

# Building statistics

## Statistical release

### P5041.1

September 2000  
Embargo: 13:00  
Date: 15 November 2000

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**Dr R Hirschowitz**  
**Acting head: Statistics South Africa**

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

<b>Actual estimates at constant 1995 prices</b>	<b>September 2000  R million</b>	<b>January 2000 to September 2000 R million</b>	<b>Percentage change between September 1999 and September 2000</b>	<b>Percentage change between July 1999 to September 1999 and July 2000 to September 2000</b>	<b>Percentage change between January 1999 to September 1999 and January 2000 to September 2000</b>
Residential buildings					
Dwelling-houses	498,8	4 102,9	+24,6	+21,8	+22,9
Flats and townhouses	110,9	1 096,7	+68,6	+126,6	+73,6
Other residential buildings	1,8	143,4	-49,1	+158,6	-62,8
<b>Total</b>	<b>611,5</b>	<b>5 343,0</b>	<b>+30,3</b>	<b>+37,9</b>	<b>+22,7</b>

Non-residential buildings	262,9	2 546,6	+10,0	-2,4	-25,3
Additions and alterations	343,3	3 094,0	-9,4	+7,6	+9,8
<b>Total</b>	<b>1 217,7</b>	<b>10 983,6</b>	<b>+12,0</b>	<b>+17,9</b>	<b>+3,8</b>

Seasonally adjusted estimates at constant 1995 prices	September 2000  R million	Percentage change between August 2000 and September 2000	Percentage change between April 2000 to June 2000 and July 2000 to September 2000
Residential buildings	604,2	-6,6	+6,4
Non-residential buildings	273,4	+3,0	-3,6
Additions and alterations	316,1	-7,2	-5,8
<b>Total</b>	<b>1 193,7</b>	<b>-4,7</b>	<b>+0,5</b>

### Key findings regarding building plans passed for the third quarter of 2000

Seasonally adjusted real value of building plans passed increases

*The seasonally adjusted real value of building plans passed (at constant 1995 prices) for the third quarter of 2000 increased by 0,5% compared with the second quarter of 2000.*

The increase of 0,5% in the seasonally adjusted real value of building plans passed was due to the increase in the seasonally adjusted real value of building plans passed for residential buildings (+6,4%) during the third quarter of 2000 compared with the second quarter of 2000. However, this increase was counteracted by decreases in the seasonally adjusted real value of building plans passed for additions and alterations (-5,8%) and non-residential buildings (-3,6%).

## **Key findings regarding building plans passed for the first nine 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 nine months of 2000 increased by 3,8% (+R403,0 million) to R10 983,6 million compared with the first nine months of 1999. Large real increases were reported for flats and townhouses (+73,6% or R464,9 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R182,5 million), Pretoria (+R155,8 million) and Cape Town (+R63,2 million)), dwelling-houses (+22,9% or R764,7 million, mainly due to increases reported by the selected urban areas of Witwatersrand (+R232,8 million), Pretoria (+R209,9 million) and Cape Town (+R178,6 million)) and additions and alterations (+9,8% or R277,2 million, mainly due to increases reported by the selected urban areas of Durban (+R106,8 million), Bloemfontein (+R67,7 million) and Pretoria (+R41,6 million)). However, large decreases in the real value of building plans passed were reported for other residential buildings (-62,8% or R242,2 million) and non-residential buildings (-25,3% or R861,6 million). The decrease of 62,8% 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 25,3% 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 3,8% (+R403,0 million) in the total real value of building plans passed were Western Cape (+5,5 percentage points or R585,0 million) and Gauteng (+4,0 percentage points or R427,3 million) (cf. table A). Large real increases in Western Cape were reported for residential buildings (+29,5% or R330,3 million), non-residential buildings (+42,8% or R211,8 million) and additions and alterations (+5,2% or R42,9 million). Gauteng reported real increases for residential buildings (+26,3% or R510,8 million) and additions and alterations (+5,9% or R58,1 million). However, a large decrease in the total real value of building plans passed was reported by KwaZulu-Natal (-6,6 percentage points or R702,2 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 the North

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

<b>Province</b>	<b>Percentage contribution to the total real value of plans passed during January 1999 to September 1999</b>	<b>Percentage change between January 1999 to September 1999 and January 2000 to September 2000</b>	<b>Contribution (percentage points)<sup>1/</sup> to the percentage change in the real value of plans passed between January 1999 to September 1999 and January 2000 to September 2000</b>	<b>Difference in total real value of plans passed between January 1999 to September 1999 and January 2000 to September 2000 R million</b>
Western Cape	23,1	+24,0	+5,5	+585,0
Gauteng	40,8	+9,9	+4,0	+427,3
Eastern Cape	5,1	+16,2	+0,8	+87,4
Free State	2,7	+27,3	+0,7	+78,8

Northern Cape	0,8	+21,4	+0,2	+17,5
Mpumalanga	3,3	-2,5	-0,1	-8,7
North West	2,7	-9,1	-0,2	-25,5
Northern Province	2,3	-23,3	-0,5	-56,6
KwaZulu-Natal	19,2	-34,5	-6,6	-702,2
<b>Total</b>	<b>100,0</b>	<b>+3,8</b>	<b>+3,8</b>	<b>+403,0</b>

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

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

The total real value of residential building plans passed increased by 22,7% (+R987,4 million) to R5 343,0 million between the first nine months of 1999 and the first nine months of 2000. Large real increases were reported for flats and townhouses (+73,6% or R464,9 million) and dwelling-houses (+22,9% or R764,7 million). However, the real value of plans passed for other residential buildings decreased by 62,8% (-R242,2 million) to R143,5 million during the above-mentioned period.

