

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

November 2003

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Key figures regarding building plans passed as at the end of November 2003

Actual estimates at constant 2000 prices

	November 2003 R million	January 2003 to November 2003 R million	Percentage change between November 2002 and November 2003	Percentage change between September 2002 to November 2002 and September 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings					
Dwelling-houses	890,1	8 755,9	+ 16,9	+ 17,4	+ 8,3
Flats and townhouses	437,9	3 539,5	+ 96,9	+ 47,2	+ 56,2
Other residential buildings	17,5	171,4	+ 1 655,0	- 88,1	- 73,4
Total	1 345,5	12 466,8	+ 36,7	+ 11,6	+ 13,4
Non-residential buildings	282,0	3 351,3	+ 13,5	+ 31,5	- 4,6
Additions and alterations	568,7	5 798,0	- 1,0	- 0,2	+ 1,8
Total	2 196,2	21 616,1	+ 21,5	+ 10,8	+ 7,0

Seasonally adjusted estimates at constant 2000 prices

	November 2003 R million	Percentage change between October 2003 and November 2003	Percentage change between June 2003 to August 2003 and September 2003 to November 2003
Residential buildings	1 266,7	+ 12,4	+ 1,4
Non-residential buildings	263,7	- 23,6	+ 12,6
Additions and alterations	489,4	- 2,0	- 8,3
Total	2 019,8	+ 2,4	+ 0,4

Key findings regarding seasonally adjusted real value of building plans passed as at the end of November 2003

The seasonally adjusted real value of building plans passed (at constant 2000 prices) for the three months ended November 2003 increased by 0,4% compared with the previous three months. Furthermore, the seasonally adjusted real value of building plans passed increased by 2,4% between October 2003 and November 2003.

The increase of 0,4% in the seasonally adjusted real value of building plans passed during the three months ended November 2003 compared with the previous three months was due to increases in the seasonally adjusted real value of non-residential buildings (+12,6%) and residential buildings (+1,4%). However, these increases were largely counteracted by a decrease in the seasonally adjusted real value of additions and alterations (-8,3%).

The increase of 2,4% in the seasonally adjusted real value of building plans passed between October 2003 and November 2003 was due to an increase in the seasonally adjusted real value of residential buildings (+12,4%). However, the seasonally adjusted real value of non-residential buildings and additions and alterations decreased by 23,6% and 2,0% respectively during the above-mentioned period.

Key findings regarding building plans passed for the first eleven months of 2003

Total real value of building plans passed increases

The total real value of building plans passed (at constant 2000 prices) during the first eleven months of 2003 increased by 7,0% (+R1 413,4 million) to R21 616,1 million compared with the first eleven months of 2002. Large increases in the value of building plans passed were reported for flats and townhouses (+R1 273,9 million) and dwelling-houses (+R671,7 million). Large increases in building plans for flats and townhouses were reported by Gauteng (+R535,1 million), Western Cape (+R434,5 million) and KwaZulu-Natal (+R342,6 million), whereas large increases for dwelling-house plans passed were reported by Gauteng (+R555,5 million) and KwaZulu-Natal (+R174,9 million).

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

The largest provincial contributor to the increase of 7,0% (+R1 413,4 million) in the total real value of building plans passed was Gauteng (+4,6 percentage points or R938,3 million), followed by Western Cape (+1,9 percentage points or R381,9 million) and KwaZulu-Natal (+0,9 of a percentage point or R179,1 million) (see table A). In Gauteng, large increases for flats and townhouses were reported by City of Johannesburg (+R267,4 million), Mogale City Municipality (+R93,2 million), City of Tshwane (+R88,7 million) and Kungwini Local Municipality (+R84,7 million). Regarding dwelling-house plans passed in Gauteng, the largest increase was reported by City of Johannesburg (+R373,9 million) and Mogale City Municipality (+R167,8 million). In Western Cape, the largest increase for flats and townhouses was reported by the selected urban areas of Cape Town (+R395,3 million). Large increases for flats and townhouses in KwaZulu-Natal were reported by North Operational Entity - Umhlanga Rocks (+R131,4 million) and Outer West Operational Entity (+R88,9 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 2002 to November 2002	Percentage change between January 2002 to November 2002 and January 2003 to November 2003	Contribution (percentage points) ^{1/} to the percentage change in the real value of plans passed between January 2002 to November 2002 and January 2003 to November 2003	Difference in total real value of plans passed between January 2002 to November 2002 and January 2003 to November 2003 R million
Gauteng	41,2	+ 11,2	+ 4,6	+ 938,3
Western Cape	26,9	+ 7,0	+ 1,9	+ 381,9
KwaZulu-Natal	14,4	+ 6,2	+ 0,9	+ 179,1
Eastern Cape	5,4	+ 6,8	+ 0,4	+ 74,2
North West	2,9	+ 8,6	+ 0,2	+ 50,1
Northern Cape	0,6	+ 26,1	+ 0,1	+ 29,2
Free State	2,7	- 8,7	- 0,2	- 47,3
Limpopo	2,2	- 18,7	- 0,4	- 84,3
Mpumalanga	3,7	- 14,3	- 0,5	- 107,8
Total	100,0	+ 7,0	+ 7,0	+1 413,4

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2002 to November 2002 and January 2003 to November 2003 (see column 3) with the percentage contribution of the corresponding province to the total real value of plans passed during January 2002 to November 2002 (see column 2) divided by 100.

Key figures regarding buildings completed as at the end of November 2003

Actual estimates at constant 2000 prices

	November 2003 R million	January 2003 to November 2003 R million	Percentage change between November 2002 and November 2003	Percentage change between September 2002 to November 2002 and September 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings					
Dwelling-houses	464,0	4 757,8	- 12,6	- 14,2	- 2,2
Flats and townhouses	257,2	1 915,2	+ 39,9	+ 19,0	+ 11,7
Other residential buildings	2,4	678,0	- 87,9	- 93,1	+ 58,8
Total	723,6	7 351,1	- 1,5	- 12,6	+ 4,9
Non-residential buildings	193,1	2 564,6	- 30,1	- 26,1	+ 17,0
Additions and alterations	240,0	2 574,6	+ 10,0	- 4,0	- 0,1
Total	1 156,7	12 490,3	- 5,9	- 13,3	+ 6,1

Seasonally adjusted estimates at constant 2000 prices

	November 2003 R million	Percentage change between October 2003 and November 2003	Percentage change between June 2003 to August 2003 and September 2003 to November 2003
Residential buildings	612,5	+ 6,5	- 33,1
Non-residential buildings	187,6	+ 8,6	+ 6,8
Additions and alterations	233,0	+ 9,5	- 7,4
Total	1 033,1	+ 7,5	- 23,4

Key findings regarding seasonally adjusted real value of buildings completed as at the end of November 2003

The seasonally adjusted real value of buildings completed (at constant 2000 prices) for the three months ended November 2003 decreased by 23,4% compared with the previous three months. However, between October 2003 and November 2003 the seasonally adjusted real value of buildings completed increased by 7,5%.

The decrease of 23,4% in the seasonally adjusted real value of buildings completed during the three months ended November 2003 compared with the previous three months was due to decreases in the seasonally adjusted real value of residential buildings (-33,1%) and additions and alterations (-7,4%). However, the seasonally adjusted real value of non-residential buildings increased by 6,8% during the above-mentioned period.

The increase of 7,5% in the seasonally adjusted real value of buildings completed between October 2003 and November 2003 was due to increases in the seasonally adjusted real value of additions and alterations (+9,5%), non-residential buildings (+8,6%) and residential buildings (+6,5%).

Key findings regarding buildings completed for the first eleven months of 2003

Total real value of buildings completed increases

The total real value of buildings completed (at constant 2000 prices) during the first eleven months of 2003 increased by 6,1% (+R716,5 million) to R12 490,3 million compared with the first eleven months of 2002. Large increases in the real value of buildings completed were reported for non-residential buildings (+R372,0 million, mainly due to increases reported by Gauteng (+R584,8 million)), 'other' residential buildings (+R251,2 million) and flats and townhouses (+R201,1 million). Large increases for 'other' residential buildings were reported by KwaZulu-Natal (+R293,7 million) and Western Cape (+R209,7 million), whereas the largest increases for flats and townhouses were reported by Gauteng (+R109,0 million) and Western Cape (+R60,6 million).

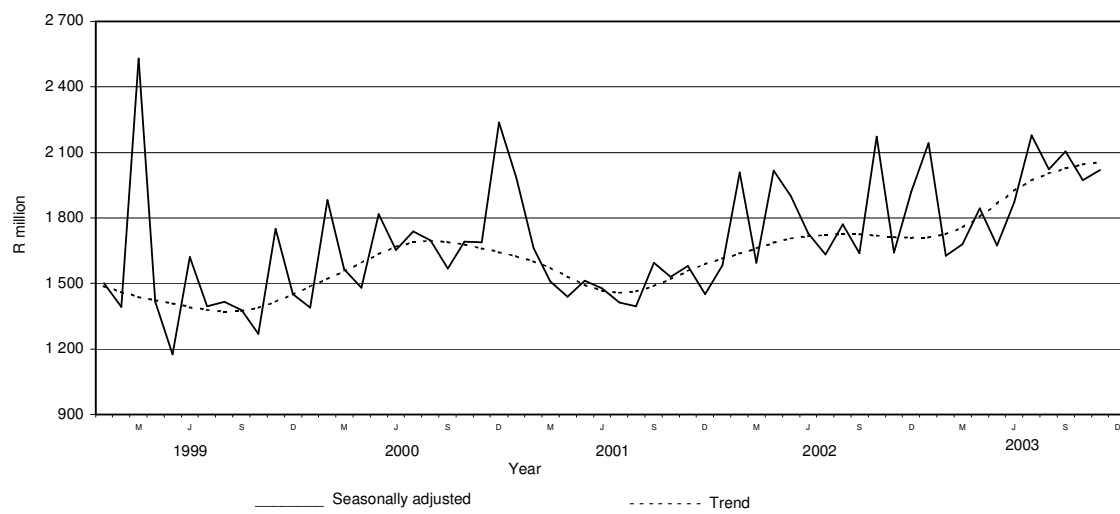
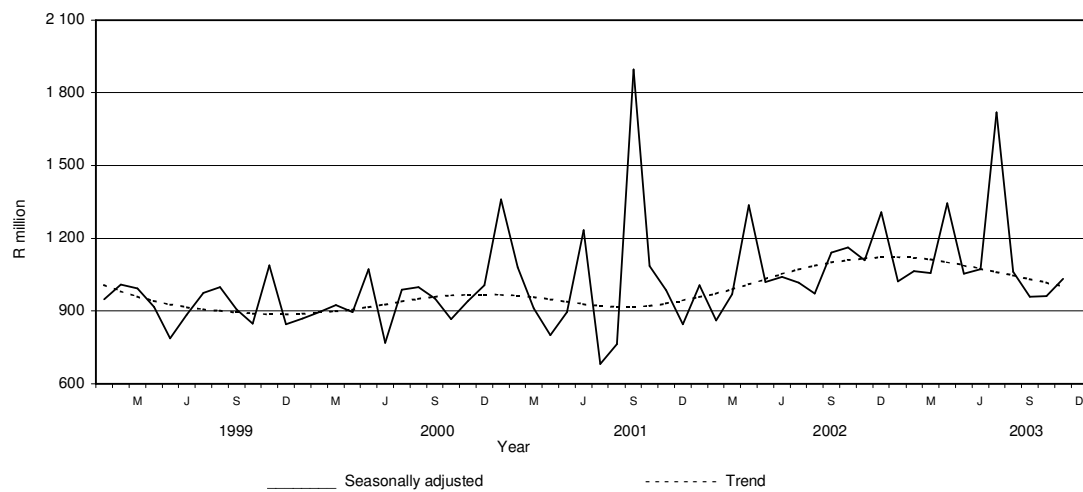
Five of the nine provinces reported increases in the total real value of buildings completed

The largest provincial contributor to the increase of 6,1% (+R716,5 million) in the total real value of buildings completed was Gauteng (+7,5 percentage points or R880,7 million), followed by North West (+0,4 of a percentage point or R43,8 million), Mpumalanga (+0,4 of a percentage point or R43,8 million) and Western Cape (+0,1 of a percentage point or R14,6 million) (see table B). In Gauteng, the largest increase for non-residential buildings completed was reported by City of Johannesburg (+R503,4 million), whereas large increases for flats and townhouses were reported by City of Johannesburg (+R126,3 million) and Kungwini Local Municipality (+R77,0 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 2002 to November 2002	Percentage change between January 2002 to November 2002 and January 2003 to November 2003	Contribution (percentage points) ^{1/} to the percentage change in the real value of buildings completed between January 2002 to November 2002 and January 2003 to November 2003	Difference in total real value of buildings completed between January 2002 to November 2002 and January 2003 to November 2003 R million
Gauteng	38,2	+ 19,6	+ 7,5	+ 880,7
North West	3,1	+ 12,0	+ 0,4	+ 43,8
Mpumalanga	2,5	+ 14,8	+ 0,4	+ 43,8
Western Cape	29,9	+ 0,4	+ 0,1	+ 14,6
Northern Cape	0,7	+ 0,2	+ 0,0	+ 0,2
Free State	3,1	- 2,1	- 0,1	- 7,9
KwaZulu-Natal	15,1	- 2,3	- 0,3	- 39,9
Eastern Cape	5,0	- 9,5	- 0,5	- 55,9
Limpopo	2,4	- 58,1	- 1,4	- 162,9
Total	100,0	+ 6,1	+ 6,1	+ 716,5

^{1/} The contribution (percentage points) is calculated by multiplying the percentage change of each province between January 2002 to November 2002 and January 2003 to November 2003 (see column 3) with the percentage contribution of the corresponding province to the total real value of buildings completed during January 2002 to November 2002 (see column 2) divided by 100.

Figure 1 – Total real value of building plans passed**Figure 2 – Total real value of buildings completed**

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Notes

Forthcoming issues	Issues	Expected release date
	December 2003	18 February 2004
	January 2004	17 March 2004
	February 2004	14 April 2004
	March 2004	19 May 2004
	April 2004	15 June 2004
	May 2004	14 July 2004
	June 2004	18 August 2004
	July 2004	15 September 2004
	August 2004	13 October 2004
	September 2004	17 November 2004
	October 2004	15 December 2004
	November 2004	12 January 2005
	December 2004	16 February 2005
Name change of statistical release	As from the November 2002 publication, the name of the monthly Statistical Release P5041.1: <i>Building Statistics</i> , has changed to <i>Selected building statistics of the private sector derived from data reported by local government institutions</i> .	
Change in base year of constant prices from 1995 to 2000	Following international practice, the base year of the price index ('lump sum domestic buildings' as published in Statistical Release P0151: <i>JBCC Contract Price Adjustment Provision Work Group Indices</i> , which is used to deflate the current prices of building plans passed and buildings completed to constant prices, has been converted to base 2000=100 with effect from May 2002. Previously the value of building plans passed and buildings completed was published at constant 1995 prices. It should be borne in mind that the change does not in any way affect the trends.	
Name and boundary changes of local government institutions	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 51) and table D (page 63) provide lists of old and new names. Further information may also be found on the website of the South African Government at www.gov.za , see section GOVZA: Government System, and the website of the Municipal Demarcation Board at www.demarcation.org.za	
Response rate	The response rate for November 2003 was 97,6%.	

