

Building statistics

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Dr F M Orkin

Head: Central Statistical Service

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and in the following public libraries:**

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REAL VALUE OF BUILDING ACTIVITIES DECREASES DURING 1998

The real value of building plans passed (at constant 1995 prices) for the first four months of 1998 decreased by 7,5% (-R377,2 million) to R4 662,6 million compared with the same period of 1997. The real value of buildings completed decreased by 6,5% during the above-mentioned period.

Large decreases in the real value of building plans passed were reported for flats and townhouses (-29,8% or R203,5 million), non-residential buildings (-8,2% or R122,6 million) and additions and alterations (-5,6% or R64,3 million). The major areas contributing to the decrease in the real value of plans passed for flats and townhouses were Gauteng(-R104,0 million or 29,2%), KwaZulu-Natal (-R62,9 million or 48,4%) and the Western Cape (-R60,9 million or 45,3%).

During the first four months building plans were passed for 4 394 flat and townhouse units, which represents a decrease of 2 368 units compared with the same period of

1997. Large decreases in the number of plans passed for flat and townhouse units were also reported by Gauteng (-1 223), KwaZulu-Natal (-673) and the Western Cape (-670).

Regarding buildings completed, the real value for the first four months of 1998 decreased by 6,5% (-R218,4 million) to R3 156,7 million compared with the same period of 1997. Large real decreases were reported for non-residential buildings (-20,2% or R207,8 million) and additions and alterations (-22,5% or R182,6 million), while the real value of residential buildings completed increased by 11,2% (+R172,0 million) to R1 705,7 million.

1. EXPLANATORY NOTES

The data in the tables relate to building activities financed by the public and private sectors (Tables 1.1, 1.2, 3, 4, 5 and 6) as well as those financed only by the private sector (Tables 2.1, 2.2 and 7 to 11).

The monthly survey covers roughly 181 local authorities in South Africa. The sample for the monthly series is drawn using the rand value of buildings completed as measure of size. The largest local authorities in South Africa, i.e. those that account for approximately 80% of the total value of buildings completed are included in the monthly survey. The various areas, as well as the method of computation of values at constant 1995 prices, are described in the **Bulletin of Statistics**

A survey of buildings completed is undertaken every year and covers all those areas not included in this monthly survey (including those in the former self-governing territories and trust areas). The data are published in Report No. 50-11-01, Building plans passed and buildings completed, which covers roughly 673 local authorities in South Africa.

Detailed information regarding municipalities and surrounding areas which was previously published in Tables 7 and 11 of this release are published in the Bulletin of Statistics, Tables 7.1 to 7.5. However, detailed information regarding the total and a few selected urban areas, are published in tables 7 and 8 of this release.

Statistics on dwelling-houses smaller than 81m⁵ on provincial basis are shown in Tables 1.1, 1.2 (private and public sector) and Tables 2.1, 2.2 (private sector). More detailed information on dwelling-houses smaller than 81m² for the private sector is shown in Table 10.

The figures for the latest month are subject to revision.

Data for 1996 and 1997 were revised after additional information was obtained telephonically from selected local authorities after it came to light that information regarding building activities previously reported, was incomplete.

4. SYMBOLS USED

* = revised

m⁵ = construction areas in square metres

**TABLE 1.1 - BUILDING PLANS PASSED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value	1996 *	18 867 985	4 074 092	920 551	171 817	527 459	2 944 997	613 018	8 666 075	615 131	334 844
	(R1 000)	1997 *	18 609 458	4 501 998	899 837	120 509	489 149	2 519 614	737 506	7 900 851	773 655	666 338
		1997-Jan-Apr	5 804 113	1 287 254	277 685	42 847	137 164	854 853	326 452	2 531 345	204 551	141 962
		1998-Jan-Apr	5 603 015	1 452 196	238 699	65 796	244 228	686 062	188 200	2 343 098	201 201	183 535
		1997-Apr *	1 612 621	393 158	73 655	8 078	38 774	250 406	38 450	704 494	52 912	52 693
		1998-Mar	1 628 504	516 435	85 341	18 797	43 179	246 097	40 933	570 205	61 913	45 603
		1998-Apr	1 476 044	313 024	63 721	21 220	125 256	139 590	56 221	663 486	44 006	49 520
RESIDENTIAL BUILDINGS 1/	Value	1996 *	8 887 259	1 984 212	438 961	82 276	235 818	1 299 639	352 810	4 008 741	305 577	179 225
	(R1 000)	1997 *	8 488 296	2 261 714	430 338	41 100	232 736	1 115 833	310 740	3 424 882	437 783	233 171
		1997-Jan-Apr	2 654 206	661 799	128 249	17 291	72 341	348 474	106 395	1 153 176	98 793	67 689
		1998-Jan-Apr	2 583 255	716 278	127 634	14 694	72 433	300 488	116 545	1 023 691	116 016	95 477
		1997-Apr *	751 702	235 071	37 129	2 132	25 496	106 639	26 387	272 073	23 836	22 940
		1998-Mar	798 194	281 273	49 029	5 623	17 813	107 376	29 956	247 955	33 815	25 353
		1998-Apr	681 341	161 352	36 776	2 844	21 283	67 267	29 229	317 424	28 036	17 131

Dwelling-houses	Number	1996 *	55 133	10 771	3 888	2 326	2 506	5 604	3 585	22 084	2 619	1 750
		1997 *	65 151	12 773	3 823	377	2 533	4 737	3 646	28 081	5 271	3 910
		1997-Jan-Apr	21 013	2 806	959	206	745	1 408	1 069	11 592	1 097	1 131
		1998-Jan-Apr	19 880	4 570	1 616	126	887	1 788	1 387	6 990	1 517	999
		1997-Apr *	4 135	667	313	18	154	346	268	1 848	196	325
		1998-Mar	5 870	1 399	601	44	217	696	294	2 067	337	215
		1998-Apr	5 112	909	585	26	210	388	379	2 117	276	222
	Value (R1 000)	1996 *	5 647 588	1 309 229	349 899	65 108	165 396	674 502	301 672	2 393 665	237 849	150 268
		1997 *	5 759 364	1 532 881	336 645	33 086	178 637	623 296	285 801	2 298 002	278 641	192 376
		1997-Jan-Apr	1 763 576	421 974	102 239	14 330	53 073	184 726	97 855	747 241	80 673	61 465
		1998-Jan-Apr	1 857 881	516 201	101 510	14 235	62 375	206 648	99 798	704 573	89 956	62 585
		1997-Apr *	459 123	112 514	29 722	1 712	11 262	54 247	24 308	189 590	18 224	17 544
		1998-Mar	530 256	146 453	38 396	5 623	16 313	70 449	21 828	189 283	25 969	15 942
		1998-Apr	477 959	134 731	28 539	2 484	16 242	45 571	28 816	187 871	17 341	16 363