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

The total real value of dwelling-houses plans passed increased by 22,9% (+R764,7 million) to R4 102,9 million between the first nine months of 1999 and the first nine months of 2000. Increases were reported by six of the nine provinces. The largest increase in the real value of dwelling-houses plans passed was reported by Gauteng (+R452,4 million), followed by Western Cape (+R231,0 million), Eastern Cape (+R59,6 million), KwaZulu-Natal (+R25,9 million), Mpumalanga (+R22,0 million) and Free State (+R17,3 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R232,8 million), Pretoria (+R209,9 million), Cape Town (+ R178,6 million), Port Elizabeth (+R32,5 million), Bloemfontein (+R26,4 million) and Pietersburg (+R13,5 million). The increase of 22,9% in the total real value of building plans passed for dwelling-houses can be attributed to an increase in the real value of plans passed for dwelling-houses larger than 81 square metres (+34,6% or R843,7 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 73,6% (+R464,9 million) to R1 096,7 million between the first nine months of 1999 and the first nine months of 2000. Real

increases were reported by eight of the nine provinces. The largest increase in the real value of plans passed for flats and townhouses was reported by Gauteng (+R336,3 million), followed by Western Cape (+R44,8 million), KwaZulu-Natal (+R39,7 million) and Eastern Cape (+R23,5 million). Large real increases were reported by the selected urban areas of Witwatersrand (+R182,5 million), Pretoria (+R155,8 million) and Cape Town (+R63,2 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 nine months of 2000 decreased by 62,8% (-R242,2 million) to R143,5 million compared with the first nine 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 (-R277,8 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 nine months of 2000 decreased by 25,3% (-R861,6 million) to R2 546,6 million compared with the first nine 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 (-R872,4 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 real value of building plans passed for additions and alterations increased by 9,8% (+R277,2 million) to R3 094,0 million between the first nine months of 1999 and the first nine months of 2000. This increase was due to the increase in the real value of plans passed for additions and alterations to dwelling-houses (+19,5% or R339,5 million). Real increases were reported by eight of the nine provinces. The largest provincial contributor to the increase of 9,8% in the real value of plans passed for additions and alterations was KwaZulu-Natal (+R104,9 million), followed by Free State (+R62,1 million), Gauteng (+R58,1 million) and Western Cape (+R42,9 million). Large real increases were reported by the selected urban areas of Durban (+R106,8 million), Bloemfontein (+R67,7 million) and Pretoria (+R41,6 million).

**Key figures regarding buildings completed for the month ended September 2000**

Actual estimates at		January	Percentage	Percentage	Percentage
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<b>constant 1995 prices</b>	<b>September 2000  R million</b>	<b>2000 to September 2000 R million</b>	<b>change between September 1999 and September 2000</b>	<b>change between July 1999 to September 1999 and July 2000 to September 2000</b>	<b>change between January 1999 to September 1999 and January 2000 to September 2000</b>
Residential buildings					
Dwelling-houses	302,0	2 143,8	+30,4	+8,1	-1,3
Flats and townhouses	73,3	608,8	-36,2	-36,2	-15,3
Other residential buildings	5,1	54,3	-89,8	-83,9	-71,3
<b>Total</b>	<b>380,4</b>	<b>2 806,9</b>	<b>-4,1</b>	<b>-10,7</b>	<b>-8,9</b>
Non-residential buildings	221,5	1 941,5	+31,8	+44,5	+17,6
Additions and alterations	155,4	1 540,9	-14,7	-20,6	-6,1
<b>Total</b>	<b>757,3</b>	<b>6 289,3</b>	<b>+1,4</b>	<b>+0,1</b>	<b>-1,3</b>

<b>Seasonally adjusted estimates at constant</b>	<b>September 2000</b>	<b>Percentage change between</b>	<b>Percentage change between</b>
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1995 prices	R million	August 2000 and September 2000	April 2000 to June 2000 and July 2000 to September 2000
Residential buildings	330,6	+2,3	-1,8
Non-residential buildings	229,4	-0,8	+6,6
Additions and alterations	151,2	-5,0	-15,8
<b>Total</b>	<b>711,2</b>	<b>-0,3</b>	<b>-2,5</b>

#### Key findings regarding buildings completed for the third quarter of 2000

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

*The seasonally adjusted real value of buildings completed (at constant 1995 prices) for the third quarter of 2000 decreased by 2,5% compared with the second quarter of 2000.*

The decrease of 2,5% in the seasonally adjusted real value of buildings completed was due to decreases in the seasonally adjusted real value of additions and alterations (-15,8%) and residential buildings (-1,8%) completed during the third quarter of 2000 compared with the second quarter of 2000. However, the seasonally adjusted real value of non-residential buildings completed increased by 6,6% during the above-mentioned period.

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

### Total real value of buildings completed decreases

*The total real value of buildings completed (at constant 1995 prices) during the first nine months of 2000 decreased by 1,3% (-R83,5 million) to R6 289,3 million compared with the first nine months of 1999. Real decreases were reported for the completion of other residential buildings (-71,3% or R135,2 million), flats and townhouses (-15,3% or R110,2 million), additions and alterations (-6,1% or R99,7 million) and dwelling-houses (-1,3% or R28,3 million). However, the real value of non-residential buildings completed increased by 17,6% (+R290,0 million) to R1 941,5 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 (+92,9% or R504,6 million).*

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

The largest provincial contributors to the decrease of 1,3% (-R83,5 million) in the total real value of buildings completed were Western Cape (-2,7 percentage points or R169,3 million), Mpumalanga (-1,5 percentage points or R93,2 million) and Eastern Cape (-1,1 percentage point or R67,8 million). However, these decreases were partially counteracted by an increase reported by Gauteng (+5,7 percentage points or R362,8 million) (cf. table B). Gauteng reported a large increase in the real value of non-residential buildings completed (+92,9% or R504,6 million). The real value of shopping space completed in Gauteng increased by R393,4 million during the above-mentioned period. This increase can mainly be attributed 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 September	Percentage change between January 1999 to September 1999 and	Contribution (percentage points) <sup>1/</sup> to the percentage change in the real value of buildings completed between January 1999	Difference in total real value of buildings completed between January 1999 to September 1999 and January 2000 to
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	<b>1999</b>	<b>January 2000 to  September 2000</b>	<b>to September 1999  and  January 2000 to  September 2000</b>	<b>September 2000  R million</b>
Western Cape	29,5	-9,0	-2,7	-169,3
Mpumalanga	3,8	-38,4	-1,5	-93,2
Eastern Cape	6,3	-17,0	-1,1	-67,8
Free State	3,4	-16,1	-0,5	-35,2
KwaZulu-Natal	16,8	-3,0	-0,5	-32,2
Northern Cape	1,3	-28,8	-0,4	-24,7
North West	3,1	-11,8	-0,3	-23,3
Northern Province	1,3	-0,8	0,0	-0,6
Gauteng	34,5	+16,5	+5,7	+362,8
<b>Total</b>	<b>100,0</b>	<b>-1,3</b>	<b>-1,3</b>	<b>-83,5</b>

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

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

The total real value of residential buildings completed during the first nine months of 2000 decreased by 8,9% (-R273,8 million) to R2 806,9 million compared with the first nine months of 1999. Decreases in

the real value of residential buildings completed were reported for other residential buildings (-71,3% or R135,2 million), flats and townhouses (-15,3% or R110,2 million) and dwelling-houses (-1,3% or R28,3 million).