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

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	725 361	+ 47,3	494 719	+ 195,7	353 381	- 3,7	1 573 461	+ 53,3
Feb	836 784	+ 6,3	307 366	- 42,7	476 205	+ 18,9	1 620 355	- 6,0
Mar	933 489	+ 24,6	303 878	- 18,6	438 569	- 15,1	1 675 936	+ 2,3
Apr	742 978	+ 18,0	209 133	- 24,6	379 527	- 1,0	1 331 638	+ 3,2
May	1 006 490	+ 14,4	293 506	- 52,9	502 062	+ 5,8	1 802 058	- 8,9
Jun	904 990	+ 5,8	300 500	- 12,2	448 243	- 15,9	1 653 733	- 4,4
Jul	893 707	- 2,0	366 953	- 25,1	435 627	- 20,9	1 696 287	- 13,1
Aug	839 388	+ 3,8	247 416	- 30,7	485 215	- 1,9	1 572 019	- 11,9
Sep	968 469	+ 16,6	306 265	- 15,0	529 909	+ 13,3	1 804 643	+ 8,8
Oct	1 196 410	+ 29,8	186 942	- 63,0	540 454	- 0,1	1 923 806	- 2,2
Nov	982 841	+ 6,9	318 627	- 37,6	597 940	+ 18,5	1 899 408	- 1,8
Dec	658 017	+ 7,7	140 452	- 80,8	359 110	+ 12,7	1 157 579	- 30,4
Total	10 688 924	+ 12,3	3 475 757	- 34,1	5 546 242	- 0,1	19 710 923	- 3,1
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	+ 38,8	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	940 456	+ 17,3	684 141	+ 297,1	517 143	+ 23,7	2 141 740	+ 53,8
Feb	1 184 508	+ 15,6	227 515	- 63,5	524 418	+ 14,2	1 936 441	- 8,1
Mar	1 379 225	+ 42,9	223 313	- 54,9	598 067	+ 38,1	2 200 605	+ 16,2
Apr	1 199 250	+ 4,1	281 248	- 19,8	589 838	+ 10,6	2 070 336	+ 1,7
May	1 255 211	+ 6,0	383 890	- 12,4	841 658	- 10,1	2 480 759	- 3,1
Jun	1 472 746	+ 33,8	380 987	- 23,5	656 205	+ 18,8	2 509 938	+ 16,7
Jul	1 791 810	+ 43,2	456 508	+ 78,4	880 539	+ 30,6	3 128 857	+ 43,4
Aug	1 634 145	+ 40,3	397 908	+ 1,8	690 880	- 1,2	2 722 933	+ 20,8
Sep	1 752 426	+ 43,3	469 442	+ 63,0	685 799	+ 11,1	2 907 667	+ 36,7
Oct*	1 743 383	- 14,1	450 735	+ 34,4	762 562	+ 0,7	2 956 680	- 5,3
Nov	1 741 098	+ 41,9	364 892	+ 17,9	735 928	+ 2,8	2 841 918	+ 26,2

^{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 2 - Seasonally adjusted values and percentage change of building plans passed at current prices according to 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
2001 Jan	922 642	+ 10,0	706 093	- 31,3	452 638	+ 2,3	2 081 372	- 9,9
Feb	837 312	- 9,2	349 437	- 50,5	548 991	+ 21,3	1 735 740	- 16,6
Mar	891 080	+ 6,4	281 847	- 19,3	419 511	- 23,6	1 592 439	- 8,3
Apr	843 948	- 5,3	241 857	- 14,2	433 061	+ 3,2	1 518 866	- 4,6
May	927 082	+ 9,9	244 968	+ 1,3	451 494	+ 4,3	1 623 543	+ 6,9
Jun	876 271	- 5,5	262 149	+ 7,0	432 870	- 4,1	1 571 290	- 3,2
Jul	810 503	- 7,5	304 604	+ 16,2	395 490	- 8,6	1 510 597	- 3,9
Aug	808 857	- 0,2	240 327	- 21,1	450 845	+ 14,0	1 500 029	- 0,7
Sep	925 278	+ 14,4	299 093	+ 24,5	495 363	+ 9,9	1 719 733	+ 14,6
Oct	1 010 546	+ 9,2	180 394	- 39,7	465 583	- 6,0	1 656 523	- 3,7
Nov	924 645	- 8,5	284 563	+ 57,7	513 429	+ 10,3	1 722 637	+ 4,0
Dec	884 688	- 4,3	199 394	- 29,9	511 907	- 0,3	1 595 988	- 7,4
2002 Jan	1 012 930	+ 14,5	238 053	+ 19,4	524 638	+ 2,5	1 775 622	+ 11,3
Feb	1 026 546	+ 1,3	716 679	+ 201,1	537 014	+ 2,4	2 280 239	+ 28,4
Mar	933 445	- 9,1	469 660	- 34,5	424 407	- 21,0	1 827 512	- 19,9
Apr	1 319 761	+ 41,4	408 937	- 12,9	602 845	+ 42,0	2 331 543	+ 27,6
May	1 083 942	- 17,9	362 128	- 11,4	813 260	+ 34,9	2 259 330	- 3,1
Jun	1 072 041	- 1,1	430 744	+ 18,9	534 819	- 34,2	2 037 604	- 9,8
Jul	1 132 743	+ 5,7	210 311	- 51,2	618 387	+ 15,6	1 961 441	- 3,7
Aug	1 129 694	- 0,3	375 532	+ 78,6	647 363	+ 4,7	2 152 589	+ 9,7
Sep	1 155 116	+ 2,3	272 946	- 27,3	581 096	- 10,2	2 009 158	- 6,7
Oct	1 718 499	+ 48,8	328 583	+ 20,4	649 429	+ 11,8	2 696 511	+ 34,2
Nov	1 152 464	- 32,9	284 938	- 13,3	617 623	- 4,9	2 055 026	- 23,8
Dec	1 475 914	+ 28,1	332 557	+ 16,7	603 178	- 2,3	2 411 650	+ 17,4
2003 Jan	1 183 421	- 19,8	915 499	+ 175,3	643 274	+ 6,6	2 742 194	+ 13,7
Feb	1 187 882	+ 0,4	264 485	- 71,1	616 294	- 4,2	2 068 661	- 24,6
Mar	1 343 530	+ 13,1	214 318	- 19,0	594 291	- 3,6	2 152 139	+ 4,0
Apr	1 374 228	+ 2,3	328 547	+ 53,3	661 446	+ 11,3	2 364 221	+ 9,9
May	1 145 605	- 16,6	316 535	- 3,7	720 111	+ 8,9	2 182 251	- 7,7
Jun	1 442 008	+ 25,9	325 045	+ 2,7	638 728	- 11,3	2 405 780	+ 10,2
Jul	1 621 588	+ 12,5	377 107	+ 16,0	809 439	+ 26,7	2 808 135	+ 16,7
Aug	1 598 818	- 1,4	380 829	+ 1,0	637 422	- 21,3	2 617 069	- 6,8
Sep	1 645 023	+ 2,9	436 554	+ 14,6	650 504	+ 2,1	2 732 082	+ 4,4
Oct	1 462 293	- 11,1	447 051	+ 2,4	650 443	+ 0,0	2 559 786	- 6,3
Nov	1 645 980	+ 12,6	342 843	- 23,3	638 146	- 1,9	2 626 969	+ 2,6

^{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 according to 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
2001 Jan	696 124	+ 36,9	474 778	+ 175,0	339 137	- 10,4	1 510 039	+ 42,5
Feb	799 221	- 1,1	293 568	- 46,7	454 828	+ 10,6	1 547 617	- 12,6
Mar	887 347	+ 15,9	288 857	- 24,2	416 891	- 21,0	1 593 095	- 4,8
Apr	700 923	+ 9,6	197 295	- 29,9	358 044	- 8,0	1 256 262	- 4,1
May	944 174	+ 6,6	275 334	- 56,1	470 977	- 1,5	1 690 485	- 15,1
Jun	847 369	- 1,2	281 367	- 18,0	419 703	- 21,5	1 548 439	- 10,8
Jul	832 129	- 8,4	341 669	- 30,0	405 612	- 26,1	1 579 410	- 18,8
Aug	779 376	- 15,5	229 727	- 35,0	450 525	- 7,9	1 459 628	- 17,3
Sep	897 562	+ 9,4	283 842	- 20,2	491 111	+ 6,4	1 672 515	+ 2,1
Oct	1 106 762	+ 22,6	172 934	- 65,0	499 957	- 5,6	1 779 653	- 7,6
Nov	904 178	+ 0,8	293 125	- 41,1	550 083	+ 11,7	1 747 386	- 7,4
Dec	599 833	+ 1,0	128 033	- 82,0	327 356	+ 5,7	1 055 222	- 34,7
Total	9 994 998	+ 5,1	3 260 529	- 38,0	5 184 224	- 6,6	18 439 751	- 9,2
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	740 517	+ 3,3	538 694	+ 249,6	407 199	+ 8,9	1 686 410	+ 35,4
Feb	926 845	+ 3,1	178 024	- 67,4	410 343	+ 1,8	1 515 212	- 18,0
Mar	1 075 000	+ 27,5	174 055	- 59,8	466 147	+ 23,3	1 715 202	+ 3,7
Apr	929 651	- 6,2	218 022	- 27,7	457 239	- 0,3	1 604 912	- 8,4
May	972 278	- 3,2	297 359	- 20,0	651 943	- 17,9	1 921 580	- 11,5
Jun	1 138 134	+ 22,7	294 426	- 29,9	507 114	+ 8,9	1 939 674	+ 7,0
Jul	1 382 569	+ 33,2	352 244	+ 66,0	679 428	+ 21,5	2 414 241	+ 33,4
Aug	1 259 942	+ 32,0	306 791	- 4,3	532 675	- 7,0	2 099 408	+ 13,6
Sep	1 351 138	+ 35,5	361 944	+ 54,1	528 758	+ 5,1	2 241 840	+ 29,2
Oct*	1 345 203	- 17,9	347 789	+ 28,4	588 397	- 3,7	2 281 389	- 9,5
Nov	1 345 516	+ 36,7	281 988	+ 13,5	568 723	- 1,0	2 196 227	+ 21,5

^{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 according to 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
2001 Jan	886 126	+ 8,9	664 312	- 33,2	432 664	- 12,9	1 983 102	- 11,3
Feb	802 187	- 9,5	335 607	- 49,5	523 775	+ 21,1	1 661 569	- 16,2
Mar	847 598	+ 5,7	267 197	- 20,4	396 306	- 24,3	1 511 101	- 9,1
Apr	800 911	- 5,5	228 445	- 14,5	408 579	+ 3,1	1 437 935	- 4,8
May	858 240	+ 7,2	230 893	+ 1,1	423 425	+ 3,6	1 512 558	+ 5,2
Jun	820 548	- 4,4	245 828	+ 6,5	411 741	- 2,8	1 478 117	- 2,3
Jul	757 146	- 7,7	284 746	+ 15,8	369 899	- 10,2	1 411 790	- 4,5
Aug	753 501	- 0,5	224 137	- 21,3	419 210	+ 13,3	1 396 849	- 1,1
Sep	857 864	+ 13,9	277 426	+ 23,8	458 372	+ 9,3	1 593 663	+ 14,1
Oct	934 448	+ 8,9	167 049	- 39,8	429 510	- 6,3	1 531 008	- 3,9
Nov	848 601	- 9,2	260 964	+ 56,2	469 962	+ 9,4	1 579 526	+ 3,2
Dec	804 777	- 5,2	180 829	- 30,7	463 801	- 1,3	1 449 407	- 8,2
2002 Jan	907 384	+ 12,7	208 072	+ 15,1	467 735	+ 0,8	1 583 191	+ 9,2
Feb	904 662	- 0,3	632 633	+ 204,0	470 745	+ 0,6	2 008 039	+ 26,8
Mar	817 065	- 9,7	409 187	- 35,3	369 508	- 21,5	1 595 760	- 20,5
Apr	1 144 352	+ 40,1	352 419	- 13,9	518 789	+ 40,4	2 015 559	+ 26,3
May	902 395	- 21,1	308 726	- 12,4	688 021	+ 32,6	1 899 142	- 5,8
Jun	905 600	+ 0,4	364 125	+ 17,9	459 548	- 33,2	1 729 272	- 8,9
Jul	943 147	+ 4,1	175 182	- 51,9	515 361	+ 12,1	1 633 690	- 5,5
Aug	929 215	- 1,5	309 219	+ 76,5	531 230	+ 3,1	1 769 664	+ 8,3
Sep	942 388	+ 1,4	222 722	- 28,0	472 890	- 11,0	1 637 999	- 7,4
Oct	1 385 757	+ 47,0	265 269	+ 19,1	522 121	+ 10,4	2 173 147	+ 32,7
Nov	921 664	- 33,5	227 742	- 14,1	492 463	- 5,7	1 641 869	- 24,4
Dec	1 177 086	+ 27,7	264 364	+ 16,1	478 632	- 2,8	1 920 083	+ 16,9
2003 Jan	933 558	- 20,7	703 501	+ 166,1	505 029	+ 5,5	2 142 088	+ 11,6
Feb	934 658	+ 0,1	208 427	- 70,4	481 864	- 4,6	1 624 949	- 24,1
Mar	1 050 114	+ 12,4	166 673	- 20,0	462 940	- 3,9	1 679 726	+ 3,4
Apr	1 075 304	+ 2,4	255 460	+ 53,3	513 122	+ 10,8	1 843 886	+ 9,8
May	870 144	- 19,1	246 468	- 3,5	556 029	+ 8,4	1 672 642	- 9,3
Jun	1 116 774	+ 28,3	251 933	+ 2,2	504 084	- 9,3	1 872 791	+ 12,0
Jul	1 256 328	+ 12,5	292 408	+ 16,1	627 730	+ 24,5	2 176 466	+ 16,2
Aug	1 237 067	- 1,5	295 043	+ 0,9	491 819	- 21,7	2 023 928	- 7,0
Sep	1 268 549	+ 2,5	336 663	+ 14,1	500 127	+ 1,7	2 105 339	+ 4,0
Oct	1 127 087	- 11,2	344 867	+ 2,4	499 624	- 0,1	1 971 578	- 6,4
Nov	1 266 715	+ 12,4	263 646	- 23,6	489 434	- 2,0	2 019 795	+ 2,4

^{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 according to type of building

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	647 534	+ 114,7	259 518	+ 29,2	202 270	+ 9,1	1 109 322	+ 61,3
Feb	430 827	+ 21,7	286 095	+ 32,2	246 240	+ 10,6	963 162	+ 21,4
Mar	491 002	+ 16,6	166 131	- 23,4	287 103	+ 6,7	944 236	+ 4,1
Apr	367 407	+ 0,5	170 257	- 24,1	185 784	- 1,8	723 448	- 7,1
May	450 136	- 5,1	318 370	- 19,1	296 280	+ 0,9	1 064 786	- 8,3
Jun	540 135	+ 48,6	338 853	+ 89,8	293 697	+ 71,5	1 172 685	+ 64,4
Jul	396 941	- 3,1	121 617	- 74,9	233 487	+ 5,6	752 045	- 32,6
Aug	432 578	- 4,3	117 526	- 58,9	215 777	+ 1,8	765 881	- 19,4
Sep	459 190	- 10,5	1 417 964	+ 400,6	168 922	- 15,6	2 046 076	+ 105,4
Oct	661 378	+ 42,6	281 963	+ 39,6	234 250	- 1,9	1 177 591	+ 30,2
Nov	610 558	+ 9,5	211 109	+ 9,8	286 352	+ 11,6	1 108 019	+ 10,1
Dec	464 851	+ 19,9	173 587	- 45,5	125 061	- 18,2	763 499	- 11,1
Total	5 952 537	+ 17,6	3 862 990	+ 20,8	2 775 223	+ 6,2	12 590 750	+ 15,8
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	616 863	+ 5,6	149 935	+ 9,8	234 496	+ 32,8	1 001 294	+ 11,6
Feb	670 393	+ 41,6	156 333	+ 13,4	285 510	+ 41,2	1 112 236	+ 36,7
Mar	695 346	- 1,9	309 700	+ 80,9	238 216	+ 35,3	1 243 262	+ 17,8
Apr	674 992	+ 3,3	533 635	+ 117,1	234 615	- 39,9	1 443 242	+ 11,9
May	666 678	- 3,4	603 424	+ 100,6	304 362	- 0,5	1 574 464	+ 21,4
Jun	742 277	+ 26,7	165 197	- 20,2	295 403	+ 17,7	1 202 877	+ 15,2
Jul	1 631 494	+ 139,3	189 363	- 30,7	332 736	+ 37,5	2 153 593	+ 79,9
Aug	837 798	+ 13,2	154 020	+ 59,9	280 245	+ 23,8	1 272 063	+ 19,7
Sep	786 514	- 4,1	159 840	- 30,1	265 301	+ 6,8	1 211 655	- 6,6
Oct*	835 655	- 10,9	181 804	+ 2,1	291 715	- 0,8	1 309 174	- 7,2
Nov	922 492	+ 8,9	227 680	- 22,7	298 960	+ 26,1	1 449 132	+ 5,1

