

Statistical release

P5002

Construction industry

2007

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Contents

Summary of findings for the year 2007..... 2

Table 1 – Principal statistics in the construction industry, 2007 6

Table 2 – Income in the construction industry, 2007 7

Table 3 – Income by enterprise size in the construction industry, 2007..... 8

Table 4 – Expenditure in the construction industry, 2007 9

Table 5 – Employment in the construction industry at the end of June, 2007 11

Table 6 – Employment by status (permanent, temporary or casual) in the construction industry at the end of June, 2007..... 12

Table 7 – Employment by enterprise size in the construction industry at the end of June, 2007..... 13

Table 8 – Book value of fixed assets at the end of the year in the construction industry, 2007 14

Table 9 – Company tax, dividends, assets, owners’ equity and liabilities in the construction industry, 2007..... 15

Explanatory notes 16

Glossary 21

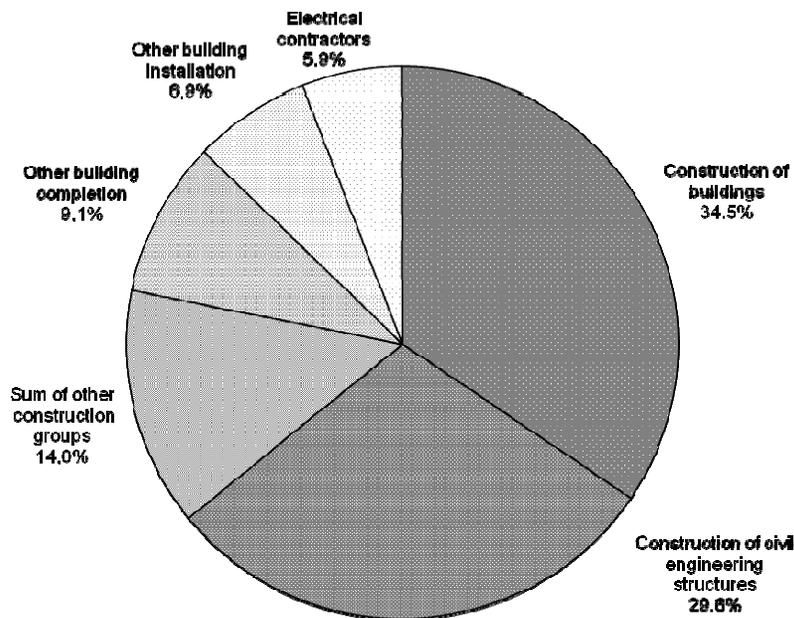
General information 23

Summary of findings for the year 2007

Income

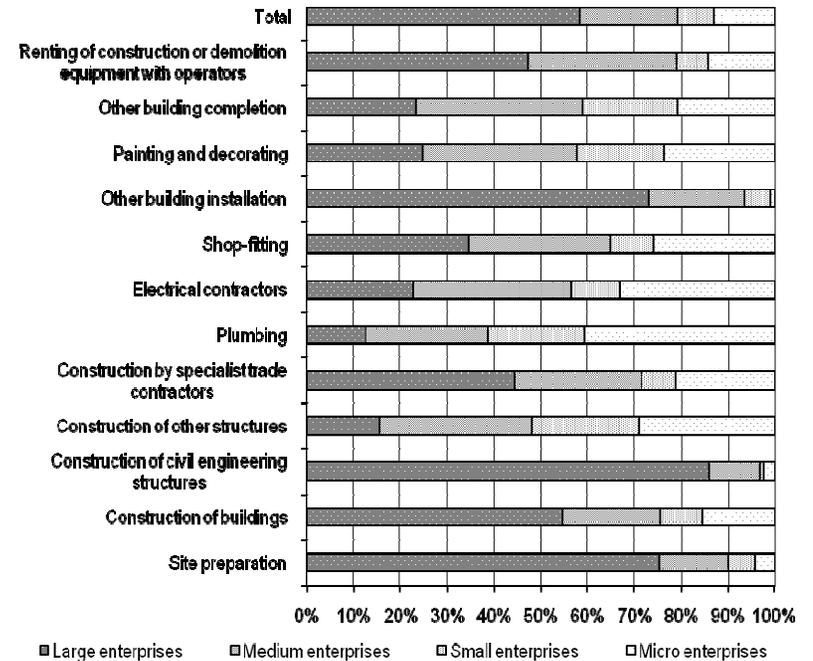
In 2007, the total income for the construction industry was R174 471 million (Table 1). The largest contributor to the total income was 'Construction of buildings' (R60 156 million or 34,5%), followed by 'Construction of civil engineering structures' (R51 651 million or 29,6%) and 'Other building completion' (R15 943 million or 9,1%) (see Figure 1). The total income represents an increase of 20,2% per annum over the income of R100 442 million reported for the corresponding survey of 2004 (Statistical release P5001).

Figure 1: Breakdown of income in the construction industry by industry groups, 2007



The breakdown of income by enterprise size in the construction industry indicates that large enterprises (those with turnover greater than R26 million) accounted for 58,2% (R101 473 million) of the total income reported by the industry (Table 3). However, income reported by other industry groups indicates varying proportions for different enterprise sizes (Figure 2).