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

The total real value of dwelling-houses completed decreased by 1,3% (-R28,3 million) to R2 143,8 million between the first nine months of 1999 and the first nine months of 2000. This decrease was mainly due to the decrease in the real value of completed dwelling-houses smaller than 81 square metres (-9,6% or R65,4 million). Large decreases in the real value of smaller dwelling-houses completed were reported by Eastern Cape (-R42,0 million), Western Cape (-R29,0 million), Northern Cape (-R17,8 million), Northern Province (-R15,5 million) and North West (-R13,6 million).

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

The total real value of flats and townhouses completed decreased by 15,3% (-R110,2 million) to R608,7 million between the first nine months of 1999 and the first nine months of 2000. Large real decreases were reported by Western Cape (-R55,1 million), Gauteng (-R43,4 million) and Mpumalanga (-R15,4 million). The decrease of R110,2 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 (-R60,5 million) and Witwatersrand (-R58,1 million).

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

The total real value of other residential buildings completed during the first nine months of 2000 decreased by 71,3% (-R135,2 million) to R54,3 million compared with the first nine months of 1999. Decreases were reported by six of the nine provinces. The decrease of R135,2 million in the total real value of other buildings completed was mainly due to decreases reported by Gauteng (-R65,0 million), Mpumalanga (-R44,0 million) and the Eastern Cape (-R18,8 million).

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

The total real value of non-residential buildings completed during the first nine months of 2000 increased by 17,6% (+R290,0 million) to R1 941,5 million compared with the first nine months of 1999. The largest increase in the total real value of non-residential buildings completed was reported by Gauteng (+R504,6 million), mainly due to the large increase in the real value of shopping space completed (+R393,4 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 nine months of 2000 decreased by 6,1% (-R99,7 million) to R1 540,9 million compared with the first nine months of 1999. The largest real decrease was reported by Gauteng (-R78,4 million), followed by Mpumalanga (-R33,0 million), Free State (-R23,8 million) and Eastern Cape (-R29,7 million). Large decreases in the real value of additions and alterations completed were reported by the selected urban areas of Witwatersrand, (-R59,2 million), Bloemfontein (-R23,7 million) and Port Elizabeth (-R21,6 million).

## **Notes**

Forthcoming issues	Issue	Expected release date
	October 2000	20 December 2000
	November 2000	17 January 2000
	December 2000	14 February 2001
Purpose of the survey	The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product (GDP). These statistics are also used by government to monitor the Reconstruction and Development Program (RDP) in South Africa.	
New questionnaire	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 current prices (R1 000)	1998	18 136 868	4 539 641	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 713
		1999	17 801 838	4 247 633	917 185	150 923	483 006	3 122 323	461 892	7 496 749	557 642	364 482
		1999-Jan-Sep	13 387 987	3 092 683	682 989	103 544	365 998	2 567 966	355 879	5 467 005	444 660	307 259
		2000-Jan-Sep	14 624 054	4 028 624	832 596	131 727	491 256	1 774 787	339 783	6 321 057	456 368	247 856
		1999-Sep*	1 389 516	382 102	108 844	12 126	38 459	168 586	39 614	541 530	59 591	38 661
		2000-Aug*	1 777 116	487 488	72 441	11 122	52 526	224 421	44 518	770 531	75 323	38 746
Residential buildings 1/		2000-Sep	1 648 820	483 333	68 018	12 227	70 200	246 636	36 401	656 408	49 957	25 640
	Value at current prices (R1 000)	1998	8 103 081	2 146 582	485 575	68 677	247 339	924 376	350 464	3 234 227	395 381	250 455
		1999	7 382 529	1 954 754	347 553	51 328	239 692	774 861	274 430	3 266 887	275 181	197 839
		1999-Jan-Sep	5 512 951	1 416 134	258 327	35 319	185 551	572 695	208 263	2 462 143	212 383	162 132
		2000-Jan-Sep	7 116 446	1 926 663	394 928	31 902	230 518	690 591	195 365	3 275 981	217 507	152 991
		1999-Sep*	599 986	199 926	31 840	4 550	20 358	64 484	21 240	212 750	25 290	19 544
Dwelling-houses 2/		2000-Aug*	930 844	249 329	36 780	3 933	20 493	91 601	24 375	460 860	17 865	25 608
		2000-Sep	828 046	209 247	32 974	2 383	31 838	108 234	23 322	379 812	28 162	12 074
	Number	1998	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1999	71 643	17 376	5 978	978	3 762	6 044	3 692	27 198	2 774	3 841
		1999-Jan-Sep	56 183	13 573	5 058	783	3 108	4 268	3 089	20 768	2 008	3 528
		2000-Jan-Sep	51 723	11 613	5 065	146	4 536	3 207	1 445	21 270	2 596	1 845
		1999-Sep*	5 756	1 688	543	31	355	477	240	1 761	253	408
		2000-Aug*	4 983	979	513	23	298	314	174	2 105	261	316
		2000-Sep	6 220	1 736	626	14	591	712	130	2 012	319	80

Value	1998	5 927 644	1 557 588	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 050
at	1999	5 667 836	1 552 334	317 198	49 589	204 939	615 641	253 195	2 294 064	208 584	172 288
current	1999-Jan-Sep	4 226 913	1 138 504	242 805	33 879	162 603	462 450	194 170	1 698 619	154 862	139 016
prices	2000-Jan-Sep	5 463 213	1 504 530	334 555	24 443	193 669	521 457	171 196	2 388 720	191 914	132 729
(R1 000)	1999-Sep*	511 466	159 262	26 463	4 437	19 958	51 592	20 091	189 653	21 727	18 279
	2000-Aug*	678 945	188 460	34 001	3 933	19 193	62 964	24 375	308 407	16 192	21 420
	2000-Sep	675 438	186 338	31 900	2 383	26 230	90 552	19 157	283 621	24 107	11 150

