

Building statistics

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THE REAL VALUE OF BUILDING PLANS PASSED DECREASED BY 5,8% DURING FIRST FOUR MONTHS OF 1999

The real value of building plans passed (at constant 1995 prices) has continued to show a declining trend since the second half of 1996. The real value of building plans passed for the first four months of 1999 decreased by 5,8% (-R282,0 million) to R4 544,7 million compared with the same period of 1998. The real value of flats and townhouses decreased by 43,2% from R480,4 million to R272,8 million in the first four months of 1999 compared with the first four months of 1998. Similarly, the real value of dwelling-house plans passed decreased by 18,3% from R1 594,4 million to R1 303,2 million during the same period. However, the real value of non-residential building plans passed increased by 29,3% (+R425,2 million) to R1 875,2 million during the above-mentioned period. The approval of building plans for a large shopping centre during March 1999 by the Local Authority of Umhlanga, was responsible for the increase in the real value of non-residential building plans passed.

The real value of buildings completed during the first four months of 1999 decreased by 18,7% (-R610,8 million) compared with the same period of 1998.

The real value of building plans passed for flats and townhouses during the first four months of 1999 decreased by 43,2% (-R207,6 million) to R272,8 million compared with the same period of 1998. Decreases were reported by six of the nine provinces. Large decreases in the real value of building plans passed for flats and townhouses were reported by North West (-92,9% or R13,1 million), Eastern Cape (-78,7% or R16,3 million), Northern Province (-60,8% or R17,0 million), Gauteng (-55,5% or R140,4 million) and Mpumalanga (-50,1% or R7,5 million).

Regarding dwelling-house plans passed, the real value decreased by 18,3% (-R291,2 million) to R1 303,2 million during the above-mentioned period. Decreases in the real value of building plans passed for dwelling-houses were reported by all nine provinces. Large real decreases were reported by Northern Province (-43,8% or R25,5 million), North West (-32,8% or R28,9 million), Northern Cape (-29,6% or R3,6 million), Mpumalanga (-28,0% or R20,7 million) and Western Cape (-24,9% or R109,6 million).

During the first four months of 1999 the real value of buildings completed decreased by 18,7% (-R610,8 million) to R2 658,7 million compared with the same period of 1998. Large real decreases were reported

for residential buildings (-29,1% or R498,0 million) and for non-residential buildings (-18,8% or R168,3 million).

Decreases in the total real value of buildings completed were reported by six of the nine provinces. Provincial decreases were reported by Northern Province (-57,5% or R31,7 million), Gauteng (-36,7% or R476,7 million), Mpumalanga (-31,5% or R37,4 million), KwaZulu-Natal (-23,4% or R170,5 million), North West (-15,9% or R16,8 million) and Free State (-9,1% or R10,5 million). The only provinces that reported increases in the real value of buildings completed were Eastern Cape (+55,2% or R60,1 million), Northern Cape (+45,7% or R14,3million) and Western Cape (+8,3% or R58,3 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 10).

The monthly survey covers approximately 170 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 85% 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 the TBVC states and 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 approximately 450 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 81m² 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.

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2. DEFINITIONS

2.1 Blocks of flats are high-density housing consisting of a number of self-contained dwelling-units (including at least one living-room together with a kitchen and bathroom), conjoined to similar units in one building.

2.2 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.

3. COMPARABILITY

° Information regarding dwelling-houses subsidised by the government was previously seen as public sector investment. However, since a private person is the owner of such a dwelling-house, subsidised housing is now regarded as private sector investment. Revised data in respect of dwelling-house plans passed and dwelling-houses completed for the private sector are published in tables 2, 7, 8, 9 and 10.

° Thus, the information regarding dwelling-houses approved or built by the private sector, as shown in this statistical release, is not comparable with data previously published.

4. SYMBOLS USED

* revised

m² construction areas in square metres

- nil or not applicable

**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 (R1 000)	1997	18 729 730	4 483 596	900 794	122 359	489 149	2 534 712	734 202	8 125 887	766 791	572 239
		1998*	18 286 245	4 599 905	931 682	198 937	605 287	2 327 447	588 179	7 796 609	776 009	462 192
		1998-Jan-Apr	5 657 003	1 399 625	233 147	65 796	244 228	680 726	194 863	2 437 806	202 071	198 739
		1999-Jan-Apr	5 710 957	1 178 751	282 933	59 897	135 907	1 682 340	132 599	1 932 655	198 240	107 635
		1998-Apr*	1 477 209	312 793	63 721	21 220	125 256	139 590	56 221	664 883	44 006	49 520
		1999-Mar	2 459 048	347 228	115 377	9 273	37 557	1 201 211	35 456	611 820	63 018	38 108
		1999-Apr	1 149 336	282 868	65 752	7 851	39 115	155 573	30 859	518 992	33 727	14 600
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997	8 487 932	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1998*	8 016 119	2 146 583	485 576	71 144	247 339	924 377	350 464	3 194 228	345 954	250 456
		1998-Jan-Apr	2 640 424	715 694	125 824	14 694	72 433	300 163	120 174	1 076 990	113 250	101 202
		1999-Jan-Apr	2 051 040	528 597	108 351	11 122	73 274	256 481	76 278	841 600	100 147	55 190
		1998-Apr*	681 132	160 768	36 776	2 844	21 283	67 267	29 229	317 799	28 036	17 131
		1999-Mar	647 990	158 461	25 925	2 261	19 319	77 107	24 456	276 163	41 041	23 257
		1999-Apr	505 981	128 777	31 902	4 056	22 323	71 412	19 114	203 053	15 144	10 199
Dwelling-houses	Number	1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1998	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1998-Jan-Apr	20 001	4 567	1 595	126	887	1 786	1 435	7 112	1 498	995
		1999-Jan-Apr	20 227	3 364	2 056	96	904	2 092	1 029	9 314	901	471
		1998-Apr	5 114	906	585	26	210	388	379	2 122	276	222
		1999-Mar	7 778	816	489	14	191	734	271	4 842	255	166
		1999-Apr	4 398	663	554	36	271	362	409	1 864	165	74
	Value (R1 000)	1997	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1998*	5 927 644	1 557 588	412 664	55 039	206 268	637 683	309 299	2 297 651	266 401	185 050
		1998-Jan-Apr	1 868 538	515 618	99 866	14 235	62 375	206 323	103 032	712 203	86 576	68 311
		1999-Jan-Apr	1 637 266	415 043	102 506	10 740	62 326	198 197	74 193	666 252	66 821	41 188
		1998-Apr*	477 750	134 148	28 539	2 484	16 242	45 571	28 816	188 246	17 341	16 363
		1999-Mar	513 185	128 049	24 454	2 167	16 319	59 321	23 882	227 376	17 114	14 503
		1999-Apr	393 931	89 352	29 972	4 056	16 090	48 137	19 114	163 617	14 144	9 449

