

Building statistics

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Dr F M Orkin

Head: Statistics South Africa

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REAL VALUE OF BUILDING ACTIVITIES DECREASES DURING 1998 <i>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 eight months of 1998 decreased by 9,5% (-R1 023,9 million) to R9 729,1 million compared with the same period of 1997. Decreases in the real value of building plans passed were reported by six of the nine provinces. The provinces mainly responsible for the decrease of 9,5% in the real value of building plans passed were Gauteng (-14,7% or R678,2 million), KwaZulu-Natal (-21,7% or R361,4 million) and the North West (-26,0% or R123,2 million). However, large real increases were reported by the Western Cape (+5,2% or R128,9 million), the Free State (+26,4% or R73,0 million) and the Northern Cape (+61,0% or R44,2 million).</i> <i>The real value of buildings completed decreased by 3,6% during the above-mentioned period.</i> Real decreases regarding building plans passed were reported for non-residential buildings (-15,6% or R502,3 million), flats and townhouses (-30,3% or R439,0 million) and additions and alterations (-2,3% or R58,3 million), whereas the value of plans passed for dwelling-houses increased by 0,9% (+R30,2

million) to R3 323,4 million. Although the real value of dwelling-house plans passed increased by only 0,9%, **the number** of plans passed increased by 6,0% (+2 509). This clearly indicates an increase in low-cost housing. Large increases in the number of plans passed for dwelling-houses smaller than 81 square metres were reported by the Eastern Cape (+2 804), the North West (+1 176) and the Western Cape (+702), whereas 2 624 fewer plans were passed by Gauteng. The largest increases in the Eastern Cape were reported by Port Elizabeth (+1 556) and East London (+699).

Regarding buildings completed, the real value for the first eight months of 1998 decreased by 3,6% (-R247,7 million) to R6 657,5 million compared with the same period of 1997. Decreases in the real value of buildings completed were reported by six of the nine provinces. The provinces mainly contributing to the decrease of 3,6% were the Western Cape (-7,3% or R121,8 million), the Eastern Cape (-18,4% or R66,2 million), KwaZulu-Natal (-5,1% or R65,0 million) and the Northern Province (-28,4% or R52,1 million). Large real decreases were reported for additions and alterations (-18,3% or R298,2 million) and for non-residential buildings (-7,0% or R138,0 million), whereas the real value of residential buildings completed increased by 5,7% (+R188,6 million) to R3 484,5 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 169 local authorities in South Africa. The sample for the monthly series is drawn using the real 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 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.

Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

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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

The contract price index for buildings as published in Statistical Release P0153 (Contract price index for buildings) was previously used as deflator to obtain values for non-residential buildings and for additions and alterations at constant prices. Since this statistical release is not published anymore, the index published in Statistical Release P0151 (JBCC Contract Price Adjustment) is used as deflator. Therefore the values at constant prices, as published in Tables 3, 4.2, 5.2 and 6 of the previous statistical release, will differ from values shown in this statistical release.

