

# Building statistics

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### Key figures regarding building plans passed for the month ended November 2000

Actual estimates at constant 1995 prices	November  2000  R million	January  2000	Percentage  change	Percentage  change	Percentage  change
		to	between	between	between
		November 2000	November 1999 and	September 1999 to November 1999	January 1999 to November 1999
		R million	November 2000	and	and

				September 2000 to  November 2000	January 2000 to  November 2000
Residential buildings					
Dwelling-houses	523,9	5 156,1	+28,1	+27,1	+23,9
Flats and townhouses	125,0	1 316,9	+5,9	+16,2	+54,6
Other residential buildings	12,5	182,7	-52,8	+24,4	-56,0
Total	661,4	6 655,7	+19,5	+25,0	+22,6
Non-residential buildings	360,5	3 262,5	-34,0	-5,9	-22,5
Additions and alterations	358,5	3 841,7	-14,3	-3,9	+7,4
<b>Total</b>	<b>1 380,4</b>	<b>13 759,9</b>	<b>-9,1</b>	<b>+7,5</b>	<b>+4,1</b>

Seasonally adjusted estimates at constant 1995 prices	November  2000      R million	Percentage change between October 2000 and November 2000	Percentage change between June 2000 to August 2000 and September 2000 to November 2000

Residential buildings	607,5	+7,9	-6,6
Non-residential buildings	303,6	-4,2	+10,3
Additions and alterations	325,3	-5,7	-8,2
<b>Total</b>	<b>1 236,4</b>	<b>+0,9</b>	<b>-3,4</b>

#### Key findings regarding building plans passed for the three months ended

##### November 2000

##### Seasonally adjusted real value of building plans passed decreases

*The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the three months ended November 2000 decreased by 3,4% compared with the previous three months.*

The decrease of 3,4% in the seasonally adjusted real value of building plans passed was due to the decreases in the seasonally adjusted real value of building plans passed for additions and alterations (-8,2%) and residential buildings (-6,6%) during the three months ended November 2000 compared with the previous three months. However, the seasonally adjusted real value of non-residential building plans passed increased by 10,3% during the above-mentioned period.

#### Key findings regarding building plans passed for the first eleven months of 2000

##### Total real value of building plans passed increases

*The total real value of building plans passed (at constant 1995 prices) during the first eleven months of 2000 increased by 4,1% (+R543,5 million) to R13 759,9 million compared with the first eleven months of 1999. Large real increases were reported for flats and townhouses (+54,6% or R465,2 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R202,0 million), Pretoria (+R143,8 million) and Cape Town (+R64,8 million)); dwelling-houses (+23,9% or R994,4 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R309,8 million), Pretoria (+R273,9 million) and Cape Town (+R253,0 million));*

*and additions and alterations (+7,4% or R265,6 million, mainly due to increases reported by the selected urban areas of Durban (+R93,7 million), Bloemfontein (+R71,2 million) and Pretoria (+R44,7 million)). However, large decreases in the real value of building plans passed were reported for other residential buildings (-56,0% or R232,6 million) and non-residential buildings (-22,5% or R949,1 million). The decrease of 56,0% in the real value of other residential building plans passed was mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg. The approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks in KwaZulu-Natal contributed mainly to the decrease of 22,5% in the real value of non-residential building plans passed during the above-mentioned period.*

#### **Six of the nine provinces reported increases in the total real value of building plans passed**

The largest provincial contributors to the increase of 4,1% (+R543,5 million) in the total real value of building plans passed were Western Cape (+4,7 percentage points or R624,8 million) and Gauteng (+3,9 percentage points or R515,0 million) (cf. table A). Large real increases in Western Cape were reported for non-residential buildings (+33,1% or R208,8 million) and dwelling-houses (+26,3% or R300,8 million). Gauteng reported large real increases for flats and townhouses (+90,0% or R343,8 million) and dwelling-houses (+35,1% or R586,8 million).

However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-32,2% or R758,3 million). This decrease can be attributed to the approval of building plans to the real value of R795,0 million for a large shopping centre by North Local Council – Umhlanga Rocks during March 1999.

**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 1999 to  November 1999	Percentage change between  January 1999 to  November 1999	Contribution (percentage points) <sup>1/</sup> to the percentage change in the real value of plans passed  between  January 1999 to	Difference in total real value of plans passed between  January 1999 to  November 1999  and
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		and January 2000 to November 2000	November 1999 and January 2000 to November 2000	January 2000 to November 2000  R million
Western Cape	23,7	+19,9	+4,7	+624,8
Gauteng	42,0	+9,3	+3,9	+515,0
Eastern Cape	5,1	+17,6	+0,9	+118,9
Free State	2,7	+23,4	+0,6	+83,2
Northern Cape	0,8	+22,7	+0,2	+24,3
Mpumalanga	3,2	+3,2	+0,1	+13,1
North West	2,6	-8,5	-0,2	-29,4
Northern Province	2,1	-17,4	-0,4	-48,1
KwaZulu-Natal	17,8	-32,2	-5,7	-758,3
<b>Total</b>	<b>100,0</b>	<b>+4,1</b>	<b>+4,1</b>	<b>+543,5</b>

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

### **Total real value of residential building plans passed increase**

The total real value of residential building plans passed increased by 22,6% (+R1 227,1 million) to

R6 655,7 million between the first eleven months of 1999 and the first eleven months of 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of residential building plans passed was reported by Gauteng (+R658,6 million), followed by Western Cape (+R399,1 million), Eastern Cape (+R94,7 million), KwaZulu-Natal (+R65,4 million) and Free State (+R38,1 million). Large real increases were reported for flats and townhouses (+54,6% or R465,2 million) and dwelling-houses (+23,9% or R994,4 million), while the real value of plans passed for other residential buildings decreased by 56,0% (-R232,6 million) to R182,7 million during the above-mentioned period.

### **Total real value of dwelling-house plans passed increases**

The total real value of dwelling-house plans passed increased by 23,9% (+R994,4 million) to R5 156,1 million between the first eleven months of 1999 and the first eleven months of 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of dwelling-house plans passed was reported by Gauteng (+R586,8 million), followed by Western Cape (+R300,8 million), Eastern Cape (+R62,7 million), Mpumalanga (+R38,5 million), KwaZulu-Natal (+R30,0 million) and Free State (+R26,6 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R309,8 million), Pretoria (+R273,9 million), Cape Town (+R253,0 million), Bloemfontein (+R43,5 million) and Port Elizabeth (+R30,0 million). The increase of 23,9% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+34,7% or R1 058,9 million).

