 17,0	1 754 206	+ 51,5
Total	14 228 583	+ 33,1	4 386 950	+ 26,2	7 216 629	+ 30,1	25 832 162	+ 31,1
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	- 61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	- 54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	- 19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	- 6,8	903 951	- 3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	- 22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.	1 694 233	+ 45,5	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	- 11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
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.	1 692 010	+ 39,1	392 385	+ 63,6	812 817	+ 53,0	2 897 212	+ 45,8
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May ^{3/}	2 160 755	+ 62,7	382 092	- 6,4	891 854	- 1,3	3 434 701	+ 30,1

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

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

^{3/} Preliminary figures.

Table 2 - Seasonally adjusted values and percentage change of building plans passed 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
2002 Jan.	1 017 772	+ 17,9	231 709	+ 25,9	521 538	+ 4,0	1 771 018	+ 14,4
Feb.	1 037 970	+ 2,0	717 651	+ 209,7	521 544	+ 0,0	2 277 165	+ 28,6
Mar.	928 940	- 10,5	454 030	- 36,7	419 437	- 19,6	1 802 407	- 20,8
Apr.	1 328 967	+ 43,1	410 379	- 9,6	604 361	+ 44,1	2 343 707	+ 30,0
May	1 082 376	- 18,6	373 148	- 9,1	812 723	+ 34,5	2 268 247	- 3,2
Jun.	1 075 552	- 0,6	430 945	+ 15,5	540 820	- 33,5	2 047 317	- 9,7
Jul.	1 133 441	+ 5,4	215 370	- 50,0	615 601	+ 13,8	1 964 412	- 4,0
Aug.	1 121 806	- 1,0	377 751	+ 75,4	649 148	+ 5,4	2 148 706	+ 9,4
Sep.	1 163 171	+ 3,7	279 280	- 26,1	592 225	- 8,8	2 034 676	- 5,3
Oct.	1 722 922	+ 48,1	336 394	+ 20,5	666 480	+ 12,5	2 725 796	+ 34,0
Nov.	1 149 560	- 33,3	287 747	- 14,5	623 772	- 6,4	2 061 080	- 24,4
Dec.	1 422 489	+ 23,7	297 103	+ 3,3	584 488	- 6,3	2 304 080	+ 11,8
2003 Jan.	1 212 466	- 14,8	906 819	+ 205,2	647 185	+ 10,7	2 766 470	+ 20,1
Feb.	1 240 615	+ 2,3	279 373	- 69,2	598 786	- 7,5	2 118 773	- 23,4
Mar.	1 359 842	+ 9,6	204 126	- 26,9	591 541	- 1,2	2 155 508	+ 1,7
Apr.	1 417 060	+ 4,2	329 599	+ 61,5	679 183	+ 14,8	2 425 841	+ 12,5
May	1 216 256	- 14,2	357 120	+ 8,3	773 510	+ 13,9	2 346 886	- 3,3
Jun.	1 425 841	+ 17,2	329 720	- 7,7	663 584	- 14,2	2 419 145	+ 3,1
Jul.	1 617 793	+ 13,5	414 565	+ 25,7	809 318	+ 22,0	2 841 676	+ 17,5
Aug.	1 642 539	+ 1,5	397 233	- 4,2	670 975	- 17,1	2 710 747	- 4,6
Sep.	1 649 241	+ 0,4	451 032	+ 13,5	674 642	+ 0,5	2 774 914	+ 2,4
Oct.	1 502 886	- 8,9	466 997	+ 3,5	680 284	+ 0,8	2 650 166	- 4,5
Nov.	1 750 759	+ 16,5	371 341	- 20,5	639 940	- 5,9	2 762 040	+ 4,2
Dec.	1 751 228	+ 0,0	608 063	+ 63,7	856 326	+ 33,8	3 215 618	+ 16,4
2004 Jan.	1 677 592	- 4,2	437 310	- 28,1	647 359	- 24,4	2 762 262	- 14,1
Feb.	1 742 744	+ 3,9	458 884	+ 4,9	915 594	+ 41,4	3 117 221	+ 12,9
Mar.	1 904 702	+ 9,3	497 872	+ 8,5	871 303	- 4,8	3 273 877	+ 5,0
Apr.	1 815 800	- 4,7	412 455	- 17,2	762 469	- 12,5	2 990 725	- 8,6
May	1 989 829	+ 9,6	344 843	- 16,4	755 399	- 0,9	3 090 071	+ 3,3

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

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

Year 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
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
Total	11 877 460	+ 18,8	3 696 514	+ 13,4	6 030 971	+ 16,3	21 604 945	+ 17,2
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.	1 282 798	+ 34,8	297 487	+ 58,5	616 237	+ 48,2	2 196 522	+ 41,3
Mar.	1 480 014	+ 35,1	419 068	+ 138,1	666 205	+ 41,4	2 565 287	+ 47,2
Apr.	1 179 481	+ 24,0	270 743	+ 22,9	507 599	+ 8,9	1 957 823	+ 19,5
May	1 604 124	+ 55,9	283 661	- 10,3	662 104	- 5,4	2 549 889	+ 24,7

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

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

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

Year and month ^{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
2002 Jan.	908 203	+ 16,2	216 056	+ 30,0	465 649	+ 7,8	1 589 908	+ 13,4
Feb.	911 756	+ 0,4	632 964	+ 193,0	455 636	- 2,2	2 000 356	+ 25,8
Mar.	808 966	- 11,3	388 164	- 38,7	365 258	- 19,8	1 562 387	- 21,9
Apr.	1 142 750	+ 41,3	354 916	- 8,6	520 492	+ 42,5	2 018 158	+ 29,2
May	929 323	- 18,7	324 667	- 8,5	688 638	+ 32,3	1 942 628	- 3,7
Jun.	906 537	- 2,5	364 520	+ 12,3	456 627	- 33,7	1 727 684	- 11,1
Jul.	941 620	+ 3,9	172 070	- 52,8	516 615	+ 13,1	1 630 305	- 5,6
Aug.	921 418	- 2,1	311 743	+ 81,2	532 011	+ 3,0	1 765 172	+ 8,3
Sep.	947 730	+ 2,9	228 356	- 26,7	481 240	- 9,5	1 657 325	- 6,1
Oct.	1 386 903	+ 46,3	271 560	+ 18,9	535 232	+ 11,2	2 193 694	+ 32,4
Nov.	918 069	- 33,8	229 953	- 15,3	504 987	- 5,7	1 653 008	- 24,6
Dec.	1 128 404	+ 22,9	235 265	+ 2,3	462 422	- 8,4	1 826 092	+ 10,5
2003 Jan.	952 297	- 15,6	738 728	+ 214,0	508 831	+ 10,0	2 199 856	+ 20,5
Feb.	972 461	+ 2,1	220 722	- 70,1	465 824	- 8,5	1 659 007	- 24,6
Mar.	1 057 592	+ 8,8	155 796	- 29,4	460 832	- 1,1	1 674 220	+ 0,9
Apr.	1 099 493	+ 4,0	258 050	+ 65,6	527 400	+ 14,4	1 884 943	+ 12,6
May	954 800	- 13,2	282 258	+ 9,4	598 608	+ 13,5	1 835 666	- 2,6
Jun.	1 101 504	+ 15,4	255 941	- 9,3	513 432	- 14,2	1 870 876	+ 1,9
Jul.	1 251 658	+ 13,6	307 185	+ 20,0	633 166	+ 23,3	2 192 008	+ 17,2
Aug.	1 270 031	+ 1,5	309 188	+ 0,7	517 352	- 18,3	2 096 571	- 4,4
Sep.	1 271 890	+ 0,1	349 679	+ 13,1	518 545	+ 0,2	2 140 114	+ 2,1
Oct.	1 157 808	- 9,0	361 668	+ 3,4	522 598	+ 0,8	2 042 074	- 4,6
Nov.	1 347 373	+ 16,4	287 202	- 20,6	500 103	- 4,3	2 134 679	+ 4,5
Dec.	1 344 003	- 0,3	465 433	+ 62,1	655 088	+ 31,0	2 464 524	+ 15,5
2004 Jan.	1 285 789	- 4,3	345 072	- 25,9	496 751	- 24,2	2 127 612	- 13,7
Feb.	1 323 901	+ 3,0	352 568	+ 2,2	690 355	+ 39,0	2 366 824	+ 11,2
Mar.	1 431 355	+ 8,1	367 009	+ 4,1	656 102	- 5,0	2 454 466	+ 3,7
Apr.	1 358 546	- 5,1	312 333	- 14,9	570 996	- 13,0	2 241 876	- 8,7
May	1 499 365	+ 10,4	259 507	- 16,9	560 071	- 1,9	2 318 943	+ 3,4

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

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

Year 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
2002 Jan.	583 954	- 9,8	136 570	- 47,4	176 643	- 12,7	897 167	- 19,1
Feb.	473 568	+ 9,9	137 817	- 51,8	202 239	- 17,9	813 624	- 15,5
Mar.	708 471	+ 44,3	171 227	+ 3,1	176 053	- 38,7	1 055 751	+ 11,8
Apr.	653 414	+ 77,8	245 773	+ 44,4	390 160	+ 110,0	1 289 347	+ 78,2
May	690 242	+ 53,3	300 836	- 5,5	305 996	+ 3,3	1 297 074	+ 21,8
Jun.	585 723	+ 8,4	207 030	- 38,9	251 004	- 14,5	1 043 757	- 11,0
Jul.	681 657	+ 71,7	273 139	+ 124,6	242 028	+ 3,7	1 196 824	+ 59,1
Aug.	740 221	+ 71,1	96 328	- 18,0	226 414	+ 4,9	1 062 963	+ 38,8
Sep.	820 510	+ 78,7	228 610	- 83,9	248 379	+ 47,0	1 297 499	- 36,6
Oct.	938 075	+ 41,8	178 099	- 36,8	293 977	+ 25,5	1 410 151	+ 19,7
Nov.	847 433	+ 38,8	294 710	+ 39,6	237 143	- 17,2	1 379 286	+ 24,5
Dec.	702 892	+ 51,2	366 760	+ 111,3	221 292	+ 76,9	1 290 944	+ 69,1
Total	8 426 160	+ 41,6	2 636 899	- 31,7	2 971 328	+ 7,1	14 034 387	+ 11,5
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 ^{3/}	1 210 468	+ 75,8	320 550	- 47,0	307 816	- 0,8	1 838 834	+ 14,6

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

^{3/} Preliminary figures.

Table 6 - Seasonally adjusted values and percentage change of buildings completed 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
2002 Jan.	683 580	+ 31,8	177 407	+ 2,6	199 713	+ 15,4	1 060 700	+ 22,7
Feb.	533 151	- 22,0	165 045	- 7,0	192 078	- 3,8	890 274	- 16,1
Mar.	675 966	+ 26,8	187 479	+ 13,6	159 340	- 17,0	1 022 785	+ 14,9
Apr.	718 390	+ 6,3	269 748	+ 43,9	441 971	+ 177,4	1 430 109	+ 39,8
May	631 150	- 12,1	189 295	- 29,8	248 904	- 43,7	1 069 350	- 25,2
Jun.	644 292	+ 2,1	219 188	+ 15,8	252 070	+ 1,3	1 115 550	+ 4,3
Jul.	698 541	+ 8,4	204 998	- 6,5	221 435	- 12,2	1 124 973	+ 0,8
Aug.	717 625	+ 2,7	128 861	- 37,1	226 292	+ 2,2	1 072 778	- 4,6
Sep.	772 045	+ 7,6	215 085	+ 66,9	269 483	+ 19,1	1 256 614	+ 17,1
Oct.	817 777	+ 5,9	199 917	- 7,1	266 948	- 0,9	1 284 642	+ 2,2
Nov.	721 788	- 11,7	306 656	+ 53,4	235 441	- 11,8	1 263 886	- 1,6
Dec.	777 540	+ 7,7	360 703	+ 17,6	298 308	+ 26,7	1 436 550	+ 13,7
2003 Jan.	719 199	- 7,5	202 764	- 43,8	268 479	- 10,0	1 190 441	- 17,1
Feb.	793 740	+ 10,4	190 557	- 6,0	274 877	+ 2,4	1 259 174	+ 5,8
Mar.	684 493	- 13,8	339 584	+ 78,2	225 453	- 18,0	1 249 529	- 0,8
Apr.	752 351	+ 9,9	579 278	+ 70,6	283 874	+ 25,9	1 615 503	+ 29,3
May	617 091	- 18,0	365 113	- 37,0	250 460	- 11,8	1 232 664	- 23,7
Jun.	844 031	+ 36,8	179 763	- 50,8	297 125	+ 18,6	1 320 919	+ 7,2
Jul.	1 682 637	+ 99,4	146 912	- 18,3	308 995	+ 4,0	2 138 544	+ 61,9
Aug.	861 828	- 48,8	215 410	+ 46,6	297 234	- 3,8	1 374 472	- 35,7
Sep.	766 864	- 11,0	168 174	- 21,9	295 892	- 0,5	1 230 930	- 10,4
Oct.	746 066	- 2,7	213 694	+ 27,1	270 185	- 8,7	1 229 944	- 0,1
Nov.	833 333	+ 11,7	229 232	+ 7,3	285 863	+ 5,8	1 348 428	+ 9,6
Dec.	960 056	+ 15,2	178 351	- 22,2	322 850	+ 12,9	1 461 257	+ 8,4
2004 Jan.	702 550	- 26,8	271 809	+ 52,4	294 185	- 8,9	1 268 544	- 13,2
Feb.	879 885	+ 25,2	286 509	+ 5,4	292 543	- 0,6	1 458 936	+ 15,0
Mar.	890 844	+ 1,2	226 571	- 20,9	267 137	- 8,7	1 384 553	- 5,1
Apr.	927 626	+ 4,1	170 324	- 24,8	252 437	- 5,5	1 350 386	- 2,5
May	1 085 109	+ 17,0	189 325	+ 11,2	250 041	- 0,9	1 524 474	+ 12,9