4. SYMBOLS USED

* = revised

m² = 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 (R1 000)	1996	18 878 141	4 074 092	920 551	171 817	537 615	2 944 997	613 018	8 666 075	615 131	334 844
		1997	18 729 729	4 483 596	900 794	122 359	489 149	2 534 712	734 202	8 125 887	766 791	572 239
		1997-Jan-Aug	12 077 392	2 759 793	604 360	81 331	310 230	1 864 406	532 588	5 167 465	432 385	324 834
		1998-Jan-Aug	11 575 149	3 076 719	577 521	138 699	415 430	1 544 942	417 606	4 666 858	396 273	341 100
		1997-Aug*	1 531 349	344 516	85 628	9 736	58 892	241 011	36 150	642 155	60 001	53 260
		1998-Jul	1 740 622	462 007	99 734	17 364	40 433	295 047	51 952	640 224	72 342	61 519
		1998-Aug	1 438 401	369 752	82 143	8 646	42 411	162 548	64 835	636 890	42 199	28 975
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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
		1997	8 487 931	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1997-Jan-Aug	5 599 924	1 438 249	291 615	28 989	153 207	803 435	201 810	2 314 867	212 861	154 890
		1998-Jan-Aug	5 378 605	1 491 674	294 108	38 907	160 465	672 111	252 462	2 057 144	227 792	183 942
		1997-Aug*	714 254	191 804	43 203	1 475	26 305	102 646	25 411	269 248	30 109	24 051
		1998-Jul	795 567	225 031	44 903	4 864	24 122	99 874	35 005	303 069	30 815	27 882
		1998-Aug	641 316	176 334	43 386	4 472	17 348	73 167	34 628	248 442	24 733	18 806
Dwelling-houses	Number	1996	55 157	10 771	3 888	2 326	2 506	5 604	3 586	22 107	2 619	1 750
		1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1997-Jan-Aug	41 726	8 001	2 370	288	1 598	3 062	2 173	19 720	2 346	2 168
		1998-Jan-Aug	44 235	9 019	5 058	268	2 307	3 402	3 303	16 313	2 806	1 759
		1997-Aug*	5 661	1 484	416	17	294	411	448	1 811	461	319
		1998-Jul	7 036	1 148	943	38	253	419	392	3 355	302	186
		1998-Aug	5 504	1 088	847	43	444	390	416	1 816	269	191
	Value (R1 000)	1996	5 648 696	1 309 229	349 899	65 108	165 396	674 502	301 739	2 394 706	237 849	150 268
		1997	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1997-Jan-Aug	3 700 389	964 940	221 271	22 739	113 701	405 889	184 289	1 502 280	169 644	115 638
		1998-Jan-Aug	3 955 058	1 066 897	251 490	30 092	135 565	446 880	219 971	1 495 989	177 906	130 268
		1997-Aug*	481 784	128 805	35 281	1 228	15 566	58 181	23 151	173 895	27 552	18 125
		1998-Jul	567 559	144 138	40 196	4 644	15 882	63 698	31 805	227 553	24 068	15 575
		1998-Aug	508 218	137 177	37 564	4 472	16 798	60 383	32 603	181 872	19 392	17 958

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	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 990
		1997-Jan-Aug	27 466	3 936	1 558	168	988	1 510	1 330	14 650	1 626	1 700
		1998-Jan-Aug	30 306	4 638	4 362	116	1 530	1 842	2 506	12 026	2 029	1 257
		1997-Aug*	3 907	948	316	13	209	175	362	1 266	368	250
		1998-Jul	5 115	545	861	19	165	174	284	2 744	190	133
		1998-Aug	3 760	598	772	28	363	183	299	1 195	188	134
	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	1 374 999	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 563
		1997-Jan-Aug	882 184	134 633	71 809	5 482	42 834	95 011	69 115	376 157	40 975	46 169
		1998-Jan-Aug	997 112	141 344	127 770	9 308	45 738	89 956	102 328	396 563	40 479	43 626
		1997-Aug*	117 298	15 200	12 725	682	6 711	10 291	11 808	46 567	6 246	7 069
		1998-Jul	140 849	15 546	23 326	1 732	6 029	9 654	15 430	62 024	3 645	3 463
		1998-Aug	126 390	18 079	24 545	2 641	7 132	9 935	14 207	39 542	4 907	5 403
NON-RESIDENTIAL	Number	1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997	3 696	1 135	239	76	132	461	153	1 147	169	184
		1997-Jan-Aug	2 556	777	151	50	90	351	108	791	107	131
		1998-Jan-Aug	2 342	827	165	58	80	349	97	598	85	83
		1997-Aug*	319	96	23	9	9	47	5	87	15	28
		1998-Jul	327	122	29	6	9	49	15	66	16	15
		1998-Aug	276	88	30	3	6	24	24	79	15	7
	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	5 840 222	981 105	156 780	33 004	127 887	653 801	315 235	3 093 429	195 601	283 380
		1997-Jan-Aug	3 611 725	513 319	113 593	24 285	73 499	539 873	253 892	1 842 313	118 902	132 050
		1998-Jan-Aug	3 228 290	707 014	121 455	43 353	143 476	403 121	95 755	1 523 518	89 553	101 045
		1997-Aug*	418 733	52 237	9 901	5 475	22 600	60 201	1 254	225 508	15 043	26 512
		1998-Jul	472 882	116 074	27 704	1 017	2 659	116 786	5 736	149 275	29 624	24 007
		1998-Aug	364 761	87 104	17 975	523	17 466	28 063	22 630	181 578	5 545	3 878
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 603 787	1 193 711	293 241	51 506	176 126	894 711	98 446	1 709 682	138 749	47 614
		1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996
		1997-Jan-Aug	2 865 743	808 225	199 152	28 057	83 525	521 097	76 885	1 010 285	100 622	37 894
		1998-Jan-Aug	2 968 255	878 030	161 957	56 439	111 489	469 710	69 389	1 086 197	78 929	56 114
		1997-Aug*	398 362	100 475	32 524	2 785	9 987	78 163	9 484	147 398	14 848	2 697
		1998-Jul	472 173	120 901	27 126	11 483	13 652	78 387	11 210	187 881	11 903	9 630
		1998-Aug	432 324	106 314	20 782	3 652	7 597	61 318	7 577	206 871	11 921	6 291

