

## Key findings regarding building plans passed for the year ended 1999

*During 1999 building plans to the value of R17 551,8 million were passed for the private sector. The main provincial contributors to the total value of building plans passed during 1999 were Gauteng (contributing 41,3% or R7 246,7 million to the total value of building plans passed), Western Cape (24,2% or R4 247,6 million) and KwaZulu-Natal (17,8% or R3 122,3 million) (cf. table A). The total value of plans passed, as reported by the other six provinces, amounted to R2 935,1 million, therefore, contributing only 16,7% to the total value of building plans passed for South Africa.*

**Table A - Provincial percentage contribution to the value of building plans passed during 1999 according to type of building**

Province	Total value of building plans passed	Percentage contribution to the total value of building plans passed	Value of residential building plans passed	Percentage contribution to the total value of residential building plans passed	Value of non-residential building plans passed	Percentage contribution to the total value of non-residential building plans passed	Value of plans passed for additions and alterations	Percentage contribution to the total value of plans passed for additions and alterations
	R' 000	%	R' 000	%	R' 000	%	R' 000	%
Gauteng	7 246 744	41,3	3 266 882	44,3	2 282 539	43,0	1 697 322	35,0
Western Cape	4 247 626	24,2	1 954 746	26,5	831 622	15,7	1 461 258	30,1
KwaZulu-Natal	3 122 319	17,8	774 860	10,5	1 574 638	29,6	772 821	15,9
Eastern Cape	917 185	5,2	347 556	4,7	159 904	3,0	409 725	8,4
Mpumalanga	557 637	3,2	275 181	3,7	145 557	2,7	136 900	2,8
Free State	483 007	2,8	239 692	3,2	103 576	1,9	139 739	2,9
North West	461 895	2,6	274 432	3,7	84 738	1,6	102 725	2,1
Northern Province	364 481	2,1	197 839	2,7	103 877	2,0	62 765	1,3
Northern Cape	150 924	0,8	51 329	0,7	27 493	0,5	72 102	1,5
<b>Total</b>	<b>17 551 817</b>	<b>100,0</b>	<b>7 382 517</b>	<b>100,0</b>	<b>5 313 944</b>	<b>100,0</b>	<b>4 855 356</b>	<b>100,0</b>

The main local government institutions contributing to the total value of building plans passed in Gauteng were Eastern Metropolitan Local Council (17,8% or R1 292,6 million), Pretoria (10,7% or R777,8 million), Northern Metropolitan Local Council (9,5% or R688,5 million), Southern Metropolitan Local Council (8,0% or R577,9 million), Centurion (7,3% or R531,6 million), Kempton Park (6,8% or R493,8 million) and Western Metropolitan Local Council (6,5% or R474,4 million). In Western Cape the highest value of building plans passed was reported by Cape Town (16,2% or R687,1 million), followed by Blaauwberg (9,5% or R402,6 million) and South Peninsula (9,5% or R401,7 million). In KwaZulu-Natal, North Local Council – Umhlanga Rocks reported building plans passed to the value of R1 281,4 million, which represents 41,0% of the total value of plans passed in KwaZulu-Natal during 1999. This was mainly due to the approval of plans for a large shopping centre to the value of R1 000,0 million during March 1999 by North Local Council – Umhlanga Rocks.

The value of plans passed for residential buildings amounted to R7 382,5 million, which represents 42,1% of the total value of plans passed during 1999. Provinces mainly contributing to the value of residential building plans passed were Gauteng (44,3% or R3 266,9 million), Western Cape (26,5% or R1 954,7 million) and KwaZulu-Natal (10,5% or R774,9 million). The highest value of plans passed for residential buildings was reported by Pretoria (R439,1 million), followed by Southern Metropolitan Local Council (R368,3 million), Northern Metropolitan Local Council (R324,4 million), Centurion (R296,7 million), Eastern Metropolitan Local Council (R274,8 million), Western Metropolitan Local Council (R234,9 million), South Peninsula (R209,2 million), Kempton Park, (R203,7 million) and Blaauwberg (R195,0 million). The highest contribution to the total value of residential building plans passed was reported for dwelling-houses (76,8% or R5 667,8 million), followed by townhouses (12,5% or R922,2 million), other residential buildings (7,6% or R563,6 million) and flats (3,1% or R228,9 million).

Non-residential building plans to the value of R5 313,9 million were passed during 1999, contributing 30,3% to the total value of building plans passed during 1999. Provinces mainly contributing to the value of non-residential building plans passed were Gauteng (43,0% or R2 282,5 million), KwaZulu-Natal (29,6% or R1 574,6 million) and Western Cape (15,6% or R831,6 million). Gauteng reported R1 060,3 million for plans passed for office and banking space, which represents 46,5% of the total value of non-residential building plans passed in Gauteng (R2 282,5 million). Eastern Metropolitan Local Council in Greater Johannesburg approved plans for office and banking space to the value of R612,7 million during 1999. The value of building plans passed for shopping space in KwaZulu-Natal contributed 68,5% or R1 079,2 million to the total value of non-residential building plans passed in KwaZulu-Natal (R1 574,6 million) during 1999. North Local Council – Umhlanga Rocks approved plans to the value of R1 000,0 million for a large shopping centre during March 1999.

The value of plans passed for additions and alterations amounted to R4 855,4 million, which represents 27,6% of the total value of building plans passed during 1999. Cape Town reported the highest value for plans passed for additions and alterations (R384,9 million), followed by Durban (R365,2 million), Eastern Metropolitan Local Council (R261,0 million), Pretoria (R176,2 million), East London (R172,9 million), Port Elizabeth (R158,1 million) and South Peninsula (R150,7 million). The value of building plans passed for additions and alterations to dwelling-houses contributed 63,2% or R3 066,9 million to the total value of plans passed for additions and alterations during 1999.

## Key findings regarding buildings completed for the year ended 1999

During 1999 buildings to the value of R10 241,3 million were completed for the private sector. The provinces contributing mainly to the total value of buildings completed during 1999 were Gauteng (contributing 36,0% or R3 687,6 million to the total value of buildings completed), Western Cape (28,5% or R2 923,8 million) and KwaZulu-Natal (15,6% or R1 595,5 million) (cf. table B). The total value of buildings completed, as reported by the other six provinces, amounted to R2 034,4 million, therefore, contributing 19,9% to the total value of buildings completed in South Africa during 1999.

Table B - Provincial percentage contribution to the value of buildings completed during 1999 according to type of building

Province	Total value of buildings Completed	Percentage contribution to the total value of buildings completed	Value of residential buildings completed	Percentage contribution to the total value of residential buildings completed	Value of non-residential buildings completed	Percentage contribution to the total value of non-residential buildings completed	Value of additions and alterations completed	Percentage contribution to the total value additions and alterations completed
	R' 000	%	R' 000	%	R' 000	%	R' 000	%
Gauteng	3 687 580	36,0	1 980 349	39,6	1 008 284	37,3	698 947	27,5
Western Cape	2 923 750	28,5	1 476 450	29,5	673 797	24,9	773 503	30,5
KwaZulu-Natal	1 595 549	15,6	537 118	10,7	508 732	18,8	549 699	21,7
Eastern Cape	616 415	6,0	315 050	6,3	125 099	4,6	176 266	6,9
Mpumalanga	472 690	4,6	192 710	3,9	197 140	7,3	82 840	3,3
Free State	356 409	3,5	150 817	3,0	73 180	2,7	132 411	5,2
North West	328 067	3,2	179 647	3,6	69 489	2,6	78 931	3,1
Northern Province	132 576	1,3	103 243	2,1	20 122	0,7	9 210	0,3
Northern Cape	128 265	1,3	61 955	1,3	29 299	1,1	37 012	1,5
<b>Total</b>	<b>10 241 299</b>	<b>100,0</b>	<b>4 997 338</b>	<b>100,0</b>	<b>2 705 142</b>	<b>100,0</b>	<b>2 538 818</b>	<b>100,0</b>

The main local government institutions contributing to the total value of buildings completed in Gauteng were Pretoria (15,5% or R634,3 million), Eastern Metropolitan Local Council (11,2% or R411,3 million), Northern Metropolitan Local Council (10,3% or R381,3 million), Midrand (9,5% or R349,7 million), Western Metropolitan Local Council (7,1% or R261,4 million), Boksburg (6,1% or R226,0 million) and Centurion (5,7% or R208,7 million). The highest value of buildings completed in Western Cape was reported by Cape Town (16,3% or R476,4 million), followed by City of Tygerberg - Bellville (8,7% or R253,3 million), Blaauwberg (8,0% or R233,6 million) and South Peninsula (7,2% or R211,7 million). In KwaZulu-Natal, Durban reported buildings completed to the value of R765,6 million, which represents 48,0% of the total value of buildings completed in KwaZulu-Natal during 1999. Large values regarding buildings completed were reported by Durban for additions and alterations (R394,1 million), residential buildings (R198,5 million) and non-residential buildings (R173,1 million).

The value of residential buildings completed amounted to R4 997,3 million, which represents 48,8% of the total value of buildings completed during 1999. Provinces mainly contributing to the value of residential buildings completed were Gauteng (39,6% or R1 980,3 million), Western Cape (29,5% or R1 476,5 million) and KwaZulu-Natal (10,7% or R537,1 million). The highest value of residential buildings completed was reported by Pretoria (R384,5 million), followed by Northern Metropolitan Local Council (R202,3 million), Cape Town (R198,7 million), Durban (R198,5 million), Western Metropolitan Local Council (R189,9 million), Eastern Metropolitan Local Council (R174,8 million), Centurion (R157,7 million) and Blaauwberg (R142,2 million). The value of dwelling-houses completed contributed 71,2% or R3 558,7 million to the total value of residential buildings completed during 1999.

Non-residential buildings to the value of R2 705,1 million were completed during 1999, contributing 26,4% to the total value of buildings completed during 1999. Provinces mainly contributing to the value of non-residential buildings completed were Gauteng (37,3% or R1 008,3 million), Western Cape (24,9% or R673,8 million), KwaZulu-Natal (18,8% or R508,7 million) and Mpumalanga (7,3% or R197,1 million). High values regarding the completion of non-residential buildings were reported by Midrand (R210,6 million), North Local Council – Umhlanga Rocks (R210,0 million), Pretoria (R185,5 million), Durban (R173,1 million), Eastern Metropolitan Local Council (R127,2 million), City of Tygerberg - Bellville (R116,1 million), Northern Metropolitan Local Council (R114,1 million) and Nelspruit (R85,5 million). The highest value regarding the type of non-residential building completed was reported for industrial and warehouse space (36,8% or R995,5 million of the total of non-residential buildings completed), followed by office and banking space (25,0% or R675,2 million) and shopping space (23,2% or R626,9 million).

The value of additions and alterations completed amounted to R2 538,8 million, which represents 24,8% of the total value of buildings completed during 1999. Durban reported the highest value for additions and alterations completed (R394,1 million), followed by Cape Town (R200,7 million), Eastern Metropolitan Local Council (R109,3 million), Bloemfontein (R91,6 million), Boksburg (R90,8 million) and Port Elizabeth (R90,4 million). The value of completed additions and alterations to dwelling-houses contributed 60,5% or R1 536,5 million to the total value of additions and alterations completed during 1999.

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## Notes

### **Forthcoming issues**

#### **Issue**

#### **Expected release date**

Year 2000

June 2001

### **Purpose of the survey**

The Building Statistics Survey is a countrywide monthly survey covering a sample of local government institutions which are involved in the approval of building plans and in the final inspection of buildings completed for the private sector 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. Aggregated information for the twelve months of the calendar year 1999 is published for each local government institution according to province in this statistical release.