^{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 6 - Seasonally adjusted values and percentage change of buildings completed at current prices according to 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
2001 Jan	757 300	+ 73,4	342 470	+ 6,1	229 957	+ 2,2	1 329 726	+ 35,0
Feb	485 107	- 35,9	344 973	+ 0,7	233 514	+ 1,5	1 063 594	- 20,0
Mar	463 504	- 4,5	194 794	- 43,5	245 541	+ 5,2	903 839	- 15,0
Apr	404 661	- 12,7	184 530	- 5,3	209 468	- 14,7	798 659	- 11,6
May	431 378	+ 6,6	225 140	+ 22,0	245 090	+ 17,0	901 608	+ 12,9
Jun	584 334	+ 35,5	353 436	+ 57,0	303 305	+ 23,8	1 241 075	+ 37,7
Jul	391 039	- 33,1	88 996	- 74,8	212 685	- 29,9	692 720	- 44,2
Aug	424 163	+ 8,5	135 121	+ 51,8	216 339	+ 1,7	775 623	+ 12,0
Sep	419 556	- 1,1	1 288 927	+ 853,9	180 527	- 16,6	1 889 009	+ 143,5
Oct	590 680	+ 40,8	301 872	- 76,6	213 702	+ 18,4	1 106 254	- 41,4
Nov	518 554	- 12,2	216 295	- 28,3	279 884	+ 31,0	1 014 733	- 8,3
Dec	522 264	+ 0,7	172 163	- 20,4	180 243	- 35,6	874 671	- 13,8
2002 Jan	667 092	+ 27,7	187 007	+ 8,6	201 533	+ 11,8	1 055 633	+ 20,7
Feb	532 922	- 20,1	175 953	- 5,9	193 572	- 4,0	902 447	- 14,5
Mar	673 190	+ 26,3	195 256	+ 11,0	152 967	- 21,0	1 021 412	+ 13,2
Apr	720 095	+ 7,0	258 457	+ 32,4	442 748	+ 189,4	1 421 301	+ 39,2
May	653 163	- 9,3	191 126	- 26,1	247 571	- 44,1	1 091 859	- 23,2
Jun	643 598	- 1,5	222 047	+ 16,2	253 905	+ 2,6	1 119 550	+ 2,5
Jul	680 427	+ 5,7	205 019	- 7,7	221 628	- 12,7	1 107 074	- 1,1
Aug	722 466	+ 6,2	117 211	- 42,8	228 400	+ 3,1	1 068 078	- 3,5
Sep	767 945	+ 6,3	218 815	+ 86,7	269 716	+ 18,1	1 256 476	+ 17,6
Oct	828 576	+ 7,9	196 225	- 10,3	267 493	- 0,8	1 292 294	+ 2,9
Nov	717 364	- 13,4	290 472	+ 48,0	230 959	- 13,7	1 238 794	- 4,1
Dec	790 284	+ 10,2	352 206	+ 21,3	318 468	+ 37,9	1 460 958	+ 17,9
2003 Jan	689 667	- 12,7	207 404	- 41,1	268 603	- 15,7	1 165 674	- 20,2
Feb	756 215	+ 9,6	202 379	- 2,4	275 683	+ 2,6	1 234 278	+ 5,9
Mar	658 762	- 12,9	358 460	+ 77,1	207 381	- 24,8	1 224 603	- 0,8
Apr	743 089	+ 12,8	554 998	+ 54,8	267 948	+ 29,2	1 566 035	+ 27,9
May	628 530	- 15,4	372 298	- 32,9	242 152	- 9,6	1 242 981	- 20,6
Jun	819 835	+ 30,4	175 881	- 52,8	292 908	+ 21,0	1 288 624	+ 3,7
Jul	1 642 414	+ 100,3	144 955	- 17,6	307 140	+ 4,9	2 094 509	+ 62,5
Aug	822 636	- 49,9	194 663	+ 34,3	286 368	- 6,8	1 303 667	- 37,8
Sep	745 985	- 9,3	152 834	- 21,5	290 670	+ 1,5	1 189 489	- 8,8
Oct	728 806	- 2,3	200 458	+ 31,2	264 601	- 9,0	1 193 866	+ 0,4
Nov	780 213	+ 7,1	220 369	+ 9,9	291 864	+ 10,3	1 292 446	+ 8,3

^{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 according to type of building

Year ^{1/} and month ^{2/}	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2001 Jan	658 496	+ 111,1	266 719	+ 21,9	208 741	+ 6,7	1 133 956	+ 56,1
Feb	429 923	+ 80,3	294 034	+ 14,5	252 813	- 10,1	976 770	+ 36,6
Mar	489 834	+ 51,9	170 391	+ 15,0	293 261	- 25,5	953 486	+ 19,9
Apr	363 080	+ 75,5	174 265	+ 11,8	188 613	+ 6,5	725 958	+ 40,0
May	440 667	+ 35,4	324 867	- 36,1	298 369	- 31,3	1 063 903	- 6,1
Jun	528 664	+ 77,4	345 416	+ 41,0	294 581	+ 18,2	1 168 661	+ 53,9
Jul	383 095	+ 77,4	125 508	- 47,8	232 557	- 8,2	741 160	- 2,3
Aug	415 855	+ 55,8	120 663	- 10,7	213 429	- 4,1	749 947	+ 15,7
Sep	439 959	+ 41,9	1 448 380	- 9,6	166 754	+ 1,7	2 055 093	+ 10,7
Oct	631 622	+ 25,6	286 257	+ 27,5	229 432	- 14,6	1 147 311	+ 22,5
Nov	579 923	+ 39,6	212 597	+ 34,0	279 368	- 20,3	1 071 888	+ 10,7
Dec	438 298	+ 16,9	174 109	- 18,7	121 536	+ 34,0	733 943	+ 29,7
Total	5 799 416	+ 12,0	3 943 206	+ 17,0	2 779 454	+ 3,1	12 522 076	+ 11,3
2002 Jan	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb	443 590	+ 3,2	136 318	- 53,6	193 160	- 23,6	773 068	- 20,9
Mar	663 989	+ 35,6	169 030	- 0,8	167 351	- 42,9	1 000 370	+ 4,9
Apr	607 293	+ 67,3	240 718	+ 38,1	368 075	+ 95,1	1 216 086	+ 67,5
May	639 076	+ 45,0	293 499	- 9,7	287 051	- 3,8	1 219 626	+ 14,6
Jun	536 531	+ 1,5	201 195	- 41,8	235 022	- 20,2	972 748	- 16,8
Jul	616 022	+ 60,8	262 130	+ 108,9	225 352	- 3,1	1 103 504	+ 48,9
Aug	662 349	+ 59,3	92 004	- 23,8	210 227	- 1,5	964 580	+ 28,6
Sep	732 084	+ 66,4	217 310	- 85,0	230 194	+ 38,0	1 179 588	- 42,6
Oct	820 069	+ 29,8	168 018	- 41,3	271 949	+ 18,5	1 260 036	+ 9,8
Nov	734 664	+ 26,7	276 463	+ 30,0	218 163	- 21,9	1 229 290	+ 14,7
Dec	603 604	+ 37,7	343 408	+ 97,2	201 725	+ 66,0	1 148 737	+ 56,5
Total	7 608 689	+ 31,2	2 536 119	- 35,7	2 777 792	- 0,1	12 922 600	+ 3,2
2003 Jan	526 267	- 4,2	139 604	+ 2,6	209 746	+ 23,7	875 617	+ 2,4
Feb	561 286	+ 26,5	145 156	+ 6,5	250 447	+ 29,7	956 889	+ 23,8
Mar	575 386	- 13,3	287 025	+ 69,8	208 049	+ 24,3	1 070 460	+ 7,0
Apr	553 134	- 8,9	493 649	+ 105,1	201 733	- 45,2	1 248 516	+ 2,7
May	541 089	- 15,3	555 128	+ 89,1	258 153	- 10,1	1 354 370	+ 11,0
Jun	603 471	+ 12,5	150 590	- 25,2	249 075	+ 6,0	1 003 136	+ 3,1
Jul	1 325 644	+ 115,2	169 377	- 35,4	275 900	+ 22,4	1 770 921	+ 60,5
Aug	665 735	+ 0,5	135 105	+ 46,8	229 709	+ 9,3	1 030 549	+ 6,8
Sep	621 687	- 15,1	139 598	- 35,8	216 396	- 6,0	977 681	- 17,1
Oct*	653 767	- 20,3	156 323	- 7,0	235 444	- 13,4	1 045 534	- 17,0
Nov	723 605	- 1,5	193 113	- 30,1	239 936	+ 10,0	1 156 654	- 5,9

^{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 according to 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
2001 Jan	770 693	+ 75,1	353 075	+ 5,9	236 136	+ 1,9	1 359 903	+ 35,3
Feb	485 418	- 37,0	356 031	+ 0,8	239 461	+ 1,4	1 080 909	- 20,5
Mar	461 859	- 4,9	200 295	- 43,7	250 236	+ 4,5	912 390	- 15,6
Apr	399 976	- 13,4	187 119	- 6,6	212 389	- 15,1	799 484	- 12,4
May	418 938	+ 4,7	228 832	+ 22,3	247 827	+ 16,7	895 597	+ 12,0
Jun	570 866	+ 36,3	359 470	+ 57,1	303 662	+ 22,5	1 233 997	+ 37,8
Jul	376 791	- 34,0	91 738	- 74,5	212 107	- 30,2	680 635	- 44,8
Aug	408 112	+ 8,3	139 662	+ 52,2	214 330	+ 1,0	762 104	+ 12,0
Sep	401 409	- 1,6	1 315 598	+ 842,0	177 971	- 17,0	1 894 977	+ 148,7
Oct	568 116	+ 41,5	306 832	- 76,7	208 893	+ 17,4	1 083 841	- 42,8
Nov	493 372	- 13,2	218 574	- 28,8	272 137	+ 30,3	984 083	- 9,2
Dec	493 224	+ 0,0	173 100	- 20,8	178 249	- 34,5	844 573	- 14,2
2002 Jan	627 758	+ 27,3	186 956	+ 8,0	192 318	+ 7,9	1 007 032	+ 19,2
Feb	500 429	- 20,3	174 758	- 6,5	184 586	- 4,0	859 772	- 14,6
Mar	629 709	+ 25,8	193 342	+ 10,6	145 101	- 21,4	968 152	+ 12,6
Apr	669 393	+ 6,3	249 694	+ 29,1	417 109	+ 187,5	1 336 195	+ 38,0
May	599 889	- 10,4	185 493	- 25,7	233 049	- 44,1	1 018 432	- 23,8
Jun	588 687	- 1,9	215 496	+ 16,2	237 151	+ 1,8	1 041 334	+ 2,2
Jul	613 915	+ 4,3	196 752	- 8,7	206 712	- 12,8	1 017 378	- 2,3
Aug	647 130	+ 5,4	112 951	- 42,6	212 457	+ 2,8	972 538	- 4,4
Sep	684 190	+ 5,7	207 957	+ 84,1	249 490	+ 17,4	1 141 637	+ 17,4
Oct	730 067	+ 6,7	185 510	- 10,8	246 812	- 1,1	1 162 389	+ 1,8
Nov	622 614	- 14,7	273 402	+ 47,4	211 551	- 14,3	1 107 567	- 4,7
Dec	680 262	+ 9,3	330 637	+ 20,9	296 311	+ 40,1	1 307 210	+ 18,0
2003 Jan	588 342	- 13,5	193 859	- 41,4	238 855	- 19,4	1 021 055	- 21,9
Feb	634 653	+ 7,9	188 692	- 2,7	241 423	+ 1,1	1 064 768	+ 4,3
Mar	543 713	- 14,3	333 277	+ 76,6	180 785	- 25,1	1 057 774	- 0,7
Apr	609 074	+ 12,0	505 490	+ 51,7	230 112	+ 27,3	1 344 676	+ 27,1
May	505 495	- 17,0	340 576	- 32,6	206 071	- 10,4	1 052 143	- 21,8
Jun	665 746	+ 31,7	160 156	- 53,0	246 324	+ 19,5	1 072 226	+ 1,9
Jul	1 333 241	+ 100,3	129 697	- 19,0	255 246	+ 3,6	1 718 184	+ 60,2
Aug	654 408	- 50,9	172 516	+ 33,0	235 174	- 7,9	1 062 097	- 38,2
Sep	588 801	- 10,0	133 478	- 22,6	236 511	+ 0,6	958 789	- 9,7
Oct	575 106	- 2,3	172 775	+ 29,4	212 898	- 10,0	960 779	+ 0,2
Nov	612 467	+ 6,5	187 583	+ 8,6	233 048	+ 9,5	1 033 098	+ 7,5

^{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 according to type of building: Total RSA

Type of building	November 2002 *	October 2003 *	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	4 490	3 841	3 643	43 345	32 344	- 25,4
Total square metres	184 449	176 634	152 127	1 664 943	1 329 271	- 20,2
Total value at current prices (R'000)	151 067	210 584	223 020	1 554 061	1 469 655	- 5,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2 151	2 379	2 070	22 826	23 130	+ 1,3
Total square metres	481 135	558 535	501 163	5 164 415	5 423 855	+ 5,0
Total value at current prices (R'000)	797 381	1 057 658	928 750	8 084 865	9 832 333	+ 21,6
Flats and townhouses						
Number of flats and townhouses	1 518	2 079	1 981	13 859	17 839	+ 28,7
Total square metres	169 643	259 860	276 797	1 667 337	2 429 666	+ 45,7
Total value at current prices (R'000)	277 133	450 316	566 663	2 704 023	4 571 497	+ 69,1
Other residential buildings ^{1/}						
Total square metres	857	5 099	7 935	151 791	107 133	- 29,4
Total value at current prices (R'000)	1 244	24 825	22 665	781 690	220 773	- 71,8
Total value of residential buildings at current prices (R'000)	1 226 825	1 743 383	1 741 098	13 124 639	16 094 258	+ 22,6
Non-residential buildings						
Office and banking space						
Total square metres	34 445	38 208	47 119	428 004	408 481	- 4,6
Total value at current prices (R'000)	64 821	67 254	86 089	855 821	783 600	- 8,4
Shopping space						
Total square metres	49 473	65 430	34 313	469 040	630 538	+ 34,4
Total value at current prices (R'000)	82 764	169 765	86 153	823 263	1 574 209	+ 91,2
Industrial and warehouse space						
Total square metres	91 168	117 577	99 727	1 004 096	947 108	- 5,7
Total value at current prices (R'000)	128 607	190 910	155 513	1 615 730	1 459 860	- 9,6
Other non-residential space ^{2/}						
Total square metres	21 152	10 927	21 480	516 051	285 685	- 44,6
Total value at current prices (R'000)	33 340	22 806	37 137	861 904	502 910	- 41,7
Total value of non-residential buildings at current prices (R'000)	309 532	450 735	364 892	4 156 718	4 320 579	+ 3,9
Additions and alterations						
Dwelling-houses						
Total square metres	309 972	349 358	323 233	3 090 030	3 243 007	+ 5,0
Total value at current prices (R'000)	449 146	560 903	529 090	4 401 194	5 139 457	+ 16,8
Other buildings ^{3/}						
Total square metres	138 621	96 714	89 826	1 188 105	1 149 915	- 3,2
Total value at current prices (R'000)	266 610	201 659	206 838	2 395 405	2 343 580	- 2,2
Total value of additions and alterations at current prices (R'000)	715 756	762 562	735 928	6 796 599	7 483 037	+ 10,1
Total value of building plans passed at current prices (R'000)	2 252 113	2 956 680	2 841 918	24 077 956	27 897 874	+ 15,9

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

Type of building	November 2002*	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	500	1 272	619	13 804	6 710	- 51,4
Total square metres	19 669	64 867	27 121	464 744	294 194	- 36,7
Total value at current prices (R'000)	23 010	72 032	32 108	521 093	352 764	- 32,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	675	750	518	7 976	7 177	- 10,0
Total square metres	154 504	167 377	121 598	1 702 700	1 591 889	- 6,5
Total value at current prices (R'000)	266 274	339 083	246 284	2 732 437	2 967 777	+ 8,6
Flats and townhouses						
Number of flats and townhouses	839	686	768	3 445	6 648	+ 93,0
Total square metres	53 200	65 608	85 759	312 220	636 211	+ 103,8
Total value at current prices (R'000)	86 639	109 851	167 804	513 595	1 120 033	+ 118,1
Other residential buildings ^{1/}						
Total square metres	0	0	0	51 831	15 000	- 71,1
Total value at current prices (R'000)	0	0	0	128 894	29 411	- 77,2
Total value of residential buildings at current prices (R'000)	375 923	520 966	446 196	3 896 019	4 469 985	+ 14,7
Non-residential buildings						
Office and banking space						
Total square metres	3 388	13 586	4 420	75 957	103 448	+ 36,2
Total value at current prices (R'000)	4 855	28 390	8 753	129 657	214 923	+ 65,8
Shopping space						
Total square metres	3 396	2 090	2 234	51 494	89 490	+ 73,8
Total value at current prices (R'000)	5 884	3 368	4 282	71 084	149 760	+ 110,7
Industrial and warehouse space						
Total square metres	22 889	33 779	34 945	235 910	266 168	+ 12,8
Total value at current prices (R'000)	26 094	46 202	30 832	293 930	356 941	+ 21,4
Other non-residential space ^{2/}						
Total square metres	7 326	5 548	3 644	74 606	65 488	- 12,2
Total value at current prices (R'000)	11 871	13 255	4 812	115 927	106 531	- 8,1
Total value of non-residential buildings at current prices (R'000)	48 704	91 215	48 679	610 598	828 155	+ 35,6
Additions and alterations						
Dwelling-houses						
Total square metres	90 911	102 591	86 147	958 392	935 404	- 2,4
Total value at current prices (R'000)	125 841	174 622	142 988	1 315 305	1 486 748	+ 13,0
Other buildings ^{3/}						
Total square metres	25 852	17 298	18 431	334 105	335 135	+ 0,3
Total value at current prices (R'000)	50 777	50 377	42 176	649 632	718 363	+ 10,6
Total value of additions and alterations at current prices (R'000)	176 618	224 999	185 164	1 964 937	2 205 111	+ 12,2
Total value of building plans passed at current prices (R'000)	601 245	837 180	680 039	6 471 554	7 503 251	+ 15,9

