

Building statistics

Statistical release

P5041.1

October 2000
Embargo: 13:00
Date: 20 December 2000

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

Actual estimates at constant 1995 prices	October 2000 R million	January 2000 to October 2000 R million	Percentage change between October 1999 and October 2000	Percentage change between August 1999 to October 1999 and August 2000 to October 2000	Percentage change between January 1999 to October 1999 and January 2000 to October 2000
Residential buildings					
Dwelling-houses	531,2	4 627,0	+28,1	+22,3	+23,3
Flats and townhouses	96,4	1 190,6	-5,3	+61,0	+62,3
Other residential buildings	27,0	170,3	+805,4	+365,4	-56,2
Total	654,6	5 987,9	+26,0	+31,1	+22,8
Non-residential buildings	357,1	2 899,7	+38,9	+9,6	-20,9
Additions and alterations	387,4	3 477,0	+13,5	+4,3	+10,1
Total	1 399,1	12 364,6	+25,2	+17,5	+5,7

Seasonally adjusted estimates at constant 1995 prices	October 2000 R million	Percentage change between September 2000 and October 2000	Percentage change between May 2000 to July 2000 and August 2000 to October 2000
Residential buildings	554,3	-5,9	-6,4
Non-residential buildings	315,5	+15,0	-12,4

Additions and alterations	341,4	+8,7	-8,9
Total	1 211,2	+2,9	-8,5

Key findings regarding building plans passed for the three months ended October 2000

Seasonally adjusted real value of building plans passed decreases

The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the three months ended October 2000 decreased by 8,5% compared with the previous three months.

The decrease of 8,5% in the seasonally adjusted real value of building plans passed was due to the decreases in the seasonally adjusted real value of building plans passed for non-residential buildings (-12,4%), additions and alterations (-8,9%) and residential buildings (-6,4%) during the three months ended October 2000 compared with the previous three months.

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

Total real value of building plans passed increases

The total real value of building plans passed (at constant 1995 prices) during the first ten months of 2000 increased by 5,7% (+R666,3 million) to R12 364,6 million compared with the first ten months of 1999. Large real increases were reported for flats and townhouses (+62,3% or R457,0 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R170,6 million), Pretoria (+R160,4 million) and Cape Town (+R73,3 million)); dwelling-houses (+23,3% or R874,3 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R265,8 million), Pretoria (+R246,8 million) and Cape Town (+R229,1 million)); and additions and alterations (+10,1% or R319,0 million, mainly due to increases reported by the selected urban areas of Durban (+R97,8 million), Bloemfontein (+R66,0 million), Witwatersrand (+R56,6 million) and Pretoria (+R45,4 million)). However, large decreases in the real value of building plans passed were reported for other residential buildings (-56,2% or R218,4 million) and non-residential buildings (-20,9% or R765,7 million). The decrease of 56,2% in the real value of other residential building plans passed was mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of

Greater Johannesburg. The approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks in KwaZulu-Natal contributed mainly to the decrease of 20,9% in the real value of non-residential building plans passed during the above-mentioned period.

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

The largest provincial contributors to the increase of 5,7% (+R666,3 million) in the total real value of building plans passed were Western Cape (+5,7 percentage points or R669,2 million) and Gauteng (+5,6 percentage points or R655,2 million) (cf. table A). Large real increases in Western Cape were reported for non-residential buildings (+43,0% or R231,3 million) and residential buildings (+30,4% or R386,3 million). Gauteng reported real increases for residential buildings (+27,5% or R592,4 million) and additions and alterations (+10,0% or R108,7 million).

However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-34,7% or R772,4 million). This decrease can be attributed to the approval of building plans to the real value of R795,0 million for a large shopping centre by North Local Council – Umhlanga Rocks during March 1999.

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

Province	Percentage contribution to the total real value of plans passed during January 1999 to October 1999	Percentage change between January 1999 to October 1999 and January 2000 to October 2000	Contribution (percentage points)^{1/} to the percentage change in the real value of plans passed between January 1999 to October 1999 and January 2000 to October 2000	Difference in total real value of plans passed between January 1999 to October 1999 and January 2000 to October 2000 R million
Western Cape	23,4	+24,4	+5,7	669,2
Gauteng	40,6	+13,8	+5,6	655,2
Eastern Cape	5,2	+16,4	+0,9	100,1

Free State	2,7	+23,5	+0,6	76,2
Northern Cape	0,8	+25,2	+0,2	23,1
Mpumalanga	3,3	-2,6	-0,1	-9,8
North West	2,7	-8,8	-0,2	-27,4
Northern Province	2,2	-18,6	-0,4	-47,9
KwaZulu-Natal	19,1	-34,7	-6,6	-772,4
Total	100,0	+5,7	+5,7	+666,3

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

Total real value of residential building plans passed increases

The total real value of residential building plans passed increased by 22,8% (+R1 113,0 million) to R5 987,9 million between the first ten months of 1999 and the first ten months of 2000. Increases were reported by five of the nine provinces. The largest increase in the real value of residential building plans passed was reported by Gauteng (+R592,4 million), followed by Western Cape (+R386,3 million), Eastern Cape (+R96,7 million), KwaZulu-Natal (+R44,9 million) and Free State (+R30,3 million). Large real increases were reported for flats and townhouses (+62,3% or R457,0 million) and dwelling-houses (+23,3% or R874,3 million), whereas the real value of plans passed for other residential buildings decreased by 56,2% (-R218,4 million) to R170,3 million during the above-mentioned period.

Total real value of dwelling-house plans passed increases

The total real value of dwelling-house plans passed increased by 23,3% (+R874,3 million) to R4 627,0 million between the first ten months of 1999 and the first ten months of 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of dwelling-house plans passed was reported by Gauteng (+R518,4 million), followed by Western Cape (+R273,3 million), Eastern Cape (+R62,6 million), Mpumalanga (+R24,5 million), Free State (+R20,0 million) and KwaZulu-Natal (+R16,5 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R265,8 million), Pretoria (+R246,8 million), Cape Town (+ R229,1 million), Bloemfontein (+R35,5 million), Port Elizabeth (+R32,2 million), Pietersburg (+R16,2 million), Durban (+R12,4 million) and Nelspruit (+R11,5 million). The increase of 23,3% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+35,6% or R971,5 million).

Total real value of plans passed for flats and townhouses increases

The total real value of plans passed for flats and townhouses increased by 62,3% (+R457,0 million) to R1 190,6 million between the first ten months of 1999 and the first ten months of 2000. Real increases were reported by seven of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R328,8 million), followed by Western Cape (+R58,4 million), KwaZulu-Natal (+R28,5 million) and Eastern Cape (+R24,1 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R170,6 million), Pretoria (+R160,4 million) and Cape Town (+R73,3 million) during the above-mentioned period.