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	1997	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 990
		1998	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1998-Jan-Apr	13 272	2 389	1 261	45	502	1 103	1 053	5 059	1 141	719
		1999-Jan-Apr	14 925	1 954	1 819	72	525	1 503	712	7 424	642	274
		1998-Apr*	3 440	335	514	12	132	242	283	1 560	205	157
		1999-Mar	6 237	373	422	8	97	571	166	4 319	186	95
		1999-Apr	3 207	371	492	30	175	211	353	1 452	106	17
	Value (R1 000)	1997	1 374 998	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 562
		1998	1 606 917	203 198	238 446	26 966	73 751	130 246	141 824	659 987	76 260	56 240
		1998-Jan-Apr	474 380	72 896	41 688	3 035	17 829	49 909	49 541	196 345	21 320	21 817
		1999-Jan-Apr	416 866	57 173	50 565	6 283	16 504	53 440	30 789	173 433	18 944	9 735
		1998-Apr*	131 590	15 091	15 305	697	5 085	11 559	15 873	57 442	4 661	5 877
		1999-Mar	146 070	15 305	13 410	719	4 017	17 026	8 442	77 742	5 841	3 567
		1999-Apr	100 732	12 457	12 007	2 687	4 831	8 491	11 672	43 463	3 897	1 228
NON-RESIDENTIAL	Number	1997	3 696	1 135	239	76	132	461	153	1 147	169	184
		1998*	3 397	1 189	215	75	126	518	147	874	135	118
		1998-Jan-Apr	1 116	371	61	29	51	180	42	291	48	43
		1999-Jan-Apr	869	330	59	18	42	110	27	211	47	25
		1998-Apr*	263	67	21	10	16	40	10	79	6	14
		1999-Mar	259	122	16	4	12	29	4	54	11	7
		1999-Apr	195	75	19	3	8	18	3	58	10	1
	Value (R1 000)	1997	5 840 222	981 105	156 780	33 004	127 887	653 801	315 235	3 093 429	195 601	283 380
		1998*	5 633 052	1 111 129	193 320	52 061	190 394	671 143	129 575	2 868 044	281 863	135 523
		1998-Jan-Apr	1 698 927	272 967	45 624	26 320	110 209	176 329	43 377	906 115	49 840	68 147
		1999-Jan-Apr	2 357 364	294 218	46 168	30 659	20 269	1 181 999	23 610	672 350	54 824	33 267
		1998-Apr*	462 233	47 032	9 071	13 341	76 974	31 940	19 122	236 759	8 216	19 777
		1999-Mar	1 398 121	84 963	19 377	854	4 427	1 056 422	2 297	212 613	8 052	9 116
		1999-Apr	316 751	61 607	14 401	470	7 572	32 369	4 912	187 142	8 228	50
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996
		1998*	4 637 073	1 342 193	252 786	75 732	167 554	731 926	108 140	1 734 337	148 192	76 214
		1998-Jan-Apr	1 317 651	410 964	61 700	24 782	61 586	204 234	31 313	454 702	38 981	29 390
		1999-Jan-Apr	1 302 553	355 936	128 414	18 115	42 364	243 861	32 711	418 705	43 268	19 178
		1998-Apr*	333 844	104 993	17 875	5 035	26 999	40 383	7 870	110 325	7 754	12 611
		1999-Mar	412 937	103 804	70 075	6 158	13 811	67 682	8 703	123 044	13 924	5 735
		1999-Apr	326 605	92 483	19 449	3 324	9 221	51 792	6 832	128 797	10 355	4 351

**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	Mpuma-langa	Northern Province
TOTAL	Value (R1 000)	1997	11 311 606	2 558 779	554 041	124 254	346 963	2 053 778	403 943	4 598 523	423 183	248 141
		1998*	11 725 262	2 711 884	653 706	146 460	387 770	2 021 029	539 262	4 572 240	482 867	210 046
		1998- Jan-Apr	3 632 844	784 604	120 936	34 816	127 147	810 870	117 345	1 443 767	132 028	61 330
		1999- Jan-Apr	3 141 625	903 328	199 643	53 964	122 853	660 880	104 895	972 071	96 243	27 749
		1998-Apr*	857 145	153 688	44 137	9 939	35 278	189 565	24 035	344 050	47 007	9 445
		1999-Mar	885 015	271 837	40 349	11 626	20 741	160 447	26 757	319 345	26 708	7 206
		1999-Apr	729 552	196 745	41 437	12 734	51 069	149 932	12 455	241 199	16 176	7 806
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
		1998	5 977 264	1 546 705	319 409	55 508	152 119	920 577	259 424	2 392 712	191 985	138 824
		1998- Jan-Apr	1 939 269	472 163	77 125	7 553	45 078	435 994	76 404	725 117	59 986	39 848
		1999- Jan-Apr	1 467 143	401 201	110 039	26 196	46 001	215 664	62 469	539 308	47 836	18 428
		1998-Apr*	455 341	92 254	29 567	1 133	9 184	92 109	19 421	179 139	23 301	9 234
		1999-Mar	417 318	112 203	29 086	8 783	8 477	59 609	17 343	163 489	13 001	5 327
		1999-Apr	356 167	86 856	20 633	1 215	9 681	42 404	10 504	167 803	11 966	5 105
Dwelling-houses	Number	1997	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1998- Jan-Apr	14 508	2 825	846	71	589	967	1 375	5 737	683	1 415
		1999- Jan-Apr	17 834	2 826	2 330	1 159	332	1 767	795	7 654	638	333
		1998-Apr*	3 544	489	324	12	135	262	234	1 759	201	128
		1999-Mar	6 992	860	721	426	105	576	237	3 856	148	63
		1999-Apr	3 745	530	376	9	86	258	157	2 067	212	50
	Value (R1 000)	1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1998	3 908 525	976 312	269 743	51 126	121 178	425 062	224 483	1 567 642	149 212	123 768
		1998- Jan-Apr	1 173 176	300 271	65 098	6 573	35 082	108 747	72 518	503 289	44 027	37 572
		1999- Jan-Apr	1 117 310	288 367	97 860	22 134	26 677	158 051	50 405	418 510	37 864	17 443
		1998-Apr*	287 671	62 526	22 089	1 133	8 584	27 261	18 929	122 659	15 925	8 564
		1999-Mar	335 945	82 742	28 270	8 438	7 088	41 006	13 002	143 508	6 775	5 117
		1999-Apr	238 995	56 516	15 633	1 215	5 776	29 748	9 910	105 714	9 377	5 105