### **Total real value of plans passed for flats and townhouses increases**

The total real value of plans passed for flats and townhouses increased by 54,6% (+R465,2 million) to R1 316,9 million between the first eleven months of 1999 and the first eleven months of 2000. Real increases were reported by eight of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R343,8 million), followed by Western Cape (+R48,8 million), KwaZulu-Natal (+R25,0 million) and Eastern Cape (+R24,2 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R202,0 million), Pretoria (+R143,8 million) and Cape Town (+R64,8 million) during the above-mentioned period.

### **Total real value of other residential building plans passed decreases**

The total real value of other residential building plans passed during the first eleven months of 2000 decreased by 56,0% (-R232,6 million) to R182,7 million compared with the first eleven months of 1999. Decreases were reported by four of the nine provinces. The largest decrease in the real value of other residential building plans passed was reported by Gauteng (-R272,0 million), mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg.



### Total real value of non-residential building plans passed decreases

The total real value of non-residential building plans passed during the first eleven months of 2000 decreased by 22,5% (-R949,1 million) to R3 262,5 million compared with the first eleven months of 1999. Decreases were reported by six of the nine provinces. The largest decrease in the real value of non-residential building plans passed was reported by KwaZulu-Natal (-R908,6 million), mainly due to the approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks.

### Total real value of building plans passed for additions and alterations increases

The total real value of building plans passed for additions and alterations increased by 7,4% (+R265,6 million) to R3 841,7 million between the first eleven months of 1999 and the first eleven months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+15,6% or R349,7 million). Real increases were reported by eight of the nine provinces. The largest provincial contributor to the increase of 7,4% in the real value of plans passed for additions and alterations was KwaZulu-Natal (+R84,9 million), followed by Gauteng (+R76,6 million) and Free State (+R61,9 million). Large real increases were reported by the selected urban areas of Durban (+R93,7 million), Bloemfontein (+R71,2 million), Pretoria (+R44,7 million) and Witwatersrand (+R24,6 million).

### Key figures regarding buildings completed for the month ended November 2000

Actual estimates at constant 1995 prices	November2000  R million	January 2000	Percentage change between November 1999 and November 2000	Percentage change between September 1999 to November 1999 and September 2000 to	Percentage change between January 1999 to November 1999 and January 2000 to
		to November 2000			

				November 2000	November 2000
Residential buildings					
Dwelling-houses	302,0	2 699,8	+8,9	+17,5	+1,1
Flats and townhouses	85,7	765,5	+11,3	-13,4	-12,0
Other residential buildings	6,2	81,4	-48,2	-68,3	-66,2
Total	393,9	3 546,7	+7,5	+2,1	-6,2
Non-residential buildings	137,1	2 224,6	-60,4	-26,5	+2,5
Additions and alterations	194,1	1 919,6	+14,1	-0,8	-3,9
<b>Total</b>	<b>725,1</b>	<b>7 690,9</b>	<b>-17,8</b>	<b>-7,0</b>	<b>-3,2</b>

Seasonally adjusted estimates at constant 1995 prices	November 2000  R million	Percentage change between October 2000 and November 2000	Percentage change between June 2000 to August 2000 and September 2000 to November 2000
Residential buildings	336,6	+1,9	+12,8

Non-residential buildings	141,1	+7,6	-29,4
Additions and alterations	180,7	+4,4	+11,9
<b>Total</b>	<b>658,4</b>	<b>+3,8</b>	<b>-1,2</b>

#### **Key findings regarding buildings completed for the three months ended**

##### **November 2000**

##### **Seasonally adjusted real value of buildings completed decreases**

*The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the three months ended November 2000 decreased by 1,2% compared with the previous three months.*

The decrease of 1,2% in the seasonally adjusted real value of buildings completed was due to the decrease in the seasonally adjusted real value of non-residential buildings completed (-29,4%) during the three months ended November 2000 compared with the previous three months. However, this decrease was partially counteracted by increases in the seasonally adjusted real values of residential buildings completed (+12,8%) and additions and alterations (+11,9%) during the above-mentioned period.

#### **Key findings regarding buildings completed for the first eleven months of 2000**

##### **Total real value of buildings completed decreases**

*The total real value of buildings completed (at constant 1995 prices) during the first eleven months of 2000 decreased by 3,2% (-R257,8 million) to R7 690,9 million compared with the first eleven months of 1999. Real decreases were reported for the completion of other residential buildings (-66,2% or R159,5 million), flats and townhouses (-12,0% or R104,3 million) and additions and alterations (-3,9% or R77,3 million). However, real increases were reported for non-residential buildings (+2,5% or R54,5 million) and dwelling-houses (+1,1% or R28,7 million) during the above-mentioned period.*

#### **Seven of the nine provinces reported decreases in the real value of buildings completed**

The largest provincial contributors to the decrease of 3,2% (-R257,8 million) in the total real value of buildings completed were Western Cape (-2,4 percentage points or R188,2 million) and Mpumalanga (-2,3 percentage points or R187,2 million) (cf. table B). Large real decreases in the Western Cape were reported for industrial and warehouse space (-32,3% or R73,3 million) and flats and townhouses (-31,6% or R91,2 million). Mpumalanga reported real decreases for non-residential buildings (-73,6% or R103,8 million), additions and alterations (-59,0% or R38,8 million) and residential buildings (-29,2% or R44,6 million) .

However, these decreases were partially counteracted by an increase reported by Gauteng (+7,9% or R222,6 million). Gauteng reported large real increases for shopping space (+R277,3 million) and office and banking space (+R172,8 million). The increase of R277,3 million in shopping space completed was mainly due to the completion of large shopping centres, as reported by the Benoni local government institution during May 2000 (to the real value of R113,8 million) and the Southern Metropolitan Local Council of Greater Johannesburg during July 2000 (to the real value of R201,3 million).

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

<b>Province</b>	<b>Percentage contribution to the total real value of buildings completed during January 1999 to November 1999</b>	<b>Percentage change between January 1999 to November 1999 and January 2000 to November 2000</b>	<b>Contribution (percentage points)<sup>1/</sup> to the percentage change in the real value of buildings completed between January 1999 to November 1999 and January 2000 to November 2000</b>	<b>Difference in total real value of buildings completed between January 1999 to November 1999 and January 2000 to November 2000  R million</b>
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			November 2000	
Western Cape	29,1	-8,1	-2,4	-188,3
Mpumalanga	4,5	-52,0	-2,3	-187,2
Eastern Cape	6,1	-12,1	-0,7	-59,1
North West	3,2	-14,7	-0,5	-36,9
Free State	3,3	-8,0	-0,3	-20,7
Northern Cape	1,2	-17,9	-0,2	-18,2
Northern Province	1,3	-2,9	-0,0	-2,9
KwaZulu-Natal	15,8	+2,6	+0,4	+32,9
Gauteng	35,5	+7,9	+2,8	+222,6
<b>Total</b>	<b>100,0</b>	<b>-3,2</b>	<b>-3,2</b>	<b>-257,8</b>

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

### **Total real value of residential buildings completed decreases**

The total real value of residential buildings completed during the first eleven months of 2000 decreased by 6,2% (-R235,0 million) to R3 546,7 million compared with the first eleven months of 1999.