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Year 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
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun.	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 408	- 21,9	201 725	+ 39,5	1 148 737	+ 16,5
Total	7 608 689	+ 31,2	2 536 119	- 35,7	2 777 792	- 0,1	12 922 600	+ 3,2
2003 Jan.	531 864	- 3,2	143 890	+ 5,8	212 877	+ 25,6	888 631	+ 3,9
Feb.	583 100	+ 31,5	146 837	+ 7,7	252 686	+ 30,8	982 623	+ 27,1
Mar.	590 702	- 11,0	292 882	+ 73,3	211 987	+ 26,7	1 095 571	+ 9,5
Apr.	563 927	- 7,1	494 787	+ 105,5	214 091	- 41,8	1 272 805	+ 4,7
May	558 827	- 12,6	556 778	+ 89,7	263 107	- 8,3	1 378 712	+ 13,0
Jun.	620 508	+ 15,7	155 548	- 22,7	255 575	+ 8,7	1 031 631	+ 6,1
Jul.	1 315 349	+ 113,5	170 912	- 34,8	278 550	+ 23,6	1 764 811	+ 59,9
Aug.	701 270	+ 5,9	133 216	+ 44,8	241 606	+ 14,9	1 076 092	+ 11,6
Sep.	633 840	- 13,4	156 403	- 28,0	221 126	- 3,9	1 011 369	- 14,3
Oct.	677 693	- 17,4	162 827	- 3,1	241 590	- 11,2	1 082 110	- 14,1
Nov.	766 799	+ 4,4	188 908	- 31,7	230 448	+ 5,6	1 186 155	- 3,5
Dec.	683 334	+ 13,2	153 759	- 55,2	194 371	- 3,6	1 031 464	- 10,2
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	937 155	+ 67,7	257 263	- 53,8	238 432	- 9,4	1 432 850	+ 3,9

^{1/} The annual percentage change is the change in the actual values of buildings completed of the relevant year compared with the actual values of buildings completed of the previous year expressed as a percentage.

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

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

Year and month ^{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
2002 Jan.	647 153	+ 33,2	176 965	+ 2,1	191 060	+ 14,1	1 015 178	+ 22,8
Feb.	501 285	- 22,5	163 511	- 7,6	183 446	- 4,0	848 242	- 16,4
Mar.	633 375	+ 26,4	184 930	+ 13,1	151 078	- 17,6	969 383	+ 14,3
Apr.	667 721	+ 5,4	264 130	+ 42,8	416 506	+ 175,7	1 348 358	+ 39,1
May	576 954	- 13,6	184 316	- 30,2	235 028	- 43,6	996 298	- 26,1
Jun.	589 424	+ 2,2	212 202	+ 15,1	236 397	+ 0,6	1 038 024	+ 4,2
Jul.	627 094	+ 6,4	197 079	- 7,1	206 655	- 12,6	1 030 828	- 0,7
Aug.	644 489	+ 2,8	123 932	- 37,1	210 513	+ 1,9	978 934	- 5,0
Sep.	689 633	+ 7,0	203 955	+ 64,6	249 557	+ 18,5	1 143 144	+ 16,8
Oct.	722 868	+ 4,8	188 511	- 7,6	246 598	- 1,2	1 157 977	+ 1,3
Nov.	628 584	- 13,0	288 175	+ 52,9	216 026	- 12,4	1 132 785	- 2,2
Dec.	659 807	+ 5,0	337 509	+ 17,1	270 543	+ 25,2	1 267 858	+ 11,9
2003 Jan.	618 964	- 6,2	189 116	- 44,0	239 715	- 11,4	1 047 795	- 17,4
Feb.	667 302	+ 7,8	177 246	- 6,3	241 350	+ 0,7	1 085 898	+ 3,6
Mar.	566 732	- 15,1	314 318	+ 77,3	196 549	- 18,6	1 077 600	- 0,8
Apr.	616 607	+ 8,8	535 502	+ 70,4	243 933	+ 24,1	1 396 042	+ 29,6
May	493 126	- 20,0	335 157	- 37,4	213 168	- 12,6	1 041 451	- 25,4
Jun.	685 793	+ 39,1	163 229	- 51,3	251 038	+ 17,8	1 100 060	+ 5,6
Jul.	1 356 264	+ 97,8	131 714	- 19,3	256 964	+ 2,4	1 744 942	+ 58,6
Aug.	687 039	- 49,3	190 459	+ 44,6	244 289	- 4,9	1 121 787	- 35,7
Sep.	606 737	- 11,7	146 490	- 23,1	241 091	- 1,3	994 317	- 11,4
Oct.	590 541	- 2,7	183 646	+ 25,4	217 701	- 9,7	991 888	- 0,2
Nov.	656 477	+ 11,2	194 768	+ 6,1	228 717	+ 5,1	1 079 962	+ 8,9
Dec.	740 536	+ 12,8	150 323	- 22,8	256 636	+ 12,2	1 147 494	+ 6,3
2004 Jan.	550 468	- 25,7	225 861	+ 50,3	231 429	- 9,8	1 007 757	- 12,2
Feb.	684 250	+ 24,3	235 304	+ 4,2	229 277	- 0,9	1 148 831	+ 14,0
Mar.	689 349	+ 0,7	184 520	- 21,6	207 948	- 9,3	1 081 817	- 5,8
Apr.	717 473	+ 4,1	137 344	- 25,6	195 623	- 5,9	1 050 440	- 2,9
May	825 379	+ 15,0	151 573	+ 10,4	193 932	- 0,9	1 170 884	+ 11,5

^{1/} The percentage change is the change in the seasonally adjusted values of buildings completed of the relevant month compared with the seasonally adjusted values of buildings completed of the previous month expressed as a percentage.

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

Type of building	May 2003 *	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	4 245	1 808	3 741	17 025	14 215	- 16,5
Total square metres	165 483	76 552	153 242	642 107	591 308	- 7,9
Total value at current prices (R'000)	129 550	83 635	147 968	555 409	574 122	+ 3,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 991	1 998	2 976	9 376	11 722	+ 25,0
Total square metres	467 347	481 436	682 604	2 182 976	2 705 342	+ 23,9
Total value at current prices (R'000)	864 840	1 021 663	1 392 518	3 867 755	5 488 420	+ 41,9
Flats and townhouses						
Number of flats and townhouses	1 199	1 295	1 690	5 341	7 546	+ 41,3
Total square metres	171 695	199 291	265 323	802 666	1 150 561	+ 43,3
Total value at current prices (R'000)	322 934	452 304	526 812	1 579 420	2 432 647	+ 54,0
Other residential buildings ^{1/}						
Total square metres	5 889	8 902	15 192	70 653	68 905	- 2,5
Total value at current prices (R'000)	11 076	20 543	93 457	128 672	223 893	+ 74,0
Total value of residential buildings at current prices (R'000)	1 328 400	1 578 145	2 160 755	6 131 256	8 719 082	+ 42,2
Non-residential buildings						
Office and banking space						
Total square metres	50 504	24 039	43 506	170 017	169 544	- 0,3
Total value at current prices (R'000)	99 768	49 901	100 550	331 266	354 901	+ 7,1
Shopping space						
Total square metres	80 847	30 229	26 323	242 187	279 437	+ 15,4
Total value at current prices (R'000)	108 125	79 945	50 804	779 851	568 129	- 27,1
Industrial and warehouse space						
Total square metres	76 971	70 864	93 104	319 880	453 065	+ 41,6
Total value at current prices (R'000)	121 835	121 262	157 979	497 036	792 567	+ 59,5
Other non-residential space ^{2/}						
Total square metres	44 611	65 908	35 874	132 710	170 496	+ 28,5
Total value at current prices (R'000)	78 402	111 146	72 759	235 498	309 633	+ 31,5
Total value of non-residential buildings at current prices (R'000)	408 130	362 254	382 092	1 843 651	2 025 230	+ 9,8
Additions and alterations						
Dwelling-houses						
Total square metres	298 109	271 654	375 045	1 308 999	1 547 919	+ 18,3
Total value at current prices (R'000)	481 385	487 872	678 170	2 045 838	2 697 181	+ 31,8
Other buildings ^{3/}						
Total square metres	185 422	85 207	109 105	533 552	499 568	- 6,4
Total value at current prices (R'000)	422 566	191 295	213 684	1 119 741	1 095 516	- 2,2
Total value of additions and alterations at current prices (R'000)	903 951	679 167	891 854	3 165 579	3 792 697	+ 19,8
Total value of building plans passed at current prices (R'000)	2 640 481	2 619 566	3 434 701	11 140 486	14 537 009	+ 30,5

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

Type of building	May 2003 *	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	285	181	748	2 000	2 158	+ 7,9
Total square metres	13 577	9 584	32 941	82 047	97 993	+ 19,4
Total value at current prices (R'000)	19 228	15 231	44 794	100 258	129 571	+ 29,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	682	686	1 106	3 109	3 840	+ 23,5
Total square metres	152 726	175 714	228 295	697 850	885 590	+ 26,9
Total value at current prices (R'000)	295 114	405 796	507 061	1 271 104	1 939 644	+ 52,6
Flats and townhouses						
Number of flats and townhouses	390	719	614	1 396	2 669	+ 91,2
Total square metres	36 069	87 473	88 147	162 666	342 986	+ 110,9
Total value at current prices (R'000)	61 999	203 482	180 737	317 171	763 641	+ 140,8
Other residential buildings ^{1/}						
Total square metres	423	0	5 428	8 081	36 745	+ 354,7
Total value at current prices (R'000)	486	0	66 096	12 129	144 166	+1 088,6
Total value of residential buildings at current prices (R'000)	376 827	624 509	798 688	1 700 662	2 977 022	+ 75,1
Non-residential buildings						
Office and banking space						
Total square metres	16 623	11 267	10 067	54 596	62 508	+ 14,5
Total value at current prices (R'000)	34 481	23 298	19 785	107 826	125 176	+ 16,1
Shopping space						
Total square metres	38 955	12 522	6 951	52 473	120 010	+ 128,7
Total value at current prices (R'000)	37 381	43 475	14 047	55 356	256 233	+ 362,9
Industrial and warehouse space						
Total square metres	25 782	18 091	27 788	89 784	137 622	+ 53,3
Total value at current prices (R'000)	33 976	27 087	43 555	124 323	202 291	+ 62,7
Other non-residential space ^{2/}						
Total square metres	10 426	3 902	2 438	28 346	26 871	- 5,2
Total value at current prices (R'000)	19 137	6 751	5 155	45 325	56 232	+ 24,1
Total value of non-residential buildings at current prices (R'000)	124 975	100 611	82 542	332 830	639 932	+ 92,3
Additions and alterations						
Dwelling-houses						
Total square metres	92 008	83 011	112 713	394 358	446 197	+ 13,1
Total value at current prices (R'000)	144 324	145 761	212 433	608 547	803 220	+ 32,0
Other buildings ^{3/}						
Total square metres	33 977	30 843	31 713	171 197	166 123	- 3,0
Total value at current prices (R'000)	76 792	77 539	65 293	339 007	362 097	+ 6,8
Total value of additions and alterations at current prices (R'000)	221 116	223 300	277 726	947 554	1 165 317	+ 23,0
Total value of building plans passed at current prices (R'000)	722 918	948 420	1 158 956	2 981 046	4 782 271	+ 60,4