**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	11 311 606	2 558 779	554 041	124 254	346 963	2 053 778	403 943	4 598 523	423 183	248 141
		1997-Jan-Aug	7 269 120	1 755 275	379 626	83 019	241 303	1 330 344	254 551	2 773 559	258 525	192 918
		1998-Jan-Aug	7 475 143	1 735 395	330 603	83 729	232 645	1 345 956	280 835	3 041 190	277 477	147 312
		1997-Aug*	945 644	214 656	74 159	13 614	32 679	212 995	44 533	252 387	35 895	64 727
		1998-Jul	1 078 305	331 759	67 202	14 240	36 066	159 588	17 621	380 639	55 231	15 957
		1998-Aug	882 846	228 513	55 051	20 317	26 667	158 567	64 973	283 952	22 705	22 101
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	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
		1997-Jan-Aug	3 534 510	916 541	204 790	51 198	73 102	515 052	166 160	1 365 745	139 414	102 510
		1998-Jan-Aug	3 984 426	972 177	177 017	18 955	97 232	657 965	166 241	1 661 888	130 555	102 397
		1997-Aug*	490 646	105 938	36 230	5 806	13 271	90 084	30 909	168 517	28 670	11 221
		1998-Jul	588 875	184 580	31 370	3 331	16 366	59 770	13 101	249 574	17 835	12 948
		1998-Aug	418 483	97 115	29 120	3 378	13 805	72 550	20 365	152 111	14 666	15 374
Dwelling-houses	Number	1996	33 843	8 274	2 772	841	1 204	3 948	2 225	11 365	1 077	2 137
		1997	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1997-Jan-Aug	32 212	7 925	1 741	2 300	686	2 601	2 682	9 915	2 067	2 295
		1998-Jan-Aug	33 131	5 392	2 143	341	1 768	2 110	3 057	12 804	1 455	4 061
		1997-Aug*	5 680	1 670	257	104	68	508	837	1 051	689	496
		1998-Jul	4 911	878	387	15	362	337	253	2 126	229	324
		1998-Aug	3 563	527	409	130	379	273	318	1 106	200	221
	Value (R1 000)	1996	3 634 582	885 101	219 215	33 740	71 190	457 255	167 418	1 577 801	128 538	94 322
		1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1997-Jan-Aug	2 321 662	581 916	140 960	44 613	48 183	297 209	151 888	865 855	112 211	78 828
		1998-Jan-Aug	2 548 278	617 338	153 892	16 694	79 505	260 189	149 159	1 088 556	92 073	90 871
		1997-Aug*	303 012	70 303	15 650	3 818	8 724	48 205	27 029	91 029	27 129	11 126
		1998-Jul	374 552	86 702	29 705	2 791	11 750	46 893	12 426	158 886	12 450	12 948
		1998-Aug	326 119	84 203	27 643	3 378	11 936	34 480	16 472	122 307	13 707	11 992

