

**Statistics
South Africa**

**Statistical release
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Dipalopalo tsa Aforika Borwa • Statistieke Suid-Afrika • Tistatistiki ta Afrika-Dzonga • Ukuqokelelwa kwamanani eNingizimu Afrika

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

November 2004

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Table A - Selected key figures regarding recorded building plans passed by municipalities as at the end of November 2004

Estimates at constant 2000 prices	November 2003	November 2004¹	Percentage change between November 2003 and November 2004	January to November 2003	January to November 2004	Difference in real value between January to November 2003 and January to November 2004	Percentage change between January to November 2003 and January to November 2004
	R million	R million		R million	R million	R million	
Residential buildings							
Dwelling-houses	953,5	1 286,3	+ 34,9	9 025,6	11 831,6	+ 2 806,0	+ 31,1
Flats and townhouses	432,0	681,5	+ 57,8	3 525,6	5 235,7	+ 1 710,1	+ 48,5
Other residential buildings	53,5	19,4	- 63,7	207,4	817,0	+ 609,6	+ 293,9
Total	1 439,0	1 987,2	+ 38,1	12 758,6	17 884,3	+ 5 125,7	+ 40,2
Non-residential buildings	303,9	383,9	+ 26,3	3 461,3	4 084,0	+ 622,7	+ 18,0
Additions and alterations	565,3	798,9	+ 41,3	5 933,0	7 444,2	+ 1 511,2	+ 25,5
Total	2 308,2	3 170,0	+ 37,3	22 152,9	29 412,5	+ 7 259,6	+ 32,8

¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Key findings regarding recorded building plans passed by municipalities for the first eleven months of 2004

Real value of recorded building plans passed by municipalities increases

As indicated in table A, the real value of recorded building plans passed by municipalities (at constant 2000 prices) during the first eleven months of 2004 increased by 32,8% (+R7 259,6 million) from R22 152,9 million to R29 412,5 million compared with the first eleven months of 2003. The largest increase in the value of recorded building plans passed was reported for residential buildings (+R5 125,7 million), followed by additions and alterations (+R1 511,2 million) and non-residential buildings (+R622,7 million). Regarding residential buildings, recorded building plans passed increased for dwelling-houses (+R2 806,0 million), flats and townhouses (+R1 710,1 million) and other residential buildings (+R609,6 million).

Table B – Real value of recorded building plans passed by municipalities aggregated to provincial level

Municipal reporting aggregated to provincial level	January to November 2003	January to November 2004 ¹	Difference in real value between January to November 2003 and January to November 2004	Percentage change between January to November 2003 and January to November 2004
	R million	R million	R million	
Western Cape	5 727,4	8 610,4	+ 2 883,0	+ 50,3
Gauteng	9 813,2	11 887,8	+ 2 074,6	+ 21,1
KwaZulu-Natal	3 143,7	4 117,0	+ 973,3	+ 31,0
Eastern Cape	1 119,8	1 555,7	+ 435,9	+ 38,9
North West	673,2	1 006,3	+ 333,1	+ 49,5
Free State	515,4	737,3	+ 221,9	+ 43,1
Limpopo	365,2	518,7	+ 153,5	+ 42,0
Mpumalanga	653,4	782,7	+ 129,3	+ 19,8
Northern Cape	141,6	196,6	+ 55,0	+ 38,8
Total	22 152,9	29 412,5	+ 7 259,6	+ 32,8

¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The municipalities in all nine provinces reported increases in the real value of recorded building plans passed

As shown in table B, recorded building plans passed, as reported by municipalities and aggregated to provincial level, increased in all nine provinces. The preliminary figures indicate that the largest contributors to the increase of 32,8% (+R7 259,6 million) in the real value of recorded building plans passed were Western Cape (+R2 883,0 million) and Gauteng (+R2 074,6 million).

Table C - Seasonally adjusted preliminary figures regarding recorded building plans passed by municipalities as at the end of November 2004

Seasonally adjusted estimates at constant 2000 prices	June to August 2004	September to November 2004 ¹	Difference in seasonally adjusted estimates between June to August 2004 and September to November 2004	Percentage change between June to August 2004 and September to November 2004
	R million	R million	R million	
Residential buildings	4 911,3	4 994,8	+83,5	+ 1,7
Non-residential buildings	1 098,0	1 262,7	+164,7	+ 15,0
Additions and alterations	2 136,7	2 097,4	- 39,3	- 1,8
Total	8 146,0	8 354,9	+208,9	+ 2,6

¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Key findings regarding seasonally adjusted real value of recorded building plans passed by municipalities for the three months ended November 2004

As indicated in table C, the seasonally adjusted real value of recorded building plans passed by municipalities (at constant 2000 prices) during the three months ended November 2004 increased by 2,6% compared with the previous three months. The increase of 2,6% was due to increases in the seasonally adjusted real value of non-residential buildings (+15,0%) and residential buildings (+1,7%). However, a decrease of 1,8% was reported for additions and alterations.

Figure 1 shows both the seasonally adjusted and the trend series for recorded building plans passed at constant 2000 prices between January 2000 and November 2004. The trend series has been rising since July 2001.

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

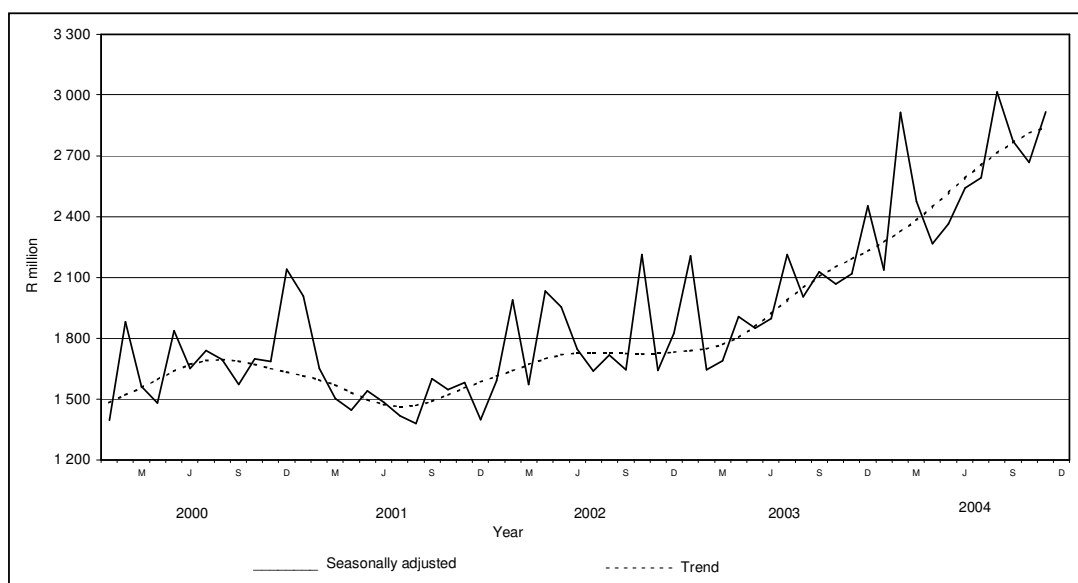


Table D – Selected key figures regarding buildings reported as completed to municipalities as at the end of November 2004

Estimates at constant 2000 prices	November 2003	November 2004¹	Percentage change between November 2003 and November 2004	January to November 2003	January to November 2004	Difference in real value between January to November 2003 and January to November 2004	Percentage change between January to November 2003 and January to November 2004
	R million	R million		R million	R million	R million	
Residential buildings							
Dwelling-houses	502,2	789,4	+ 57,2	4 966,1	6 362,0	+ 1 395,9	+ 28,1
Flats and townhouses	262,2	478,9	+ 82,6	1 899,9	2 990,3	+ 1 090,4	+ 57,4
Other residential buildings	2,4	607,5 ²	+ 25 212,5	677,9	703,9	+ 26,0	+ 3,8
Total	766,8	1 875,8	+ 144,6	7 543,9	10 056,2	+ 2 512,3	+ 33,3
Non-residential buildings	188,9	211,4	+ 11,9	2 603,0	2 651,9	+ 48,9	+ 1,9
Additions and alterations	230,4	322,3	+ 39,9	2 623,6	2 747,9	+ 124,3	+ 4,7
Total	1 186,1	2 409,5	+ 103,1	12 770,5	15 456,0	+ 2 685,5	+ 21,0

¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

² The completion of a hotel and casino was reported by eThekweni Municipality - North Operational Entity during November 2004.

Key findings regarding buildings reported as completed to municipalities for the first eleven months of 2004

Real value of buildings reported as completed to municipalities increases

Table D indicates the real value of buildings reported as completed (at constant 2000 prices) to municipalities for the first eleven months of 2004 increased by 21,0% (+R2 685,5 million) from R12 770,5 million to R15 456,0 million compared with the first eleven months of 2003. A large increase was reported for residential buildings (+R2 512,3 million), due to increases reported for dwelling-houses (+R1 395,9 million) and flats and townhouses (+R1 090,4 million).

Table E – Real value of buildings reported as completed to municipalities aggregated to provincial level

Municipal reporting aggregated to provincial level	January to November 2003	January to November 2004¹	Difference in real value between January to November 2003 and January to November 2004	Percentage change between January to November 2003 and January to November 2004
	R million	R million	R million	
KwaZulu-Natal	1 812,4	3 010,5	+ 1 198,1	+ 66,1
Gauteng	5 680,6	6 727,3	+ 1 046,7	+ 18,4
Western Cape	3 440,6	3 721,0	+ 280,4	+ 8,1
Eastern Cape	527,4	626,8	+ 99,4	+ 18,8
North West	410,3	495,2	+ 84,9	+ 20,7
Limpopo	115,8	151,8	+ 36,0	+ 31,1
Northern Cape	80,6	103,6	+ 23,0	+ 28,5
Free State	363,9	343,1	- 20,8	- 5,7
Mpumalanga	338,9	276,7	- 62,2	- 18,4
Total	12 770,5	15 456,0	+ 2 685,5	+ 21,0

¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The municipalities in seven of the nine provinces reported increases in the real value of buildings completed

As shown in table E, the value of buildings completed, as reported to municipalities and aggregated to provincial level, increased in seven provinces. The preliminary figures indicate that the largest contributors to the increase within provinces of 21,0% (+R2 685,5 million) in the real value of buildings completed were KwaZulu-Natal (+R1 198,1 million) and Gauteng (+R1 046,7 million).

Table F - Seasonally adjusted preliminary figures regarding buildings reported as completed to municipalities as at the end of November 2004

Seasonally adjusted estimates at constant 2000 prices	June to August 2004	September to November 2004	Difference in seasonally adjusted estimates between June to August 2004 and September to November 2004	Percentage change between June to August 2004 and September to November 2004
	R million	R million	R million	
Residential buildings	2 921,5	3 250,1	+ 328,6	+ 11,2
Non-residential buildings	920,4	890,2	- 30,2	- 3,3
Additions and alterations	769,5	843,2	+ 73,7	+ 9,6
Total	4 611,4	4 983,5	+ 372,1	+ 8,1

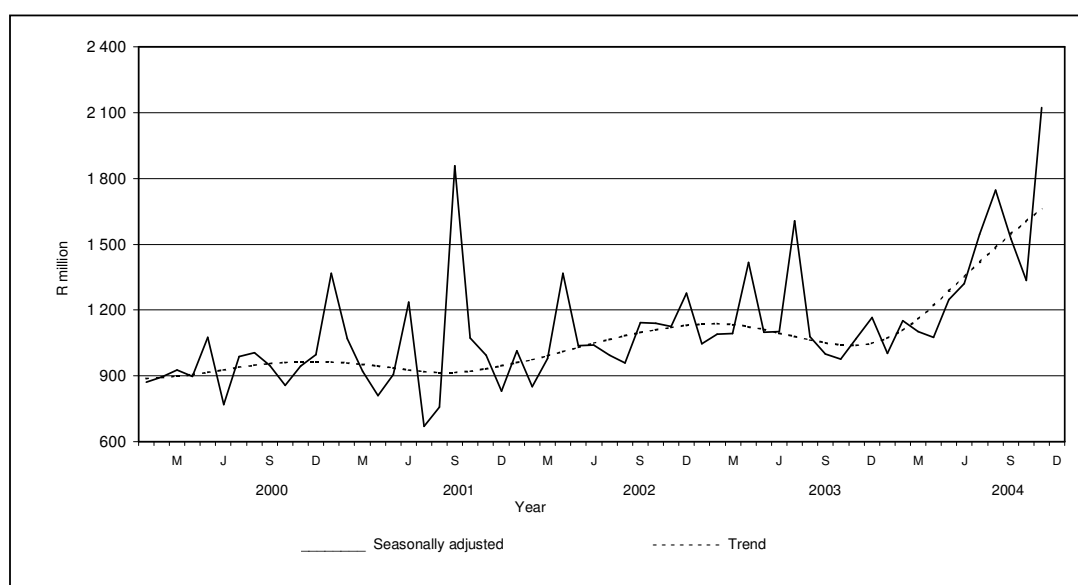
¹ November 2004 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

Key findings regarding seasonally adjusted real value of buildings reported as completed to municipalities for the three months ended November 2004

As indicated in table F (page 5), the seasonally adjusted real value of buildings reported as completed to municipalities (at constant 2000 prices) for the three months ended November 2004 increased by 8,1% compared with the previous three months. The increase of 8,1% was due to increases in the seasonally adjusted real value of residential buildings (+11,2%) and additions and alterations (+9,6%). However, a decrease of 3,3% was reported for non-residential buildings.