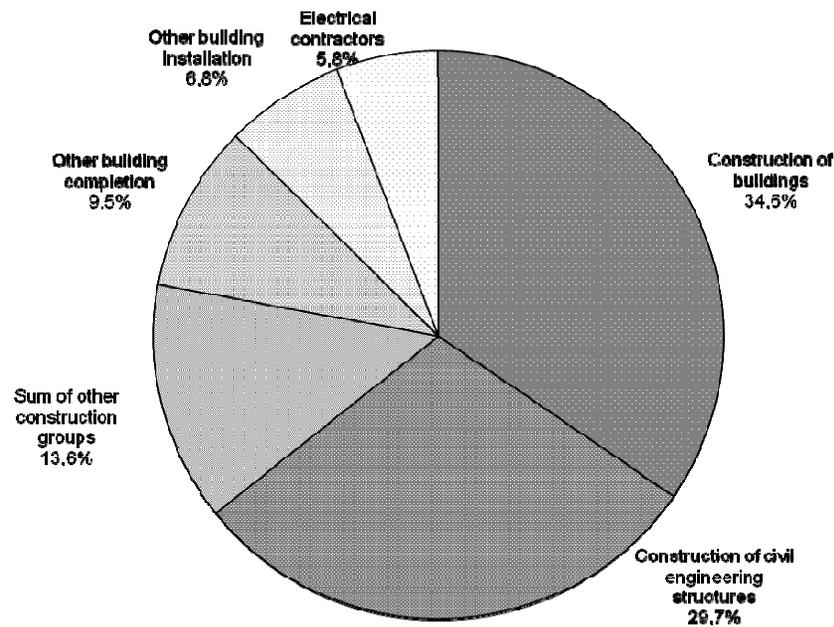
Figure 2: Breakdown of income in the construction industry by enterprise size, 2007



Expenditure

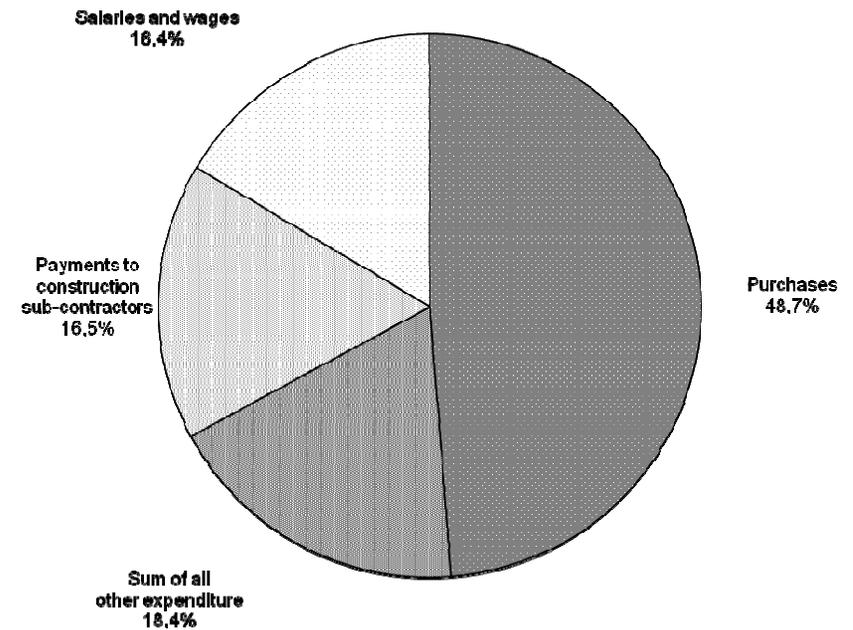
In 2007, the total expenditure for the construction industry was R167 201 million (Table 1). The largest contributor to the total expenditure in the construction industry was 'Construction of buildings' (R57 785 million or 34,6%), followed by 'Construction of civil engineering structures' (R49 676 million or 29,7%) and 'Other building completion' (R15 874 million or 9,5%) (Figure 3).

Figure 3: Breakdown of expenditure in the construction industry by industry groups, 2007



The total expenditure in the construction industry was primarily made up of purchases (R81 456 million or 48,7%), payments to construction subcontractors (R27 555 million or 16,5%) and salaries and wages (R27 479 million or 16,4%) (see Table 4 and Figure 4).