Decreases were reported by seven of the nine provinces. The largest decrease in the real value of residential buildings completed was reported by Western Cape (-R106,3 million), followed by Eastern Cape (-R49,8 million), Mpumalanga (-R44,6 million), Gauteng (-R36,5 million), Northern Cape (-R24,5 million), North West (-R24,1 million) and Northern Province (-R11,2 million). Decreases in the real value of residential buildings completed were reported for other residential buildings (-66,2% or R159,5 million) and flats and townhouses (-12,0% or R104,3 million), while the real value of dwelling-houses completed increased by 1,1% or R28,8 million during the above-mentioned period.

### **Total real value of dwelling-houses completed increases**

The total real value of dwelling-houses completed during the first eleven months of 2000 increased by 1,1% (+R28,8 million) to R2 699,8 million compared with the first eleven months of 1999. Large real increases were reported by Gauteng (+R57,2 million), KwaZulu-Natal (+R38,9 million) and Mpumalanga (+R19,3 million). However, these increases were partially counteracted by real decreases reported by Eastern Cape (-R41,6 million), Northern Cape (-R22,4 million), North West (-R16,4 million) and Northern Province (-R11,3 million).

### **Total real value of flats and townhouses completed decreases**

The total real value of flats and townhouses completed decreased by 12,0% (-R104,3 million) to R765,5 million between the first eleven months of 1999 and the first eleven months of 2000. Large real decreases were reported by Western Cape (-R91,2 million), Mpumalanga (-R19,9 million) and Gauteng (-R15,4 million). The selected urban area of Cape Town reported the largest decrease in the real value of flats and townhouses completed (-R77,9 million).

### **Total real value of other residential buildings completed decreases**

The total real value of other residential buildings completed during the first eleven months of 2000 decreased by 66,2% (-R159,5 million) to R81,4 million compared with the first eleven months of 1999. Decreases were reported by seven of the nine provinces. Large decreases in the real value of other residential buildings completed were reported by Gauteng (-R78,3 million), Mpumalanga (-R44,0 million), Eastern Cape (-R18,8 million) and Western Cape (-R13,9 million).

### **Total real value of non-residential buildings completed increases**

The total real value of non-residential buildings completed during the first eleven months of 2000 increased by 2,5% (+R54,5 million) to R2 224,6 million compared with the first eleven months of 1999. Large increases in the real value of non-residential buildings completed were reported for shopping space (+R191,5 million) and office and banking space (+R112,9 million). However, large real decreases were reported for the completion of industrial and warehouse space (-R127,4 million) and all other non-residential space (-R122,5 million). The largest increase in the total real value of non-residential buildings completed was reported by Gauteng (+R365,3 million), mainly due to the real increase in the completion of shopping space (+R277,3 million) and office and banking space (+R172,8 million).

### **Total real value of additions and alterations completed decreases**

The total real value of additions and alterations completed during the first eleven months of 2000 decreased by 3,9% (-R77,3 million) to R1 919,6 million compared with the first eleven months of 1999.

The largest real decrease was reported by Gauteng (-R106,2 million), followed by Mpumalanga (-R38,8 million), Free State (-R26,2 million), Eastern Cape (-R13,6 million) and North West (-R12,1 million). Large decreases in the real value of additions and alterations completed were reported by the selected urban areas of Witwatersrand (-R83,5 million), Bloemfontein (-R28,4 million), Pretoria (-R15,8 million) and Port Elizabeth (-R10,9 million).

## Notes

Forthcoming issues	Issue	Expected release date
	December 2000	14 February 2001
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.	
New questionnaire	<p>In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building Statistics Survey. This resulted in the change of some data items on the old questionnaire.</p> <p>The new Building Statistics Survey questionnaire collects the numbers, square metres and value of building plans passed and buildings completed for the private sector regarding -</p> <ul style="list-style-type: none"> <li>residential buildings;</li> </ul>	

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

## Additional information

### Explanatory Notes

<b>Introduction</b>	<b>1</b>	Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.
	<b>2</b>	In order to improve timeliness of the publication, some information for the current month August 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.
	<b>3</b>	The value of building plans passed and buildings completed are reflected from 1998 in this statistical release.
<b>Scope of the survey</b>	<b>4</b>	<p>This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> <li>▪ approval of building plans; and</li> </ul>



		<ul style="list-style-type: none"> <li>• final inspection of completed buildings.</li> </ul>
<b>Classification</b>	<b>5</b>	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	<b>6</b>	The twelfth and last published edition of the Standard Code List of Areas, Report No. 16-09-03 (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 magisterial district. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977.
<b>Statistical unit</b>	<b>7</b>	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, regional councils, metropolitan councils, district councils, transitional councils and development and services boards.
<b>Survey methodology and design</b>	<b>8</b>	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	<b>9</b>	The survey is collected by mail each month from a sample of approximately 160 local government institutions.

<b>Constant prices</b>	<b>10</b>	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	<b>11</b>	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	<b>12</b>	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
<b>Seasonal adjustment</b>	<b>13</b>	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.

	<b>14</b>	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.
<b>Trend cycle</b>	<b>15</b>	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.
<b>Related publications</b>	<b>16</b>	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>• P5041.3 - Building plans passed and buildings completed issued annually.</li> <li>• P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually.</li> <li>• Bulletin of Statistics issued quarterly.</li> <li>• South African Statistics issued annually.</li> </ul>
<b>Unpublished statistics</b>	<b>17</b>	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.

<b>Rounding-off of figures</b>	<b>18</b>	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.
<b>Pre-release policy</b>	<b>19</b>	Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:
	<b>20</b>	In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry (DTI), National Treasury and the South African Reserve Bank (SARB) will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.
	<b>21</b>	Stats SA pre-release policy may be inspected at its Website, <a href="http://www.statssa.gov.za">www.statssa.gov.za</a>
<b>Symbols and abbreviations</b>		<p>- nil</p> <p>* revised</p> <p>m<sup>2</sup> construction area in square metres</p> <p>Stats SA Statistics South Africa</p> <p>SIC Standard Industrial Classification of all Economic Activities</p>

		<p>ISIC International Standard Industrial Classification of all Economic</p> <p>Activities</p> <p>JBCC Joint Building Contracts Committee</p> <p>CD Compact Disc</p> <p>US United States</p> <p>SARB South African Reserve Bank</p> <p>DTI Department of Trade and Industry</p>

#### Technical notes

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<b>Response rate</b>	The response rate for November 2000 is 94,3%.
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#### Local government institutions covered in the sample survey