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

**TABLE 1.1 - BUILDING PLANS PASSED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996 *	31 518	4 792	2 465	2 088	1 663	2 616	2 255	13 051	1 553	1 035
		1997 *	42 751	6 002	2 620	208	1 568	2 316	2 374	20 334	4 189	3 140
		1997-Jan-Apr	14 284	1 179	547	128	479	660	650	9 021	743	877
		1998-Jan-Apr	13 208	2 390	1 278	45	502	1 103	1 018	4 967	1 151	754
		1997-Apr	2 348	207	193	10	116	149	153	1 147	114	259
		1998-Mar	4 048	852	464	8	98	479	197	1 563	226	161
		1998-Apr	3 436	336	514	12	132	242	283	1 555	205	157
	Value (R1 000)	1996 *	1 184 481	213 530	117 330	31 301	61 299	158 712	120 460	387 177	52 069	42 601
		1997 *	1 363 124	205 526	117 323	7 828	65 971	141 499	114 680	559 400	76 568	74 328
		1997-Jan-Apr	450 283	65 078	29 189	3 294	21 253	42 049	39 620	203 908	20 948	24 945
		1998-Jan-Apr	472 434	72 996	42 666	3 035	17 829	49 909	48 452	193 215	22 240	22 092
		1997-Apr	93 671	11 311	10 073	551	5 408	10 014	9 248	33 549	5 662	7 854
		1998-Mar	146 518	26 634	15 035	563	3 592	19 686	10 037	59 359	4 801	6 811
		1998-Apr	131 315	15 191	15 305	697	5 085	11 559	15 873	57 067	4 661	5 877
NON-RESIDENTIAL	Number	1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997 *	3 718	1 141	240	76	132	460	155	1 152	170	192
		1997-Jan-Apr	1 244	368	66	27	34	184	52	406	48	59
		1998-Jan-Apr	1 111	371	62	29	51	182	36	295	45	40
		1997-Apr *	385	116	19	4	8	87	9	93	20	29
		1998-Mar	317	107	23	6	15	49	7	79	22	9
		1998-Apr	262	67	21	10	16	40	10	78	6	14

ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
		1997	5 707 696	984 071	157 809	33 004	127 887	643 809	313 639	2 878 468	196 344	372 665
		1997-Jan-Apr	1 813 789	262 347	60 650	8 400	22 745	265 844	187 176	889 982	59 238	57 408
		1998-Jan-Apr	1 705 876	325 967	46 242	26 320	110 209	181 990	40 490	867 190	48 800	58 669
		1997-Apr *	509 532	59 715	10 860	1 284	2 223	75 808	2 452	314 211	18 631	24 348
		1998-Mar	426 437	99 771	15 369	1 967	13 106	92 048	2 370	170 371	17 215	14 221
		1998-Apr	461 904	47 032	9 071	13 341	76 974	31 940	19 122	236 430	8 216	19 777
	Value (R1 000)	1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1997	4 413 466	1 256 213	311 690	46 405	128 526	759 972	113 127	1 597 501	139 528	60 502
		1997-Jan-Apr	1 336 118	363 108	88 786	17 157	42 078	240 535	32 881	488 188	46 521	16 864
		1998-Jan-Apr	1 313 884	409 951	64 823	24 782	61 586	203 584	31 165	452 218	36 385	29 390
		1997-Apr *	351 387	98 373	25 666	4 662	11 055	67 959	9 611	118 210	10 446	5 406
		1998-Mar	403 872	135 390	20 943	11 207	12 260	46 673	8 607	151 879	10 883	6 029
		1998-Apr	332 799	104 641	17 875	5 035	26 999	40 383	7 870	109 632	7 754	12 611

**TABLE 1.2 - BUILDINGS COMPLETED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996 *	10 423 821	2 105 264	513 307	130 920	354 199	1 856 904	322 947	4 597 495	323 545	219 240
		1997 *	11 123 280	2 553 346	547 824	119 445	337 773	2 051 583	393 097	4 444 435	430 490	245 288
		1997-Jan-Apr	3 550 914	773 093	172 930	47 686	105 323	641 815	91 298	1 569 808	94 678	54 283
		1998-Jan-Apr	3 587 580	785 042	126 270	34 816	127 147	819 153	105 987	1 398 218	130 106	60 841
		1997-Apr *	990 224	204 476	49 215	25 572	30 871	158 121	16 246	464 181	23 634	17 909
		1998-Mar	1 068 219	271 046	37 607	9 836	46 045	327 495	30 205	290 113	30 462	25 409
		1998-Apr	857 192	153 988	44 137	9 939	35 278	189 565	24 035	343 797	47 007	9 445
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996 *	5 731 974	1 183 877	269 790	54 654	120 021	842 456	199 180	2 740 268	184 848	136 882
		1997 *	5 405 061	1 336 488	283 844	70 379	109 058	782 463	224 452	2 235 717	227 068	135 592
		1997-Jan-Apr	1 628 557	414 809	96 696	30 079	27 351	241 465	75 571	655 853	57 017	29 716
		1998-Jan-Apr	1 931 541	471 902	80 054	7 553	45 078	436 076	72 707	720 347	58 464	39 360
		1997-Apr *	422 489	102 788	31 836	18 022	6 710	75 678	9 750	156 255	14 909	6 540
		1998-Mar	695 562	170 255	24 830	2 786	15 615	253 643	23 093	183 418	12 502	9 420
		1998-Apr	454 891	91 994	29 567	1 133	9 184	92 109	19 421	178 949	23 301	9 234
Dwelling-houses	Number	1996 *	33 843	8 274	2 772	841	1 204	3 948	2 225	11 365	1 077	2 137
		1997 *	52 246	11 472	2 606	2 687	1 357	3 809	3 457	20 272	3 507	3 079
		1997-Jan-Apr	12 188	2 086	821	1 364	400	1 116	996	3 670	731	1 004
		1998-Jan-Apr	14 515	2 824	882	71	589	967	1 328	5 725	672	1 457
		1997-Apr *	3 661	482	250	925	90	278	107	1 082	116	331
		1998-Mar	3 772	917	281	20	133	341	506	1 227	212	135
		1998-Apr	3 536	488	324	12	135	262	234	1 752	201	128
	Value	1996 *	3 634 582	885 101	219 215	33 740	71 190	457 255	167 418	1 577 801	128 538	94 322

(R1 000)	1997 *	3 663 525	890 288	202 775	56 957	81 766	448 821	197 013	1 492 160	177 093	116 654
	1997-Jan-Apr	1 085 850	250 162	71 996	27 394	24 696	133 335	66 026	440 101	46 784	25 357
	1998-Jan-Apr	1 168 002	300 011	67 482	6 573	35 082	108 829	69 230	502 768	40 944	37 084
	1997-Apr *	272 250	70 009	21 191	17 363	6 200	29 380	8 841	103 997	8 728	6 540
	1998-Mar	331 484	101 450	22 049	2 786	7 794	34 167	21 469	123 385	9 861	8 523
	1998-Apr	287 221	62 266	22 089	1 133	8 584	27 261	18 929	122 469	15 925	8 564