Figure 2 shows both the seasonally adjusted and the trend series for buildings reported as completed to municipalities at constant 2000 prices between January 2000 and November 2004. The trend series has been rising since October 2003.

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



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Notes**Forthcoming issue****Issue****Expected release date**

December 2004

16 February 2005

Subsidised low-cost dwelling-houses

The figures obtained from local government institutions do not include the bulk of low-cost dwelling-houses. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 29 (page 37).

Response rate

The response rate for November 2004 was 95,0%.

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

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	801 712	+ 10,5	172 295	- 65,2	418 217	+ 18,3	1 392 224	- 11,5
Feb.	1 024 424	+ 22,4	622 559	+ 102,5	459 378	- 3,5	2 106 361	+ 30,0
Mar.	965 121	+ 3,4	495 333	+ 63,0	432 948	- 1,3	1 893 402	+ 13,0
Apr.	1 152 506	+ 55,1	350 647	+ 67,7	533 421	+ 40,5	2 036 574	+ 52,9
May	1 184 437	+ 17,7	438 078	+ 49,3	936 496	+ 86,5	2 559 011	+ 42,0
Jun.	1 100 299	+ 21,6	497 829	+ 65,7	552 535	+ 23,3	2 150 663	+ 30,0
Jul.	1 251 404	+ 40,0	255 959	- 30,2	674 478	+ 54,8	2 181 841	+ 28,6
Aug.	1 164 715	+ 45,7	391 026	+ 58,0	698 946	+ 44,0	2 254 687	+ 43,4
Sep.	1 222 745	+ 26,3	287 969	- 6,0	617 044	+ 16,4	2 127 758	+ 17,9
Oct.	2 030 451	+ 69,7	335 491	+ 79,5	757 380	+ 40,1	3 123 322	+ 62,4
Nov.	1 226 825	+ 24,8	309 532	- 2,9	715 756	+ 19,7	2 252 113	+ 18,6
Dec.	1 103 944	+ 67,8	230 232	+ 63,9	420 030	+ 17,0	1 754 206	+ 51,5
Total	14 228 583	+ 33,1	4 386 950	+ 26,2	7 216 629	+ 30,1	25 832 162	+ 31,1
2003 Jan.	954 012	+ 19,0	685 795	+ 298,0	524 194	+ 25,3	2 164 001	+ 55,4
Feb.	1 216 120	+ 18,7	239 795	- 61,5	531 253	+ 15,6	1 987 168	- 5,7
Mar.	1 405 792	+ 45,7	225 827	- 54,4	604 632	+ 39,7	2 236 251	+ 18,1
Apr.	1 226 932	+ 6,5	284 104	- 19,0	601 549	+ 12,8	2 112 585	+ 3,7
May	1 328 400	+ 12,2	408 130	- 6,8	903 951	- 3,5	2 640 481	+ 3,2
Jun.	1 452 398	+ 32,0	386 847	- 22,3	673 001	+ 21,8	2 512 246	+ 16,8
Jul.	1 788 778	+ 42,9	489 467	+ 91,2	885 159	+ 31,2	3 163 404	+ 45,0
Aug.	1 694 233	+ 45,5	412 947	+ 5,6	725 583	+ 3,8	2 832 763	+ 25,6
Sep.	1 745 376	+ 42,7	474 167	+ 64,7	697 206	+ 13,0	2 916 749	+ 37,1
Oct.	1 788 657	- 11,9	460 222	+ 37,2	775 961	+ 2,5	3 024 840	- 3,2
Nov.	1 859 149	+ 51,5	392 685	+ 26,9	730 309	+ 2,0	2 982 143	+ 32,4
Dec.	1 368 171	+ 23,9	471 920	+ 105,0	615 813	+ 46,6	2 455 904	+ 40,0
Total	17 828 018	+ 25,3	4 931 906	+ 12,4	8 268 611	+ 14,6	31 028 535	+ 20,1
2004 Jan.	1 322 714	+ 38,6	331 977	- 51,6	524 139	+ 0,0	2 178 830	+ 0,7
Feb.*	2 437 010	+ 100,4	392 385	+ 63,6	812 817	+ 53,0	3 642 212	+ 83,3
Mar.	1 965 458	+ 39,8	556 522	+ 146,4	884 720	+ 46,3	3 406 700	+ 52,3
Apr.	1 578 145	+ 28,6	362 254	+ 27,5	679 167	+ 12,9	2 619 566	+ 24,0
May	2 188 975	+ 64,8	380 858	- 6,7	896 367	- 0,8	3 466 200	+ 31,3
Jun.	2 132 851	+ 46,9	429 121	+ 10,9	946 218	+ 40,6	3 508 190	+ 39,6
Jul.	2 375 554	+ 32,8	489 082	- 0,1	1 035 806	+ 17,0	3 900 442	+ 23,3
Aug.	2 600 768	+ 53,5	798 669	+ 93,4	1 152 700	+ 58,9	4 552 137	+ 60,7
Sep.	2 396 326	+ 37,3	587 295	+ 23,9	1 059 501	+ 52,0	4 043 122	+ 38,6
Oct.	2 479 853	+ 38,6	677 603	+ 47,2	993 284	+ 28,0	4 150 740	+ 37,2
Nov. ³	2 762 293	+ 48,6	533 626	+ 35,9	1 110 416	+ 52,0	4 406 335	+ 47,8

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

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

³ Preliminary figures.

* Revised figures received from eThekweni Municipality - North Operational Entity.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	1 016 832	+ 18,0	229 837	+ 26,7	523 704	+ 3,6	1 770 373	+ 14,3
Feb.	1 026 584	+ 1,0	714 903	+ 211,0	519 633	- 0,8	2 261 120	+ 27,7
Mar.	932 752	- 9,1	455 530	- 36,3	419 988	- 19,2	1 808 270	- 20,0
Apr.	1 336 690	+ 43,3	415 626	- 8,8	608 418	+ 44,9	2 360 734	+ 30,6
May	1 106 598	- 17,2	380 128	- 8,5	814 836	+ 33,9	2 301 562	- 2,5
Jun.	1 079 024	- 2,5	447 688	+ 17,8	539 690	- 33,8	2 066 402	- 10,2
Jul.	1 134 833	+ 5,2	222 784	- 50,2	614 846	+ 13,9	1 972 463	- 4,5
Aug.	1 101 968	- 2,9	351 701	+ 57,9	633 453	+ 3,0	2 087 122	+ 5,8
Sep.	1 159 312	+ 5,2	275 983	- 21,5	581 994	- 8,1	2 017 289	- 3,3
Oct.	1 744 412	+ 50,5	326 431	+ 18,3	672 166	+ 15,5	2 743 009	+ 36,0
Nov.	1 124 996	- 35,5	292 354	- 10,4	633 870	- 5,7	2 051 220	- 25,2
Dec.	1 422 236	+ 26,4	291 818	- 0,2	593 051	- 6,4	2 307 105	+ 12,5
2003 Jan.	1 215 425	- 14,5	897 346	+ 207,5	652 147	+ 10,0	2 764 918	+ 19,8
Feb.	1 220 502	+ 0,4	277 505	- 69,1	596 353	- 8,6	2 094 360	- 24,3
Mar.	1 371 387	+ 12,4	204 652	- 26,3	593 953	- 0,4	2 169 992	+ 3,6
Apr.	1 432 304	+ 4,4	334 710	+ 63,6	685 236	+ 15,4	2 452 250	+ 13,0
May	1 248 176	- 12,9	366 244	+ 9,4	774 366	+ 13,0	2 388 786	- 2,6
Jun.	1 436 815	+ 15,1	347 763	- 5,0	662 635	- 14,4	2 447 213	+ 2,4
Jul.	1 615 445	+ 12,4	445 192	+ 28,0	803 255	+ 21,2	2 863 892	+ 17,0
Aug.	1 590 285	- 1,6	352 133	- 20,9	645 461	- 19,6	2 587 879	- 9,6
Sep.	1 644 081	+ 3,4	447 312	+ 27,0	662 055	+ 2,6	2 753 448	+ 6,4
Oct.	1 544 873	- 6,0	438 931	- 1,9	693 490	+ 4,7	2 677 294	- 2,8
Nov.	1 696 211	+ 9,8	388 013	- 11,6	655 530	- 5,5	2 739 754	+ 2,3
Dec.	1 751 097	+ 3,2	595 378	+ 53,4	870 480	+ 32,8	3 216 955	+ 17,4
2004 Jan.	1 682 365	- 3,9	432 654	- 27,3	652 490	- 25,0	2 767 509	- 14,0
Feb.	2 462 181	+ 46,4	455 556	+ 5,3	910 548	+ 39,5	3 828 285	+ 38,3
Mar.	1 920 425	- 22,0	498 983	+ 9,5	873 459	- 4,1	3 292 867	- 14,0
Apr.	1 836 467	- 4,4	418 936	- 16,0	768 572	- 12,0	3 023 975	- 8,2
May	2 074 778	+ 13,0	352 747	- 15,8	758 947	- 1,3	3 186 472	+ 5,4
Jun.	2 119 407	+ 2,2	380 709	+ 7,9	940 096	+ 23,9	3 440 212	+ 8,0
Jul.	2 133 892	+ 0,7	457 733	+ 20,2	939 279	- 0,1	3 530 904	+ 2,6
Aug.	2 434 411	+ 14,1	663 237	+ 44,9	1 018 432	+ 8,4	4 116 080	+ 16,6
Sep.	2 248 658	- 7,6	551 924	- 16,8	1 008 446	- 1,0	3 809 028	- 7,5
Oct.	2 150 050	- 4,4	641 560	+ 16,2	892 876	- 11,5	3 684 486	- 3,3
Nov.	2 515 804	+ 17,0	541 486	- 15,6	1 002 161	+ 12,2	4 059 451	+ 10,2

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

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

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	717 095	+ 3,0	154 110	- 67,5	374 076	+ 10,3	1 245 281	- 17,5
Feb.	898 618	+ 12,4	546 104	+ 86,0	402 963	- 11,4	1 847 685	+ 19,4
Mar.	842 900	- 5,0	432 605	+ 49,8	378 121	- 9,3	1 653 626	+ 3,8
Apr.	990 977	+ 41,4	301 502	+ 52,8	458 660	+ 28,1	1 751 139	+ 39,4
May	1 004 612	+ 6,4	371 567	+ 35,0	794 314	+ 68,7	2 170 493	+ 28,4
Jun.	927 739	+ 9,5	419 755	+ 49,2	465 881	+ 11,0	1 813 375	+ 17,1
Jul.	1 037 648	+ 24,7	212 238	- 37,9	559 269	+ 37,9	1 809 155	+ 14,5
Aug.	954 684	+ 22,5	320 513	+ 39,5	572 907	+ 27,2	1 848 104	+ 26,6
Sep.	997 345	+ 11,1	234 885	- 17,2	503 299	+ 2,5	1 735 529	+ 3,8
Oct.	1 638 782	+ 48,1	270 776	+ 56,6	611 283	+ 22,3	2 520 841	+ 41,6
Nov.	984 611	+ 8,9	248 421	- 15,3	574 443	+ 4,4	1 807 475	+ 3,4
Dec.	882 449	+ 47,1	184 038	+ 43,7	335 755	+ 2,6	1 402 242	+ 32,9
Total	11 877 460	+ 18,8	3 696 514	+ 13,4	6 030 971	+ 16,3	21 604 945	+ 17,2
2003 Jan.	751 191	+ 4,8	539 996	+ 250,4	412 751	+ 10,3	1 703 938	+ 36,8
Feb.	951 581	+ 5,9	187 633	- 65,6	415 691	+ 3,2	1 554 905	- 15,8
Mar.	1 095 707	+ 30,0	176 015	- 59,3	471 264	+ 24,6	1 742 986	+ 5,4
Apr.	951 110	- 4,0	220 236	- 27,0	466 317	+ 1,7	1 637 663	- 6,5
May	1 028 970	+ 2,4	316 135	- 14,9	700 194	- 11,8	2 045 299	- 5,8
Jun.	1 122 410	+ 21,0	298 954	- 28,8	520 094	+ 11,6	1 941 458	+ 7,1
Jul.	1 381 296	+ 33,1	377 967	+ 78,1	683 520	+ 22,2	2 442 783	+ 35,0
Aug.	1 307 279	+ 36,9	318 632	- 0,6	559 863	- 2,3	2 185 774	+ 18,3
Sep.	1 347 781	+ 35,1	366 152	+ 55,9	538 383	+ 7,0	2 252 316	+ 29,8
Oct.	1 382 270	- 15,7	355 658	+ 31,3	599 661	- 1,9	2 337 589	- 7,3
Nov.	1 438 970	+ 46,1	303 936	+ 22,3	565 255	- 1,6	2 308 161	+ 27,7
Dec.	1 058 956	+ 20,0	365 263	+ 98,5	476 635	+ 42,0	1 900 854	+ 35,6
Total	13 817 521	+ 16,3	3 826 577	+ 3,5	6 409 628	+ 6,3	24 053 726	+ 11,3
2004 Jan.	1 015 909	+ 35,2	254 975	- 52,8	402 565	- 2,5	1 673 449	- 1,8
Feb.*	1 847 619	+ 94,2	297 487	+ 58,5	616 237	+ 48,2	2 761 343	+ 77,6
Mar.	1 480 014	+ 35,1	419 068	+ 138,1	666 205	+ 41,4	2 565 287	+ 47,2
Apr.	1 179 481	+ 24,0	270 743	+ 22,9	507 599	+ 8,9	1 957 823	+ 19,5
May	1 625 074	+ 57,9	282 745	- 10,6	665 454	- 5,0	2 573 273	+ 25,8
Jun.	1 570 582	+ 39,9	315 995	+ 5,7	696 773	+ 34,0	2 583 350	+ 33,1
Jul.	1 742 886	+ 26,2	358 828	- 5,1	759 946	+ 11,2	2 861 660	+ 17,1
Aug.	1 896 986	+ 45,1	582 545	+ 82,8	840 773	+ 50,2	3 320 304	+ 51,9
Sep.	1 744 051	+ 29,4	427 434	+ 16,7	771 107	+ 43,2	2 942 592	+ 30,6
Oct.	1 794 394	+ 29,8	490 306	+ 37,9	718 729	+ 19,9	3 003 429	+ 28,5
Nov.	1 987 261	+ 38,1	383 904	+ 26,3	798 860	+ 41,3	3 170 025	+ 37,3