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#### Local government institutions according to province

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

	<p>Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).</p>
<b>North West</b>	<p>Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.</p>

<b>Gauteng</b>	<p>Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes</p>
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	Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
<b>Mpumalanga</b>	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
<b>Northern Province</b>	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

<b>Local government institutions according to selected urban areas</b>	
<b>Cape Town</b>	Blaauwberg (includes Milnerton), Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, Ikapa, Oostenberg (Kraaifontein and Melton Rose - Blue Downs), Simon's Town and South Peninsula.
<b>Durban</b>	Durban, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), North Local Council - Verulam, Outer West Local



	Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall) and South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini).
<b>Witwatersrand</b>	Alberton (includes Thokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Carletonville (includes Khutsong), Duduza, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Midrand (includes Rabie Ridge and Ivory Park), Nigel, Randfontein (includes Mohlakeng), Soweto, Springs (includes KwaThema) and Westonaria (includes Bekkersdal).
<b>Pretoria</b>	Akasia (includes Elandsdoorn, Klipfontein and Soshanguve), Centurion, Eastern Services Council - Pretoria area and Pretoria (includes Atteridgeville and Mamelodi).
<b>Bloemfontein</b>	Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung).

Glossary	
<b>Additions and</b>	Additions and alterations include extensions to existing buildings as well as

<b>alterations</b>	internal and external alterations of existing buildings.
<b>Blocks of flats</b>	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.
<b>Dwelling-house</b>	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.
<b>Local government institutions</b>	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, regional councils, metropolitan councils, district councils, transitional local councils and development and services boards.
<b>Non-residential buildings</b>	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.
<b>Other residential buildings</b>	Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.
<b>Percentage change</b>	A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared

	with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.
<b>Reference period</b>	Reference period is one calendar month.
<b>Residential buildings</b>	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.
<b>Townhouses</b>	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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**Table 1 - Building plans passed according to province and type of building**

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at current prices (R1 000)	1998	18 136 868	4 539 641	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999	17 801 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 496 749	557 642	364 482
		1999-Jan-Nov	16 767 912	3 981 327	857 932	135 765	450 512	2 979 474	437 496	7 047 781	526 348	351 274
		2000-Jan-Nov	18 463 469	5 042 398	1 064 613	175 800	588 744	2 142 261	422 467	8 145 397	574 769	307 020
		1999-Nov*	1 949 257	504 662	82 853	19 949	39 218	162 162	41 462	1 033 125	40 992	24 834
		2000-Oct*	1 938 716	554 393	117 279	20 963	45 952	174 098	40 938	909 328	42 843	32 922
		2000-Nov	1 900 876	459 381	114 738	23 110	51 713	193 376	41 746	915 012	75 558	26 242
Residential buildings 1/	Value at current prices (R1 000)	1998	8 103 081	2 146 582	485 575	68 677	247 339	924 376	350 464	3 234 227	395 381	250 455
		1999	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
		1999-Jan-Nov	6 888 685	1 817 396	321 675	45 842	223 113	723 894	258 393	3 049 817	259 053	189 498
		2000-Jan-Nov	8 932 357	2 454 298	465 631	42 089	286 715	854 305	243 248	4 114 527	290 800	180 744
		1999-Nov*	710 950	208 860	30 406	6 416	18 988	57 931	23 591	324 580	24 640	15 538
		2000-Oct*	906 271	294 361	40 907	7 342	25 056	74 363	24 382	399 912	25 197	14 751
		2000-Nov	910 835	233 274	29 796	2 845	31 318	90 369	23 501	438 634	48 096	13 002
Dwelling-houses 2/	Number	1998	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
		1999-Jan-Nov	68 271	16 655	5 820	938	3 565	5 855	3 604	25 423	2 646	3 765
		2000-Jan-Nov	64 310	14 853	5 906	208	5 710	4 032	1 759	25 325	4 458	2 059
		1999-Nov*	4 312	1 062	317	68	168	286	267	1 725	302	117
		2000-Oct*	6 013	1 406	511	42	661	503	151	2 096	504	139
		2000-Nov	6 576	1 834	330	20	515	322	163	1 959	1 358	75
	Value at current	1998	5 927 644	1 557 588	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
		1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
		1999-Jan-Nov	5 282 742	1 451 481	300 205	44 403	190 720	574 415	237 308	2 124 442	195 661	164 103

prices	2000-Jan-Nov	6 920 029	1 938 486	400 923	33 373	237 004	648 229	212 746	3 033 993	258 683	156 592
(R1 000)	1999-Nov*	525 160	151 765	26 580	6 416	10 554	43 632	22 665	227 570	21 796	14 182
	2000-Oct*	735 591	240 094	37 731	6 483	22 866	61 449	22 346	307 600	24 041	12 981
	2000-Nov	721 402	193 862	28 637	2 447	20 646	65 323	19 204	337 673	42 728	10 882

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

2/ Including subsidised dwelling-houses

P5041.1

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1999	54 934	12 687	5 145	883	2 877	4 286	2 707	21 135	1 950	3 264
		1999-Jan-Nov	52 657	12 268	5 050	856	2 740	4 210	2 676	19 761	1 880	3 216
		2000-Jan-Nov	44 727	8 989	4 815	79	4 980	2 234	829	17 647	3 541	1 613
		1999-Nov*	2 706	636	245	56	114	128	187	1 059	216	65
		2000-Oct*	3 958	717	429	7	596	314	62	1 298	437	98
	2000-Nov	4 769	1 329	276	10	444	158	95	1 149	1 266	42	
	Value at current prices (R1 000)	1998	1 606 917	203 197	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
		1999	1 498 261	270 893	151 583	30 702	77 858	152 558	107 732	579 939	58 574	68 418
		1999-Jan-Nov	1 413 452	257 086	146 828	28 160	74 315	147 614	106 305	530 317	56 081	66 742
		2000-Jan-Nov	1 408 047	288 409	173 561	6 578	110 731	104 644	46 969	535 747	84 648	56 760
		1999-Nov*	113 162	29 247	11 646	4 432	3 804	6 719	9 258	37 598	7 087	3 371
		2000-Oct*	134 547	26 758	20 722	505	12 677	11 145	4 122	42 838	10 567	5 213
		2000-Nov	179 144	54 399	15 611	899	9 322	7 932	5 522	53 924	27 798	3 737
Non-residential	Number	1998	3 343	1 172	197	72	124	512	145	872	134	115
		1999	2 739	908	187	39	128	303	119	800	184	71
		1999-Jan-Nov	2 526	858	176	36	120	282	112	748	126	68
		2000-Jan-Nov	2 835	1 181	160	36	91	321	80	801	117	48
		1999-Nov*	247	80	26	2	24	27	8	64	10	6
		2000-Oct*	420	250	13	5	10	31	12	92	5	2
		2000-Nov	286	111	19	4	10	29	8	84	15	6
	Value at current prices (R1 000)	1998	5 473 125	1 076 425	190 118	51 624	185 052	664 004	119 775	2 827 644	232 434	126 044
		1999	5 563 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 532 539	145 558	103 877
		1999-Jan-Nov	5 338 764	800 141	152 345	25 517	98 531	1 529 585	79 945	2 410 355	139 787	102 554
		2000-Jan-Nov	4 378 104	1 125 555	245 710	42 253	82 212	407 462	52 749	2 250 236	136 186	35 741
		1999-Nov*	701 437	119 451	18 428	5 921	7 523	26 650	10 717	503 158	5 544	4 045
		2000-Oct*	492 884	90 931	43 056	6 223	9 181	39 713	6 919	286 444	3 586	6 831
		2000-Nov	496 373	93 779	44 073	5 054	3 804	29 489	5 913	299 629	11 169	3 463