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	1997	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
		1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1998-Jan-Apr	10 457	1 414	607	43	422	544	1 166	4 453	490	1 318
		1999-Jan-Apr	14 345	1 675	2 092	1 139	210	1 218	643	6 611	489	268
		1998-Apr*	2 555	167	232	7	95	173	180	1 467	133	101
		1999-Mar	6 073	575	659	420	74	464	196	3 531	115	39
		1999-Apr	3 015	291	337	6	62	163	132	1 809	185	30
	Value (R1 000)	1997	1 181 475	184 928	91 291	38 892	44 433	128 060	131 587	445 988	66 498	49 797
		1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 141	393 525	28 267	65 192
		1998-Jan-Apr	309 212	35 869	23 985	1 976	15 324	28 804	39 523	133 984	8 142	21 605
		1999-Jan-Apr	339 655	41 035	59 952	18 384	9 132	45 362	24 978	120 119	13 485	7 206
		1998-Apr*	78 316	5 652	7 605	394	3 295	7 358	9 120	38 561	1 991	4 340
		1999-Mar	125 142	15 157	19 411	7 187	3 511	16 793	6 679	52 174	2 756	1 474
		1999-Apr	77 313	9 150	9 386	585	2 129	7 284	5 737	36 499	4 724	1 819
NON-RESIDENTIAL	Number	1997	2 384	792	169	37	99	556	84	489	92	66
		1998	1 960	628	180	49	80	309	99	462	101	52
		1998-Jan-Apr	627	212	30	14	13	103	27	176	37	15
		1999-Jan-Apr	538	213	57	13	17	93	18	96	21	10
		1998-Apr	161	50	14	-	6	41	5	29	16	-
		1999-Mar	146	60	9	2	5	24	6	36	2	2
		1999-Apr	106	44	10	3	5	21	1	15	2	5
	Value (R1 000)	1997	3 400 515	572 425	110 399	31 025	99 587	586 974	121 422	1 658 284	126 259	94 140
		1998	3 511 274	565 519	151 560	32 878	142 139	521 534	220 873	1 586 683	228 401	61 687
		1998-Jan-Apr	960 152	136 283	14 946	6 310	48 221	154 153	18 596	516 244	48 449	16 950
		1999-Jan-Apr	833 452	256 150	39 057	15 128	23 029	209 730	22 922	231 573	31 676	4 186
		1998-Apr	245 408	33 770	6 807	-	21 159	29 906	893	133 363	19 511	-
		1999-Mar	244 570	78 308	1 518	349	3 446	46 777	5 590	98 849	9 500	233
		1999-Apr	180 092	53 450	9 589	8 235	14 640	62 519	720	27 256	1 237	2 446
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1998*	2 236 724	599 659	182 737	58 074	93 512	578 917	58 965	592 844	62 481	9 534
		1998-Jan-Apr	733 423	176 159	28 865	20 953	33 849	220 722	22 345	202 406	23 593	4 531
		1999-Jan-Apr	841 029	245 977	50 546	12 640	53 823	235 485	19 504	201 190	16 730	5 135
		1998-Apr*	156 396	27 664	7 764	8 806	4 936	67 551	3 721	31 548	4 195	211
		1999-Mar	223 128	81 326	9 745	2 494	8 818	54 062	3 824	57 007	4 207	1 646
		1999-Apr	193 293	56 439	11 215	3 284	26 749	45 009	1 231	46 139	2 974	255

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 (R1 000)	1997*	18 525 906	4 397 636	894 737	121 486	468 063	2 520 772	704 848	8 125 446	763 745	529 173
		1998*	18 136 868	4 539 642	927 430	189 416	599 946	2 277 765	578 309	7 796 042	775 605	452 714
		1998-Jan-Apr	5 625 322	1 383 598	232 975	65 763	242 887	676 567	194 793	2 437 406	202 071	189 261
		1999-Jan-Apr	5 666 795	1 173 426	264 834	41 096	135 907	1 680 570	132 599	1 932 488	198 240	107 635
		1998-Apr*	1 470 255	309 561	63 659	21 187	125 256	135 963	56 221	664 883	44 006	49 520
		1999-Mar	2 440 321	347 228	97 689	8 704	37 557	1 200 741	35 456	611 820	63 018	38 108
		1999-Apr	1 143 933	277 543	65 714	7 811	39 115	155 573	30 859	518 992	33 727	14 600
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997*	8 487 932	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1998*	8 013 653	2 146 583	485 576	68 678	247 339	924 377	350 464	3 194 228	345 954	250 456
		1998-Jan-Apr	2 640 424	715 694	125 824	14 694	72 433	300 163	120 174	1 076 990	113 250	101 202
		1999-Jan-Apr	2 051 040	528 597	108 351	11 122	73 274	256 481	76 278	841 600	100 147	55 190
		1998-Apr*	681 132	160 768	36 776	2 844	21 283	67 267	29 229	317 799	28 036	17 131
		1999-Mar	647 990	158 461	25 925	2 261	19 319	77 107	24 456	276 163	41 041	23 257
		1999-Apr	505 981	128 777	31 902	4 056	22 323	71 412	19 114	203 053	15 144	10 199
Dwelling-houses 2/	Number	1997*	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1998*	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1998-Jan-Apr	20 001	4 567	1 595	126	887	1 786	1 435	7 112	1 498	995
		1999-Jan-Apr	20 227	3 364	2 056	96	904	2 092	1 029	9 314	901	471
		1998-Apr*	5 114	906	585	26	210	388	379	2 122	276	222
		1999-Mar	7 778	816	489	14	191	734	271	4 842	255	166
		1999-Apr	4 398	663	554	36	271	362	409	1 864	165	74
	Value (R1 000)	1997*	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1998*	5 927 644	1 557 588	412 664	55 039	206 268	637 683	309 299	2 297 651	266 401	185 050
		1998-Jan-Apr	1 868 538	515 618	99 866	14 235	62 375	206 323	103 032	712 203	86 576	68 311
		1999-Jan-Apr	1 637 266	415 043	102 506	10 740	62 326	198 197	74 193	666 252	66 821	41 188
		1998-Apr*	477 750	134 148	28 539	2 484	16 242	45 571	28 816	188 246	17 341	16 363
		1999-Mar	513 185	128 049	24 454	2 167	16 319	59 321	23 882	227 376	17 114	14 503
		1999-Apr	393 931	89 352	29 972	4 056	16 090	48 137	19 114	163 617	14 144	9 449