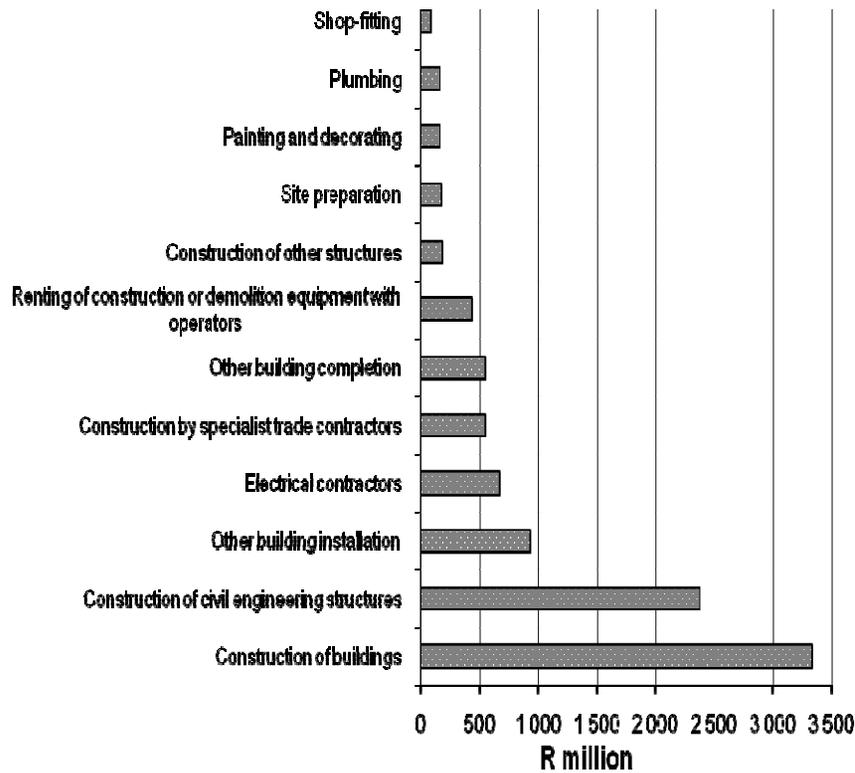
Figure 4: Breakdown of expenditure in the construction industry by expenditure type, 2007



Net profit before tax

Net profit before tax in the construction industry was R9 649 million (Table 1). The largest net profit before tax was earned by enterprises engaged in the 'Construction of buildings' (R3 329 million or 34,5%), followed by 'Construction of civil engineering structures' (R2 376 million or 24,6%), and 'Other building installation' (R935 million or 9,7%) (Figure 5).

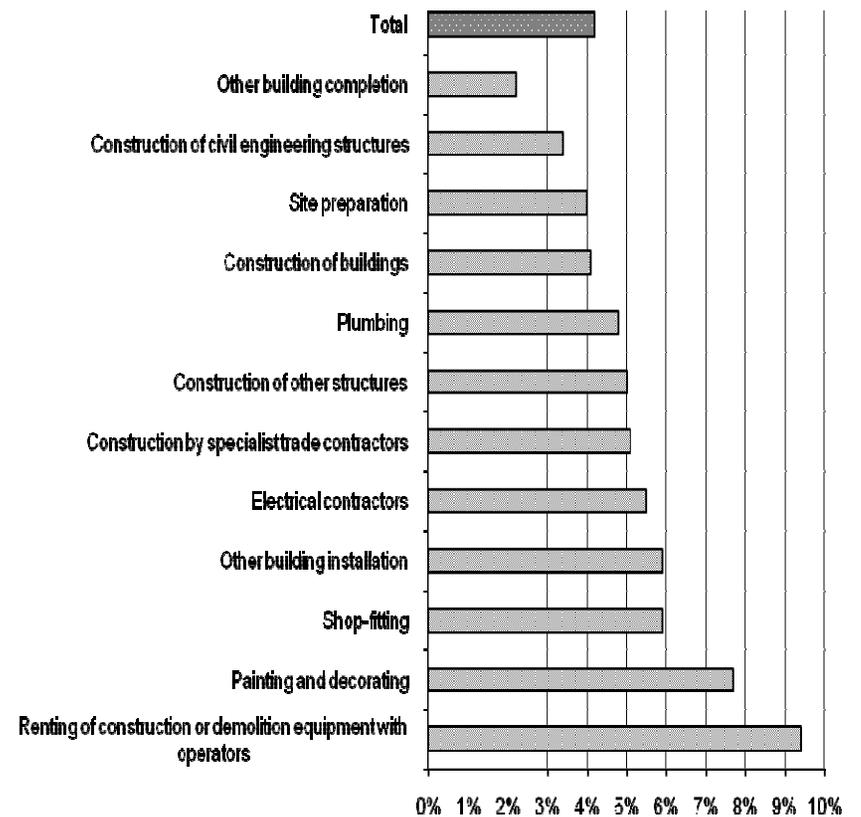
Figure 5: Net profit before tax in the construction industry by industry groups, 2007



Profit margin

The profit margin (net profit before tax as a percentage of turnover) for the construction industry was 4,2% (Table 1). 'Renting of construction or demolition equipment with operator' had the highest profit margin at 9,4%, followed by 'Painting and decorating' at 7,7%, and 'Shop-fitting' and 'Other building installation' both at 5,9%.