Additions and alterations	Value at current prices (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		1999-Jan-Nov	4 540 462	1 363 789	383 911	64 405	128 868	725 993	99 157	1 587 607	127 507	59 221
		2000-Jan-Nov	5 153 008	1 462 545	353 272	91 458	219 817	880 494	126 470	1 780 634	147 783	90 535
		1999-Nov*	536 870	176 351	34 019	7 612	12 707	77 581	7 154	205 387	10 808	5 251
		2000-Oct*	539 561	169 101	33 316	7 398	11 715	60 022	9 637	222 972	14 060	11 340
		2000-Nov	493 668	132 328	40 869	15 211	16 591	73 518	12 332	176 749	16 293	9 777

1/ Including subsidised dwelling-houses

P5041.1

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

Item		Year and month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at current prices (R1 000)	1998	11 688 071	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 618 739	482 866	200 567
		1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577
		1999-Jan-Nov	9 563 863	2 781 796	588 780	122 264	311 580	1 495 316	304 136	3 406 439	430 919	122 630
		2000-Jan-Nov	9 772 011	2 702 132	544 377	105 943	303 554	1 632 281	273 296	3 865 605	219 756	125 067
		1999-Nov*	1 081 381	211 571	65 485	14 406	21 788	105 103	39 581	477 547	132 229	13 671
		2000-Oct*	886 606	274 015	59 875	10 753	28 782	161 095	32 409	295 151	13 437	11 089
		2000-Nov	943 602	275 582	65 525	17 904	41 151	163 487	19 970	335 022	16 791	8 170
Residential buildings 1/	Value at current prices (R1 000)	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
		1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243
		1999-Jan-Nov	4 647 836	1 386 152	301 102	60 549	142 139	491 977	162 485	1 823 599	186 325	93 503
		2000-Jan-Nov	4 577 954	1 319 527	250 603	31 868	166 632	580 450	139 312	1 866 351	139 909	83 302
		1999-Nov*	461 147	115 177	41 114	11 933	10 062	33 818	16 357	205 610	21 496	5 580
		2000-Oct*	454 980	147 381	22 555	4 364	16 368	64 170	15 667	171 261	6 425	6 789
		2000-Nov	520 865	143 420	38 913	1 787	24 876	54 446	10 934	230 086	10 392	6 011
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1999	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874
		1999-Jan-Nov	55 581	12 295	5 750	2 445	2 750	3 323	2 009	22 632	1 835	2 542
		2000-Jan-Nov	44 109	11 233	2 725	333	3 395	4 298	1 540	17 176	2 617	792
		1999-Nov*	5 287	1 104	671	614	227	156	165	2 140	166	44
		2000-Oct*	3 482	964	426	25	143	524	125	1 015	180	80
		2000-Nov	3 611	1 075	483	19	122	292	96	1 233	247	44
	Value at current prices (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
		1999-Jan-Nov	3 313 131	962 301	253 542	52 995	109 129	366 793	133 525	1 251 406	101 328	82 108
		2000-Jan-Nov	3 503 320	1 005 732	211 444	26 370	121 601	435 754	118 462	1 382 010	130 673	71 274
		1999-Nov*	351 140	82 836	39 189	11 723	9 601	21 937	12 560	152 946	14 974	5 374

	2000-Oct*	337 320	109 016	20 809	4 364	8 302	46 474	13 933	122 217	5 774	6 431
	2000-Nov	402 850	126 451	34 678	1 787	9 113	43 283	9 742	162 651	9 919	5 226

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

2/ Including subsidised dwelling-houses

P5041.1

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

Item		Year and Month	Total	Province								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		1999-Jan-Nov	45 632	8 772	5 175	2 386	2 333	2 051	1 637	19 550	1 407	2 321
		2000-Jan-Nov	34 294	7 771	2 157	252	3 125	2 812	1 187	14 190	2 232	568
		1999-Nov*	4 330	858	609	609	187	64	112	1 804	67	20
		2000-Oct*	2 544	603	381	12	113	393	88	725	163	66
		2000-Nov	2 527	665	400	11	89	170	63	886	216	27
	Value at current prices (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		1999-Jan-Nov	1 029 625	170 947	148 198	42 384	56 013	90 772	72 088	368 593	34 733	45 893
		2000-Jan-Nov	973 230	140 522	90 425	10 227	70 071	114 718	51 621	408 795	56 033	30 818
		1999-Nov*	110 872	15 029	23 736	11 041	5 215	3 981	5 585	43 396	1 442	1 447
		2000-Oct*	85 158	13 552	11 020	818	2 377	18 155	6 025	26 271	2 841	4 099
		2000-Nov	95 831	17 868	14 281	649	2 672	8 082	4 046	42 173	3 855	2 205
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999	1 827	794	120	33	64	251	92	355	91	27
		1999-Jan-Nov	1 716	754	115	32	58	229	86	331	84	27
		2000-Jan-Nov	1 570	618	87	20	63	377	69	270	42	24
		1999-Nov*	182	61	10	2	7	22	23	31	22	4
		2000-Oct*	144	50	9	2	11	22	15	30	3	2
		2000-Nov	110	35	11	3	8	19	8	20	4	2
	Value at current prices (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
		1999	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
		1999-Jan-Nov	2 523 542	659 822	118 113	27 702	63 494	481 754	68 544	918 657	165 329	20 122
		2000-Jan-Nov	2 759 141	577 365	131 681	26 769	57 677	396 614	72 409	1 432 148	45 578	18 900
		1999-Nov*	409 997	38 531	7 441	848	3 479	32 364	11 065	211 681	98 096	6 492
		2000-Oct*	195 288	49 691	6 286	2 075	6 430	35 585	12 627	76 593	4 308	1 693
		2000-Nov	173 556	57 586	8 503	2 277	4 529	36 270	3 751	57 571	1 219	1 850
Additions and	Value	1998	2 251 383	580 310	182 366	56 875	93 511	568 080	58 878	639 344	62 481	9 534



alterations	at	1999	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
	current	1999-Jan-Nov	2 392 484	735 820	169 564	34 011	105 946	521 584	73 106	664 182	79 263	9 004
	prices	2000-Jan-Nov	2 434 916	805 240	162 093	47 306	79 245	655 217	61 575	567 106	34 269	22 865
	(R1 000)	1999-Nov*	210 237	57 863	16 930	1 625	8 247	38 921	12 159	60 256	12 637	1 599
		2000-Oct*	236 338	76 943	31 034	4 314	5 984	61 340	4 115	47 297	2 704	2 607
		2000-Nov	249 181	74 576	18 109	13 840	11 746	72 771	5 285	47 365	5 180	309