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

2/ Including subsidised dwelling-houses

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

	YEAR AND MONTH	TOTAL	PROVINCE							
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga

ITEM		MONTH	TOTAL	Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1997*	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 990
		1998*	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1998-Jan-Apr	13 272	2 389	1 261	45	502	1 103	1 053	5 059	1 141	719
		1999-Jan-Apr	14 925	1 954	1 819	72	525	1 503	712	7 424	642	274
		1998-Apr*	3 440	335	514	12	132	242	283	1 560	205	157
		1999-Mar	6 237	373	422	8	97	571	166	4 319	186	95
		1999-Apr	3 207	371	492	30	175	211	353	1 452	106	17
	Value (R1 000)	1997*	1 374 998	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 562
		1998*	1 606 917	203 198	238 446	26 966	73 751	130 246	141 824	659 987	76 260	56 240
		1998-Jan-Apr	474 380	72 896	41 688	3 035	17 829	49 909	49 541	196 345	21 320	21 817
		1999-Jan-Apr	416 866	57 173	50 565	6 283	16 504	53 440	30 789	173 433	18 944	9 735
		1998-Apr*	131 590	15 091	15 305	697	5 085	11 559	15 873	57 442	4 661	5 877
		1999-Mar	146 070	15 305	13 410	719	4 017	17 026	8 442	77 742	5 841	3 567
		1999-Apr	100 732	12 457	12 007	2 687	4 831	8 491	11 672	43 463	3 897	1 228
NON-RESIDENTIAL	Number	1997	3 590	1 106	222	71	129	454	146	1 146	167	149
		1998*	3 345	1 172	197	72	124	512	145	873	135	115
		1998-Jan-Apr	1 100	367	57	28	50	178	42	290	48	40
		1999-Jan-Apr	853	329	47	15	42	110	27	211	47	25
		1998-Apr*	258	67	19	9	16	38	10	79	6	14
		1999-Mar	249	122	8	2	12	29	4	54	11	7
		1999-Apr	193	74	18	3	8	18	3	58	10	1
	Value (R1 000)	1997	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1998*	5 562 553	1 076 426	190 119	51 624	185 053	664 004	119 775	2 867 644	281 863	126 045
		1998-Jan-Apr	1 677 013	266 104	45 451	26 287	108 868	172 702	43 377	905 715	49 840	58 669
		1999-Jan-Apr	2 315 399	288 893	28 097	12 090	20 269	1 181 999	23 610	672 350	54 824	33 267
		1998-Apr*	458 511	47 032	9 009	13 308	76 974	28 313	19 122	236 759	8 216	19 777
		1999-Mar	1 379 864	84 963	1 689	285	4 427	1 056 422	2 297	212 613	8 052	9 116
		1999-Apr	311 388	56 282	14 363	470	7 572	32 369	4 912	187 142	8 228	50
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	4 374 626	1 227 281	309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1998*	4 560 662	1 316 633	251 736	69 114	167 554	689 384	108 070	1 734 171	147 788	76 214
		1998-Jan-Apr	1 307 884	401 800	61 700	24 782	61 586	203 702	31 243	454 702	38 981	29 390
		1999-Jan-Apr	1 300 356	355 936	128 386	17 883	42 364	242 091	32 711	418 538	43 268	19 178
		1998-Apr*	330 612	101 761	17 875	5 035	26 999	40 383	7 870	110 325	7 754	12 611
		1999-Mar	412 467	103 804	70 075	6 158	13 811	67 212	8 703	123 044	13 924	5 735
		1999-Apr	326 565	92 483	19 449	3 284	9 221	51 792	6 832	128 797	10 355	4 351