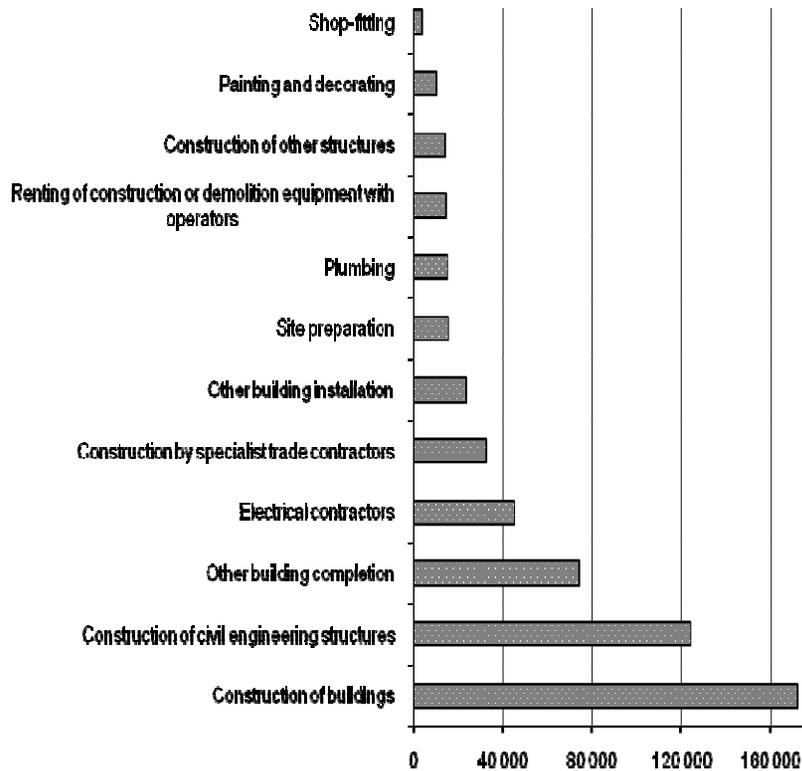
Figure 6: Profit margin in the construction industry by industry groups, 2007



Employment

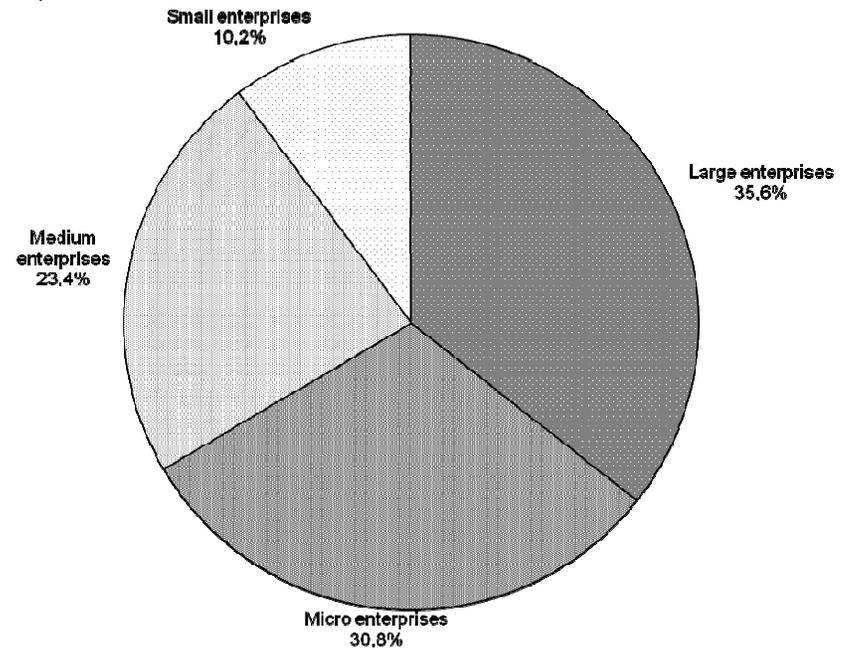
At the end of June 2007, the total number of employees in the construction industry was 543 686 (Table 5). 'Construction of buildings' employed the largest number of persons (171 607 or 31,6%), followed by 'Construction of civil engineering structures' (123 826 or 22,8%), and 'Other building completion' (73 780 or 13,6%). The total represents an increase of 10,5% per annum over the 403 000 employees reported for the corresponding survey of 2004 (Statistical release P5001).

Figure 7: Employment in the construction industry by industry groups, 2007



Large enterprises (those with turnover exceeding R26 million) employed 35,6% (193 786) of the workers in the construction industry, followed by micro enterprises (those with turnover less than R6 million), employing 30,8% (167 620) (see Table 7 and Figure 8).