Total real value of other residential building plans passed decreases

The total real value of other residential building plans passed during the first ten months of 2000 decreased by 56,2% (-R218,4 million) to R170,3 million compared with the first ten months of 1999. Decreases were reported by five of the nine provinces. The largest decrease in the real value of other residential building plans passed was reported by Gauteng (-R254,8 million), mainly due to the approval of building plans, to the real value of R196,6 million, during June 1999 by the Southern Metropolitan Local Council of Greater Johannesburg.

Total real value of non-residential building plans passed decreases

The total real value of non-residential building plans passed during the first ten months of 2000 decreased by 20,9% (-R765,7 million) to R2 899,7 million compared with the first ten months of 1999. Decreases were reported by six of the nine provinces. The largest decrease in the real value of non-residential building plans passed was reported by KwaZulu-Natal (-R909,3 million), mainly due to the approval of building plans for a large shopping centre, to the real value of R795,0 million, during March 1999 by the North Local Council – Umhlanga Rocks.

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

The total real value of building plans passed for additions and alterations increased by 10,1% (+R319,0 million) to R3 477,0 million between the first ten months of 1999 and the first ten months of 2000. This increase was mainly due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+17,8% or R351,9 million). Real increases were reported by eight of the nine provinces. The largest provincial contributor to the increase of 10,1% in the real value of plans passed for additions and alterations was Gauteng (+R108,7 million), followed by KwaZulu-Natal (+R91,9 million), Free State (+R59,8 million) and Western Cape (+R51,5 million). Large real increases were reported by the selected urban areas of Durban (+R97,8 million), Bloemfontein (+R66,0 million), Witwatersrand (+R56,6 million) and Pretoria (+R45,4 million).

Key figures regarding buildings completed for the month ended October 2000

Actual estimates at constant 1995 prices	October 2000	January 2000 to October 2000	Percentage change between October 1999 and October 2000	Percentage change between August 1999 to October 1999 and August 2000 to October 2000	Percentage change between January 1999 to October 1999 and January 2000 to October 2000
	R million	R million			
Residential buildings					
Dwelling-houses	249,8	2 393,0	+12,8	+13,6	0,0
Flats and townhouses	70,2	679,0	-4,9	-26,3	-14,4
Other residential buildings	20,9	75,2	-47,0	-66,5	-67,1
Total	340,9	3 147,2	+1,9	-3,4	-7,9
Non-residential buildings	154,0	2 087,0	-10,8	+14,3	+14,4
Additions and alterations	183,9	1 724,9	-1,3	-13,0	-5,6
Total	678,8	6 959,1	-2,1	-1,8	-1,5

Seasonally adjusted estimates at constant 1995 prices	October 2000	Percentage change between September 2000 and October 2000	Percentage change between May 2000 to July 2000 and August 2000 to October 2000
	R million		
Residential buildings	324,8	-1,9	+6,8

Non-residential buildings	131,7	-33,4	-29,0
Additions and alterations	170,4	+11,5	-8,1
Total	626,9	-8,1	-9,3

Key findings regarding buildings completed for the three months ended October 2000

Seasonally adjusted real value of buildings completed decreases

The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the three months ended October 2000 decreased by 9,3% compared with the previous three months.

The decrease of 9,3% in the seasonally adjusted real value of buildings completed was due to decreases in the seasonally adjusted real value of non-residential buildings completed (-29,0%) and additions and alterations completed (-8,1%) during the three months ended October 2000 compared with the previous three months. However, the seasonally adjusted real value of residential buildings completed increased by 6,8% during the above-mentioned period.

Key findings regarding buildings completed for the first ten months of 2000

Total real value of buildings completed decreases

The total real value of buildings completed (at constant 1995 prices) during the first ten months of 2000 decreased by 1,5% (-R107,2 million) to R6 959,1 million compared with the first ten months of 1999. Real decreases were reported for the completion of other residential buildings (-67,1% or R153,7 million), flats and townhouses (-14,4% or R113,9 million) and additions and alterations (-5,6% or R102,0 million). However, the real value of non-residential buildings completed increased by 14,4% (+R263,0 million) to R2 087,0 million during the above-mentioned period. This increase was mainly due to the increase in the real value of non-residential buildings completed as reported by Gauteng (+81,7% or R498,5 million).

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

The largest provincial contributors to the decrease of 1,5% (-R107,2 million) in the total real value of buildings completed were Western Cape (-3,3 percentage points or R235,7 million), Mpumalanga (-1,3 percentage points or R89,9 million) and Eastern Cape (-0,8 of a percentage point or R56,7 million).

However, these decreases were partially counteracted by an increase reported by Gauteng (+14,7% or R356,6 million) (cf. table B). Gauteng reported a large increase in the real value of non-residential buildings completed (+81,7% or R498,5 million). The real value of shopping space completed in Gauteng increased by R391,4 million during the above-mentioned period. This increase was mainly due to the completion of large shopping centres, as reported by the Benoni local government institution during May 2000 (to the real value of R113,8 million) and the Southern Metropolitan Local Council of Greater Johannesburg during July 2000 (to the real value of R201,3 million).

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

Province	Percentage contribution to the total real value of buildings completed during January 1999 to October 1999	Percentage change between January 1999 to October 1999 and January 2000 to October 2000	Contribution (percentage points)^{1/} to the percentage change in the real value of buildings completed between January 1999 to October 1999 and January 2000 to October 2000	Difference in total real value of buildings completed between January 1999 to October 1999 and January 2000 to October 2000 R million
Western Cape	30,3	-11,0	-3,3	-235,7
Mpumalanga	3,5	-36,0	-1,3	-89,9
Eastern Cape	6,2	-13,0	-0,8	-56,7
Free State	3,4	-14,5	-0,5	-35,0
Northern Cape	1,3	-22,9	-0,3	-20,6
North West	3,1	-9,2	-0,3	-20,0
KwaZulu-Natal	16,5	-0,7	-0,1	-7,9
Northern Province	1,3	+2,3	+0,0	+2,0
Gauteng	34,4	+14,7	+5,1	+356,6

Total	100,0	-1,5	-1,5	-107,2
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1/ The contribution (percentage points) is calculated by multiplying the percentage change of each province with the percentage contribution of the corresponding province.