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

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	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 906
		1997-Jan-Aug	24 022	5 570	1 218	2 235	469	1 304	2 395	7 113	1 720	1 998
		1998-Jan-Aug	24 463	2 501	1 625	289	1 437	1 133	2 653	9 980	1 039	3 806
		1997-Aug*	4 840	1 468	199	94	24	366	785	784	661	459
		1998-Jul	3 650	486	292	5	307	176	204	1 726	169	285
		1998-Aug	2 510	175	331	128	355	162	269	777	139	174
	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	1 181 476	184 928	91 291	38 892	44 433	128 061	131 587	445 988	66 498	49 797
		1997-Jan-Aug	727 107	130 833	60 757	32 823	16 681	78 948	99 383	224 089	49 993	33 601
		1998-Jan-Aug	690 684	73 105	65 087	7 721	38 147	61 823	88 244	290 030	16 536	49 991
		1997-Aug*	132 571	25 026	7 559	1 727	1 200	21 338	19 817	29 164	21 378	5 362
		1998-Jul	90 838	12 772	11 430	260	6 234	10 163	6 053	35 268	2 572	6 085
		1998-Aug	93 175	8 568	15 424	3 118	6 861	8 585	9 986	35 532	1 909	3 193
NON-RESIDENTIAL	Number	1996	2 092	676	150	38	99	309	82	593	87	58
		1997	2 384	792	169	37	99	556	84	489	92	66
		1997-Jan-Aug	1 640	529	124	20	56	416	61	333	50	51
		1998-Jan-Aug	1 289	432	84	26	47	209	66	323	67	35
		1997-Aug*	222	73	29	6	4	52	16	21	4	17
		1998-Jul	164	57	15	1	14	25	11	34	5	2
		1998-Aug	184	57	15	4	5	32	12	42	9	8
	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	3 400 515	572 425	110 399	31 025	99 587	586 974	121 422	1 658 284	126 259	94 140
		1997-Jan-Aug	2 023 633	367 877	59 966	19 069	64 983	364 754	58 905	930 233	75 797	82 048
		1998-Jan-Aug	1 999 073	377 641	53 719	23 310	71 015	311 958	74 953	944 688	103 197	38 592
		1997-Aug*	262 513	61 858	20 107	5 580	8 131	53 654	8 118	49 484	2 513	53 067
		1998-Jul	273 047	88 658	6 049	200	12 687	54 596	2 132	72 262	34 212	2 250
		1998-Aug	296 911	74 512	9 012	13 029	930	51 627	32 560	105 173	3 743	6 326
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 203 981	551 252	162 899	32 825	131 250	487 655	46 345	685 333	57 647	48 777
		1997	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1997-Jan-Aug	1 710 977	470 858	114 870	12 751	103 218	450 538	29 487	477 581	43 313	8 361
		1998-Jan-Aug	1 491 644	385 577	99 868	41 464	64 397	376 033	39 641	434 614	43 726	6 324
		1997-Aug*	192 485	46 860	17 821	2 228	11 277	69 257	5 505	34 386	4 712	438
		1998-Jul	216 383	58 521	29 784	10 709	7 013	45 223	2 388	58 803	3 184	759
		1998-Aug	167 452	56 887	16 919	3 909	11 933	34 390	12 048	26 669	4 296	401