Table 1 - Building plans passed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations		R'000
	R'000	R'000	R'000	Dwelling-houses m <sup>2</sup>	Total 2/ R'000	
RSA - Total	17 551 817	7 382 517	5 313 944	2 753 612	3 066 906	4 855 356
Western Cape - Total	4 247 626	1 954 746	831 622	893 193	969 795	1 461 258
Blaauwberg (includes Milnerton)	402 604	194 998	121 056	78 190	67 833	86 550
Breede River District Council	42 071	11 566	23 002	2 526	2 756	7 502
Cape Town	687 096	145 130	157 112	185 317	166 785	384 854
City of Tygerberg -						
Bellville	288 837	62 180	109 172	32 384	43 085	117 485
Durbanville	187 749	133 768	25 350	16 223	25 723	28 632
Goodwood	101 193	9 574	35 052	44 775	43 277	56 567
Lingelethu West	50 831	41 197	3 454	4 296	6 123	6 180
Parow	192 004	53 439	63 133	35 792	41 474	75 432
South Administration	33 232	2 342	1 776	27 462	27 561	29 113
Fish Hoek	11 775	4 023	1 646	5 741	5 560	6 105
George	82 899	38 599	14 069	16 188	16 862	30 231
Hangklip-Kleinmond	80 144	57 692	2 957	14 143	18 080	19 495
Helderberg -						
Gordon's Bay	48 963	38 216	700	7 409	9 199	10 047
Somerset West	175 579	115 264	6 458	25 099	36 526	53 856
Strand	80 507	30 242	31 291	17 759	16 486	18 975
Hermanus	101 214	62 750	5 599	22 393	30 619	32 865
Ikapa	43 254	34 032	1 800	9 877	6 782	7 422
Klein-Karoo District Council	2 539	1 264	404	871	871	871
Knysna	65 200	47 804	4 182	7 297	9 266	13 214
Malmesbury	45 454	23 413	3 827	10 899	15 375	18 214
Mossel Bay	171 386	131 505	3 643	24 573	34 402	36 238
Oostenberg -						
Brackenfell	73 214	48 607	8 360	12 315	12 935	16 247
Kraaifontein	64 499	45 146	1 673	13 895	14 996	17 680
Kulls River	104 105	55 634	28 110	20 374	20 361	20 361
Melton Rose-Blue Downs	70 648	18 423	27 260	20 446	19 688	24 965
Oudtshoorn	18 649	10 274	2 584	4 571	4 698	5 791
Overberg District Council	41 435	23 380	10 903	4 693	5 640	7 152
Paarl	82 168	30 952	14 276	21 659	24 115	36 940
Plettenberg Bay	79 676	59 701	1 565	11 803	16 568	18 409
Sedgefield	25 865	20 033	2 094	2 977	3 687	3 739
Simon's Town	20 707	13 134	1 420	5 613	6 145	6 153
South Peninsula	401 690	209 154	41 876	116 802	131 127	150 660
Stellenbosch	90 562	43 180	15 386	19 110	27 073	31 996
West Coast District Council	25 875	14 755	8 104	2 489	2 570	3 016
Western Coast Peninsula	63 469	42 008	4 649	14 417	14 423	16 812
Wellington	33 202	14 746	9 105	6 824	7 336	9 351
Winelands District Council	109 876	50 614	35 123	12 354	13 826	24 139
Worcester	47 456	16 005	3 452	13 637	19 963	27 999



- 1/ Including 'Other residential buildings'
- 2/ Including 'Other additions and alterations'

Table 1 - Building plans passed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total R'000	Residential buildings 1/ R'000	Non-residential buildings R'000	Additions and alterations		R'000
				Dwelling-houses m <sup>2</sup>	Total 2/ m <sup>2</sup>	
Eastern Cape - Total	917 185	347 556	159 904	205 603	235 969	409 725
Aliwal-Maletswai	9 134	3 081	554	1 300	1 260	5 499
Despatch	11 410	5 642	440	5 749	4 945	5 328
East London	301 683	105 263	23 508	57 249	67 059	172 912
Grahamstown	15 633	5 812	4 075	3 605	3 532	5 746
Jeffrey's Bay	36 980	23 357	-	10 500	13 623	13 623
King William's Town	40 321	17 854	10 159	8 540	10 225	12 308
Port Alfred	24 299	16 014	2 408	5 597	4 930	5 877
Port Elizabeth	364 040	110 343	95 554	87 424	105 593	158 143
Uitenhage	46 579	25 912	3 704	13 190	11 811	16 963
Umtata	30 667	10 012	17 249	2 996	3 072	3 407
Western District Council	36 438	24 265	2 253	9 453	9 920	9 920
Northern Cape - Total	150 924	51 329	27 493	35 674	56 139	72 102
Benede-Oranje District Council	5 539	1 391	4 057	-	-	91
Keimoes	4 583	3 326	480	1 182	627	777
Kimberley	101 392	30 436	15 748	24 137	43 924	55 208
Kuruman	6 940	3 394	1 076	1 595	1 912	2 469
Namaqualand District Council	2 907	2 510	266	40	36	131
Upington	29 564	10 272	5 866	8 720	9 640	13 426
Free State - Total	483 007	239 692	103 576	93 876	89 708	139 739
Bethlehem	28 917	16 112	3 660	7 815	6 593	9 145
Bloemfontein	202 491	90 738	41 714	42 700	43 549	70 039
Botshabelo	23 855	23 604	251	-	-	-
Deneysville	10 213	6 470	2 862	529	477	880
Harrismith	10 636	3 817	130	4 244	3 326	6 689
Kroonstad	32 581	13 779	15 090	2 873	2 824	3 712
Ladybrand	11 104	7 127	2 977	677	677	1 000
Ogendaalsrus	10 102	4 619	3 685	3 362	1 798	1 798
Parys	9 873	6 274	1 113	2 394	2 212	2 487
Phuthaditjhaba	22 258	16 991	-	3 927	5 267	5 267
Sasolburg	44 678	11 333	23 318	7 822	6 202	10 027
Virginia	10 125	4 173	786	3 850	2 900	5 166
Welkom	66 173	34 654	7 991	13 683	13 882	23 528

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 1 - Building plans passed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations		Total 2/	R'000
	R'000	R'000	R'000	Dwelling-houses m <sup>2</sup>	R'000		
Kwazulu-Natal - Total	3 122 319	774 860	1 574 638	340 954	401 927	552 780	772 821
Development and Services Board - Inland	6 792	5 779	635	250	261	268	378
Development and Services Board - North Coast	17 820	10 330	5 600	1 092	1 240	1 628	1 890
Dolphin Coast Borough	185 554	136 928	22 700	13 603	25 597	13 603	25 927
Durban	687 487	133 282	188 969	124 326	146 055	225 333	365 236
Edendale	33 860	27 347	879	2 946	3 533	4 703	5 634
Empangeni	14 937	4 176	3 207	5 165	5 764	6 685	7 554
Hilton	11 416	5 660	390	3 544	3 798	3 912	5 366
Howick	11 939	8 265	1 629	1 601	1 515	1 796	2 045
Inner West City Council	160 066	50 953	54 420	37 831	40 053	46 456	54 692
Kokstad	56 489	12 936	30 281	1 886	3 742	6 323	13 272
Kwa-Dukuza/Stanger	17 564	10 272	4 028	2 739	3 029	2 821	3 264
Kwamashu	6 331	836	332	5 866	5 163	5 866	5 163
Ladysmith	17 058	6 559	3 059	4 382	4 648	7 249	7 440
Margate	35 198	24 148	3 085	7 250	6 008	10 348	7 965
Mpenjati/Southbroom	17 897	11 334	3 272	1 946	2 747	2 036	3 291
Newcastle	61 671	22 403	15 306	13 227	15 852	23 608	23 962
North Local Council - Tongaat	30 549	9 707	1 396	7 527	11 493	12 818	19 446
Umhlanga Rocks	1 281 374	97 298	1 157 323	9 465	14 171	16 321	26 753
Verulam	46 218	23 770	513	14 970	18 934	17 216	21 935
Outer West Local Council	84 286	41 879	9 639	20 036	23 610	23 802	32 767
Pennington	18 076	12 247	80	3 916	4 962	4 528	5 749
Pietermaritzburg/Msunduzi	135 533	41 092	34 765	17 058	18 625	51 506	59 676
Port Shepstone	27 908	10 490	14 970	2 287	1 874	2 569	2 448
Richards Bay	48 099	5 980	13 391	17 270	17 975	25 145	28 729
South Local Council	67 102	36 910	3 470	14 462	14 351	24 842	26 723
Umlazi	26 381	13 374	1 300	3 228	3 607	7 728	11 707
Umtamvuna-Port Edward TLC	14 713	10 905	-	3 081	3 321	3 670	3 808
North West - Total	461 895	274 432	84 738	77 065	74 016	105 263	102 725
Bophirima District Council	12 165	11 365	800	-	-	-	-
Brits	22 353	10 354	10 835	1 012	1 124	1 053	1 164
Ga-Rankuwa	28 433	27 490	80	619	635	619	863
Klerksdorp	78 799	42 465	9 837	25 383	19 996	33 697	26 497
Lichtenburg	17 834	9 830	4 740	2 792	2 261	3 931	3 264

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 1 - Building plans passed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations		Total 2/	R'000
	R'000	R'000	R'000	Dwelling-houses m <sup>2</sup>	R'000		
Mmabatho	29 600	12 645	9 319	5 516	6 272	7 630	7 636
Orkney	34 853	16 736	4 208	6 318	5 114	14 016	13 909
Potchefstroom	72 052	37 842	6 256	17 825	21 390	24 343	27 954
Rustenburg	128 359	83 891	30 899	12 488	11 634	14 092	13 569
Vryburg	13 571	8 017	2 388	1 943	1 506	2 464	3 165
Zeerust	23 877	13 797	5 376	3 169	4 083	3 418	4 704
<b>Gauteng - Total</b>	<b>7 246 744</b>	<b>3 266 882</b>	<b>2 282 539</b>	<b>939 783</b>	<b>1 086 683</b>	<b>1 243 412</b>	<b>1 697 322</b>
Akasia	94 284	57 260	6 507	21 473	25 458	25 501	30 518
Alberton	158 261	75 750	35 175	36 514	40 829	41 143	47 337
Benoni	196 590	106 763	16 376	38 323	55 605	50 720	73 451
Boksburg	261 321	66 233	109 336	53 897	42 903	81 992	85 752
Brakpan	56 770	24 035	10 170	18 100	18 055	22 846	22 566
Bronkhorstspuit	26 593	19 631	3 225	3 616	3 058	3 988	3 738
Carletonville	19 203	7 325	1 493	7 653	9 050	8 621	10 386
Centurion	531 593	296 679	130 767	53 761	57 134	78 041	104 147
Duduza	10 880	6 922	1 140	3 634	2 818	3 634	2 818
Eastern Services Council - Pretoria	119 885	98 710	16 691	4 377	4 485	4 377	4 485
Edenvale-Modderfontein	99 751	47 321	24 661	12 284	11 784	22 260	27 769
Germiston	233 842	90 382	71 165	34 286	38 221	52 822	72 294
Greater Johannesburg -							
Eastern Metropolitan LC	1 292 633	274 800	756 807	89 909	116 884	139 344	261 025
Northern Metropolitan LC	688 513	324 406	204 133	91 981	115 097	111 815	159 974
Southern Metropolitan LC	577 861	368 319	113 564	53 844	56 791	70 170	95 978
Western Metropolitan LC	474 370	234 867	129 097	56 495	84 743	68 915	110 407
Heidelberg	60 868	47 913	6 469	7 060	6 281	7 306	6 486
Kempton Park	493 774	203 665	154 945	41 891	57 873	52 418	135 164
Krugersdorp	132 668	84 059	5 089	31 559	37 573	36 809	43 520
Meyerton	45 367	34 037	6 783	2 741	2 990	3 232	4 547
Midrand	380 216	134 693	190 558	17 630	36 408	24 997	54 966
Nigel	31 817	15 395	8 720	6 313	7 576	6 375	7 703
Pretoria	777 830	439 059	162 526	123 950	129 023	173 222	176 245
Randfontein	52 044	29 552	10 147	10 794	11 361	11 732	12 345
Sebokeng	19 709	9 866	-	9 401	9 843	9 401	9 843
Soweto	55 163	15 082	4 800	42 781	34 400	43 492	35 281
Springs	107 430	39 771	29 916	24 650	26 978	31 621	37 742
Vanderbijlpark	71 825	24 244	21 682	13 426	12 649	25 952	25 899
Vereeniging	122 327	65 984	25 518	23 648	27 244	26 453	30 825
Western Services Council	44 788	16 463	24 836	2 955	2 955	3 376	3 488
Westonaria	8 569	7 699	244	837	615	837	626