1/ Including subsidised dwelling-houses

**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	1997*	11 177 764	2 483 356	542 443	124 089	346 038	2 036 783	393 943	4 586 565	418 496	246 050
		1998*	11 641 571	2 692 295	652 235	144 485	378 622	1 997 803	520 458	4 572 240	482 867	200 568
	(R1 000)	1998-Jan-Apr	3 601 362	765 556	120 936	34 572	127 147	808 159	117 345	1 443 767	132 028	51 852
		1999-Jan-Apr	3 134 645	903 328	199 304	52 808	122 853	655 703	104 895	972 071	96 243	27 440
		1998-Apr*	854 545	153 688	44 137	9 939	35 278	186 965	24 035	344 050	47 007	9 445
		1999-Mar	884 126	271 837	40 229	11 607	20 741	159 697	26 757	319 345	26 708	7 206
		1999-Apr	729 536	196 745	41 421	12 734	51 069	149 932	12 455	241 199	16 176	7 806
RESIDENTIAL BUILDINGS 1/	Value	1997*	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
	(R1 000)	1998*	5 977 264	1 546 705	319 409	55 508	152 119	920 577	259 424	2 392 712	191 985	138 824
		1998-Jan-Apr	1 939 269	472 163	77 125	7 553	45 078	435 994	76 404	725 117	59 986	39 848
		1999-Jan-Apr	1 463 866	401 201	110 039	26 196	46 001	212 387	62 469	539 308	47 836	18 428
		1998-Apr*	455 341	92 254	29 567	1 133	9 184	92 109	19 421	179 139	23 301	9 234
		1999-Mar	417 318	112 203	29 086	8 783	8 477	59 609	17 343	163 489	13 001	5 327
		1999-Apr	356 167	86 856	20 633	1 215	9 681	42 404	10 504	167 803	11 966	5 105
Dwelling-houses 2/	Number	1997*	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1998*	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1998-Jan-Apr	14 508	2 825	846	71	589	967	1 375	5 737	683	1 415
		1999-Jan-Apr	17 834	2 826	2 330	1 159	332	1 767	795	7 654	638	333
		1998-Apr*	3 544	489	324	12	135	262	234	1 759	201	128
		1999-Mar	6 992	860	721	426	105	576	237	3 856	148	63
		1999-Apr	3 745	530	376	9	86	258	157	2 067	212	50
	Value (R1 000)	1997*	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1998*	3 908 525	976 312	269 743	51 126	121 178	425 062	224 483	1 567 642	149 212	123 768
		1998-Jan-Apr	1 173 176	300 271	65 098	6 573	35 082	108 747	72 518	503 289	44 027	37 572
		1999-Jan-Apr	1 117 310	288 367	97 860	22 134	26 677	158 051	50 405	418 510	37 864	17 443
		1998-Apr*	287 671	62 526	22 089	1 133	8 584	27 261	18 929	122 659	15 925	8 564
		1999-Mar	335 945	82 742	28 270	8 438	7 088	41 006	13 002	143 508	6 775	5 117
		1999-Apr	238 995	56 516	15 633	1 215	5 776	29 748	9 910	105 714	9 377	5 105

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

2/ Including subsidised dwelling-houses

**TABLE 2.2 - BUILDINGS COMPLETED - 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 1/	Number	1997*	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
		1998*	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1998-Jan-Apr	10 457	1 414	607	43	422	544	1 166	4 453	490	1 318
		1999-Jan-Apr	14 345	1 675	2 092	1 139	210	1 218	643	6 611	489	268
		1998-Apr*	2 555	167	232	7	95	173	180	1 467	133	101
		1999-Mar	6 073	575	659	420	74	464	196	3 531	115	39
		1999-Apr	3 015	291	337	6	62	163	132	1 809	185	30
	Value (R1 000)	1997*	1 181 475	184 928	91 291	38 892	44 433	128 060	131 587	445 988	66 498	49 797
		1998*	1 057 069	115 956	127 639	32 919	56 693	101 737	135 141	393 525	28 267	65 192
		1998-Jan-Apr	309 212	35 869	23 985	1 976	15 324	28 804	39 523	133 984	8 142	21 605
		1999-Jan-Apr	339 655	41 035	59 952	18 384	9 132	45 362	24 978	120 119	13 485	7 206
		1998-Apr*	78 316	5 652	7 605	394	3 295	7 358	9 120	38 561	1 991	4 340
		1999-Mar	125 142	15 157	19 411	7 187	3 511	16 793	6 679	52 174	2 756	1 474
		1999-Apr	77 313	9 150	9 386	585	2 129	7 284	5 737	36 499	4 724	1 819
NON-RESIDENTIAL	Number	1997	2 335	778	148	35	98	549	83	488	91	65
		1998	1 925	626	165	45	77	303	97	462	101	49
		1998-Jan-Apr	619	212	30	12	13	100	27	176	37	12
		1999-Jan-Apr	524	213	49	11	17	89	18	96	21	10
		1998-Apr	159	50	14	-	6	39	5	29	16	-
		1999-Mar	140	60	5	1	5	23	6	36	2	2
		1999-Apr	103	44	7	3	5	21	1	15	2	5
	Value (R1 000)	1997	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
		1998	3 459 425	565 279	150 459	32 102	132 991	509 145	202 155	1 586 683	228 401	52 209
		1998-Jan-Apr	947 952	136 283	14 946	6 267	48 221	151 474	18 596	516 244	48 449	7 472
		1999-Jan-Apr	831 273	256 150	38 817	15 090	23 029	207 830	22 922	231 573	31 676	4 186
		1998-Apr	242 808	33 770	6 807	-	21 159	27 306	893	133 363	19 511	-
		1999-Mar	243 681	78 308	1 398	330	3 446	46 027	5 590	98 849	9 500	233
		1999-Apr	180 076	53 450	9 573	8 235	14 640	62 519	720	27 256	1 237	2 446
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	2 420 816	639 443	155 955	22 087	130 194	663 124	47 210	673 050	76 059	13 693
		1998*	2 204 883	580 311	182 367	56 875	93 512	568 080	58 879	592 844	62 481	9 534
		1998-Jan-Apr	714 141	157 110	28 865	20 752	33 849	220 690	22 345	202 406	23 593	4 531
		1999-Jan-Apr	839 505	245 977	50 448	11 523	53 823	235 485	19 504	201 190	16 730	4 826
		1998-Apr*	156 396	27 664	7 764	8 806	4 936	67 551	3 721	31 548	4 195	211
		1999-Mar	223 128	81 326	9 745	2 494	8 818	54 062	3 824	57 007	4 207	1 646
		1999-Apr	193 293	56 439	11 215	3 284	26 749	45 009	1 231	46 139	2 974	255

1/ Including subsidised dwelling-houses

**TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR
SUMMARY**

Item	Building plans passed			Buildings completed		
	Jan. - Apr.			Jan. - Apr.		
	1999			1999		
	1999	1998	Percen-	1999	1998	Percen-

			tage		tage	
			change		change	
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	1 637,3	1 868,5	-12,4	1 117,3	1 173,2	-4,8
Flats and townhouses	342,7	563,3	-39,2	294,7	527,0	-44,1
Total 1/	2 051,0	2 640,4	-22,3	1 467,1	1 939,3	-24,3
Non-residential buildings	2 357,4	1 698,9	+38,8	833,5	960,2	-13,2
Additions and alterations	1 302,6	1 317,6	-1,1	841,0	733,4	+14,7
Total	5 711,0	5 657,0	+1,0	3 141,6	3 632,8	-13,5