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

2/ Including subsidised dwelling-houses

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**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-Sep	43 613	10 063	4 455	721	2 404	2 933	2 317	16 228	1 413	3 079
		2000-Jan-Sep	35 998	6 943	4 110	62	3 938	1 762	672	15 200	1 838	1 473
		1999-Sep*	4 211	1 231	473	15	291	332	146	1 210	162	351
		2000-Aug*	3 129	403	443	12	217	171	78	1 369	179	257
		2000-Sep	4 477	1 222	569	5	532	499	50	1 322	233	45
	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-Sep	1 141 295	190 577	123 134	21 095	63 526	115 625	87 491	434 859	43 101	61 883
		2000-Jan-Sep	1 094 238	207 252	137 228	5 174	88 614	85 567	37 325	438 985	46 283	47 810
		1999-Sep*	115 141	26 505	12 599	910	8 220	14 821	6 705	33 944	5 567	5 867
		2000-Aug*	118 281	24 598	18 324	986	5 051	9 722	4 823	44 591	2 860	7 326
		2000-Sep	151 005	37 213	19 850	394	15 456	18 597	2 677	48 560	5 036	3 222
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-Sep	2 052	711	131	31	85	230	94	607	104	59
		2000-Jan-Sep	2 129	820	128	27	71	261	60	625	97	40
		1999-Sep*	216	60	17	3	3	19	11	82	16	5
		2000-Aug*	247	79	12	2	11	35	6	84	12	6
		2000-Sep	268	111	17	4	10	43	7	64	9	3
	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-Sep	4 308 190	625 522	113 913	17 445	77 927	1 419 228	63 546	1 764 509	128 937	97 159
		2000-Jan-Sep	3 388 847	940 845	158 581	30 976	69 227	338 260	39 917	1 664 163	121 431	25 447
		1999-Sep*	305 439	39 442	7 283	1 107	900	35 515	3 455	184 114	19 777	13 841
		2000-Aug*	353 488	85 124	5 535	1 078	15 243	65 299	6 802	127 500	45 593	1 314
		2000-Sep	355 956	156 140	10 495	3 167	21 067	45 794	1 352	110 013	4 119	3 809
Additions and alterations	Value at current prices (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 213
		1999	4 855 360	1 461 257	409 726	72 101	139 739	772 822	102 723	1 697 321	136 902	62 765
		1999-Jan-Sep	3 566 846	1 051 027	310 748	50 778	102 519	576 042	84 069	1 240 352	103 340	47 967
		2000-Jan-Sep	4 118 761	1 161 116	279 087	68 849	191 511	745 936	104 501	1 380 913	117 430	69 418
		1999-Sep*	484 091	142 732	69 721	6 468	17 199	68 586	14 917	144 666	14 523	5 274
		2000-Aug*	492 784	153 035	30 126	6 111	16 790	67 521	13 341	182 171	11 865	11 824
2000-Sep	464 818	117 946	24 549	6 677	17 295	92 608	11 727	166 583	17 676	9 757		

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-Sep	7 629 789	2 247 067	479 789	102 668	262 388	1 267 640	237 446	2 641 287	289 842	101 659
		2000-Jan-Sep	7 952 312	2 163 044	418 977	77 286	233 621	1 307 699	220 917	3 235 432	189 528	105 808
		1999-Sep*	913 792	237 168	73 652	4 598	29 646	109 270	30 243	390 146	27 309	11 756
		2000-Aug*	932 327	238 626	42 172	12 070	46 150	175 923	20 476	363 766	12 360	20 784
		2000-Sep	973 066	300 581	38 054	5 284	17 197	144 309	12 698	421 542	18 040	15 361
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-Sep	3 767 111	1 101 519	234 456	46 830	118 078	422 754	130 105	1 474 292	158 348	80 725
		2000-Jan-Sep	3 602 109	1 028 726	189 135	25 717	125 388	461 834	112 711	1 465 004	123 092	70 502
		1999-Sep*	493 449	114 435	41 103	1 341	14 885	44 046	14 444	243 754	10 410	9 027
		2000-Aug*	443 459	112 008	17 551	1 891	34 885	84 626	15 557	158 309	9 167	9 465
		2000-Sep	495 864	144 327	15 166	2 905	6 460	59 757	10 654	230 588	13 504	12 503
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-Sep	46 622	9 896	4 723	1 814	2 247	2 915	1 620	19 370	1 613	2 424
		2000-Jan-Sep	36 861	9 194	1 816	289	3 130	3 482	1 164	14 928	2 190	668
		1999-Sep*	5 104	779	309	14	290	195	156	3 065	244	52
		2000-Aug*	5 294	1 123	169	19	1 445	569	206	1 407	272	84
		2000-Sep	4 747	1 254	184	17	145	443	97	2 220	299	88
	Value at current prices (R1 000)	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 767
		1999	3 558 716	1 028 032	263 876	54 400	117 808	396 584	149 567	1 348 989	107 608	91 848
		1999-Jan-Sep	2 681 847	791 316	191 850	39 485	89 029	315 400	105 858	996 158	80 043	72 704
		2000-Jan-Sep	2 763 150	770 265	155 957	20 219	104 186	345 997	94 787	1 097 142	114 980	59 617
		1999-Sep*	291 297	82 443	15 616	1 341	14 287	32 418	11 229	119 093	9 306	5 561
		2000-Aug*	357 465	78 521	16 311	1 891	32 350	64 022	13 629	133 432	8 426	8 883
		2000-Sep	395 653	123 045	13 291	2 905	6 147	54 433	8 994	166 872	12 281	7 685

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	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