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	277	479	440	1 373	2 515	+ 83,2
Total square metres	12 804	19 853	18 194	60 322	103 357	+ 71,3
Total value at current prices (R'000)	12 734	13 755	16 732	74 684	87 495	+ 17,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	39	143	149	386	736	+ 90,7
Total square metres	6 699	25 723	30 584	72 110	143 582	+ 99,1
Total value at current prices (R'000)	10 976	44 508	54 854	127 716	252 983	+ 98,1
Flats and townhouses						
Number of flats and townhouses	5	29	59	44	200	+ 354,5
Total square metres	627	6 275	8 043	7 815	43 850	+ 461,1
Total value at current prices (R'000)	1 075	9 577	14 269	14 070	78 343	+ 456,8
Other residential buildings ^{1/}						
Total square metres	606	315	0	2 545	844	-66,8
Total value at current prices (R'000)	1 018	453	0	4 366	1 464	-66,5
Total value of residential buildings at current prices (R'000)	25 803	68 293	85 855	220 836	420 285	+ 90,3
Non-residential buildings						
Office and banking space						
Total square metres	741	1 954	498	6 290	2 452	-61,0
Total value at current prices (R'000)	975	3 962	1 115	11 617	5 077	-56,3
Shopping space						
Total square metres	375	1 354	1 993	756	7 535	+ 896,7
Total value at current prices (R'000)	711	2 882	3 793	1 413	14 718	+ 941,6
Industrial and warehouse space						
Total square metres	4 224	6 397	2 986	10 439	17 831	+ 70,8
Total value at current prices (R'000)	7 051	5 443	5 383	16 885	26 294	+ 55,7
Other non-residential space ^{2/}						
Total square metres	481	766	843	4 055	5 459	+ 34,6
Total value at current prices (R'000)	841	1 722	1 901	7 287	11 873	+ 62,9
Total value of non-residential buildings at current prices (R'000)	9 578	14 009	12 192	37 202	57 962	+ 55,8
Additions and alterations						
Dwelling-houses						
Total square metres	20 177	28 778	37 071	90 490	148 418	+ 64,0
Total value at current prices (R'000)	31 786	51 772	60 468	149 461	250 879	+ 67,9
Other buildings ^{3/}						
Total square metres	7 441	4 951	4 546	28 417	39 039	+ 37,4
Total value at current prices (R'000)	13 608	12 229	8 496	59 943	79 226	+ 32,2
Total value of additions and alterations at current prices (R'000)	45 394	64 001	68 964	209 404	330 105	+ 57,6
Total value of building plans passed at current prices (R'000)	80 775	146 303	167 011	467 442	808 352	+ 72,9

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1	5	31	10	54	+ 440,0
Total square metres	49	357	1 240	405	2 497	+ 516,5
Total value at current prices (R'000)	74	689	1 860	618	4 098	+ 563,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	10	18	24	48	86	+ 79,2
Total square metres	1 919	3 805	5 274	9 357	16 822	+ 79,8
Total value at current prices (R'000)	3 019	6 510	9 539	14 584	29 637	+ 103,2
Flats and townhouses						
Number of flats and townhouses	1	10	34	4	78	+ 1 850,0
Total square metres	175	1 845	5 844	733	12 198	+ 1 564,1
Total value at current prices (R'000)	315	3 341	10 519	1 285	22 044	+ 1 615,5
Other residential buildings ^{1/}						
Total square metres	0	486	0	0	1 299	..
Total value at current prices (R'000)	0	875	0	0	2 338	..
Total value of residential buildings at current prices (R'000)	3 408	11 415	21 918	16 487	58 117	+ 252,5
Non-residential buildings						
Office and banking space						
Total square metres	423	0	0	541	403	- 25,5
Total value at current prices (R'000)	635	0	0	812	605	- 25,5
Shopping space						
Total square metres	1 368	759	0	1 979	7 000	+ 253,7
Total value at current prices (R'000)	3 010	1 300	0	4 302	13 884	+ 222,7
Industrial and warehouse space						
Total square metres	0	82	1 418	1 238	2 454	+ 98,2
Total value at current prices (R'000)	0	30	2 792	2 723	4 665	+ 71,3
Other non-residential space ^{2/}						
Total square metres	0	0	318	0	318	..
Total value at current prices (R'000)	0	0	572	0	572	..
Total value of non-residential buildings at current prices (R'000)	3 645	1 330	3 364	7 837	19 726	+ 151,7
Additions and alterations						
Dwelling-houses						
Total square metres	2 825	2 971	3 984	12 201	20 184	+ 65,4
Total value at current prices (R'000)	5 071	5 422	6 216	21 597	35 398	+ 63,9
Other buildings ^{3/}						
Total square metres	29	80	304	1 871	1 138	- 39,2
Total value at current prices (R'000)	77	228	1 339	5 071	3 856	- 24,0
Total value of additions and alterations at current prices (R'000)	5 148	5 650	7 555	26 668	39 254	+ 47,2
Total value of building plans passed at current prices (R'000)	12 201	18 395	32 837	50 992	117 097	+ 129,6

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	523	83	179	1 377	1 758	+ 27,7
Total square metres	20 759	3 785	8 242	56 717	72 517	+ 27,9
Total value at current prices (R'000)	11 635	3 102	5 628	33 294	45 653	+ 37,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	86	64	102	386	363	-6,0
Total square metres	14 830	9 794	18 116	64 334	59 061	-8,2
Total value at current prices (R'000)	21 554	16 238	31 992	91 272	96 549	+ 5,8
Flats and townhouses						
Number of flats and townhouses	32	50	65	189	300	+ 58,7
Total square metres	4 237	5 648	6 993	21 428	37 039	+ 72,9
Total value at current prices (R'000)	6 177	9 453	11 873	31 010	60 469	+ 95,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	954	47	-95,1
Total value at current prices (R'000)	0	0	0	1 110	80	-92,8
Total value of residential buildings at current prices (R'000)	39 366	28 793	49 493	156 686	202 751	+ 29,4
Non-residential buildings						
Office and banking space						
Total square metres	494	0	0	2 238	3 657	+ 63,4
Total value at current prices (R'000)	1 200	0	0	4 136	6 041	+ 46,1
Shopping space						
Total square metres	2 419	590	816	15 195	1 591	-89,5
Total value at current prices (R'000)	5 906	1 039	1 864	28 154	3 213	-88,6
Industrial and warehouse space						
Total square metres	3 420	1 457	1 484	7 768	2 941	-62,1
Total value at current prices (R'000)	2 728	2 354	2 079	5 132	4 433	-13,6
Other non-residential space ^{2/}						
Total square metres	569	316	676	9 410	1 878	-80,0
Total value at current prices (R'000)	1 389	474	527	14 095	2 284	-83,8
Total value of non-residential buildings at current prices (R'000)	11 223	3 867	4 470	51 517	15 971	-69,0
Additions and alterations						
Dwelling-houses						
Total square metres	8 544	9 576	13 091	44 593	52 835	+ 18,5
Total value at current prices (R'000)	10 738	13 442	18 929	54 988	70 825	+ 28,8
Other buildings ^{3/}						
Total square metres	2 069	2 835	4 270	11 878	14 624	+ 23,1
Total value at current prices (R'000)	8 735	3 587	6 967	34 272	39 082	+ 14,0
Total value of additions and alterations at current prices (R'000)	19 473	17 029	25 896	89 260	109 907	+ 23,1
Total value of building plans passed at current prices (R'000)	70 062	49 689	79 859	297 463	328 629	+ 10,5

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 594	472	438	5 423	2 056	- 62,1
Total square metres	90 339	15 443	15 704	186 992	71 439	- 61,8
Total value at current prices (R'000)	44 814	12 499	15 021	112 067	63 270	- 43,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	204	229	226	834	1 104	+ 32,4
Total square metres	49 018	42 287	58 649	201 815	244 410	+ 21,1
Total value at current prices (R'000)	85 907	90 002	121 368	354 165	483 981	+ 36,7
Flats and townhouses						
Number of flats and townhouses	94	79	186	572	581	+ 1,6
Total square metres	18 036	17 456	37 034	112 417	129 229	+ 15,0
Total value at current prices (R'000)	37 804	48 444	91 432	299 299	302 877	+ 1,2
Other residential buildings ^{1/}						
Total square metres	1 115	565	9 764	14 558	12 517	- 14,0
Total value at current prices (R'000)	2 788	1 101	27 361	37 308	35 912	- 3,7
Total value of residential buildings at current prices (R'000)	171 313	152 046	255 182	802 839	886 040	+ 10,4
Non-residential buildings						
Office and banking space						
Total square metres	2 063	0	8 801	7 010	19 516	+ 178,4
Total value at current prices (R'000)	4 250	0	28 000	16 328	49 127	+ 200,9
Shopping space						
Total square metres	4 885	2 618	2 612	81 441	19 707	- 75,8
Total value at current prices (R'000)	8 552	9 000	4 070	531 603	34 590	- 93,5
Industrial and warehouse space						
Total square metres	6 942	7 158	15 244	38 121	73 982	+ 94,1
Total value at current prices (R'000)	8 321	10 882	22 043	44 645	157 116	+ 251,9
Other non-residential space ^{2/}						
Total square metres	3 254	1 140	3 148	13 469	12 141	- 9,9
Total value at current prices (R'000)	4 474	1 426	8 500	25 395	23 706	- 6,7
Total value of non-residential buildings at current prices (R'000)	25 597	21 308	62 613	617 971	264 539	- 57,2
Additions and alterations						
Dwelling-houses						
Total square metres	48 168	39 738	46 708	205 911	232 664	+ 13,0
Total value at current prices (R'000)	70 121	68 299	76 416	273 298	372 336	+ 36,2
Other buildings ^{3/}						
Total square metres	12 059	14 068	19 452	87 781	69 171	- 21,2
Total value at current prices (R'000)	33 376	32 477	25 901	177 821	124 583	- 29,9
Total value of additions and alterations at current prices (R'000)	103 497	100 776	102 317	451 119	496 919	+ 10,2
Total value of building plans passed at current prices (R'000)	300 407	274 130	420 112	1 871 929	1 647 498	- 12,0

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

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

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

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	30	17	33	148	355	+ 139,9
Total square metres	1 848	1 073	1 914	8 717	16 717	+ 91,8
Total value at current prices (R'000)	2 254	1 307	2 431	10 571	20 073	+ 89,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	92	89	159	460	634	+ 37,8
Total square metres	17 603	20 611	29 036	86 528	122 361	+ 41,4
Total value at current prices (R'000)	25 196	46 071	52 749	129 516	222 204	+ 71,6
Flats and townhouses						
Number of flats and townhouses	64	47	44	300	162	- 46,0
Total square metres	5 076	3 306	8 740	22 667	21 754	- 4,0
Total value at current prices (R'000)	7 435	5 831	15 496	34 327	40 261	+ 17,3
Other residential buildings ^{1/}						
Total square metres	564	4 149	0	9 676	4 149	- 57,1
Total value at current prices (R'000)	1 000	12 387	0	15 033	12 387	- 17,6
Total value of residential buildings at current prices (R'000)	35 885	65 596	70 676	189 447	294 925	+ 55,7
Non-residential buildings						
Office and banking space						
Total square metres	1 162	0	1 605	3 681	4 444	+ 20,7
Total value at current prices (R'000)	3 485	0	2 800	7 889	9 954	+ 26,2
Shopping space						
Total square metres	2 056	1 830	1 747	5 375	13 949	+ 159,5
Total value at current prices (R'000)	2 840	3 152	4 202	13 578	33 849	+ 149,3
Industrial and warehouse space						
Total square metres	1 313	4 414	0	7 082	9 423	+ 33,1
Total value at current prices (R'000)	1 200	6 046	0	8 702	10 125	+ 16,4
Other non-residential space ^{2/}						
Total square metres	1 503	2 132	1 147	7 511	7 980	+ 6,2
Total value at current prices (R'000)	2 380	4 927	2 268	13 754	17 240	+ 25,3
Total value of non-residential buildings at current prices (R'000)	9 905	14 125	9 270	43 923	71 168	+ 62,0
Additions and alterations						
Dwelling-houses						
Total square metres	6 079	9 790	8 895	36 428	45 101	+ 23,8
Total value at current prices (R'000)	8 837	14 963	14 978	47 990	68 969	+ 43,7
Other buildings ^{3/}						
Total square metres	1 786	6 151	2 656	5 329	19 015	+ 256,8
Total value at current prices (R'000)	3 156	8 510	4 306	8 652	31 426	+ 263,2
Total value of additions and alterations at current prices (R'000)	11 993	23 473	19 284	56 642	100 395	+ 77,2
Total value of building plans passed at current prices (R'000)	57 783	103 194	99 230	290 012	466 488	+ 60,9