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 1 - Building plans passed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations			
	R'000	R'000	R'000	Dwelling-houses m <sup>2</sup>	Total 2/ R'000	m <sup>2</sup>	R'000
<b>Mpumalanga - Total</b>	557 637	275 181	145 557	125 571	106 917	148 818	136 900
Delmas	16 266	10 401	2 280	2 297	1 831	3 847	3 585
Eastvaal District Council	3 524	2 804	720	-	-	-	-
Ermelo	38 883	19 708	3 880	14 197	13 606	16 331	15 296
Highveld District Council	18 207	16 612	1 527	54	32	136	67
Komatipoort	9 809	4 418	5 291	80	100	80	100
Kwaguga	26 102	15 665	1 662	8 704	8 775	8 704	8 775
Lowveld and Escarpment District Council	18 080	18 080	-	-	-	-	-
Malelane	18 426	12 025	5 750	442	337	623	651
Middelburg	52 124	25 879	4 094	28 211	21 030	28 662	22 151
Nelspruit	118 891	37 421	57 639	11 055	11 994	18 366	23 831
Secunda	113 243	57 898	20 518	30 764	27 856	35 757	34 828
Witbank	84 446	28 504	31 758	27 460	18 724	33 022	24 184
White River	39 636	25 767	10 438	2 307	2 632	3 290	3 432
<b>Northern Province - Total</b>	364 481	197 839	103 877	41 893	45 752	54 947	62 765
Bosveld District Council	51 183	48 070	2 100	1 118	1 013	1 118	1 013
Giyani	24 001	17 391	3 328	2 735	3 282	2 735	3 282
Letaba	43 478	12 134	25 174	4 281	4 995	5 555	6 170
Messina	9 701	7 768	1 703	79	78	187	230
Naboomspruit	6 348	4 866	1 069	460	294	611	413
Nylstroom	20 390	11 165	4 850	4 150	3 694	4 937	4 374
Pietersburg	165 816	76 091	56 533	21 447	23 484	28 149	33 192
Potgietersrus	38 235	16 490	8 719	6 175	8 029	9 901	13 026
Thabazimbi	5 330	3 864	400	1 448	883	1 754	1 066

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 2 - Building plans passed for residential buildings according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
RSA - Total	71 643	5 336 884	5 667 826	2 097	180 543	228 877	6 397	673 003	922 236
Western Cape - Total	17 376	1 340 651	1 552 329	1 202	120 076	155 778	1 521	141 295	203 498
Blaauwberg(includes Milnerton)	939	161 386	158 986	287	31 415	27 795	13	1 547	1 853
Breede River District Council	59	7 502	9 423	-	-	-	-	-	-
Cape Town City of Tygerberg-	712	73 710	106 549	110	14 700	27 306	22	4 027	9 866
Bellville	154	25 142	36 919	16	1 896	2 275	121	15 500	22 986
Durbanville	191	39 258	62 687	24	2 102	3 324	456	43 942	65 634
Goodwood	66	4 970	6 557	-	-	-	38	2 353	3 017
Lingeletu West	845	29 690	41 197	-	-	-	-	-	-
Parow	390	30 284	43 966	91	4 669	6 256	15	2 159	3 216
South Administration	39	2 104	2 342	-	-	-	-	-	-
Fish Hoek	12	2 302	4 023	-	-	-	-	-	-
George	756	37 324	31 433	-	-	-	46	6 485	7 167
Hangklip-Kleinmond	412	41 811	55 998	-	-	-	8	1 229	1 694
Helderberg -									
Gordon's Bay	79	15 677	19 741	18	3 407	4 550	124	8 679	13 924
Somerset West	286	77 580	114 269	-	-	-	4	733	995
Strand	101	16 797	21 512	22	2 811	2 800	56	6 215	5 930
Hermanus	512	46 727	58 384	60	3 119	4 367	-	-	-
Ikapa	4 127	103 175	34 032	-	-	-	-	-	-
Klein-Karoo District Council	10	1 264	1 264	-	-	-	-	-	-
Knysna	91	23 083	47 804	-	-	-	-	-	-
Malmesbury	752	25 998	23 413	-	-	-	-	-	-
Mossel Bay	400	62 433	87 406	184	21 686	39 035	112	3 360	4 705
Oostenberg -									
Brackenfell	63	12 226	15 068	66	3 702	3 900	269	22 658	29 639
Kraaifontein	273	32 224	45 146	-	-	-	-	-	-
Kuils River	880	49 702	51 487	20	2 621	3 146	9	833	1 001
Melton Rose-Blue Downs	304	19 581	18 423	-	-	-	-	-	-
Oudtshoorn	86	6 341	7 364	-	-	-	25	2 465	2 910
Overberg District Council	98	14 410	21 830	-	-	-	-	-	-
Paarl	1 014	40 360	30 952	-	-	-	-	-	-
Plettenberg Bay	298	43 607	59 701	-	-	-	-	-	-
Sedgefield	81	12 115	16 762	-	-	-	18	2 052	2 668
Simon's Town	43	9 251	13 134	-	-	-	-	-	-
South Peninsula	1 284	132 116	167 329	174	18 216	17 655	161	14 394	23 133
Stellenbosch	421	26 776	29 810	130	9 732	13 370	-	-	-
Wellington	239	18 643	14 746	-	-	-	-	-	-
West Coast District Council	99	13 494	12 764	-	-	-	-	-	-
Western Coast Peninsula	1 080	48 333	38 846	-	-	-	24	2 664	3 162
Winelands District Council	88	21 179	25 053	-	-	-	-	-	-
Worcester	92	12 076	16 005	-	-	-	-	-	-

Table 2 - Building plans passed for residential buildings according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Eastern Cape	5 978	337 018	317 200	56	2 383	2 384	125	15 888	18 842
Aliwal-Maletswai	16	2 545	2 481	-	-	-	6	624	600
Despatch	356	13 591	4 283	36	1 529	1 359	-	-	-
East London	1 636	87 054	105 011	-	-	-	2	210	252
Grahamstown	165	6 511	5 812	-	-	-	-	-	-
Jeffrey's Bay	90	18 563	23 357	-	-	-	-	-	-
King William's Town	164	14 024	16 829	20	854	1 025	-	-	-
Port Alfred	216	15 543	14 304	-	-	-	11	1 278	1 424
Port Elizabeth	1 956	97 842	87 813	-	-	-	106	13 776	16 566
Uitenhage	1 156	51 887	25 912	-	-	-	-	-	-
Umtata	83	6 761	7 132	-	-	-	-	-	-
Western District Council	140	22 697	24 265	-	-	-	-	-	-
Northern Cape	978	54 824	49 590	3	250	300	13	1 259	1 278
Benede-Oranje District Council	13	1 150	1 391	-	-	-	-	-	-
Keimoes	75	4 352	3 326	-	-	-	-	-	-
Kimberley	767	36 315	30 436	-	-	-	-	-	-
Kuruman	21	2 810	3 394	-	-	-	-	-	-
Namaqualand District Council	18	2 608	2 348	-	-	-	-	-	-
Upington	84	7 589	8 694	3	250	300	13	1 259	1 278
Free State	3 762	246 359	204 939	-	-	-	221	22 303	28 348
Bethlehem	161	16 382	15 657	-	-	-	4	350	455
Bloemfontein	1 391	83 115	64 860	-	-	-	173	17 330	22 572
Botshabelo	207	24 184	23 604	-	-	-	-	-	-
Deneysville	45	6 601	6 159	-	-	-	4	321	311
Harrismith	49	3 793	3 417	-	-	-	6	342	400
Kroonstad	243	14 592	12 079	-	-	-	14	1 400	1 700
Ladybrand	69	7 268	6 610	-	-	-	3	517	517
Odendaalsrus	92	8 480	4 619	-	-	-	-	-	-
Parys	143	7 629	3 881	-	-	-	17	2 043	2 393
Phuthaditjhaba	597	23 289	16 991	-	-	-	-	-	-
Sasolburg	72	8 450	8 333	-	-	-	-	-	-
Virginia	41	4 136	4 173	-	-	-	-	-	-
Welkom	652	38 440	34 556	-	-	-	-	-	-
Kwazulu-Natal	6 044	502 283	615 640	97	13 395	18 928	629	84 417	130 624
Development and Services Board - Inland	60	4 049	5 779	-	-	-	-	-	-
Development and Services Board - North Coast	39	7 755	8 640	-	-	-	6	564	700

Table 2 - Building plans passed for residential buildings according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Dolphin Coast Borough	716	58 255	87 400	-	-	-	145	25 534	49 528
Durban	853	85 045	104 004	37	4 245	6 748	163	14 195	20 530
Edendale	1 021	35 644	27 347	-	-	-	-	-	-
Empangeni	55	3 681	4 129	-	-	-	1	33	46
Hilton	16	3 301	3 931	-	-	-	3	589	800
Howick	33	4 716	5 230	-	-	-	21	2 219	2 385
Inner West City Council	388	42 116	39 300	5	595	700	76	8 266	9 253
Kokstad	59	5 337	10 936	-	-	-	11	991	2 000
Kwa-Dukuza/Stanger	54	6 836	7 252	24	1 703	2 500	3	471	520
Kwamashu	12	950	836	-	-	-	-	-	-
Ladysmith	43	4 939	6 559	-	-	-	-	-	-
Margate	277	16 791	16 119	24	5 680	7 180	8	811	849
Mpenjati/Southbroom	42	7 882	11 334	-	-	-	-	-	-
Newcastle	93	16 627	19 952	-	-	-	14	2 041	2 451
North Local Council -									
Tongaat	54	5 739	8 657	-	-	-	5	700	1 050
Umhlanga Rocks	157	50 028	84 598	7	1 172	1 800	42	7 069	10 900
Verulam	540	22 682	23 770	-	-	-	-	-	-
Outer West Local Council	158	26 797	35 467	-	-	-	32	4 895	6 412
Pennington	24	4 509	5 867	-	-	-	13	2 855	6 380
Pietermaritzburg/Msunduzi	172	21 515	26 998	-	-	-	56	8 169	10 694
Port Shepstone	59	8 327	8 593	-	-	-	7	1 467	1 897
Richards Bay	50	5 719	5 980	-	-	-	-	-	-
South Local Council	870	34 119	33 410	-	-	-	17	2 964	3 500
Umlazi	150	9 804	13 374	-	-	-	-	-	-
Umtamvuna-Port Edward TLC	49	9 120	10 176	-	-	-	6	584	728
North West	3 692	270 651	253 197	29	1 679	1 495	146	14 880	16 247
Bophirima District Council	757	37 843	11 365	-	-	-	-	-	-
Brits	95	9 509	10 354	-	-	-	-	-	-
Ga-Rankuwa	292	21 695	27 490	-	-	-	-	-	-
Klerksdorp	479	43 942	36 692	29	1 679	1 495	32	3 953	3 671
Lichtenburg	92	7 921	8 700	-	-	-	7	830	1 130
Mmabatho	145	10 940	12 645	-	-	-	-	-	-
Orkney	403	19 124	14 649	-	-	-	8	955	800
Potchefstroom	301	29 534	35 440	-	-	-	16	2 001	2 401
Rustenburg	886	69 599	74 796	-	-	-	83	7 141	8 245
Vryburg	154	10 347	8 017	-	-	-	-	-	-
Zeerust	88	10 197	13 047	-	-	-	-	-	-