81 square metre 1/		1999-Jan-Sep	38 496	6 944	4 277	1 765	1 903	1 836	1 332	16 880	1 321	2 238
		2000-Jan-Sep	29 068	6 503	1 376	229	2 923	2 249	881	12 579	1 853	475
		1999-Sep*	4 276	525	252	8	214	105	126	2 792	221	33
		2000-Aug*	4 349	885	130	13	1 424	275	183	1 122	260	57
		2000-Sep	3 710	854	154	6	133	257	73	1 908	257	68
	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-Sep	839 885	140 480	114 013	30 257	45 886	80 208	56 572	297 494	32 371	42 600
		2000-Jan-Sep	792 241	109 102	65 124	8 760	65 022	88 481	41 550	340 351	49 337	24 514
		1999-Sep*	83 531	16 347	5 535	301	5 092	7 235	5 867	36 900	4 363	1 887
		2000-Aug*	124 467	13 656	6 427	795	29 438	14 606	10 805	38 936	6 071	3 733
		2000-Sep	112 401	16 590	6 089	567	4 126	14 337	3 899	56 789	6 325	3 679
	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
Non-residential		1999-Jan-Sep	1 370	620	100	29	48	176	56	259	60	22
		2000-Jan-Sep	1 312	529	67	15	44	336	46	220	35	20
		1999-Sep*	128	52	12	1	7	10	8	25	11	2
		2000-Aug*	159	68	16	3	5	32	4	24	2	5
		2000-Sep	132	50	9	2	2	31	2	31	4	1
	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-Sep	1 909 893	557 149	103 222	26 165	58 358	402 322	53 751	628 320	66 995	13 608
		2000-Jan-Sep	2 400 806	480 597	116 892	22 417	46 718	324 759	56 031	1 297 984	40 051	15 357
		1999-Sep*	197 152	52 543	3 872	267	7 902	33 447	4 334	83 221	9 182	2 382
		2000-Aug*	279 447	60 878	11 671	6 322	3 778	29 853	2 027	159 579	1 080	4 259
		2000-Sep	278 639	89 396	5 721	835	3 075	35 857	332	141 131	1 368	924
	Value at current prices (R1 000)	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
Additions and alterations		1999-Jan-Sep	1 952 784	588 398	142 110	29 672	85 951	442 563	53 589	538 674	64 498	7 325
		2000-Jan-Sep	1 949 397	653 721	112 950	29 152	61 515	521 106	52 175	472 444	26 385	19 949
		1999-Sep*	223 190	70 189	28 676	2 988	6 859	31 777	11 463	63 171	7 717	346
		2000-Aug*	209 421	65 740	12 950	3 857	7 487	61 444	2 892	45 878	2 113	7 060
		2000-Sep	198 563	66 858	17 167	1 544	7 662	48 695	1 712	49 823	3 168	1 934

1/ Including subsidised dwelling-houses

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	5 463,2	4 226,9	+29,2	2 763,2	2 681,8	+3,0
Flats and townhouses	1 462,9	799,4	+83,0	770,5	858,1	-10,2
Total 1/	7 116,4	5 513,0	+29,1	3 602,1	3 767,1	-4,4

Non-residential buildings	3 388,8	4 308,2	-21,3	2 400,8	1 909,9	+25,7
Additions and alterations	4 118,8	3 566,8	+15,5	1 949,4	1 952,8	-0,2
Total	14 624,1	13 388,0	+9,2	7 952,3	7 629,8	+4,2

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	4 102,9	3 338,1	+22,9	2 143,8	2 172,2	-1,3
Flats and townhouses	1 096,7	631,8	+73,6	608,7	719,0	-15,3
Total 1/	5 343,0	4 355,6	+22,7	2 806,9	3 080,7	-8,9
Non-residential buildings	2 546,6	3 408,2	-25,3	1 941,5	1 651,5	+17,6
Additions and alterations	3 094,0	2 816,8	+9,8	1 541,0	1 640,7	-6,1
Total	10 983,6	10 580,6	+3,8	6 289,3	6 372,8	-1,3

1/ Including "Other"

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

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1998	18 137	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 555	1 605	1 851	1 463	1 188
		1999	17 802	1 068	1 279	2 598	1 235	1 205	1 660	1 518	1 435	1 390	1 431	1 949	1 034
		2000		1 027	1 663	1 572	1 281	1 932	1 711	2 011	1 777	1 649			
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	828			
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			
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	465			

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	1 279	1 200	968	1 451	1 280	1 491	1 306	1 218			
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		389	601	573	474	657	630	723	684	612			

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	156	296	217	329	361	305	239	257	546	175
		2000		132	370	274	205	431	252	360	260	263			
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	363	398	408	362	343			

**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	973			
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			
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	279			
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			

**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	863	729	757			
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	311	342	380			
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	221			
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			

**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.
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Total	R million	1998	1 560 1 368 1 539 1 567 1 476 1 562 1 538 1 463 1 595 1 595 1 311 1 60
At current prices		1999	1 465 1 266 2 449 1 339 1 200 1 580 1 339 1 368 1 361 1 227 1 734 1 401
		2000	1 414 1 653 1 451 1 406 1 932 1 630 1 763 1 698 1 614
At constant 1995 prices	R million	1998	1 339 1 171 1 309 1 331 1 248 1 312 1 280 1 205 1 304 1 296 1 058 1 289
		1999	1 176 1 009 1 942 1 060 951 1 241 1 051 1 077 1 066 960 1 347 1 085
		2000	1 089 1 271 1 104 1 064 1 453 1 217 1 308 1 253 1 194
Residential buildings	R million	1998	658 643 750 723 656 675 703 659 696 713 584 604
At current prices		1999	737 524 614 569 526 809 564 595 594 548 667 703
		2000	675 781 681 678 874 816 862 877 817
At constant 1995 prices	R million	1998	565 550 639 615 553 567 585 542 569 579 472 487
		1999	592 417 487 451 415 635 443 468 465 428 519 545
		2000	520 600 519 513 655 609 640 647 604

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

Total	R million	1998	987 968 1 057 931 817 1 146 956 858 1 186 1 058 838 882
At current prices		1999	860 907 896 828 791 802 888 901 857 772 948 797
		2000	828 826 855 854 1 236 712 936 910 912
At constant 1995 prices	R million	1998	896 877 946 831 726 1 012 840 754 1 042 921 725 759
		1999	733 771 757 695 663 667 735 741 702 627 775 643
		2000	666 662 681 677 981 558 737 714 711
Residential buildings	R million	1998	499 450 693 496 420 616 539 403 503 471 427 466
At current prices		1999	412 449 431 413 372 432 438 435 434 395 386 399
		2000	396 405 413 400 454 365 363 418 431
At constant 1995 prices	R million	1998	444 398 615 433 366 533 466 347 432 402 363 396
		1999	345 375 355 339 304 352 355 350 349 315 307 316
		2000	313 320 325 313 355 282 280 323 331