Figure 8: Employment in the construction industry by enterprise size, 2007



PJ Lehohla
Statistician-General

Table 1 – Principal statistics in the construction industry, 2007

Type of service	Total income	Total expenditure	Net profit before tax	Value of opening inventory	Value of closing inventory	Book value of fixed assets: opening	Book value of fixed assets: closing	Capital expenditure on new assets	Profit margin
	R million								%
Site preparation	3 130	2 956	180	48	54	895	1 049	382	4,0
Construction of buildings	60 156	57 785	3 329	4 029	4 987	6 890	8 160	1 345	4,1
Construction of civil engineering structures	51 651	49 676	2 376	2 083	2 484	4 605	5 830	2 529	3,4
Construction of other structures	3 079	2 895	192	74	82	384	496	169	5,0
Construction by specialist trade contractors	8 294	7 807	554	264	331	1 309	1 516	170	5,1
Plumbing	3 055	2 938	166	63	112	283	291	44	4,8
Electrical contractors	10 252	9 686	663	296	393	1 075	1 284	314	5,5
Shop-fitting	1 290	1 197	94	14	15	90	111	30	5,9
Other building installation	12 010	11 369	935	466	760	529	637	187	5,9
Painting and decorating	1 937	1 780	169	27	39	149	169	63	7,7
Other building completion	15 943	15 874	553	528	1 012	3 310	2 984	368	2,2
Renting of construction or demolition equipment with operators	3 674	3 238	438	23	25	1 412	1 949	906	9,4
Total	174 471	167 201	9 649	7 915	10 294	20 931	24 476	6 507	4,2

Table 2 – Income in the construction industry, 2007

Type of service	Sales	Services	Rental of land, buildings and equipment	Interest received	Sale or revaluation of assets	Dividends	Other income	Total
	R million							
Site preparation	0	3 038	28	12	11	3	38	3 130
Construction of buildings	421	58 420	398	305	129	35	448	60 156
Construction of civil engineering structures	499	48 921	537	364	222	185	923	51 651
Construction of other structures	100	2 928	3	17	5	0	26	3 079
Construction by specialist trade contractors	28	8 056	80	33	9	1	87	8 294
Plumbing	3	3 020	13	8	2	0	9	3 055
Electrical contractors	92	9 987	3	41	12	5	112	10 252
Shop-fitting	0	1 240	15	4	20	0	11	1 290
Other building installation	177	11 484	3	59	7	103	177	12 010
Painting and decorating	0	1 835	0	55	3	0	44	1 937
Other building completion	75	15 542	12	77	10	7	220	15 943
Renting of construction or demolition equipment with operators	2	3 472	31	25	79	2	63	3 674
Total	1 397	167 943	1 123	1 000	509	341	2 158	174 471

Table 3 – Income by enterprise size in the construction industry, 2007

Type of service	Large enterprises	Medium enterprises	Small enterprises	Micro enterprises	Total
	R million				
Site preparation	2 354	459	182	135	3 130
Construction of buildings	32 787	12 532	5 360	9 477	60 156
Construction of civil engineering structures	44 336	5 561	498	1 256	51 651
Construction of other structures	482	1 001	696	900	3 079
Construction by specialist trade contractors	3 673	2 254	608	1 759	8 294
Plumbing	387	794	626	1 248	3 055
Electrical contractors	2 329	3 457	1 062	3 404	10 252
Shop-fitting	446	389	120	335	1 290
Other building installation	8 757	2 444	674	135	12 010
Painting and decorating	480	637	361	459	1 937
Other building completion	3 712	5 674	3 221	3 336	15 943
Renting of construction or demolition equipment with operators	1 730	1 166	254	524	3 674
Total	101 473	36 368	13 662	22 968	174 471

Table 4 – Expenditure in the construction industry, 2007

Type of service	Purchases	Salaries and wages	Payments to construction subcontractors	Payments to labour brokers	Rental of plant, machinery and equipment	Depreciation	Vehicle running costs
	R million						
Site preparation	1 207	594	21	93	196	220	163
Construction of buildings	30 404	7 550	13 029	467	852	646	763
Construction of civil engineering structures	20 519	9 013	9 630	225	1 842	856	1 188
Construction of other structures	1 355	558	295	1	48	117	98
Construction by specialist trade contractors	4 352	1 166	1 105	48	107	182	133
Plumbing	1 488	717	93	3	43	77	95
Electrical contractors	5 550	2 050	391	89	45	208	246
Shop-fitting	689	233	82	0	4	13	24
Other building installation	6 582	2 078	391	516	74	126	113
Painting and decorating	939	388	139	9	28	39	34
Other building completion	7 898	2 380	2 229	180	169	604	390
Renting of construction or demolition equipment with operators	473	752	150	31	331	440	440
Total	81 456	27 479	27 555	1 662	3 739	3 528	3 687

Table 4 – Expenditure in the construction industry, 2007 (concluded)

Type of service	Insurance	Interest paid	Rental of land and buildings	Maintenance and repairs	Tele-communications	Other	Total
	R million						
Site preparation	28	44	20	65	16	289	2 956
Construction of buildings	280	364	248	162	210	2 810	57 785
Construction of civil engineering structures	259	392	721	262	147	4 622	49 676
Construction of other structures	31	25	46	34	30	257	2 895
Construction by specialist trade contractors	58	55	48	63	51	439	7 807
Plumbing	49	22	23	10	47	271	2 938
Electrical contractors	142	68	78	27	92	700	9 686
Shop-fitting	13	7	13	7	9	103	1 197
Other building installation	54	64	96	37	50	1 188	11 369
Painting and decorating	18	22	16	5	15	128	1 780
Other building completion	242	168	145	92	121	1 256	15 874
Renting of construction or demolition equipment with operators	78	114	24	183	21	201	3 238
Total	1 252	1 345	1 478	947	809	12 264	167 201