Total real value of residential buildings completed decreases

The total real value of residential buildings completed during the first ten months of 2000 decreased by 7,9% (-R268,1 million) to R3 147,2 million compared with the first ten months of 1999. Decreases were reported by seven of the nine provinces. The largest decrease in the real value of residential buildings completed was reported by Western Cape (-R128,4 million), followed by Gauteng (-R47,4 million), Eastern Cape (-R46,6 million), Mpumalanga (-R35,3 million), North West (-R19,4 million), Northern Cape (-R16,4 million) and Northern Province (-R11,3 million). Decreases in the real value of residential buildings completed were reported for other residential buildings (-67,1% or R153,7 million) and flats and townhouses (-14,4% or R113,9 million), whereas the real value of dwelling-houses completed remained at the same level during the above-mentioned period.

Total real value of dwelling-houses completed remains at the same level

The total real value of dwelling-houses completed during the first ten months of 2000 (R2 393,0 million) remained at the same level as at the end of the first ten months of 1999. The increase in the total real value of completed dwelling-houses equal to or larger than 81 square metres (+3,8% or R63,0 million) was counteracted by a decrease in the real value of completed dwelling-houses smaller than 81 square metres (-8,6% or R63,6 million).

Total real value of flats and townhouses completed decreases

The total real value of flats and townhouses completed decreased by 14,4% (-R113,9 million) to R679,0 million between the first ten months of 1999 and the first ten months of 2000. Large real decreases were reported by Western Cape (-R76,9 million), Gauteng (-R37,0 million) and Mpumalanga (-R15,0 million). The decrease of R113,9 million in the total real value of flats and townhouses completed was mainly due to decreases as reported by the selected urban areas of Cape Town (-R67,1 million) and Witwatersrand (-R33,9 million).

Total real value of other residential buildings completed decreases

The total real value of other residential buildings completed during the first ten months of 2000 decreased by 67,1% (-R153,7 million) to R75,2 million compared with the first ten months of 1999. Decreases were reported by seven of the nine provinces. Large decreases in the real value of other

residential buildings completed were reported by Gauteng (-R66,6 million), Mpumalanga (-R44,0 million), Eastern Cape (-R18,8 million), Western Cape (-R16,1 million) and Free State (-R7,6 million).

Total real value of non-residential buildings completed increases

The total real value of non-residential buildings completed during the first ten months of 2000 increased by 14,4% (+R263,0 million) to R2 087,0 million compared with the first ten months of 1999. The largest increase in the total real value of non-residential buildings completed was reported by Gauteng (+R498,5 million), mainly due to the large increase in the real value of shopping space completed (+R391,4 million). This increase was mainly due to the completion of large shopping centres as reported by the Benoni local government institution during May 2000 (to the real value of R113,8 million) and the Southern Metropolitan Local Council of Greater Johannesburg during July 2000 (to the real value of R201,3 million).

Total real value of additions and alterations completed decreases

The total real value of additions and alterations completed during the first ten months of 2000 decreased by 5,6% (-R102,0 million) to R1 724,9 million compared with the first ten months of 1999. The largest real decrease was reported by Gauteng (-R94,4 million), followed by Mpumalanga (-R32,6 million), Free State (-R28,7 million) and Eastern Cape (-R14,0 million). Large decreases in the real value of additions and alterations completed were reported by the selected urban areas of Witwatersrand, (-R79,7 million), Bloemfontein (-R28,6 million), Port Elizabeth (-R11,4 million) and Pretoria (-R11,0 million).

Notes		
Forthcoming issues	Issue	Expected release date
	November 2000	17 January 2001
	December 2000	14 February 2001
	January 2001	15 March 2001
	February 2001	19 April 2001
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the	

Reconstruction and Development Program (RDP) in South Africa.

New questionnaire

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

The Building Statistics Survey is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of gross capital formation. These estimates are used to compile South Africa's National Accounts and the composite business cycle indicators.

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

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

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

Item	Year and month	Total	Province								
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Total	Value at 1999	18 136 868	4 539 641	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
	current prices (R1 000)	17 801 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 496 749	557 642	364 482
	1999-Jan-Oct	14 818 655	3 476 665	775 079	115 816	411 294	2 817 312	396 034	6 014 656	485 356	326 440
	2000-Jan-Oct	16 542 185	4 562 315	949 875	152 690	537 208	1 948 885	380 721	7 230 502	499 211	280 778
	1999-Oct*	1 430 667	383 981	92 089	12 272	45 295	249 345	40 155	547 650	40 695	19 181
	2000-Sep	1 648 820	483 333	68 018	12 227	70 200	246 636	36 401	656 408	49 957	25 640
	2000-Oct	1 918 131	533 691	117 279	20 963	45 952	174 098	40 938	909 445	42 843	32 922
Residential buildings 1/	Value at 1999	8 103 081	2 146 582	485 575	68 677	247 339	924 376	350 464	3 234 227	395 381	250 455
	current prices (R1 000)	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
	1999-Jan-Oct	6 177 735	1 608 536	291 269	39 426	204 125	665 963	234 802	2 725 237	234 413	173 960
	2000-Jan-Oct	8 012 830	2 212 762	435 835	39 244	255 574	763 936	219 747	3 675 286	242 704	167 742
	1999-Oct*	664 784	192 401	32 941	4 107	18 573	93 268	26 539	263 094	22 030	11 827
	2000-Sep*	827 028	209 247	32 974	2 383	31 838	107 216	23 322	379 812	28 162	12 074
	2000-Oct	897 402	286 099	40 907	7 342	25 056	74 363	24 382	399 305	25 197	14 751
Dwelling-houses 2/	Number	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
	1999	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
	1999-Jan-Oct	63 959	15 593	5 503	870	3 397	5 569	3 337	23 698	2 344	3 648
	2000-Jan-Oct	58 502	13 790	5 576	188	5 197	3 710	1 596	23 361	3 100	1 984

	1999-Oct*	7 776	2 020	445	87	289	1 301	248	2 930	336	120
	2000-Sep	6 220	1 736	626	14	591	712	130	2 012	319	80
	2000-Oct	6 779	2 177	511	42	661	503	151	2 091	504	139
Value at current prices (R1 000)	1998	5 927 644	1 557 588	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
	1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
	1999-Jan-Oct	4 757 582	1 299 716	273 625	37 987	180 166	530 783	214 643	1 896 872	173 865	149 921
	2000-Jan-Oct	6 191 472	1 737 899	372 286	30 926	216 535	582 906	193 542	2 695 713	215 955	145 710
	1999-Oct*	530 669	161 211	30 819	4 107	17 563	68 333	20 472	198 252	19 003	10 904
	2000-Sep	675 438	186 338	31 900	2 383	26 230	90 552	19 157	283 621	24 107	11 150
	2000-Oct	728 259	233 369	37 731	6 483	22 866	61 449	22 346	306 993	24 041	12 981