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-Sep	56 183	4 086 371	4 226 913	1 758	145 059	178 268	4 297	451 031	621 179	5 512 951	
2000-Jan-Sep	51 723	4 640 123	5 463 213	1 608	145 621	221 902	6 873	797 908	1 240 963	7 116 446	
1999-Sep*	5 756	464 265	511 466	117	6 403	8 873	529	54 278	75 209	599 986	
2000-Aug*	4 983	539 128	678 945	156	14 152	19 920	976	121 770	191 084	930 844	
-Sep	6 220	542 568	675 438	163	14 994	18 586	640	85 104	131 631	828 046	

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

Year and month	B. Non-Residential buildings															C. Additions and alterations										Total A+B+C										
	Office space					Shopping space					Industrial and warehouse space					Total 2/	Dwelling-houses					Total 2/														
	2		R1 000 3/			2		R1 000 3/			2		R1 000 3/			R1 000 3/	2		R1 000 3/			2		R1 000 3/												
	m					m					m					m					m						m									
1998		911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	473	125	2	636	605	2	773	436	3	788	977	4	560	662	18	136	868
1999*	1	092	782	1	684	562		828	921	1	988	010		849	726	1	052	548	5	563	948	2	753	611	3	066	909	3	770	164	4	855	360	17	801	838
1999-Jan-Sep		812	897	1	210	938		684	812	1	585	630		653	031		805	847	4	308	190	1	995	517	2	201	494	2	767	797	3	566	846	13	387	987
2000-Jan-Sep		816	479	1	255	874		431	317		588	449		906	114	1	132	474	3	388	847	2	304	042	2	766	415	3	097	523	4	118	761	14	624	054
1999-Sep*		63	642		96	353		38	099		58	834		58	151		78	632		305	439		262	783		291	511		376	094		484	091	1	389	516
2000-Aug*		87	306		138	113		45	405		66	390		80	492		98	660		353	488		307	216		365	059		392	718		492	784	1	777	116
-Sep		89	916		135	687		64	428		79	173		72	461		97	745		355	956		255	056		325	129		358	067		464	818	1	648	820
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		Total A+B+C
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	
Cape Town												
1998	5 066	709 867	2 329	246 047	1 064 635	234 207	74 217	274 544	640 807	503 154	886 786	2 592 229
1999	9 379	741 295	1 528	214 315	966 545	233 581	113 330	191 977	591 780	606 158	997 796	2 556 121
1999-Sep*	1 245	84 303	210	23 662	107 965	12 802	245	9 155	24 895	59 910	101 246	234 107
2000-Aug	611	100 128	234	42 090	143 281	18 270	12 448	5 166	44 007	68 757	98 440	285 728
-Sep	594	98 287	114	20 393	118 680	72 405	41 777	9 887	125 690	56 697	75 491	319 861
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-Sep*	210	21 894	6	1 000	24 594	0	1 600	2 300	19 660	23 155	39 524	83 779
2000-Aug	156	18 132	44	7 074	25 206	725	2 604	14 982	19 156	31 101	45 442	89 804
-Sep	407	45 081	29	9 038	54 119	475	856	27 960	33 661	38 870	64 110	151 890
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-Sep	1 350	114 358	111	11 829	126 188	57 252	27 397	39 592	155 785	81 863	103 788	385 763
2000-Aug	1 511	181 972	409	74 489	256 461	32 848	12 977	30 606	97 510	113 640	144 267	498 238
-Sep	1 532	180 748	245	61 113	243 641	35 134	14 894	26 369	97 081	86 663	114 440	455 162
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 72
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-Sep*	326	63 799	53	10 650	74 449	9 461	2 312	6 005	22 933	14 626	31 261	128 644
2000-Aug	392	106 441	199	41 848	151 085	290	22 106	582	23 878	26 846	29 951	204 914
-Sep	300	88 331	166	28 263	116 594	829	311	5 268	9 877	26 343	40 114	166 585

#### 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-Sep	208	10 031	0	0	10 031	0	0	0	792	4 720	9 017	19 842
2000-Aug	225	11 457	0	0	11 457	0	0	2 147	11 147	4 911	12 776	35 380
-Sep	192	9 504	36	5 458	14 962	8 958	5 372	1 616	16 787	4 653	9 259	41 008

1/ Including subsidised dwelling-houses

2/ Including "Other"

3/ At current prices

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

Year and month	A. Residential buildings											
	Dwelling-houses 1/				Flats				Townhouses			
	Total 2/				Total 2/				Total 2/			
	No.	2 m	R1 000	3/	No. of units	2 m	R1 000	3/	No. of units	2 m	R1 000	3/
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263		
1999	58 313	3 782 464	3 558 716	2 250	194 249	249 824	6 152	684 479	890 510	4 997 346		
1999-Jan-Sep	46 622	2 929 165	2 681 847	1 821	154 907	198 188	4 785	503 587	503 919	3 767 111		
2000-Jan-Sep	36 861	2 601 892	2 763 150	1 853	153 606	206 975	3 922	420 611	563 537	3 602 109		
1999-Sep*	5 104	320 668	291 297	85	13 740	25 470	668	83 127	115 425	493 449		
2000-Aug*	5 294	356 873	357 465	203	15 851	19 078	374	46 592	58 998	443 459		
-Sep	4 747	355 053	395 653	464	28 440	30 318	440	44 546	63 392	495 864		