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	1 303,2	1 594,4	-18,3	916,3	1 022,0	-10,3
Flats and townhouses	272,8	480,4	-43,2	251,3	475,5	-47,2
Total 1/	1 632,5	2 252,7	-27,5	1 214,5	1 712,5	-29,1
Non-residential buildings	1 875,2	1 450,0	+29,3	726,2	894,5	-18,8
Additions and alterations	1 037,0	1 124,1	-7,7	717,9	662,6	+8,3
Total	4 544,7	4 826,7	-5,8	2 658,7	3 269,5	-18,7

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	1997	18 730	1 254	1 745	1 335	1 629	1 541	1 576	1 465	1 531	1 829	1 827	1 826	1 171

		1998	18 286	1 162	1 379	1 639	1 477	1 482	1 689	1 736	1 569	1 617	1 874	1 468	1 194
		1999		894	1 209	2 459	1 149								
4.1.2 Residential buildings	R million	1997	8 488	547	796	571	762	752	708	748	714	740	858	821	471
		1998	8 016	503	652	804	681	654	705	793	659	704	810	624	428
		1999		394	503	648	506								
4.1.3 Non-residential buildings	R million	1997	5 840	390	576	466	522	392	477	371	419	698	549	604	377
		1998	5 633	421	387	430	462	485	581	473	486	490	575	473	371
		1999		224	418	1 398	317								
4.1.4 Additions and alterations	R million	1997	4 402	317	374	298	345	397	391	346	398	392	420	401	323
		1998	4 637	238	340	406	334	342	403	470	424	423	490	371	396
		1999		276	287	413	327								

4.2 - VALUES AT CONSTANT 1995 PRICES

4.2.1 Total	R million	1997	16 520	1 148	1 574	1 200	1 457	1 364	1 390	1 283	1 336	1 592	1 583	1 581	1 012
		1998	15 224	999	1 179	1 397	1 252	1 250	1 420	1 443	1 289	1 320	1 522	1 188	965
		1999		719	962	1 955	909								
4.2.2 Residential buildings	R million	1997	7 487	501	718	513	682	666	625	655	623	644	743	711	407
		1998	6 680	433	557	685	577	552	593	659	541	574	657	504	346
		1999		317	400	515	400								
4.2.3 Non-residential buildings	R million	1997	5 152	357	519	419	467	347	420	325	365	607	476	523	326
		1998	4 690	362	330	366	392	409	488	393	400	400	467	383	300
		1999		180	333	1 111	250								
4.2.4 Additions and alterations	R million	1997	3 882	291	337	268	309	351	345	303	348	341	364	347	279
		1998	3 854	204	291	346	283	289	339	391	348	346	397	300	320
		1999		222	229	328	258								

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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	1997	11 312	853	825	906	991	965	813	969	946	854	1 035	1 164	990
		1998	11 725	806	903	1 067	857	804	1 138	1 078	875	1 268	1 198	967	764
		1999		685	843	885	730								
5.1.2 Residential buildings	R million	1997	5 477	426	399	402	423	527	396	471	491	414	477	632	419
		1998	5 977	381	405	697	455	443	603	589	428	557	499	506	413
		1999		304	390	417	356								

5.1.3	Non-residential buildings	R million	1997	3 401	236	172	309	344	225	214	261	263	241	364	313	459
			1998	3 511	225	304	186	245	178	339	273	273	498	495	286	210
			1999		195	214	245	180								
5.1.4	Additions and alterations	R million	1997	2 434	191	253	196	224	214	203	238	192	198	195	219	111
			1998	2 237	200	194	184	156	184	195	216	174	213	204	175	142
			1999		186	239	223	193								

5.2 - VALUES AT CONSTANT 1995 PRICES																

5.2.1	Total	R million	1997	10 632	824	790	871	950	914	768	911	879	792	959	1 066	910
			1998	10 357	733	814	955	767	713	1 010	949	765	1 112	1 045	834	659
			1999		585	714	747	613								
5.2.2	Residential buildings	R million	1997	5 043	404	375	378	397	493	368	434	448	375	431	567	374
			1998	5 186	339	357	618	399	386	526	510	368	479	425	430	351
			1999		254	324	344	293								
5.2.3	Non-residential buildings	R million	1997	3 291	235	171	305	339	219	208	253	252	232	348	296	434
			1998	3 196	211	283	173	228	165	312	250	246	448	443	253	185
			1999		170	187	213	156								
5.2.4	Additions and alterations	R million	1997	2 298	185	243	188	214	202	192	224	179	184	181	203	102
			1998	1 975	183	175	165	140	162	172	189	152	186	177	152	122
			1999		160	204	190	164								

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	1997	1 616	1 845	1 273	1 717	1 533	1 443	1 364	1 447	1 772	1 547	1 685	1 548	
		1998	1 505	1 474	1 566	1 523	1 475	1 548	1 615	1 496	1 571	1 575	1 355	1 586	
		1999	1 160	1 300	2 345	1 172									
6.1.1.2 At constant 1995 prices	R million	1997	1 476	1 670	1 148	1 534	1 359	1 272	1 194	1 268	1 538	1 341	1 457	1 332	
		1998	1 291	1 264	1 337	1 289	1 247	1 301	1 343	1 235	1 279	1 280	1 094	1 276	
		1999	930	1 038	1 866	925									
6.1.2 Residential buildings	R million	1997	708	781	557	781	762	668	665	687	726	723	770	645	
		1998	666	646	779	680	657	673	703	643	697	671	584	591	
		1999	530	501	624	499									
6.1.2.2 At constant 1995 prices	R million	1997	647	706	502	697	675	588	583	598	633	627	666	556	
		1998	571	553	666	576	555	565	585	527	570	545	472	476	