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

**TABLE 1.2 - BUILDINGS COMPLETED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996 *	17 263	3 566	1 736	692	896	1 683	1 652	4 955	348	1 735
		1997 *	39 292	7 549	1 886	2 582	1 076	1 998	3 038	15 605	2 920	2 638
		1997-Jan-Apr	8 041	1 010	526	1 329	285	426	861	2 123	546	935
		1998-Jan-Apr	10 464	1 414	636	43	422	544	1 115	4 441	490	1 359
		1997-Apr	2 643	192	169	912	57	129	86	707	74	317
		1998-Mar	2 549	414	214	8	81	212	443	895	173	109
		1998-Apr	2 548	167	232	7	95	173	180	1 460	133	101
	Value (R1 000)	1996 *	697 261	149 284	78 354	10 901	29 507	104 268	84 833	193 573	13 987	32 554
		1997 *	1 150 474	187 925	89 217	38 877	40 676	122 813	122 509	425 168	75 665	47 625
		1997-Jan-Apr	289 837	51 873	28 524	21 528	8 882	25 923	43 599	79 892	14 245	15 372
		1998-Jan-Apr	307 177	35 869	25 542	1 976	15 324	28 804	36 980	133 522	8 143	21 017
		1997-Apr	80 153	9 014	9 028	14 769	1 602	7 791	4 934	25 589	2 803	4 622
		1998-Mar	84 614	12 482	8 673	487	2 225	10 889	12 337	30 770	2 887	3 864
		1998-Apr	78 127	5 652	7 605	394	3 295	7 358	9 120	38 371	1 992	4 340
NON-RESIDENTIAL	Number	1996 *	2 092	676	150	38	99	309	82	593	87	58
		1997 *	2 370	817	164	29	92	559	83	470	89	67
		1997-Jan-Apr	712	235	46	8	33	141	14	190	24	21
		1998-Jan-Apr	633	212	33	14	13	106	26	178	36	15
		1997-Apr *	224	65	12	3	11	54	4	64	7	4
		1998-Mar	166	67	6	3	4	23	11	37	6	9
		1998-Apr	161	50	14	-	6	41	5	29	16	-
	Value (R1 000)	1996 *	2 487 865	370 135	80 618	43 442	102 928	526 793	77 422	1 171 894	81 051	33 582
		1997 *	3 273 722	574 210	107 299	27 722	98 346	589 184	121 253	1 534 566	125 126	96 015
		1997-Jan-Apr	1 056 218	125 464	22 657	10 280	32 647	181 166	5 558	639 482	20 246	18 717
		1998-Jan-Apr	927 225	136 283	15 651	6 310	48 221	162 041	18 192	475 529	48 049	16 950
		1997-Apr *	338 780	36 132	2 893	6 704	13 543	42 513	3 062	217 432	6 387	10 114
		1998-Mar	189 343	34 091	3 087	3 236	22 837	38 523	4 948	53 576	13 712	15 333
		1998-Apr	245 408	33 770	6 807	-	21 159	29 906	893	133 363	19 511	-
ADDITIONS AND	Value	1996 *	2 203 981	551 252	162 899	32 825	131 250	487 655	46 345	685 333	57 647	48 777

ALTERATIONS	(R1 000)	1997 *	2 444 497	642 648	156 681	21 344	130 369	679 935	47 392	674 152	78 296	13 681
		1997-Jan-Apr	866 139	232 820	53 576	7 327	45 326	219 184	10 168	274 473	17 415	5 850
		1998-Jan-Apr	728 814	176 857	30 565	20 953	33 849	221 035	15 088	202 343	23 593	4 531
		1997-Apr *	228 955	65 556	14 486	847	10 618	39 929	3 433	90 493	2 338	1 254
		1998-Mar	183 314	66 699	9 690	3 815	7 593	35 329	2 164	53 119	4 248	657
		1998-Apr	156 893	28 224	7 764	8 806	4 936	67 551	3 721	31 486	4 195	211

**TABLE 2.1 - BUILDING PLANS PASSED - PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE									
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value	1996 *	18 636 789	4 012 451	908 044	144 450	518 627	2 932 271	610 258	8 587 712	607 418	315 558	
	(R1 000)	1997 *	18 149 485	4 386 781	879 277	118 971	463 687	2 512 798	700 741	7 735 884	738 663	612 682	
		1997- Jan-Apr	5 663 087	1 275 825	274 304	41 671	136 157	849 781	325 351	2 431 373	198 161	130 466	
		1998- Jan-Apr	5 484 294	1 416 691	225 076	65 521	240 755	674 238	186 180	2 306 843	190 138	178 852	
		1997- Apr *	1 596 660	389 235	72 836	8 078	38 636	248 337	38 426	699 811	52 454	48 847	
		1998- Mar	1 583 818	500 536	78 731	18 737	41 568	241 242	40 670	558 106	59 660	44 567	
		1998- Apr	1 441 669	308 817	58 060	21 065	124 806	134 808	55 846	647 259	42 265	48 744	
RESIDENTIAL BUILDINGS 1/	Value	1996 *	8 756 005	1 966 214	435 109	54 938	227 975	1 299 639	351 020	3 950 363	297 865	172 882	
	(R1 000)	1997	8 214 670	2 232 457	415 835	40 435	228 360	1 114 956	303 329	3 260 357	405 837	213 103	
		1997- Jan-Apr	2 542 443	661 799	126 874	16 653	71 334	348 369	106 249	1 053 507	94 849	62 809	
		1998- Jan-Apr	2 487 537	696 801	114 184	14 452	70 302	292 823	114 596	988 635	104 952	90 793	
		1997- Apr *	743 593	235 071	36 310	2 132	25 359	106 534	26 363	267 389	23 424	21 012	
		1998- Mar	761 667	271 681	42 529	5 563	17 543	102 521	29 693	236 256	31 562	24 317	
		1998- Apr	653 920	160 377	31 176	2 722	20 833	66 112	28 854	301 197	26 295	16 355	
Dwelling-houses	Number	1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307	
		1997	43 037	9 937	3 095	292	2 215	4 660	3 128	15 988	2 029	1 693	
		1997- Jan-Apr	12 949	2 806	902	123	661	1 404	1 057	4 700	702	594	
		1998- Jan-Apr	13 541	3 058	937	118	740	1 446	1 175	4 993	558	516	
		1997- Apr *	3 348	667	283	18	143	342	266	1 299	172	158	
		1998- Mar	3 853	835	311	42	199	530	259	1 381	154	142	
		1998- Apr	3 547	820	271	22	180	311	347	1 334	121	141	
	Value	1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926	
		(R1 000)	1997	5 487 863	1 503 624	322 142	32 421	174 922	622 419	278 390	2 133 477	246 695	173 772
			1997- Jan-Apr	1 651 813	421 974	100 863	13 692	52 066	184 620	97 710	647 572	76 729	56 586
			1998- Jan-Apr	1 762 163	496 724	88 060	13 993	60 243	198 983	97 849	669 518	78 892	57 902
			1997- Apr *	451 014	112 514	28 903	1 712	11 125	54 142	24 284	184 906	17 812	15 616
			1998- Mar	493 729	136 862	31 896	5 563	16 043	65 594	21 565	177 584	23 716	14 905
			1998- Apr	450 538	133 756	22 940	2 362	15 792	44 416	28 441	171 644	15 600	15 587