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

2/ Including subsidised dwelling-houses

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

Item	Year and month	Total	Province										
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province		
Dwelling-houses smaller than 81 square metre 1/	Number	1998	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626	
		1999	54 934	12 687	5 145	883	2 877	4 286	2 707	21 135	1 950	3 264	
		1999-Jan-Oct	49 951	11 632	4 805	800	2 626	4 082	2 489	18 702	1 664	3 151	
		2000-Jan-Oct	40 758	8 464	4 539	69	4 534	2 076	734	16 496	2 275	1 571	
		1999-Oct*	6 338	1 569	350	79	222	1 149	172	2 474	251	72	
		2000-Sep	4 477	1 222	569	5	532	499	50	1 322	233	45	
		2000-Oct	4 760	1 521	429	7	596	314	62	1 296	437	98	
		Value at current prices (R1 000)	1998	1 606 917	203 197	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 239
			1999	1 498 261	270 893	151 583	30 702	77 858	152 558	107 732	579 939	58 574	68 418
			1999-Jan-Oct	1 300 290	227 839	135 182	23 728	70 511	140 895	97 047	492 719	48 994	63 371
Non-residential	Number	1998	3 343	1 172	197	72	124	512	145	872	134	115	
		1999	2 739	908	187	39	128	303	119	800	184	71	
		1999-Jan-Oct	2 279	778	150	34	96	255	104	684	116	62	
		2000-Jan-Oct	2 547	1 068	141	32	81	292	72	717	102	42	
		1999-Oct*	227	67	19	3	11	25	10	77	12	3	
		2000-Sep	268	111	17	4	10	43	7	64	9	3	
		2000-Oct	418	248	13	5	10	31	12	92	5	2	
		Value at current prices (R1 000)	1998	5 473 125	1 076 425	190 118	51 624	185 052	664 004	119 775	2 827 644	232 434	126 044
			1999	5 563 948	831 621	159 905	27 493	103 575	1 574 638	84 738	2 532 539	145 558	103 877
			1999-Jan-Oct	4 637 327	680 690	133 917	19 596	91 008	1 502 935	69 228	1 907 197	134 243	98 509

Additions and alterations	prices (R1 000)	2000-Jan-Oct	3 878 483	1 028 528	201 637	37 199	78 408	377 973	46 836	1 950 607	125 017	32 278
		1999-Oct*	329 136	55 168	20 003	2 150	13 080	83 707	5 682	142 688	5 306	1 349
		2000-Sep	355 956	156 140	10 495	3 167	21 067	45 794	1 352	110 013	4 119	3 809
		2000-Oct	489 636	87 683	43 056	6 223	9 181	39 713	6 919	286 444	3 586	6 831
	Value at current prices (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		1999-Jan-Oct	4 003 592	1 187 438	349 892	56 793	116 161	648 412	92 003	1 382 220	116 699	53 970
		2000-Jan-Oct	4 650 872	1 321 025	312 403	76 247	203 226	806 976	114 138	1 604 609	131 490	80 758
		1999-Oct*	436 746	136 411	39 144	6 014	13 641	72 370	7 934	141 867	13 358	6 003
		2000-Sep*	465 836	117 946	24 549	6 677	17 295	93 626	11 727	166 583	17 676	9 757
	2000-Oct	531 093	159 909	33 316	7 398	11 715	60 022	9 637	223 696	14 060	11 340	

1/ Including subsidised dwelling-houses

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

Item	Year and month	Total	Province									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Total	Value at current prices (R1 000)	1998	11 688 071	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 618 739	482 866	200 567
		1999	10 241 312	2 923 750	616 416	128 265	356 411	1 595 550	328 067	3 687 585	472 688	132 577
		1999-Jan-Oct	8 482 482	2 570 225	523 295	107 858	289 792	1 390 213	264 555	2 928 892	298 690	108 959
		2000-Jan-Oct	8 819 554	2 417 588	478 852	88 039	262 403	1 468 794	253 326	3 530 690	202 965	116 897
		1999-Oct*	852 692	323 157	43 505	5 190	27 404	122 572	27 108	287 605	8 848	7 300
		2000-Sep*	962 557	290 072	38 054	5 284	17 197	144 309	12 698	421 542	18 040	15 361
	2000-Oct	877 751	265 053	59 875	10 753	28 782	161 095	32 409	295 258	13 437	11 089	
Residential buildings 1/	Value at current prices (R1 000)	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 824
		1999	4 997 346	1 476 451	315 050	61 954	150 818	537 117	179 647	1 980 353	192 708	103 243
		1999-Jan-Oct	4 186 689	1 270 975	259 988	48 616	132 077	458 159	146 128	1 617 989	164 829	87 923
		2000-Jan-Oct	4 049 709	1 168 587	211 690	30 081	141 756	526 004	128 378	1 636 405	129 517	77 291
		1999-Oct*	419 578	169 455	25 532	1 786	13 998	35 405	16 022	143 697	6 481	7 198
		2000-Sep	495 864	144 327	15 166	2 905	6 460	59 757	10 654	230 588	13 504	12 503
	2000-Oct	447 600	139 861	22 555	4 364	16 368	64 170	15 667	171 401	6 425	6 789	
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1999	58 313	12 972	5 850	2 458	2 984	3 474	2 163	23 627	1 911	2 874
		1999-Jan-Oct	50 294	11 191	5 079	1 831	2 523	3 167	1 844	20 492	1 669	2 498
		2000-Jan-Oct	40 463	10 120	2 242	314	3 273	4 006	1 444	15 946	2 370	748
		1999-Oct*	3 672	1 295	356	17	276	252	224	1 122	56	74
		2000-Sep*	4 902	1 254	184	17	145	443	252	2 220	299	88
		2000-Oct	3 447	926	426	25	143	524	125	1 018	180	80
	Value at current prices	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
		1999-Jan-Oct	2 961 991	879 465	214 353	41 272	99 528	344 856	120 965	1 098 460	86 354	76 734
2000-Jan-Oct		3 094 185	872 856	176 766	24 583	112 488	392 471	108 720	1 219 499	120 754	66 048	

(R1 000)	1999-Oct*	280 144	88 149	22 503	1 786	10 498	29 456	15 107	102 302	6 311	4 030
	2000-Sep	395 653	123 045	13 291	2 905	6 147	54 433	8 994	166 872	12 281	7 685
	2000-Oct	331 035	102 591	20 809	4 364	8 302	46 474	13 933	122 357	5 774	6 431