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

Type of building	May 2003 *	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	469	510	1 682	5 814	4 043	- 30,5
Total square metres	22 491	23 043	66 302	208 331	169 435	- 18,7
Total value at current prices (R'000)	33 789	32 563	53 369	192 563	185 415	- 3,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	738	599	1 029	3 344	4 106	+ 22,8
Total square metres	195 023	165 758	277 371	886 630	1 063 632	+ 20,0
Total value at current prices (R'000)	383 739	355 875	559 863	1 650 122	2 203 786	+ 33,6
Flats and townhouses						
Number of flats and townhouses	604	331	551	2 707	3 167	+ 17,0
Total square metres	106 612	71 971	90 981	461 293	512 712	+ 11,1
Total value at current prices (R'000)	207 052	164 578	178 190	863 306	1 098 421	+ 27,2
Other residential buildings ^{1/}						
Total square metres	1 851	2 313	0	33 509	9 758	- 70,9
Total value at current prices (R'000)	3 234	4 417	0	56 176	19 307	- 65,6
Total value of residential buildings at current prices (R'000)	627 814	557 433	791 422	2 762 167	3 506 929	+ 27,0
Non-residential buildings						
Office and banking space						
Total square metres	27 465	9 907	20 752	87 432	67 905	- 22,3
Total value at current prices (R'000)	51 369	20 637	45 759	168 284	141 889	- 15,7
Shopping space						
Total square metres	7 852	5 521	6 346	42 453	57 160	+ 34,6
Total value at current prices (R'000)	10 910	10 876	14 001	71 798	122 608	+ 70,8
Industrial and warehouse space						
Total square metres	33 794	26 919	40 723	131 565	185 066	+ 40,7
Total value at current prices (R'000)	66 773	60 815	77 443	252 923	354 472	+ 40,2
Other non-residential space ^{2/}						
Total square metres	24 990	56 685	27 001	63 804	105 202	+ 64,9
Total value at current prices (R'000)	45 530	94 676	53 236	120 129	177 314	+ 47,6
Total value of non-residential buildings at current prices (R'000)	174 582	187 004	190 439	613 134	796 283	+ 29,9
Additions and alterations						
Dwelling-houses						
Total square metres	104 947	76 839	133 850	442 672	510 054	+ 15,2
Total value at current prices (R'000)	191 366	158 980	264 624	782 317	979 839	+ 25,2
Other buildings ^{3/}						
Total square metres	123 871	23 669	40 395	210 318	168 989	- 19,7
Total value at current prices (R'000)	280 953	49 704	90 590	465 656	418 938	- 10,0
Total value of additions and alterations at current prices (R'000)	472 319	208 684	355 214	1 247 973	1 398 777	+ 12,1
Total value of building plans passed at current prices (R'000)	1 274 715	953 121	1 337 075	4 623 274	5 701 989	+ 23,3

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	41	32	62	474	354	- 25,3
Total square metres	2 092	1 636	2 950	20 148	17 291	- 14,2
Total value at current prices (R'000)	2 906	1 827	3 141	16 608	13 160	- 20,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	102	113	102	517	531	+ 2,7
Total square metres	21 397	26 631	19 426	111 562	108 546	- 2,7
Total value at current prices (R'000)	28 246	40 196	30 029	153 174	157 895	+ 3,1
Flats and townhouses						
Number of flats and townhouses	8	24	133	55	321	+ 483,6
Total square metres	679	4 237	18 836	6 279	40 914	+ 551,6
Total value at current prices (R'000)	820	5 654	23 309	8 337	51 884	+522,3
Other residential buildings ^{1/}						
Total square metres	1 330	1 074	0	1 330	3 546	+ 166,6
Total value at current prices (R'000)	2 550	1 310	0	2 550	8 239	+ 223,1
Total value of residential buildings at current prices (R'000)	34 522	48 987	56 479	180 669	231 178	+ 28,0
Non-residential buildings						
Office and banking space						
Total square metres	0	0	872	6 696	2 506	- 62,6
Total value at current prices (R'000)	0	0	1 087	11 001	3 716	- 66,2
Shopping space						
Total square metres	22 818	3 491	2 708	37 307	43 028	+15,3
Total value at current prices (R'000)	38 648	5 501	2 785	60 265	71 918	+19,3
Industrial and warehouse space						
Total square metres	1 496	2 532	3 461	30 069	15 862	- 47,2
Total value at current prices (R'000)	1 786	2 632	4 684	34 486	18 872	- 45,3
Other non-residential space ^{2/}						
Total square metres	2 317	669	303	3 675	3 803	+ 3,5
Total value at current prices (R'000)	2 546	753	600	4 581	5 427	+ 18,5
Total value of non-residential buildings at current prices (R'000)	42 980	8 886	9 156	110 333	99 933	- 9,4
Additions and alterations						
Dwelling-houses						
Total square metres	11 259	16 065	12 846	61 286	65 233	+ 6,4
Total value at current prices (R'000)	13 449	22 351	15 837	79 645	77 648	- 2,5
Other buildings ^{3/}						
Total square metres	3 474	1 994	4 217	12 798	12 362	- 3,4
Total value at current prices (R'000)	3 547	5 746	6 674	19 121	20 661	+ 8,1
Total value of additions and alterations at current prices (R'000)	16 996	28 097	22 511	98 766	98 309	- 0,5
Total value of building plans passed at current prices (R'000)	94 498	85 970	88 146	389 768	429 420	+ 10,2

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	25	29	128	406	922	+ 127,1
Total square metres	1 524	1 778	5 755	18 428	40 062	+ 117,4
Total value at current prices (R'000)	2 116	2 662	4 992	14 746	25 387	+ 72,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	38	57	79	292	322	+ 10,3
Total square metres	8 132	11 113	15 853	52 790	61 338	+ 16,2
Total value at current prices (R'000)	11 089	16 467	25 063	76 102	101 741	+ 33,7
Flats and townhouses						
Number of flats and townhouses	1	6	4	74	68	-8,1
Total square metres	184	1 080	705	7 368	9 879	+ 34,1
Total value at current prices (R'000)	257	1 944	987	10 615	14 707	+ 38,5
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)	13 462	21 073	31 042	101 463	141 835	+ 39,8
Non-residential buildings						
Office and banking space						
Total square metres	1 533	911	911	1 533	6 153	+ 301,4
Total value at current prices (R'000)	3 373	2 004	2 004	3 373	13 316	+ 294,8
Shopping space						
Total square metres	119	1 544	3 150	5 208	9 457	+ 81,6
Total value at current prices (R'000)	167	2 720	6 042	13 382	17 116	+ 27,9
Industrial and warehouse space						
Total square metres	0	3 814	0	3 814	7 884	+ 106,7
Total value at current prices (R'000)	0	5 973	0	7 217	14 299	+ 98,1
Other non-residential space ^{2/}						
Total square metres	1 071	298	0	2 440	6 844	+ 180,5
Total value at current prices (R'000)	2 105	417	0	4 932	14 985	+ 203,8
Total value of non-residential buildings at current prices (R'000)	5 645	11 114	8 046	28 904	59 716	+ 106,6
Additions and alterations						
Dwelling-houses						
Total square metres	4 102	4 886	5 887	21 060	27 233	+ 29,3
Total value at current prices (R'000)	5 693	6 882	8 269	27 995	38 067	+ 36,0
Other buildings ^{3/}						
Total square metres	560	616	1 552	3 963	9 107	+ 129,8
Total value at current prices (R'000)	2 322	1 275	4 118	10 198	15 647	+ 53,4
Total value of additions and alterations at current prices (R'000)	8 015	8 157	12 387	38 193	53 714	+ 40,6
Total value of building plans passed at current prices (R'000)	27 122	40 344	51 475	168 560	255 265	+ 51,4

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

Type of building	May 2003 *	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 845	2 845	5 651	12 208	18 145	+ 48,6
Total square metres	74 434	104 759	220 815	450 185	689 414	+ 53,1
Total value at current prices (R'000)	72 242	77 189	159 986	372 845	527 692	+ 41,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 265	1 180	1 398	6 028	5 892	- 2,3
Total square metres	278 210	258 281	308 634	1 268 889	1 317 313	+ 3,8
Total value at current prices (R'000)	478 474	540 699	616 811	2 139 917	2 605 632	+ 21,8
Flats and townhouses						
Number of flats and townhouses	555	1 031	1 519	4 477	4 778	+ 6,7
Total square metres	71 574	122 671	191 572	482 992	584 414	+ 21,0
Total value at current prices (R'000)	136 904	230 771	425 741	798 632	1 177 111	+ 47,4
Other residential buildings ^{1/}						
Total square metres	566	1 035	2 333	46 825	22 239	- 52,5
Total value at current prices (R'000)	850	2 622	7 930	98 263	54 530	- 44,5
Total value of residential buildings at current prices (R'000)	688 470	851 281	1 210 468	3 409 657	4 364 965	+ 28,0
Non-residential buildings						
Office and banking space						
Total square metres	80 065	30 034	17 333	274 014	153 411	- 44,0
Total value at current prices (R'000)	193 817	66 371	34 250	557 669	303 656	- 45,5
Shopping space						
Total square metres	39 441	7 535	82 513	155 961	130 631	- 16,2
Total value at current prices (R'000)	72 524	15 134	169 867	285 507	257 030	- 10,0
Industrial and warehouse space						
Total square metres	31 088	35 259	26 749	256 364	251 484	- 1,9
Total value at current prices (R'000)	39 974	71 531	31 523	337 429	433 556	+ 28,5
Other non-residential space ^{2/}						
Total square metres	150 605	2 611	50 316	300 952	76 216	- 74,7
Total value at current prices (R'000)	298 903	7 234	84 910	588 179	135 605	- 76,9
Total value of non-residential buildings at current prices (R'000)	605 218	160 270	320 550	1 768 784	1 129 847	- 36,1
Additions and alterations						
Dwelling-houses						
Total square metres	136 050	80 908	119 579	628 682	534 991	- 14,9
Total value at current prices (R'000)	181 934	133 463	216 069	855 305	895 835	+ 4,7
Other buildings ^{3/}						
Total square metres	51 661	38 233	40 663	225 899	192 032	- 15,0
Total value at current prices (R'000)	128 269	88 534	91 747	472 669	484 580	+ 2,5
Total value of additions and alterations at current prices (R'000)	310 203	221 997	307 816	1 327 974	1 380 415	+ 3,9
Total value of buildings completed at current prices (R'000)	1 603 891	1 233 548	1 838 834	6 506 415	6 875 227	+ 5,7

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	159	586	2 303	1 077	3 704	+ 243,9
Total square metres	6 672	19 120	90 775	44 969	144 569	+ 221,5
Total value at current prices (R'000)	9 376	15 176	64 945	52 171	114 541	+ 119,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	520	359	444	2 343	1 843	- 21,3
Total square metres	102 509	75 208	99 364	441 436	403 734	- 8,5
Total value at current prices (R'000)	169 847	139 258	179 942	734 967	757 056	+ 3,0
Flats and townhouses						
Number of flats and townhouses	109	104	325	864	999	+ 15,6
Total square metres	11 512	12 004	31 033	100 427	99 610	- 0,8
Total value at current prices (R'000)	18 310	25 382	63 415	165 243	190 533	+ 15,3
Other residential buildings ^{1/}						
Total square metres	0	1 035	120	15 464	15 742	+ 1,8
Total value at current prices (R'000)	0	2 622	180	40 997	37 402	- 8,8
Total value of residential buildings at current prices (R'000)	197 533	182 438	308 482	993 378	1 099 532	+ 10,7
Non-residential buildings						
Office and banking space						
Total square metres	19 831	3 220	7 060	81 753	16 800	- 79,5
Total value at current prices (R'000)	48 921	6 762	13 959	148 506	31 914	- 78,5
Shopping space						
Total square metres	4 949	69	76 754	21 427	90 077	+ 320,4
Total value at current prices (R'000)	7 759	207	159 900	32 153	181 962	+ 465,9
Industrial and warehouse space						
Total square metres	16 227	2 395	13 252	77 490	51 741	- 33,2
Total value at current prices (R'000)	17 154	3 008	15 571	85 430	67 797	- 20,6
Other non-residential space ^{2/}						
Total square metres	16 835	158	1 594	31 425	10 840	- 65,5
Total value at current prices (R'000)	24 069	316	2 960	43 136	19 190	- 55,5
Total value of non-residential buildings at current prices (R'000)	97 903	10 293	192 390	309 225	300 863	- 2,7
Additions and alterations						
Dwelling-houses						
Total square metres	55 884	25 146	41 276	214 611	170 566	- 20,5
Total value at current prices (R'000)	68 894	40 698	67 930	287 107	273 534	- 4,7
Other buildings ^{3/}						
Total square metres	21 256	11 929	16 856	71 035	58 963	- 17,0
Total value at current prices (R'000)	66 245	27 842	31 574	177 321	151 147	- 14,8
Total value of additions and alterations at current prices (R'000)	135 139	68 540	99 504	464 428	424 681	- 8,6
Total value of buildings completed at current prices (R'000)	430 575	261 271	600 376	1 767 031	1 825 076	+ 3,3