1/ Including subsidised dwelling-houses

**TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY**

Item	Building plans passed			Buildings completed		
	Jan. -			Jan. -		
	2000	1999	Percentage change	2000	1999	Percentage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	6 920,0	5 282,7	+31,0	3 503,3	3 313,1	+5,7
Flats and townhouses	1 768,0	1 081,4	+63,5	971,4	1 044,1	-7,0
Total 1/	8 932,4	6 888,7	+29,7	4 578,0	4 647,8	-1,5
Non-residential buildings	4 378,1	5 338,8	-18,0	2 759,1	2 523,5	+9,3
Additions and alterations	5 153,0	4 540,5	+13,5	2 434,9	2 392,5	+1,8
Total	18 463,5	16 767,9	+10,1	9 772,0	9 563,9	+2,2

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	5 156,1	4 161,7	+23,9	2 699,8	2 671,0	+1,1
Flats and townhouses	1 316,9	851,7	+54,6	765,5	869,7	-12,0
Total 1/	6 655,7	5 428,7	+22,6	3 546,7	3 781,7	-6,2
Non-residential buildings	3 262,5	4 211,6	-22,5	2 224,6	2 170,0	+2,5

Additions and alterations	3 841,7	3 576,1	+7,4	1 919,7	1 997,0	-3,9
Total	13 759,9	13 216,4	+4,1	7 690,9	7 948,7	-3,2

1/ Including "Other"

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 851	1 463	1 188
		1999	17 802	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 949	1 034
		2000		1 027	1 663	1 572	1 281	1 932	1 711	2 011	1 777	1 649	1 939	1 901	
Residential buildings	R million	1998	8 103	503	652	804	681	654	705	793	699	704	859	624	425
		1999	7 383	553	529	667	531	528	838	637	631	600	665	711	494
		2000		504	783	751	628	875	842	975	931	827	906	911	
Non-residential buildings	R million	1998	5 473	409	385	424	459	483	579	468	434	478	518	469	367
		1999	5 564	238	395	1 454	375	274	418	461	389	305	329	701	225
		2000		171	481	359	271	574	336	486	353	356	493	496	
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 855	277	356	477	330	403	404	420	416	484	437	537	315
		2000		352	400	462	382	483	532	550	493	466	540	494	

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

Total	R million	1998	15 100	987	1 176	1 391	1 246	1 239	1 390	1 438	1 278	1 310	1 502	1 183	960
		1999	14 020	859	1 018	2 065	976	952	1 306	1 191	1 125	1 087	1 118	1 518	804
		2000		792	1 278	1 199	967	1 448	1 279	1 490	1 305	1 209	1 414	1 380	
Residential buildings	R million	1998	6 751	433	557	685	577	552	593	659	574	574	698	504	344
		1999	5 813	445	421	530	419	417	659	500	495	469	519	554	384
		2000		388	601	573	474	656	630	722	683	606	661	661	
Non-residential buildings	R million	1998	4 558	352	329	362	389	408	487	389	356	391	420	379	296
		1999	4 387	191	314	1 156	296	217	329	361	305	239	257	546	175
		2000		132	370	274	205	430	251	360	260	261	360	360	
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 821	223	283	379	261	318	318	330	326	379	341	418	245
		2000		271	307	352	289	362	398	407	362	342	394	359	

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 688	806	902	1 086	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 241	704	856	909	760	765	782	1 017	921	914	853	1 081	677
		2000		679	778	871	775	1 153	697	1 093	932	963	887	944	
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 997	314	397	432	378	391	420	481	461	493	420	461	350
		2000		301	353	414	364	471	358	402	443	496	455	521	
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 705	197	215	246	182	196	209	264	205	197	204	410	182
		2000		194	204	189	224	390	169	472	279	268	195	174	
Additions and alterations	R million	1998	2 251	200	193	212	156	183	195	216	174	202	204	175	142
		1999	2 539	193	245	231	201	179	154	272	256	223	229	210	146
		2000		183	221	268	188	292	170	219	209	199	236	249	

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

Total	R million	1998	10 323	733	813	972	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 497	601	726	767	638	640	654	845	755	747	693	882	548
		2000		547	622	693	615	915	549	862	729	749	686	725	
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	4 059	263	329	356	311	320	344	391	370	397	335	366	277
		2000		238	278	326	285	368	279	310	342	380	347	394	
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 323	173	187	214	157	169	180	227	175	168	173	346	153
		2000		162	168	154	182	315	137	380	222	213	154	137	
Additions and alterations	R million	1998	1 989	183	174	191	140	162	172	189	151	176	177	151	122
		1999	2 115	166	209	197	170	151	129	226	210	182	186	170	118
		2000		148	176	213	148	231	134	172	164	155	185	194	

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total At current prices	R million	1998	1 555	1 369	1 541	1 569	1 483	1 564	1 538	1 464	1 592	1 595	1 303	1 599
		1999	1 459	1 268	2 446	1 341	1 207	1 582	1 338	1 367	1 355	1 232	1 728	1 400
		2000	1 409	1 655	1 453	1 408	1 944	1 632	1 761	1 693	1 605	1 676	1 703	