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

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

* Revised figures received from eThekweni Municipality - North Operational Entity.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	908 045	+ 16,2	215 546	+ 35,5	468 276	+ 8,1	1 591 867	+ 13,8
Feb.	901 772	- 0,7	628 709	+ 191,7	457 353	- 2,3	1 987 834	+ 24,9
Mar.	813 729	- 9,8	391 602	- 37,7	366 797	- 19,8	1 572 128	- 20,9
Apr.	1 151 085	+ 41,5	358 049	- 8,6	524 462	+ 43,0	2 033 596	+ 29,4
May	938 892	- 18,4	329 709	- 7,9	684 906	+ 30,6	1 953 507	- 3,9
Jun.	910 326	- 3,0	378 319	+ 14,7	457 376	- 33,2	1 746 021	- 10,6
Jul.	943 599	+ 3,7	181 182	- 52,1	513 291	+ 12,2	1 638 072	- 6,2
Aug.	905 747	- 4,0	290 044	+ 60,1	520 847	+ 1,5	1 716 638	+ 4,8
Sep.	945 146	+ 4,3	225 892	- 22,1	474 484	- 8,9	1 645 522	- 4,1
Oct.	1 407 110	+ 48,9	263 733	+ 16,8	541 591	+ 14,1	2 212 434	+ 34,5
Nov.	900 925	- 36,0	234 336	- 11,1	506 815	- 6,4	1 642 076	- 25,8
Dec.	1 129 618	+ 25,4	223 631	- 4,6	470 070	- 7,3	1 823 319	+ 11,0
2003 Jan.	955 000	- 15,5	735 561	+ 228,9	514 123	+ 9,4	2 204 684	+ 20,9
Feb.	956 942	+ 0,2	218 283	- 70,3	468 784	- 8,8	1 644 009	- 25,4
Mar.	1 068 099	+ 11,6	157 118	- 28,0	463 459	- 1,1	1 688 676	+ 2,7
Apr.	1 112 170	+ 4,1	260 682	+ 65,9	532 902	+ 15,0	1 905 754	+ 12,9
May	968 779	- 12,9	287 999	+ 10,5	592 456	+ 11,2	1 849 234	- 3,0
Jun.	1 111 460	+ 14,7	269 972	- 6,3	515 223	- 13,0	1 896 655	+ 2,6
Jul.	1 250 417	+ 12,5	336 327	+ 24,6	624 817	+ 21,3	2 211 561	+ 16,6
Aug.	1 230 077	- 1,6	273 796	- 18,6	499 747	- 20,0	2 003 620	- 9,4
Sep.	1 268 342	+ 3,1	347 112	+ 26,8	511 043	+ 2,3	2 126 497	+ 6,1
Oct.	1 192 718	- 6,0	340 466	- 1,9	535 085	+ 4,7	2 068 269	- 2,7
Nov.	1 309 869	+ 9,8	301 034	- 11,6	505 462	- 5,5	2 116 365	+ 2,3
Dec.	1 345 518	+ 2,7	440 343	+ 46,3	667 173	+ 32,0	2 453 034	+ 15,9
2004 Jan.	1 289 763	- 4,1	343 899	- 21,9	502 112	- 24,7	2 135 774	- 12,9
Feb.	1 871 231	+ 45,1	348 137	+ 1,2	694 031	+ 38,2	2 913 399	+ 36,4
Mar.	1 445 458	- 22,8	370 330	+ 6,4	658 799	- 5,1	2 474 587	- 15,1
Apr.	1 375 310	- 4,9	315 388	- 14,8	576 475	- 12,5	2 267 173	- 8,4
May	1 543 557	+ 12,2	263 841	- 16,3	555 472	- 3,6	2 362 870	+ 4,2
Jun.	1 562 403	+ 1,2	282 227	+ 7,0	696 899	+ 25,5	2 541 529	+ 7,6
Jul.	1 569 246	+ 0,4	327 754	+ 16,1	694 391	- 0,4	2 591 391	+ 2,0
Aug.	1 779 698	+ 13,4	488 026	+ 48,9	745 392	+ 7,3	3 013 116	+ 16,3
Sep.	1 634 690	- 8,1	404 195	- 17,2	733 762	- 1,6	2 772 647	- 8,0
Oct.	1 554 010	- 4,9	467 091	+ 15,6	645 187	- 12,1	2 666 288	- 3,8
Nov.	1 806 085	+ 16,2	391 475	- 16,2	718 417	+ 11,4	2 915 977	+ 9,4

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

Table 5 - Values and percentage change of buildings reported as completed to municipalities at current prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
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	366 800	+ 111,3	221 292	+ 76,9	1 290 984	+ 69,1
Total	8 426 160	+ 41,6	2 636 939	- 31,7	2 971 328	+ 7,1	14 034 427	+ 11,5
2003 Jan.	623 401	+ 6,8	154 538	+ 13,2	237 996	+ 34,7	1 015 935	+ 13,2
Feb.	696 496	+ 47,1	158 143	+ 14,7	288 062	+ 42,4	1 142 701	+ 40,4
Mar.	713 231	+ 0,7	316 020	+ 84,6	242 725	+ 37,9	1 271 976	+ 20,5
Apr.	688 059	+ 5,3	534 865	+ 117,6	248 988	- 36,2	1 471 912	+ 14,2
May	688 470	- 0,3	605 218	+ 101,2	310 203	+ 1,4	1 603 891	+ 23,7
Jun.	763 026	+ 30,3	170 636	- 17,6	303 112	+ 20,8	1 236 774	+ 18,5
Jul.	1 621 012	+ 137,8	191 080	- 30,0	335 931	+ 38,8	2 148 023	+ 79,5
Aug.	883 426	+ 19,3	151 866	+ 57,7	294 759	+ 30,2	1 330 051	+ 25,1
Sep.	802 515	- 2,2	179 081	- 21,7	271 100	+ 9,1	1 252 696	- 3,5
Oct.	866 838	- 7,6	189 368	+ 6,3	299 330	+ 1,8	1 355 536	- 3,9
Nov.	978 031	+ 15,4	222 723	- 24,4	287 138	+ 21,1	1 487 892	+ 7,9
Dec.	873 835	+ 24,3	182 358	- 50,3	243 158	+ 9,9	1 299 351	+ 0,6
Total	10 198 340	+ 21,0	3 055 896	+ 15,9	3 362 502	+ 13,2	16 616 738	+ 18,4
2004 Jan.	614 622	- 1,4	201 839	+ 30,6	262 328	+ 10,2	1 078 789	+ 6,2
Feb.	766 356	+ 10,0	231 958	+ 46,7	307 001	+ 6,6	1 305 315	+ 14,2
Mar.	922 238	+ 29,3	215 230	- 31,9	281 273	+ 15,9	1 418 741	+ 11,5
Apr.	851 281	+ 23,7	160 270	- 70,0	221 997	- 10,8	1 233 548	- 16,2
May	1 216 229	+ 76,7	320 550	- 47,0	309 243	- 0,3	1 846 022	+ 15,1
Jun.	1 075 320	+ 40,9	200 916	+ 17,7	319 287	+ 5,3	1 595 523	+ 29,0
Jul.	1 518 084	- 6,3	335 914	+ 75,8	357 166	+ 6,3	2 211 164	+ 2,9
Aug.	1 308 654	+ 48,1	514 650	+ 238,9	371 944	+ 26,2	2 195 248	+ 65,0
Sep.	1 173 026	+ 46,2	534 093	+ 198,2	329 172	+ 21,4	2 036 291	+ 62,6
Oct.	1 202 376	+ 38,7	357 020	+ 88,5	367 648	+ 22,8	1 927 044	+ 42,2
Nov. ³	2 466 893	+ 152,2	272 927	+ 22,5	416 496	+ 45,1	3 156 316	+ 112,1

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

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

³ Preliminary figures.

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	693 786	+ 32,8	173 580	+ 1,6	198 867	+ 15,8	1 066 233	+ 23,3
Feb.	538 306	- 22,4	163 407	- 5,9	192 233	- 3,3	893 946	- 16,2
Mar.	685 064	+ 27,3	189 333	+ 15,9	160 831	- 16,3	1 035 228	+ 15,8
Apr.	730 995	+ 6,7	269 339	+ 42,3	448 471	+ 178,8	1 448 805	+ 40,0
May	654 773	- 10,4	197 716	- 26,6	255 669	- 43,0	1 108 158	- 23,5
Jun.	638 809	- 2,4	228 699	+ 15,7	251 711	- 1,5	1 119 219	+ 1,0
Jul.	642 149	+ 0,5	215 751	- 5,7	220 777	- 12,3	1 078 677	- 3,6
Aug.	713 324	+ 11,1	116 078	- 46,2	221 752	+ 0,4	1 051 154	- 2,6
Sep.	787 046	+ 10,3	204 407	+ 76,1	266 692	+ 20,3	1 258 145	+ 19,7
Oct.	801 697	+ 1,9	196 052	- 4,1	267 628	+ 0,4	1 265 377	+ 0,6
Nov.	715 464	- 10,8	310 851	+ 58,6	229 981	- 14,1	1 256 296	- 0,7
Dec.	787 141	+ 10,0	352 263	+ 13,3	295 458	+ 28,5	1 434 862	+ 14,2
2003 Jan.	733 961	- 6,8	194 919	- 44,7	267 407	- 9,5	1 196 287	- 16,6
Feb.	804 717	+ 9,6	186 562	- 4,3	275 657	+ 3,1	1 266 936	+ 5,9
Mar.	698 510	- 13,2	342 345	+ 83,5	228 861	- 17,0	1 269 716	+ 0,2
Apr.	772 889	+ 10,6	578 691	+ 69,0	290 564	+ 27,0	1 642 144	+ 29,3
May	649 168	- 16,0	385 501	- 33,4	259 671	- 10,6	1 294 340	- 21,2
Jun.	834 179	+ 28,5	194 330	- 49,6	294 623	+ 13,5	1 323 132	+ 2,2
Jul.	1 492 737	+ 78,9	160 873	- 17,2	307 457	+ 4,4	1 961 067	+ 48,2
Aug.	851 347	- 43,0	184 547	+ 14,7	288 821	- 6,1	1 324 715	- 32,4
Sep.	792 435	- 6,9	156 535	- 15,2	289 932	+ 0,4	1 238 902	- 6,5
Oct.	730 897	- 7,8	210 057	+ 34,2	273 569	- 5,6	1 214 523	- 2,0
Nov.	825 418	+ 12,9	233 982	+ 11,4	277 938	+ 1,6	1 337 338	+ 10,1
Dec.	975 248	+ 18,2	172 931	- 26,1	319 931	+ 15,1	1 468 110	+ 9,8
2004 Jan.	718 832	- 26,3	259 099	+ 49,8	293 423	- 8,3	1 271 354	- 13,4
Feb.	893 144	+ 24,2	278 407	+ 7,5	293 917	+ 0,2	1 465 468	+ 15,3
Mar.	910 958	+ 2,0	226 861	- 18,5	272 048	- 7,4	1 409 867	- 3,8
Apr.	955 825	+ 4,9	168 740	- 25,6	259 434	- 4,6	1 383 999	- 1,8
May	1 154 060	+ 20,7	199 826	+ 18,4	261 148	+ 0,7	1 615 034	+ 16,7
Jun.	1 173 589	+ 1,7	229 293	+ 14,7	304 778	+ 16,7	1 707 660	+ 5,7
Jul.	1 376 902	+ 17,3	297 644	+ 29,8	325 476	+ 6,8	2 000 022	+ 17,1
Aug.	1 256 311	- 8,8	638 403	+ 114,5	363 531	+ 11,7	2 258 245	+ 12,9
Sep.	1 170 572	- 6,8	469 183	- 26,5	349 476	- 3,9	1 989 231	- 11,9
Oct.	1 009 925	- 13,7	395 738	- 15,7	337 489	- 3,4	1 743 152	- 12,4
Nov.	2 092 411	+ 107,2	278 979	- 29,5	407 584	+ 20,8	2 778 974	+ 59,4