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

2/ Including subsidised dwelling-houses

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

Item	Year and Month	Total	Province									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Dwelling-houses smaller than 81 square metre 1/	Number	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1999	47 666	9 217	5 238	2 394	2 538	2 113	1 753	20 323	1 463	2 627
		1999-Jan-Oct	41 302	7 914	4 566	1 777	2 146	1 987	1 525	17 746	1 340	2 301
		2000-Jan-Oct	31 763	7 099	1 757	241	3 036	2 642	1 124	13 307	2 016	541
		1999-Oct*	2 806	970	289	12	243	151	193	866	19	63
		2000-Sep*	3 865	854	154	6	133	257	228	1 908	257	68
		2000-Oct	2 540	596	381	12	113	393	88	728	163	66
	Value at current prices (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 191
		1999	1 099 203	182 982	151 855	43 095	61 296	94 780	76 354	401 438	36 258	51 141
		1999-Jan-Oct	918 753	155 918	124 462	31 343	50 798	86 791	66 503	325 197	33 291	44 446
		2000-Jan-Oct	877 513	122 628	76 144	9 578	67 399	106 636	47 575	366 762	52 178	28 613
		1999-Oct*	78 867	15 437	10 448	1 086	4 912	6 583	9 930	27 702	919	1 845
		2000-Sep*	112 401	16 590	6 089	567	4 126	14 337	3 899	56 789	6 325	3 679
		2000-Oct	85 272	13 526	11 020	818	2 377	18 155	6 025	26 411	2 841	4 099
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	49
		1999	1 827	794	120	33	64	251	92	355	91	27
		1999-Jan-Oct	1 534	693	105	30	51	207	63	300	62	23
		2000-Jan-Oct	1 460	583	76	17	55	358	61	250	38	22
		1999-Oct*	164	73	5	1	3	31	7	41	2	1
		2000-Sep*	136	54	9	2	2	31	2	31	4	1
		2000-Oct	144	50	9	2	11	22	15	30	3	2
	Value at current prices (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 209
		1999	2 705 138	673 795	125 097	29 298	73 179	508 732	69 489	1 008 282	197 139	20 122
		1999-Jan-Oct	2 113 545	621 291	110 672	26 854	60 015	449 390	57 479	706 976	67 233	13 630
		2000-Jan-Oct	2 585 038	519 232	123 178	24 492	53 148	360 344	68 658	1 374 577	44 359	17 050
		1999-Oct*	203 651	64 141	7 449	689	1 657	47 068	3 728	78 656	238	22
		2000-Sep*	268 130	78 887	5 721	835	3 075	35 857	332	141 131	1 368	924
		2000-Oct	194 741	49 144	6 286	2 075	6 430	35 585	12 627	76 593	4 308	1 693
Additions and alterations	Value at current prices	1998	2 251 383	580 310	182 366	56 875	93 511	568 080	58 878	639 344	62 481	9 534
		1999	2 538 827	773 502	176 268	37 011	132 413	549 700	78 930	698 949	82 839	9 211
		1999-Jan-Oct	2 182 247	677 957	152 634	32 386	97 699	482 663	60 947	603 926	66 626	7 405
		2000-Jan-Oct	2 184 807	729 769	143 984	33 466	67 499	582 446	56 290	519 708	29 089	22 556

(R1 000)	1999-Oct*	229 462	89 559	10 523	2 714	11 748	40 099	7 357	65 252	2 128	80
	2000-Sep	198 563	66 858	17 167	1 544	7 662	48 695	1 712	49 823	3 168	1 934
	2000-Oct	235 410	76 048	31 034	4 314	5 984	61 340	4 115	47 264	2 704	2 607

1/ Including subsidised dwelling-houses

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R milli	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 851	1 463	1 188
		1999	17 802	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 949	1 034
		2000		1 027	1 663	1 572	1 281	1 932	1 711	2 011	1 777	1 649	1 918		
Residential buildings	R million	1998	8 103	503	652	804	681	654	705	793	699	704	859	624	425
		1999	7 383	553	529	667	531	528	838	637	631	600	665	711	494
		2000		504	783	751	628	875	842	975	931	827	897		
Non-residential buildings	R million	1998	5 473	409	385	424	459	483	579	468	434	478	518	469	367
		1999	5 564	238	395	1 454	375	274	418	461	389	305	329	701	225
		2000		171	481	359	271	574	336	486	353	356	490		
Additions and alterations	R million	1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 855	277	356	477	330	403	404	420	416	484	437	537	315
		2000		352	400	462	382	483	532	550	493	466	531		

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

Total	R million	1998	15 100	987	1 176	1 391	1 246	1 239	1 390	1 438	1 278	1 310	1 502	1 183	960
		1999	14 020	859	1 018	2 065	976	952	1 306	1 191	1 125	1 087	1 118	1 518	804
		2000		792	1 278	1 199	967	1 448	1 279	1 490	1 305	1 209	1 399		
Residential buildings	R million	1998	6 751	433	557	685	577	552	593	659	574	574	698	504	344
		1999	5 813	445	421	530	419	417	659	500	495	469	519	554	384
		2000		388	601	573	474	656	630	722	683	606	655		
Non-residential buildings	R million	1998	4 558	352	329	362	389	408	487	389	356	391	420	379	296
		1999	4 387	191	314	1 156	296	217	329	361	305	239	257	546	175
		2000		132	370	274	205	430	251	360	260	261	357		
Additions and alterations	R million	1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 821	223	283	379	261	318	318	330	326	379	341	418	245
		2000		271	307	352	289	362	398	407	362	342	387		

Table 5 - Actual value of buildings completed at current prices

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	11 688	806	902	1 086	855	803	1 137	1 068	874	1 233	1 198	963	763

		1999	10 241	704	856	909	760	765	782	1 017	921	914	853	1 081	677
		2000		679	778	871	775	1 153	697	1 093	932	963	878		
Residential buildings	R million	1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999	4 997	314	397	432	378	391	420	481	461	493	420	461	350
		2000		301	353	414	364	471	358	402	443	496	448		
Non-residential buildings	R million	1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 705	197	215	246	182	196	209	264	205	197	204	410	182
		2000		194	204	189	224	390	169	472	279	268	195		
Additions and alterations	R million	1998	2 251	200	193	212	156	183	195	216	174	202	204	175	142
		1999	2 539	193	245	231	201	179	154	272	256	223	229	210	146
		2000		183	221	268	188	292	170	219	209	199	235		