Table 5 – Employment in the construction industry at the end of June, 2007

Type of service	Construction workers			Other workers			Total		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Site preparation	13 642	179	13 821	1 505	353	1 858	15 147	532	15 679
Construction of buildings	137 039	12 720	149 759	13 839	8 009	21 848	150 878	20 729	171 607
Construction of civil engineering structures	97 542	5 717	103 259	15 666	4 901	20 567	113 208	10 618	123 826
Construction of other structures	10 511	450	10 961	2 384	567	2 951	12 895	1 017	13 912
Construction by specialist trade contractors	26 181	980	27 161	4 526	923	5 449	30 707	1 903	32 610
Plumbing	11 344	1 383	12 727	1 367	1 249	2 616	12 711	2 632	15 343
Electrical contractors	35 938	1 849	37 787	3 933	3 514	7 447	39 871	5 363	45 234
Shop-fitting	3 271	51	3 322	257	141	398	3 528	192	3 720
Other building installation	14 289	709	14 998	6 354	2 023	8 377	20 643	2 732	23 375
Painting and decorating	8 309	221	8 530	1 046	521	1 567	9 355	742	10 097
Other building completion	58 524	4 524	63 048	8 429	2 303	10 732	66 953	6 827	73 780
Renting of construction or demolition equipment with operators	9 579	192	9 771	4 008	724	4 732	13 587	916	14 503
Total	426 169	28 975	455 144	63 314	25 228	88 542	489 483	54 203	543 686

Table 6 – Employment by status (permanent, temporary or casual) in the construction industry at the end of June, 2007

Type of service	Permanent			Temporary			Casual			Total
	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Site preparation	10 883	532	11 415	3 906	0	3 906	358	0	358	15 679
Construction of buildings	95 852	15 194	111 046	40 294	4 346	44 640	14 732	1 189	15 921	171 607
Construction of civil engineering structures	68 543	6 187	74 730	35 355	2 883	38 238	9 310	1 548	10 858	123 826
Construction of other structures	9 865	695	10 560	1 833	124	1 957	1 197	198	1 395	13 912
Construction by specialist trade contractors	21 174	1 162	22 336	6 845	557	7 402	2 688	184	2 872	32 610
Plumbing	10 897	1 624	12 521	1 376	982	2 358	438	26	464	15 343
Electrical contractors	28 095	3 393	31 488	1 941	159	2 100	9 835	1 811	11 646	45 234
Shop-fitting	2 810	185	2 995	535	7	542	183	0	183	3 720
Other building installation	15 158	2 226	17 384	4 271	433	4 704	1 214	73	1 287	23 375
Painting and decorating	7 750	655	8 405	1 406	83	1 489	199	4	203	10 097
Other building completion	55 491	5 220	60 711	5 930	1 391	7 321	5 532	216	5 748	73 780
Renting of construction or demolition equipment with operators	9 469	837	10 306	631	74	705	3 487	5	3 492	14 503
Total	335 987	37 910	373 897	104 323	11 039	115 362	49 173	5 254	54 427	543 686

Table 7 – Employment by enterprise size in the construction industry at the end of June, 2007

Type of service	Large enterprises	Medium enterprises	Small enterprises	Micro enterprises	Total
Site preparation	12 372	1 693	957	657	15 679
Construction of buildings	47 465	40 155	27 695	56 292	171 607
Construction of civil engineering structures	90 608	22 554	1 044	9 620	123 826
Construction of other structures	661	4 048	2 052	7 151	13 912
Construction by specialist trade contractors	8 403	7 247	1 858	15 102	32 610
Plumbing	1 963	3 826	3 120	6 434	15 343
Electrical contractors	3 386	10 791	4 721	26 336	45 234
Shop-fitting	715	1 025	184	1 796	3 720
Other building installation	15 241	6 370	901	863	23 375
Painting and decorating	1 462	3 787	1 898	2 950	10 097
Other building completion	7 357	21 305	10 298	34 820	73 780
Renting of construction or demolition equipment with operators	4 153	4 003	748	5 599	14 503
Total	193 786	126 804	55 476	167 620	543 686

Table 8 – Book value of fixed assets at the end of the year in the construction industry, 2007

Type of service	Land and construction works	Residential buildings	Non-residential buildings	Computers and IT equipment	Motor vehicles	Plant, machinery and equipment	Computer software and other intangible fixed assets	Intangible non-produced assets	Other assets	Total
	R million									
Site preparation	16	66	9	6	142	744	3	58	5	1 049
Construction of buildings	2 966	860	395	123	1 913	1 738	13	133	19	8 160
Construction of civil engineering structures	118	15	327	127	784	4 015	18	222	204	5 830
Construction of other structures	8	5	2	7	181	228	0	5	60	496
Construction by specialist trade contractors	140	284	19	7	418	330	15	270	33	1 516
Plumbing	13	3	0	4	212	49	2	6	2	291
Electrical contractors	79	124	18	23	753	256	2	27	2	1 284
Shop-fitting	9	0	8	1	50	25	0	18	0	111
Other building installation	45	5	32	18	215	234	16	60	12	637
Painting and decorating	10	0	3	1	79	67	0	8	1	169
Other building completion	109	46	2	19	992	1 538	92	177	9	2 984
Renting of construction or demolition equipment with operators	48	10	30	3	531	1 268	31	12	16	1 949
Total	3 561	1 418	845	339	6 270	10 492	192	996	363	24 476