At constant 1995 prices	R million	1998	1 336	1 171	1 311	1 330	1 252	1 314	1 279	1 205	1 302	1 296	1 054	1 288
		1999	1 174	1 010	1 940	1 060	954	1 242	1 051	1 075	1 063	964	1 345	1 085
		2000	1 086	1 271	1 106	1 063	1 458	1 217	1 305	1 247	1 179	1 225	1 236	
Residential buildings	R million	1998	654	644	754	724	656	677	702	659	692	722	576	605
At current prices		1999	732	525	617	571	527	811	562	592	587	561	655	703
		2000	671	783	684	680	875	817	859	870	806	771	836	
At constant 1995 prices	R million	1998	563	551	642	614	553	568	584	542	566	587	466	487
		1999	590	418	489	451	416	636	441	465	461	439	510	545
		2000	517	601	521	513	656	609	637	641	592	563	608	
Non-residential buildings	R million	1998	569	365	402	471	502	538	430	410	511	455	392	497
At current prices		1999	341	359	1 381	393	282	388	412	386	323	287	583	304
		2000	251	438	342	288	588	308	425	361	372	434	418	
At constant 1995 prices	R million	1998	488	312	342	399	424	452	358	338	418	369	317	400
		1999	274	286	1 096	311	223	305	324	303	253	225	454	235
		2000	193	337	260	217	441	229	315	266	273	317	304	
Additions and alterations	R million	1998	569	360	385	373	325	349	406	395	389	418	335	497
At current prices		1999	341	383	448	377	398	383	364	389	445	384	489	393
		2000	251	433	427	441	481	507	477	461	427	472	449	
At constant 1995 prices	R million	1998	563	308	327	316	275	294	337	325	318	340	270	401
		1999	590	305	355	298	316	301	285	306	349	300	380	304
		2000	517	333	325	333	362	379	353	340	314	345	325	

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	987	968	1 054	933	815	1 146	952	856	1 138	1 087	853	883
At current prices		1999	859	906	893	827	788	802	882	902	835	785	990	796
		2000	826	824	850	852	1 231	712	922	905	866	820	854	
At constant 1995 prices	R million	1998	896	877	944	834	724	1 011	836	752	999	948	738	759
		1999	732	770	754	695	660	666	730	741	683	639	811	642
		2000	664	660	677	676	976	558	725	709	674	635	658	
Residential buildings	R million	1998	499	450	691	495	419	615	540	405	505	472	426	466
At current prices		1999	412	448	429	411	370	431	438	438	437	395	388	398
		2000	395	404	411	399	452	364	363	420	434	433	444	
At constant 1995 prices	R million	1998	443	398	613	432	365	533	467	349	434	402	363	396
		1999	345	374	354	338	303	351	356	352	351	316	309	316
		2000	312	319	324	312	353	281	280	325	332	330	337	
Non-residential buildings	R million	1998	262	345	174	271	205	333	227	279	432	420	267	204
At current prices		1999	231	238	264	202	231	210	211	206	177	173	409	177

		2000	227	222	210	252	473	169	371	274	236	166	178	
At constant 1995 prices	R million	1998	246	322	162	252	189	304	207	252	390	376	237	180
		1999	203	208	230	175	199	180	180	177	151	147	346	149
		2000	189	183	171	205	381	136	297	219	188	131	141	
Additions and alterations At current prices	R million	1998	226	173	188	168	191	198	185	173	201	196	160	213
		1999	216	220	199	214	187	160	233	258	221	217	194	221
		2000	204	198	229	201	306	179	188	211	197	221	232	
At constant 1995 prices	R million	1998	207	157	169	150	170	174	162	151	175	170	138	183
		1999	185	188	170	181	158	135	194	212	181	176	157	178
		2000	163	158	182	159	242	141	148	166	154	173	181	

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

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
	No.	m	R1 000 3/	units	m	R1 000 3/	units	m	R1 000 3/	R1 000 3/
1998	69 029	5 784 907	5 927 644	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 103 081
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529
1999-Jan-Nov	68 271	5 022 380	5 282 742	2 075	178 215	224 805	5 925	625 034	856 610	6 888 685
2000-Jan-Nov	64 310	5 807 896	6 920 029	2 080	187 391	274 912	8 308	964 145	1 493 041	8 932 357
1999-Nov*	4 312	430 812	525 160	125	14 570	25 275	897	94 236	126 387	710 950
2000-Oct*	6 013	594 569	735 591	235	23 123	28 220	718	73 991	105 720	906 271
-Nov	6 576	573 515	721 402	239	19 380	25 808	717	92 246	146 358	910 835

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

Year and month	B. Non-Residential buildings														C. Additions and alterations										Total A+B+C										
	Office space				Shopping space				Industrial and warehouse space				Total 2/		Dwelling-houses				Total 2/																
	2		R1 000 3/		2		R1 000 3/		2		R1 000 3/		R1 000 3/		2		R1 000 3/		2		R1 000 3/		R1 000 3/												
	m				m				m						m				m																
1998	911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	473	125	2	636	605	2	773	436	3	788	977	4	560	662	18	136	868
1999	1	092	782	1	684	562	828	921	1	988	010	849	726	1	052	548	5	563	948	2	753	611	3	066	909	3	770	164	4	855	360	17	801	838	
1999-Jan-Nov	1	033	082	1	593	472	804	628	1	958	429	798	507	987	836	5	338	764	2	555	227	2	839	550	3	511	541	4	540	462	16	767	912		
2000-Jan-Nov	1	076	596	1	665	818	510	008	688	559	1	142	607	1	453	409	4	378	104	2	865	981	3	468	849	3	831	392	5	153	008	18	463	469	
1999-Nov*	154	303	261	774			78	313	300	161	85	795	101	931	701	437	287	100	330	800	394	592	536	870	1	949	257								

2000-Oct*	118 923	192 458	38 832	47 052	122 874	167 280	492 884	286 684	358 488	385 234	539 561	1 938 716
-Nov	141 194	217 486	39 859	53 058	113 619	153 655	496 373	275 255	343 946	347 902	493 668	1 900 876

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/At current prices

P5041.1

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	
Cape Town												
1998	5 066	709 867	2 329	246 047	1 064 635	234 207	74 217	274 544	640 807	503 154	886 786	2 592 229
1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
1999-Nov*	710	82 349	222	35 749	124 462	79 435	5 715	12 639	100 633	68 519	129 032	354 127
2000-Oct	1 046	143 886	164	29 659	174 068	21 788	19 829	20 316	72 429	75 678	112 853	359 350
-Nov	1 249	121 131	168	26 705	148 319	48 872	7 156	8 961	72 846	60 682	96 568	317 733
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
1999-Nov*	156	20 128	11	985	21 113	334	1 200	5 267	8 341	29 200	52 370	81 824
2000-Oct	169	25 862	21	6 700	32 562	0	8 562	11 606	29 077	25 050	37 293	98 932
-Nov	145	18 491	23	4 601	23 092	0	590	15 953	19 283	31 460	50 764	93 139
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 093 903	651 227	449 829	789 965	2 080 244	792 907	1 417 458	5 591 606
1999	21 532	1 500 015	1 798	264 400	2 204 953	908 917	376 105	477 761	2 134 004	811 842	1 303 589	5 642 547
1999-Nov*	1 368	153 197	248	36 707	211 037	155 135	260 131	40 942	461 535	93 368	167 360	839 932
2000-Oct	1 646	192 122	282	29 486	228 416	164 430	5 310	68 487	262 079	95 266	178 417	668 912
-Nov	1 544	224 356	422	81 779	306 366	128 060	9 011	76 926	237 040	102 160	135 595	679 001
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591