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

Table 7 - Values and percentage change of buildings reported as completed to municipalities at constant 2000 prices by type of building

Year ¹ and month ²	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	549 418	- 16,6	136 026	- 49,0	169 523	- 18,8	854 967	- 24,6
Feb.	443 590	+ 27,8	136 318	- 53,7	193 160	- 32,9	773 068	- 12,5
Mar.	663 989	+ 12,2	169 030	- 20,2	167 351	- 42,2	1 000 370	- 10,3
Apr.	607 293	+ 51,3	240 718	- 21,9	368 075	- 10,1	1 216 086	+ 17,8
May	639 076	+ 24,7	293 499	- 58,1	287 051	- 43,2	1 219 626	- 19,6
Jun.	536 531	+ 3,9	201 195	- 60,6	235 022	- 42,5	972 748	- 26,8
Jul.	616 022	+ 3,9	262 130	+ 8,4	225 352	- 27,1	1 103 504	+ 15,4
Aug.	662 349	+ 43,4	92 004	+ 12,7	210 227	- 20,6	964 580	+ 14,0
Sep.	732 084	+ 32,1	217 310	- 90,6	230 194	+ 1,7	1 179 588	- 58,4
Oct.	820 069	+ 24,9	168 018	- 52,5	271 949	- 26,1	1 260 036	- 25,5
Nov.	734 664	- 13,0	276 463	- 36,0	218 163	- 39,3	1 229 290	- 20,2
Dec.	603 604	- 5,3	343 446	- 21,9	201 725	+ 39,5	1 148 775	+ 16,5
Total	7 608 689	+ 31,2	2 536 157	- 35,7	2 777 792	- 0,1	12 922 638	+ 3,2
2003 Jan.	531 864	- 3,2	143 890	+ 5,8	212 877	+ 25,6	888 631	+ 3,9
Feb.	583 100	+ 31,5	146 837	+ 7,7	252 686	+ 30,8	982 623	+ 27,1
Mar.	590 702	- 11,0	292 882	+ 73,3	211 987	+ 26,7	1 095 571	+ 9,5
Apr.	563 927	- 7,1	494 787	+ 105,5	214 091	- 41,8	1 272 805	+ 4,7
May	558 827	- 12,6	556 778	+ 89,7	263 107	- 8,3	1 378 712	+ 13,0
Jun.	620 508	+ 15,7	155 548	- 22,7	255 575	+ 8,7	1 031 631	+ 6,1
Jul.	1 315 349	+ 113,5	170 912	- 34,8	278 550	+ 23,6	1 764 811	+ 59,9
Aug.	701 270	+ 5,9	133 216	+ 44,8	241 606	+ 14,9	1 076 092	+ 11,6
Sep.	633 840	- 13,4	156 403	- 28,0	221 126	- 3,9	1 011 369	- 14,3
Oct.	677 693	- 17,4	162 827	- 3,1	241 590	- 11,2	1 082 110	- 14,1
Nov.	766 799	+ 4,4	188 908	- 31,7	230 448	+ 5,6	1 186 155	- 3,5
Dec.	683 334	+ 13,2	153 759	- 55,2	194 371	- 3,6	1 031 464	- 10,2
Total	8 227 213	+ 8,1	2 756 747	+ 8,7	2 818 014	+ 1,4	13 801 974	+ 6,8
2004 Jan.	476 960	- 10,3	167 362	+ 16,3	206 557	- 3,0	850 879	- 4,2
Feb.	593 329	+ 1,8	190 130	+ 29,5	240 220	- 4,9	1 023 679	+ 4,2
Mar.	713 782	+ 20,8	175 555	- 40,1	219 231	+ 3,4	1 108 568	+ 1,2
Apr.	658 428	+ 16,8	129 354	- 73,9	172 091	- 19,6	959 873	- 24,6
May	941 614	+ 68,5	257 263	- 53,8	239 538	- 9,0	1 438 415	+ 4,3
Jun.	831 926	+ 34,1	160 604	+ 3,3	246 744	- 3,5	1 239 274	+ 20,1
Jul.	1 168 742	- 11,1	264 499	+ 54,8	275 804	- 1,0	1 709 045	- 3,2
Aug.	998 650	+ 42,4	402 700	+ 202,3	286 994	+ 18,8	1 688 344	+ 56,9
Sep.	889 776	+ 40,4	416 284	+ 166,2	254 187	+ 15,0	1 560 247	+ 54,3
Oct.	907 264	+ 33,9	276 760	+ 70,0	284 117	+ 17,6	1 468 141	+ 35,7
Nov.	1 875 757	+ 144,6	211 407	+ 11,9	322 365	+ 39,9	2 409 529	+ 103,1

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

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

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

Year and month ¹	Residential buildings		Non-residential buildings		Additions and alterations		Total	
	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change	R'000	Percentage change
2002 Jan.	652 353	+ 32,1	172 919	+ 1,0	190 181	+ 14,6	1 015 453	+ 22,2
Feb.	505 415	- 22,5	161 614	- 6,5	183 570	- 3,5	850 599	- 16,2
Mar.	641 338	+ 26,9	186 415	+ 15,3	152 465	- 16,9	980 218	+ 15,2
Apr.	679 075	+ 5,9	263 612	+ 41,4	423 352	+ 177,7	1 366 039	+ 39,4
May	602 618	- 11,3	192 285	- 27,1	241 295	- 43,0	1 036 198	- 24,1
Jun.	582 577	- 3,3	221 273	+ 15,1	236 563	- 2,0	1 040 413	+ 0,4
Jul.	578 561	- 0,7	207 516	- 6,2	206 029	- 12,9	992 106	- 4,6
Aug.	639 173	+ 10,5	111 623	- 46,2	206 344	+ 0,2	957 140	- 3,5
Sep.	701 984	+ 9,8	194 142	+ 73,9	246 886	+ 19,6	1 143 012	+ 19,4
Oct.	706 103	+ 0,6	185 211	- 4,6	247 046	+ 0,1	1 138 360	- 0,4
Nov.	621 206	- 12,0	292 472	+ 57,9	210 746	- 14,7	1 124 424	- 1,2
Dec.	678 413	+ 9,2	329 608	+ 12,7	267 754	+ 27,1	1 275 775	+ 13,5
2003 Jan.	625 695	- 7,8	181 752	- 44,9	238 634	- 10,9	1 046 081	- 18,0
Feb.	675 183	+ 7,9	173 399	- 4,6	242 013	+ 1,4	1 090 595	+ 4,3
Mar.	577 643	- 14,4	316 526	+ 82,5	199 523	- 17,6	1 093 692	+ 0,3
Apr.	633 037	+ 9,6	534 904	+ 69,0	250 305	+ 25,5	1 418 246	+ 29,7
May	523 017	- 17,4	353 219	- 34,0	221 278	- 11,6	1 097 514	- 22,6
Jun.	675 031	+ 29,1	176 183	- 50,1	249 073	+ 12,6	1 100 287	+ 0,3
Jul.	1 207 985	+ 79,0	144 210	- 18,1	255 708	+ 2,7	1 607 903	+ 46,1
Aug.	677 062	- 44,0	163 031	+ 13,1	237 305	- 7,2	1 077 398	- 33,0
Sep.	626 169	- 7,5	136 675	- 16,2	236 169	- 0,5	999 013	- 7,3
Oct.	576 104	- 8,0	181 008	+ 32,4	220 205	- 6,8	977 317	- 2,2
Nov.	647 998	+ 12,5	199 152	+ 10,0	221 987	+ 0,8	1 069 137	+ 9,4
Dec.	765 588	+ 18,1	145 739	- 26,8	254 154	+ 14,5	1 165 481	+ 9,0
2004 Jan.	557 221	- 27,2	215 224	+ 47,7	230 713	- 9,2	1 003 158	- 13,9
Feb.	693 016	+ 24,4	228 444	+ 6,1	230 329	- 0,2	1 151 789	+ 14,8
Mar.	703 974	+ 1,6	184 527	- 19,2	211 752	- 8,1	1 100 253	- 4,5
Apr.	738 745	+ 4,9	136 056	- 26,3	201 594	- 4,8	1 076 395	- 2,2
May	885 848	+ 19,9	159 657	+ 17,3	203 070	+ 0,7	1 248 575	+ 16,0
Jun.	902 968	+ 1,9	182 217	+ 14,1	236 121	+ 16,3	1 321 306	+ 5,8
Jul.	1 057 483	+ 17,1	234 929	+ 28,9	252 136	+ 6,8	1 544 548	+ 16,9
Aug.	961 082	- 9,1	503 204	+ 114,2	281 234	+ 11,5	1 745 520	+ 13,0
Sep.	888 653	- 7,5	365 726	- 27,3	269 499	- 4,2	1 523 878	- 12,7
Oct.	768 529	- 13,5	307 578	- 15,9	260 032	- 3,5	1 336 139	- 12,3
Nov.	1 592 884	+ 107,3	216 917	- 29,5	313 730	+ 20,7	2 123 531	+ 58,9

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

Table 9 - Recorded building plans passed by municipalities by type of building: South Africa

Type of building	November 2003 *	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	3 649	2 745	2 971	40 971	31 511	- 23,1
Total square metres	152 423	114 424	132 443	1 601 156	1 322 479	- 17,4
Total value at current prices (R'000)	211 235	126 646	169 791	1 500 097	1 362 927	- 9,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	2 157	2 937	3 322	22 968	29 806	+ 29,8
Total square metres	524 385	694 994	748 819	5 446 724	6 981 790	+ 28,2
Total value at current prices (R'000)	1 020 697	1 592 629	1 618 211	10 142 801	14 684 393	+ 44,8
Flats and townhouses						
Number of flats and townhouses	1 669	2 292	2 876	15 246	22 209	+ 45,7
Total square metres	258 067	338 524	439 868	2 282 724	3 278 057	+ 43,6
Total value at current prices (R'000)	558 156	753 336	947 258	4 549 856	7 107 880	+ 56,2
Other residential buildings ¹						
Total square metres	21 191	3 805	8 601	119 909	167 098	+ 39,4
Total value at current prices (R'000)	69 061	7 242	27 033	267 093	1 084 747	+ 306,1
Total value of residential buildings at current prices (R'000)	1 859 149	2 479 853	2 762 293	16 459 847	24 239 947	+ 47,3
Non-residential buildings						
Office and banking space						
Total square metres	47 224	51 472	21 926	407 455	426 868	+ 4,8
Total value at current prices (R'000)	86 383	102 362	51 618	803 257	893 033	+ 11,2
Shopping space						
Total square metres	34 483	119 452	72 349	632 525	783 070	+ 23,8
Total value at current prices (R'000)	94 862	231 027	147 008	1 591 717	1 769 022	+ 11,1
Industrial and warehouse space						
Total square metres	111 373	98 254	115 368	957 630	1 140 135	+ 19,1
Total value at current prices (R'000)	173 540	177 015	221 968	1 552 649	2 025 206	+ 30,4
Other non-residential space ²						
Total square metres	21 734	83 165	42 369	284 688	415 639	+ 46,0
Total value at current prices (R'000)	37 900	167 199	113 032	512 363	852 131	+ 66,3
Total value of non-residential buildings at current prices (R'000)	392 685	677 603	533 626	4 459 986	5 539 392	+ 24,2
Additions and alterations						
Dwelling-houses						
Total square metres	310 459	393 430	470 114	3 226 301	3 965 200	+ 22,9
Total value at current prices (R'000)	521 390	757 288	866 403	5 213 151	7 373 144	+ 41,4
Other buildings ³						
Total square metres	89 865	105 662	103 150	1 149 803	1 151 665	+ 0,2
Total value at current prices (R'000)	208 919	235 996	244 013	2 439 647	2 721 991	+ 11,6
Total value of additions and alterations at current prices (R'000)	730 309	993 284	1 110 416	7 652 798	10 095 135	+ 31,9
Total value of recorded building plans passed at current prices (R'000)	2 982 143	4 150 740	4 406 335	28 572 631	39 874 474	+ 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.

* Revised.