Table 9 – Company tax, dividends, assets, owners’ equity and liabilities in the construction industry, 2007

Type of service	Company tax	Dividends	Assets			Owners' equity	Liabilities		
			Non-current	Current	Total		Non-current	Current	Total
R million									
Site preparation	56	36	1 134	659	1 793	623	499	671	1 170
Construction of buildings	937	451	10 960	16 011	26 971	8 043	7 165	11 763	18 928
Construction of civil engineering structures	696	377	12 740	15 624	28 364	6 594	4 755	17 015	21 770
Construction of other structures	43	9	678	626	1 304	376	390	538	928
Construction by specialist trade contractors	144	65	1 867	1 692	3 559	1 279	1 137	1 143	2 280
Plumbing	20	8	409	543	952	204	316	432	748
Electrical contractors	129	43	1 725	2 754	4 479	1 231	1 091	2 157	3 248
Shop-fitting	19	4	146	225	371	149	74	148	222
Other building installation	257	93	1 234	4 063	5 297	1 238	719	3 340	4 059
Painting and decorating	28	4	244	462	706	223	126	357	483
Other building completion	204	63	3 473	3 514	6 987	1 075	2 080	3 832	5 912
Renting of construction or demolition equipment with operators	107	14	2 225	930	3 155	883	1 292	980	2 272
Total	2 640	1 167	36 835	47 103	83 938	21 918	19 644	42 376	62 020

Explanatory notes

Background

The results presented in this publication have been derived from the 2007 Large Sample Survey of Construction. This is a periodic survey which measures economic activity in the construction sector of the South African economy. This survey is based on a sample of enterprises operating in the construction industry.

This publication summarises the financial data of the construction industry. Operational data, including volume indicators, will be published in a subsequent report.

The sample was drawn from Stats SA's business register. The business register is based mainly on the income tax (IT) and value added tax (VAT) databases of the South African Revenue Service (SARS). All enterprises are legally bound to register for either VAT or IT or both. Enterprises registered in the taxation system are included on the business register, and hence were given a chance of selection in the sample for the survey.

The last large sample survey of the Construction industry was conducted for the year 2004 (Statistical release P5001 Construction industry 2004).

Value added tax (VAT)

All figures exclude value added tax (VAT).

Reference period

The information was collected from enterprises for their financial year, which ended on any date between 1 July 2005 and 30 June 2007.

Purpose of the survey

Results of the survey are used within Stats SA for compiling the Gross Domestic Product (GDP) and its components. These statistics are also used by government policy advisers in monitoring the performance and contribution of individual industries to the South African economy and the effectiveness of industry policies, and by private-sector users in analyses of comparative business and industry performance.

Scope and coverage

This survey covers enterprises registered in the taxation system that are mainly engaged in construction. It includes the following groups within its scope:

- (i) Site preparation
- (ii) Construction of buildings
- (iii) Construction of civil engineering structures
- (iv) Construction of other structures
- (v) Construction by specialist trade constructors
- (vi) Plumbing
- (vii) Electrical contracting
- (viii) Shop-fitting
- (ix) Other building installation
- (x) Painting and decorating
- (xi) Other building completion
- (xii) Renting of construction or demolition equipment with operator

Including

- The South African based activities of enterprises which operate in multiple countries.

Excluding

- Activities of South African based companies in other countries.

Classification by industry

The 1993 edition of the *Standard Industrial Classification of all Economic Activities* (SIC), Fifth Edition, Report No. 09-09-02, was used to classify the statistical units in the survey. The SIC is based on the 1990 *International Standard Industrial Classification of all Economic Activities* (ISIC) with suitable adaptations for local conditions. Statistics in this publication are presented at SIC division (four-digit) level. Each enterprise is classified to an industry, which reflects its predominant activity.

Statistical unit

The statistical unit for the collection of the information is an enterprise. An enterprise is a legal unit (or a combination of legal units) that includes and directly controls all functions necessary to carry out its production activities.

Size groups

The enterprises are divided into four size groups according to the value of turnover recorded for them on the Stats SA business register. Large enterprises are those with an annual recorded turnover of R26 million and above. Table 10 presents the size groups defined using the Department of Trade and Industry (DTI) cut-off points,

Table 10 – Size groups for the construction industry

Size group	Turnover
Large	Turnover > R26 000 000
Medium	R13 000 000 < Turnover < R26 000 000
Small	R6 000 000 < Turnover < R13 000 000
Micro	Turnover < R6 000 000

Survey methodology and design

The survey was conducted by post, email, fax, telephone and personal visits.