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	335	919	1 259	4 850	6 699	+ 38,1
Total square metres	14 065	37 252	51 019	206 232	277 397	+ 34,5
Total value at current prices (R'000)	19 688	58 152	72 961	243 880	350 821	+ 43,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	183	151	89	1 289	1 244	-3,5
Total square metres	27 106	27 900	18 142	245 835	240 743	-2,1
Total value at current prices (R'000)	44 334	45 401	32 137	360 831	411 118	+ 13,9
Flats and townhouses						
Number of flats and townhouses	12	35	33	455	178	-60,9
Total square metres	1 938	7 186	6 176	42 104	33 548	-20,3
Total value at current prices (R'000)	2 785	14 041	11 406	68 594	60 448	-11,9
Other residential buildings ^{1/}						
Total square metres	0	0	0	1 135	5 344	+ 370,8
Total value at current prices (R'000)	0	0	0	1 654	9 230	+ 458,0
Total value of residential buildings at current prices (R'000)	66 807	117 594	116 504	674 959	831 617	+ 23,2
Non-residential buildings						
Office and banking space						
Total square metres	0	0	170	8 860	12 355	+ 39,4
Total value at current prices (R'000)	0	0	391	13 904	23 730	+ 70,7
Shopping space						
Total square metres	2 148	5 637	1 404	28 945	14 866	-48,6
Total value at current prices (R'000)	3 880	11 593	2 752	50 120	25 696	-48,7
Industrial and warehouse space						
Total square metres	4 055	1 809	971	48 602	24 215	-50,2
Total value at current prices (R'000)	6 669	3 119	1 123	84 766	40 051	-52,8
Other non-residential space ^{2/}						
Total square metres	3 181	839	1 753	30 220	14 465	-52,1
Total value at current prices (R'000)	6 131	1 484	3 738	49 862	26 914	-46,0
Total value of non-residential buildings at current prices (R'000)	16 680	16 196	8 004	198 652	116 391	-41,4
Additions and alterations						
Dwelling-houses						
Total square metres	26 552	27 420	23 379	220 011	244 821	+ 11,3
Total value at current prices (R'000)	41 071	49 257	41 817	321 735	400 167	+ 24,4
Other buildings ^{3/}						
Total square metres	4 663	6 872	3 625	54 815	65 943	+ 20,3
Total value at current prices (R'000)	10 442	10 535	10 957	97 139	151 639	+ 56,1
Total value of additions and alterations at current prices (R'000)	51 513	59 792	52 774	418 874	551 806	+ 31,7
Total value of building plans passed at current prices (R'000)	135 000	193 582	177 282	1 292 485	1 499 814	+ 16,0

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 12 - Building plans passed according to type of building and province: Northern Cape

Type of building	November 2002	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	4	7	7	64	32	- 50,0
Total square metres	132	370	382	2 840	1 500	- 47,2
Total value at current prices (R'000)	199	509	581	4 671	2 200	- 52,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	7	10	10	91	107	+ 17,6
Total square metres	1 641	1 991	1 785	18 368	19 450	+ 5,9
Total value at current prices (R'000)	2 670	3 146	2 925	28 804	30 442	+ 5,7
Flats and townhouses						
Number of flats and townhouses	3	2	4	27	55	+ 103,7
Total square metres	492	249	731	4 191	7 260	+ 73,2
Total value at current prices (R'000)	886	374	1 282	7 412	12 358	+ 66,7
Other residential buildings ^{1/}						
Total square metres	0	4 396	0	0	4 396	..
Total value at current prices (R'000)	0	22 000	0	0	22 000	..
Total value of residential buildings at current prices (R'000)	3 755	26 029	4 788	40 887	67 000	+ 63,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	1 207	3 159	+ 161,7
Total value at current prices (R'000)	0	0	0	2 213	4 739	+ 114,1
Shopping space						
Total square metres	2 997	0	0	4 204	3 397	- 19,2
Total value at current prices (R'000)	6 593	0	0	8 980	6 965	- 22,4
Industrial and warehouse space						
Total square metres	0	0	814	2 969	8 665	+ 191,8
Total value at current prices (R'000)	0	0	1 446	4 385	12 190	+ 178,0
Other non-residential space ^{2/}						
Total square metres	0	0	0	3 107	1 134	- 63,5
Total value at current prices (R'000)	0	0	0	6 735	2 242	- 66,7
Total value of non-residential buildings at current prices (R'000)	6 593	0	1 446	22 313	26 136	+ 17,1
Additions and alterations						
Dwelling-houses						
Total square metres	2 311	3 935	3 913	31 131	32 405	+ 4,1
Total value at current prices (R'000)	3 924	6 775	6 958	52 242	58 042	+ 11,1
Other buildings ^{3/}						
Total square metres	2 730	1 548	6 585	7 679	12 246	+ 59,5
Total value at current prices (R'000)	4 715	3 574	16 477	18 827	31 542	+ 67,5
Total value of additions and alterations at current prices (R'000)	8 639	10 349	23 435	71 069	89 584	+ 26,1
Total value of building plans passed at current prices (R'000)	18 987	36 378	29 669	134 269	182 720	+ 36,1

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 13 - Building plans passed according to type of building and province: Free State

Type of building	November 2002	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	190	108	121	5 300	2 983	-43,7
Total square metres	8 440	4 917	5 814	204 596	119 559	-41,6
Total value at current prices (R'000)	5 420	4 132	6 203	119 033	74 681	-37,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	68	89	42	858	797	-7,1
Total square metres	9 678	13 800	7 230	138 745	133 065	-4,1
Total value at current prices (R'000)	12 729	21 651	11 279	168 445	191 772	+ 13,8
Flats and townhouses						
Number of flats and townhouses	81	28	3	666	452	-32,1
Total square metres	5 301	2 661	382	62 684	44 829	-28,5
Total value at current prices (R'000)	7 806	4 218	475	90 106	67 215	-25,4
Other residential buildings ^{1/}						
Total square metres	20	0	0	5 247	1 927	-63,3
Total value at current prices (R'000)	19	0	0	10 448	2 200	-78,9
Total value of residential buildings at current prices (R'000)	25 974	30 001	17 957	388 032	335 868	-13,4
Non-residential buildings						
Office and banking space						
Total square metres	849	911	810	14 809	10 159	-31,4
Total value at current prices (R'000)	1 698	1 113	1 720	24 885	16 669	-33,0
Shopping space						
Total square metres	1 144	942	2 075	19 520	24 912	+ 27,6
Total value at current prices (R'000)	1 832	2 355	4 150	34 676	43 230	+ 24,7
Industrial and warehouse space						
Total square metres	1 178	728	865	17 333	16 560	-4,5
Total value at current prices (R'000)	2 312	437	984	18 385	10 884	-40,8
Other non-residential space ^{2/}						
Total square metres	398	1 068	50	14 129	14 169	+ 0,3
Total value at current prices (R'000)	398	2 527	100	17 851	22 283	+ 24,8
Total value of non-residential buildings at current prices (R'000)	6 240	6 432	6 954	95 797	93 066	-2,9
Additions and alterations						
Dwelling-houses						
Total square metres	10 982	11 490	9 143	99 169	102 293	+ 3,2
Total value at current prices (R'000)	13 697	14 255	10 990	114 409	125 750	+ 9,9
Other buildings ^{3/}						
Total square metres	1 411	2 530	1 318	24 101	32 788	+ 36,0
Total value at current prices (R'000)	3 982	14 678	7 320	52 056	88 161	+ 69,4
Total value of additions and alterations at current prices (R'000)	17 679	28 933	18 310	166 465	213 911	+ 28,5
Total value of building plans passed at current prices (R'000)	49 893	65 366	43 221	650 294	642 845	-1,1

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

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

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

Table 14 - Building plans passed according to type of building and province: KwaZulu-Natal

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	147	775	56	2 185	4 197	+ 92,1
Total square metres	6 811	25 362	3 342	90 345	149 675	+ 65,7
Total value at current prices (R'000)	7 420	18 459	4 111	88 729	124 010	+ 39,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	174	215	201	1 795	2 065	+ 15,0
Total square metres	38 866	51 342	44 679	407 823	486 228	+ 19,2
Total value at current prices (R'000)	71 648	100 235	82 552	655 928	905 792	+ 38,1
Flats and townhouses						
Number of flats and townhouses	107	114	292	1 018	2 004	+ 96,9
Total square metres	23 080	24 602	45 552	175 213	331 923	+ 89,4
Total value at current prices (R'000)	40 907	45 154	99 393	310 191	775 772	+ 150,1
Other residential buildings ^{1/}						
Total square metres	226	250	4 907	70 552	22 752	- 67,8
Total value at current prices (R'000)	285	375	13 700	499 730	55 842	- 88,8
Total value of residential buildings at current prices (R'000)	120 260	164 223	199 756	1 554 578	1 861 416	+ 19,7
Non-residential buildings						
Office and banking space						
Total square metres	2 572	5 893	652	51 568	29 123	- 43,5
Total value at current prices (R'000)	8 732	5 724	1 174	119 886	60 520	- 49,5
Shopping space						
Total square metres	10 728	15 505	8 770	109 399	128 238	+ 17,2
Total value at current prices (R'000)	18 669	70 262	40 426	263 757	690 347	+ 161,7
Industrial and warehouse space						
Total square metres	29 813	9 321	32 613	156 648	143 119	- 8,6
Total value at current prices (R'000)	43 464	16 299	69 428	298 090	205 886	- 30,9
Other non-residential space ^{2/}						
Total square metres	3 862	78	2 262	84 535	29 652	- 64,9
Total value at current prices (R'000)	4 666	116	3 347	105 564	52 609	- 50,2
Total value of non-residential buildings at current prices (R'000)	75 531	92 401	114 375	787 297	1 009 362	+ 28,2
Additions and alterations						
Dwelling-houses						
Total square metres	47 328	47 729	46 797	427 348	482 381	+ 12,9
Total value at current prices (R'000)	64 071	71 231	67 217	561 728	695 502	+ 23,8
Other buildings ^{3/}						
Total square metres	10 670	26 737	7 846	214 065	195 394	- 8,7
Total value at current prices (R'000)	22 468	61 609	16 857	583 483	407 234	- 30,2
Total value of additions and alterations at current prices (R'000)	86 539	132 840	84 074	1 145 211	1 102 736	- 3,7
Total value of building plans passed at current prices (R'000)	282 330	389 464	398 205	3 487 086	3 973 514	+ 13,9

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

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

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

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

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	34	39	37	795	399	- 49,8
Total square metres	1 954	2 364	2 232	37 064	23 065	- 37,8
Total value at current prices (R'000)	2 339	3 402	2 860	40 763	28 511	- 30,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	162	87	135	1 220	1 085	- 11,1
Total square metres	31 890	17 883	28 563	229 405	217 996	- 5,0
Total value at current prices (R'000)	43 966	37 177	49 305	291 810	358 037	+ 22,7
Flats and townhouses						
Number of flats and townhouses	46	93	11	790	691	- 12,5
Total square metres	6 601	10 791	1 710	64 325	62 827	- 2,3
Total value at current prices (R'000)	13 716	22 707	3 286	102 482	112 325	+ 9,6
Other residential buildings ^{1/}						
Total square metres	0	0	2 819	768	12 495	+ 1527,0
Total value at current prices (R'000)	0	0	8 650	781	23 683	+ 2932,4
Total value of residential buildings at current prices (R'000)	60 021	63 286	64 101	435 836	522 556	+ 19,9
Non-residential buildings						
Office and banking space						
Total square metres	164	634	11 114	6 874	18 943	+ 175,6
Total value at current prices (R'000)	328	1 426	16 000	10 312	31 975	+ 210,1
Shopping space						
Total square metres	5 708	424	1 680	22 628	13 507	- 40,3
Total value at current prices (R'000)	8 397	290	2 832	35 600	25 128	- 29,4
Industrial and warehouse space						
Total square metres	342	0	1 873	9 297	24 676	+ 165,4
Total value at current prices (R'000)	150	0	2 013	12 548	31 185	+ 148,5
Other non-residential space ^{2/}						
Total square metres	1 456	0	1 444	17 578	22 195	+ 26,3
Total value at current prices (R'000)	2 503	0	1 683	42 637	40 668	- 4,6
Total value of non-residential buildings at current prices (R'000)	11 378	1 716	22 528	101 097	128 956	+ 27,6
Additions and alterations						
Dwelling-houses						
Total square metres	9 289	8 794	11 269	102 699	95 844	- 6,7
Total value at current prices (R'000)	10 723	12 084	16 540	124 551	133 823	+ 7,4
Other buildings ^{3/}						
Total square metres	986	2 104	1 152	20 907	21 141	+ 1,1
Total value at current prices (R'000)	1 069	2 934	1 930	34 372	33 769	- 1,8
Total value of additions and alterations at current prices (R'000)	11 792	15 018	18 470	158 923	167 592	+ 5,5
Total value of building plans passed at current prices (R'000)	83 191	80 020	105 099	695 856	819 104	+ 17,7

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

Type of building	November 2002 *	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 202	591	1 468	14 251	9 947	- 30,2
Total square metres	129 123	34 998	58 095	564 945	398 630	- 29,4
Total value at current prices (R'000)	87 210	48 003	99 262	464 112	475 210	+ 2,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	734	909	917	7 866	8 755	+ 11,3
Total square metres	187 859	243 794	245 736	2 089 389	2 345 559	+ 12,3
Total value at current prices (R'000)	315 012	461 905	454 659	3 398 501	4 420 205	+ 30,1
Flats and townhouses						
Number of flats and townhouses	403	1 058	782	7 064	7 448	+ 5,4
Total square metres	75 528	141 007	122 935	956 077	1 265 494	+ 32,4
Total value at current prices (R'000)	120 468	244 426	264 272	1 543 042	2 358 595	+ 52,9
Other residential buildings ^{1/}						
Total square metres	259	0	0	4 227	42 280	+ 900,2
Total value at current prices (R'000)	447	0	0	7 198	71 692	+ 896,0
Total value of residential buildings at current prices (R'000)	523 137	754 334	818 193	5 412 853	7 325 702	+ 35,3
Non-residential buildings						
Office and banking space						
Total square metres	27 472	14 001	28 936	262 010	206 501	- 21,2
Total value at current prices (R'000)	49 208	26 301	55 856	544 118	384 941	- 29,3
Shopping space						
Total square metres	15 060	26 033	11 019	168 394	264 163	+ 56,9
Total value at current prices (R'000)	25 337	52 225	17 195	278 750	461 387	+ 65,5
Industrial and warehouse space						
Total square metres	24 026	65 014	22 904	394 934	409 160	+ 3,6
Total value at current prices (R'000)	42 330	114 649	42 660	643 925	730 161	+ 13,4
Other non-residential space ^{2/}						
Total square metres	3 555	2 685	10 788	266 938	122 638	- 54,1
Total value at current prices (R'000)	5 671	4 516	21 245	488 910	225 725	- 53,8
Total value of non-residential buildings at current prices (R'000)	122 546	197 691	136 956	1 955 703	1 802 214	- 7,8
Additions and alterations						
Dwelling-houses						
Total square metres	95 873	125 723	124 245	1 046 201	1 158 875	+ 10,8
Total value at current prices (R'000)	160 626	206 282	220 475	1 665 538	2 000 706	+ 20,1
Other buildings ^{3/}						
Total square metres	86 584	36 910	44 374	487 086	440 269	- 9,6
Total value at current prices (R'000)	163 206	52 511	103 280	879 926	838 334	- 4,7
Total value of additions and alterations at current prices (R'000)	323 832	258 793	323 755	2 545 464	2 839 040	+ 11,5
Total value of building plans passed at current prices (R'000)	969 515	1 210 818	1 278 904	9 914 020	11 966 956	+ 20,7