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

Total	R million	1998	10 323	733	813	972	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 497	601	726	767	638	640	654	845	755	747	693	882	548
		2000		547	622	693	615	915	549	862	729	749	679		
Residential buildings	R million	1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
		1999	4 059	263	329	356	311	320	344	391	370	397	335	366	277
		2000		238	278	326	285	368	279	310	342	380	341		
Non-residential buildings	R million	1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 323	173	187	214	157	169	180	227	175	168	173	346	153
		2000		162	168	154	182	315	137	380	222	213	154		
Additions and alterations	R million	1998	1 989	183	174	191	140	162	172	189	151	176	177	151	122
		1999	2 115	166	209	197	170	151	129	226	210	182	186	170	118
		2000		148	176	213	148	231	134	172	164	155	184		

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	1 559	1 369	1 543	1 576	1 476	1 565	1 538	1 459	1 591	1 593	1 308	1 597
		1999	1 463	1 268	2 454	1 347	1 202	1 583	1 340	1 364	1 353	1 231	1 729	1 397
		2000	1 413	1 655	1 455	1 414	1 932	1 633	1 762	1 691	1 602	1 657		
At constant 1995 prices	R million	1998	1 342	1 171	1 312	1 336	1 247	1 314	1 280	1 202	1 301	1 295	1 056	1 286
		1999	1 181	1 009	1 946	1 065	950	1 243	1 052	1 073	1 061	963	1 344	1 082
		2000	1 093	1 270	1 106	1 068	1 449	1 218	1 307	1 246	1 177	1 211		
Residential buildings	R million	1998	658	643	754	730	658	676	702	654	689	718	582	602
		1999	736	524	617	574	528	810	562	589	584	557	663	700
		2000	675	782	684	684	878	817	858	867	801	758		

At constant 1995 prices	R million	1998	564	550	641	620	555	567	584	538	564	584	470	485
		1999	591	417	489	455	417	636	441	463	458	437	516	542
		2000	519	600	520	517	658	609	637	639	589	554		
Non-residential buildings At current prices	R million	1998	570	366	404	473	493	540	431	411	513	455	390	498
		1999	342	360	390	395	276	390	414	387	324	287	575	305
		2000	252	440	345	290	574	309	427	362	374	432		
At constant 1995 prices	R million	1998	489	313	344	401	417	454	359	338	419	369	315	401
		1999	274	287	104	312	218	307	325	304	253	225	447	236
		2000	194	339	263	219	430	231	317	267	274	316		
Additions and alterations At current prices	R million	1998	570	360	384	373	325	349	406	395	389	420	336	497
		1999	342	383	446	377	398	383	364	389	446	386	490	392
		2000	252	433	426	441	481	507	477	461	427	467		
At constant 1995 prices	R million	1998	564	308	326	316	275	293	337	325	318	341	271	399
		1999	591	305	353	298	315	301	285	306	349	302	380	303
		2000	519	332	323	332	361	378	353	340	314	341		

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

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	989	972	1 058	938	804	1 146	956	859	1 148	1 087	838	884
		1999	862	911	901	834	767	802	888	906	840	783	947	798
		2000	831	830	858	861	1 182	712	936	913	875	810		
At constant 1995 prices	R million	1998	898	880	947	838	714	1 012	840	755	1 007	947	724	760
		1999	735	774	760	700	642	667	736	745	687	637	774	644
		2000	668	665	683	683	937	559	736	716	682	627		
Residential buildings At current prices	R million	1998	499	450	693	496	420	616	540	404	503	471	427	466
		1999	412	449	430	412	372	432	438	437	435	395	386	399
		2000	396	405	413	400	454	365	363	419	432	425		
At constant 1995 prices	R million	1998	443	398	614	433	366	533	466	348	433	402	363	396
		1999	345	374	355	339	304	352	356	351	350	316	307	316
		2000	312	320	325	313	355	282	280	324	331	325		
Non-residential buildings At current prices	R million	1998	264	349	177	275	193	332	231	284	445	422	248	205
		1999	235	242	271	207	208	209	218	214	185	174	363	178
		2000	231	227	216	260	421	168	385	285	248	167		
At constant 1995 prices	R million	1998	248	325	164	255	178	304	211	257	401	377	220	181
		1999	206	212	235	179	180	179	187	183	158	147	308	150
		2000	192	187	176	211	340	135	309	228	198	132		
Additions and alterations At current prices	R million	1998	226	173	188	168	191	198	185	172	200	194	163	213
		1999	216	220	199	215	187	161	232	256	220	214	198	221
		2000	204	198	229	202	306	180	187	209	195	218		

At constant 1995 prices	R million	1998	207	157	169	150	169	175	162	150	174	168	141	183
		1999	185	188	170	182	158	135	193	210	180	174	160	178
		2000	164	158	182	159	242	141	147	164	153	170		

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

Year and month	A. Residential buildings									
	Dwelling-houses 1/			Flats			Townhouses			Total 2/
	No.	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	No. of units	2 m	R1 000 3/	R1 000 3/
1998	69 029	5 784 907	5 927 644	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 103 081
1999	71 643	5 336 884	5 667 836	2 097	180 543	228 877	6 397	673 003	922 236	7 382 529
1999-Jan-Oct	63 959	4 591 568	4 757 582	1 950	163 645	199 530	5 028	530 798	730 223	6 177 735
2000-Jan-Oct	58 502	5 250 657	6 191 472	1 841	168 011	249 104	7 586	870 874	1 344 946	8 012 830
1999-Oct*	7 776	505 197	530 669	192	18 586	21 262	731	79 767	109 043	664 784
2000-Sep*	6 220	542 568	675 438	161	14 261	17 568	640	85 104	131 631	827 028
-Oct	6 779	610 534	728 259	235	23 123	28 220	713	72 966	103 983	897 402

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A+B+C
	Office space		Shopping space		Industrial and warehouse space		Total 2/	Dwelling-houses		Total 2/		
	2 m	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/	2 m	R1 000 3/	2 m	R1 000 3/	R1 000 3/
1998	911 463	1 362 559	1 046 152	1 777 007	1 437 522	1 684 199	5 473 125	2 636 605	2 773 436	3 788 977	4 560 662	18 136 868
1999	1 092 782	1 684 562	828 921	1 988 010	849 726	1 052 548	5 563 948	2 753 611	3 066 909	3 770 164	4 855 360	17 801 838
1999-Jan-Oct	878 779	1 331 698	726 315	1 658 268	712 712	885 905	4 637 327	2 268 127	2 508 750	3 116 949	4 003 592	14 818 655
2000-Jan-Oct	934 995	1 447 500	469 522	633 701	1 029 847	1 300 281	3 878 483	2 589 292	3 117 680	3 481 364	4 650 872	16 542 185
1999-Oct*	65 882	120 760	41 503	72 637	59 681	80 058	329 136	272 610	307 255	349 152	436 746	1 430 667
2000-Sep*	89 916	135 687	64 428	79 173	72 461	97 745	355 956	255 056	325 129	358 800	465 836	1 648 820
-Oct	118 516	191 626	38 205	45 252	123 733	167 807	489 636	285 250	351 265	383 108	531 093	1 918 131