Table 10 - Recorded building plans passed by municipalities by type of building and province: Western Cape

Type of building	November 2003 *	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	621	687	744	6 010	5 868	- 2,4
Total square metres	27 202	30 691	34 858	261 149	263 536	+ 0,9
Total value at current prices (R'000)	32 338	29 294	38 371	301 424	300 113	- 0,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	553	746	957	7 026	8 995	+ 28,0
Total square metres	130 454	170 545	211 969	1 605 669	2 092 100	+ 30,3
Total value at current prices (R'000)	274 455	385 997	450 989	3 015 263	4 565 505	+ 51,4
Flats and townhouses						
Number of flats and townhouses	456	912	875	4 034	7 561	+ 87,4
Total square metres	67 029	95 407	104 012	493 122	888 364	+ 80,2
Total value at current prices (R'000)	148 850	212 450	215 496	961 325	1 942 892	+ 102,1
Other residential buildings ¹						
Total square metres	13 256	0	4 365	28 676	51 584	+ 79,9
Total value at current prices (R'000)	46 396	0	8 730	76 731	176 249	+129,7
Total value of residential buildings at current prices (R'000)	502 039	627 741	713 586	4 354 743	6 984 759	+ 60,4
Non-residential buildings						
Office and banking space						
Total square metres	4 525	14 167	3 774	103 387	133 323	+ 29,0
Total value at current prices (R'000)	9 047	21 525	8 409	214 885	260 365	+ 21,2
Shopping space						
Total square metres	2 234	50 402	25 663	90 561	283 635	+ 213,2
Total value at current prices (R'000)	4 282	70 925	35 719	152 394	579 226	+ 280,1
Industrial and warehouse space						
Total square metres	35 812	49 229	46 730	265 961	399 030	+ 50,0
Total value at current prices (R'000)	33 261	86 972	84 076	358 363	632 463	+ 76,5
Other non-residential space ²						
Total square metres	3 735	22 131	11 820	64 040	85 547	+ 33,6
Total value at current prices (R'000)	5 067	18 986	23 609	103 289	152 748	+ 47,9
Total value of non-residential buildings at current prices (R'000)	51 657	198 408	151 813	828 931	1 624 802	+ 96,0
Additions and alterations						
Dwelling-houses						
Total square metres	87 938	121 592	128 562	934 558	1 179 348	+ 26,2
Total value at current prices (R'000)	148 317	229 545	235 919	1 491 299	2 205 405	+ 47,9
Other buildings ³						
Total square metres	18 470	32 373	30 618	333 839	375 533	+ 12,5
Total value at current prices (R'000)	42 349	66 536	74 820	712 304	849 905	+ 19,3
Total value of additions and alterations at current prices (R'000)	190 666	296 081	310 739	2 203 603	3 055 310	+ 38,7
Total value of recorded building plans passed at current prices (R'000)	744 362	1 122 230	1 176 138	7 387 277	11 664 871	+ 57,9

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.

* Revised.

Table 11 - Recorded building plans passed by municipalities by type of building and province: Eastern Cape

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 263	292	661	6 705	4 842	- 27,8
Total square metres	51 234	12 928	26 959	277 763	202 443	- 27,1
Total value at current prices (R'000)	58 770	12 787	33 184	277 934	195 601	- 29,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	91	132	185	1 252	1 700	+ 35,8
Total square metres	18 508	30 436	38 592	242 004	335 672	+ 38,7
Total value at current prices (R'000)	32 699	65 398	86 912	413 885	637 497	+ 54,0
Flats and townhouses						
Number of flats and townhouses	33	60	139	180	565	+ 213,9
Total square metres	6 176	7 558	14 472	33 695	97 340	+ 188,9
Total value at current prices (R'000)	11 406	19 068	28 640	60 631	194 327	+ 220,5
Other residential buildings ¹						
Total square metres	0	524	0	5 344	2 722	- 49,1
Total value at current prices (R'000)	0	699	0	9 230	5 038	- 45,4
Total value of residential buildings at current prices (R'000)	102 875	97 952	148 736	761 680	1 032 463	+ 35,6
Non-residential buildings						
Office and banking space						
Total square metres	170	0	0	12 355	8 678	- 29,8
Total value at current prices (R'000)	391	0	0	23 730	11 554	- 51,3
Shopping space						
Total square metres	1 574	546	15 815	15 036	47 672	+ 217,1
Total value at current prices (R'000)	2 986	1 244	36 639	25 930	102 505	+ 295,3
Industrial and warehouse space						
Total square metres	11 750	4 567	2 062	34 944	68 079	+ 94,8
Total value at current prices (R'000)	15 483	8 859	3 512	54 411	88 712	+ 63,0
Other non-residential space ²						
Total square metres	1 916	987	1 133	15 243	21 821	+ 43,2
Total value at current prices (R'000)	4 022	2 353	2 649	28 268	47 042	+ 66,4
Total value of non-residential buildings at current prices (R'000)	22 882	12 456	42 800	132 339	249 813	+ 88,8
Additions and alterations						
Dwelling-houses						
Total square metres	22 756	35 808	36 771	243 768	356 018	+ 46,0
Total value at current prices (R'000)	40 974	68 951	65 800	398 986	659 647	+ 65,3
Other buildings ³						
Total square metres	3 625	4 607	11 636	65 943	78 962	+ 19,7
Total value at current prices (R'000)	10 957	8 306	13 127	151 639	167 317	+ 10,3
Total value of additions and alterations at current prices (R'000)	51 931	77 257	78 927	550 625	826 964	+ 50,2
Total value of recorded building plans passed at current prices (R'000)	177 688	187 665	270 463	1 444 644	2 109 240	+ 46,0

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.

* Revised.

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	7	1	85	32	428	+ 1237,5
Total square metres	382	79	2 782	1 500	17 226	+ 1048,4
Total value at current prices (R'000)	581	158	1 784	2 200	14 374	+ 553,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	10	19	23	107	230	+ 115,0
Total square metres	1 785	3 395	3 385	19 450	44 510	+ 128,8
Total value at current prices (R'000)	2 925	5 778	6 133	30 442	78 329	+ 157,3
Flats and townhouses						
Number of flats and townhouses	4	33	7	55	179	+ 225,5
Total square metres	731	5 969	1 378	7 260	28 239	+ 289,0
Total value at current prices (R'000)	1 282	10 744	2 480	12 358	50 755	+ 310,7
Other residential buildings ¹						
Total square metres	0	0	0	4 396	1 299	- 70,5
Total value at current prices (R'000)	0	0	0	22 000	2 338	- 89,4
Total value of residential buildings at current prices (R'000)	4 788	16 680	10 397	67 000	145 796	+ 117,6
Non-residential buildings						
Office and banking space						
Total square metres	0	82	0	3 159	485	- 84,6
Total value at current prices (R'000)	0	180	0	4 739	785	- 83,4
Shopping space						
Total square metres	0	0	0	3 397	8 630	+ 154,0
Total value at current prices (R'000)	0	0	0	6 965	16 881	+ 142,4
Industrial and warehouse space						
Total square metres	814	283	251	8 665	3 017	- 65,2
Total value at current prices (R'000)	1 446	312	377	12 190	5 418	- 55,6
Other non-residential space ²						
Total square metres	0	466	730	1 134	3 994	+ 252,2
Total value at current prices (R'000)	0	1 025	1 500	2 242	8 128	+ 262,5
Total value of non-residential buildings at current prices (R'000)	1 446	1 517	1 877	26 136	31 212	+ 19,4
Additions and alterations						
Dwelling-houses						
Total square metres	3 913	3 228	3 863	32 405	40 468	+ 24,9
Total value at current prices (R'000)	6 958	6 015	7 473	58 042	72 048	+ 24,1
Other buildings ³						
Total square metres	6 585	1 281	107	12 246	6 383	- 47,9
Total value at current prices (R'000)	16 477	3 288	666	31 542	17 092	- 45,8
Total value of additions and alterations at current prices (R'000)	23 435	9 303	8 139	89 584	89 140	- 0,5
Total value of recorded building plans passed at current prices (R'000)	29 669	27 500	20 413	182 720	266 148	+ 45,7

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	121	456	484	2 983	4 415	+ 48,0
Total square metres	5 814	18 595	21 073	119 576	184 918	+ 54,6
Total value at current prices (R'000)	6 203	12 533	15 482	74 719	116 400	+ 55,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	42	101	75	789	950	+ 20,4
Total square metres	7 230	19 777	13 307	131 423	162 770	+ 23,9
Total value at current prices (R'000)	11 279	37 188	23 964	189 895	280 727	+ 47,8
Flats and townhouses						
Number of flats and townhouses	3	86	60	452	983	+ 117,5
Total square metres	382	10 649	9 259	44 829	111 110	+ 147,9
Total value at current prices (R'000)	475	21 198	18 418	67 215	200 908	+ 198,9
Other residential buildings ¹						
Total square metres	0	1 430	0	1 027	10 487	+ 921,1
Total value at current prices (R'000)	0	2 574	0	1 200	19 803	+ 1 550,3
Total value of residential buildings at current prices (R'000)	17 957	73 493	57 864	333 029	617 838	+ 85,5
Non-residential buildings						
Office and banking space						
Total square metres	810	0	366	10 159	9 629	- 5,2
Total value at current prices (R'000)	1 720	0	445	16 669	16 884	+ 1,3
Shopping space						
Total square metres	2 075	10 317	0	24 912	14 927	- 40,1
Total value at current prices (R'000)	4 150	18 624	0	43 230	27 211	- 37,1
Industrial and warehouse space						
Total square metres	865	6 106	3 811	16 560	21 446	+ 29,5
Total value at current prices (R'000)	984	10 522	5 704	10 884	28 579	+ 162,6
Other non-residential space ²						
Total square metres	50	2 041	3 885	13 920	10 231	- 26,5
Total value at current prices (R'000)	100	2 766	28 133	22 034	37 374	+ 69,6
Total value of non-residential buildings at current prices (R'000)	6 954	31 912	34 282	92 817	110 048	+ 18,6
Additions and alterations						
Dwelling-houses						
Total square metres	9 143	16 095	12 807	101 923	135 526	+ 33,0
Total value at current prices (R'000)	10 990	24 232	19 192	125 484	192 913	+ 53,7
Other buildings ³						
Total square metres	1 318	4 766	519	32 653	34 896	+ 6,9
Total value at current prices (R'000)	7 320	8 829	3 840	113 067	80 446	- 28,9
Total value of additions and alterations at current prices (R'000)	18 310	33 061	23 032	238 551	273 359	+ 14,6
Total value of recorded building plans passed at current prices (R'000)	43 221	138 466	115 178	664 397	1 001 245	+ 50,7

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

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	56	416	316	10 187	4 458	- 56,2
Total square metres	3 342	11 954	12 277	353 800	153 347	- 56,7
Total value at current prices (R'000)	4 111	12 415	14 571	215 677	144 314	- 33,1
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	201	249	246	2 066	2 471	+ 19,6
Total square metres	44 679	54 971	56 329	486 822	564 547	+ 16,0
Total value at current prices (R'000)	82 552	107 507	136 865	901 198	1 146 641	+ 27,2
Flats and townhouses						
Number of flats and townhouses	292	392	223	2 002	2 603	+ 30,0
Total square metres	45 552	72 518	47 070	325 960	486 670	+ 49,3
Total value at current prices (R'000)	99 393	188 454	115 220	770 655	1 186 844	+ 54,0
Other residential buildings ¹						
Total square metres	4 907	300	2 620	22 752	65 171	+ 186,4
Total value at current prices (R'000)	13 700	540	15 000	55 842	801 701	+ 1 335,7
Total value of residential buildings at current prices (R'000)	199 756	308 916	281 656	1 943 372	3 279 500	+ 68,8
Non-residential buildings						
Office and banking space						
Total square metres	652	8 341	6 034	28 471	68 379	+ 140,2
Total value at current prices (R'000)	1 174	14 980	14 635	59 346	151 041	+ 154,5
Shopping space						
Total square metres	8 770	12 661	4 436	128 188	62 978	- 50,9
Total value at current prices (R'000)	40 426	25 860	7 810	690 293	224 137	- 67,5
Industrial and warehouse space						
Total square metres	32 613	7 790	8 974	143 119	160 756	+ 12,3
Total value at current prices (R'000)	69 428	8 995	16 093	205 886	292 645	+ 42,1
Other non-residential space ²						
Total square metres	2 262	4 191	5 086	29 574	41 618	+ 40,7
Total value at current prices (R'000)	3 347	13 426	11 700	52 493	98 183	+ 87,0
Total value of non-residential buildings at current prices (R'000)	114 375	63 261	50 238	1 008 018	766 006	- 24,0
Additions and alterations						
Dwelling-houses						
Total square metres	46 855	59 560	56 580	482 226	561 983	+ 16,5
Total value at current prices (R'000)	67 471	105 359	106 672	686 641	999 329	+ 45,5
Other buildings ³						
Total square metres	7 846	25 557	20 296	196 753	184 557	- 6,2
Total value at current prices (R'000)	16 937	65 541	64 665	409 157	522 973	+ 27,8
Total value of additions and alterations at current prices (R'000)	84 408	170 900	171 337	1 095 798	1 522 302	+ 38,9
Total value of recorded building plans passed at current prices (R'000)	398 539	543 077	503 231	4 047 188	5 567 808	+ 37,6

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.

* Revised.