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

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	47	102	17	1 809	773	- 57,3
Total square metres	2 474	5 001	991	76 653	35 563	- 53,6
Total value at current prices (R'000)	3 263	3 779	1 301	46 764	31 305	- 33,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	103	111	97	1 209	1 281	+ 6,0
Total square metres	22 084	22 884	21 910	231 130	272 515	+ 17,9
Total value at current prices (R'000)	30 305	31 131	31 758	308 477	378 094	+ 22,6
Flats and townhouses						
Number of flats and townhouses	24	44	77	293	218	- 25,6
Total square metres	3 075	4 825	10 192	37 784	28 327	- 25,0
Total value at current prices (R'000)	3 327	5 442	14 041	48 524	37 506	- 22,7
Other residential buildings ^{1/}						
Total square metres	0	453	209	14 691	2 939	- 80,0
Total value at current prices (R'000)	0	2 450	315	127 781	6 715	- 94,7
Total value of residential buildings at current prices (R'000)	36 895	42 802	47 415	531 546	453 620	- 14,7
Non-residential buildings						
Office and banking space						
Total square metres	0	2 690	42	3 325	11 701	+ 251,9
Total value at current prices (R'000)	0	3 215	50	4 494	18 161	+ 304,1
Shopping space						
Total square metres	7 851	928	2 997	56 558	52 183	-+7,7
Total value at current prices (R'000)	11 467	1 670	3 479	67 717	80 586	+19,0
Industrial and warehouse space						
Total square metres	8 609	6 426	2 234	39 462	46 973	+ 19,0
Total value at current prices (R'000)	7 025	9 104	1 973	44 330	58 066	+ 31,0
Other non-residential space ^{2/}						
Total square metres	1 374	709	903	21 699	8 294	- 61,8
Total value at current prices (R'000)	2 100	908	1 087	28 260	10 599	- 62,5
Total value of non-residential buildings at current prices (R'000)	20 592	14 897	6 589	144 801	167 412	+ 15,6
Additions and alterations						
Dwelling-houses						
Total square metres	21 135	17 164	11 204	154 923	138 443	- 10,6
Total value at current prices (R'000)	21 518	20 189	12 320	177 369	167 298	- 5,7
Other buildings ^{3/}						
Total square metres	4 554	2 262	3 635	25 227	35 646	+ 41,3
Total value at current prices (R'000)	7 071	3 467	3 690	43 346	48 097	+ 11,0
Total value of additions and alterations at current prices (R'000)	28 589	23 656	16 010	220 715	215 395	- 2,4
Total value of building plans passed at current prices (R'000)	86 076	81 355	70 014	897 062	836 427	- 6,8

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

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	31	28	59	287	604	+ 110,5
Total square metres	1 781	1 503	3 131	17 524	29 688	+ 69,4
Total value at current prices (R'000)	2 518	2 116	3 633	25 016	30 153	+ 20,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	45	57	61	522	619	+ 18,6
Total square metres	7 507	11 564	11 520	101 020	116 410	+ 15,2
Total value at current prices (R'000)	10 443	17 929	17 851	139 632	169 096	+ 21,1
Flats and townhouses						
Number of flats and townhouses	3	19	11	101	145	+ 43,6
Total square metres	428	2 931	3 360	12 739	19 247	+ 51,1
Total value at current prices (R'000)	599	4 103	4 704	20 077	27 245	+ 35,7
Other residential buildings ^{1/}						
Total square metres	352	0	0	3 340	0	..
Total value at current prices (R'000)	493	0	0	5 204	0	..
Total value of residential buildings at current prices (R'000)	14 053	24 148	26 188	189 929	226 494	+ 19,3
Non-residential buildings						
Office and banking space						
Total square metres	0	493	975	3 394	13 092	+ 285,7
Total value at current prices (R'000)	0	1 085	2 145	6 352	27 942	+ 339,9
Shopping space						
Total square metres	441	13 871	4 134	7 898	39 782	+ 403,7
Total value at current prices (R'000)	705	28 002	11 037	12 579	91 110	+ 624,3
Industrial and warehouse space						
Total square metres	256	500	2 508	98 941	7 572	-92,3
Total value at current prices (R'000)	563	1 100	5 054	215 371	14 496	-93,3
Other non-residential space ^{2/}						
Total square metres	0	0	636	3 239	7 650	+ 136,2
Total value at current prices (R'000)	0	0	1 125	6 158	15 339	+ 149,1
Total value of non-residential buildings at current prices (R'000)	1 268	30 187	19 361	240 460	148 887	-38,1
Additions and alterations						
Dwelling-houses						
Total square metres	5 591	4 512	7 136	50 156	52 541	+ 4,8
Total value at current prices (R'000)	7 675	6 208	9 785	68 317	71 421	+ 4,5
Other buildings ^{3/}						
Total square metres	1 171	453	2 860	20 120	11 353	-43,6
Total value at current prices (R'000)	2 880	1 974	4 151	36 624	26 441	-27,8
Total value of additions and alterations at current prices (R'000)	10 555	8 182	13 936	104 941	97 862	-6,7
Total value of building plans passed at current prices (R'000)	25 876	62 517	59 485	535 330	473 243	-11,6

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 19 - Buildings completed according to type of building: Total RSA

Type of building	November 2002 *	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	4 464	2 975	2 026	33 299	22 991	- 31,0
Total square metres	178 251	124 411	76 196	1 310 952	893 401	- 31,9
Total value at current prices (R'000)	135 403	129 485	80 192	1 142 684	855 108	- 25,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 470	1 367	1 289	13 235	13 987	+ 5,7
Total square metres	312 822	300 178	286 806	2 804 567	3 037 594	+ 8,3
Total value at current prices (R'000)	490 665	518 971	518 867	4 295 897	5 125 588	+ 19,3
Flats and townhouses						
Number of flats and townhouses	1 050	1 135	1 606	9 879	11 865	+ 20,1
Total square metres	118 623	113 930	201 804	1 150 448	1 352 410	+ 17,6
Total value at current prices (R'000)	199 822	185 038	320 433	1 830 352	2 286 685	+ 24,9
Other residential buildings ^{1/}						
Total square metres	12 063	1 165	2 076	101 468	156 368	+ 54,1
Total value at current prices (R'000)	21 543	2 161	3 000	454 335	813 121	+ 79,0
Total value of residential buildings at current prices (R'000)	847 433	835 655	922 492	7 723 268	9 080 502	+ 17,6
Non-residential buildings						
Office and banking space						
Total square metres	109 520	26 971	13 592	533 069	450 591	- 15,5
Total value at current prices (R'000)	186 001	41 947	26 742	913 632	882 193	- 3,4
Shopping space						
Total square metres	16 928	20 605	18 114	254 213	271 053	+ 6,6
Total value at current prices (R'000)	31 345	40 122	37 425	456 783	483 530	+ 5,9
Industrial and warehouse space						
Total square metres	36 517	33 829	71 880	479 808	495 553	+ 3,3
Total value at current prices (R'000)	47 451	57 578	151 504	622 597	736 145	+ 18,2
Other non-residential space ^{2/}						
Total square metres	17 726	20 585	5 973	187 523	377 461	+ 101,3
Total value at current prices (R'000)	29 913	42 157	12 009	277 127	729 063	+ 163,1
Total value of non-residential buildings at current prices (R'000)	294 710	181 804	227 680	2 270 139	2 830 931	+ 24,7
Additions and alterations						
Dwelling-houses						
Total square metres	123 247	141 190	126 618	1 430 563	1 370 276	- 4,2
Total value at current prices (R'000)	164 050	198 113	186 720	1 887 106	1 870 181	- 0,9
Other buildings ^{3/}						
Total square metres	32 409	46 201	54 637	486 604	540 847	+ 11,1
Total value at current prices (R'000)	73 093	93 602	112 240	862 930	1 191 378	+ 38,1
Total value of additions and alterations at current prices (R'000)	237 143	291 715	298 960	2 750 036	3 061 559	+ 11,3
Total value of buildings completed at current prices (R'000)	1 379 286	1 309 174	1 449 132	12 743 443	14 972 992	+ 17,5

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

Type of building	November 2002*	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	614	736	265	6 779	4 297	- 36,6
Total square metres	23 120	27 938	10 302	246 143	163 287	- 33,7
Total value at current prices (R'000)	24 438	28 631	11 906	278 639	186 466	- 33,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	584	554	480	5 202	5 249	+ 0,9
Total square metres	108 273	112 985	99 524	1 029 189	1 060 144	+ 3,0
Total value at current prices (R'000)	173 847	190 148	192 491	1 610 786	1 797 902	+ 11,6
Flats and townhouses						
Number of flats and townhouses	450	370	525	2 227	3 412	+ 53,2
Total square metres	38 661	27 514	43 621	240 030	304 152	+ 26,7
Total value at current prices (R'000)	68 317	38 909	70 070	381 336	501 827	+ 31,6
Other residential buildings ^{1/}						
Total square metres	4 439	98	0	13 113	77 485	+ 490,9
Total value at current prices (R'000)	8 022	131	0	22 037	275 418	+ 1149,8
Total value of residential buildings at current prices (R'000)	274 624	257 819	274 467	2 292 798	2 761 613	+ 20,4
Non-residential buildings						
Office and banking space						
Total square metres	9 187	4 275	548	96 462	106 360	+ 10,3
Total value at current prices (R'000)	19 356	6 594	1 244	152 761	192 722	+ 26,2
Shopping space						
Total square metres	4 111	495	1 746	81 748	27 725	- 66,1
Total value at current prices (R'000)	8 656	1 485	1 714	117 079	40 958	- 65,0
Industrial and warehouse space						
Total square metres	8 378	7 919	15 857	141 778	157 236	+ 10,9
Total value at current prices (R'000)	8 896	18 549	19 079	154 223	205 923	+ 33,5
Other non-residential space ^{2/}						
Total square metres	2 429	2 379	572	71 385	44 360	- 37,9
Total value at current prices (R'000)	4 411	3 901	1 517	98 051	62 572	- 36,2
Total value of non-residential buildings at current prices (R'000)	41 319	30 529	23 554	522 114	502 175	- 3,8
Additions and alterations						
Dwelling-houses						
Total square metres	44 933	50 662	34 682	502 366	474 217	- 5,6
Total value at current prices (R'000)	61 456	70 834	54 380	667 245	651 654	- 2,3
Other buildings ^{3/}						
Total square metres	17 420	12 274	7 839	194 592	161 564	- 17,0
Total value at current prices (R'000)	34 384	24 397	21 890	340 304	362 188	+ 6,4
Total value of additions and alterations at current prices (R'000)	95 840	95 231	76 270	1 007 549	1 013 842	+ 0,6
Total value of buildings completed at current prices (R'000)	411 783	383 579	374 291	3 822 461	4 277 630	+ 11,9

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	205	444	221	3 143	1 872	- 40,4
Total square metres	8 912	22 913	9 536	142 849	86 279	- 39,6
Total value at current prices (R'000)	11 602	36 098	14 199	177 607	119 036	- 33,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	39	36	68	620	662	+ 6,8
Total square metres	9 727	5 892	11 762	106 217	122 707	+ 15,5
Total value at current prices (R'000)	13 933	10 529	19 763	147 739	191 707	+ 29,8
Flats and townhouses						
Number of flats and townhouses	13	7	10	364	256	-29,7
Total square metres	2 306	1 434	842	24 352	24 943	+ 2,4
Total value at current prices (R'000)	3 331	2 402	1 627	35 511	40 614	+ 14,4
Other residential buildings ^{1/}						
Total square metres	0	0	0	15 865	6 400	- 59,7
Total value at current prices (R'000)	0	0	0	26 589	10 689	- 59,8
Total value of residential buildings at current prices (R'000)	28 866	49 029	35 589	387 446	362 046	- 6,6
Non-residential buildings						
Office and banking space						
Total square metres	3 934	0	764	5 694	4 190	-26,4
Total value at current prices (R'000)	7 868	0	1 604	11 102	3 853	-65,3
Shopping space						
Total square metres	496	1 039	0	5 143	17 644	+ 243,1
Total value at current prices (R'000)	836	1 100	0	7 780	24 003	+ 208,5
Industrial and warehouse space						
Total square metres	5 006	2 059	805	36 192	17 040	- 52,9
Total value at current prices (R'000)	2 805	2 837	1 578	43 216	25 779	- 40,3
Other non-residential space ^{2/}						
Total square metres	1 238	3 085	982	4 832	11 268	+ 133,2
Total value at current prices (R'000)	1 277	5 975	2 023	5 697	19 013	+ 233,7
Total value of non-residential buildings at current prices (R'000)	12 786	9 912	5 205	67 795	72 648	+ 7,2
Additions and alterations						
Dwelling-houses						
Total square metres	5 220	8 698	7 239	93 766	89 029	- 5,1
Total value at current prices (R'000)	5 833	13 000	11 646	117 300	128 731	+ 9,7
Other buildings ^{3/}						
Total square metres	1 454	6 901	2 186	51 702	52 475	+ 1,5
Total value at current prices (R'000)	2 812	8 413	2 386	70 592	84 438	+ 19,6
Total value of additions and alterations at current prices (R'000)	8 645	21 413	14 032	187 892	213 169	+ 13,5
Total value of buildings completed at current prices (R'000)	50 297	80 354	54 826	643 133	647 863	+ 0,7

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	0	6	0	94	64	- 31,9
Total square metres	0	235	0	4 045	2 589	- 36,0
Total value at current prices (R'000)	0	229	0	4 481	2 451	- 45,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	3	8	5	49	56	+ 14,3
Total square metres	619	1 624	722	8 101	10 275	+ 26,8
Total value at current prices (R'000)	1 114	2 454	1 167	11 858	16 262	+ 37,1
Flats and townhouses						
Number of flats and townhouses	4	0	9	38	17	- 55,3
Total square metres	543	0	1 288	6 042	2 758	- 54,4
Total value at current prices (R'000)	907	0	2 194	10 222	4 750	- 53,5
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)	2 021	2 683	3 361	26 561	23 463	- 11,7
Non-residential buildings						
Office and banking space						
Total square metres	0	118	0	0	134	..
Total value at current prices (R'000)	0	177	0	0	201	..
Shopping space						
Total square metres	0	1 368	0	784	5 875	+ 649,4
Total value at current prices (R'000)	0	3 010	0	1 098	12 640	+ 1051,2
Industrial and warehouse space						
Total square metres	0	1 222	0	1 572	2 685	+ 70,8
Total value at current prices (R'000)	0	1 834	0	2 327	4 872	+ 109,4
Other non-residential space ^{2/}						
Total square metres	0	0	0	1 001	125	- 87,5
Total value at current prices (R'000)	0	0	0	1 309	188	- 85,6
Total value of non-residential buildings at current prices (R'000)	0	5 021	0	4 734	17 901	+ 278,1
Additions and alterations						
Dwelling-houses						
Total square metres	2 005	2 463	1 225	25 606	23 280	- 9,1
Total value at current prices (R'000)	2 904	3 755	2 094	37 478	38 330	+ 2,3
Other buildings ^{3/}						
Total square metres	391	400	0	4 661	5 162	+ 10,7
Total value at current prices (R'000)	1 411	673	165	12 584	10 197	- 19,0
Total value of additions and alterations at current prices (R'000)	4 315	4 428	2 259	50 062	48 527	- 3,1
Total value of buildings completed at current prices (R'000)	6 336	12 132	5 620	81 357	89 891	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 23 - Buildings completed according to type of building and province: Free State

Type of building	November 2002	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	220	716	519	2 874	3 683	+ 28,1
Total square metres	9 167	32 180	21 655	124 789	156 661	+ 25,5
Total value at current prices (R'000)	5 288	18 477	11 065	69 096	87 104	+ 26,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	37	19	26	357	289	-19,0
Total square metres	6 569	3 418	5 272	59 435	49 807	-16,2
Total value at current prices (R'000)	8 090	5 006	7 659	71 663	67 443	-5,9
Flats and townhouses						
Number of flats and townhouses	27	122	70	349	560	+ 60,5
Total square metres	3 540	8 208	9 241	40 092	56 960	+ 42,1
Total value at current prices (R'000)	6 228	12 735	12 494	58 499	86 358	+ 47,6
Other residential buildings ^{1/}						
Total square metres	0	186	1 512	3 466	4 694	+ 35,4
Total value at current prices (R'000)	0	370	2 000	3 474	9 684	+ 178,8
Total value of residential buildings at current prices (R'000)	19 606	36 588	33 218	202 732	250 589	+ 23,6
Non-residential buildings						
Office and banking space						
Total square metres	5 031	0	750	10 135	8 506	-16,1
Total value at current prices (R'000)	10 000	0	1 968	18 728	11 615	-38,0
Shopping space						
Total square metres	7 429	2 023	0	11 367	16 786	+ 47,7
Total value at current prices (R'000)	16 000	4 046	0	21 153	29 672	+ 40,3
Industrial and warehouse space						
Total square metres	2 479	384	0	7 712	11 619	+ 50,7
Total value at current prices (R'000)	2 061	230	0	5 965	13 373	+ 124,2
Other non-residential space ^{2/}						
Total square metres	0	85	0	14 809	8 605	-41,9
Total value at current prices (R'000)	0	128	0	32 639	17 886	-45,2
Total value of non-residential buildings at current prices (R'000)	28 061	4 404	1 968	78 485	72 546	-7,6
Additions and alterations						
Dwelling-houses						
Total square metres	6 378	5 579	3 731	71 756	52 517	-26,8
Total value at current prices (R'000)	5 565	6 910	4 518	76 204	60 286	-20,9
Other buildings ^{3/}						
Total square metres	1 525	1 162	4 986	18 309	16 558	-9,6
Total value at current prices (R'000)	1 764	4 517	7 517	38 561	48 202	+ 25,0
Total value of additions and alterations at current prices (R'000)	7 329	11 427	12 035	114 765	108 488	-5,5
Total value of buildings completed at current prices (R'000)	54 996	52 419	47 221	395 982	431 623	+ 9,0