A sample of 4 118 enterprises was drawn from a frame of 23 280 using stratified simple random sampling. The enterprises were first stratified at four-digit level according to the SIC and then by size of enterprises. All large enterprises are completely enumerated. Turnover as recorded on the business register was used as the measure of size for stratification. The response rate was 83%.

Weighting methodology

For those strata not completely enumerated, the weights to produce estimates are the inverse ratio of the sampling fraction, modified to take account of non-response in the survey. Stratum estimates are calculated and then aggregated with the completely enumerated stratum to form division estimates.

Relative standard error

Figures presented in this publication are estimated from a sample and are, therefore, subject to sampling variability; that is, figures may differ from those that would have been produced if all enterprises in the construction industry in South Africa had been included.

One measure of the likely difference is given by the standard error (SE), which indicates the extent to which an estimate might have varied by chance because only a sample of enterprises was used. The relative standard error (RSE) provides an immediate indication of the percentage errors likely to have occurred as a result of sampling, and thus avoids the need to refer to the size of the estimate.

Table 11 – Income in the construction industry within 95% confidence limits, 2007

Type of service	Lower limit	Total income	Upper limit	Relative standard error
	R million			%
Site preparation	3 001	3 130	3 259	2,1
Construction of buildings	54 497	60 156	65 815	4,8
Construction of civil engineering structures	49 525	51 651	53 777	2,1
Construction of other structures	2 494	3 079	3 664	9,7
Construction by specialist trade contractors	7 254	8 294	9 334	6,4
Plumbing	2 271	3 055	3 839	13,1
Electrical contractors	8 705	10 252	11 799	7,7
Shop-fitting	911	1 290	1 669	15,0
Other building installation	11 422	12 010	12 598	2,5
Painting and decorating	1 523	1 937	2 351	10,9
Other building completion	13 693	15 943	18 193	7,2
Renting of construction or demolition equipment with operators	3 048	3 674	4 300	8,7
Total	167 632	174 471	181 310	2,0

Non-sampling errors

Inaccuracies may occur because of imperfections in reporting by enterprises and errors made in the collection and processing of the data. Inaccuracies of this kind are referred to as non-sampling errors. Every effort is made to minimise non-sampling errors by careful design of questionnaires, testing them in pilot studies, editing reported data and implementing efficient operating procedures. Non-sampling errors occur in both sample surveys and censuses.

Comparability with previously published information

The information in this publication is comparable with the information published from the construction large sample survey of 2004 and with the construction sector from Annual Financial Statistics 2007.

Rounding of figures

The figures in the tables have, where necessary, been rounded to the nearest final digit shown. There may therefore be slight discrepancies between the sums of the constituent items of the totals shown.

Abbreviations

BR	Business register
DTI	Department of Trade and Industry
GDP	Gross Domestic Product
ISIC	International Standard Industrial Classification of all Economic Activities
IT	Income tax
RSE	Relative standard error
SARS	South African Revenue Service
SE	Standard error
SIC	Standard Industrial Classification of all Economic Activities
SNA	System of National Accounts
Stats SA	Statistics South Africa
VAT	Value added tax

Glossary

Permanent employees	Employees appointed on an open-ended contract with no stipulated termination date, and who are entitled to benefits such as paid leave and medical aid contributions.
Temporary employees	Employees appointed on a short-term contract basis for periods normally not exceeding one year.
Casual employees	Employees who fall neither within the ‘permanent employee’ category nor within that of a ‘temporary employee’. Such employees are typically working daily or hourly.
Employees	Employees are those people employed by the business or organisation who received payment (in salaries, wages, commission, piece rates or payments in kind) for the last pay period ended on or before 30 June 2007.
Enterprise	A legal entity or a combination of legal units that includes and directly controls all functions necessary to carry out its production activities.
Industry	An industry is made up of enterprises engaged in the same or similar kinds of economic activity. Industries are defined in the System of National Accounts (SNA) in the same way as in the Standard Industrial Classification of all Economic Activities, Fifth Edition, Report No. 09-90-02 of January 1993 (SIC).
Net profit or loss before tax	<p>Net profit or loss before tax is derived as:</p> <p>Total income <i>plus</i> closing stocks <i>minus</i> total expenditure <i>minus</i> opening stocks</p>
Profit margin	<p>Profit margin is derived as:</p> <p>Net profit or loss after tax <i>divided by</i> turnover <i>multiplied by</i> 100</p>
Statistical unit	A unit about which statistics are tabulated, compiled or published. The statistical units are derived from and linked to the South African Revenue Service (SARS) administrative data.
Stratum	A stratum is constructed by concatenating the SIC classification and size group variables.

Turnover

Turnover includes:

the value of sales
amounts received for work done
amounts received for services rendered
rent and/or lease payments received for land and buildings
rent, leasing and hiring received for machinery, vehicles and other equipment

Turnover excludes:

value added tax (VAT)
net profit or loss on sales or revaluation of fixed assets (including profit or loss on foreign exchange)
export freight charges
interest received and
excise duty

General information

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