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	37	21	69	3 707	623	- 83,2
Total square metres	2 232	1 130	4 030	122 305	32 071	- 73,8
Total value at current prices (R'000)	2 860	1 508	5 344	78 131	39 264	- 49,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	135	168	244	1 085	1 715	+ 58,1
Total square metres	28 563	31 407	48 217	217 996	322 760	+ 48,1
Total value at current prices (R'000)	49 305	54 910	87 348	358 037	569 335	+ 59,0
Flats and townhouses						
Number of flats and townhouses	11	54	150	691	754	+ 9,1
Total square metres	1 710	7 878	31 891	62 827	98 218	+ 56,3
Total value at current prices (R'000)	3 286	15 840	79 297	112 325	208 128	+ 85,3
Other residential buildings ¹						
Total square metres	2 819	0	317	12 495	6 450	- 48,4
Total value at current prices (R'000)	8 650	0	300	23 683	16 177	- 31,7
Total value of residential buildings at current prices (R'000)	64 101	72 258	172 289	572 176	832 904	+ 45,6
Non-residential buildings						
Office and banking space						
Total square metres	11 114	1 417	602	18 943	8 938	- 52,8
Total value at current prices (R'000)	16 000	3 150	903	31 975	18 917	- 40,8
Shopping space						
Total square metres	1 680	20 104	343	13 507	75 459	+ 458,7
Total value at current prices (R'000)	2 832	53 039	497	25 128	199 757	+ 695,0
Industrial and warehouse space						
Total square metres	1 873	3 459	4 768	24 676	29 982	+ 21,5
Total value at current prices (R'000)	2 013	6 097	7 782	31 185	49 513	+ 58,8
Other non-residential space ²						
Total square metres	1 444	2 980	900	22 195	12 569	- 43,4
Total value at current prices (R'000)	1 683	8 207	1 564	40 668	28 167	- 30,7
Total value of non-residential buildings at current prices (R'000)	22 528	70 493	10 746	128 956	296 354	+ 129,8
Additions and alterations						
Dwelling-houses						
Total square metres	11 269	11 168	14 787	95 844	116 508	+ 21,6
Total value at current prices (R'000)	16 540	15 993	23 435	133 823	176 699	+ 32,0
Other buildings ³						
Total square metres	1 152	2 185	4 668	21 141	33 789	+ 59,8
Total value at current prices (R'000)	1 930	4 532	10 499	33 769	61 425	+ 81,9
Total value of additions and alterations at current prices (R'000)	18 470	20 525	33 934	167 592	238 124	+ 42,1
Total value of recorded building plans passed at current prices (R'000)	105 099	163 276	216 969	868 724	1 367 382	+ 57,4

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

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

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

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

Type of building	November 2003 *	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	1 468	721	529	9 962	8 828	- 11,4
Total square metres	58 095	31 179	25 661	399 297	371 076	- 7,1
Total value at current prices (R'000)	101 438	47 906	50 068	487 883	459 723	- 5,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	967	1 355	1 357	8 740	11 574	+ 32,4
Total square metres	259 736	350 610	327 027	2 353 150	3 007 163	+ 27,8
Total value at current prices (R'000)	517 873	885 263	741 301	4 685 205	6 674 509	+ 42,5
Flats and townhouses						
Number of flats and townhouses	782	616	1 296	7 448	8 479	+ 13,8
Total square metres	122 935	120 297	214 861	1 265 494	1 430 712	+ 13,1
Total value at current prices (R'000)	274 719	257 963	462 774	2 498 633	3 134 393	+ 25,4
Other residential buildings ¹						
Total square metres	0	0	0	42 280	21 817	- 48,4
Total value at current prices (R'000)	0	0	0	71 692	44 682	- 37,7
Total value of residential buildings at current prices (R'000)	894 030	1 191 132	1 254 143	7 743 413	10 313 307	+ 33,2
Non-residential buildings						
Office and banking space						
Total square metres	28 936	27 218	10 364	206 501	176 043	- 14,7
Total value at current prices (R'000)	55 856	62 181	25 866	406 200	391 983	- 3,5
Shopping space						
Total square metres	11 019	22 041	18 922	264 163	192 359	- 27,2
Total value at current prices (R'000)	25 670	54 332	45 771	475 285	438 357	- 7,8
Industrial and warehouse space						
Total square metres	22 904	18 631	36 385	409 160	406 546	- 0,6
Total value at current prices (R'000)	43 898	36 883	79 539	807 168	840 393	+ 4,1
Other non-residential space ²						
Total square metres	10 788	46 574	17 966	122 638	218 571	+ 78,2
Total value at current prices (R'000)	21 469	114 659	42 353	237 431	445 981	+ 87,8
Total value of non-residential buildings at current prices (R'000)	146 893	268 055	193 529	1 926 084	2 116 714	+ 9,9
Additions and alterations						
Dwelling-houses						
Total square metres	110 245	128 391	197 391	1 144 875	1 355 444	+ 18,4
Total value at current prices (R'000)	208 035	282 549	377 061	2 080 901	2 782 497	+ 33,7
Other buildings ³						
Total square metres	44 374	30 570	24 292	440 269	374 369	- 15,0
Total value at current prices (R'000)	105 108	73 960	58 600	913 801	921 970	+ 0,9
Total value of additions and alterations at current prices (R'000)	313 143	356 509	435 661	2 994 702	3 704 467	+ 23,7
Total value of recorded building plans passed at current prices (R'000)	1 354 066	1 815 696	1 883 333	12 664 199	16 134 488	+ 27,4

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

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

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

* Revised.

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	17	122	52	774	948	+ 22,5
Total square metres	991	6 136	2 954	35 554	46 708	+ 31,4
Total value at current prices (R'000)	1 301	6 317	6 963	31 285	45 199	+ 44,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	97	96	145	1 284	1 424	+ 10,9
Total square metres	21 910	19 615	32 196	274 489	297 110	+ 8,2
Total value at current prices (R'000)	31 758	24 454	51 652	381 632	447 477	+ 17,3
Flats and townhouses						
Number of flats and townhouses	77	81	86	239	670	+ 180,3
Total square metres	10 192	12 443	11 518	30 290	93 032	+ 207,1
Total value at current prices (R'000)	14 041	15 930	13 681	39 469	119 140	+ 201,9
Other residential buildings ¹						
Total square metres	209	852	1 299	2 939	6 537	+ 122,4
Total value at current prices (R'000)	315	2 450	3 003	6 715	17 182	+ 155,9
Total value of residential buildings at current prices (R'000)	47 415	49 151	75 299	459 101	628 998	+ 37,0
Non-residential buildings						
Office and banking space						
Total square metres	42	0	511	11 388	5 894	- 48,2
Total value at current prices (R'000)	50	0	810	17 771	8 625	- 51,5
Shopping space						
Total square metres	2 997	248	4 193	52 979	65 522	+ 23,7
Total value at current prices (R'000)	3 479	480	15 072	81 382	117 178	+ 44,0
Industrial and warehouse space						
Total square metres	2 234	8 189	10 452	46 973	38 906	- 17,2
Total value at current prices (R'000)	1 973	18 375	21 015	58 066	64 004	+ 10,2
Other non-residential space ²						
Total square metres	903	2 590	849	8 294	12 035	+ 45,1
Total value at current prices (R'000)	1 087	3 487	1 524	10 599	15 731	+ 48,4
Total value of non-residential buildings at current prices (R'000)	6 589	22 342	38 421	167 818	205 538	+ 22,5
Additions and alterations						
Dwelling-houses						
Total square metres	11 204	10 457	11 059	138 495	146 706	+ 5,9
Total value at current prices (R'000)	12 320	11 273	13 405	167 361	169 280	+ 1,1
Other buildings ³						
Total square metres	3 635	3 453	7 484	35 646	37 491	+ 5,2
Total value at current prices (R'000)	3 690	3 457	11 954	47 999	56 261	+ 17,2
Total value of additions and alterations at current prices (R'000)	16 010	14 730	25 359	215 360	225 541	+ 4,7
Total value of recorded building plans passed at current prices (R'000)	70 014	86 223	139 079	842 279	1 060 077	+ 25,9

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	59	29	31	611	1 101	+ 80,2
Total square metres	3 131	1 732	1 849	30 212	51 154	+ 69,3
Total value at current prices (R'000)	3 633	3 728	4 024	30 844	47 939	+ 55,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	61	71	90	619	747	+ 20,7
Total square metres	11 520	14 238	17 797	115 721	155 158	+ 34,1
Total value at current prices (R'000)	17 851	26 134	33 047	167 244	284 373	+ 70,0
Flats and townhouses						
Number of flats and townhouses	11	58	40	145	415	+ 186,2
Total square metres	3 360	5 805	5 407	19 247	44 372	+ 130,5
Total value at current prices (R'000)	4 704	11 689	11 252	27 245	70 493	+ 158,7
Other residential buildings ¹						
Total square metres	0	699	0	0	1 031	..
Total value at current prices (R'000)	0	979	0	0	1 577	..
Total value of residential buildings at current prices (R'000)	26 188	42 530	48 323	225 333	404 382	+ 79,5
Non-residential buildings						
Office and banking space						
Total square metres	975	247	275	13 092	15 499	+ 18,4
Total value at current prices (R'000)	2 145	346	550	27 942	32 879	+ 17,7
Shopping space						
Total square metres	4 134	3 133	2 977	39 782	31 888	- 19,8
Total value at current prices (R'000)	11 037	6 523	5 500	91 110	63 770	- 30,0
Industrial and warehouse space						
Total square metres	2 508	0	1 935	7 572	12 373	+ 63,4
Total value at current prices (R'000)	5 054	0	3 870	14 496	23 479	+ 62,0
Other non-residential space ²						
Total square metres	636	1 205	0	7 650	9 253	+ 21,0
Total value at current prices (R'000)	1 125	2 290	0	15 339	18 777	+ 22,4
Total value of non-residential buildings at current prices (R'000)	19 361	9 159	9 920	148 887	138 905	- 6,7
Additions and alterations						
Dwelling-houses						
Total square metres	7 136	7 131	8 294	52 207	73 199	+ 40,2
Total value at current prices (R'000)	9 785	13 371	17 446	70 614	115 326	+ 63,3
Other buildings ³						
Total square metres	2 860	870	3 530	11 313	25 685	+ 127,0
Total value at current prices (R'000)	4 151	1 547	5 842	26 369	44 602	+ 69,1
Total value of additions and alterations at current prices (R'000)	13 936	14 918	23 288	96 983	159 928	+ 64,9
Total value of recorded building plans passed at current prices (R'000)	59 485	66 607	81 531	471 203	703 215	+ 49,2

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

Type of building	November 2003 *	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	2 040	2 584	1 899	28 453	35 181	+ 23,6
Total square metres	76 532	97 892	77 307	1 080 931	1 363 740	+ 26,2
Total value at current prices (R'000)	79 672	90 987	85 432	918 738	1 171 980	+ 27,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	1 360	1 666	2 091	14 100	15 843	+ 12,4
Total square metres	302 440	373 411	471 537	3 076 051	3 545 748	+ 15,3
Total value at current prices (R'000)	568 691	771 948	977 837	5 326 582	7 172 271	+ 34,7
Flats and townhouses						
Number of flats and townhouses	1 471	1 373	1 899	10 666	13 072	+ 22,6
Total square metres	193 146	171 526	262 112	1 287 427	1 814 608	+ 40,9
Total value at current prices (R'000)	326 668	334 766	618 713	2 266 238	3 861 656	+ 70,4
Other residential buildings ¹						
Total square metres	2 076	3 167	59 137	156 241	114 936	- 26,4
Total value at current prices (R'000)	3 000	4 675	784 911	812 947	909 172	+ 11,8
Total value of residential buildings at current prices (R'000)	978 031	1 202 376	2 466 893	9 324 505	13 115 079	+ 40,7
Non-residential buildings						
Office and banking space						
Total square metres	13 592	70 659	14 278	451 030	500 350	+ 10,9
Total value at current prices (R'000)	28 735	139 007	27 066	901 647	1 040 894	+ 15,4
Shopping space						
Total square metres	15 914	24 297	24 326	271 137	273 547	+ 0,9
Total value at current prices (R'000)	34 425	47 722	49 165	483 710	858 406	+ 77,5
Industrial and warehouse space						
Total square metres	71 880	105 502	82 012	496 385	669 567	+ 34,9
Total value at current prices (R'000)	151 504	157 705	157 811	755 754	1 202 802	+ 59,2
Other non-residential space ²						
Total square metres	4 130	6 250	18 780	375 618	130 190	- 65,3
Total value at current prices (R'000)	8 059	12 586	38 885	732 427	243 265	- 66,8
Total value of non-residential buildings at current prices (R'000)	222 723	357 020	272 927	2 873 538	3 345 367	+ 16,4
Additions and alterations						
Dwelling-houses						
Total square metres	113 563	142 130	155 883	1 369 089	1 382 909	+ 1,0
Total value at current prices (R'000)	174 726	243 947	288 409	1 908 632	2 381 755	+ 24,8
Other buildings ³						
Total square metres	54 613	65 497	63 873	543 489	503 993	- 7,3
Total value at current prices (R'000)	112 412	123 701	128 087	1 210 712	1 161 800	- 4,0
Total value of additions and alterations at current prices (R'000)	287 138	367 648	416 496	3 119 344	3 543 555	+ 13,6
Total value of buildings reported as completed at current prices (R'000)	1 487 892	1 927 044	3 156 316	15 317 387	20 004 001	+ 30,6

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

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

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

* Revised.