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	133	251	822	696	1 633	+ 134,6
Total square metres	6 272	10 165	33 378	30 940	70 428	+ 127,6
Total value at current prices (R'000)	6 850	7 091	15 977	27 788	58 357	+ 110,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	33	112	115	231	424	+ 83,5
Total square metres	6 726	20 234	15 702	45 920	75 041	+ 63,4
Total value at current prices (R'000)	7 287	35 391	26 512	65 962	125 406	+ 90,1
Flats and townhouses						
Number of flats and townhouses	0	14	7	69	48	-30,4
Total square metres	0	3 841	1 780	5 393	10 110	+ 87,5
Total value at current prices (R'000)	0	7 303	3 204	7 327	19 109	+ 160,8
Other residential buildings ^{1/}						
Total square metres	0	0	0	6 084	0	..
Total value at current prices (R'000)	0	0	0	10 024	0	..
Total value of residential buildings at current prices (R'000)	14 137	49 785	45 693	111 101	202 872	+ 82,6
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	0	1 180	..
Total value at current prices (R'000)	0	0	0	0	2 841	..
Shopping space						
Total square metres	0	92	262	2 943	1 913	- 35,0
Total value at current prices (R'000)	0	224	587	4 912	3 999	- 18,6
Industrial and warehouse space						
Total square metres	2 260	0	2 810	7 655	6 341	- 17,2
Total value at current prices (R'000)	2 848	0	4 225	11 092	9 982	- 10,0
Other non-residential space ^{2/}						
Total square metres	1 615	0	1 338	3 839	1 579	-58,9
Total value at current prices (R'000)	1 839	0	2 890	5 790	3 201	-44,7
Total value of non-residential buildings at current prices (R'000)	4 687	224	7 702	21 794	20 023	- 8,1
Additions and alterations						
Dwelling-houses						
Total square metres	7 695	7 181	11 272	49 410	42 471	- 14,0
Total value at current prices (R'000)	10 368	11 310	18 953	66 780	68 434	+ 2,5
Other buildings ^{3/}						
Total square metres	583	2 236	3 262	29 428	9 730	- 66,9
Total value at current prices (R'000)	1 226	4 571	6 694	50 721	18 968	- 62,6
Total value of additions and alterations at current prices (R'000)	11 594	15 881	25 647	117 501	87 402	- 25,6
Total value of buildings completed at current prices (R'000)	30 418	65 890	79 042	250 396	310 297	+ 23,9

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1	1	5	47	22	- 53,2
Total square metres	70	75	232	1 785	1 050	- 41,2
Total value at current prices (R'000)	126	150	402	1 582	1 504	- 4,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	8	6	6	32	35	+ 9,4
Total square metres	1 492	974	1 172	5 894	5 818	- 1,3
Total value at current prices (R'000)	2 535	1 516	2 000	9 550	9 491	- 0,6
Flats and townhouses						
Number of flats and townhouses	2	4	2	22	16	- 27,3
Total square metres	470	720	257	2 467	2 957	+ 19,9
Total value at current prices (R'000)	846	1 296	463	4 004	4 977	+ 24,3
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)	3 507	2 962	2 865	15 136	15 972	+ 5,5
Non-residential buildings						
Office and banking space						
Total square metres	0	0	95	0	95	..
Total value at current prices (R'000)	0	0	171	0	171	..
Shopping space						
Total square metres	3 333	0	0	3 333	1 939	-41,8
Total value at current prices (R'000)	7 333	0	0	7 333	3 610	- 50,8
Industrial and warehouse space						
Total square metres	1 017	0	145	1 017	576	- 43,4
Total value at current prices (R'000)	2 057	0	120	2 057	974	- 52,6
Other non-residential space ^{2/}						
Total square metres	0	0	0	125	1 016	+ 712,8
Total value at current prices (R'000)	0	0	0	188	2 123	+ 1029,3
Total value of non-residential buildings at current prices (R'000)	9 390	0	291	9 578	6 878	- 28,2
Additions and alterations						
Dwelling-houses						
Total square metres	2 003	1 649	2 307	10 744	9 730	- 9,4
Total value at current prices (R'000)	3 373	2 864	3 520	16 989	16 935	- 0,3
Other buildings ^{3/}						
Total square metres	2 436	59	573	3 287	948	- 71,2
Total value at current prices (R'000)	3 867	387	1 684	6 114	2 821	- 53,9
Total value of additions and alterations at current prices (R'000)	7 240	3 251	5 204	23 103	19 756	- 14,5
Total value of buildings completed at current prices (R'000)	20 137	6 213	8 360	47 817	42 606	-10,9

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	331	545	160	1 215	1 830	+ 50,6
Total square metres	14 624	23 033	6 949	51 314	77 144	+ 50,3
Total value at current prices (R'000)	8 959	11 148	4 106	28 983	41 355	+ 42,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	26	16	29	137	92	-32,8
Total square metres	3 540	2 763	5 427	21 969	16 091	-26,8
Total value at current prices (R'000)	4 554	5 424	8 044	27 744	24 425	-12,0
Flats and townhouses						
Number of flats and townhouses	3	3	48	122	242	+ 98,4
Total square metres	460	332	3 836	13 588	23 862	+ 75,6
Total value at current prices (R'000)	561	575	6 044	19 899	35 987	+ 80,8
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 743	0	..
Total value at current prices (R'000)	0	0	0	7 054	0	..
Total value of residential buildings at current prices (R'000)	14 074	17 147	18 194	83 680	101 767	+ 21,6
Non-residential buildings						
Office and banking space						
Total square metres	0	5 884	0	5 730	5 884	+ 2,7
Total value at current prices (R'000)	0	24 230	0	7 847	24 230	+ 208,8
Shopping space						
Total square metres	5 778	0	0	10 907	1 360	-87,5
Total value at current prices (R'000)	8 882	0	0	17 270	1 140	-93,4
Industrial and warehouse space						
Total square metres	0	0	0	6 439	4 435	-31,1
Total value at current prices (R'000)	0	0	0	6 600	3 109	-52,9
Other non-residential space ^{2/}						
Total square metres	0	0	742	2 799	1 839	-34,3
Total value at current prices (R'000)	0	0	1 107	4 005	3 762	-6,1
Total value of non-residential buildings at current prices (R'000)	8 882	24 230	1 107	35 722	32 241	-9,7
Additions and alterations						
Dwelling-houses						
Total square metres	4 838	4 186	4 403	25 731	21 427	-16,7
Total value at current prices (R'000)	4 905	6 411	6 363	28 522	28 461	-0,2
Other buildings ^{3/}						
Total square metres	1 009	2 462	1 412	4 329	6 298	+ 45,5
Total value at current prices (R'000)	1 716	2 639	3 723	17 974	39 483	+ 119,7
Total value of additions and alterations at current prices (R'000)	6 621	9 050	10 086	46 496	67 944	+ 46,1
Total value of buildings completed at current prices (R'000)	29 577	50 427	29 387	165 898	201 952	+ 21,7

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	700	482	1 300	1 749	2 632	+ 50,5
Total square metres	25 295	16 134	42 816	63 394	90 663	+ 43,0
Total value at current prices (R'000)	18 214	12 925	30 971	49 957	73 776	+ 47,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	96	114	151	548	555	+ 1,3
Total square metres	21 006	25 479	28 345	114 792	122 368	+ 6,6
Total value at current prices (R'000)	37 453	52 729	60 593	172 393	230 732	+ 33,8
Flats and townhouses						
Number of flats and townhouses	100	84	132	322	414	+ 28,6
Total square metres	9 296	15 132	29 943	43 044	89 479	+ 107,9
Total value at current prices (R'000)	12 980	36 371	79 045	67 733	218 358	+ 222,4
Other residential buildings ^{1/}						
Total square metres	0	0	1 760	186	1 760	+ 846,2
Total value at current prices (R'000)	0	0	5 300	286	5 300	+ 1 753,1
Total value of residential buildings at current prices (R'000)	68 647	102 025	175 909	290 369	528 166	+ 81,9
Non-residential buildings						
Office and banking space						
Total square metres	500	2 910	1 740	12 878	21 546	+ 67,3
Total value at current prices (R'000)	1 000	5 475	3 500	25 737	35 908	+ 39,5
Shopping space						
Total square metres	16 652	4 219	1 327	32 591	11 596	-64,4
Total value at current prices (R'000)	34 742	9 252	2 869	62 070	23 399	-62,3
Industrial and warehouse space						
Total square metres	5 376	6 744	5 484	48 329	62 345	+ 29,0
Total value at current prices (R'000)	7 182	7 004	6 290	49 700	74 044	+ 49,0
Other non-residential space ^{2/}						
Total square metres	3 349	0	934	12 034	4 800	-60,1
Total value at current prices (R'000)	4 668	0	3 600	20 259	10 489	-48,2
Total value of non-residential buildings at current prices (R'000)	47 592	21 731	16 259	157 766	143 840	-8,8
Additions and alterations						
Dwelling-houses						
Total square metres	26 934	19 537	29 491	131 015	126 234	-3,6
Total value at current prices (R'000)	32 160	32 097	63 553	156 044	201 341	+ 29,0
Other buildings ^{3/}						
Total square metres	8 946	9 764	5 434	50 138	40 147	-19,9
Total value at current prices (R'000)	15 344	9 049	21 469	84 648	91 061	+ 7,6
Total value of additions and alterations at current prices (R'000)	47 504	41 146	85 022	240 692	292 402	+ 21,5
Total value of buildings completed at current prices (R'000)	163 743	164 902	277 190	688 827	964 408	+ 40,0

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

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

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

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	22	241	26	117	3 643	+ 3 013,7
Total square metres	1 313	8 159	1 498	6 645	112 638	+ 1 595,1
Total value at current prices (R'000)	1 508	5 037	1 830	7 732	60 545	+ 683,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	79	40	66	383	243	- 36,6
Total square metres	14 264	7 609	12 224	72 801	48 644	- 33,2
Total value at current prices (R'000)	20 359	15 231	22 440	107 459	86 695	- 19,3
Flats and townhouses						
Number of flats and townhouses	28	96	5	407	495	+ 21,6
Total square metres	4 800	10 700	542	34 291	30 888	- 9,9
Total value at current prices (R'000)	11 850	16 312	950	54 676	56 895	+ 4,1
Other residential buildings ^{1/}						
Total square metres	0	0	0	732	228	- 68,9
Total value at current prices (R'000)	0	0	0	1 140	250	- 78,1
Total value of residential buildings at current prices (R'000)	33 717	36 580	25 220	171 007	204 385	+ 19,5
Non-residential buildings						
Office and banking space						
Total square metres	191	0	1 024	5 460	3 602	- 34,0
Total value at current prices (R'000)	300	0	2 035	8 418	7 342	- 12,8
Shopping space						
Total square metres	0	0	0	3 364	6 238	+ 85,4
Total value at current prices (R'000)	0	0	0	5 444	9 483	+ 74,2
Industrial and warehouse space						
Total square metres	0	0	1 797	3 672	5 834	+ 58,9
Total value at current prices (R'000)	0	0	1 250	3 976	8 032	+ 102,0
Other non-residential space ^{2/}						
Total square metres	2 470	0	411	7 326	1 313	- 82,1
Total value at current prices (R'000)	16 000	0	795	27 880	2 071	- 92,6
Total value of non-residential buildings at current prices (R'000)	16 300	0	4 080	45 718	26 928	- 41,1
Additions and alterations						
Dwelling-houses						
Total square metres	1 900	1 081	5 195	23 617	16 715	- 29,2
Total value at current prices (R'000)	2 699	1 640	6 521	22 839	21 430	- 6,2
Other buildings ^{3/}						
Total square metres	531	216	1 367	8 494	6 598	- 22,3
Total value at current prices (R'000)	930	665	2 500	11 590	12 943	+ 11,7
Total value of additions and alterations at current prices (R'000)	3 629	2 305	9 021	34 429	34 373	- 0,2
Total value of buildings completed at current prices (R'000)	53 646	38 885	38 321	251 154	265 686	+ 5,8

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	425	623	811	6 859	3 531	-48,5
Total square metres	16 195	22 597	33 979	230 255	140 467	-39,0
Total value at current prices (R'000)	21 954	20 970	34 401	184 409	146 513	-20,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	453	421	504	2 071	2 317	+ 11,9
Total square metres	115 887	108 403	131 242	504 849	576 963	+ 14,3
Total value at current prices (R'000)	218 988	260 378	292 914	937 149	1 264 152	+ 34,9
Flats and townhouses						
Number of flats and townhouses	307	724	986	2 121	2 517	+ 18,7
Total square metres	44 346	79 557	120 133	249 963	317 847	+ 27,2
Total value at current prices (R'000)	91 391	142 993	264 620	438 226	635 259	+ 45,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	19 901	3 713	-81,3
Total value at current prices (R'000)	0	0	0	34 512	8 128	-76,4
Total value of residential buildings at current prices (R'000)	332 333	424 341	591 935	1 594 296	2 054 052	+ 28,8
Non-residential buildings						
Office and banking space						
Total square metres	59 543	17 985	7 414	165 896	100 725	-39,3
Total value at current prices (R'000)	143 596	29 827	14 585	364 405	196 910	-46,0
Shopping space						
Total square metres	8 049	1 392	2 119	65 278	13 281	-79,7
Total value at current prices (R'000)	12 584	2 440	3 796	131 727	27 133	-79,4
Industrial and warehouse space						
Total square metres	5 123	25 120	3 261	95 826	118 855	+ 24,0
Total value at current prices (R'000)	9 100	59 519	4 067	165 197	267 189	+ 61,7
Other non-residential space ^{2/}						
Total square metres	126 336	2 453	45 297	242 962	54 035	-77,8
Total value at current prices (R'000)	252 327	6 918	73 558	486 303	93 658	-80,7
Total value of non-residential buildings at current prices (R'000)	417 607	98 704	96 006	1 147 632	584 890	-49,0
Additions and alterations						
Dwelling-houses						
Total square metres	32 491	18 820	24 139	156 245	133 843	-14,3
Total value at current prices (R'000)	54 243	33 630	47 767	254 672	266 738	+ 4,7
Other buildings ^{3/}						
Total square metres	16 266	11 064	11 483	56 806	62 631	+ 10,3
Total value at current prices (R'000)	38 021	42 503	23 726	119 733	157 494	+ 31,5
Total value of additions and alterations at current prices (R'000)	92 264	76 133	71 493	374 405	424 232	+ 13,3
Total value of buildings completed at current prices (R'000)	842 204	599 178	759 434	3 116 333	3 063 174	-1,7