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	227	157	358	2 193	2 478	+ 13,0
Total square metres	7 437	7 038	13 130	88 770	98 554	+ 11,0
Total value at current prices (R'000)	8 154	7 530	12 758	89 272	95 097	+ 6,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	124	120	129	1 286	1 227	-4,6
Total square metres	29 238	26 726	26 412	265 034	252 298	-4,8
Total value at current prices (R'000)	45 637	39 954	47 413	382 600	384 552	+ 0,5
Flats and townhouses						
Number of flats and townhouses	80	76	46	687	613	-10,8
Total square metres	11 705	10 889	8 850	96 934	97 500	+ 0,6
Total value at current prices (R'000)	19 876	22 277	19 463	171 822	179 145	+ 4,3
Other residential buildings ^{1/}						
Total square metres	7 517	0	0	33 853	39 892	+ 17,8
Total value at current prices (R'000)	13 351	0	0	101 609	467 734	+ 360,3
Total value of residential buildings at current prices (R'000)	87 018	69 761	79 634	745 303	1 126 528	+ 51,2
Non-residential buildings						
Office and banking space						
Total square metres	7 587	2 835	234	89 572	36 599	-59,1
Total value at current prices (R'000)	12 574	4 530	480	197 081	89 057	-54,8
Shopping space						
Total square metres	1 960	2 985	5 071	77 797	43 237	-44,4
Total value at current prices (R'000)	2 224	4 000	8 615	179 612	80 393	-55,2
Industrial and warehouse space						
Total square metres	978	7 420	19 492	148 675	94 520	-36,4
Total value at current prices (R'000)	1 586	9 502	40 783	190 638	124 388	-34,8
Other non-residential space ^{2/}						
Total square metres	5 569	3 698	2 513	31 365	27 455	-12,5
Total value at current prices (R'000)	9 575	5 792	4 858	47 800	54 251	+ 13,5
Total value of non-residential buildings at current prices (R'000)	25 959	23 824	54 736	615 131	348 089	-43,4
Additions and alterations						
Dwelling-houses						
Total square metres	20 636	29 155	28 082	283 959	279 168	-1,7
Total value at current prices (R'000)	27 057	31 920	33 688	345 772	325 195	-6,0
Other buildings ^{3/}						
Total square metres	7 724	17 136	17 136	89 210	105 106	+ 17,8
Total value at current prices (R'000)	22 837	31 931	27 412	185 567	267 871	+ 44,4
Total value of additions and alterations at current prices (R'000)	49 894	63 851	61 100	531 339	593 066	+ 11,6
Total value of buildings completed at current prices (R'000)	162 871	157 436	195 470	1 891 773	2 067 683	+ 9,3

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 25 - Buildings completed according to type of building and province: North West

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	87	22	27	1 529	262	- 82,9
Total square metres	3 453	1 264	1 545	53 882	14 972	- 72,2
Total value at current prices (R'000)	3 009	1 505	2 005	31 664	17 405	- 45,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	85	56	34	739	705	- 4,6
Total square metres	17 455	9 342	7 316	135 277	136 374	+ 0,8
Total value at current prices (R'000)	20 825	17 016	12 010	188 861	215 468	+ 14,1
Flats and townhouses						
Number of flats and townhouses	45	59	14	581	617	+ 6,2
Total square metres	3 750	4 929	1 954	50 505	57 642	+ 14,1
Total value at current prices (R'000)	7 914	8 608	3 450	83 397	97 841	+ 17,3
Other residential buildings ^{1/}						
Total square metres	0	0	564	2 090	1 296	- 38,0
Total value at current prices (R'000)	0	0	1 000	2 483	2 140	- 13,8
Total value of residential buildings at current prices (R'000)	31 748	27 129	18 465	306 405	332 854	+ 8,6
Non-residential buildings						
Office and banking space						
Total square metres	0	335	0	4 881	8 229	+ 68,6
Total value at current prices (R'000)	0	393	0	10 282	12 110	+ 17,8
Shopping space						
Total square metres	2 419	969	4 974	8 336	15 692	+ 88,2
Total value at current prices (R'000)	3 077	1 454	12 114	9 663	30 595	+ 216,6
Industrial and warehouse space						
Total square metres	0	961	864	5 795	7 504	+ 29,5
Total value at current prices (R'000)	0	1 057	647	6 089	8 912	+ 46,4
Other non-residential space ^{2/}						
Total square metres	0	3 954	0	4 979	13 041	+ 161,9
Total value at current prices (R'000)	0	11 863	0	7 567	43 253	+ 471,6
Total value of non-residential buildings at current prices (R'000)	3 077	14 767	12 761	33 601	94 870	+ 182,3
Additions and alterations						
Dwelling-houses						
Total square metres	4 386	3 129	1 221	39 499	35 102	- 11,1
Total value at current prices (R'000)	4 869	3 889	1 595	41 237	36 911	- 10,5
Other buildings ^{3/}						
Total square metres	219	1 611	1 209	10 277	17 855	+ 73,7
Total value at current prices (R'000)	982	3 610	2 011	18 756	26 449	+ 41,0
Total value of additions and alterations at current prices (R'000)	5 851	7 499	3 606	59 993	63 360	+ 5,6
Total value of buildings completed at current prices (R'000)	40 676	49 395	34 832	399 999	491 084	+ 22,8

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 according to type of building and province: Gauteng

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 034	670	581	14 479	8 992	-37,9
Total square metres	122 089	23 355	17 100	559 294	312 181	-44,2
Total value at current prices (R'000)	77 949	27 660	25 008	432 360	296 008	-31,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	513	472	482	4 432	5 022	+ 13,3
Total square metres	126 136	122 325	124 040	1 103 431	1 250 258	+ 13,3
Total value at current prices (R'000)	207 617	229 627	220 314	1 756 615	2 235 963	+ 27,3
Flats and townhouses						
Number of flats and townhouses	423	495	926	5 406	5 751	+ 6,4
Total square metres	57 194	60 232	134 813	668 034	762 378	+ 14,1
Total value at current prices (R'000)	92 350	98 797	209 462	1 059 824	1 315 896	+ 24,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	12 050	22 792	+ 89,1
Total value at current prices (R'000)	0	0	0	18 387	39 268	+ 113,6
Total value of residential buildings at current prices (R'000)	377 916	356 084	454 784	3 267 186	3 887 135	+ 19,0
Non-residential buildings						
Office and banking space						
Total square metres	83 781	18 548	11 296	322 940	275 246	-14,8
Total value at current prices (R'000)	136 203	28 953	21 446	518 283	555 954	+ 7,3
Shopping space						
Total square metres	513	7 124	1 062	52 502	85 248	+ 62,4
Total value at current prices (R'000)	552	13 827	1 982	93 776	168 371	+ 79,5
Industrial and warehouse space						
Total square metres	17 916	13 864	34 862	129 119	184 228	+ 42,7
Total value at current prices (R'000)	29 273	23 569	89 417	208 736	333 699	+ 59,9
Other non-residential space ^{2/}						
Total square metres	8 296	7 384	1 906	43 557	271 083	+ 522,4
Total value at current prices (R'000)	14 379	14 498	3 611	69 978	529 525	+ 656,7
Total value of non-residential buildings at current prices (R'000)	180 407	80 847	116 456	890 773	1 587 549	+ 78,2
Additions and alterations						
Dwelling-houses						
Total square metres	35 593	35 492	47 471	365 659	376 195	+ 2,9
Total value at current prices (R'000)	52 158	60 251	74 523	551 490	576 794	+ 4,6
Other buildings ^{3/}						
Total square metres	3 032	5 405	18 722	107 758	168 291	+ 56,2
Total value at current prices (R'000)	6 992	13 755	48 488	179 732	367 472	+ 104,5
Total value of additions and alterations at current prices (R'000)	59 150	74 006	123 011	731 222	944 266	+ 29,1
Total value of buildings completed at current prices (R'000)	617 473	510 937	694 251	4 889 181	6 418 950	+ 31,3

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 27 - Buildings completed according to type of building and province: Mpumalanga

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	46	204	42	2 004	850	-57,6
Total square metres	2 295	8 234	2 163	78 999	34 598	-56,2
Total value at current prices (R'000)	2 700	7 482	2 135	41 846	28 744	-31,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	61	67	43	385	505	+ 31,2
Total square metres	10 786	12 887	7 780	69 253	107 908	+ 55,8
Total value at current prices (R'000)	13 746	16 842	11 254	84 625	144 517	+ 70,8
Flats and townhouses						
Number of flats and townhouses	7	5	0	202	588	+ 191,1
Total square metres	786	574	0	21 731	39 625	+ 82,3
Total value at current prices (R'000)	706	1 100	0	25 783	51 458	+ 99,6
Other residential buildings ^{1/}						
Total square metres	107	370	0	7 072	3 066	-56,6
Total value at current prices (R'000)	170	800	0	72 250	7 050	-90,2
Total value of residential buildings at current prices (R'000)	17 322	26 224	13 389	224 504	231 769	+ 3,2
Non-residential buildings						
Office and banking space						
Total square metres	0	860	0	2 969	6 701	+ 125,7
Total value at current prices (R'000)	0	1 300	0	4 763	9 284	+ 94,9
Shopping space						
Total square metres	0	4 602	5 261	8 005	55 837	+ 597,5
Total value at current prices (R'000)	0	11 200	13 000	14 642	91 922	+ 527,8
Industrial and warehouse space						
Total square metres	1 488	0	0	7 642	18 832	+ 146,4
Total value at current prices (R'000)	2 232	0	0	9 426	16 360	+ 73,6
Other non-residential space ^{2/}						
Total square metres	0	0	0	14 854	371	-97,5
Total value at current prices (R'000)	0	0	0	13 101	400	-96,9
Total value of non-residential buildings at current prices (R'000)	2 232	12 500	13 000	41 932	117 966	+ 181,3
Additions and alterations						
Dwelling-houses						
Total square metres	3 610	4 845	2 031	42 444	29 712	-30,0
Total value at current prices (R'000)	3 461	5 951	2 820	42 287	36 257	-14,3
Other buildings ^{3/}						
Total square metres	520	829	2 447	7 393	12 162	+ 64,5
Total value at current prices (R'000)	1 638	1 814	2 192	12 405	17 842	+ 43,8
Total value of additions and alterations at current prices (R'000)	5 099	7 765	5 012	54 692	54 099	-1,1
Total value of buildings completed at current prices (R'000)	24 653	46 489	31 401	321 128	403 834	+ 25,8

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 28 - Buildings completed according to type of building and province: Limpopo

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	31	20	13	204	493	+ 141,7
Total square metres	1 778	1 254	765	12 181	24 280	+ 99,3
Total value at current prices (R'000)	2 263	1 873	1 116	17 719	22 797	+ 28,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	24	35	22	165	272	+ 64,8
Total square metres	4 019	4 979	3 978	28 630	47 823	+ 67,0
Total value at current prices (R'000)	5 856	7 395	6 796	41 150	71 774	+ 74,4
Flats and townhouses						
Number of flats and townhouses	1	1	6	25	51	+ 104,0
Total square metres	138	150	1 195	2 728	6 452	+ 136,5
Total value at current prices (R'000)	193	210	1 673	3 958	8 796	+ 122,2
Other residential buildings ^{1/}						
Total square metres	0	511	0	13 959	743	-94,7
Total value at current prices (R'000)	0	860	0	207 506	1 138	-99,5
Total value of residential buildings at current prices (R'000)	8 312	10 338	9 585	270 333	104 505	-61,3
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	416	4 626	+ 1 012,0
Total value at current prices (R'000)	0	0	0	632	7 397	+ 1 070,4
Shopping space						
Total square metres	0	0	0	8 531	3 009	-64,7
Total value at current prices (R'000)	0	0	0	11 980	4 976	-58,5
Industrial and warehouse space						
Total square metres	272	0	0	1 323	1 889	+ 42,8
Total value at current prices (R'000)	598	0	0	1 977	2 839	+ 43,6
Other non-residential space ^{2/}						
Total square metres	194	0	0	741	1 153	+ 55,6
Total value at current prices (R'000)	271	0	0	985	1 975	+ 100,5
Total value of non-residential buildings at current prices (R'000)	869	0	0	15 574	17 187	+ 10,4
Additions and alterations						
Dwelling-houses						
Total square metres	486	1 167	936	5 508	11 056	+ 100,7
Total value at current prices (R'000)	747	1 603	1 456	8 093	16 023	+ 98,0
Other buildings ^{3/}						
Total square metres	124	483	112	2 702	1 674	-38,0
Total value at current prices (R'000)	273	4 492	179	4 429	6 719	+ 51,7
Total value of additions and alterations at current prices (R'000)	1 020	6 095	1 635	12 522	22 742	+ 81,6
Total value of buildings completed at current prices (R'000)	10 201	16 433	11 220	298 429	144 434	-51,6

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

Type of building	November 2002	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	450	744	427	9 945	4 935	- 50,4
Total square metres	17 126	35 180	19 190	345 263	213 260	- 38,2
Total value at current prices (R'000)	19 056	43 598	22 171	409 843	260 251	- 36,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	374	260	225	4 224	3 334	- 21,1
Total square metres	85 017	58 831	52 882	861 251	714 193	- 17,1
Total value at current prices (R'000)	130 904	109 324	101 183	1 215 349	1 112 468	- 8,5
Flats and townhouses						
Number of flats and townhouses	200	522	640	1 777	5 404	+ 204,1
Total square metres	27 627	46 734	67 832	179 642	482 646	+ 168,7
Total value at current prices (R'000)	41 978	71 469	138 324	288 758	823 062	+ 185,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	17 064	0	..
Total value at current prices (R'000)	0	0	0	23 505	0	..
Total value of residential buildings at current prices (R'000)	191 938	224 391	261 678	1 937 455	2 195 781	+ 13,3
Non-residential buildings						
Office and banking space						
Total square metres	0	13 055	3 890	54 041	93 666	+ 73,3
Total value at current prices (R'000)	0	27 380	7 653	91 393	192 901	+ 111,1
Shopping space						
Total square metres	714	0	983	26 829	62 064	+ 131,3
Total value at current prices (R'000)	1 141	0	1 910	35 348	71 070	+ 101,1
Industrial and warehouse space						
Total square metres	11 812	13 876	11 417	123 074	115 777	- 5,9
Total value at current prices (R'000)	13 439	19 532	16 093	134 849	144 319	+ 7,0
Other non-residential space ^{2/}						
Total square metres	1 613	3 382	928	40 526	24 518	- 39,5
Total value at current prices (R'000)	2 133	6 764	1 258	57 479	40 721	- 29,2
Total value of non-residential buildings at current prices (R'000)	16 713	53 676	26 914	319 069	449 011	+ 40,7
Additions and alterations						
Dwelling-houses						
Total square metres	59 054	60 928	59 196	607 642	607 020	- 0,1
Total value at current prices (R'000)	77 829	105 976	99 949	786 210	911 084	+ 15,9
Other buildings ^{3/}						
Total square metres	14 435	13 365	12 380	243 481	254 947	+ 4,7
Total value at current prices (R'000)	31 154	41 204	33 638	484 343	529 282	+ 9,3
Total value of additions and alterations at current prices (R'000)	108 983	147 180	133 587	1 270 553	1 440 366	+ 13,4
Total value of building plans passed at current prices (R'000)	317 634	425 247	422 179	3 527 077	4 085 158	+ 15,8