Table 20 - Buildings reported as completed to municipalities by type of building and province: Western Cape

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	265	499	569	3 681	7 541	+ 104,9
Total square metres	10 302	18 840	22 502	143 694	290 566	+ 102,2
Total value at current prices (R'000)	11 906	17 953	24 960	159 867	258 543	+ 61,7
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	480	613	651	5 170	5 003	- 3,2
Total square metres	99 524	131 436	150 596	1 052 027	1 095 072	+ 4,1
Total value at current prices (R'000)	192 491	256 229	306 673	1 790 239	2 098 012	+ 17,2
Flats and townhouses						
Number of flats and townhouses	381	351	451	2 131	2 978	+ 39,7
Total square metres	34 405	35 909	64 521	231 418	338 615	+ 46,3
Total value at current prices (R'000)	59 011	65 443	145 869	418 818	694 124	+ 65,7
Other residential buildings ¹						
Total square metres	0	2 015	0	77 358	25 545	- 67,0
Total value at current prices (R'000)	0	3 000	0	275 244	58 824	- 78,6
Total value of residential buildings at current prices (R'000)	263 408	342 625	477 502	2 644 168	3 109 503	+ 17,6
Non-residential buildings						
Office and banking space						
Total square metres	548	11 378	1 887	106 799	46 748	- 56,2
Total value at current prices (R'000)	1 244	20 405	4 246	194 161	96 707	- 50,2
Shopping space						
Total square metres	1 746	15 266	8 882	27 725	121 190	+ 337,1
Total value at current prices (R'000)	1 714	27 321	16 643	40 958	239 763	+ 485,4
Industrial and warehouse space						
Total square metres	15 857	48 639	14 509	158 713	167 647	+ 5,6
Total value at current prices (R'000)	19 079	49 096	18 703	206 284	205 260	- 0,5
Other non-residential space ²						
Total square metres	572	1 324	2 859	44 360	17 368	- 60,8
Total value at current prices (R'000)	1 517	2 525	4 245	62 572	30 165	- 51,8
Total value of non-residential buildings at current prices (R'000)	23 554	99 347	43 837	503 975	571 895	+ 13,5
Additions and alterations						
Dwelling-houses						
Total square metres	34 682	63 806	55 860	472 031	503 011	+ 6,6
Total value at current prices (R'000)	54 380	97 867	96 491	646 869	798 511	+ 23,4
Other buildings ³						
Total square metres	7 839	33 878	10 673	161 314	163 245	+ 1,2
Total value at current prices (R'000)	21 890	53 394	20 301	361 343	345 277	- 4,4
Total value of additions and alterations at current prices (R'000)	76 270	151 261	116 792	1 008 212	1 143 788	+ 13,4
Total value of buildings reported as completed at current prices (R'000)	363 232	593 233	638 131	4 156 355	4 825 186	+ 16,1

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

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

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

* Revised.

Table 21 - Buildings reported as completed to municipalities by type of building and province: Eastern Cape

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	235	141	121	1 886	4 369	+ 131,7
Total square metres	9 869	6 001	5 198	86 611	188 086	+ 117,2
Total value at current prices (R'000)	12 023	4 674	4 168	97 333	171 695	+ 76,4
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	68	38	158	672	918	+ 36,6
Total square metres	11 762	7 151	31 377	124 545	170 224	+ 36,7
Total value at current prices (R'000)	19 763	13 783	55 778	193 815	301 067	+ 55,3
Flats and townhouses						
Number of flats and townhouses	10	36	27	256	165	-35,5
Total square metres	842	4 833	4 954	24 943	29 115	+ 16,7
Total value at current prices (R'000)	1 627	7 744	8 668	40 614	49 531	+ 22,0
Other residential buildings ¹						
Total square metres	0	0	2 437	6 400	2 880	- 55,0
Total value at current prices (R'000)	0	0	4 911	10 689	5 966	- 44,2
Total value of residential buildings at current prices (R'000)	33 413	26 201	73 525	342 451	528 259	+ 54,3
Non-residential buildings						
Office and banking space						
Total square metres	764	0	170	4 190	9 674	+ 130,9
Total value at current prices (R'000)	1 604	0	391	3 853	13 501	+ 250,4
Shopping space						
Total square metres	0	0	1 075	17 644	3 922	- 77,8
Total value at current prices (R'000)	0	0	1 957	24 003	7 886	- 67,1
Industrial and warehouse space						
Total square metres	805	0	1 028	17 040	10 379	- 39,1
Total value at current prices (R'000)	1 578	0	1 258	25 779	15 983	- 38,0
Other non-residential space ²						
Total square metres	982	2 093	0	11 268	8 785	- 22,0
Total value at current prices (R'000)	2 023	3 686	0	19 013	15 653	- 17,7
Total value of non-residential buildings at current prices (R'000)	5 205	3 686	3 606	72 648	53 023	- 27,0
Additions and alterations						
Dwelling-houses						
Total square metres	7 316	10 455	11 335	94 398	98 159	+ 4,0
Total value at current prices (R'000)	11 716	19 533	19 793	135 539	162 041	+ 19,6
Other buildings ³						
Total square metres	2 146	2 212	7 370	55 065	50 871	- 7,6
Total value at current prices (R'000)	2 372	5 135	13 734	87 076	71 362	- 18,0
Total value of additions and alterations at current prices (R'000)	14 088	24 668	33 527	222 615	233 403	+ 4,8
Total value of buildings reported as completed at current prices (R'000)	52 706	54 555	110 658	637 714	814 685	+ 27,8

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.

* Revised.

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

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	0	120	1	64	160	+ 150,0
Total square metres	0	4 611	68	2 589	6 500	+ 151,1
Total value at current prices (R'000)	0	2 797	122	2 451	5 310	+ 116,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	10	14	9	66	92	+ 39,4
Total square metres	1 538	2 298	1 592	11 907	16 463	+ 38,3
Total value at current prices (R'000)	2 390	3 716	2 866	18 708	28 341	+ 51,5
Flats and townhouses						
Number of flats and townhouses	24	5	26	47	84	+ 78,7
Total square metres	2 443	792	4 230	5 068	14 335	+ 182,9
Total value at current prices (R'000)	3 926	1 465	7 939	8 214	26 452	+ 222,0
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)	6 316	7 978	10 927	29 373	60 103	+ 104,6
Non-residential buildings						
Office and banking space						
Total square metres	0	1 472	823	134	2 390	+ 1 683,6
Total value at current prices (R'000)	0	3 238	1 811	201	5 220	+ 2 497,0
Shopping space						
Total square metres	0	0	0	5 875	2 299	- 60,9
Total value at current prices (R'000)	0	0	0	12 640	4 402	- 65,2
Industrial and warehouse space						
Total square metres	0	285	0	2 685	1 796	- 33,1
Total value at current prices (R'000)	0	627	0	4 872	3 309	- 32,1
Other non-residential space ²						
Total square metres	0	308	797	125	3 175	+ 2 440,0
Total value at current prices (R'000)	0	554	1 753	188	6 599	+ 3 410,1
Total value of non-residential buildings at current prices (R'000)	0	4 419	3 564	17 901	19 530	+ 9,1
Additions and alterations						
Dwelling-houses						
Total square metres	1 225	2 366	2 593	23 280	24 374	+ 4,7
Total value at current prices (R'000)	2 094	4 287	4 524	38 330	42 097	+ 9,8
Other buildings ³						
Total square metres	0	0	271	5 162	4 626	- 10,4
Total value at current prices (R'000)	165	257	327	10 197	12 198	+ 19,6
Total value of additions and alterations at current prices (R'000)	2 259	4 544	4 851	48 527	54 295	+ 11,9
Total value of buildings reported as completed at current prices (R'000)	8 575	16 941	19 342	95 801	133 928	39,8

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.

* Revised.

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

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	519	264	224	3 689	3 437	- 6,8
Total square metres	21 655	10 897	9 429	157 088	143 431	- 8,7
Total value at current prices (R'000)	11 065	5 051	6 354	87 551	77 905	- 11,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	26	28	41	315	240	- 23,8
Total square metres	5 272	6 152	5 058	52 598	42 714	- 18,8
Total value at current prices (R'000)	7 659	11 212	8 478	70 330	67 423	- 4,1
Flats and townhouses						
Number of flats and townhouses	70	61	190	560	576	+ 2,9
Total square metres	9 241	7 683	18 642	56 960	59 632	+ 4,7
Total value at current prices (R'000)	12 494	12 906	34 993	86 358	98 451	+ 14,0
Other residential buildings ¹						
Total square metres	1 512	675	0	4 694	1 575	- 66,4
Total value at current prices (R'000)	2 000	675	0	9 684	1 675	- 82,7
Total value of residential buildings at current prices (R'000)	33 218	29 844	49 825	253 923	245 454	- 3,3
Non-residential buildings						
Office and banking space						
Total square metres	750	2 110	90	8 506	9 118	+ 7,2
Total value at current prices (R'000)	1 968	4 220	225	11 615	30 226	+ 160,2
Shopping space						
Total square metres	0	0	0	16 870	6 825	- 59,5
Total value at current prices (R'000)	0	0	0	29 742	12 279	- 58,7
Industrial and warehouse space						
Total square metres	0	1 784	1 340	10 974	11 069	+ 0,9
Total value at current prices (R'000)	0	1 505	837	12 908	8 106	- 37,2
Other non-residential space ²						
Total square metres	0	204	0	8 605	6 157	- 28,4
Total value at current prices (R'000)	0	204	0	17 886	7 518	- 58,0
Total value of non-residential buildings at current prices (R'000)	1 968	5 929	1 062	72 151	58 129	- 19,4
Additions and alterations						
Dwelling-houses						
Total square metres	4 236	2 543	8 538	55 825	49 097	- 12,1
Total value at current prices (R'000)	4 921	3 437	12 968	63 217	67 216	+ 6,3
Other buildings ³						
Total square metres	5 030	2 318	4 385	16 719	18 537	+ 10,9
Total value at current prices (R'000)	7 565	6 987	8 627	48 384	71 907	+ 48,6
Total value of additions and alterations at current prices (R'000)	12 486	10 424	21 595	111 601	139 123	+ 24,7
Total value of buildings reported as completed at current prices (R'000)	47 672	46 197	72 482	437 675	442 706	+ 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.

* Revised.

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

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	356	412	444	8 481	5 001	- 41,0
Total square metres	13 069	11 986	15 183	303 003	170 856	- 43,6
Total value at current prices (R'000)	12 703	14 697	14 689	186 891	161 469	- 13,6
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	121	123	171	1 236	1 411	+ 14,2
Total square metres	24 944	25 069	38 335	254 202	304 835	+ 19,9
Total value at current prices (R'000)	44 672	55 324	86 372	389 608	612 762	+ 57,3
Flats and townhouses						
Number of flats and townhouses	40	94	161	639	1 232	+ 92,8
Total square metres	8 253	15 529	41 938	100 381	255 030	+ 154,1
Total value at current prices (R'000)	17 758	30 633	155 690	186 456	669 965	+ 259,3
Other residential buildings ¹						
Total square metres	0	0	56 700	39 892	62 430	+ 56,5
Total value at current prices (R'000)	0	0	780 000	467 734	797 315	+ 70,5
Total value of residential buildings at current prices (R'000)	75 133	100 654	1 036 751	1 230 689	2 241 511	+ 82,1
Non-residential buildings						
Office and banking space						
Total square metres	234	9 537	2 562	36 599	44 341	+ 21,2
Total value at current prices (R'000)	480	23 798	4 000	89 057	89 122	+ 0,1
Shopping space						
Total square metres	2 871	1 298	6 432	43 237	66 292	+ 53,3
Total value at current prices (R'000)	5 615	5 535	15 064	80 393	443 084	+ 451,1
Industrial and warehouse space						
Total square metres	19 492	4 816	28 944	94 520	157 441	+ 66,6
Total value at current prices (R'000)	40 783	12 235	66 040	124 388	302 101	+ 142,9
Other non-residential space ²						
Total square metres	670	527	2 795	25 612	16 180	- 36,8
Total value at current prices (R'000)	908	1 920	4 319	50 301	37 294	- 25,9
Total value of non-residential buildings at current prices (R'000)	47 786	43 488	89 423	344 139	871 601	+ 153,3
Additions and alterations						
Dwelling-houses						
Total square metres	28 051	24 098	32 398	280 185	288 771	+ 3,1
Total value at current prices (R'000)	34 114	47 137	68 851	327 380	528 298	+ 61,4
Other buildings ³						
Total square metres	17 108	4 714	19 906	105 267	98 981	- 6,0
Total value at current prices (R'000)	27 412	13 355	43 308	268 341	243 002	- 9,4
Total value of additions and alterations at current prices (R'000)	61 526	60 492	112 159	595 721	771 300	+ 29,5
Total value of buildings reported as completed at current prices (R'000)	184 445	204 634	1 238 333	2 170 549	3 884 412	+ 79,0

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.

* Revised.