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

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		2		2			2		2					
	m	R1 000 3/	m	R1 000 3/	m	R1 000 3/	R1 000 3/	m	R1 000 3/	m	R1 000 3/	R1 000 3/			
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 243 919	1 302 415	1 950 643	2 251 383	11 688 071			
1999	436 585	675 168	414 506	626 856	836 355	995 501	2 705 138	1 456 109	1 536 533	2 150 510	2 538 827	10 241 312			
1999-Jan-Sep	388 551	605 220	250 455	335 056	555 359	621 460	1 909 893	1 106 473	1 152 653	1 670 304	1 952 784	7 629 789			
2000-Jan-Sep	431 339	677 116	404 042	825 995	575 031	660 815	2 400 806	1 041 678	1 181 837	1 456 937	1 949 397	7 952 312			
1999-Sep*	31 714	59 997	11 702	16 194	47 097	65 640	197 152	124 561	132 961	195 570	223 190	913 792			
2000-Aug*	31 100	37 779	66 311	167 785	52 116	56 698	279 447	137 823	159 001	174 926	209 421	932 327			
-Sep	43 430	55 087	5 952	7 298	66 769	96 994	278 639	118 898	134 231	153 489	198 563	973 066			

1/ Including subsidised dwelling-houses

2/ Including "Other"  
3/ At current prices

P5041.1

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A+B+C
	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware-house space	Total 2/	Dwelling-houses	Total 2/	
	No.	R1 000 3/	No. of units	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	R1 000 3/	
Cape Town												
1998	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-Sep*	295	42 449	74	25 647	68 097	26 799	1 535	5 934	35 132	25 546	47 390	150 620
2000-Aug	682	38 287	126	9 242	49 927	7 811	13 642	6 185	29 465	31 150	40 485	119 877
-Sep	860	76 982	161	20 326	97 308	22 749	0	31 790	65 490	36 714	44 173	206 971
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-Sep*	95	11 260	10	2 459	15 234	1 500	0	4 367	5 867	19 817	25 711	46 812
2000-Aug	478	49 375	54	12 424	61 799	1 700	4 050	9 795	20 438	38 801	55 418	137 655
-Sep	360	36 864	15	3 805	40 669	300	3 878	21 556	26 414	21 994	41 462	108 545
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-Sep	2 862	81 700	353	60 457	185 950	6 990	2 174	39 828	81 014	26 450	50 733	317 698
2000-Aug	1 057	87 223	128	18 677	105 900	8 295	0	6 387	17 318	27 171	31 119	154 337
-Sep	1 897	127 061	502	43 892	177 382	29 641	0	22 510	131 561	23 221	38 685	347 628
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-Sep*	171	34 627	35	18 066	52 693	0	248	1 662	1 910	5 634	6 794	61 398
2000-Aug	220	42 552	48	6 200	48 752	15 572	121 875	3 075	140 684	10 012	12 792	202 228
-Sep	206	36 379	123	13 115	49 494	300	0	2 229	8 806	8 418	9 674	67 974
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-Sep	123	5 963	0	0	5 963	0	0	0	1 045	3 335	4 575	11 583
2000-Aug	16	1 128	15	1 568	2 696	0	0	3 778	3 778	5 053	5 635	12 109
-Sep	5	757	0	0	757	0	0	3 075	3 075	2 059	5 021	8 853

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	<sup>2</sup> m	R1 000 2/	Number	<sup>2</sup> 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-Sep	56 183	4 086 371	4 226 913	46 622	2 929 165	2 681 847
2000-Jan-Sep	51 723	4 640 123	5 463 213	36 861	2 601 892	2 763 150
1999-Sep*	5 756	464 265	511 466	5 104	320 668	291 297
2000-Aug*	4 983	539 128	678 945	5 294	356 873	357 465
-Sep	6 220	542 568	675 438	4 747	355 053	395 653
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-Sep	12 570	2 495 049	3 085 617	8 126	1 582 172	1 841 961
2000-Jan-Sep	15 725	3 216 105	4 368 975	7 793	1 528 645	1 970 909
1999-Sep*	1 545	311 895	396 325	828	168 883	207 765
2000-Aug*	1 854	404 240	560 664	945	187 333	232 998
-Sep	1 743	366 852	524 433	1 037	210 825	283 252
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-Sep	43 613	1 591 322	1 141 295	38 496	1 346 993	839 885
2000-Jan-Sep	35 998	1 424 018	1 094 238	29 068	1 073 247	792 241
1999-Sep*	4 211	152 370	115 141	4 276	151 785	83 531
2000-Aug*	3 129	134 888	118 281	4 349	169 540	124 467
-Sep	4 477	175 716	151 005	3 710	144 228	112 401

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	<p>This survey covers local government institutions conducting activities for the private sector regarding -</p> <ul style="list-style-type: none"> <li>• approval of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>
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.
<b>Statistical unit</b>	<b>7</b>	The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, regional councils, metropolitan councils, district councils, transitional councils and development and services boards.
<b>Survey methodology and design</b>	<b>8</b>	The sample for the monthly Building Statistics Survey consists of the largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total rand value of buildings completed by the private sector.
	<b>9</b>	The survey is collected by mail each month from a sample of approximately 160 local government institutions.
<b>Constant prices</b>	<b>10</b>	The value of building plans passed and buildings completed at constant prices measure the building activities in terms of ruling prices in a specific base year which is currently 1995.
	<b>11</b>	The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151 - JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.
	<b>12</b>	The value of buildings completed at constant prices is obtained by deflating the values at current prices with the same price index which is used to calculate building plans passed at constant prices (cf. paragraph 11). The value of buildings completed is reported as

		<p>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.</p>
<b>Seasonal adjustment</b>	<b>13</b>	<p>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.</p>
	<b>14</b>	<p>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.</p>
<b>Trend cycle</b>	<b>15</b>	<p>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.</p>

<b>Related publications</b>	<b>16</b>	<p>Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>• P5041.3 - Building plans passed and buildings completed issued annually.</li> <li>• P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually.</li> <li>• Bulletin of Statistics issued quarterly.</li> <li>• South African Statistics issued annually.</li> </ul>
<b>Unpublished statistics</b>	<b>17</b>	<p>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.</p>
<b>Rounding-off of figures</b>	<b>18</b>	<p>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.</p>
<b>Pre-release policy</b>	<b>19</b>	<p>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:</p>
	<b>20</b>	<p>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</p>

		(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, <a href="http://www.statssa.gov.za">www.statssa.gov.za</a>
<b>Symbols and abbreviations</b>		<p>- nil</p> <p>* revised</p> <p>m<sup>2</sup> construction area in square metres</p> <p>Stats SA Statistics South Africa</p> <p>SIC Standard Industrial Classification of all Economic Activities</p> <p>ISIC International Standard Industrial Classification of all Economic Activities</p> <p>JBCC Joint Building Contracts Committee</p> <p>CD Compact Disc</p> <p>US United States</p> <p>SARB South African Reserve Bank</p> <p>DTI Department of Trade and Industry</p>
<b>Technical notes</b>		

<b>Response rate</b>	The response rate for September 2000 is 98,1%.