**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

TOTAL	Value (R1 000)	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
		1997	18 252 749	4 368 379	880 234	120 821	463 687	2 519 896	697 437	7 960 920	731 799	509 576
		1997-Jan-Aug	11 798 152	2 723 011	590 747	79 971	287 003	1 851 043	519 129	5 032 982	419 288	294 977
		1998-Jan-Aug	11 255 275	2 987 667	526 005	131 613	406 823	1 506 743	409 506	4 574 276	378 881	333 761
		1997-Aug*	1 481 032	336 972	83 851	9 580	37 588	240 721	34 084	632 009	57 049	49 178
		1998-Jul	1 691 271	452 195	88 636	16 927	39 524	294 702	51 803	616 460	70 884	60 139
		1998-Aug	1 398 048	351 166	74 608	8 646	39 448	161 798	64 675	628 499	41 088	28 120
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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
		1997	8 214 775	2 224 540	416 645	41 824	228 360	1 121 255	299 524	3 274 739	401 623	206 266
		1997-Jan-Aug	5 412 014	1 418 028	283 170	28 337	150 989	803 330	199 587	2 180 693	202 210	145 671
		1998-Jan-Aug	5 153 497	1 457 309	243 767	38 485	153 198	662 971	244 432	1 965 928	210 804	176 602
		1997-Aug*	687 911	185 051	41 504	1 475	25 201	102 646	23 346	259 102	27 158	22 428
		1998-Jul	753 141	221 437	34 135	4 804	23 213	99 529	34 857	279 305	29 357	26 502
		1998-Aug	616 369	172 388	36 213	4 472	14 384	72 417	34 468	240 050	24 026	17 951
Dwelling-houses	Number	1996	43 889	9 834	3 595	317	1 921	5 604	3 477	15 925	1 909	1 307
		1997	43 247	9 869	3 110	299	2 215	4 593	3 101	16 508	1 981	1 571
		1997-Jan-Aug	27 301	6 112	1 957	204	1 410	3 058	1 971	10 151	1 359	1 079
		1998-Jan-Aug	28 375	6 151	2 248	254	1 782	2 947	2 489	10 185	1 243	1 076
		1997-Aug*	3 365	687	310	17	198	411	259	1 159	165	159
		1998-Jul	3 754	820	317	36	197	396	374	1 372	148	94
		1998-Aug	3 822	712	435	43	219	340	396	1 350	193	134
	Value (R1 000)	1996	5 520 662	1 294 451	346 048	37 770	157 553	674 502	299 949	2 336 328	230 136	143 926
		1997	5 466 723	1 488 864	322 952	33 388	174 922	618 974	273 825	2 153 267	242 681	157 850
		1997-Jan-Aug	3 512 479	944 719	212 826	22 086	111 483	405 783	182 066	1 368 105	158 993	106 418
		1998-Jan-Aug	3 729 950	1 032 533	201 148	29 670	128 298	437 740	211 941	1 404 773	160 918	122 929
		1997-Aug*	455 441	122 051	33 582	1 228	14 462	58 181	21 086	163 748	24 600	16 502
		1998-Jul	525 133	140 544	29 428	4 584	14 973	63 353	31 657	203 789	22 610	14 195
		1998-Aug	483 271	133 231	30 391	4 472	13 834	59 633	32 443	173 481	18 685	17 103

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	20 973	3 120	1 912	123	1 250	2 190	1 869	8 733	904	872
		1997-Jan-Aug	13 041	2 047	1 145	84	800	1 506	1 128	5 081	639	611
		1998-Jan-Aug	14 448	1 770	1 553	102	1 005	1 387	1 692	5 899	466	574
		1997-Aug*	1 611	151	210	13	113	175	173	614	72	90
		1998-Jul	1 834	217	236	17	109	151	266	761	36	41