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	212	761	982	2 711	4 674	+ 72,4
Total square metres	8 542	30 518	39 316	113 303	189 764	+ 67,5
Total value at current prices (R'000)	12 390	53 500	66 702	146 925	275 012	+ 87,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	121	9	5	677	259	- 61,7
Total square metres	14 963	1 107	517	121 833	46 494	- 61,8
Total value at current prices (R'000)	22 465	1 605	691	175 180	80 478	- 54,1
Flats and townhouses						
Number of flats and townhouses	10	23	18	237	100	- 57,8
Total square metres	1 713	5 229	4 243	27 653	21 278	- 23,1
Total value at current prices (R'000)	2 290	10 369	7 547	43 063	38 759	- 10,0
Other residential buildings ^{1/}						
Total square metres	0	0	0	323	470	+ 45,5
Total value at current prices (R'000)	0	0	0	550	969	+ 76,2
Total value of residential buildings at current prices (R'000)	37 145	65 474	74 940	365 718	395 218	+ 8,1
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	8 373	4 678	- 44,1
Total value at current prices (R'000)	0	0	0	13 241	8 862	- 33,1
Shopping space						
Total square metres	332	3 320	1 404	20 574	11 114	-46,0
Total value at current prices (R'000)	515	7 437	2 752	37 898	18 468	-51,3
Industrial and warehouse space						
Total square metres	4 055	0	902	32 782	16 911	- 48,4
Total value at current prices (R'000)	6 669	0	1 033	51 545	26 912	- 47,8
Other non-residential space ^{2/}						
Total square metres	1 895	103	0	24 285	5 715	- 76,5
Total value at current prices (R'000)	3 759	89	0	39 035	10 092	- 74,1
Total value of non-residential buildings at current prices (R'000)	10 943	7 526	3 785	141 719	64 334	- 54,6
Additions and alterations						
Dwelling-houses						
Total square metres	14 244	12 328	13 446	128 966	108 570	- 15,8
Total value at current prices (R'000)	22 239	20 856	25 160	183 236	173 254	- 5,4
Other buildings ^{3/}						
Total square metres	3 334	3 384	2 878	35 637	43 353	+ 21,7
Total value at current prices (R'000)	7 322	4 691	5 296	57 618	98 708	+ 71,3
Total value of additions and alterations at current prices (R'000)	29 561	25 547	30 456	240 854	271 962	+ 12,9
Total value of building plans passed at current prices (R'000)	77 649	98 547	109 181	748 291	731 514	- 2,2

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

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

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

Table 31 - Building plans passed according to type of building and selected urban area: Durban

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	46	41	45	661	592	-10,4
Total square metres	2 301	2 532	2 608	31 580	32 006	+ 1,3
Total value at current prices (R'000)	2 865	3 674	3 108	36 211	36 881	+ 1,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	67	81	101	737	889	+ 20,6
Total square metres	12 628	18 345	20 818	147 999	187 963	+ 27,0
Total value at current prices (R'000)	22 740	36 067	38 005	213 753	322 950	+ 51,1
Flats and townhouses						
Number of flats and townhouses	24	74	26	330	661	+ 100,3
Total square metres	7 390	18 312	2 695	62 720	123 281	+ 96,6
Total value at current prices (R'000)	12 651	34 115	3 460	98 185	253 879	+ 158,6
Other residential buildings ^{1/}						
Total square metres	226	250	3 907	68 068	5 825	-91,4
Total value at current prices (R'000)	285	375	9 700	496 415	12 375	-97,5
Total value of residential buildings at current prices (R'000)	38 541	74 231	54 273	844 564	626 085	-25,9
Non-residential buildings						
Office and banking space						
Total square metres	0	5 893	652	10 957	13 673	+ 24,8
Total value at current prices (R'000)	0	5 724	1 174	18 850	22 200	+ 17,8
Shopping space						
Total square metres	2 954	1 158	7 498	12 205	53 752	+ 340,4
Total value at current prices (R'000)	3 466	4 266	38 900	16 414	347 470	+ 2 016,9
Industrial and warehouse space						
Total square metres	24 980	4 433	29 570	79 813	100 591	+ 26,0
Total value at current prices (R'000)	37 700	6 900	64 290	103 038	143 423	+ 39,2
Other non-residential space ^{2/}						
Total square metres	2 124	78	1 187	70 502	11 429	-83,8
Total value at current prices (R'000)	2 963	116	1 726	85 975	20 276	-76,4
Total value of non-residential buildings at current prices (R'000)	44 129	17 006	106 090	224 277	533 369	+ 137,8
Additions and alterations						
Dwelling-houses						
Total square metres	28 797	31 308	30 546	258 014	309 763	+ 20,1
Total value at current prices (R'000)	37 094	44 547	41 162	328 718	421 345	+ 28,2
Other buildings ^{3/}						
Total square metres	6 824	20 572	5 656	78 836	122 880	+ 55,9
Total value at current prices (R'000)	16 001	51 502	11 984	154 690	278 294	+ 79,9
Total value of additions and alterations at current prices (R'000)	53 095	96 049	53 146	483 408	699 639	+ 44,7
Total value of building plans passed at current prices (R'000)	135 765	187 286	213 509	1 552 249	1 859 093	+ 19,8

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

Type of building	November 2002*	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	613	380	1 184	7 015	5 338	- 23,9
Total square metres	24 591	23 986	45 009	264 763	233 580	- 11,8
Total value at current prices (R'000)	30 232	33 199	83 000	271 705	326 587	+ 20,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	452	625	642	4 548	5 600	+ 23,1
Total square metres	112 172	166 897	158 076	1 171 008	1 439 380	+ 22,9
Total value at current prices (R'000)	192 837	344 700	308 154	2 015 341	2 921 972	+ 45,0
Flats and townhouses						
Number of flats and townhouses	113	277	558	3 281	3 678	+ 12,1
Total square metres	17 378	38 325	103 602	429 780	640 677	+ 49,1
Total value at current prices (R'000)	27 189	72 706	231 277	734 158	1 255 851	+ 71,1
Other residential buildings ^{1/}						
Total square metres	259	0	0	4 227	21 216	+ 401,9
Total value at current prices (R'000)	447	0	0	7 198	43 299	+ 501,5
Total value of residential buildings at current prices (R'000)	250 705	450 605	622 431	3 028 402	4 547 709	+ 50,2
Non-residential buildings						
Office and banking space						
Total square metres	25 517	10 376	15 748	181 902	122 059	- 32,9
Total value at current prices (R'000)	45 653	20 752	29 658	417 370	236 149	- 43,4
Shopping space						
Total square metres	10 600	21 086	622	85 053	224 732	+ 164,2
Total value at current prices (R'000)	18 582	44 804	1 244	155 880	397 207	+ 154,8
Industrial and warehouse space						
Total square metres	19 035	55 800	20 977	261 014	274 251	+ 5,1
Total value at current prices (R'000)	34 174	103 305	40 052	453 258	524 990	+ 15,8
Other non-residential space ^{2/}						
Total square metres	681	2 225	9 332	222 885	78 371	- 64,8
Total value at current prices (R'000)	869	3 760	18 611	421 795	158 115	- 62,5
Total value of non-residential buildings at current prices (R'000)	99 278	172 621	89 565	1 448 303	1 316 461	- 9,1
Additions and alterations						
Dwelling-houses						
Total square metres	65 197	89 397	84 623	707 659	782 352	+ 10,6
Total value at current prices (R'000)	111 532	155 209	157 963	1 170 772	1 390 180	+ 18,7
Other buildings ^{3/}						
Total square metres	60 708	13 688	35 980	338 069	228 862	- 32,3
Total value at current prices (R'000)	103 033	28 335	85 767	621 430	495 940	- 20,2
Total value of additions and alterations at current prices (R'000)	214 565	183 544	243 730	1 792 202	1 886 120	+ 5,2
Total value of building plans passed at current prices (R'000)	564 548	806 770	955 726	6 268 907	7 750 290	+ 23,6

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 33 - Building plans passed according to type of building and selected urban area: Pretoria

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 581	198	165	7 110	4 377	- 38,4
Total square metres	104 061	10 413	8 378	294 365	154 826	- 47,4
Total value at current prices (R'000)	56 328	14 150	13 914	184 851	139 581	- 24,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	236	187	180	2 441	2 115	- 13,4
Total square metres	61 352	48 523	50 160	641 467	580 446	- 9,5
Total value at current prices (R'000)	99 519	71 319	82 696	961 559	964 873	+ 0,3
Flats and townhouses						
Number of flats and townhouses	290	340	224	3 015	2 652	- 12,0
Total square metres	58 150	60 198	19 333	456 423	476 199	+ 4,3
Total value at current prices (R'000)	93 279	95 012	32 995	666 575	835 950	+ 25,4
Other residential buildings ^{1/}						
Total square metres	0	0	0	0	4 759	..
Total value at current prices (R'000)	0	0	0	0	9 481	..
Total value of residential buildings at current prices (R'000)	249 126	180 481	129 605	1 812 985	1 949 885	+ 7,6
Non-residential buildings						
Office and banking space						
Total square metres	1 955	3 059	12 296	79 245	82 350	+ 3,9
Total value at current prices (R'000)	3 555	4 589	24 592	125 969	145 506	+ 15,5
Shopping space						
Total square metres	898	4 947	10 397	67 463	32 734	- 51,5
Total value at current prices (R'000)	1 347	7 421	15 951	99 115	54 738	- 44,8
Industrial and warehouse space						
Total square metres	4 991	4 229	1 415	116 044	124 680	+ 7,4
Total value at current prices (R'000)	8 156	6 344	2 123	169 473	191 336	+ 12,9
Other non-residential space ^{2/}						
Total square metres	2 348	0	889	31 474	37 691	+ 19,8
Total value at current prices (R'000)	4 013	0	1 774	49 552	59 184	+ 19,4
Total value of non-residential buildings at current prices (R'000)	17 071	18 354	44 440	444 109	450 764	+ 1,5
Additions and alterations						
Dwelling-houses						
Total square metres	25 845	28 317	32 509	281 760	295 686	+ 4,9
Total value at current prices (R'000)	42 502	40 080	52 026	423 299	497 772	+ 17,6
Other buildings ^{3/}						
Total square metres	1 668	17 578	7 762	115 491	188 356	+ 63,1
Total value at current prices (R'000)	18 498	15 620	16 413	205 852	314 670	+ 52,9
Total value of additions and alterations at current prices (R'000)	61 000	55 700	68 439	629 151	812 442	+ 29,1
Total value of building plans passed at current prices (R'000)	327 197	254 535	242 484	2 886 245	3 213 091	+ 11,3

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	179	15	17	2 030	2 344	+ 15,5
Total square metres	7 800	945	883	85 871	91 689	+ 6,8
Total value at current prices (R'000)	4 722	1 418	1 160	50 312	52 858	+ 5,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	32	38	16	319	338	+ 6,0
Total square metres	4 525	6 435	3 133	50 728	56 246	+ 10,9
Total value at current prices (R'000)	6 879	9 655	4 665	73 007	84 308	+ 15,5
Flats and townhouses						
Number of flats and townhouses	74	27	0	608	399	-34,4
Total square metres	4 484	2 412	0	56 368	37 365	-33,7
Total value at current prices (R'000)	6 724	3 618	0	82 084	57 168	-30,4
Other residential buildings ^{1/}						
Total square metres	0	0	0	4 087	0	..
Total value at current prices (R'000)	0	0	0	9 300	0	..
Total value of residential buildings at current prices (R'000)	18 325	14 691	5 825	214 703	194 334	-9,5
Non-residential buildings						
Office and banking space						
Total square metres	849	99	518	14 272	8 284	-42,0
Total value at current prices (R'000)	1 698	149	1 295	24 298	13 715	-43,6
Shopping space						
Total square metres	375	942	2 075	15 726	8 795	-44,1
Total value at current prices (R'000)	938	2 355	4 150	30 402	20 411	-32,9
Industrial and warehouse space						
Total square metres	1 178	728	98	12 897	7 222	-44,0
Total value at current prices (R'000)	2 312	437	58	13 311	4 451	-66,6
Other non-residential space ^{2/}						
Total square metres	0	611	50	1 963	3 620	+ 84,4
Total value at current prices (R'000)	0	1 527	100	2 030	6 381	+ 214,3
Total value of non-residential buildings at current prices (R'000)	4 948	4 468	5 603	70 041	44 958	-35,8
Additions and alterations						
Dwelling-houses						
Total square metres	5 277	5 829	3 998	49 723	50 478	+ 1,5
Total value at current prices (R'000)	7 339	7 138	4 785	63 659	66 999	+ 5,2
Other buildings ^{3/}						
Total square metres	1 109	705	789	15 239	14 987	-1,7
Total value at current prices (R'000)	2 775	8 593	5 857	36 818	61 282	+ 66,4
Total value of additions and alterations at current prices (R'000)	10 114	15 731	10 642	100 477	128 281	+ 27,7
Total value of building plans passed at current prices (R'000)	33 387	34 890	22 070	385 221	367 573	-4,6

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

Type of building	November 2002	October 2003*	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	530	309	176	5 226	2 978	- 43,0
Total square metres	20 077	13 313	6 859	192 561	115 705	- 39,9
Total value at current prices (R'000)	20 808	16 988	6 872	226 926	136 415	- 39,9
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	349	358	217	2 884	2 798	- 3,0
Total square metres	61 707	71 619	45 060	552 450	544 262	- 1,5
Total value at current prices (R'000)	88 920	105 442	70 827	795 873	776 627	- 2,4
Flats and townhouses						
Number of flats and townhouses	284	336	496	1 385	3 012	+ 117,5
Total square metres	21 729	22 959	39 200	155 290	255 963	+ 64,8
Total value at current prices (R'000)	37 362	29 212	60 414	245 456	401 852	+ 63,7
Other residential buildings ^{1/}						
Total square metres	0	0	0	6 730	48 990	+ 627,9
Total value at current prices (R'000)	0	0	0	9 935	217 347	+ 2087,7
Total value of residential buildings at current prices (R'000)	147 090	151 642	138 113	1 278 190	1 532 241	+ 19,9
Non-residential buildings						
Office and banking space						
Total square metres	8 767	4 073	0	85 801	99 940	+ 16,5
Total value at current prices (R'000)	18 600	6 242	0	132 321	178 021	+ 34,5
Shopping space						
Total square metres	2 477	0	1 157	44 881	22 968	- 48,8
Total value at current prices (R'000)	5 020	0	1 014	54 393	32 556	- 40,1
Industrial and warehouse space						
Total square metres	6 893	2 344	10 532	93 832	87 013	- 7,3
Total value at current prices (R'000)	6 794	3 196	13 023	100 819	96 069	- 4,7
Other non-residential space ^{2/}						
Total square metres	105	1 255	107	24 606	25 587	+ 4,0
Total value at current prices (R'000)	123	1 463	214	27 035	34 609	+ 28,0
Total value of non-residential buildings at current prices (R'000)	30 537	10 901	14 251	314 568	341 255	+ 8,5
Additions and alterations						
Dwelling-houses						
Total square metres	29 102	36 762	22 760	322 645	345 796	+ 7,2
Total value at current prices (R'000)	34 777	47 726	32 731	395 449	441 512	+ 11,6
Other buildings ^{3/}						
Total square metres	8 419	9 325	5 933	148 479	135 878	- 8,5
Total value at current prices (R'000)	18 943	19 021	15 406	257 285	304 941	+ 18,5
Total value of additions and alterations at current prices (R'000)	53 720	66 747	48 137	652 734	746 453	+ 14,4
Total value of buildings completed at current prices (R'000)	231 347	229 290	200 501	2 245 492	2 619 949	+ 16,7

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	143	399	162	2 269	1 358	- 40,1
Total square metres	6 033	20 722	6 622	103 894	62 468	- 39,9
Total value at current prices (R'000)	8 419	33 993	10 636	135 533	92 420	- 31,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	15	3	2	298	167	- 44,0
Total square metres	3 585	509	837	45 336	26 644	- 41,2
Total value at current prices (R'000)	5 243	678	683	61 555	40 069	- 34,9
Flats and townhouses						
Number of flats and townhouses	11	6	10	59	117	+ 98,3
Total square metres	2 090	1 336	842	8 511	14 293	+ 67,9
Total value at current prices (R'000)	2 912	2 206	1 627	12 473	21 660	+ 73,7
Other residential buildings ^{1/}						
Total square metres	0	0	0	2 744	5 656	+ 106,1
Total value at current prices (R'000)	0	0	0	3 312	9 314	+ 181,2
Total value of residential buildings at current prices (R'000)	16 574	36 877	12 946	212 873	163 463	- 23,2
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	1 184	3 266	+ 175,8
Total value at current prices (R'000)	0	0	0	2 049	1 982	- 3,3
Shopping space						
Total square metres	496	1 039	0	3 948	15 351	+ 288,8
Total value at current prices (R'000)	836	1 100	0	5 574	20 093	+ 260,5
Industrial and warehouse space						
Total square metres	4 961	2 059	805	34 138	16 151	- 52,7
Total value at current prices (R'000)	2 706	2 837	1 578	40 554	24 290	-40,1
Other non-residential space ^{2/}						
Total square metres	536	1 117	982	3 560	4 303	+ 20,9
Total value at current prices (R'000)	303	2 112	2 023	3 927	6 811	+ 73,4
Total value of non-residential buildings at current prices (R'000)	3 845	6 049	3 601	52 104	53 176	+ 2,1
Additions and alterations						
Dwelling-houses						
Total square metres	1 220	4 129	595	44 984	37 282	- 17,1
Total value at current prices (R'000)	1 189	5 926	614	51 866	51 104	- 1,5
Other buildings ^{3/}						
Total square metres	510	4 417	0	34 584	33 785	- 2,3
Total value at current prices (R'000)	814	4 279	36	41 774	50 604	+ 21,1
Total value of additions and alterations at current prices (R'000)	2 003	10 205	650	93 640	101 708	+ 8,6
Total value of buildings completed at current prices (R'000)	22 422	53 131	17 197	358 617	318 347	- 11,2