<b>Local government institutions covered in the sample survey</b>	
<b>Local government institutions according to province</b>	
<b>Western Cape</b>	Blaauwberg (includes Milnerton), Breede River District Council, Cape Town, City of Tygerberg (Bellville, Durbanville, Goodwood, Lingeletu West, Parow and South Administration), Fish Hoek, George (includes Pacaltsdorp, Thembalethu and Herolds Bay), Hangklip-Kleinmond (includes Kleinmond, Betty's Bay and Rooi-Els), Helderberg (Gordon's Bay, Somerset West and Strand), Hermanus (includes Onrus River, Zwelihle, Sandbaai, Vermont, Hawston and Fisher Haven), Ikapa, Klein-Karoo District Council, Knysna (includes Khayaletu), Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Brackenfell, Kraaifontein, Kuils River and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, South Peninsula, Stellenbosch, Wellington, West Coast District Council, Western Coast Peninsula (previously Vredenburg-Saldanha), Winelands District Council and Worcester.
<b>Eastern Cape</b>	Aliwal-Maletswai (includes Dukathole), Despatch, East London (includes Beacon Bay, 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.

<b>Northern Cape</b>	Benede-Oranje District Council, Keimoes, Kimberley (including Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).
<b>Free State</b>	Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refengkgotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).
<b>KwaZulu-Natal</b>	Development and Services Board - Inland, Development and Services Board - North Coast, Dolphin Coast Borough (includes Ballito, Etete, Shakaskraal, Tinley Manor Beach and Umhlali Beach), Durban, Edendale, Empangeni (includes Ngwelezana), Hilton, Howick, Inner West City Council (includes Clermont, KwaDabeka, KwaNdengezi, New Germany, Pinetown, Queenstown, Reservoir Hills, Shallcross and Westville), Kokstad, Kwa-Dukuza/Stanger (includes Blythedale Beach, Shakaville and Stanger), KwaMashu, Ladysmith (includes Emnambithi), Margate (includes Uvongo), Mpenjati/Southbroom (includes Southbroom, Marina Beach, San Lameer and Trafalgar), Newcastle (includes Madadeni, Osizweni and Blaauwboschlaagte), North Local Council - Tongaat (includes Canelands and Hambanati), North Local Council - Umhlanga Rocks (includes Mount Edgecombe and Umdloti Beach), North Local Council - Verulam, Outer West Local Council (includes Assagay, Botha's Hill, Cato Ridge, Drummond, Everton, Gillitts, Hillcrest, Inchanga, Kloof, Mpumalanga and Waterfall), Pennington, Pietermaritzburg/Msundini, Port Shepstone, Richards Bay, South Local Council (includes Amanzimtoti, Isipingo, Kingsburgh, KwaMakuta and Umbogintwini), Umlazi and Umtamvuna/Port Edward (includes Munster, Port Edward and Palm Beach).
<b>North West</b>	Bophirima District Council, Brits (includes Lethabile), Ga-Rankuwa, Klerksdorp, Lichtenburg, Mmabatho, Orkney (includes Kanana), Potchefstroom, Rustenburg, Vryburg and Zeerust.

<b>Gauteng</b>	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).
<b>Mpumalanga</b>	Delmas (includes Botleng), Eastvaal District Council, Ermelo (includes Wesselson and Cassim Park), Highveld District Council, Komatipoort (includes Kamaqhekeza), KwaGuqa, KwaMhlanga, Lowveld Escarpment District Council, Malelane (includes Hectorspruit and Kamhlushwa), Middelburg (includes Mhluzi), Nelspruit (includes Kanyamazane), Secunda (includes Evander and Embalenhle), White River and Witbank.
<b>Northern Province</b>	Bosveld District Council, Giyani, Letaba (includes Nkowakowa and Tzaneen), Messina, Naboomspruit (includes Mookgophong), Nylstroom, Pietersburg-Polokwane (includes Seshego), Potgietersrus and Thabazimbi.

## Local government institutions according to selected urban areas

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

<b>Bloemfontein</b>	Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung).
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<b>Glossary</b>	
<b>Additions and alterations</b>	Additions and alterations include extensions to existing buildings as well as internal and external alterations of existing buildings.
<b>Blocks of flats</b>	Blocks of flats are regarded as high-density housing consisting of a number of self-contained dwelling-units with at least one living-room together with a kitchen and bathroom conjoined to similar units in one building.
<b>Dwelling-house</b>	A dwelling-house refers to a free-standing, complete structure on a separate stand or a self-contained dwelling-unit, granny flat, on the same premises as an existing residence.
<b>Local government institutions</b>	A local government institution is a generic term referring to any number of institutions involved in the local sphere of government which includes mainly municipalities. Local government institutions consist of municipalities, regional councils, metropolitan councils, district councils, transitional local councils and development and services boards.
<b>Non-residential buildings</b>	Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.

<b>Other residential buildings</b>	Other residential buildings include homes for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.
<b>Percentage change</b>	A percentage change is the change in the value of building plans passed and buildings completed for a certain period of the given year compared with the value of building plans passed and buildings completed during the same period of a year ago expressed as a percentage.
<b>Reference period</b>	Reference period is one calendar month.
<b>Residential buildings</b>	Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings. Out-buildings and garages are included.
<b>Townhouses</b>	Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level. This excludes blocks of flats.



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### **Enquiries**

Telephone number: (012) 310 8095/8390/8351 (user enquiries)

(012) 310 8228/310 8007 (technical enquiries)

(012) 310 8161 (publications)

(012) 310 8490 (library)

Fax number: (012) 310 8182

e-mail: [Corrieb@statssa.pwv.gov.za](mailto:Corrieb@statssa.pwv.gov.za)

[Gretaz@statssa.pwv.gov.za](mailto:Gretaz@statssa.pwv.gov.za)

Postal address: Private Bag X44, Pretoria, 0001