				1999	425	399	498	394							
6.2 - BUILDINGS COMPLETED															
6.2.1 Total		R million	1997	1 052	875	868	1 090	964	760	936	887	866	948	1 029	1 077
6.2.1.1 At current prices			1998	990	965	1 038	929	798	1 077	1 030	834	1 286	1 081	851	842
			1999	836	904	866	784								
6.2.1.2 At constant 1995 prices		R million	1997	1 016	841	833	1 032	916	715	878	836	803	877	944	988
			1998	900	872	929	824	709	952	905	740	1 127	940	735	723
			1999	714	769	731	654								
6.2.2 Residential buildings		R million	1997	558	439	394	459	490	381	445	472	398	455	534	459
6.2.2.1 At current prices			1998	504	450	690	492	406	586	554	421	535	470	419	457
			1999	400	438	417	384								
6.2.2.2 At constant 1995 prices		R million	1997	530	415	370	429	457	352	410	433	361	411	479	409
			1998	448	398	611	430	352	508	478	364	459	401	356	388
			1999	335	366	344	315								

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR TOTAL

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1997*	65 262	5 741 788	5 737 756	5 506	497 775	639 267	13 879	1 394 401	1 667 735	8 487 932	
1998*	69 029	5 784 907	5 927 647	3 295	252 900	314 613	10 630	1 151 711	1 427 013	8 013 651	
1998-Jan.-Apr.	20 001	1 812 952	1 868 539	719	53 022	59 261	3 687	419 030	504 045	2 640 423	
1999-Jan.-Apr.	20 227	1 569 183	1 637 266	791	69 045	79 309	1 900	202 065	263 371	2 051 040	
1998-Apr.*	5 114	465 719	477 751	199	16 940	18 517	1 228	126 058	161 992	681 132	
1999-Mar.	7 778	527 979	513 185	179	20 150	26 245	534	58 471	73 453	647 990	
-Apr.	4 398	357 944	393 931	129	15 251	14 332	639	67 672	92 712	505 981	

[illegible]

1997	4 129	618 871	2 543	301 365	929 451	194 008	208 307	120 385	613 857	192 799	279 422	1 822 731
1998*	4 598	617 785	2 327	301 182	970 299	75 638	493 125	77 149	696 963	181 115	235 465	1 902 726
1998-Apr.*	501	65 024	435	49 096	115 825	11 058	3 666	6 465	21 604	14 550	19 143	156 572
1999-Mar.	306	53 722	106	14 511	71 233	37 334	17 150	3 829	63 192	19 759	26 507	160 932
-Apr.	205	42 861	120	13 787	56 648	13 291	13 209	2 868	29 413	15 360	24 950	111 012

7.2.5 - BLOEMFONTEIN

1997	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 032	245 548
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 891	93 359	277 841
1998-Apr.	50	5 725	35	4 700	10 425	12 000	26 924	472	39 468	2 886	22 680	72 573
1999-Mar.	31	2 801	0	0	2 801	0	0	350	350	5 169	5 886	9 037
-Apr.	118	5 821	18	4 434	10 255	4 965	0	0	6 174	2 939	5 942	22 371

1/ Including subsidised dwelling-houses

2/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

Year and month	A. Residential buildings										
	Dwelling-houses 1/			Flats			Townhouses			Total 2/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1997*	52 885	3 943 957	3 728 457	5 002	390 146	497 559	10 058	999 771	1 163 633	5 476 636	
1998*	50 022	3 922 684	3 908 523	2 994	252 854	330 005	8 913	896 803	1 170 410	5 977 265	
1998-Jan.-Apr.	14 508	1 173 415	1 173 175	935	81 906	105 014	2 922	313 081	421 995	1 939 269	
1999-Jan.-Apr.	17 834	1 196 917	1 117 311	598	46 701	64 592	1 859	187 086	230 140	1 463 864	
1998-Apr.*	3 544	296 700	287 672	230	20 980	29 287	968	102 196	129 330	455 342	
1999-Mar.	6 992	400 281	335 946	158	15 590	20 395	319	38 644	55 977	417 317	
-Apr.	3 745	246 953	238 995	76	4 094	5 584	870	74 045	86 166	356 166	

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 2/	Dwelling-houses		Total 2/			
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000		
1997*	655 944	1 021 408	571 196	764 634	1 029 729	1 060 771	3 280 311	1 416 741	1 376 630	2 164 098	2 420 814	11 177 764	

1998*	659 576 1 142 795	576 078	903 730	845 512	945 462 3 459 425 1 207 919 1 264 416 1 906 313 2 204 886 11 641 573
1998-Jan.-Apr.	214 957 282 837	172 796	252 408	235 858	299 651 947 953 386 719 404 999 587 156 714 143 3 601 362
1999-Jan.-Apr.	196 960 289 687	114 608	137 044	225 446	246 328 831 274 471 107 485 500 712 609 839 506 3 134 644
1998-Apr.*	63 012 86 797	64 694	88 462	44 741	40 524 242 809 84 032 83 537 138 150 156 396 854 545
1999-Mar.	54 872 86 751	45 108	49 874	69 264	83 024 243 681 126 846 132 634 193 205 223 128 884 126
-Apr.	43 336 82 090	19 694	23 581	38 551	33 477 180 077 102 857 106 523 153 462 193 293 729 537

1/ Including subsidised dwelling-houses

2/ Including "Other"

TABLE 8.2 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
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 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.		No. of units									
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

8.2.1 - CAPE TOWN

1997*	4 825	438 676	2 696	233 408	685 157	93 995	39 140	156 609	303 090	219 170	414 372 1 402 619
1998	3 107	433 986	1 856	231 845	801 104	212 541	12 240	139 678	389 963	207 880	375 788 1 566 856
1998-Apr.	217	29 624	46	3 485	33 109	1 300	0	15 108	18 177	10 709	16 781 68 067
1999-Mar.	241	42 023	129	23 411	65 434	38 510	712	25 869	66 211	24 496	57 727 189 372
-Apr.	143	21 993	48	5 915	48 329	9 956	2 136	20 071	33 316	20 211	45 338 126 983