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	52	141	139	715	1 042	+ 45,7
Total square metres	2 940	6 106	6 360	36 295	48 777	+ 34,4
Total value at current prices (R'000)	3 442	6 146	7 252	42 014	53 208	+ 26,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	64	74	73	755	607	- 19,6
Total square metres	12 174	15 316	10 849	139 050	107 683	- 22,6
Total value at current prices (R'000)	16 138	16 453	15 576	177 199	126 066	- 28,9
Flats and townhouses						
Number of flats and townhouses	31	57	21	243	265	+ 9,1
Total square metres	4 614	6 135	3 686	33 539	33 103	- 1,3
Total value at current prices (R'000)	6 581	11 221	8 321	51 985	55 779	+ 7,3
Other residential buildings ^{1/}						
Total square metres	0	0	0	1 246	39 557	+ 3 074,7
Total value at current prices (R'000)	0	0	0	1 263	467 180	+36 889,7
Total value of residential buildings at current prices (R'000)	26 161	33 820	31 149	272 461	702 233	+ 157,7
Non-residential buildings						
Office and banking space						
Total square metres	1 019	2 835	57	38 960	20 082	- 48,5
Total value at current prices (R'000)	1 224	4 530	80	57 771	39 741	- 31,2
Shopping space						
Total square metres	1 304	2 985	5 071	32 399	19 791	- 38,9
Total value at current prices (R'000)	1 404	4 000	8 615	49 768	32 087	- 35,5
Industrial and warehouse space						
Total square metres	978	6 092	15 541	126 610	73 140	- 42,2
Total value at current prices (R'000)	1 586	7 140	38 735	156 436	103 960	- 33,5
Other non-residential space ^{2/}						
Total square metres	264	3 658	1 843	20 251	15 377	- 24,1
Total value at current prices (R'000)	200	5 740	3 950	30 262	26 819	- 11,4
Total value of non-residential buildings at current prices (R'000)	4 414	21 410	51 380	294 237	202 607	- 31,1
Additions and alterations						
Dwelling-houses						
Total square metres	15 536	24 030	23 035	233 371	212 039	- 9,1
Total value at current prices (R'000)	19 428	24 380	24 788	278 898	227 082	- 18,6
Other buildings ^{3/}						
Total square metres	5 957	16 468	16 746	66 031	78 005	+ 18,1
Total value at current prices (R'000)	20 141	29 249	25 782	149 735	227 873	+ 52,2
Total value of additions and alterations at current prices (R'000)	39 569	53 629	50 570	428 633	454 955	+ 6,1
Total value of buildings completed at current prices (R'000)	70 144	108 859	133 099	995 331	1 359 795	+ 36,6

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

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	408	622	520	7 116	3 628	-49,0
Total square metres	15 290	20 777	13 866	259 720	139 348	-46,3
Total value at current prices (R'000)	16 695	22 783	20 560	245 902	178 304	-27,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	324	343	321	2 885	3 369	+ 16,8
Total square metres	69 723	83 170	72 437	645 737	753 324	+ 16,7
Total value at current prices (R'000)	113 813	151 865	133 536	1 025 786	1 393 773	+ 35,9
Flats and townhouses						
Number of flats and townhouses	293	250	448	2 943	3 779	+ 28,4
Total square metres	39 442	29 929	74 110	402 111	502 177	+ 24,9
Total value at current prices (R'000)	60 674	52 589	103 703	628 014	874 234	+ 39,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	11 978	12 969	+ 8,3
Total value at current prices (R'000)	0	0	0	18 314	31 510	+ 72,1
Total value of residential buildings at current prices (R'000)	191 182	227 237	257 799	1 918 016	2 477 821	+ 29,2
Non-residential buildings						
Office and banking space						
Total square metres	71 788	4 742	7 209	273 388	237 717	-13,0
Total value at current prices (R'000)	117 014	8 244	14 423	445 750	493 984	+ 10,8
Shopping space						
Total square metres	412	5 438	1 062	39 655	57 376	+ 44,7
Total value at current prices (R'000)	350	10 876	1 982	71 659	119 700	+ 67,0
Industrial and warehouse space						
Total square metres	17 916	13 864	31 861	110 560	154 493	+ 39,7
Total value at current prices (R'000)	29 273	23 569	86 716	181 123	297 036	+ 64,0
Other non-residential space ^{2/}						
Total square metres	6 049	7 144	220	36 404	252 461	+ 593,5
Total value at current prices (R'000)	9 885	14 168	660	57 010	501 548	+ 779,8
Total value of non-residential buildings at current prices (R'000)	156 522	56 857	103 781	755 542	1 412 268	+ 86,9
Additions and alterations						
Dwelling-houses						
Total square metres	26 096	23 133	22 305	311 614	271 512	-12,9
Total value at current prices (R'000)	37 616	40 476	37 137	472 018	417 813	-11,5
Other buildings ^{3/}						
Total square metres	2 906	2 332	17 991	87 101	125 314	+ 43,9
Total value at current prices (R'000)	5 998	5 535	47 467	145 547	285 557	+ 96,2
Total value of additions and alterations at current prices (R'000)	43 614	46 011	84 604	617 565	703 370	+ 13,9
Total value of buildings completed at current prices (R'000)	391 318	330 105	446 184	3 291 123	4 593 459	+ 39,6

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

Type of building	November 2002*	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 621	47	59	7 262	5 314	- 26,8
Total square metres	106 553	2 533	3 105	295 644	171 202	- 42,1
Total value at current prices (R'000)	60 922	4 816	4 329	181 861	115 803	- 36,3
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	155	97	106	1 235	1 250	+ 1,2
Total square metres	40 249	26 461	31 553	345 697	349 961	+ 1,2
Total value at current prices (R'000)	70 543	54 533	53 725	574 038	597 294	+ 4,1
Flats and townhouses						
Number of flats and townhouses	130	160	281	2 259	1 351	- 40,2
Total square metres	17 752	20 299	40 431	251 662	190 716	- 24,2
Total value at current prices (R'000)	31 676	35 145	69 282	410 095	323 095	- 21,2
Other residential buildings ^{1/}						
Total square metres	0	0	0	72	0	..
Total value at current prices (R'000)	0	0	0	73	0	..
Total value of residential buildings at current prices (R'000)	163 141	94 494	127 336	1 166 067	1 036 192	- 11,1
Non-residential buildings						
Office and banking space						
Total square metres	11 993	13 806	4 087	49 261	37 529	- 23,8
Total value at current prices (R'000)	19 189	20 709	7 023	72 173	61 970	- 14,1
Shopping space						
Total square metres	101	1 686	0	8 564	14 005	+ 63,5
Total value at current prices (R'000)	202	2 951	0	14 866	26 710	+ 79,7
Industrial and warehouse space						
Total square metres	0	0	0	17 296	22 315	+ 29,0
Total value at current prices (R'000)	0	0	0	25 896	28 652	+ 10,6
Other non-residential space ^{2/}						
Total square metres	2 247	0	1 686	6 619	16 373	+ 147,4
Total value at current prices (R'000)	4 494	0	2 951	11 878	25 358	+ 113,5
Total value of non-residential buildings at current prices (R'000)	23 885	23 660	9 974	124 813	142 690	+ 14,3
Additions and alterations						
Dwelling-houses						
Total square metres	9 030	11 054	23 293	43 158	93 137	+ 115,8
Total value at current prices (R'000)	13 777	18 032	34 795	66 237	144 336	+ 117,9
Other buildings ^{3/}						
Total square metres	126	3 070	158	16 349	36 901	+ 125,7
Total value at current prices (R'000)	994	8 144	353	27 793	72 796	+ 161,9
Total value of additions and alterations at current prices (R'000)	14 771	26 176	35 148	94 030	217 132	+ 130,9
Total value of buildings completed at current prices (R'000)	201 797	144 330	172 458	1 384 910	1 396 014	+ 0,8

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

Type of building	November 2002	October 2003	November 2003	January 2002 to November 2002	January 2003 to November 2003	Percentage change between January 2002 to November 2002 and January 2003 to November 2003
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	218	529	353	2 254	2 789	+ 23,7
Total square metres	9 050	24 482	14 528	96 336	119 290	+ 23,8
Total value at current prices (R'000)	5 212	13 447	7 088	49 075	65 007	+ 32,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	24	11	16	235	187	- 20,4
Total square metres	4 142	1 687	3 555	38 969	31 541	- 19,1
Total value at current prices (R'000)	5 096	2 317	5 124	48 110	42 907	- 10,8
Flats and townhouses						
Number of flats and townhouses	24	105	65	323	484	+ 49,8
Total square metres	3 188	6 756	8 316	36 327	48 561	+ 33,7
Total value at current prices (R'000)	5 700	10 135	11 139	53 834	73 770	+ 37,0
Other residential buildings ^{1/}						
Total square metres	0	186	0	1 428	2 869	+ 100,9
Total value at current prices (R'000)	0	370	0	1 461	7 370	+ 404,4
Total value of residential buildings at current prices (R'000)	16 008	26 269	23 351	152 480	189 054	+ 24,0
Non-residential buildings						
Office and banking space						
Total square metres	5 031	0	256	9 275	7 912	- 14,7
Total value at current prices (R'000)	10 000	0	768	17 800	10 268	- 42,3
Shopping space						
Total square metres	7 429	2 023	0	9 959	8 856	- 11,1
Total value at current prices (R'000)	16 000	4 046	0	19 450	16 398	- 15,7
Industrial and warehouse space						
Total square metres	1 584	384	0	5 772	10 974	+ 90,1
Total value at current prices (R'000)	1 311	230	0	4 501	12 908	+ 186,8
Other non-residential space ^{2/}						
Total square metres	0	85	0	8 233	7 546	- 8,3
Total value at current prices (R'000)	0	128	0	23 240	16 408	- 29,4
Total value of non-residential buildings at current prices (R'000)	27 311	4 404	768	64 991	55 982	- 13,9
Additions and alterations						
Dwelling-houses						
Total square metres	5 127	3 327	2 172	51 051	28 949	- 43,3
Total value at current prices (R'000)	4 330	4 419	2 562	55 940	35 288	- 36,9
Other buildings ^{3/}						
Total square metres	1 310	401	2 469	13 413	6 896	- 48,6
Total value at current prices (R'000)	1 365	3 098	5 430	27 880	32 357	+ 16,1
Total value of additions and alterations at current prices (R'000)	5 695	7 517	7 992	83 820	67 645	- 19,3
Total value of buildings completed at current prices (R'000)	49 014	38 190	32 111	301 291	312 681	+ 3,8

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.

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 128 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 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).</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. The code list was compiled by Stats SA in collaboration with other interested bodies and the first edition was distributed in June 1977. 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 128 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 sample survey

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

Western Cape			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 Efuleni	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 Efuleni
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 sample survey as from January 2001.

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

Western Cape (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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, Rheebok and Tergniet Friemersheim, Herbertsdale and Great Brak River ¹	Mossel Bay	Mossel Bay, Boggom's Bay, Kleinbrak, Rheebok and Tergniet
Oudtshoorn Municipality	Oudtshoorn De Rust/Blomnek Dysselsdorp	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 Franschhoek 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 sample survey as from January 2001.

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

Eastern Cape			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Buffalo City Municipality - 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 Area	Jeffreys Bay Humansdorp Hankey Patensie Oesterbaai Gamtoos St Francis Bay ¹ Cape St Francis ¹ Kromrivier ¹	Jeffreys Bay	Jeffreys Bay
Makana Municipality - Grahamstown Area	Grahamstown and Rhini Township	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 Port Elizabeth Area Uitenhage Area	Despatch Port Elizabeth, Ibhayi and Motherwell Uitenhage and KwaNobuhle	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 Included in sample survey as from January 2003.

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

Northern Cape			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 sample survey as from January 2001.

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

Free State			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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, Bloemspuit and Mangaung Botshabelo	Bloemfontein Botshabelo	Bloemfontein, Bainsvlei, Bloemspuit 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 boundaries and name changes by province (continued)

KwaZulu-Natal			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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
Umhlanga Rocks	Umhlanga Rocks, Mount Edgecombe and Umdloti Beach	North Local Council - Umhlanga	Umhlanga 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 boundaries and name changes by province (continued)

KwaZulu-Natal (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
KwaDukuza Municipality - 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 ¹ , Pietermaritzburg and Msundini	Edendale Pietermaritzburg/Msundini	Edendale Pietermaritzburg and Msundini
Newcastle Municipality	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle	Newcastle	Blaauwboschlaagte, Madadeni, Osizweni and Newcastle
Umdoni Municipality	Pennington Scottburgh/Umzinto	Pennington	Pennington
Umhlathuze 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 ¹	KwaMbonambi, Nkandla and Ntambanana Municipalities	Development and Services Board - North Coast	KwaMbonambi, Nkandla, Tugela Mouth, Umlalazi, Mahlabathini, Ukuza, Umbambo, Engwavuma and Hluhluwe

¹ Included in sample survey as from January 2001.

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

North West			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 Stillfontein 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 Lethabile Hartbeespoort	Brits	Brits and Lethabile
Mafikeng Local Municipality	Mmabatho and Mafikeng	Mmabatho	Mmabatho and Mafikeng
Naledi Municipality	Vryburg	Vryburg	Vryburg
Potchefstroom Municipality	Potchefstroom	Potchefstroom	Potchefstroom
Rustenburg Local Municipality - Rustenburg Area	Rustenburg	Rustenburg	Rustenburg
Zeerust Local Municipality	Zeerust	Zeerust	Zeerust

¹ Included in sample survey as from January 2001.

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

Gauteng			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 ² Temba ¹ Winterveld ²	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

² Was previously included under North West.

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

Gauteng (concluded)			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 Wolverdient	Carletonville	Carletonville, Wedela, Khutsong and Wolverdient
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 sample survey as from January 2003.

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

Mpumalanga			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 - Secunda Area	Evander, Embalenhle and Secunda	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	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 sample survey as from January 2001.

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

Limpopo			
Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 boundaries and name changes

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries 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 Efuleni	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 Efuleni
Selected urban areas: Port Elizabeth		Selected urban areas: Port Elizabeth	
Nelson Mandela Metropolitan Municipality - Despatch Area	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

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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Durban eThekweni Municipality -		Selected urban areas: Durban	
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
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		Selected urban areas: Pretoria	
City of Tshwane Metropolitan Municipality - Southern Region	Centurion	Centurion	Centurion
Central Region	Pretoria, Atteridgeville and Mamelodi	Pretoria	Pretoria, Atteridgeville and Mamelodi
Northern Region	Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve Hammanskraal GaRankuwa Temba Winterveld	Akasia	Akasia, Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve

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

Sample survey as from January 2002		Sample survey up to December 2001	
Name of local government institution after boundaries and name changes	Cities and towns	Name of local government institution before boundaries and name changes	Cities and towns
Selected urban areas: Witwatersrand City of Johannesburg Metropolitan Municipality	Alexandra and Sandton	Selected urban areas: Witwatersrand Greater Johannesburg - Eastern Metropolitan Local Council	Alexandra and Sandton
	Midrand, Rabie Ridge and Ivory Park	Midrand Metropolitan Local Council	Midrand, Rabie Ridge and Ivory Park
	Randburg	Northern Metropolitan Local Council	Randburg
	Ennerdale, Lenasia and Johannesburg	Southern Metropolitan Local Council	Ennerdale, Lenasia and Johannesburg
	Diepmeadow, Dobsonville and Roodepoort	Western Metropolitan Local Council	Diepmeadow, Dobsonville and Roodepoort
	Soweto	Soweto	Soweto
Ekurhuleni Metropolitan Municipality - Service Delivery Centre of:			
Edenvale - Modderfontein	Edenvale - Modderfontein	Edenvale - Modderfontein	Edenvale - Modderfontein
Alberton	Alberton and Tokoza	Alberton	Alberton and Tokoza
Benoni	Benoni, Daveyton and Wattville	Benoni	Benoni, Daveyton and Wattville
Boksburg	Boksburg and Vosloorus	Boksburg	Boksburg and Vosloorus
Brakpan	Brakpan and Tsakane	Brakpan	Brakpan and Tsakane
Duduza	Duduza	Duduza	Duduza
Germiston	Germiston, Bedfordview and Katlehong	Germiston	Germiston, Bedfordview and Katlehong
Kempton Park	Kempton Park and Tembisa	Kempton Park	Kempton Park and Tembisa
Nigel	Nigel	Nigel	Nigel
Springs	Springs and KwaThema	Springs	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, Bloemspruit and Mangaung	Selected urban area: Bloemfontein Bloemfontein	Bloemfontein, Bainsvlei, Bloemspruit and Mangaung

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
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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