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

**TABLE 2.1 - BUILDING PLANS PASSED - PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1997	20 644	3 169	1 894	123	1 250	2 239	1 856	8 243	947	923
		1997-Jan-Apr	6 220	1 179	490	45	395	656	638	2 129	348	340
		1998-Jan-Apr	6 870	878	599	37	355	761	806	2 971	192	271
		1997-Apr	1 561	207	163	10	105	145	151	598	90	92
		1998-Mar	2 031	288	174	6	80	313	162	877	43	88
		1998-Apr	1 871	247	200	8	102	165	251	772	50	76
	Value (R1 000)	1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 259
		1997	1 091 986	176 545	102 850	7 164	62 256	140 622	107 270	394 933	44 622	55 725
		1997-Jan-Apr	338 520	65 078	27 813	2 657	20 246	41 943	39 475	104 239	17 004	20 065
		1998-Jan-Apr	376 725	53 519	29 216	2 792	15 697	42 244	46 502	158 169	11 176	17 409
		1997-Apr	85 561	11 311	9 254	551	5 271	9 909	9 224	28 865	5 251	5 926
		1998-Mar	109 991	17 042	8 535	503	3 322	14 831	9 774	47 660	2 548	5 775
		1998-Apr	103 894	14 216	9 705	574	4 635	10 404	15 499	40 840	2 920	5 101
NON-RESIDENTIAL	Number	1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 616	1 112	223	71	129	454	148	1 151	168	160
		1997-Jan-Apr	1 207	356	61	26	34	180	49	405	47	49
		1998-Jan-Apr	1 096	367	58	28	50	180	36	292	45	40
		1997-Apr *	374	113	19	4	8	86	9	93	20	22
		1998-Mar	312	106	21	6	14	49	7	78	22	9
		1998-Apr	257	67	19	9	16	38	10	78	6	14
	Value (R1 000)	1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1997	5 548 299	919 524	154 928	32 143	107 387	638 899	284 285	2 878 383	193 344	339 407
		1997-Jan-Apr	1 788 500	253 243	59 081	7 861	22 745	261 494	186 220	889 897	56 838	51 123
		1998-Jan-Apr	1 692 640	319 104	46 069	26 287	108 868	178 363	40 490	865 990	48 800	58 669
		1997-Apr *	502 040	55 792	10 860	1 284	2 223	74 158	2 452	314 211	18 631	22 429
		1998-Mar	420 886	96 071	15 258	1 967	11 765	92 048	2 370	169 971	17 215	14 221
		1998-Apr	458 182	47 032	9 009	13 308	76 974	28 313	19 122	236 430	8 216	19 777
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1997	4 386 517	1 234 800	308 515	46 393	127 940	758 943	113 127	1 597 144	139 481	60 172
		1997-Jan-Apr	1 332 143	360 783	88 349	17 157	42 078	239 919	32 881	487 969	46 474	16 534
		1998-Jan-Apr	1 304 117	400 787	64 823	24 782	61 586	203 052	31 095	452 218	36 385	29 390
		1997-Apr *	351 027	98 373	25 666	4 662	11 055	67 645	9 611	118 210	10 400	5 406
		1998-Mar	401 265	132 783	20 943	11 207	12 260	46 673	8 607	151 879	10 883	6 029
		1998-Apr	329 567	101 409	17 875	5 035	26 999	40 383	7 870	109 632	7 754	12 611

**TABLE 2.2 - BUILDINGS COMPLETED - PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value	1996 *	10 291 509	2 087 091	497 143	114 105	346 498	1 823 263	318 015	4 579 132	322 723	203 539
		1997 *	10 689 468	2 425 616	529 169	85 423	331 285	2 032 135	358 140	4 298 721	405 008	223 972
	(R1 000)	1997-Jan-Apr	3 480 664	762 113	166 637	27 204	102 216	639 065	86 539	1 559 570	91 747	45 574
		1998-Jan-Apr	3 487 096	756 109	124 293	34 232	123 996	813 547	99 057	1 366 495	125 997	43 369
		1997-Apr *	967 819	204 452	49 195	11 285	30 375	156 071	16 234	461 668	23 398	15 141
		1998-Mar	1 021 620	250 392	36 927	9 655	45 223	325 756	25 844	283 517	29 012	15 293
		1998-Apr	832 161	153 178	42 928	9 879	34 492	185 810	23 745	327 227	45 848	9 054
RESIDENTIAL BUILDINGS 1/	Value	1996 *	5 632 437	1 176 398	262 293	45 426	112 974	812 714	194 550	2 722 876	184 025	121 180
	(R1 000)	1997 *	5 105 092	1 284 181	276 787	36 523	103 495	780 011	199 494	2 101 961	206 272	116 367
		1997-Jan-Apr	1 581 222	414 809	96 661	9 607	24 993	241 465	70 813	645 649	54 127	23 098
		1998-Jan-Apr	1 862 539	462 018	78 077	7 213	41 927	433 182	65 777	688 623	54 355	31 366
		1997-Apr *	402 212	102 788	31 836	3 735	6 214	75 678	9 738	153 777	14 672	3 773
		1998-Mar	676 566	167 606	24 150	2 726	14 793	251 904	18 731	176 822	11 053	8 781
		1998-Apr	432 459	91 184	28 357	1 073	8 398	90 954	19 130	162 378	22 142	8 843
Dwelling-houses	Number	1996 *	28 539	7 728	2 350	185	697	3 904	1 966	9 943	988	778
		1997 *	29 296	6 635	2 239	183	929	3 731	2 015	10 644	2 020	900
		1997-Jan-Apr	8 525	2 086	820	52	236	1 116	676	2 893	427	219
		1998-Jan-Apr	8 618	1 888	748	52	379	822	765	3 355	268	341
		1997-Apr *	2 165	482	250	21	54	278	106	839	91	44
		1998-Mar	2 367	687	228	18	79	273	221	713	72	76
		1998-Apr	2 058	409	250	10	83	185	219	729	88	85
	(R1 000)	1996 *	3 562 481	877 622	211 718	24 513	64 143	454 513	162 787	1 560 410	127 716	79 059
		1997 *	3 363 881	837 981	195 718	23 100	76 528	446 368	172 056	1 358 404	156 296	97 429
		1997-Jan-Apr	1 038 841	250 162	71 961	6 922	22 663	133 335	61 267	429 897	43 895	18 739
		1998-Jan-Apr	1 099 000	290 127	65 505	6 233	31 931	105 935	62 301	471 044	36 835	29 089
		1997-Apr *	251 973	70 009	21 191	3 076	5 704	29 380	8 829	101 519	8 491	3 773
		1998-Mar	312 489	98 801	21 369	2 726	6 972	32 428	17 108	116 789	8 412	7 885
		1998-Apr	264 789	61 456	20 879	1 073	7 798	26 106	18 638	105 899	14 767	8 173