Table 2 - Building plans passed for residential buildings according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Gauteng	27 198	2 160 414	2 294 060	601	33 318	41 227	3 339	355 834	483 360
Akasia	566	47 644	57 260	-	-	-	-	-	-
Alberton	798	52 727	59 620	-	-	-	142	12 621	15 905
Benoni	1 657	98 122	103 392	-	-	-	29	2 247	3 371
Boksburg	608	54 153	64 290	-	-	-	18	1 319	1 464
Brakpan	609	30 030	22 392	20	1 643	1 643	-	-	-
Bronkhorstspuit	343	21 017	18 485	-	-	-	17	1 266	1 145
Carletonville	320	12 443	7 325	-	-	-	-	-	-
Centurion	780	186 648	196 830	14	1 229	1 598	772	75 688	98 251
Duduza	164	10 414	6 922	-	-	-	-	-	-
Eastern Services Council - Pretoria	282	84 800	97 536	-	-	-	-	-	-
EDenvale-Modderfontein	2 084	80 932	39 628	-	-	-	44	5 125	7 694
Germiston	1 418	61 189	64 986	-	-	-	38	12 903	25 396
Greater Johannesburg -									
Eastern Metropolitan LC	444	158 978	206 671	312	20 832	27 082	55	5 050	6 664
Northern Metropolitan LC	1 677	222 128	280 500	-	-	-	235	25 649	33 527
Southern Metropolitan LC	1 413	105 770	105 327	-	-	-	184	10 157	12 992
Western Metropolitan LC	4 495	186 860	148 435	-	-	-	468	43 216	86 432
Heidelberg	1 040	55 978	45 249	-	-	-	13	2 606	2 664
Kempton Park	392	38 110	53 232	-	-	-	51	3 574	5 361
Krugersdorp	835	62 479	69 491	-	-	-	105	12 267	14 567
Meyerton	178	27 059	33 558	-	-	-	6	412	479
Midrand	210	57 764	117 044	-	-	-	62	7 285	17 649
Nigel	53	13 176	15 395	-	-	-	-	-	-
Pretoria	2 724	264 336	283 410	239	9 230	10 525	1 042	125 708	139 387
Randfontein	1 167	45 652	27 839	-	-	-	20	1 631	1 713
Sebokeng	122	7 959	9 866	-	-	-	-	-	-
Soweto	228	14 208	15 082	-	-	-	-	-	-
Springs	1 827	69 778	39 494	-	-	-	2	241	277
Vanderbijlpark	102	18 892	22 463	-	-	-	9	1 485	1 781
Vereeniging	454	47 125	59 800	-	-	-	25	4 928	6 184
Western Services Council	115	14 820	14 840	16	384	380	2	456	456
Westonaria	93	9 223	7 699	-	-	-	-	-	-
Mpumalanga	2 774	217 011	208 583	109	9 442	8 765	194	20 827	21 127
Delmas	305	17 551	9 437	-	-	-	6	877	964
Eastvaal District Council	12	1 558	2 804	-	-	-	-	-	-
Ermelo	447	19 605	14 438	10	864	1 013	28	3 723	4 257
Highveld District Council	28	4 727	4 612	-	-	-	-	-	-
Komatipoort	12	3 356	4 418	-	-	-	-	-	-
Kwaguqa	231	15 545	15 665	-	-	-	-	-	-
Lowveld and Escarpment District Council	7	1 336	1 797	-	-	-	-	-	-

Table 2 - Building plans passed for residential buildings according to type of building (dwelling-houses, flats and townhouses), province local and government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Malelane	33	7 865	7 925	-	-	-	1	207	300
Middelburg	374	30 817	25 588	-	-	-	-	-	-
Nelspruit	251	26 591	34 841	-	-	-	20	2 101	2 580
Secunda	883	45 854	44 463	36	2 588	3 280	53	5 104	5 824
White River	98	21 680	25 767	-	-	-	-	-	-
Witbank	93	20 526	16 830	63	5 990	4 472	86	8 815	7 202
<b>Northern Province</b>	<b>3 841</b>	<b>207 673</b>	<b>172 288</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>209</b>	<b>16 300</b>	<b>18 912</b>
<b>Bosveld District Council</b>	<b>1 857</b>	<b>65 453</b>	<b>40 846</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31</b>	<b>1 240</b>	<b>1 600</b>
Giyani	164	14 492	17 391	-	-	-	-	-	-
Letaba	88	10 285	12 134	-	-	-	-	-	-
Messina	92	7 651	6 753	-	-	-	-	-	-
Naboomspruit	24	4 178	4 866	-	-	-	-	-	-
Nylstroom	55	6 591	7 345	-	-	-	16	2 987	3 820
Pietersburg	1 460	83 116	64 328	-	-	-	149	10 694	11 763
Potgietersrus	79	11 737	14 761	-	-	-	13	1 379	1 728
Thabazimbi	22	4 170	3 864	-	-	-	-	-	-

Table 3 - Building plans passed for non-residential buildings according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
RSA - Total	1 092 782	1 684 559	784 611	1 738 011	849 726	1 052 548	635 082	838 826
Western Cape - Total	137 427	266 641	109 482	157 869	297 511	261 093	153 043	146 019
Blaauwberg(includes Milnerton)	8 178	6 533	24 270	24 472	90 251	74 312	17 562	15 740
Bellville	32 971	69 917	7 863	15 100	21 154	22 655	555	1 500
Durbanville	7 478	12 962	5 722	11 219	537	651	371	518
Goodwood	1 508	2 069	10 575	27 694	1 534	1 065	2 670	4 224
Lingeletu West	-	-	427	512	-	-	1 898	2 942
Parow	5 481	13 108	3 381	4 780	38 388	40 277	3 149	4 968
South Administration	-	-	-	-	212	212	989	1 564
Breede River District Council	951	1 241	870	722	9 674	6 576	13 538	14 463
Cape Town	55 777	122 557	9 605	15 607	17 218	8 858	5 964	10 090
Fish Hoek	-	-	-	-	-	-	1 191	1 646
George	-	-	1 097	1 911	5 337	4 803	4 212	7 355
Hangklip-Kleinmond	49	78	798	925	-	-	1 321	1 954
Helderberg	-	-	-	-	-	-	-	-
Gordon's Bay	-	-	-	-	673	700	-	-
Somerset West	-	-	730	1 095	1 133	1 258	2 737	4 106
Strand	-	-	10 897	15 860	14 968	13 731	1 377	1 700
Hermanus	-	-	-	-	3 999	5 599	-	-
Ikapa	-	-	-	-	-	-	1 500	1 800
Klein-Karoo District Council	-	-	124	124	120	120	160	160
Knysna	224	400	-	-	1 513	762	2 193	3 020
Malmesbury	228	289	-	-	1 827	1 710	1 649	1 828
Mossel Bay	108	194	-	-	1 104	1 104	1 357	2 345
Oostenberg -	-	-	-	-	-	-	-	-
Brackenfell	-	-	3 005	3 250	2 420	2 260	1 926	2 850
Kraaifontein	452	633	-	-	1 300	1 040	-	-
Kuil's River	253	304	5 357	10 000	671	806	8 693	17 000
Melton Rose-Blue Downs	442	440	202	300	25 454	23 356	3 191	3 164
Oudtshoorn	341	350	-	-	558	180	2 383	2 054
Overberg District Council	336	508	342	564	6 127	5 121	8 160	4 710
Paarl	3 331	6 000	-	-	8 332	7 574	465	702
Plettenberg Bay	20	29	-	-	1 280	1 536	-	-
Sedgefield	-	-	995	1 294	-	-	911	800
Simon's Town	1 127	1 115	-	-	195	230	227	75
South Peninsula	3 654	4 247	12 504	13 646	27 807	19 322	4 463	4 661
Stellenbosch	6 235	9 690	-	-	4 532	5 346	286	350
Wellington	-	-	1 915	3 050	4 664	5 350	801	705
West Coast District Council	-	-	-	-	-	-	18 080	8 104
Western Coast Peninsula	1 134	1 240	382	390	859	689	2 514	2 330
Winelands District Council	7 149	12 736	7 818	4 155	3 065	2 752	35 874	15 481
Worcester	-	-	603	1 200	605	1 140	676	1 112

Table 3 - Building plans passed for non-residential buildings according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Eastern Cape	14 101	17 250	57 489	84 531	33 700	35 636	18 787	22 486
Aliwal-Maletswai	-	-	860	554	-	-	-	-
Despatch	-	-	300	282	201	99	80	60
East London	394	677	6 927	9 975	10 103	10 207	1 885	2 650
Grahamstown	160	267	1 497	2 641	328	400	674	767
King William's Town	1 770	2 120	1 795	2 071	2 125	2 546	2 850	3 422
Port Alfred	-	-	496	529	404	444	1 745	1 434
Port Elizabeth	5 038	5 351	40 110	61 964	18 909	20 260	5 793	7 980
Uitenhage	-	-	2 623	2 756	-	-	990	948
Umtata	6 739	8 835	2 536	3 380	1 246	1 297	3 226	3 736
Western District Council	-	-	345	380	384	384	1 544	1 490
Northern Cape	3 220	5 459	2 177	2 946	6 921	6 645	6 779	12 444
Benede-Oranje District Council	-	-	908	1 177	3 481	2 880	-	-
Keimoes	-	-	485	410	472	70	-	-
Kimberley	1 966	4 325	403	936	431	862	3 913	9 625
Kuruman	760	608	19	18	-	-	497	450
Namaqualand District Council	224	201	72	65	-	-	-	-
Upington	270	324	290	340	2 537	2 833	2 369	2 369
Free State	15 407	36 755	32 352	37 435	10 991	7 727	24 118	21 660
Bethlehem	-	-	563	620	-	-	2 452	3 040
Bloemfontein	9 187	23 120	3 075	3 743	8 815	6 290	9 678	8 561
Botshabelo	-	-	-	-	-	-	314	251
Deneysville	-	-	2 520	2 232	135	115	623	514
Harrismith	-	-	130	80	-	-	101	50
Kroonstad	4 929	12 298	1 334	1 525	1 436	889	372	378
Ladybrand	767	767	1 054	1 054	223	223	933	933
Odendaalsrus	360	432	411	335	-	-	4 932	2 918
Parys	164	138	1 238	975	-	-	-	-
Sasolburg	-	-	17 942	20 553	-	-	2 255	2 765
Virginia	-	-	158	170	-	-	617	616
Welkom	-	-	3 927	6 147	382	210	1 841	1 635
Kwazulu-Natal	119 883	241 584	318 190	1 079 239	106 917	135 142	89 061	118 673
Development and Services Board - Inland	-	-	380	300	-	-	330	335
Development and Services Board - North Coast	127	150	4 900	5 100	395	350	-	-
Dolphin Coast Borough	-	-	1 080	2 160	9 940	17 892	1 444	2 648

Table 3 - Building plans passed for non-residential buildings according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Durban	20 961	48 400	17 961	20 650	42 958	58 309	46 925	61 610
Edendale	-	-	274	329	-	-	459	550
Empangeni	1 230	1 800	-	-	271	1 000	271	407
Hilton	-	-	-	-	-	-	345	390
Howick	-	-	36	29	1 616	1 300	378	300
Inner West City Council	6 812	16 700	1 839	4 500	17 969	25 550	4 630	7 670
Kokstad	7	10	9 354	28 000	343	600	781	1 671
Kwa-Dukuza/Stanger	1 758	2 000	370	400	314	628	860	1 000
Kwamashu	-	-	-	-	377	332	-	-
Ladysmith	-	-	162	150	2 470	2 229	548	680
Margate	294	330	264	800	1 255	850	545	1 105
Mpenjati/Southbroom	-	-	-	-	-	-	1 714	3 272
Newcastle	266	200	1 738	1 304	14 656	10 993	3 745	2 809
North Local Council -								
Tongaat	-	-	-	-	809	1 214	121	182
Umhlanga Rocks	61 009	139 550	270 265	1 000 700	2 616	3 700	8 701	13 373
Verulam	-	-	513	513	-	-	-	-
Outer West Local Council	145	334	2 227	6 621	-	-	1 836	2 684
Pennington	67	80	-	-	-	-	-	-
Pietermaritzburg/Msunduzi	15 517	19 675	3 513	3 783	5 548	5 505	5 848	5 802
Port Shepstone	9 650	10 160	2 942	3 100	353	500	910	1 210
Richards Bay	1 876	1 805	372	800	3 466	2 190	4 765	8 596
South Local Council	164	390	-	-	1 561	2 000	805	1 080
Umlazi	-	-	-	-	-	-	3 100	1 300
North West	5 795	13 349	27 145	37 454	13 765	13 441	17 400	20 494
Bophirima District Council	-	-	-	-	-	-	420	800
Brits	77	77	5 470	7 325	3 504	2 953	403	480
Ga-Rankuwa	-	-	-	-	-	-	82	80
Klerksdorp	98	93	2 515	2 337	-	-	5 451	7 407
Lichtenburg	834	2 200	1 437	1 835	233	335	699	370
Mmabatho	-	-	6 119	6 976	454	500	2 366	1 843
Orkney	-	-	152	152	214	250	2 869	3 806
Potchefstroom	649	779	2 081	2 497	2 700	2 360	714	620
Rustenburg	3 821	9 962	5 796	12 120	5 430	5 500	2 335	3 317
Vryburg	316	238	731	550	510	583	1 447	1 018
Zeerust	-	-	2 844	3 663	720	960	614	753
Gauteng	767 802	1 060 345	166 929	233 654	327 122	534 731	293 714	453 809
Akasia	158	205	1 663	2 162	2 693	3 501	491	638
Alberton	9 039	14 285	706	872	12 190	15 456	3 001	4 562
Benoni	344	516	7 129	10 695	2 844	4 266	599	899
Boksburg	937	1 687	11 312	20 362	42 889	77 200	5 604	10 087