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

A. Residential buildings	B. Non-residential buildings	C. Additions and alterations
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	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	Total A+B+C
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/
Cape Town												
1998	5 066	709 867	2 329	246 047	1 064 635	234 207	74 217	274 544	640 807	503 154	886 786	2 592 229
1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
1999-Oct*	720	69 130	107	14 632	83 762	4 440	22 767	8 570	38 424	62 917	82 709	204 895
2000-Sep	594	98 287	114	20 393	118 680	72 405	41 777	9 887	125 690	56 697	75 491	319 861
-Oct	1 046	143 886	164	29 659	174 068	21 788	19 829	20 316	72 429	75 678	112 853	359 350
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999	2 809	235 951	330	47 143	286 794	65 824	32 284	85 859	257 011	243 004	501 355	1 045 160
1999-Oct*	143	16 306	64	8 560	24 866	45 560	12 571	11 290	74 112	23 593	45 673	144 652
2000-Sep*	407	45 081	27	8 020	53 101	475	856	27 960	33 661	38 870	65 128	151 890
-Oct	169	25 862	21	6 700	32 562	0	8 562	11 606	29 077	25 050	37 293	98 932
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 093 903	651 227	449 829	789 965	2 080 244	792 907	1 417 458	5 591 606
1999	21 532	1 500 015	1 798	264 400	2 204 953	908 917	376 105	477 761	2 134 004	811 842	1 303 589	5 642 547
1999-Oct	2 485	134 722	245	41 743	176 466	43 963	3 191	31 256	113 589	74 904	100 263	390 319
2000-Sep	1 532	180 748	245	61 113	243 641	35 134	14 894	26 369	97 081	86 663	114 440	455 162
-Oct	1 646	192 122	282	29 486	228 416	164 430	5 310	68 487	262 079	95 266	178 417	668 912
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 352	635 036	2 067	249 761	891 708	148 837	84 203	46 034	316 490	216 099	315 392	1 523 591
1999-Oct*	320	48 943	170	20 790	71 101	10 032	9 723	3 030	25 979	19 783	29 637	126 718
2000-Sep	300	88 331	166	28 263	116 594	829	311	5 268	9 877	26 343	40 114	166 585
-Oct	360	104 287	171	29 262	160 305	2 061	193	8 421	19 824	29 925	37 476	217 605
Bloemfontein												
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	22 572	90 737	23 120	3 743	6 289	41 713	43 548	70 039	202 490
1999-Oct	94	4 141	0	0	4 141	7 700	670	2 048	12 334	4 793	7 983	24 458
2000-Sep	192	9 504	36	5 458	14 962	8 958	5 372	1 616	16 787	4 653	9 259	41 008
-Oct	564	16 950	6	550	17 500	0	0	4 149	4 149	5 228	6 864	28 513

1/Including subsidised dwelling-houses

2/Including "Other"

3/At current prices

Cape Town

1998	3 111	434 464	1 856	231 844	801 582	212 541	12 657	139 679	391 340	219 206	387 113	1 580 036
1999	6 121	475 297	1 659	217 347	757 662	173 856	30 131	181 681	401 914	280 247	486 528	1 646 104
1999-Oct*	605	28 895	76	17 835	89 973	24 662	420	3 476	29 194	26 297	50 475	169 643
2000-Sep*	860	76 982	161	20 326	97 308	22 749	0	21 281	54 981	36 714	44 173	196 462
-Oct	662	55 814	79	10 105	66 625	2 791	9 832	10 753	23 812	35 369	44 903	135 340

Durban

1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764
1999	2 028	220 210	608	70 482	298 308	15 046	28 208	164 401	226 350	252 496	470 806	995 465
1999-Oct*	149	18 314	42	5 049	23 363	910	10 280	31 011	45 943	26 247	34 173	103 479
2000-Sep	360	36 864	15	3 805	40 669	300	3 878	21 556	26 414	21 994	41 462	108 545
-Oct	208	21 420	8	1 660	23 080	840	1 520	23 056	26 116	25 450	53 271	102 467

Witwatersrand

1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999	20 065	919 358	2 230	295 216	1 277 867	193 925	89 611	342 280	741 880	358 164	585 084	2 604 833
1999-Oct*	861	67 740	18	3 390	73 130	5 238	5 928	41 977	58 289	33 550	57 090	188 510
2000-Sep	1 897	127 061	502	43 892	177 382	29 641	0	22 510	131 561	23 221	38 685	347 628
-Oct	809	83 105	304	36 324	119 429	54 499	3 675	13 131	73 498	22 749	42 555	235 482

Pretoria

1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	56 578	72 170	826 717
1999	2 681	376 531	1 162	212 643	643 182	46 871	133 496	34 065	228 115	58 100	82 914	954 212
1999-Oct*	162	29 846	239	35 525	65 372	3 771	1 587	14 494	19 853	4 618	6 159	91 385
2000-Sep	206	36 379	123	13 115	49 494	300	0	2 229	8 806	8 418	9 674	67 974
-Oct	172	35 362	85	12 511	47 873	0	0	0	908	2 658	2 727	51 508

Bloemfontein

1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1999-Oct	174	7 481	26	3 500	10 981	0	0	0	0	4 364	6 726	17 708
2000-Sep	5	757	0	0	757	0	0	3 075	3 075	2 059	5 021	8 853
-Oct	16	2 489	114	7 716	10 205	2 166	735	0	4 110	1 611	3 039	17 354

1/Including subsidised dwelling-houses

2/Including "Other"