NON-RESIDENTIAL	Value (R1 000)	1998-Aug	2 078	222	360	28	138	133	279	729	112	77
		1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258
		1997	1 104 331	174 902	103 841	7 200	62 256	138 425	108 161	415 557	41 558	52 430
		1997-Jan-Aug	694 274	114 411	63 364	4 829	40 616	94 906	66 892	241 983	30 324	36 949
		1998-Jan-Aug	772 028	106 979	77 443	8 886	38 471	80 816	94 298	305 357	23 491	36 286
		1997-Aug*	90 955	8 447	11 025	682	5 607	10 291	9 742	36 421	3 294	5 446
		1998-Jul	98 438	11 952	12 573	1 672	5 120	9 309	15 282	38 260	2 187	2 083
	Number	1998-Aug	101 443	14 133	17 372	2 641	4 168	9 185	14 047	31 151	4 200	4 548
		1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 590	1 106	222	71	129	454	146	1 146	167	149
		1997-Jan-Aug	2 485	758	142	48	87	345	102	790	106	107
		1998-Jan-Aug	2 307	813	153	56	79	346	97	595	85	83
		1997-Aug*	301	93	21	8	7	46	5	87	15	19
		1998-Jul	317	117	24	6	9	49	15	66	16	15
ADDITIONS AND ALTERATIONS	Value (R1 000)	1998-Aug	273	85	30	3	6	24	24	79	15	7
		1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1997	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1997-Jan-Aug	3 527 788	499 083	111 505	23 590	52 999	527 483	242 657	1 842 228	116 502	111 743
		1998-Jan-Aug	3 192 694	678 803	120 716	42 935	142 135	399 434	95 755	1 522 318	89 553	101 045
		1997-Aug*	395 009	51 447	9 823	5 319	2 400	60 161	1 254	225 508	15 043	24 053
		1998-Jul	467 295	110 816	27 375	1 017	2 659	116 786	5 736	149 275	29 624	24 007
	Value (R1 000)	1998-Aug	351 081	73 424	17 975	523	17 466	28 063	22 630	181 578	5 545	3 878
		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	4 374 626	1 227 281	309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1997-Jan-Aug	2 858 349	805 900	196 072	28 045	83 015	520 231	76 885	1 010 062	100 576	37 564
		1998-Jan-Aug	2 909 085	851 555	161 522	50 193	111 489	444 338	69 319	1 086 031	78 525	56 114
		1997-Aug*	398 112	100 475	32 524	2 785	9 987	77 913	9 484	147 398	14 848	2 697
		1998-Jul	470 835	119 941	27 126	11 105	13 652	78 387	11 210	187 881	11 903	9 630
	Value (R1 000)	1998-Aug	430 597	105 354	20 420	3 652	7 597	61 318	7 577	206 871	11 517	6 291

**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
	(R1 000)	1997	10 883 471	2 431 049	535 386	90 233	340 475	2 034 331	368 986	4 452 809	404 170	226 032
		1997-Jan-Aug	7 054 749	1 691 670	363 952	53 622	237 367	1 322 954	222 858	2 733 965	251 657	176 703
		1998-Jan-Aug	7 262 114	1 699 967	321 786	78 231	219 954	1 329 665	266 262	2 965 074	268 900	112 274
		1997-Aug*	891 102	186 292	72 647	12 603	32 645	210 686	32 282	247 824	35 182	60 942
		1998-Jul	1 039 626	328 200	63 277	13 830	32 562	150 243	17 461	366 669	53 845	13 538

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1998-Aug	866 468	227 963	54 167	17 050	22 710	157 817	63 778	280 736	21 580	20 667
		1996	5 632 437	1 176 398	262 293	45 426	112 974	812 714	194 550	2 722 876	184 025	121 180
		1997	5 182 345	1 294 408	279 657	37 286	111 444	791 261	210 354	2 133 394	204 252	120 290
		1997-Jan-Aug	3 379 120	880 015	200 704	21 811	69 931	512 629	144 466	1 326 190	134 988	88 385
		1998-Jan-Aug	3 814 940	956 337	169 217	14 462	84 990	653 596	151 754	1 585 772	121 977	76 836
		1997-Aug*	453 435	93 409	34 929	4 795	13 236	89 061	18 658	163 954	27 957	7 436
		1998-Jul	560 268	181 021	28 167	3 271	12 862	59 425	12 941	235 604	16 449	10 529
	Dwelling-houses Number	1998-Aug	402 634	96 642	28 276	522	9 848	71 800	19 170	148 895	13 542	13 940
		1996	28 539	7 728	2 350	185	697	3 904	1 966	9 943	988	778
		1997	30 223	6 687	2 281	195	1 043	3 829	2 158	11 149	1 983	898
		1997-Jan-Aug	19 286	4 222	1 561	119	466	2 524	1 519	6 652	1 598	625
		1998-Jan-Aug	18 625	3 941	1 703	97	863	1 852	1 874	7 029	589	677
		1997-Aug*	2 735	435	172	21	66	474	166	724	614	63
		1998-Jul	2 496	564	242	13	101	314	233	841	88	100
	Value (R1 000)	1998-Aug	2 387	490	362	5	79	223	211	859	79	79
		1996	3 562 481	877 622	211 718	24 513	64 143	454 513	162 787	1 560 410	127 716	79 059
		1997	3 434 491	856 848	198 588	23 864	84 477	450 330	182 915	1 388 760	154 277	94 432
		1997-Jan-Aug	2 166 597	545 390	136 875	15 226	45 337	294 786	130 195	826 301	107 785	64 703
		1998-Jan-Aug	2 378 792	601 499	146 092	12 201	67 263	255 820	134 672	1 012 440	83 496	65 310
		1997-Aug*	265 802	57 773	14 348	2 807	8 689	47 183	14 778	86 467	26 416	7 341
		1998-Jul	345 945	83 143	26 502	2 731	8 245	46 548	12 266	144 916	11 064	10 529
		1998-Aug	310 270	83 730	26 800	522	7 979	33 730	15 277	119 091	12 583	10 558