Table 3 - Building plans passed for non-residential buildings according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Brakpan	321	290	1 883	1 506	6 753	6 737	2 602	1 636
Bronkhorstspruit	91	80	2 211	2 095	967	601	627	450
Carletonville	-	-	100	120	1 039	1 246	105	127
Centurion	74 290	92 879	3 111	3 580	26 969	27 848	5 336	6 460
Duduza	-	-	-	-	-	-	993	1 140
Eastern Services Council - Pretoria	1 729	1 730	5 006	5 033	803	807	10 726	9 121
Edenvale-Modderfontein	11 211	9 433	2 712	2 348	7 310	6 963	6 150	5 918
Germiston	4 278	8 556	5 158	9 621	26 332	47 294	3 051	5 694
Greater Johannesburg -								
Eastern Metropolitan LC	471 318	612 715	7 198	9 357	12 310	16 003	91 332	118 732
Northern Metropolitan LC	84 461	143 250	7 741	13 224	5 561	9 746	21 968	37 914
Southern Metropolitan LC	7 265	13 700	7 062	7 800	48 709	74 024	10 633	18 040
Western Metropolitan LC	16 640	33 280	7 738	15 476	27 656	55 312	12 808	25 029
Heidelberg	370	500	474	555	1 870	1 870	1 654	3 544
Kempton Park	1 118	3 130	1 238	3 095	32 589	65 178	41 771	83 542
Krugersdorp	-	-	357	368	2 893	3 159	1 354	1 562
Meyerton	298	354	2 944	5 005	1 035	1 053	336	372
Midrand	25 449	63 673	10 295	25 750	32 844	82 135	7 600	19 000
Nigel	-	-	-	-	5 208	7 160	1 202	1 560
Pretoria	53 136	54 023	63 634	73 428	12 885	13 880	18 962	21 195
Randfontein	1 887	1 981	3 398	3 564	2 197	2 306	2 189	2 296
Soweto	-	-	960	960	-	-	3 936	3 840
Springs	1 755	1 921	393	432	1 741	1 706	9 213	25 857
Vanderbijlpark	-	-	1 160	1 365	1 674	1 507	6 900	18 810
Vereeniging	887	1 337	3 454	5 976	2 701	3 316	9 451	14 890
Western Services Council	820	820	7 892	8 905	4 460	4 459	12 830	10 653
Westonaria	-	-	-	-	-	-	290	244
Mpumalanga	18 038	27 468	46 128	55 410	37 687	35 381	22 456	27 298
Delmas	349	340	111	60	1 560	1 520	356	360
Eastvaal District Council	-	-	288	720	-	-	-	-
Ermelo	1 000	1 500	1 750	1 700	-	-	956	680
Highveld District Council	137	88	-	-	-	-	1 274	1 439
Komatipoort	-	-	4 791	4 791	742	500	-	-
Kwagqga	-	-	-	-	-	-	1 662	1 662
Malelane	-	-	2 001	2 050	1 267	1 400	1 185	2 300
Middelburg	299	299	3 906	3 609	-	-	199	186
Nelspruit	5 813	8 219	19 532	27 587	15 508	15 507	5 969	6 326
Secunda	-	-	9 366	10 672	1 803	1 957	6 202	7 889
White River	449	468	307	350	7 509	6 520	1 765	3 100
Witbank	9 991	16 554	4 076	3 871	9 298	7 977	2 888	3 356

Table 3 - Building plans passed for non-residential buildings according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Northern Province	11 109	15 710	24 719	49 473	15 112	22 752	9 724	15 942
Bosveld District Council	245	300	-	-	-	-	783	1 800
Giyani	-	-	-	-	-	-	2 778	3 328
Letaba	4 925	4 300	7 035	19 844	1 222	1 030	-	-
Messina	970	1 223	-	-	271	380	143	100
Naboomspruit	37	22	1 250	827	122	73	295	147
Nylstroom	-	-	2 475	2 860	1 479	1 700	306	290
Pietersburg	4 932	9 864	9 458	18 916	10 848	17 988	4 993	9 765
Potgietersrus	-	-	4 501	7 027	738	1 181	426	511
Thabazimbi	-	-	-	-	432	400	-	-

Table 4 - Buildings completed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations			
				Dwelling-houses		Total 2/	
	R'000	R'000	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
RSA - Total	10 241 299	4 997 338	2 705 142	1 456 109	1 536 532	2 150 510	2 538 818
Western Cape - Total	2 923 750	1 476 450	673 797	474 729	479 227	651 492	773 503
Blaauwberg(includes Milnerton)	233 579	142 166	48 883	45 548	36 160	54 817	42 530
Breede River District Council	24 812	3 133	11 230	4 627	4 887	8 293	10 450
Cape Town	476 373	198 679	76 953	70 122	63 110	112 553	200 742
City of Tygerberg -							
Bellville	253 319	86 283	116 106	27 860	32 785	37 427	50 930
Durbanville	109 861	85 766	5 404	10 569	14 820	13 656	18 690
Goodwood	46 874	12 753	10 419	22 433	17 483	27 327	23 701
Lingeletu West	28 350	28 350	-	-	-	-	-
Parow	98 343	19 430	54 716	19 322	18 590	22 282	24 197
South Administration	14 378	1 283	774	11 579	12 320	11 579	12 320
Fish Hoek	5 795	2 942	-	2 720	2 646	2 922	2 853
George	104 388	37 221	56 786	6 868	6 147	11 300	10 380
Hangklip-Kleinmond	48 485	34 214	2 695	8 667	9 932	9 882	11 576
Helderberg -							
Gordon's Bay	15 037	11 437	1 200	2 417	2 252	2 417	2 400
Somerset West	68 483	43 443	10 052	9 321	13 364	10 556	14 988
Strand	62 160	38 166	16 210	7 530	7 075	7 836	7 784
Hermanus	47 295	31 767	2 792	9 786	11 792	10 461	12 737
Ikapa	21 631	17 509	-	2 226	1 641	4 134	4 122
Klein-Karoo District Council	315	63	-	252	252	252	252
Knysna	46 732	34 493	3 324	1 771	1 905	9 874	8 916
Malmesbury	32 598	23 551	2 874	4 593	6 017	4 716	6 173
Mossel Bay	183 645	125 029	15 541	15 504	21 707	28 234	43 075
Oostenberg -							
Brackenfell	156 309	71 052	26 700	46 671	43 443	63 805	58 557
Kraaifontein	56 834	35 153	10 168	10 833	11 023	11 456	11 513
Kulls River	74 221	55 708	10 954	7 623	7 559	7 623	7 559
Melton Rose-Blue Downs	81 287	10 090	44 652	13 390	12 905	27 754	26 545
Oudtshoorn	10 922	6 219	1 432	2 873	3 026	3 114	3 271
Overberg District Council	18 452	10 658	3 936	2 684	3 410	3 617	3 858
Paarl	47 061	22 720	5 147	9 402	10 261	16 498	19 194
Plettenberg Bay	36 811	26 896	-	6 600	9 545	6 600	9 915
Sedgefield	11 247	9 617	-	1 189	1 336	1 398	1 630
Simon's Town	7 831	7 321	-	584	510	584	510
South Peninsula	211 651	109 937	33 839	58 923	56 256	67 466	67 875

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'



Table 4 - Buildings completed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations		R'000	
	R'000	R'000	R'000	Dwelling-houses	Total 2/		
	R'000	R'000	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Stellenbosch	86 939	45 308	35 496	3 514	4 460	4 973	6 135
West Coast District Council	28 478	12 804	12 187	2 830	3 052	3 310	3 488
Western Coast Peninsula	36 315	25 339	6 465	3 418	3 136	4 613	4 511
Wellington	17 932	7 865	6 315	1 194	1 152	3 271	3 752
Winelands District Council	76 995	24 929	34 652	7 432	8 395	18 563	17 414
Worcester	42 010	17 157	5 895	11 854	14 874	16 329	18 959
<b>Eastern Cape - Total</b>	<b>616 415</b>	<b>315 050</b>	<b>125 099</b>	<b>124 005</b>	<b>117 279</b>	<b>172 348</b>	<b>176 266</b>
Aliwal-Maletswai	4 284	1 096	480	2 027	2 058	2 091	2 708
Despatch	6 094	3 557	629	2 559	1 897	2 571	1 909
East London	186 128	94 832	42 094	28 946	29 285	43 166	49 202
Grahamstown	6 572	4 522	785	1 410	1 195	1 410	1 265
Jeffrey's Bay	42 423	34 200	-	6 985	8 223	6 985	8 223
King William's Town	13 622	6 020	4 499	2 707	3 103	2 707	3 103
Port Alfred	34 659	29 476	1 313	3 625	3 304	4 092	3 870
Port Elizabeth	269 323	115 889	62 992	61 022	58 081	86 746	90 442
Uitenhage	18 465	8 071	215	9 419	6 051	14 415	10 179
Umtata	22 507	11 616	10 290	347	401	425	601
Western District Council	12 337	5 770	1 802	4 958	3 680	7 740	4 765
<b>Northern Cape - Total</b>	<b>128 265</b>	<b>61 955</b>	<b>29 299</b>	<b>21 680</b>	<b>27 938</b>	<b>27 189</b>	<b>37 012</b>
Benede-Oranje District Council	5 762	1 286	4 019	135	136	421	457
Keimoes	1 326	545	235	780	546	780	546
Kimberley	96 549	53 479	17 718	14 426	20 065	17 532	25 351
Kuruman	1 172	180	608	336	384	336	384
Namaqualand District Council	2 949	2 275	-	300	633	334	674
Upington	20 508	4 189	6 719	5 703	6 174	7 786	9 600
<b>Free State - Total</b>	<b>356 409</b>	<b>150 817</b>	<b>73 180</b>	<b>56 499</b>	<b>52 805</b>	<b>116 235</b>	<b>132 411</b>
Bethlehem	16 420	7 393	3 118	5 158	4 232	7 471	5 909
Bloemfontein	222 907	75 377	55 887	35 380	35 107	80 324	91 643
Botshabelo	9 434	9 434	-	-	-	-	-
Deneysville	10 154	7 591	2 005	93	82	434	558

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 4 - Buildings completed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations			
	R'000	R'000	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Harrismith	7 908	3 317	732	1 281	899	4 152	3 859
Kroonstad	21 939	13 688	3 038	3 299	3 347	4 544	5 213
Ladybrand	5 094	4 078	827	110	110	110	189
Ogendaalsrus	1 328	1 048	-	581	280	581	280
Parys	6 448	5 398	302	798	703	844	749
Phuthaditjhaba	16 760	14 718	-	1 480	2 042	1 480	2 042
Sasolburg	13 247	565	2 005	2 405	1 619	5 615	10 677
Virginia	1 458	-	-	1 183	563	1 854	1 458
Welkom	23 312	8 210	5 267	4 731	3 822	8 826	9 835
<b>Kwazulu-Natal - Total</b>	<b>1 595 549</b>	<b>537 118</b>	<b>508 732</b>	<b>265 721</b>	<b>298 161</b>	<b>447 109</b>	<b>549 699</b>
Development and Services Board - Inland							
	6 121	4 484	-	1 078	1 609	1 078	1 637
Development and Services Board - North Coast							
	2 966	1 675	-	249	240	1 419	1 291
Dolphin Coast Borough							
	36 017	31 351	-	2 493	4 606	2 493	4 666
Durban							
	765 636	198 460	173 095	186 279	207 158	314 756	394 081
Edendale							
	6 558	5 600	451	206	248	422	507
Empangeni							
	13 474	2 474	11 000	-	-	-	-
Hilton							
	6 757	2 590	-	1 598	1 657	3 146	4 167
Howick							
	9 927	5 180	3 203	844	871	1 280	1 544
Inner West City Council							
	129 311	36 349	39 320	25 112	27 861	44 289	53 642
Kokstad							
	10 196	6 253	1 748	190	360	1 054	2 195
Kwa-Dukuza/Stanger							
	13 767	8 237	4 590	756	837	833	940
Kwamashu							
	2 213	873	-	1 524	1 341	1 524	1 341
Ladysmith							
	14 475	5 676	2 293	3 496	3 500	6 300	6 506
Margate							
	49 469	28 310	8 240	8 963	9 436	13 101	12 919
Mpenjati/Southbroom							
	8 629	8 009	-	303	220	303	620
Newcastle							
	23 978	15 279	4 516	1 285	1 523	4 627	4 183
North Local Council -							
Tongaat							
	16 824	4 219	1 899	6 092	6 086	9 853	10 706
Umhlanga Rocks							
	292 216	74 385	210 025	3 329	4 933	5 095	7 806
Verulam							
	11 502	11 502	-	-	-	-	-
Outer West Local Council							
	63 043	33 612	11 936	11 884	15 150	12 519	17 495
Pennington							
	9 121	6 737	-	1 013	1 308	1 863	2 384
Pietermaritzburg/Msunduzi							
	30 566	12 935	4 922	4 329	4 506	14 643	12 709
Port Shepstone							
	17 525	7 419	9 330	599	513	894	776