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

**TABLE 2.2 - BUILDINGS COMPLETED - PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

ITEM		YEAR AND MONTH	TOTAL									
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996 *	11 971	3 020	1 314	36	389	1 639	1 393	3 533	259	388
		1997 *	16 345	2 712	1 520	78	648	1 921	1 596	5 978	1 433	459
		1997-Jan-Apr	4 380	1 010	526	17	121	426	541	1 347	242	150
		1998-Jan-Apr	4 567	478	502	24	212	399	552	2 071	86	243
		1997-Apr	1 147	192	169	8	21	129	85	464	49	30
		1998-Mar	1 144	184	161	6	27	144	158	381	33	50
		1998-Apr	1 070	88	158	5	43	96	165	437	20	58
	Value (R1 000)	1996 *	627 575	141 805	70 857	1 674	22 460	101 526	80 202	176 181	13 165	19 704
		1997 *	850 985	135 618	82 195	5 021	35 438	120 405	97 551	291 488	54 868	28 400
		1997-Jan-Apr	242 937	51 873	28 524	1 055	6 850	25 923	38 841	69 763	11 356	8 754
		1998-Jan-Apr	238 174	25 984	23 565	1 636	12 173	25 910	30 051	101 798	4 035	13 022
		1997-Apr	59 876	9 014	9 028	482	1 106	7 791	4 922	23 111	2 567	1 855
		1998-Mar	65 619	9 833	7 993	427	1 403	9 150	7 976	24 174	1 438	3 226
		1998-Apr	55 696	4 842	6 396	334	2 509	6 203	8 829	21 800	834	3 949
NON-RESIDENTIAL	Number	1996 *	2 055	672	123	37	99	308	80	591	87	58
		1997 *	2 321	803	143	27	91	552	82	469	88	66
		1997-Jan-Apr	698	233	39	7	32	139	14	190	24	20
		1998-Jan-Apr	625	212	33	12	13	103	26	178	36	12
		1997-Apr *	222	64	12	3	11	53	4	64	7	4
		1998-Mar	163	67	6	3	4	23	11	37	6	6
		1998-Apr	159	50	14	-	6	39	5	29	16	-
	Value (R1 000)	1996 *	2 464 036	361 100	72 920	39 042	102 928	525 293	77 197	1 170 923	81 051	33 582
		1997 *	3 153 517	498 983	96 674	27 557	97 596	582 156	111 253	1 522 647	122 726	93 924
		1997-Jan-Apr	1 035 756	114 484	17 125	10 271	31 897	180 066	5 558	639 482	20 246	16 626
		1998-Jan-Apr	915 025	136 283	15 651	6 267	48 221	159 362	18 192	475 529	48 049	7 472
		1997-Apr *	338 356	36 108	2 893	6 704	13 543	42 113	3 062	217 432	6 387	10 114
		1998-Mar	179 865	34 091	3 087	3 236	22 837	38 523	4 948	53 576	13 712	5 855
		1998-Apr	242 808	33 770	6 807	-	21 159	27 306	893	133 363	19 511	-
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996 *	2 195 037	549 593	161 931	29 637	130 596	485 256	46 269	685 333	57 647	48 777
		1997 *	2 430 860	642 451	155 707	21 344	130 194	669 968	47 392	674 113	76 010	13 681
		1997-Jan-Apr	863 687	232 820	52 850	7 327	45 326	217 534	10 168	274 438	17 374	5 850
		1998-Jan-Apr	709 532	157 808	30 565	20 752	33 849	221 003	15 088	202 343	23 593	4 531
		1997-Apr *	227 250	65 556	14 466	847	10 618	38 279	3 433	90 458	2 338	1 254
		1998-Mar	165 188	48 694	9 690	3 694	7 593	35 329	2 164	53 119	4 248	657
		1998-Apr	156 893	28 224	7 764	8 806	4 936	67 551	3 721	31 486	4 195	211

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR SUMMARY

Building plans passed		Buildings completed	
Jan. - Apr.		Jan. - Apr.	

Item	1998	1997	Perce- tage change	1998	1997	Perce- tage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	1 857,9	1 763,6	+5,3	1 168,0	1 085,8	+7,6
Flats and townhouses	561,9	756,6	-25,7	528,5	525,0	+0,7
Total 1/	2 583,3	2 654,2	-2,7	1 931,5	1 628,6	+18,6
Non-residential buildings	1 705,9	1 813,8	-5,9	927,2	1 056,2	-12,2
Additions and alterations	1 313,9	1 336,1	-1,7	728,8	866,1	-15,9
Total	5 603,0	5 804,1	-3,5	3 587,6	3 550,9	+1,0

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	1 585,2	1 591,2	-0,4	1 017,5	1 012,0	+0,5
Flats and townhouses	479,3	682,8	-29,8	476,8	504,7	-5,5
Total 1/	2 203,8	2 394,1	-7,9	1 705,7	1 533,7	+11,2
Non-residential buildings	1 371,5	1 494,1	-8,2	822,2	1 030,0	-20,2
Additions and alterations	1 087,3	1 151,6	-5,6	628,8	811,4	-22,5
Total	4 662,6	5 039,8	-7,5	3 156,7	3 375,1	-6,5

1/ Including "Other"

**TABLE 4 - BUILDING PLANS PASSED : PUBLIC AND PRIVATE SECTOR
ACTUAL VALUES**

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
4.1 - VALUES AT CURRENT PRICES															
4.1.1 Total	R million	1996	*	18 868	1 159	1 527	1 475	1 504	1 609	1 856	1 773	1 736	1 451	1 945	1 724
		1997	*	18 610	1 206	1 655	1 330	1 613	1 531	1 586	1 421	1 551	1 840	1 802	1 891
		1998			1 201	1 298	1 629	1 476							1 109

4.1.2 Residential buildings	R million	1996	*	8 887	585	763	686	723	756	1 035	882	645	671	944	695	504
		1997	*	8 488	543	790	569	752	752	718	747	747	743	839	820	468
		1998			495	609	798	681								
4.1.3 Non-residential buildings	R million	1996		5 387	319	402	445	385	442	387	426	679	371	587	626	317
		1997	*	5 708	348	493	463	510	384	477	325	401	701	546	667	393
		1998			470	348	426	462								
4.1.4 Additions and alterations	R million	1996		4 594	255	363	344	396	410	435	466	412	408	414	403	289
		1997		4 413	315	372	298	351	396	391	349	403	395	417	403	323
		1998			236	341	404	333								

4.2 - VALUES AT CONSTANT 1995 PRICES

4.2.1 Total	R million	1996		17 402	1 107	1 434	1 383	1 412	1 504	1 732	1 642	1 582	1 321	1 759	1 539	987
		1997		16 017	1 065	1 443	1 147	1 385	1 307	1 349	1 213	1 321	1 575	1 560	1 657	995
		1998			1 003	1 083	1 356	1 220								
4.2.2 Residential buildings	R million	1996		8 378	567	733	658	691	716	977	829	599	624	876	643	464
		1997		7 487	497	713	512	672	665	633	654	652	647	727	710	404
		1998			426	520	680	577								
4.2.3 Non-residential buildings	R million	1996		4 809	298	363	404	351	406	352	384	608	328	511	537	268
		1997		4 757	292	409	380	414	308	386	265	329	590	472	593	320
		1998			381	280	342	369								
4.2.4 Additions and alterations	R million	1996		4 215	242	338	321	370	382	403	429	376	369	372	359	255
		1997		3 774	276	321	255	299	333	330	294	340	338	361	354	271
		1998			197	283	334	274								