8.2.2 - DURBAN

1997*	2 212	238 936	1 709	158 451	402 389	18 949	51 566	278 033	382 862	292 878	554 639 1 339 890
1998	1 637	201 393	1 253	145 497	569 484	72 671	44 043	229 844	366 442	217 955	478 839 1 414 765
1998-Apr.	98	12 677	205	45 749	62 426	7 248	8 500	2 150	21 333	18 470	62 648 146 406
1999-Mar.	381	26 652	78	9 471	41 123	0	0	18 932	18 932	22 020	45 195 105 250
-Apr.	149	18 014	36	4 420	22 434	1 500	100	1 722	5 739	21 991	39 314 67 487

8.2.3 - WITWATERSRAND

1997*	13 395 1 031 897	4 701	541 417 1 583 406	658 715	184 194	409 149	1 328 644	328 511	537 819 3 449 872
1998*	13 342 1 075 982	4 712	553 348 1 772 069	588 738	178 497	381 682	1 329 318	374 332	533 553 3 634 941
1998-Apr.*	1 197 83 101	476	46 182 129 282	47 103	49 030	10 058	107 210	24 075	29 303 265 795
1999-Mar.	3 613 105 722	56	10 875 116 596	23 643	29 419	25 451	83 167	37 105	52 989 252 752
-Apr.	1 867 76 678	645	55 669 132 347	2 693	4 981	2 608	23 948	30 171	40 731 197 026

8.2.4 - PRETORIA

1997	2 651	360 380	1 261	171 507	542 330	41 452	143 308	34 150	283 016	63 633	98 270 923 616
1998	2 596	419 606	830	113 479	533 082	47 516	126 301	6 912	221 464	18 578	25 670 780 218

1998-Apr.*	227	32 136	62	9 485	41 621	14 628	0	1 500	16 928	1 358	1 358	59 907
1999-Mar.	171	33 060	74	9 107	42 167	6 148	0	5 732	15 682	1 561	2 048	59 897
-Apr.	115	23 768	39	6 420	30 189	0	0	3 308	3 308	2 406	3 406	36 903

8.2.5 - BLOEMFONTEIN

1997	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 182	190 569
1998	560	44 082	207	21 601	65 682	29 213	59 677	2 661	96 931	22 361	59 426	222 039
1998-Apr.	35	2 781	0	0	2 781	1 716	19 148	0	20 864	2 895	2 969	26 615
1999-Mar.	49	4 310	6	1 139	5 449	2 500	0	0	3 187	4 095	4 987	13 624
-Apr.	26	3 158	38	3 905	7 063	13 780	0	500	14 480	2 980	25 623	47 166

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

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

9.1 - TOTAL

1997*	65 262	5 741 788	5 737 756	52 885	3 943 957	3 728 457
1998*	69 029	5 784 907	5 927 647	50 022	3 922 684	3 908 523
1998-Jan.-Apr.	20 001	1 812 952	1 868 539	14 508	1 173 415	1 173 175
1999-Jan.-Apr.	20 227	1 569 183	1 637 266	17 834	1 196 917	1 117 311
1998-Apr.*	5 114	465 719	477 751	3 544	296 700	287 672
1999-Mar.	7 778	527 979	513 185	6 992	400 281	335 946
-Apr.	4 398	357 944	393 931	3 745	246 953	238 995

9.2 - AFRICAN/BLACK

1997*	36 488	1 802 662	1 410 392	31 218	1 261 501	878 950
1998*	40 321	2 061 638	1 695 004	28 994	1 218 496	872 924
1998-Jan.-Apr.	10 931	594 492	512 405	8 360	338 862	260 788
1999-Jan.-Apr.	13 232	631 526	505 159	11 288	430 550	262 234
1998-Apr.*	2 947	158 440	132 099	2 150	91 953	66 743
1999-Mar.	5 919	246 350	167 114	5 182	188 410	96 906
-Apr.	2 830	140 150	127 794	2 593	96 979	64 858

9.3 - COLOURED

1997*	5 146	287 685	254 516	3 411	163 610	134 915
1998*	7 480	345 674	286 147	5 020	205 605	156 432
1998-Jan.-Apr.	2 206	98 271	78 792	1 366	58 555	43 461
1999-Jan.-Apr.	1 924	85 148	72 031	2 154	81 340	62 236
1998-Apr.*	347	22 005	19 957	180	8 926	6 972
1999-Mar.	289	17 099	15 826	566	22 130	20 880
-Apr.	371	17 573	16 107	230	9 624	9 447

1/ Including subsidised dwelling-houses

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

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

9.4 - INDIAN/ASIAN

1997*	2 715	296 023	339 237	1 930	205 384	214 453
1998*	2 678	273 586	313 882	2 059	217 491	230 621
1998-Jan.-Apr.	827	77 078	86 108	506	51 805	52 828
1999-Jan.-Apr.	556	60 060	67 873	584	74 465	78 447
1998-Apr.	198	16 857	20 131	95	11 807	12 123
1999-Mar.	167	18 251	21 057	129	19 036	18 573
-Apr.	129	13 898	15 329	128	16 066	19 154

9.5 - WHITE

1997*	20 913	3 355 418	3 733 608	16 326	2 313 462	2 500 140
1998*	18 550	3 104 009	3 632 612	13 949	2 281 092	2 648 549
1998-Jan.-Apr.	6 037	1 043 111	1 191 233	4 276	724 193	816 100
1999-Jan.-Apr.	4 515	792 449	992 203	3 808	610 562	714 394
1998-Apr.*	1 622	268 417	305 562	1 119	184 014	201 833
1999-Mar.	1 403	246 279	309 189	1 115	170 705	199 587
-Apr.	1 068	186 323	234 701	794	124 284	145 536

1997*	42 981	1 775 368	1 374 998	39 687	1 583 216	1 181 440
1998*	49 063	2 006 117	1 606 919	36 988	1 448 724	1 057 069
1998-Jan. -Apr.	13 272	562 777	474 380	10 457	400 036	309 212
1999-Jan. -Apr.	14 925	567 611	416 866	14 345	519 154	339 655
1998-Apr.*	3 440	157 465	131 590	2 555	104 882	78 316
1999-Mar.	6 237	228 323	146 070	6 073	216 106	125 142
-Apr.	3 207	125 216	100 732	3 015	107 266	77 313

Including subsidised dwelling-houses

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