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 4 - Buildings completed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total R'000	Residential buildings 1/ R'000	Non-residential buildings R'000	Additions and alterations		Total 2/ R'000	
				Dwelling-houses m <sup>2</sup>	R'000		
Richards Bay	19 654	3 557	15 710	366	373	366	387
South Local Council	25 973	18 386	2 000	2 317	2 327	3 822	5 587
Umlazi	4 657	497	4 000	250	160	250	160
Umtamvuna-Port Edward TLC	4 973	3 068	455	1 166	1 339	1 179	1 450
<b>North West - Total</b>	<b>328 067</b>	<b>179 647</b>	<b>69 489</b>	<b>59 349</b>	<b>56 085</b>	<b>78 278</b>	<b>78 931</b>
Bophirima District Council	104	-	104	-	-	-	-
Brits	12 816	8 841	2 440	1 105	1 535	1 105	1 535
Ga-Rankuwa	17 276	13 641	-	3 275	3 635	3 275	3 635
Klerksdorp	77 433	33 890	16 379	27 832	20 423	35 351	27 163
Lichtenburg	17 224	7 507	5 200	1 906	2 258	2 958	4 517
Mmabatho	20 111	17 386	1 228	1 139	1 324	1 209	1 497
Orkney	17 907	4 772	3 000	1 966	2 485	8 296	10 135
Potchefstroom	59 377	23 474	15 952	14 034	16 841	17 424	19 951
Rustenburg	96 382	66 100	22 402	6 605	6 116	7 140	7 880
Vryburg	4 120	2 035	813	726	492	726	1 272
Zeerust	5 318	2 002	1 971	761	977	794	1 346
<b>Gauteng - Total</b>	<b>3 687 580</b>	<b>1 980 349</b>	<b>1 008 284</b>	<b>365 953</b>	<b>438 377</b>	<b>544 836</b>	<b>698 947</b>
Akasia	22 307	15 772	1 021	1 648	1 967	4 377	5 515
Alberton	82 571	57 434	12 421	7 135	6 906	10 183	12 717
Benoni	67 693	43 439	2 546	9 565	14 043	14 891	21 708
Boksburg	225 982	92 041	43 148	13 231	10 461	72 144	90 793
Brakpan	49 453	46 304	725	1 474	1 402	2 587	2 425
Bronkhorstspuit	12 503	6 270	5 291	834	754	960	942
Carletonville	8 616	4 782	2 321	969	1 140	1 229	1 513
Centurion	208 663	157 665	37 938	7 463	7 567	11 063	13 060
Duduza	5 722	4 040	-	2 228	1 681	2 228	1 681
Eastern Services Council - Pretoria	88 944	85 229	3 693	22	22	22	22
Edenvale-Modderfontein	118 122	55 404	48 140	8 710	8 509	13 413	14 578
Germiston	19 328	6 346	2 500	7 840	9 927	8 200	10 482
Greater Johannesburg -							
Eastern Metropolitan LC	411 296	174 754	127 224	68 421	88 550	82 471	109 319
Northern Metropolitan LC	381 272	202 331	114 065	38 457	48 279	48 180	64 875
Southern Metropolitan LC	175 116	76 299	40 388	25 639	27 921	31 198	58 429
Western Metropolitan LC	261 434	189 923	40 515	14 690	22 925	19 499	30 997
Heidelberg	13 773	13 432	-	359	341	359	341

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 4 - Buildings completed according to type of building (residential buildings, non-residential buildings and additions and alterations), province and local government institution: 1999

Province and local government institutions	Total	Residential buildings 1/	Non-residential buildings	Additions and alterations		R'000
	R'000	R'000	R'000	Dwelling-houses m <sup>2</sup>	Total 2/ R'000	
Kempton Park	139 851	67 135	14 803	38 508	57 474	57 913
Krugersdorp	122 899	70 323	15 654	15 633	14 576	36 922
Meyerton	4 330	3 051	303	967	953	976
Midrand	349 729	110 072	210 565	9 340	19 477	29 092
Nigel	7 352	1 497	3 030	3 123	2 806	2 825
Pretoria	634 299	384 516	185 465	44 094	48 544	64 318
Randfontein	65 248	21 825	29 591	6 425	6 583	13 833
Sebokeng	6 589	4 799	-	1 632	1 789	1 789
Soweto	16 433	5 768	36	13 649	10 422	10 629
Springs	79 091	30 867	34 212	4 944	4 743	14 012
Vanderbijlpark	54 247	9 351	29 096	8 638	8 067	15 801
Vereeniging	39 669	30 081	814	8 158	8 301	8 773
Western Services Council	11 202	5 751	2 783	2 157	2 247	2 668
Westonaria	3 847	3 847	-	-	-	-
<b>Mpumalanga - Total</b>	<b>472 690</b>	<b>192 710</b>	<b>197 140</b>	<b>82 178</b>	<b>60 457</b>	<b>82 840</b>
Delmas	11 947	7 805	430	2 565	2 132	3 712
Eastvaal District Council	1 313	1 313	-	-	-	-
Ermelo	10 408	9 986	-	458	422	422
Highveld District Council	241	209	-	54	32	32
Komatipoort	4 250	670	3 500	81	80	80
Kwaguqa	14 434	11 860	106	2 460	2 468	2 468
Lowveld and Escarpment District Council	3 537	3 537	-	-	-	-
Malelane	7 229	4 432	1 707	272	260	1 090
Middelburg	85 018	31 129	17 135	46 479	32 814	36 755
Nelspruit	127 296	28 848	85 519	6 319	6 291	12 929
Secunda	127 489	68 447	52 613	5 735	4 333	6 428
White River	22 598	8 848	13 577	-	-	173
Witbank	56 930	15 627	22 554	17 755	11 625	18 749
<b>Northern Province - Total</b>	<b>132 576</b>	<b>103 243</b>	<b>20 122</b>	<b>5 995</b>	<b>6 203</b>	<b>9 210</b>
Bosveld District Council	35 860	34 547	300	1 118	1 013	1 013
Giyani	7 304	5 431	1 110	636	763	763
Letaba	15 193	12 084	2 315	676	794	794
Messina	786	639	100	67	47	47
Naboomspruit	2 711	2 291	213	95	70	208
Nylstroom	7 079	7 079	-	-	-	-
Pietersburg	39 393	29 786	8 568	944	1 038	1 038
Potgietersrus	22 171	9 787	7 156	2 297	2 359	5 228
Thabazimbi	2 080	1 600	360	162	120	120

1/ Including 'Other residential buildings'

2/ Including 'Other additions and alterations'

Table 5 - Residential buildings completed according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
RSA - Total	58 313	3 782 465	3 558 711	2 250	194 249	249 825	6 152	684 479	890 509
Western Cape - Total	12 972	995 339	1 028 032	1 525	130 375	175 310	1 373	150 662	194 817
Blaauwberg(includes Milnerton)	829	134 112	115 688	310	29 905	25 668	-	-	-
Breede River District Council	24	2 426	2 953	-	-	-	-	-	-
Cape Town	285	57 399	69 355	232	28 110	44 239	52	9 429	21 537
City of Tygerberg -									
Bellville	149	37 356	49 870	260	14 746	15 793	131	17 094	19 960
Durbanville	109	22 932	32 015	122	7 601	10 676	210	29 681	43 075
Goodwood	46	4 228	4 833	8	571	619	84	6 537	7 301
Lingeletu West	700	27 000	28 350	-	-	-	-	-	-
Parow	81	10 434	13 285	-	-	-	27	4 023	6 145
South Administration	12	1 086	1 283	-	-	-	-	-	-
Fish Hoek	11	1 953	2 590	-	-	-	2	250	352
George	735	35 790	29 598	-	-	-	62	6 930	7 623
Hangklip-Kleinmond	339	27 599	32 398	-	-	-	12	1 324	1 816
Helderberg -									
Gordon's Bay	39	7 200	9 269	-	-	-	23	1 944	2 168
Somerset West	111	24 826	35 907	-	-	-	55	5 903	7 537
Strand	71	10 715	14 708	109	9 075	15 320	85	8 304	8 138
Hermanus	126	26 798	31 767	-	-	-	-	-	-
Ikapa	2 900	65 359	17 509	-	-	-	-	-	-
Klein-Karoo District Council	1	63	63	-	-	-	-	-	-
Knysna	63	16 097	27 593	16	1 478	2 000	-	-	-
Kraaifontein	255	26 944	35 153	-	-	-	-	-	-
Malmesbury	791	26 429	23 551	-	-	-	-	-	-
Mossel Bay	510	46 530	63 227	314	25 748	46 346	60	7 200	10 080
Oostenberg -									
Brackenfell	162	29 961	36 150	-	-	-	355	28 307	34 902
Kraaifontein	255	26 944	35 153	-	-	-	-	-	-
Kulls River	1 040	50 033	45 321	6	1 381	1 519	91	9 124	8 868
Melton Rose-Blue Downs	137	9 783	10 090	-	-	-	-	-	-
Oudtshoorn	75	5 797	6 219	-	-	-	-	-	-
Overberg District Council	41	6 935	10 177	-	-	-	-	-	-
Paarl	841	31 425	22 720	-	-	-	-	-	-
Plettenberg Bay	90	19 524	26 896	-	-	-	-	-	-
Sedgefield	36	7 022	9 617	-	-	-	-	-	-
Simon's Town	34	6 942	7 321	-	-	-	-	-	-
South Peninsula	573	87 560	87 955	122	9 009	9 630	99	12 104	12 352
Stellenbosch	591	43 448	44 308	6	504	1 000	-	-	-
West Coast District Council	88	10 372	10 307	-	-	-	1	146	161
Western Coast Peninsula	750	27 945	20 036	20	2 247	2 500	24	2 362	2 803
Wellington	107	9 005	7 865	-	-	-	-	-	-
Winelands District Council	89	21 863	24 929	-	-	-	-	-	-
Worcester	131	14 448	17 157	-	-	-	-	-	-