**TABLE 5 - BUILDINGS COMPLETED : PUBLIC AND PRIVATE SECTOR
ACTUAL VALUES**

Item.		Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	
5.1 - VALUES AT CURRENT PRICES																	
5.1.1	Total	R million	1996	*	10 424	573	787	810	1 077	926	658	985	773	928	1 000	1 124	783
			1997	*	11 123	846	820	895	990	970	812	975	931	885	968	1 136	896
			1998			762	900	1 068	857								
5.1.2	Residential buildings	R million	1996	*	5 732	311	444	514	526	535	409	480	433	516	574	607	385
			1997	*	5 405	420	395	391	422	527	395	472	462	445	428	638	410
			1998			381	400	696	455								
5.1.3	Non-residential buildings	R million	1996	*	2 488	119	164	111	343	230	108	285	148	215	227	276	262
			1997	*	3 274	236	172	309	339	229	214	263	269	242	350	275	376
			1998			181	311	189	245								

5.1.4 Additions and alterations	R million	1996	*	2 204	143	180	185	209	161	141	220	191	197	199	241	137
		1997	*	2 444	190	252	195	229	214	203	240	201	198	189	223	110
		1998			200	189	183	157								

5.2 - VALUES AT CONSTANT 1995 PRICES

5.2.1 Total	R million	1996		10 406	591	804	822	1 096	933	655	982	760	915	983	1 102	762
		1997		10 312	811	772	849	943	920	761	902	847	804	877	1 023	805
		1998			677	794	940	746								
5.2.2 Residential buildings	R million	1996		5 618	313	444	515	523	529	402	470	420	501	553	582	367
		1997		4 978	399	371	367	396	493	366	436	421	405	387	572	365
		1998			339	352	616	399								
5.2.3 Non-residential buildings	R million	1996		2 584	130	175	118	361	240	112	296	154	221	234	283	262
		1997		3 086	232	166	300	333	228	206	245	243	220	320	252	342
		1998			163	279	167	213								
5.2.4 Additions and alterations	R million	1996		2 203	148	185	190	213	163	142	217	187	193	196	238	133
		1997		2 248	181	235	182	214	199	188	221	183	179	170	199	97
		1998			175	163	157	134								

TABLE 6 - SEASONALLY ADJUSTED VALUES : PUBLIC AND PRIVATE SECTOR

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
6.1 - BUILDING PLANS PASSED														
6.1.1 Total	R million	1996	1 491	1 537	1 459	1 620	1 582	1 689	1 684	1 585	1 418	1 703	1 536	1 492
5.1.1.1 At current prices		1997	1 552	1 683	1 322	1 712	1 493	1 445	1 350	1 433	1 811	1 569	1 678	1 587
		1998	1 552	1 316	1 638	1 545								
6.1.1.2 At constant 1995 prices	R million	1996	1 419	1 452	1 372	1 519	1 482	1 579	1 561	1 454	1 299	1 527	1 353	1 327
		1997	1 370	1 478	1 143	1 467	1 276	1 230	1 153	1 227	1 562	1 347	1 451	1 334
		1998	1 297	1 109	1 368	1 274								
6.1.2 Residential buildings	R million	1996	727	734	708	757	770	937	801	580	656	872	637	680
6.1.2.1 At current prices		1997	680	761	596	767	758	654	675	677	737	773	752	624
		1998	622	587	844	684								
6.1.2.2 At constant 1995 prices	R million	1996	702	709	682	722	732	885	753	539	609	807	589	624
		1997	620	689	539	685	673	577	591	591	641	668	650	538
		1998	533	503	724	578								
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	712	826	756	1 176	920	605	973	686	940	1 004	997	842
6.2.1.1 At current prices		1997	1 049	873	850	1 078	951	753	963	829	899	964	993	968

		1998	943	964	1 035	918									
6.2.1.2 At constant 1995 prices	R million	1996	735	847	769	1 200	919	602	969	680	928	984	974	816	
		1997	1 006	827	807	1 030	895	705	888	760	816	871	890	868	
		1998	839	857	910	802									
6.2.2 Residential buildings	R million	1996	392	479	505	559	505	394	470	379	500	582	549	407	
6.2.2.1 At current prices		1997	528	432	384	442	492	389	462	405	434	433	576	431	
		1998	480	440	686	470									
6.2.2.2 At constant 1995 prices	R million	1996	393	480	501	560	497	384	459	369	486	571	522	395	
		1997	498	407	356	417	457	358	426	370	395	399	510	393	
		1998	424	388	597	415									

TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR - TOTAL

Year and month	A. Residential buildings												
	Dwelling-houses				Flats				Townhouses				Total 1/
	No.	2 m	R1 000		No. of units	2 m	R1 000		No. of units	2 m	R1 000		R1 000
1996 *	43 865	5 383 419	5 519 552		6 263	473 303	547 517		18 400	1 886 338	2 157 007		8 756 004
1997 *	43 037	5 096 341	5 487 862		5 594	514 565	663 169		13 576	1 368 458	1 636 509		8 214 670
1997-Jan.-Apr.	12 949	1 530 648	1 651 812		2 285	162 399	208 443		4 477	453 298	548 141		2 542 444
1998-Jan.-Apr.	13 541	1 603 503	1 762 162		719	53 022	59 261		3 675	417 837	502 683		2 487 536
1997-Apr. *	3 348	418 185	451 013		912	42 348	51 952		1 096	107 664	127 337		743 593
1998-Mar.	3 853	451 244	493 729		200	16 102	18 170		913	103 183	121 270		761 667
-Apr.	3 547	409 776	450 537		199	16 940	18 517		1 228	126 058	161 992		653 919
Year and month	B. Non-Residential buildings								C. Additions and alterations				Total A, B and C
	Office space				Shopping space				Industrial and warehouse space				Total 1/
	2 m	R1 000			2 m	R1 000			2 m	R1 000			R1 000
1996 *	1 331 479	1 676 133	913 311	1 063 826	1 844 918	1 765 261	5 300 567		2 852 087	2 679 769	4 206 250	4 580 217	18 636 790
1997 *	1 221 802	1 931 573	784 088	1 124 934	1 499 808	1 656 720	5 548 736		2 704 826	2 700 769	3 948 605	4 386 515	18 149 918
1997-Jan.-Apr.	393 410	499 648	353 713	477 985	471 067	475 744	1 788 502		840 443	821 011	1 212 481	1 332 144	5 663 086
1998-Jan.-Apr.	294 263	454 377	308 812	432 016	511 030	604 237	1 692 641		807 017	834 799	1 139 071	1 304 118	5 484 295
1997-Apr. *	92 319	123 767	65 549	81 369	142 937	142 477	502 040		217 801	213 886	337 552	351 027	1 596 659
1998-Mar.	93 148	139 456	59 160	76 958	143 253	156 161	420 886		243 608	255 072	352 626	401 266	1 583 818
-Apr.	66 951	122 574	85 160	123 742	132 502	165 089	458 183		194 262	201 040	279 411	329 567	1 441 669

1/ Including "Other"