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	47	102	207	329	625	+ 90,0
Total square metres	2 457	4 606	10 160	14 140	30 047	+ 112,5
Total value at current prices (R'000)	3 133	3 233	5 604	11 136	19 490	+ 75,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	33	94	56	200	255	+ 27,5
Total square metres	10 506	14 114	9 500	48 156	43 454	-9,8
Total value at current prices (R'000)	14 162	25 268	14 355	65 826	65 114	-1,1
Flats and townhouses						
Number of flats and townhouses	0	0	14	519	22	-95,8
Total square metres	0	0	4 048	30 623	5 458	-82,2
Total value at current prices (R'000)	0	0	8 000	37 287	10 117	-72,9
Other residential buildings ^{1/}						
Total square metres	566	0	453	1 715	453	-73,6
Total value at current prices (R'000)	850	0	2 450	4 250	2 450	-42,4
Total value of residential buildings at current prices (R'000)	18 145	28 501	30 409	118 499	97 171	-18,0
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	2 297	2 670	+ 16,2
Total value at current prices (R'000)	0	0	0	2 756	3 000	+ 8,9
Shopping space						
Total square metres	0	0	1 189	14 594	1 189	-91,9
Total value at current prices (R'000)	0	0	1 460	21 518	1 460	-93,2
Industrial and warehouse space						
Total square metres	385	1 000	0	14 823	1 357	-90,8
Total value at current prices (R'000)	373	2 000	0	11 538	2 429	-78,9
Other non-residential space ^{2/}						
Total square metres	0	0	0	0	0	..
Total value at current prices (R'000)	0	0	0	0	0	..
Total value of non-residential buildings at current prices (R'000)	373	2 000	1 460	35 812	6 889	-80,8
Additions and alterations						
Dwelling-houses						
Total square metres	3 773	2 955	1 361	15 001	8 642	-42,4
Total value at current prices (R'000)	4 462	4 216	1 222	18 890	10 895	-42,3
Other buildings ^{3/}						
Total square metres	440	430	276	1 733	5 850	+ 237,6
Total value at current prices (R'000)	538	706	377	3 205	9 341	+ 191,5
Total value of additions and alterations at current prices (R'000)	5 000	4 922	1 599	22 095	20 236	-8,4
Total value of buildings completed at current prices (R'000)	23 518	35 423	33 468	176 406	124 296	-29,5

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	27	14	17	119	525	+ 341,2
Total square metres	1 536	870	1 028	6 743	22 408	+ 232,3
Total value at current prices (R'000)	2 122	1 459	1 750	9 087	11 611	+ 27,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	17	18	27	83	128	+ 54,2
Total square metres	2 280	3 497	5 658	13 072	25 200	+ 92,8
Total value at current prices (R'000)	3 289	5 504	10 011	18 867	42 561	+ 125,6
Flats and townhouses						
Number of flats and townhouses	6	2	0	31	25	-19,4
Total square metres	690	385	0	3 196	4 203	+ 31,5
Total value at current prices (R'000)	966	539	0	4 237	5 876	+ 38,7
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	343	..
Total value at current prices (R'000)	0	0	0	0	1 000	..
Total value of residential buildings at current prices (R'000)	6 377	7 502	11 761	32 191	61 048	+ 89,6
Non-residential buildings						
Office and banking space						
Total square metres	0	35	0	0	909	..
Total value at current prices (R'000)	0	77	0	0	1 340	..
Shopping space						
Total square metres	680	1 763	862	1 524	3 038	+ 99,3
Total value at current prices (R'000)	1 224	3 011	1 255	3 080	4 844	+ 57,3
Industrial and warehouse space						
Total square metres	700	0	0	1 113	0	..
Total value at current prices (R'000)	1 260	0	0	1 839	0	..
Other non-residential space ^{2/}						
Total square metres	0	0	0	442	794	+ 79,6
Total value at current prices (R'000)	0	0	0	618	1 111	+ 79,8
Total value of non-residential buildings at current prices (R'000)	2 484	3 088	1 255	5 537	7 295	+ 31,8
Additions and alterations						
Dwelling-houses						
Total square metres	532	353	135	2 308	5 363	+ 132,4
Total value at current prices (R'000)	830	597	240	3 462	8 067	+ 133,0
Other buildings ^{3/}						
Total square metres	194	73	0	649	867	+ 33,6
Total value at current prices (R'000)	382	172	0	1 363	1 322	-3,0
Total value of additions and alterations at current prices (R'000)	1 212	769	240	4 825	9 389	+ 94,6
Total value of buildings completed at current prices (R'000)	10 073	11 359	13 256	42 553	77 732	+ 82,7

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	178	122	595	1 496	1 685	+ 12,6
Total square metres	8 591	5 710	25 460	62 182	74 090	+ 19,2
Total value at current prices (R'000)	11 052	6 563	32 423	74 203	89 729	+ 20,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	315	160	308	1 529	1 290	- 15,6
Total square metres	72 791	43 008	72 819	325 021	303 913	- 6,5
Total value at current prices (R'000)	107 489	84 282	138 884	475 822	579 641	+ 21,8
Flats and townhouses						
Number of flats and townhouses	223	490	289	891	1 391	+ 56,1
Total square metres	21 310	52 910	32 536	104 117	161 147	+ 54,8
Total value at current prices (R'000)	33 898	131 441	67 166	193 453	343 961	+ 77,8
Other residential buildings ^{1/}						
Total square metres	0	0	5 110	0	31 041	..
Total value at current prices (R'000)	0	0	65 000	0	125 342	..
Total value of residential buildings at current prices (R'000)	152 439	222 286	303 473	743 478	1 138 673	+ 53,2
Non-residential buildings						
Office and banking space						
Total square metres	16 420	8 326	9 341	50 177	53 111	+ 5,8
Total value at current prices (R'000)	34 217	16 798	17 827	97 439	95 448	- 2,0
Shopping space						
Total square metres	37 234	4 765	6 556	48 107	110 929	+ 130,6
Total value at current prices (R'000)	33 396	11 000	12 721	46 931	220 502	+ 369,8
Industrial and warehouse space						
Total square metres	18 660	7 267	19 967	39 532	78 311	+ 98,1
Total value at current prices (R'000)	22 639	13 267	29 294	46 509	115 132	+ 147,5
Other non-residential space ^{2/}						
Total square metres	553	2 703	383	6 609	13 638	+ 106,4
Total value at current prices (R'000)	918	4 220	670	9 636	32 820	+ 240,6
Total value of non-residential buildings at current prices (R'000)	91 170	45 285	60 512	200 515	463 902	+ 131,4
Additions and alterations						
Dwelling-houses						
Total square metres	59 820	51 813	68 365	255 102	278 019	+ 9,0
Total value at current prices (R'000)	84 278	88 628	125 741	360 263	489 334	+ 35,8
Other buildings ^{3/}						
Total square metres	23 837	26 291	14 886	132 246	133 585	+ 1,0
Total value at current prices (R'000)	56 735	64 958	37 561	263 470	295 074	+ 12,0
Total value of additions and alterations at current prices (R'000)	141 013	153 586	163 302	623 733	784 408	+ 25,8
Total value of building plans passed at current prices (R'000)	384 622	421 157	527 287	1 567 726	2 386 983	+ 52,3

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	157	51	374	886	1 722	+ 94,4
Total square metres	6 314	2 282	15 313	37 626	69 848	+ 85,6
Total value at current prices (R'000)	5 202	3 433	13 855	42 718	62 614	+ 46,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2	7	12	108	96	- 11,1
Total square metres	247	949	1 645	20 115	18 605	- 7,5
Total value at current prices (R'000)	323	1 312	2 286	44 215	27 406	- 38,0
Flats and townhouses						
Number of flats and townhouses	2	20	19	36	89	+ 147,2
Total square metres	147	4 684	4 492	6 676	23 715	+ 255,2
Total value at current prices (R'000)	183	6 599	8 086	11 750	40 592	+ 245,5
Other residential buildings ^{1/}						
Total square metres	0	0	0	410	0	..
Total value at current prices (R'000)	0	0	0	845	0	..
Total value of residential buildings at current prices (R'000)	5 708	11 344	24 227	99 528	130 612	+ 31,2
Non-residential buildings						
Office and banking space						
Total square metres	741	0	498	3 348	498	- 85,1
Total value at current prices (R'000)	975	0	1 115	6 345	1 115	- 82,4
Shopping space						
Total square metres	375	944	669	756	3 017	+ 299,1
Total value at current prices (R'000)	711	2 227	1 077	1 413	6 056	+ 328,6
Industrial and warehouse space						
Total square metres	4 018	5 162	2 692	6 725	12 833	+ 90,8
Total value at current prices (R'000)	6 651	3 487	4 817	10 074	17 772	+ 76,4
Other non-residential space ^{2/}						
Total square metres	0	279	230	2 384	1 946	- 18,4
Total value at current prices (R'000)	0	625	428	4 101	4 150	+ 1,2
Total value of non-residential buildings at current prices (R'000)	8 337	6 339	7 437	21 933	29 093	+ 32,6
Additions and alterations						
Dwelling-houses						
Total square metres	1 731	17 021	19 589	36 908	75 687	+ 105,1
Total value at current prices (R'000)	2 117	31 108	33 790	60 971	132 085	+ 116,6
Other buildings ^{3/}						
Total square metres	5 651	3 883	2 686	18 637	24 585	+ 31,9
Total value at current prices (R'000)	10 006	9 722	4 704	40 372	48 736	+ 20,7
Total value of additions and alterations at current prices (R'000)	12 123	40 830	38 494	101 343	180 821	+ 78,4
Total value of building plans passed at current prices (R'000)	26 168	58 513	70 158	222 804	340 526	+ 52,8

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	45	228	244	264	884	+ 234,8
Total square metres	2 612	7 641	8 363	14 356	31 747	+ 121,1
Total value at current prices (R'000)	3 425	6 861	9 175	17 115	32 788	+ 91,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	88	59	96	357	388	+ 8,7
Total square metres	19 252	12 736	19 599	75 157	80 217	+ 6,7
Total value at current prices (R'000)	28 279	25 420	37 600	111 730	144 985	+ 29,8
Flats and townhouses						
Number of flats and townhouses	54	19	104	211	351	+ 66,4
Total square metres	9 762	5 302	23 409	36 209	84 770	+ 134,1
Total value at current prices (R'000)	24 672	15 749	52 348	75 496	185 346	+ 145,5
Other residential buildings ^{1/}						
Total square metres	0	0	0	599	85	-85,8
Total value at current prices (R'000)	0	0	0	800	90	-88,8
Total value of residential buildings at current prices (R'000)	56 376	48 030	99 123	205 141	363 209	+ 77,1
Non-residential buildings						
Office and banking space						
Total square metres	323	0	5 491	5 270	15 155	+ 187,6
Total value at current prices (R'000)	750	0	18 000	12 828	37 008	+ 188,5
Shopping space						
Total square metres	1 953	627	0	36 867	1 127	-96,9
Total value at current prices (R'000)	3 400	800	0	288 360	1 800	-99,4
Industrial and warehouse space						
Total square metres	4 947	6 888	13 960	18 085	61 340	+ 239,2
Total value at current prices (R'000)	6 326	10 450	20 270	17 653	126 420	+ 616,1
Other non-residential space ^{2/}						
Total square metres	290	0	773	3 053	3 015	-1,2
Total value at current prices (R'000)	400	0	2 000	5 385	7 665	+ 42,3
Total value of non-residential buildings at current prices (R'000)	10 876	11 250	40 270	324 226	172 893	-46,7
Additions and alterations						
Dwelling-houses						
Total square metres	30 630	25 579	29 406	133 588	157 983	+ 18,3
Total value at current prices (R'000)	39 712	42 455	46 993	161 875	238 353	+ 47,2
Other buildings ^{3/}						
Total square metres	8 747	9 905	16 719	47 549	50 057	+ 5,3
Total value at current prices (R'000)	26 824	24 259	22 003	115 135	91 196	-20,8
Total value of additions and alterations at current prices (R'000)	66 536	66 714	68 996	277 010	329 549	+ 19,0
Total value of building plans passed at current prices (R'000)	133 788	125 994	208 389	806 377	865 651	+ 7,4