3/At current prices

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

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000 2/	Number	2 m	R1 000 2/

Total

1998	69 029	5 784 907	5 927 644	50 022	3 922 684	3 908 525
1999	71 643	5 336 884	5 667 836	58 313	3 782 464	3 558 716
1999-Jan-Oct	63 959	4 591 568	4 757 582	50 294	3 202 708	2 961 991
2000-Jan-Oct	58 502	5 250 657	6 191 472	40 463	2 897 594	3 094 185
1999-Oct*	7 776	505 197	530 669	3 672	273 543	280 144
2000-Sep*	6 220	542 568	675 438	4 902	362 779	395 653
-Oct	6 779	610 534	728 259	3 447	287 976	331 035
Dwelling-houses equal to or larger than 81 m2						
1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999	16 709	3 326 354	4 169 574	10 647	2 097 979	2 459 513
1999-Jan-Oct	14 008	2 780 347	3 457 291	8 992	1 753 831	2 043 238
2000-Jan-Oct	17 744	3 638 101	4 949 913	8 700	1 711 772	2 216 672
1999-Oct*	1 438	285 298	371 674	866	171 659	201 277
2000-Sep	1 743	366 852	524 433	1 037	210 825	283 252
-Oct	2 019	421 996	580 938	907	183 127	245 763
Dwelling-houses smaller than 81 m2						
1998	49 063	2 006 117	1 606 917	36 988	1 448 724	1 057 069
1999	54 934	2 010 530	1 498 261	47 666	1 684 485	1 099 203
1999-Jan-Oct	49 951	1 811 221	1 300 290	41 302	1 448 877	918 753
2000-Jan-Oct	40 758	1 612 556	1 241 559	31 763	1 185 822	877 513
1999-Oct*	6 338	219 899	158 995	2 806	101 884	78 867
2000-Sep*	4 477	175 716	151 005	3 865	151 954	112 401
-Oct	4 760	188 538	147 321	2 540	104 849	85 272

1/ Including subsidised dwelling-houses

2/ At current prices

Additional information

Explanatory Notes

Introduction

1

Statistics South Africa (Stats SA) conducts a monthly Building Statistics Survey collecting information regarding building plans approved and buildings completed, financed by the private sector, from a sample of local government institutions in South Africa. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.

	2	In order to improve timeliness of the publication, some information for the current month August have been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
	3	The value of building plans passed and buildings completed are reflected from January 1998 in this statistical release, in order to provide users with comparable time series.
Scope of the survey	4	This survey covers local government institutions conducting activities for the private sector regarding - <ul style="list-style-type: none"> ▪ approval of building plans; and ▪ final inspection of completed buildings.
Classification	5	The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, Report No. 09-90-02, was used to classify the statistical units. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.
	6	The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units according to province.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, regional councils, metropolitan councils, district councils, transitional councils and development and services boards.
Survey methodology and design	8	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	9	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
Constant prices	10	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling

		prices in a specific base year which is currently 1995.
	11	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	12	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices as at the time the plans were passed in order to calculate the value of buildings completed at the time the plans were passed. Therefore, the duration of the completion of different types of buildings are taken into account in ascertaining the deflators e.g. the value of dwelling-houses completed at constant prices at January 2000 is obtained by deflating the current value of dwelling-houses completed for January 2000 with the price index of a month six months prior to January 2000. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.
Seasonal adjustment	13	Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.
	14	Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for

		seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.
Trend cycle	15	The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
Related publications	16	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> • P5041.3 - Building plans passed and buildings completed issued annually. • P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually. • Bulletin of Statistics issued quarterly. • South African Statistics issued annually.
Unpublished statistics	17	In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD and diskette. Generally a charge is made for providing unpublished statistics.
Rounding-off of figures	18	The figures in the tables have, where necessary, been rounded off to the nearest digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.
Pre-release policy	19	Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:
	20	In respect of this statistical release, an official representative from the Office of the President, the Department of Trade and Industry (DTI), National Treasury and the South African Reserve Bank (SARB) will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.

	21	Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za
Symbols and abbreviations		- nil * revised m ² construction area in square metres Stats SA Statistics South Africa SIC Standard Industrial Classification of all Economic Activities ISIC International Standard Industrial Classification of all Economic Activities JBCC Joint Building Contracts Committee CD Compact Disc US United States SARB South African Reserve Bank DTI Department of Trade and Industry

Technical notes

Response rate

The response rate for October 2000 is 98,7%.

Local government institutions covered in the sample survey

Local government institutions according to province

Western Cape

Blaauwberg (includes Milnerton), Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembaletu and Herolds Bay), Hangklip-Kleinmond (includes

	<p>Kleinmond, Betty's Bay and Rooi-Els), Helderberg (Gordon's Bay, Somerset West and Strand), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheebook and Tergniet), Oostenberg (Brackenfell, Kraaifontein, Kuils River and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, South Peninsula, Stellenbosch, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.</p>
Eastern Cape	<p>Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, Gompo Town, Gonubie and Mdantsane), Grahamstown (includes Rhini Township), Jeffrey's Bay, King William's Town (includes Bisho and Zwelitsha), Port Alfred, Port Elizabeth (includes Ibhayi and Motherwell), Uitenhage (includes KwaNobuhle), Umtata and Western District Council.</p>
Northern Cape	<p>Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).</p>
Free State	<p>Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspuit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).</p>
KwaZulu-Natal	<p>Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer</p>

	West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
North West	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.
Gauteng	Akasia (includes Elandsdoorn, Klipfontein, Kruisfontein and Soshanguve), Alberton (includes Tokoza), Benoni (includes Daveyton and Wattville), Boksburg (includes Vosloorus), Brakpan (includes Tsakane), Bronkhorstspuit, Carletonville (includes Khutsong), Centurion, Duduza, Eastern Services Council - Pretoria Area, Edenvale-Modderfontein, Germiston (includes Bedfordview and Katlehong), Greater Johannesburg - Eastern Metropolitan Local Council (includes Alexandra and Sandton), Greater Johannesburg - Northern Metropolitan Local Council (includes Randburg), Greater Johannesburg - Southern Metropolitan Local Council (includes Ennerdale, Lenasia and Johannesburg), Greater Johannesburg - Western Metropolitan Local Council (includes Diepmeadow, Dobsonville and Roodepoort), Heidelberg (includes Ratanda), Kempton Park (includes Tembisa), Krugersdorp (includes Kagiso and Munsieville), Meyerton, Midrand (includes Rabie Ridge and Ivory Park), Nigel, Pretoria (includes Atteridgeville and Mamelodi), Randfontein (includes Mohlakeng), Sebokeng (includes Boipatong, Bophelong and Sharpeville), Soweto, Springs (includes KwaThema), Vanderbijlpark, Vereeniging (includes Evaton), Western Services Council and Westonaria (includes Bekkersdal).
Mpumalanga	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselton and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
Northern Province	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

Local government institutions according to selected urban areas

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

Glossary

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

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