Table 5 - Residential buildings completed according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Eastern Cape	5 850	295 018	263 875	-	-	-	243	24 054	24 248
Aliwal-Maletswai	5	525	496	-	-	-	6	624	600
Despatch	280	10 792	3 418	-	-	-	4	168	138
East London	1 586	68 720	75 791	-	-	-	21	2 410	2 684
Grahamstown	98	4 569	3 924	-	-	-	6	544	598
Jeffrey's Bay	140	31 061	33 937	-	-	-	2	285	263
King William's Town	72	5 310	6 020	-	-	-	-	-	-
Port Alfred	790	36 308	27 560	-	-	-	12	1 503	1 630
Port Elizabeth	2 600	115 725	95 151	-	-	-	192	18 520	18 334
Uitenhage	214	11 191	8 071	-	-	-	-	-	-
Umtata	38	3 598	3 736	-	-	-	-	-	-
Western District Council	27	7 219	5 770	-	-	-	-	-	-
Northern Cape	2 458	106 138	54 400	-	-	-	30	3 615	5 161
Benede-Oranje District Council	15	1 185	1 286	-	-	-	-	-	-
Keimoes	7	638	545	-	-	-	-	-	-
Kimberley	2 406	100 742	48 585	-	-	-	14	1 452	2 501
Kuruman	1	166	180	-	-	-	-	-	-
Namaqualand District Council	-	-	-	-	-	-	14	1 778	2 275
Upington	29	3 407	3 804	-	-	-	2	385	385
Free State	2 984	164 818	117 807	9	793	793	201	20 230	22 722
Bethlehem	107	7 528	6 788	-	-	-	10	505	605
Bloemfontein	1 057	69 684	54 866	-	-	-	163	16 135	18 511
Botshabelo	120	10 504	9 434	-	-	-	-	-	-
Deneysville	321	14 550	7 591	-	-	-	-	-	-
Harrismith	38	2 209	2 087	-	-	-	8	1 438	1 230
Kroonstad	147	7 858	6 192	-	-	-	-	-	-
Ladybrand	38	3 291	2 921	9	793	793	5	364	364
Odendaalsrus	22	2 078	1 048	-	-	-	-	-	-
Parys	205	8 501	3 386	-	-	-	15	1 788	2 012
Phuthaditjhaba	570	22 005	14 718	-	-	-	-	-	-
Sasolburg	5	602	565	-	-	-	-	-	-
Welkom	354	16 008	8 210	-	-	-	-	-	-
Kwazulu-Natal	3 474	353 333	396 585	251	22 354	32 249	693	77 618	100 668
Development and Services Board - Inland	54	3 398	4 484	-	-	-	-	-	-
Development and Services Board - North Coast	13	1 593	1 675	-	-	-	-	-	-
Dolphin Coast Borough	576	22 191	19 007	-	-	-	42	5 820	12 344
Durban	1 187	140 462	146 986	165	11 708	17 910	304	26 244	32 463

Table 5 - Residential buildings completed according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Egendale	64	4 667	5 600	-	-	-	-	-	-
Empangeni	22	2 323	2 474	-	-	-	-	-	-
Hilton	10	2 224	2 590	-	-	-	-	-	-
Howick	24	3 075	3 248	-	-	-	15	1 922	1 932
Inner West City Council	187	22 402	23 272	-	-	-	90	9 580	11 562
Kokstad	48	3 284	6 253	-	-	-	-	-	-
Kwa-Dukuza/Stanger	31	3 518	3 817	18	3 075	3 000	14	1 319	1 420
Kwamashu	15	991	873	-	-	-	-	-	-
Ladysmith	50	4 410	5 598	-	-	-	1	58	78
Margate	156	16 099	16 221	44	4 514	6 739	39	5 352	5 350
Mpenjati/Southbroom	12	3 332	8 009	-	-	-	-	-	-
Newcastle	59	12 135	14 556	-	-	-	4	602	723
North Local Council -									
Tongaat	29	3 754	4 219	-	-	-	-	-	-
Umhlanga Rocks	117	33 320	53 388	24	3 057	4 600	68	10 877	16 397
Verulam	318	12 185	11 502	-	-	-	-	-	-
Outer West Local Council	151	22 405	27 700	-	-	-	35	4 961	5 912
Pennington	21	4 383	5 767	-	-	-	6	735	970
Pietermaritzburg/Msunduzi	40	4 827	4 550	-	-	-	57	7 494	8 385
Port Shepstone	45	6 603	6 922	-	-	-	4	411	497
Richards Bay	35	3 654	3 557	-	-	-	-	-	-
South Local Council	185	10 740	10 751	-	-	-	14	2 243	2 635
Umlazi	9	2 285	497	-	-	-	-	-	-
Umtamvuna-Port Edward TLC	16	3 073	3 068	-	-	-	-	-	-
North West	2 163	150 553	149 568	41	5 429	4 580	172	25 374	25 204
Brits	96	8 558	8 841	-	-	-	-	-	-
Ga-Rankuwa	134	10 527	13 641	-	-	-	-	-	-
Klerksdorp	445	31 737	20 171	41	5 429	4 580	59	11 030	9 139
Lichtenburg	76	5 759	7 308	-	-	-	1	147	199
Mmabatho	233	16 340	17 386	-	-	-	-	-	-
Orkney	172	6 175	4 772	-	-	-	-	-	-
Potchefstroom	180	15 158	16 898	-	-	-	61	5 191	6 576
Rustenburg	784	52 163	56 515	-	-	-	51	9 006	9 290
Vryburg	28	2 620	2 035	-	-	-	-	-	-
Zeerust	15	1 516	2 002	-	-	-	-	-	-
Gauteng	23 627	1 462 431	1 348 987	161	13 451	15 072	3 287	365 187	498 990
Akasia	207	13 547	15 772	-	-	-	-	-	-
Alberton	1 051	51 871	43 652	84	7 013	7 460	51	5 243	6 322
Benoni	1 470	55 806	39 885	-	-	-	50	2 889	3 554
Boksburg	675	36 583	43 900	-	-	-	235	19 241	34 435
Brakpan	76	4 855	3 957	38	2 306	2 347	-	-	-
Bronkhorstspuit	345	11 235	6 270	-	-	-	-	-	-
Carletonville	305	10 293	4 782	-	-	-	-	-	-
Centurion	369	83 679	86 479	30	3 742	4 865	303	53 561	65 567
Duduza	130	6 604	4 040	-	-	-	-	-	-

Table 5 - Residential buildings completed according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Eastern Services Council - Pretoria	233	73 762	85 229	-	-	-	-	-	-
Edenvale-Modderfontein	1 845	69 953	30 224	-	-	-	350	23 983	25 180
Germiston	35	2 857	4 041	-	-	-	6	1 800	2 305
Greater Johannesburg -									
Eastern Metropolitan LC -	339	123 279	159 332	-	-	-	55	11 862	15 422
Northern Metropolitan LC	1 410	141 864	176 780	-	-	-	213	14 292	17 966
Southern Metropolitan LC	927	53 682	50 060	9	390	400	287	20 596	23 839
Western Metropolitan LC	7 999	280 670	130 744	-	-	-	317	29 611	59 180
Heidelberg	384	18 655	12 907	-	-	-	3	393	525
Kempton Park	352	31 524	44 420	-	-	-	184	15 144	22 716
Krugersdorp	215	32 259	35 752	-	-	-	230	29 352	34 571
Meyerton	29	2 092	2 573	-	-	-	6	412	479
Midrand	144	35 836	72 146	-	-	-	109	15 285	37 926
Nigel	10	1 455	1 497	-	-	-	-	-	-
Pretoria	1 872	178 210	189 052	-	-	-	829	115 325	142 212
Randfontein	693	31 460	21 825	-	-	-	-	-	-
Sebokeng	74	3 952	4 799	-	-	-	-	-	-
Soweto	106	5 441	5 768	-	-	-	-	-	-
Springs	1 841	63 762	30 092	-	-	-	6	802	776
Vanderbijlpark	51	8 332	9 147	-	-	-	1	170	204
Vereeniging	352	20 865	26 451	-	-	-	25	3 117	3 630
Western Services Council	30	3 744	3 861	-	-	-	24	1 742	1 890
Westonaria	58	4 304	3 553	-	-	-	3	367	294
Mpumalanga	1 911	126 462	107 610	263	21 847	21 821	104	10 409	10 021
Delmas	341	17 606	7 805	-	-	-	-	-	-
Eastvaal District Council	5	730	1 313	-	-	-	-	-	-
Ermelo	415	14 555	8 252	12	476	476	8	1 043	1 258
Highveld District Council	2	270	209	-	-	-	-	-	-
Komatipoort	3	596	670	-	-	-	-	-	-
Kwaguqa	280	12 284	11 860	-	-	-	-	-	-
Lowveld and Escarpment District Council	2	400	507	-	-	-	-	-	-
Malelane	12	2 453	2 352	6	362	360	6	879	920
Middelburg	225	21 748	17 997	170	13 879	13 132	-	-	-
Nelspruit	185	21 919	25 973	5	183	280	28	1 996	2 595
Secunda	337	13 252	11 446	70	6 947	7 574	-	-	-
White River	37	7 369	8 848	-	-	-	-	-	-
Witbank	67	13 280	10 378	-	-	-	62	6 491	5 249



Table 5 - Residential buildings completed according to type of building (dwelling-houses, flats and townhouses), province and local government institution: 1999

Province and local government institutions	Dwelling-houses			Flats			Townhouses		
	Number	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000	Number of units	m <sup>2</sup>	R'000
Northern Province	2 874	128 373	91 848	-	-	-	49	7 330	8 677
Bosveld District Council	1 812	59 583	34 047	-	-	-	-	-	-
Giyani	57	4 527	5 431	-	-	-	-	-	-
Letaba	70	7 390	9 075	-	-	-	19	2 314	3 008
Messina	11	1 266	639	-	-	-	-	-	-
Naboomspruit	14	1 982	2 291	-	-	-	-	-	-
Nylstroom	34	3 408	3 914	-	-	-	15	2 657	3 165
Pietersburg	718	39 225	27 568	-	-	-	-	-	-
Potgietersrus	148	9 492	7 283	-	-	-	15	2 359	2 503
Thabazimbi	10	1 500	1 600	-	-	-	-	-	-

Table 6 - Non-residential buildings completed according to type of building (office and banking space, shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
RSA - Total	436 585	675 170	414 506	626 859	836 355	995 500	356 779	407 613
Western Cape - Total	139 411	203 864	74 787	104 114	317 055	270 920	134 503	94 899
Blaauwberg(includes Milnerton)	183	161	268	284	71 987	47 911	886	527
Breede River District Council	35	35	238	215	4 276	3 402	7 946	7 578
Cape Town	55 459	63 100	271	433	8 624	4 796	7 746	8 623
City of Tygerberg -								
Bellville	38 478	80 082	2 537	3 800	31 023	32 224	-	-
Durbanville	3 756	3 756	892	1 140	180	104	281	404
Goodwood	2 902	4 000	2 023	1 800	6 557	3 719	676	900
Parow	7 503	15 034	3 963	5 710	35 756	33 515	451	457
South Administration	-	-	-	-	-	-	762	774
George	3 283	3 940	26 579	42 582	6 328	5 695	3 224	4 569
Hangklip-Kleinmond	289	378	1 493	1 948	-	-	258	368
Helderberg -								
Gordon's Bay	-	-	258	500	855	700	-	-
Somerset West	-	-	425	638	3 787	5 450	2 910	3 964
Strand	-	-	4 182	4 650	12 601	11 060	522	500
Hermanus	-	-	-	-	825	1 044	1 382	1 748
Knysna	-	-	87	90	1 346	1 255	1 804	1 978
Malmesbury	23	28	-	-	849	849	2 776	1 997
Mossel Bay	5 056	7 078	1 200	1 680	4 014	5 620	830	1 163
Oostenberg -								
Brackenfell	-	-	344	320	28 836	24 360	1 811	2 020
Kraaifontein	-	-	419	503	10 318	8 413	1 233	1 253
Kulls River	-	-	6 717	10 954	-	-	-	-
Melton Rose-Blue Downs	-	-	6 634	10 209	34 698	33 548	814	895
Oudtshoorn	80	80	96	115	1 204	1 207	36	30
Overberg District Council	48	68	348	570	2 747	2 005	2 297	1 293
Paarl	-	-	227	740	6 505	4 407	-	-
South Peninsula	9 341	7 723	6 247	6 253	26 239	17 451	4 647	2 412
Stellenbosch	10 302	16 000	426	550	12 004	16 550	2 863	2 396
West Coast District Council	-	-	-	-	995	1 095	19 541	11 092
Western Coast Peninsula	-	-	6 403	6 215	-	-	312	250
Wellington	2 673	2 400	20	15	1 571	2 800	651	1 100
Winelands District Council	-	-	-	-	2 750	1 641	64 069	33 011
Worcester	-	-	2 490	2 200	180	100	3 775	3 595
Eastern Cape	5 614	7 046	38 725	47 184	34 730	46 000	24 730	24 869
Aliwal-Maletswai	-	-	482	480	-	-	-	-
Despatch	-	-	-	-	889	430	202	199
East London	5 198	6 619	19 839	25 977	3 322	3 326	4 742	6 173