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	329	324	1 539	2 108	3 289	+ 56,0
Total square metres	15 596	15 430	60 028	87 340	134 875	+ 54,4
Total value at current prices (R'000)	22 245	26 983	45 954	104 291	139 968	+ 34,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	448	409	665	2 009	2 642	+ 31,5
Total square metres	117 522	103 801	174 514	510 132	673 899	+ 32,1
Total value at current prices (R'000)	239 765	209 999	351 597	948 004	1 375 991	+ 45,1
Flats and townhouses						
Number of flats and townhouses	198	274	436	1 321	1 648	+ 24,8
Total square metres	47 545	61 945	71 362	211 631	303 804	+ 43,6
Total value at current prices (R'000)	87 804	139 648	133 897	386 508	613 111	+ 58,6
Other residential buildings ^{1/}						
Total square metres	0	2 179	0	19 441	9 624	- 50,5
Total value at current prices (R'000)	0	4 166	0	41 072	19 056	- 53,6
Total value of residential buildings at current prices (R'000)	349 814	380 796	531 448	1 479 875	2 148 126	+ 45,2
Non-residential buildings						
Office and banking space						
Total square metres	10 942	8 095	12 679	40 494	45 893	+ 13,3
Total value at current prices (R'000)	16 097	16 164	25 576	76 373	88 192	+ 15,5
Shopping space						
Total square metres	5 319	3 284	4 327	28 872	46 425	+ 60,8
Total value at current prices (R'000)	6 200	6 413	9 273	46 804	98 352	+ 110,1
Industrial and warehouse space						
Total square metres	14 499	11 156	24 445	81 236	127 516	+ 57,0
Total value at current prices (R'000)	25 591	20 831	47 639	151 362	226 028	+ 49,3
Other non-residential space ^{2/}						
Total square metres	14 164	54 223	26 687	34 533	97 718	+ 183,0
Total value at current prices (R'000)	30 864	89 770	52 451	72 128	163 246	+ 126,3
Total value of non-residential buildings at current prices (R'000)	78 752	133 178	134 939	346 667	575 818	+ 66,1
Additions and alterations						
Dwelling-houses						
Total square metres	68 564	53 116	104 106	298 132	374 252	+ 25,5
Total value at current prices (R'000)	124 668	102 907	201 733	520 435	685 702	+ 31,8
Other buildings ^{3/}						
Total square metres	29 852	18 410	28 713	75 205	115 299	+ 53,3
Total value at current prices (R'000)	67 858	38 146	62 109	179 794	255 217	+ 41,9
Total value of additions and alterations at current prices (R'000)	192 526	141 053	263 842	700 229	940 919	+ 34,4
Total value of building plans passed at current prices (R'000)	621 092	655 027	930 229	2 526 771	3 664 863	+ 45,0

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

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

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

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	121	26	36	3 662	259	- 92,9
Total square metres	5 692	1 491	2 051	118 252	14 357	- 87,9
Total value at current prices (R'000)	9 869	2 962	5 236	84 526	33 590	- 60,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	190	109	182	944	824	- 12,7
Total square metres	45 585	37 775	49 704	253 141	217 613	- 14,0
Total value at current prices (R'000)	92 788	101 343	116 672	511 218	526 059	+ 2,9
Flats and townhouses						
Number of flats and townhouses	375	55	60	996	1 032	+ 3,6
Total square metres	54 786	9 831	11 073	196 465	142 698	- 27,4
Total value at current prices (R'000)	114 007	24 608	27 645	382 748	353 413	- 7,7
Other residential buildings ^{1/}						
Total square metres	1 017	0	0	1 267	0	..
Total value at current prices (R'000)	2 034	0	0	2 497	0	..
Total value of residential buildings at current prices (R'000)	218 698	128 913	149 553	980 989	913 062	- 6,9
Non-residential buildings						
Office and banking space						
Total square metres	16 523	1 609	8 073	46 304	19 698	- 57,5
Total value at current prices (R'000)	35 272	4 023	20 183	91 191	49 247	- 46,0
Shopping space						
Total square metres	2 075	654	740	10 843	6 085	- 43,9
Total value at current prices (R'000)	3 886	1 635	1 850	20 644	15 011	- 27,3
Industrial and warehouse space						
Total square metres	19 295	13 828	14 606	48 338	51 065	+ 5,6
Total value at current prices (R'000)	41 182	34 570	27 881	99 602	118 427	+ 18,9
Other non-residential space ^{2/}						
Total square metres	8 935	1 628	314	24 003	3 535	- 85,3
Total value at current prices (R'000)	12 588	4 071	785	41 894	8 795	- 79,0
Total value of non-residential buildings at current prices (R'000)	92 928	44 299	50 699	253 331	191 480	- 24,4
Additions and alterations						
Dwelling-houses						
Total square metres	28 436	15 908	20 530	109 665	95 038	- 13,3
Total value at current prices (R'000)	54 953	43 743	47 754	214 611	233 470	+ 8,8
Other buildings ^{3/}						
Total square metres	93 292	3 576	8 682	130 400	40 559	- 68,9
Total value at current prices (R'000)	212 197	9 690	20 280	281 838	141 241	- 49,9
Total value of additions and alterations at current prices (R'000)	267 150	53 433	68 034	496 449	374 711	- 24,5
Total value of building plans passed at current prices (R'000)	578 776	226 645	268 286	1 730 769	1 479 253	- 14,5

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	432	32	155	1 221	827	-32,3
Total square metres	16 945	1 488	6 967	49 800	35 237	-29,2
Total value at current prices (R'000)	9 049	1 164	4 711	27 718	22 094	-20,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	33	26	44	177	170	-4,0
Total square metres	7 079	3 263	7 853	29 874	26 369	-11,7
Total value at current prices (R'000)	10 841	4 954	13 445	45 196	41 380	-8,4
Flats and townhouses						
Number of flats and townhouses	30	21	49	155	211	+ 36,1
Total square metres	3 857	2 315	4 780	16 552	26 645	+ 61,0
Total value at current prices (R'000)	5 786	4 167	7 545	24 831	42 997	+ 73,2
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)	25 676	10 285	25 701	97 745	106 471	+ 8,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	1 616	3 034	+ 87,7
Total value at current prices (R'000)	0	0	0	2 808	5 018	+ 78,7
Shopping space						
Total square metres	2 419	308	330	5 778	638	-89,0
Total value at current prices (R'000)	5 906	616	990	13 906	1 606	-88,5
Industrial and warehouse space						
Total square metres	805	494	0	4 450	494	-88,9
Total value at current prices (R'000)	800	297	0	2 788	297	-89,3
Other non-residential space ^{2/}						
Total square metres	0	0	0	2 679	0	..
Total value at current prices (R'000)	0	0	0	4 194	0	..
Total value of non-residential buildings at current prices (R'000)	6 706	913	990	23 696	6 921	-70,8
Additions and alterations						
Dwelling-houses						
Total square metres	4 825	5 294	6 537	24 965	27 976	+ 12,1
Total value at current prices (R'000)	6 533	7 329	9 725	33 322	38 706	+ 16,2
Other buildings ^{3/}						
Total square metres	1 550	1 364	1 745	6 067	7 128	+ 17,5
Total value at current prices (R'000)	6 896	1 189	2 182	26 784	14 624	-45,4
Total value of additions and alterations at current prices (R'000)	13 429	8 518	11 907	60 106	53 330	-11,3
Total value of building plans passed at current prices (R'000)	45 811	19 716	38 598	181 547	166 722	-8,2

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	114	195	234	875	1 122	+ 28,2
Total square metres	4 788	7 995	10 048	35 095	47 686	+ 35,9
Total value at current prices (R'000)	5 675	7 069	10 260	36 195	44 277	+ 22,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	252	123	168	1 271	715	- 43,7
Total square metres	49 882	27 724	39 948	230 681	164 119	- 28,9
Total value at current prices (R'000)	66 261	44 315	62 458	320 989	262 704	- 18,2
Flats and townhouses						
Number of flats and townhouses	92	56	81	675	434	- 35,7
Total square metres	9 135	5 302	10 632	81 172	42 629	- 47,5
Total value at current prices (R'000)	13 503	12 338	22 991	124 303	80 201	- 35,5
Other residential buildings ^{1/}						
Total square metres	0	350	0	0	10 800	..
Total value at current prices (R'000)	0	1 300	0	0	31 300	..
Total value of residential buildings at current prices (R'000)	85 439	65 022	95 709	481 487	418 482	- 13,1
Non-residential buildings						
Office and banking space						
Total square metres	19 190	3 220	7 060	79 501	15 996	- 79,9
Total value at current prices (R'000)	47 827	6 762	13 959	143 235	30 238	- 78,9
Shopping space						
Total square metres	4 949	0	76 636	20 862	88 824	+ 325,8
Total value at current prices (R'000)	7 759	0	159 800	30 943	180 120	+ 482,1
Industrial and warehouse space						
Total square metres	12 370	1 936	2 180	51 780	13 062	- 74,8
Total value at current prices (R'000)	11 475	2 396	2 616	56 113	14 831	- 73,6
Other non-residential space ^{2/}						
Total square metres	13 516	0	697	20 475	3 588	- 82,5
Total value at current prices (R'000)	19 019	0	1 631	27 155	4 301	- 84,2
Total value of non-residential buildings at current prices (R'000)	86 080	9 158	178 006	257 446	229 490	- 10,9
Additions and alterations						
Dwelling-houses						
Total square metres	39 339	16 380	27 310	158 367	118 839	- 25,0
Total value at current prices (R'000)	51 347	23 233	42 150	199 263	173 935	- 12,7
Other buildings ^{3/}						
Total square metres	18 176	5 955	9 316	58 059	38 659	- 33,4
Total value at current prices (R'000)	61 593	12 475	17 116	150 636	102 112	- 32,2
Total value of additions and alterations at current prices (R'000)	112 940	35 708	59 266	349 899	276 047	- 21,1
Total value of buildings completed at current prices (R'000)	284 459	109 888	332 981	1 088 832	924 019	- 15,1

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	104	48	57	509	485	- 4,7
Total square metres	4 660	1 926	2 295	22 141	23 218	+ 4,9
Total value at current prices (R'000)	4 230	1 655	1 889	16 882	30 150	+ 78,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	3	30	46	32	106	+ 231,3
Total square metres	398	5 032	4 378	5 546	15 732	+ 183,7
Total value at current prices (R'000)	617	8 899	7 431	8 198	25 462	+ 210,6
Flats and townhouses						
Number of flats and townhouses	0	14	7	69	37	- 46,4
Total square metres	0	3 841	1 780	5 393	8 345	+ 54,7
Total value at current prices (R'000)	0	7 303	3 204	7 327	15 701	+ 114,3
Other residential buildings ^{1/}						
Total square metres	0	0	0	5 656	0	..
Total value at current prices (R'000)	0	0	0	9 314	0	..
Total value of residential buildings at current prices (R'000)	4 847	17 857	12 524	41 721	71 313	+ 70,9
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	92	262	1 936	622	- 67,9
Total value at current prices (R'000)	0	224	587	3 445	1 269	- 63,2
Industrial and warehouse space						
Total square metres	2 260	0	251	7 214	251	- 96,5
Total value at current prices (R'000)	2 848	0	442	10 342	442	-95,7
Other non-residential space ^{2/}						
Total square metres	778	0	746	1 705	862	- 49,4
Total value at current prices (R'000)	988	0	1 671	2 160	1 782	- 17,5
Total value of non-residential buildings at current prices (R'000)	3 836	224	2 700	15 947	3 493	- 78,1
Additions and alterations						
Dwelling-houses						
Total square metres	840	3 638	6 786	22 792	20 065	- 12,0
Total value at current prices (R'000)	641	5 200	11 799	28 074	31 477	+ 12,1
Other buildings ^{3/}						
Total square metres	92	1 684	1 194	18 975	5 461	- 71,2
Total value at current prices (R'000)	163	3 462	2 588	30 424	10 515	- 65,4
Total value of additions and alterations at current prices (R'000)	804	8 662	14 387	58 498	41 992	- 28,2
Total value of buildings completed at current prices (R'000)	9 487	26 743	29 611	116 166	116 798	+ 0,5