**TABLE 7.2 - BUILDING PLANS PASSED : PRIVATE SECTOR
RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS**

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.2.1 - CAPE TOWN												
1996	6 040	695 122	3 901	297 658	1 090 586	114 093	115 217	285 107	549 894	453 831	841 785	2 482 261
1997	5 842	776 511	3 375	358 282	1 266 445	280 293	65 619	189 942	585 540	514 049	846 907	2 698 891
1997-Apr.	372	58 243	270	22 582	153 073	2 900	3 540	18 197	27 543	39 722	63 986	244 603
1998-Mar.	416	66 407	228	18 603	191 113	21 276	9 223	28 667	62 632	56 213	95 055	348 800
-Apr.	440	61 918	137	13 385	75 803	9 122	12 344	9 030	31 459	36 765	67 900	175 162
7.2.2 - DURBAN												
1996 *	2 905	304 812	1 334	146 136	666 032	55 966	30 962	274 238	426 970	245 724	547 680	1 640 683
1997	2 354	300 968	1 468	155 942	479 125	67 981	49 467	167 658	359 363	253 757	461 308	1 299 796
1997-Apr.	185	27 452	482	20 337	65 004	10 406	10 500	7 760	40 425	22 509	34 313	139 742
1998-Mar.	313	30 006	59	11 460	45 466	5 777	2 192	25 720	41 317	21 557	29 509	116 291
-Apr.	140	16 285	63	14 304	30 588	1 300	0	11 780	14 237	13 848	25 198	70 024
7.2.3 - WITWATERSRAND												
1996	10 104	1 494 776	9 047	1 001 493	2 602 176	1 047 666	334 931	715 202	2 326 088	811 918	1 303 128	6 231 391
1997	10 197	1 367 216	6 345	709 701	2 112 140	1 178 134	242 746	730 333	2 409 451	769 305	1 233 545	5 755 138
1997-Apr.	895	122 129	656	73 829	195 958	92 077	25 774	57 090	285 633	57 149	101 341	582 932
1998-Mar.	880	111 539	273	34 098	145 637	78 769	8 628	43 783	150 185	71 761	124 655	420 478
-Apr.	748	96 804	448	61 917	175 257	69 381	33 779	86 688	212 200	56 973	87 066	474 522
7.2.4 - PRETORIA												
1996	4 879	721 126	3 326	436 572	1 178 388	170 837	134 767	108 504	495 870	235 785	314 749	1 989 010
1997	4 164	629 166	2 566	316 440	954 821	169 700	22 107	121 197	405 741	196 134	279 001	1 639 562
1997-Apr. *	327	52 365	79	7 516	61 019	0	275	21 088	25 249	10 716	12 420	98 688
1998-Mar.	427	58 214	159	23 065	82 689	1 446	5 800	8 698	16 524	14 319	18 338	117 551
-Apr.	496	64 649	435	49 096	115 450	11 058	3 666	6 136	21 275	14 147	18 450	155 175
7.2.5 - BLOEMFONTEIN												
1996	727	68 446	482	47 188	120 273	9 141	33 986	24 418	71 139	56 120	98 803	290 215
1997	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 032	245 548
1997-Apr.	67	6 492	24	3 930	10 422	922	0	215	1 137	3 996	7 272	18 831
1998-Mar.	56	4 729	8	1 500	6 229	2 716	2 449	2 924	8 089	4 302	8 033	22 351

-Apr.	50	5 725	35	4 700	10 425	12 000	26 924	472	39 468	2 886	22 680	72 573
1/ Including "Other"												

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR - TOTAL

Year and month	A. Residential buildings										
	Dwelling-houses			Flats			Townhouses			Total 1/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1996 *	28 539	3 561 161	3 562 481	5 519	445 238	516 700	12 835	1 357 835	1 497 396	5 632 436	
1997 *	29 296	3 180 019	3 363 882	5 001	389 753	496 499	10 016	999 614	1 158 571	5 105 092	
1997-Jan.-Apr.	8 525	988 024	1 038 839	1 675	152 433	186 666	2 878	294 971	338 010	1 581 222	
1998-Jan.-Apr.	8 618	999 959	1 099 001	973	83 864	108 136	2 924	312 183	420 339	1 862 538	
1997-Apr. *	2 165	243 533	251 972	439	35 136	40 375	876	95 761	104 348	402 212	
1998-Mar.	2 367	281 620	312 489	67	7 888	10 317	737	89 485	137 954	676 566	
-Apr.	2 058	244 091	264 789	230	20 980	29 287	965	102 024	129 100	432 459	

Year and month	B. Non-Residential buildings								C. Additions and alterations								Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/							
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	R1 000					
1996 *	538 750	714 375	492 019	554 333	887 531	796 669	2 464 035	1 440 242	1 303 487	2 103 278	2 195 035	10 291 507					
1997 *	682 787	1 069 214	469 819	596 148	1 032 021	1 063 195	3 153 518	1 421 864	1 378 638	2 169 837	2 430 857	10 689 466					
1997-Jan.-Apr.	325 212	469 792	121 470	137 194	351 764	337 901	1 035 755	497 000	493 428	745 918	863 686	3 480 662					
1998-Jan.-Apr.	215 057	282 937	147 037	202 904	244 090	308 394	915 026	388 575	406 769	585 507	709 533	3 487 096					
1997-Apr. *	103 616	162 439	38 870	44 725	104 500	95 859	338 356	135 141	128 087	209 422	227 250	967 818					
1998-Mar.	36 471	54 168	15 565	24 478	69 058	68 401	179 865	100 270	103 204	136 511	165 188	1 021 619					
-Apr.	63 012	86 797	64 694	88 462	44 741	40 524	242 809	84 354	84 035	138 472	156 893	832 161					

1/ Including "Other"