1999-Nov*	259	59 738	264	37 092	98 004	6 677	11 847	7 609	30 120	22 121	32 524	160 648
2000-Oct	360	104 287	171	29 262	160 305	2 061	193	8 421	19 824	29 925	37 476	217 605
-Nov	330	101 517	99	17 751	119 268	36 683	4 411	1 989	54 470	27 471	33 824	207 562

#### Bloemfontein

1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
1999-Nov*	83	3 381	71	8 373	11 754	1 789	0	2 396	4 185	3 794	5 083	21 022
2000-Oct	564	16 950	6	550	17 500	0	0	4 149	4 149	5 228	6 864	28 513
-Nov	438	14 498	41	9 800	24 298	0	0	213	213	4 048	12 594	37 105

1/Including subsidised dwelling-housing

2/Including 'Other'

3/At current prices

**Table 11 - Total buildings completed according to type of building**

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346
1999-Jan-Nov	55 581	3 560 286	3 313 131	2 126	184 293	239 054	5 821	620 055	805 076	4 647 836
2000-Jan-Nov	44 109	3 224 754	3 503 320	2 013	167 068	227 888	5 112	542 641	743 561	4 577 954
1999-Nov*	5 287	357 578	351 140	231	23 022	29 554	483	53 587	65 543	461 147
2000-Oct*	3 482	292 765	337 320	45	6 836	11 488	653	58 170	79 461	454 980
-Nov	3 611	322 371	402 850	115	6 626	9 425	537	63 860	100 563	520 865

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

Year and month	B. Non-Residential buildings							C. Additions and alterations					Total A+B+C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/			
	2 m	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/	
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 243 919	1 302 415	1 950 643	2 251 383	11 688 071	
1999	436 585	675 168	414 506	626 856	836 355	995 501	2 705 138	1 456 109	1 536 533	2 150 510	2 538 827	10 241 312	
1999-Jan-Nov	424 067	657 180	390 543	602 089	751 523	867 529	2 523 542	1 369 592	1 443 575	2 031 736	2 392 484	9 563 863	
2000-Jan-Nov	540 736	841 940	441 577	877 891	682 349	765 297	2 759 141	1 296 847	1 466 582	1 834 205	2 434 916	9 772 011	

1999-Nov*	14 455	17 026	116 039	232 311	100 980	132 547	409 997	125 113	142 179	173 146	210 237	1 081 381
2000-Oct*	45 382	63 587	26 445	39 704	76 350	77 213	195 288	121 732	140 843	184 622	236 338	886 606
-Nov	64 015	101 237	11 090	12 192	29 843	37 778	173 556	133 437	143 902	192 646	249 181	943 602

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.		No. of units									
	R1 000 3/		R1 000 3/		R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/
Cape Town												
1998	3 111	434 464	1 856	231 844	801 582	212 541	12 657	139 679	391 340	219 206	387 113	1 580 036
1999	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104
1999-Nov*	699	34 375	172	21 423	55 798	0	0	18 435	19 792	20 855	34 291	109 881
2000-Oct	662	55 814	79	10 105	66 625	2 791	9 832	10 753	23 812	35 369	44 903	135 340
-Nov	458	63 154	69	8 039	73 138	42 684	0	8 220	51 277	28 833	45 550	169 965
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465
1999-Nov*	99	12 263	16	2 265	14 528	70	1 130	29 517	32 094	22 252	34 463	81 085
2000-Oct	208	21 420	8	1 660	23 080	840	1 520	23 056	26 116	25 450	53 271	102 467
-Nov	126	21 951	28	6 609	28 560	0	5 516	7 714	15 508	24 428	62 435	106 503
Witwatersrand												
1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833
1999-Nov*	1 941	111 945	132	12 074	137 726	7 956	7 380	56 168	73 638	37 927	45 927	257 291
2000-Oct	809	83 105	304	36 324	119 429	54 499	3 675	13 131	73 498	22 749	42 555	235 482
-Nov	964	110 021	296	54 965	164 986	34 916	1 366	10 031	47 997	25 889	42 771	255 754
Pretoria												
1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	56 578	72 170	826 717
1999	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212
1999-Nov*	166	37 694	155	25 924	64 373	4 761	128 839	0	135 435	5 364	10 021	209 829
2000-Oct	172	35 362	85	12 511	47 873	0	0	0	908	2 658	2 727	51 508



-Nov	230	49 508	121	12 470	61 978	5 547	0	0	5 547	3 364	4 373	71 898
Bloemfontein												
1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Nov	136	5 990	1	51	6 041	0	0	0	272	3 395	5 162	11 475
2000-Oct	16	2 489	114	7 716	10 205	2 166	735	0	4 110	1 611	3 039	17 354
-Nov	25	3 600	53	10 600	18 953	0	2 122	0	2 122	2 529	5 494	26 569
1/Including subsidised dwelling-houses												
2/Including "Other"												
3/At current prices												

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000 2/	Number	2 m	R1 000 2/
Total						
1998	69 029	5 784 907	5 927 644	50 022	3 922 684	3 908 525
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
1999-Jan-Nov	68 271	5 022 380	5 282 742	55 581	3 560 286	3 313 131
2000-Jan-Nov	64 310	5 807 896	6 920 029	44 109	3 224 754	3 503 320
1999-Nov*	4 312	430 812	525 160	5 287	357 578	351 140
2000-Oct*	6 013	594 569	735 591	3 482	292 765	337 320
-Nov	6 576	573 515	721 402	3 611	322 371	402 850
Dwelling-houses equal to or larger than 81 m2						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
1999-Jan-Nov	15 614	3 098 658	3 869 289	9 949	1 954 833	2 283 506
2000-Jan-Nov	19 583	4 038 486	5 511 982	9 815	1 938 849	2 530 090
1999-Nov*	1 606	318 311	411 998	957	201 002	240 268
2000-Oct*	2 055	432 007	601 044	938	187 885	252 162
-Nov	1 807	390 776	542 258	1 084	222 319	307 019
Dwelling-houses smaller than 81 m2						
1998	49 063	2 006 117	1 606 917	36 988	1 448 724	1 057 069
1999	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
1999-Jan-Nov	52 657	1 923 722	1 413 452	45 632	1 605 453	1 029 625
2000-Jan-Nov	44 727	1 769 410	1 408 047	34 294	1 285 905	973 230
1999-Nov*	2 706	112 501	113 162	4 330	156 576	110 872
2000-Oct*	3 958	162 562	134 547	2 544	104 880	85 158

-Nov		4 769	182 739	179 144	2 527	100 052	95 831
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1/ Including subsidised dwelling-houses							
2/ At current prices							

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