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	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	11 971	3 020	1 314	36	389	1 639	1 393	3 533	259	388
		1997	17 028	2 606	1 559	80	741	2 029	1 726	6 417	1 392	478
		1997-Jan-Aug	11 099	1 867	1 039	54	249	1 228	1 232	3 851	1 251	328
		1998-Jan-Aug	9 957	1 050	1 185	45	532	875	1 470	4 205	173	422
		1997-Aug*	1 896	233	114	11	22	333	114	457	586	26
		1998-Jul	1 235	172	147	3	46	153	184	441	28	61
		1998-Aug	1 334	138	284	3	55	112	162	530	18	32
	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	887 663	132 621	84 269	5 036	39 195	125 653	106 629	312 308	52 173	29 779
		1997-Jan-Aug	572 197	94 307	56 707	3 435	13 835	76 571	77 689	184 610	45 567	19 476
		1998-Jan-Aug	521 198	57 266	57 287	3 228	25 904	57 454	73 756	213 914	7 959	24 430
		1997-Aug*	95 405	12 497	6 257	715	1 165	20 360	7 566	24 602	20 666	1 578

NON-RESIDENTIAL	Number	1998-Jul	62 231	9 213	8 227	200	2 730	9 818	5 893	21 298	1 186	3 666
		1998-Aug	77 326	8 096	14 580	262	2 904	7 835	8 791	32 316	784	1 759
		1996	2 055	672	123	37	99	308	80	591	87	58
		1997	2 335	778	148	35	98	549	83	488	91	65
		1997-Jan-Aug	1 606	522	105	19	55	413	60	333	49	50
		1998-Jan-Aug	1 268	430	77	23	46	204	66	323	67	32
		1997-Aug*	217	70	27	6	4	52	16	21	4	17
		1998-Jul	159	57	11	1	14	24	11	34	5	2
		1998-Aug	181	56	14	3	5	32	12	42	9	8
	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	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
		1997-Jan-Aug	1 969 410	340 797	49 351	19 060	64 233	363 476	48 905	930 233	73 397	79 957
		1998-Jan-Aug	1 976 199	377 401	52 976	23 234	70 567	300 069	74 953	944 688	103 197	29 114
		1997-Aug*	246 649	46 023	20 077	5 580	8 131	53 654	8 118	49 484	2 513	53 067
		1998-Jul	263 324	88 658	5 326	200	12 687	45 596	2 132	72 262	34 212	2 250
		1998-Aug	296 794	74 434	9 006	12 996	930	51 627	32 560	105 173	3 743	6 326
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	2 420 816	639 443	155 955	22 087	130 194	663 124	47 210	673 050	76 059	13 693
		1997-Jan-Aug	1 706 218	470 858	113 896	12 751	103 203	446 848	29 487	477 542	43 272	8 361
		1998-Jan-Aug	1 470 975	366 229	99 594	40 535	64 397	376 001	39 555	434 614	43 726	6 324
		1997-Aug*	191 018	46 860	17 641	2 228	11 277	67 970	5 505	34 386	4 712	438
		1998-Jul	216 033	58 521	29 784	10 359	7 013	45 223	2 388	58 803	3 184	759
		1998-Aug	167 040	56 887	16 885	3 532	11 933	34 390	12 048	26 669	4 296	401