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	166	233	250	384	1 026	+ 167,2
Total square metres	7 002	7 928	8 792	17 419	38 022	+ 118,3
Total value at current prices (R'000)	8 206	6 850	10 632	19 207	39 405	+ 105,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	30	69	89	267	327	+ 22,5
Total square metres	4 667	11 523	15 022	48 529	62 770	+ 29,3
Total value at current prices (R'000)	6 447	19 660	29 506	58 283	102 273	+ 75,5
Flats and townhouses						
Number of flats and townhouses	81	67	109	156	264	+ 69,2
Total square metres	6 430	11 296	26 398	20 304	54 446	+ 168,2
Total value at current prices (R'000)	7 615	28 466	72 106	31 156	132 883	+ 326,5
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)	22 268	54 976	112 244	108 646	274 561	+ 152,7
Non-residential buildings						
Office and banking space						
Total square metres	500	806	0	9 546	15 064	+ 57,8
Total value at current prices (R'000)	1 000	725	0	16 459	23 701	+ 44,0
Shopping space						
Total square metres	0	4 219	231	10 731	10 065	- 6,2
Total value at current prices (R'000)	0	9 252	578	17 872	20 020	+ 12,0
Industrial and warehouse space						
Total square metres	709	6 235	3 090	38 057	57 550	+ 51,2
Total value at current prices (R'000)	700	6 240	2 742	39 067	66 982	+ 71,5
Other non-residential space ^{2/}						
Total square metres	2 474	0	934	7 163	4 800	- 33,0
Total value at current prices (R'000)	3 440	0	3 600	11 966	10 489	- 12,3
Total value of non-residential buildings at current prices (R'000)	5 140	16 217	6 920	85 364	121 192	+ 42,0
Additions and alterations						
Dwelling-houses						
Total square metres	20 101	15 294	26 774	91 774	109 698	+ 19,5
Total value at current prices (R'000)	21 327	25 119	57 827	101 867	169 644	+ 66,5
Other buildings ^{3/}						
Total square metres	6 441	8 967	3 749	27 756	37 095	+ 33,6
Total value at current prices (R'000)	11 954	7 963	16 666	53 985	73 941	+ 37,0
Total value of additions and alterations at current prices (R'000)	33 281	33 082	74 493	155 852	243 585	+ 56,3
Total value of buildings completed at current prices (R'000)	60 689	104 275	193 657	349 862	639 338	+ 82,7

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	135	620	362	1 917	2 857	+ 49,0
Total square metres	6 606	22 445	16 625	77 106	108 668	+ 40,9
Total value at current prices (R'000)	13 194	20 590	24 074	89 921	108 398	+ 20,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	295	279	364	1 370	1 547	+ 12,9
Total square metres	67 130	70 824	88 946	307 723	359 481	+ 16,8
Total value at current prices (R'000)	122 436	171 817	199 898	559 093	777 569	+ 39,1
Flats and townhouses						
Number of flats and townhouses	232	561	569	1 830	1 654	-9,6
Total square metres	30 502	58 615	66 507	213 440	201 810	-5,4
Total value at current prices (R'000)	66 976	101 207	133 680	367 960	371 374	+ 0,9
Other residential buildings ^{1/}						
Total square metres	0	0	0	10 078	1 825	-81,9
Total value at current prices (R'000)	0	0	0	26 754	4 563	-82,9
Total value of residential buildings at current prices (R'000)	202 606	293 614	357 652	1 043 728	1 261 904	+ 20,9
Non-residential buildings						
Office and banking space						
Total square metres	56 314	17 985	5 026	151 147	78 548	-48,0
Total value at current prices (R'000)	137 945	29 827	8 615	336 569	151 968	-54,8
Shopping space						
Total square metres	0	1 392	531	43 567	6 076	-86,1
Total value at current prices (R'000)	0	2 440	898	93 890	10 398	-88,9
Industrial and warehouse space						
Total square metres	3 336	6 312	3 261	81 329	32 336	-60,2
Total value at current prices (R'000)	5 629	11 624	4 067	136 843	51 425	-62,4
Other non-residential space ^{2/}						
Total square metres	123 442	2 453	44 170	229 567	50 252	-78,1
Total value at current prices (R'000)	246 214	6 918	70 740	459 227	85 528	-81,4
Total value of non-residential buildings at current prices (R'000)	389 788	50 809	84 320	1 026 529	299 319	-70,8
Additions and alterations						
Dwelling-houses						
Total square metres	23 811	15 524	17 297	123 270	99 071	-19,6
Total value at current prices (R'000)	37 801	26 068	31 740	192 250	185 899	-3,3
Other buildings ^{3/}						
Total square metres	11 988	3 509	9 814	47 300	18 286	-61,3
Total value at current prices (R'000)	23 070	23 705	19 901	93 769	59 123	-36,9
Total value of additions and alterations at current prices (R'000)	60 871	49 773	51 641	286 019	245 022	-14,3
Total value of buildings completed at current prices (R'000)	653 265	394 196	493 613	2 356 276	1 806 245	-23,3

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

Type of building	May 2003*	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	288	3	16	4 933	97	- 98,0
Total square metres	9 478	152	781	152 656	4 753	- 96,9
Total value at current prices (R'000)	8 598	380	1 952	93 801	11 326	- 87,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	133	102	98	536	590	+ 10,1
Total square metres	38 798	26 371	28 648	134 001	162 453	+ 21,2
Total value at current prices (R'000)	78 428	65 925	65 954	271 215	386 055	+ 42,3
Flats and townhouses						
Number of flats and townhouses	70	47	373	283	639	+ 125,8
Total square metres	13 284	5 576	49 098	35 627	90 424	+ 153,8
Total value at current prices (R'000)	23 855	13 941	122 746	69 370	220 564	+ 218,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	1 188	..
Total value at current prices (R'000)	0	0	0	0	2 970	..
Total value of residential buildings at current prices (R'000)	110 881	80 246	190 652	434 386	620 915	+ 42,9
Non-residential buildings						
Office and banking space						
Total square metres	3 229	0	2 388	14 749	22 177	+ 50,4
Total value at current prices (R'000)	5 651	0	5 970	27 836	44 942	+ 61,5
Shopping space						
Total square metres	3 121	0	56	8 978	5 479	- 39,0
Total value at current prices (R'000)	5 462	0	140	17 187	13 496	- 21,5
Industrial and warehouse space						
Total square metres	1 230	16 958	0	12 063	84 232	+ 598,3
Total value at current prices (R'000)	2 635	42 395	0	25 037	209 864	+ 738,2
Other non-residential space ^{2/}						
Total square metres	2 894	0	1 127	13 162	3 783	- 71,3
Total value at current prices (R'000)	6 113	0	2 818	26 823	8 130	- 69,7
Total value of non-residential buildings at current prices (R'000)	19 861	42 395	8 928	96 883	276 432	+ 185,3
Additions and alterations						
Dwelling-houses						
Total square metres	7 549	2 474	6 577	27 544	30 621	+ 11,2
Total value at current prices (R'000)	14 728	6 186	15 608	55 831	74 872	+ 34,1
Other buildings ^{3/}						
Total square metres	1 270	7 375	1 262	5 493	40 484	+ 637,0
Total value at current prices (R'000)	9 786	18 438	3 030	19 452	94 479	+ 385,7
Total value of additions and alterations at current prices (R'000)	24 514	24 624	18 638	75 283	169 351	+ 125,0
Total value of buildings completed at current prices (R'000)	155 256	147 265	218 218	606 552	1 066 698	+ 75,9

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

Type of building	May 2003	April 2004	May 2004	January 2003 to May 2003	January 2004 to May 2004	Percentage change between January 2003 to May 2003 and January 2004 to May 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	216	426	134	1 088	1 284	+ 18,0
Total square metres	9 498	18 067	5 856	45 505	54 692	+ 20,2
Total value at current prices (R'000)	6 348	8 573	3 449	25 685	28 101	+ 9,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	11	5	15	79	55	- 30,4
Total square metres	1 568	951	3 031	11 524	9 780	- 15,1
Total value at current prices (R'000)	2 054	1 425	3 589	14 390	12 783	- 11,2
Flats and townhouses						
Number of flats and townhouses	0	0	40	99	226	+ 128,3
Total square metres	0	0	2 640	10 550	21 598	+ 104,7
Total value at current prices (R'000)	0	0	3 960	16 001	32 373	+ 102,3
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 683	0	..
Total value at current prices (R'000)	0	0	0	7 000	0	..
Total value of residential buildings at current prices (R'000)	8 402	9 998	10 998	63 076	73 257	+ 16,1
Non-residential buildings						
Office and banking space						
Total square metres	0	5 884	0	5 630	5 884	+ 4,5
Total value at current prices (R'000)	0	24 230	0	7 700	24 230	+ 214,7
Shopping space						
Total square metres	845	0	0	5 414	0	..
Total value at current prices (R'000)	2 112	0	0	9 914	0	..
Industrial and warehouse space						
Total square metres	0	0	0	6 439	2 270	- 64,7
Total value at current prices (R'000)	0	0	0	6 600	1 362	- 79,4
Other non-residential space ^{2/}						
Total square metres	0	0	473	1 977	1 415	- 28,4
Total value at current prices (R'000)	0	0	946	2 836	3 301	+ 16,4
Total value of non-residential buildings at current prices (R'000)	2 112	24 230	946	27 050	28 893	+ 6,8
Additions and alterations						
Dwelling-houses						
Total square metres	1 849	2 103	2 201	13 758	11 681	- 15,1
Total value at current prices (R'000)	2 278	2 807	3 522	16 230	15 843	- 2,4
Other buildings ^{3/}						
Total square metres	89	219	466	1 601	2 088	+ 30,4
Total value at current prices (R'000)	352	352	2 430	14 046	8 741	- 37,8
Total value of additions and alterations at current prices (R'000)	2 630	3 159	5 952	30 276	24 584	- 18,8
Total value of buildings completed at current prices (R'000)	13 144	37 387	17 896	120 402	126 734	+ 5,3

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 41 - 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	46 701	1 575 675	473 805
	2003	35 005	1 050 150	511 213
Northern Cape	2002	5 189	164 906	68 078
	2003	4 354	130 620	63 586
Free State	2002	8 618	348 492	154 120
	2003	14 848	445 440	216 840
KwaZulu-Natal	2002	21 959	831 349	234 041
	2003	31 372	941 160	458 157
North West	2002	21 309	630 115	210 439
	2003	13 809	414 270	201 667
Gauteng	2002	29 939	991 571	321 943
	2003	42 862	1 285 860	625 957
Mpumalanga	2002	19 883	660 505	253 931
	2003	21 336	640 080	246 079
Limpopo	2002	15 382	605 877	183 769
	2003	15 596	467 880	227 764
South Africa	2002	188 511	6 339 606	2 068 980
	2003	196 108	5 883 240	2 798 450

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 a sample of 124 local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province and selected urban areas.</p> <p>2 In order to improve timeliness of the publication, some information for the current month have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.</p>
Purpose of the survey	<p>3 The Building Statistics Survey is a monthly survey covering a sample of local government institutions involved in the approval of building plans and in the final inspection of buildings completed for the private sector. The monthly survey data are used in monitoring the state of economy and formulation of economic policy. They are also important inputs to estimation of the Gross Domestic Product (GDP).</p>
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"> • approval of building plans; and • final inspection of completed buildings.
Classification	<p>5 The 1993 edition of the <i>Standard Industrial Classification of all Economic Activities</i>, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities</i> (ISIC) with suitable adaptations for local conditions.</p> <p>6 The twelfth and last published edition of the <i>Standard Code List of Areas</i>, Report No. 09-09-03 (1994) was used to classify the statistical units according to province. The cities, towns and non-urban areas listed in this report are codified within province. However, exceptions occur in respect of the new cross-border municipalities. GaRankuwa, which was previously classified in North West according to the <i>Standard Code List of Areas</i>, Report No. 09-09-03(1994), is included under City of Tshwane in Gauteng as from January 2002.</p>
Statistical unit	<p>7 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>8 The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa. The survey is collected by mail each month from a sample of 124 local government institutions.</p>
Constant prices	<p>9 The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is 2000 as from May 2002.</p> <p>10 The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the “lump sum domestic buildings” as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i>. In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.</p>

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

**Symbols and
abbreviations**

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

Local government institutions covered in the monthly survey

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

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

¹ Included in monthly survey as from January 2001.

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

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

¹ Included in monthly survey as from January 2001.

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

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

¹ East London and King William's Town amalgamated during 2003.² Included in monthly survey as from January 2003.³ Despatch amalgamated with Uitenhage during 2003.

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

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

¹ Included in monthly survey as from January 2001.

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

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

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

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

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

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

¹ Dolphin Coast and Stanger amalgamated during 2003.² Included in monthly survey as from January 2001.

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

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

¹ Included in monthly survey as from January 2001.

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

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

¹ Was previously included under North West.

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

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

¹ Included in monthly survey as from January 2003.

² Previously included in North West in annual survey.

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

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

¹ Included in monthly survey as from January 2001.

² Included in the monthly survey as from January 2003.

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

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

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

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

¹ Despatch amalgamated with Uitenhage during 2003.

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

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

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

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

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
Local government	A local government is a distinct and constitutionally defined sphere of government, pertaining to government that is not national or provincial in nature and is manifested in the form of municipalities. It is a generic term referring to municipalities and local authorities of varied nature and type involved in activities of a governmental nature in the local sphere.
Local government institutions	Local government institutions consist of local authorities and district councils as defined in terms of - <ul style="list-style-type: none"> • South African Constitution, 1996 (Act 108 of 1996); • Local Government Transition Act, 1993 (Act 209 of 1993); • Local Government Transition Act, Second Amendment Act, 1996 (Act 97 of 1996); and • Municipal Structures Act, 1998 (Act 117 of 1998).
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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