**TABLE 8.2 - BUILDINGS COMPLETED : PRIVATE SECTOR
RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS**

	A. Residential buildings			B. Non-residential buildings			C. Additions and alterations		Total A,B
						Industrial			

	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	and ware-house space	Total 1/	Dwelling-houses	Total 1/	en C
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
8.2.1 - CAPE TOWN												
1996 *	4 396	443 955	2 539	174 504	624 566	52 741	42 809	97 783	229 495	195 339	361 058	1 215 118
1997 *	4 151	434 153	2 788	242 895	689 274	92 580	40 345	159 111	305 681	226 387	421 716	1 416 671
1997-Apr.	272	35 757	467	26 020	61 777	11 966	1 588	7 535	23 238	24 827	51 278	136 293
1998-Mar.	284	29 876	193	55 204	85 080	0	970	20 521	25 489	19 547	36 044	146 613
-Apr.	217	29 624	46	3 485	33 109	1 300	0	15 108	18 177	10 709	16 781	68 067
8.2.2 - DURBAN												
1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 316	1 158 842
1997	2 218	239 880	1 683	155 584	400 466	18 949	51 566	282 830	388 021	294 790	556 550	1 345 036
1997-Apr.	202	21 090	229	29 723	50 814	0	6 510	21 230	38 540	21 754	30 598	119 952
1998-Mar.	131	14 419	10	2 000	229 475	0	3 500	27 583	31 311	19 582	28 492	289 278
-Apr.	98	12 677	205	45 749	62 426	7 248	8 500	2 150	21 333	18 470	62 648	146 406
8.2.3 - WITWATERSRAND												
1996 *	6 241	1 022 072	7 550	856 083	1 894 120	451 705	125 491	292 610	1 000 566	386 090	581 508	3 476 192
1997 *	7 272	935 088	4 704	543 417	1 488 600	703 508	138 561	409 149	1 322 711	324 824	540 236	3 351 548
1997-Apr. *	626	77 661	294	43 055	124 810	139 011	11 592	49 612	202 023	44 571	81 095	407 928
1998-Mar.	485	82 374	261	43 871	126 245	32 278	2 506	7 742	45 233	31 033	50 697	222 176
-Apr.	471	70 985	476	46 182	117 166	47 103	49 030	10 058	107 210	24 075	29 303	253 679
8.2.4 - PRETORIA												
1996	3 218	477 954	1 687	239 170	727 476	42 751	20 133	58 518	144 017	40 364	55 692	927 183
1997 *	2 636	355 178	1 201	165 197	530 816	40 703	22 419	32 686	159 914	63 587	95 848	786 580
1997-Apr. *	170	19 502	37	4 359	23 861	1 397	0	2 885	8 348	2 185	2 511	34 720
1998-Mar.	186	27 542	120	15 898	43 439	1 639	0	0	1 639	1 076	1 076	46 154
-Apr.	220	31 946	62	9 485	41 431	14 628	0	1 500	16 928	1 295	1 295	59 654
8.2.5 - BLOEMFONTEIN												
1996	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 498	202 227
1997	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 182	190 569
1997-Apr.	35	4 081	0	0	4 081	4 216	0	3 926	8 142	3 218	7 423	19 646
1998-Mar.	44	3 414	69	7 822	11 235	11 837	11 000	0	22 837	1 569	5 277	39 349
-Apr.	35	2 781	0	0	2 781	1 716	19 148	0	20 864	2 895	2 969	26 615

1/ Including "Other"

TABLE 9 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP OF OCCUPANT : PRIVATE SECTOR

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

9.1 - TOTAL

1996 *	43 865	5 383 419	5 519 552	28 539	3 561 161	3 562 481
1997 *	43 037	5 096 341	5 487 862	29 296	3 180 019	3 363 882
1997-Jan.-Apr.	12 949	1 530 648	1 651 812	8 525	988 024	1 038 839
1998-Jan.-Apr.	13 541	1 603 503	1 762 162	8 618	999 959	1 099 001
1997-Apr. *	3 348	418 185	451 013	2 165	243 533	251 972
1998-Mar.	3 853	451 244	493 729	2 367	281 620	312 489
-Apr.	3 547	409 776	450 537	2 058	244 091	264 789

9.2 - AFRICAN/BLACK

1996 *	14 892	1 084 312	993 408	6 527	433 058	394 268
1997 *	17 081	1 204 199	1 162 190	9 811	573 564	565 251
1997-Jan.-Apr.	5 070	371 194	364 792	2 417	154 724	155 689
1998-Jan.-Apr.	6 403	446 876	449 207	3 746	207 462	215 314
1997-Apr. *	1 254	93 726	91 088	602	36 519	36 919
1998-Mar.	1 739	120 287	119 129	1 026	58 233	65 124
-Apr.	1 656	112 159	112 371	878	46 058	49 067

9.3 - COLOURED

1996 *	2 744	226 524	201 149	2 494	159 052	133 921
1997 *	2 305	210 391	220 000	1 561	112 845	106 986
1997-Jan.-Apr.	745	66 711	70 744	596	39 035	38 252
1998-Jan.-Apr.	645	56 695	57 617	424	35 863	34 153
1997-Apr. *	158	18 876	22 678	101	8 272	9 026
1998-Mar.	215	14 394	15 020	85	7 269	7 050
-Apr.	217	17 960	18 531	86	6 409	6 019

**TABLE 9 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP
OF OCCUPANT : PRIVATE SECTOR (CONCLUDED)**

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

9.4 - INDIAN/ASIAN

1996 *	2 717	316 538	323 607	1 979	231 087	227 937
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1997 *	2 653	290 727	334 292	1 831	200 904	211 759
1997-Jan.-Apr.	830	90 377	104 460	515	64 113	66 356
1998-Jan.-Apr.	829	77 376	86 433	470	50 885	52 358
1997-Apr. *	186	23 179	29 239	107	13 115	13 040
1998-Mar.	312	24 953	27 013	125	13 571	13 343
-Apr.	198	16 857	20 131	95	11 807	12 123

9.5 - WHITE

1996 *	23 512	3 756 045	4 001 390	17 539	2 737 964	2 806 353
1997 *	20 998	3 391 024	3 771 379	16 093	2 292 706	2 479 883
1997-Jan.-Apr.	6 304	1 002 366	1 111 817	4 997	730 152	778 544
1998-Jan.-Apr.	5 664	1 022 556	1 168 905	3 978	705 749	797 175
1997-Apr. *	1 750	282 404	308 008	1 355	185 627	192 988
1998-Mar.	1 587	291 610	332 567	1 131	202 547	226 971
-Apr.	1 476	262 800	299 504	999	179 817	197 581

2

TABLE 10 - DWELLING-HOUSES SMALLER THAN 81m : PRIVATE SECTOR

1996 *	20 261	1 101 816	1 057 842	11 971	667 196	627 576
1997 *	20 644	1 099 055	1 091 986	16 345	852 399	850 984
1997-Jan.-Apr.	6 220	335 802	338 520	4 380	239 817	242 937
1998-Jan.-Apr.	6 870	361 054	376 725	4 567	229 558	238 175
1997-Apr. *	1 561	85 138	85 561	1 147	58 464	59 876
1998-Mar.	2 031	105 061	109 991	1 144	58 250	65 619
-Apr.	1 871	101 212	103 894	1 070	52 484	55 696

TABLE 11 - BUILDING PLANS IN RESPECT OF WHICH BUILDING OPERATIONS HAVE COMMENCED - TOTAL : PRIVATE SECTOR

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	Number	2	R1 000	Number of units	2	R1 000	Number of units	2	R1 000	R1 000 1/
		m			m			m		
1996 *	27 292	3 510 793	3 620 688	4 246	361 021	378 380	11 116	1 104 329	1 268 790	5 672 109
1997 *	26 476	3 244 331	3 476 207	3 484	346 251	419 717	8 292	849 956	1 029 842	5 190 935
1998 -Feb.	2 010	236 688	260 003	122	8 615	10 985	343	42 594	39 814	310 803
-Mar.	2 351	279 464	306 507	163	10 905	10 645	358	43 740	51 265	378 379
-Apr.	2 097	260 499	279 122	572	38 485	45 567	181	23 443	29 572	356 691

B. Non-residential buildings

C. Additions and alterations

|Total A, B and C

Year and month								
	Number	2 m	R1 000	Number	2 m	R1 000	R1 000	
1996 *	2 532	2 441 567	2 635 300	31 636	2 272 316	2 362 693	10 670 102	
1997 *	2 321	2 449 399	2 967 265	28 821	2 104 453	2 280 285	10 438 485	
1998 -Feb.	167	221 485	277 374	1 876	131 327	140 375	728 552	
-Mar.	143	222 740	309 317	2 057	139 337	150 155	837 851	
-Apr.	165	240 877	392 120	1 918	130 866	139 786	888 597	

1/ Including "Other"

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