Table 6 - Non-residential buildings completed according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Grahamstown	-	-	-	-	380	434	275	351
King William's Town	-	-	551	762	2 054	2 104	1 929	1 633
Port Alfred	177	180	282	310	-	-	928	823
Port Elizabeth	239	247	9 940	11 409	26 717	39 096	13 077	12 239
Uitenhage	-	-	-	-	419	134	109	81
Umtata	-	-	7 631	8 246	-	-	1 425	2 044
Western District Council	-	-	-	-	949	475	2 043	1 327
<b>Northern Cape</b>	<b>-</b>	<b>-</b>	<b>5 473</b>	<b>8 564</b>	<b>7 907</b>	<b>7 990</b>	<b>8 550</b>	<b>12 745</b>
<b>Benede-Oranje District</b>								
Council	-	-	844	1 113	2 469	2 071	825	835
Keimoes	-	-	356	235	-	-	-	-
Kimberley	-	-	2 533	5 628	300	180	7 725	11 910
Kuruman	-	-	760	608	-	-	-	-
Upington	-	-	980	980	5 138	5 739	-	-
<b>Free State</b>	<b>19 644</b>	<b>25 635</b>	<b>28 896</b>	<b>34 776</b>	<b>4 287</b>	<b>3 030</b>	<b>10 020</b>	<b>9 738</b>
Bethlehem	-	-	565	618	-	-	1 967	2 500
Bloemfontein	19 335	25 315	20 631	24 817	1 787	1 271	5 537	4 484
Deneysville	-	-	324	314	-	-	1 320	1 691
Harrismith	-	-	132	132	1 082	600	-	-
Kroonstad	309	320	1 287	1 410	431	244	1 196	1 063
Ladybrand	-	-	827	827	-	-	-	-
Parys	-	-	282	302	-	-	-	-
Sasolburg	-	-	1 291	1 300	605	705	-	-
Welkom	-	-	3 557	5 057	382	210	-	-
<b>Kwazulu-Natal</b>	<b>75 120</b>	<b>164 460</b>	<b>49 205</b>	<b>71 674</b>	<b>174 391</b>	<b>205 758</b>	<b>48 504</b>	<b>66 840</b>
<b>Durban</b>	<b>6 103</b>	<b>7 765</b>	<b>22 394</b>	<b>26 928</b>	<b>103 204</b>	<b>127 876</b>	<b>10 370</b>	<b>10 526</b>
Edendale	-	-	376	451	-	-	-	-
Empangeni	-	-	-	-	-	-	7 676	11 000
Howick	-	-	-	-	235	223	2 710	2 980
Inner West City Council	3 447	4 800	705	950	32 445	31 370	868	2 200
Kokstad	46	110	-	-	-	-	1 092	1 638
Kwa-Dukuza/Stanger	-	-	238	240	344	350	1 200	4 000
Ladysmith	1 678	1 678	194	235	-	-	475	380
Margate	-	-	2 433	2 950	3 891	2 400	2 170	2 890
Newcastle	-	-	4 519	3 391	1 500	1 125	-	-
<b>North Local Council -</b>								
Tongaat	-	-	-	-	1 266	1 899	-	-
Umhlanga Rocks	60 459	146 125	12 020	28 400	17 400	24 100	7 345	11 400
Outer West Local Council	873	982	181	330	7 268	5 156	4 907	5 468
Pietermaritzburg/Msunduzi	-	-	-	-	1 449	1 324	1 907	3 598
Port Shepstone	1 193	1 500	5 773	7 000	966	830	-	-
Richards Bay	-	-	372	800	3 983	8 780	2 692	6 130

Table 6 - Non-residential buildings completed according to type of building (office and banking space; shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
South Local Council	1 321	1 500	-	-	-	-	464	500
Umlazi	-	-	-	-	-	-	4 500	4 000
Umtamvuna-Port Edward TLC	-	-	-	-	440	325	128	130
<b>North West</b>	<b>11 923</b>	<b>15 477</b>	<b>16 842</b>	<b>19 775</b>	<b>9 583</b>	<b>8 378</b>	<b>19 646</b>	<b>25 859</b>
Bophirima District Council	-	-	51	20	-	-	300	84
Brits	198	240	1 150	1 700	-	-	403	500
Klerksdorp	546	513	4 327	4 653	3 879	3 630	9 610	7 584
Lichtenburg	963	2 361	2 180	2 574	239	200	162	65
Mmabatho	-	-	184	268	151	185	775	775
Orkney	-	-	-	-	-	-	1 852	3 000
Potchefstroom	8 356	10 423	423	590	1 840	1 687	1 324	3 252
Rustenburg	1 860	1 940	7 509	8 647	2 396	1 580	4 764	10 235
Vryburg	-	-	-	-	598	449	456	365
Zeerust	-	-	1 018	1 323	480	648	-	-
<b>Gauteng</b>	<b>174 184</b>	<b>242 074</b>	<b>111 405</b>	<b>230 645</b>	<b>228 049</b>	<b>386 351</b>	<b>86 155</b>	<b>149 214</b>
Akasia	-	-	785	1 021	-	-	-	-
Alberton	2 958	4 078	1 320	1 716	5 514	4 089	2 808	2 537
Benoni	-	-	-	-	1 698	2 546	-	-
Boksburg	-	-	13 696	24 226	9 905	17 829	607	1 093
Brakpan	-	-	725	725	-	-	-	-
Bronkhorstspuit	472	461	6 200	4 830	-	-	-	-
Carletonville	-	-	-	-	1 934	2 321	-	-
Centurion	1 825	2 920	1 738	1 802	23 282	26 630	5 410	6 586
Eastern Services Council - Pretoria	-	-	222	248	3 329	3 330	232	115
Egenvale-Modderfontein	20 983	27 678	89	89	16 324	13 370	6 997	7 003
Germiston	-	-	-	-	2 225	2 500	-	-
Greater Johannesburg -								
Eastern Metropolitan LC	75 942	98 726	344	447	13 070	16 991	8 508	11 060
Northern Metropolitan LC	17 234	28 881	3 986	6 506	35 113	59 270	11 990	19 408
Southern Metropolitan LC	3 679	3 950	1 160	1 700	6 591	7 438	11 326	27 300
Western Metropolitan LC	-	-	5 800	11 600	9 913	19 365	4 775	9 550
Kempton Park	-	-	2 843	6 807	3 998	7 996	-	-
Krugersdorp	-	-	6 472	7 602	973	1 103	5 814	6 949
Meyerton	-	-	-	-	300	303	-	-
Midrand	9 652	24 143	1 016	2 540	71 248	178 258	2 242	5 625
Nigel	294	260	-	-	1 661	2 070	553	700
Pretoria	36 481	43 952	38 305	130 427	3 110	4 106	6 064	6 980
Randfontein	309	324	23 845	25 036	4 030	4 231	-	-
Soweto	36	36	-	-	-	-	-	-
Springs	3 574	5 850	563	618	2 873	2 906	11 538	24 838
Vanderbijlpark	-	-	2 053	2 463	9 622	8 632	6 000	18 000
Vereeniging	745	814	-	-	-	-	-	-
Western Services Council	-	-	243	243	1 336	1 069	1 291	1 471

Table 6 - Non-residential buildings completed according to type of building (office and banking space, shopping space; industrial and warehouse space; and other), province and local government institution: 1999

Province and local government institutions	Office and banking space		Shopping space		Industrial and warehouse space		Other	
	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000	m <sup>2</sup>	R'000
Mpumalanga	9 096	14 136	81 467	99 611	55 133	61 398	23 230	21 996
Delmas	-	-	308	300	-	-	135	130
Komatipoort	-	-	4 262	3 500	-	-	-	-
Kwaguqa	-	-	106	106	-	-	-	-
Malelane	-	-	1 784	1 625	-	-	82	82
Middelburg	467	466	5 850	6 406	222	190	12 030	10 072
Nelspruit	6 866	12 134	36 609	50 081	16 274	18 304	6 435	5 000
Secunda	-	-	21 720	26 334	20 728	25 710	454	569
White River	-	-	548	600	9 434	9 600	1 790	3 377
Witbank	1 763	1 535	10 280	10 659	8 475	7 594	2 304	2 765
Northern Province	1 593	2 478	7 706	10 516	5 220	5 676	1 441	1 452
Bosveld District Council	245	300	-	-	-	-	-	-
Giyani	-	-	-	-	-	-	925	1 110
Letaba	533	600	807	1 300	306	415	-	-
Messina	-	-	-	-	-	-	143	100
Naboomspruit	37	22	287	115	-	-	95	76
Pietersburg	778	1 556	2 804	5 608	702	1 404	-	-
Potgietersrus	-	-	3 808	3 493	3 557	3 557	178	107
Thabazimbi	-	-	-	-	655	300	100	60

## **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. Aggregated information for the twelve months of the calendar year 1999 is published for each local government institution according to province in this statistical release. This statistical release contains information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations.

#### **Scope of the survey**

- 2 This survey covers local government institutions conducting activities for the private sector regarding -
  - approval of building plans; and
  - final inspection of completed buildings.

#### **Classification**

- 3 The 1993 edition of the Standard Industrial Classification of all Economic Activities, (SIC) Fifth Edition, January 1993, 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.
- 4 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**

- 5 The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, district councils, local councils, transitional local councils and development and services boards.

#### **Survey methodology and design**

- 6 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.
- 7 The survey is collected by mail each month from a sample of approximately 160 local government institutions. The monthly data of each local government institution are aggregated for the twelve months of the calendar year 1999 and are published according to local government institution.

#### **Comparison between building plans passed and buildings completed**

- 8 No direct comparison can be made between building plans passed and buildings completed for the following reasons -
  - an unknown number of building plans are passed and afterwards not executed; and
  - the time-lag between the date of passing of a building plan and the date of completion of the building varies considerably.

#### **Number of dwelling-houses**

- 9 The number of dwelling-houses is shown and not the number of plans passed or completed, since one plan may cover more than one dwelling-house.

## Related publications

10 Users may also wish to refer to the following publications:

- P5041.1 - Building statistics, issued monthly.
- 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.

The following reports contain information in respect of the monthly sample survey (building plans passed and buildings completed) and the annual sample survey (buildings completed):

- Report No. 50-11-01 (1998) - with summaries from 1996.
- Report No. 50-11-01 (1988) - with summaries from 1980.
- Report No. 50-11-01 (1989) - with summaries from 1981.
- Report No. 50-11-01 (1990) - with summaries from 1982.
- Report No. 50-11-01 (1991) - with summaries from 1983.
- Report No. 50-11-01 (1992) - with summaries from 1984.
- Report No. 50-11-01 (1993) - with summaries from 1985.
- Report No. 50-11-01 (1994) - with summaries from 1986.
- Report No. 50-11-01 (1995) - with summaries from 1987.
- Report No. 50-11-01 (1996) - with summaries from 1995.
- Report No. 50-11-01 (1997) - with summaries from 1995.

## Unpublished statistics

11 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

12 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.

## Symbols and abbreviations

-	nil
m <sup>2</sup>	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
CD	Compact Disc
GDP	Gross Domestic Product
RDP	Reconstruction and Development Program

## Technical notes

### Response rate

The response rate for the year 1999 is 100,0%.

## Local government institutions covered in the sample survey 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, 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), Kuils River, Malmesbury, Mossel Bay (includes Boggom's Bay, Kleinbrak, Rheeboek and Tergniet), Oostenberg (Brackenfell, Kuils River, Kraaifontein and Melton Rose - Blue Downs), Oudtshoorn, Overberg District Council, Paarl, Plettenberg Bay, Sedgefield, Simon's Town, Somerset West, South Peninsula, Stellenbosch, Wellington, West Coast District Council, Western Coast Peninsula, Winelands District Council and Worcester.

### Eastern Cape

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.

### Northern Cape

Benede-Oranje District Council, Keimoes, Kimberley (includes Galeshewe), Kuruman, Namaqualand District Council and Upington (includes Paballelo).

### Free State

Allanridge, Bethlehem (includes Bohlokong), Bloemfontein (includes Bainsvlei, Bloemspruit and Mangaung), Botshabelo, Deneysville (includes Refenggotso), Harrismith (includes Tsiamé), Kroonstad (includes Maokeng), Ladybrand (includes Manyatseng), Odendaalsrus (includes Kutlwanong), Parys, Phuthaditjhaba, Sasolburg (includes Zamdela), Virginia (includes Meloding) and Welkom (includes Thabong).

### KwaZulu-Natal

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).



**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.

## **Glossary**

<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, city 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>Reference period</b>	Reference period for this statistical release refers to the calendar year 1999.

**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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