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	27	412	29	262	5 350	+ 1 942,0
Total square metres	1 545	13 352	1 748	14 972	168 468	+ 1 025,2
Total value at current prices (R'000)	2 005	8 057	2 121	17 405	95 036	+ 446,0
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	34	116	90	705	809	+ 14,8
Total square metres	7 316	21 945	14 752	136 374	154 520	+ 13,3
Total value at current prices (R'000)	12 010	46 623	25 851	215 468	283 272	+ 31,5
Flats and townhouses						
Number of flats and townhouses	14	21	2	617	643	+ 4,2
Total square metres	1 954	2 889	386	57 642	51 345	- 10,9
Total value at current prices (R'000)	3 450	4 069	579	97 841	88 389	- 9,7
Other residential buildings ¹						
Total square metres	564	0	0	1 296	2 649	+ 104,4
Total value at current prices (R'000)	1 000	0	0	2 140	8 250	+ 285,5
Total value of residential buildings at current prices (R'000)	18 465	58 749	28 551	332 854	474 947	+ 42,7
Non-residential buildings						
Office and banking space						
Total square metres	0	126	110	8 229	8 243	+ 0,2
Total value at current prices (R'000)	0	51	300	12 110	18 821	+ 55,4
Shopping space						
Total square metres	4 974	3 916	1 218	15 692	20 978	+ 33,7
Total value at current prices (R'000)	12 114	7 467	1 258	30 595	40 408	+ 32,1
Industrial and warehouse space						
Total square metres	864	2 155	1 312	7 504	12 332	+ 64,3
Total value at current prices (R'000)	647	2 800	1 500	8 912	16 278	+ 82,7
Other non-residential space ²						
Total square metres	0	0	0	13 041	2 325	- 82,2
Total value at current prices (R'000)	0	0	0	43 253	3 666	- 91,5
Total value of non-residential buildings at current prices (R'000)	12 761	10 318	3 058	94 870	79 173	- 16,5
Additions and alterations						
Dwelling-houses						
Total square metres	1 221	2 933	2 254	35 102	36 243	+ 3,3
Total value at current prices (R'000)	1 595	3 501	3 879	36 911	45 897	+ 24,3
Other buildings ³						
Total square metres	1 209	4 275	1 556	17 855	20 410	+ 14,3
Total value at current prices (R'000)	2 011	6 843	3 288	26 449	42 249	+ 59,7
Total value of additions and alterations at current prices (R'000)	3 606	10 344	7 167	63 360	88 146	+ 39,1
Total value of buildings reported as completed at current prices (R'000)	34 832	79 411	38 776	491 084	642 266	+ 30,8

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 reported as completed to municipalities by type of building and province: Gauteng

Type of building	November 2003*	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	583	587	415	9 053	6 796	- 24,9
Total square metres	17 164	24 356	17 906	314 483	275 512	- 12,4
Total value at current prices (R'000)	26 719	30 465	26 266	316 310	318 865	+ 0,8
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	556	642	864	5 163	6 434	+ 24,6
Total square metres	140 326	164 479	210 648	1 289 833	1 592 952	+ 23,5
Total value at current prices (R'000)	271 656	357 921	457 570	2 433 865	3 500 007	+ 43,8
Flats and townhouses						
Number of flats and townhouses	926	765	1 020	5 770	7 137	+ 23,7
Total square metres	134 813	99 851	124 282	764 658	1 025 036	+ 34,1
Total value at current prices (R'000)	226 729	200 418	260 128	1 367 263	2 165 371	+ 58,4
Other residential buildings ¹						
Total square metres	0	0	0	22 792	18 395	- 19,3
Total value at current prices (R'000)	0	0	0	39 268	32 212	- 18,0
Total value of residential buildings at current prices (R'000)	525 104	588 804	743 964	4 156 706	6 016 455	+ 44,7
Non-residential buildings						
Office and banking space						
Total square metres	11 296	46 036	7 679	275 246	373 265	+ 35,6
Total value at current prices (R'000)	23 439	87 295	14 179	573 969	777 743	+ 35,5
Shopping space						
Total square metres	1 062	1 093	6 391	85 248	40 443	- 52,6
Total value at current prices (R'000)	1 982	3 279	13 587	168 481	90 759	- 46,1
Industrial and warehouse space						
Total square metres	34 862	47 823	33 163	184 228	295 998	+ 60,7
Total value at current prices (R'000)	89 417	91 442	67 242	353 412	632 296	+ 78,9
Other non-residential space ²						
Total square metres	1 906	589	11 156	271 083	72 226	- 73,4
Total value at current prices (R'000)	3 611	1 407	25 998	536 839	134 795	- 74,9
Total value of non-residential buildings at current prices (R'000)	118 449	183 423	121 006	1 632 701	1 635 593	+ 0,2
Additions and alterations						
Dwelling-houses						
Total square metres	33 865	34 349	40 710	368 478	351 093	- 4,7
Total value at current prices (R'000)	61 630	66 323	79 463	609 433	692 754	+ 13,7
Other buildings ³						
Total square metres	18 722	17 816	18 590	168 291	136 189	- 19,1
Total value at current prices (R'000)	48 626	37 470	37 198	384 514	358 888	- 6,7
Total value of additions and alterations at current prices (R'000)	110 256	103 793	116 661	993 947	1 051 642	+ 5,8
Total value of buildings reported as completed at current prices (R'000)	753 809	876 020	981 631	6 783 354	8 703 690	+ 28,3

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.

* Revised.

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	42	129	75	848	1 891	+ 123,0
Total square metres	2 163	6 621	4 011	34 491	90 916	+ 163,6
Total value at current prices (R'000)	2 135	4 666	4 242	28 637	57 692	+ 101,5
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	43	65	65	504	624	+ 23,8
Total square metres	7 780	11 158	11 819	107 462	112 473	+ 4,7
Total value at current prices (R'000)	11 254	19 223	18 899	144 071	176 904	+ 22,8
Flats and townhouses						
Number of flats and townhouses	0	39	18	595	184	- 69,1
Total square metres	0	3 998	2 473	39 905	30 516	- 23,5
Total value at current prices (R'000)	0	11 992	3 567	51 878	53 580	+ 3,3
Other residential buildings ¹						
Total square metres	0	477	0	3 066	930	- 69,7
Total value at current prices (R'000)	0	1 000	0	7 050	3 450	- 51,1
Total value of residential buildings at current prices (R'000)	13 389	36 881	26 708	231 636	291 626	+ 25,9
Non-residential buildings						
Office and banking space						
Total square metres	0	0	0	6 701	3 734	- 44,3
Total value at current prices (R'000)	0	0	0	9 284	4 199	- 54,8
Shopping space						
Total square metres	5 261	1 260	328	55 837	4 907	- 91,2
Total value at current prices (R'000)	13 000	1 320	656	91 922	7 357	- 92,0
Industrial and warehouse space						
Total square metres	0	0	1 068	18 832	9 789	- 48,0
Total value at current prices (R'000)	0	0	935	16 360	12 743	- 22,1
Other non-residential space ²						
Total square metres	0	0	0	371	802	+ 116,2
Total value at current prices (R'000)	0	0	0	400	1 604	+ 301,0
Total value of non-residential buildings at current prices (R'000)	13 000	1 320	1 591	117 966	25 903	- 78,0
Additions and alterations						
Dwelling-houses						
Total square metres	2 031	1 253	1 738	28 952	22 110	- 23,6
Total value at current prices (R'000)	2 820	1 332	1 684	35 345	29 354	- 17,0
Other buildings ³						
Total square metres	2 447	284	686	12 162	8 549	- 29,7
Total value at current prices (R'000)	2 192	260	641	17 725	13 033	- 26,5
Total value of additions and alterations at current prices (R'000)	5 012	1 592	2 325	53 070	42 387	- 20,1
Total value of buildings reported as completed at current prices (R'000)	31 401	39 793	30 624	402 672	359 916	- 10,6

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

Type of building	November 2003	October 2004	November 2004	January 2003 to November 2003	January 2004 to November 2004	Percentage change between January 2003 to November 2003 and January 2004 to November 2004
Residential buildings						
Dwelling-houses smaller than 80 square metres						
Number of dwelling-houses	13	20	21	489	636	+ 30,1
Total square metres	765	1 228	1 262	24 000	29 405	+ 22,5
Total value at current prices (R'000)	1 116	2 627	2 510	22 293	25 465	+ 14,2
Dwelling-houses equal to or larger than 80 square metres						
Number of dwelling-houses	22	27	42	269	312	+ 16,0
Total square metres	3 978	3 723	7 360	47 103	56 495	+ 19,9
Total value at current prices (R'000)	6 796	7 917	15 350	70 478	104 483	+ 48,2
Flats and townhouses						
Number of flats and townhouses	6	1	4	51	73	+ 43,1
Total square metres	1 195	42	686	6 452	10 984	+ 70,2
Total value at current prices (R'000)	1 673	96	1 280	8 796	15 793	+ 79,5
Other residential buildings ¹						
Total square metres	0	0	0	743	532	- 28,4
Total value at current prices (R'000)	0	0	0	1 138	1 480	+ 30,1
Total value of residential buildings at current prices (R'000)	9 585	10 640	19 140	102 705	147 221	+ 43,3
Non-residential buildings						
Office and banking space						
Total square metres	0	0	957	4 626	2 837	- 38,7
Total value at current prices (R'000)	0	0	1 914	7 397	5 355	- 27,6
Shopping space						
Total square metres	0	1 464	0	3 009	6 691	+ 122,4
Total value at current prices (R'000)	0	2 800	0	4 976	12 468	+ 150,6
Industrial and warehouse space						
Total square metres	0	0	648	1 889	3 116	+ 65,0
Total value at current prices (R'000)	0	0	1 296	2 839	6 726	+ 136,9
Other non-residential space ²						
Total square metres	0	1 205	1 173	1 153	3 172	+ 175,1
Total value at current prices (R'000)	0	2 290	2 570	1 975	5 971	+ 202,3
Total value of non-residential buildings at current prices (R'000)	0	5 090	5 780	17 187	30 520	+ 77,6
Additions and alterations						
Dwelling-houses						
Total square metres	936	327	457	10 838	10 051	- 7,3
Total value at current prices (R'000)	1 456	530	756	15 608	15 587	- 0,1
Other buildings ³						
Total square metres	112	0	436	1 654	2 585	+ 56,3
Total value at current prices (R'000)	179	0	663	6 683	3 884	- 41,9
Total value of additions and alterations at current prices (R'000)	1 635	530	1 419	22 291	19 471	- 12,7
Total value of buildings reported as completed at current prices (R'000)	11 220	16 260	26 339	142 183	197 212	+ 38,7

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

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

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

Table 29 - Subsidised low-cost dwelling-houses completed or under construction² by province¹

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

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

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

³ Estimates.

Explanatory notes

Introduction	<p>1 Statistics South Africa (Stats SA) conducts a monthly building statistics survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects. Data regarding subsidised low-cost dwelling-houses completed or under construction, supplied by the provincial governments and co-ordinated by the National Department of Housing, are shown in table 29 (page 37).</p> <p>2 In order to improve timeliness of the publication, some information for the current month has been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.</p>
Purpose of the survey	<p>3 The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimation of the Gross Domestic Product (GDP) and are extensively used by the private sector.</p>
Scope of the survey	<p>4 This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> • passing of building plans; and • final inspection of completed buildings.
Classification	<p>5 Building activities is classified in division 5 according to the 1993 edition of the <i>Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02</i>. The <i>SIC</i> is based on the 1990 <i>International Standard Industrial Classification of all Economic Activities (ISIC)</i> with suitable adaptations for local conditions.</p>
Statistical unit	<p>6 The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.</p>
Survey methodology and design	<p>7 Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by mail, fax and telephone.</p>
Constant prices	<p>8 The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is currently 2000. The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the 'lump sum domestic buildings' as published in statistical release P0151: <i>JBCC Contract Price Adjustment Provisions Work Group Indices</i>. In order to be applicable, these indices (base February 1991=100) are converted to the base year 2000=100.</p> <p>9 The value of buildings completed at constant prices is obtained by deflating the values at current prices with the price index which is used to calculate building plans passed at constant prices (see paragraph 8). Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices which prevailed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.</p>

Seasonal adjustment	10	Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
	11	Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
Trend cycle	12	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Revised figures	13	Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest month are therefore preliminary. Data are edited at municipal level.
	14	Once a year the annual statistical release P5041.3 is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision for 2003 where applicable.
Related publications	15	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> • P5041.3: <i>Selected building statistics of the private sector as reported by local government institutions</i> issued annually. • P9101.2: <i>Actual and expected expenditure on construction by the public sector per statistical region</i> issued annually. • <i>Bulletin of Statistics</i> issued quarterly. • <i>South African Statistics</i> issued annually.
Unpublished statistics	16	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures	17	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	18	Stats SA's pre-release policy may be inspected at its website, www.statssa.gov.za
Symbols and abbreviations	19	.. no meaningful percentage change between two specified periods available since either one or both of the totals are nil
	0	nil or figure too small to publish
	*	revised
	Stats SA	Statistics South Africa
	SIC	Standard Industrial Classification of all Economic Activities
	ISIC	International Standard Industrial Classification of all Economic Activities
	JBCC	Joint Building Contracts Committee
	CD	Compact Disc
	US	United States
	SARB	South African Reserve Bank
	DTI	Department of Trade and Industry

Glossary

Additions and alterations	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units, each with at least one living-room together with a kitchen and bathroom, conjoined to similar units in one building.
Dwelling-house	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
Local government institutions	Local government institutions include – <ul style="list-style-type: none"> • District municipalities; • Metropolitan municipalities; and • Local municipalities.
Municipality	Municipality is a generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. A municipality is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
District municipality	District municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Metropolitan municipality	Metropolitan municipality means municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (Refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Local municipality	Local municipality means municipalities that share municipal executive and legislative authority in its areas with a district municipality within whose area it falls, that is described in section 155(1) of the constitution as a category B municipality.
Non-residential buildings	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Other residential buildings include institutions for the disabled, boarding houses, old people’s homes, hostels, hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the actual values of building activities (building plans passed or buildings completed) of the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the actual values of building activities (building plans passed or buildings completed) of the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the seasonally adjusted values of building activities (building plans passed or buildings completed) of the previous month expressed as a percentage.</p>
Reference period	Reference period is one calendar month.

Residential buildings

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

Townhouses

Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.

General information

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's eleven official languages. Since the releases are used extensively, not only locally but also by international economic and social-scientific communities, Stats SA releases are published in English only.

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