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

Item	Building plans passed			Buildings completed		
	Jan. - Aug.			Jan. - Aug.		
	1998	1997	Per- centage change	1998	1997	Per- centage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	3 955,1	3 700,4	+6,9	2 548,3	2 321,7	+9,8
Flats and townhouses	1 203,2	1 629,3	-26,2	992,1	1 165,1	-14,8
Total 1/	5 378,6	5 599,9	-4,0	3 984,4	3 534,5	+12,7
Non-residential	3 228,3	3 611,7	-10,6	1 999,1	2 023,6	-1,2

buildings							
Additions and alterations	2 968,3	2 865,7	+3,6	1 491,6	1 711,0	-12,8	
Total	11 575,1	12 077,4	-4,2	7 475,1	7 269,1	+2,8	

Value at constant 1995 prices

Residential buildings:							
Dwelling-houses	3 323,4	3 293,2	+0,9	2 204,9	2 144,2	+2,8	
Flats and townhouses	1 010,9	1 449,9	-30,3	884,5	1 106,5	-20,1	
Total 1/	4 520,0	4 983,3	-9,3	3 484,5	3 295,9	+5,7	
Non-residential buildings	2 717,1	3 219,4	-15,6	1 844,2	1 982,2	-7,0	
Additions and alterations	2 492,0	2 550,3	-2,3	1 328,8	1 627,0	-18,3	
Total	9 729,1	10 753,0	-9,5	6 657,5	6 905,2	-3,6	

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	18 878	1 159	1 527	1 485	1 504	1 609	1 856	1 773	1 736	1 451	1 945	1 724	1 109
		1997	18 730	1 254	1 745	1 335	1 629	1 541	1 576	1 466	1 531	1 830	1 827	1 824	1 171
		1998		1 201	1 298	1 629	1 476	1 381	1 412	1 741	1 438				
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	547	796	571	762	752	708	749	714	740	858	819	471
		1998		495	609	798	681	646	713	796	641				
4.1.3 Non-residential buildings	R million	1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
		1997	5 840	390	576	466	522	392	477	371	419	698	549	604	371

			1998	470 348 426 462 393 292 473 365													
4.1.4	Additions and alterations	R million	1996	4 604	255	363	354	396	410	435	466	412	408	414	403	289	
			1997	4 402	317	374	298	345	397	391	346	398	392	420	401	323	
			1998		236	341	404	333	342	408	472	432					
4.2 - VALUES AT CONSTANT 1995 PRICES																	
4.2.1	Total	R million	1996	17 782	1 123	1 469	1 425	1 438	1 524	1 753	1 667	1 613	1 348	1 806	1 596	1 022	
			1997	16 520	1 148	1 574	1 200	1 457	1 364	1 390	1 283	1 336	1 593	1 583	1 580	1 012	
			1998		1 033	1 104	1 379	1 244	1 158	1 178	1 446	1 189					
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	501	718	513	682	666	625	656	623	644	743	709	407	
			1998		426	518	676	574	541	594	661	530					
4.2.3	Non-residential buildings	R million	1996	5 069	310	387	427	368	419	365	400	631	345	545	580	292	
			1997	5 152	357	519	419	467	347	420	325	365	607	476	523	326	
			1998		404	296	361	389	329	243	393	301					
4.2.4	Additions and alterations	R million	1996	4 336	247	349	340	379	388	410	438	383	379	384	373	266	
			1997	3 882	291	337	268	309	351	345	303	348	341	364	347	279	
			1998		203	290	342	280	287	340	392	357					

**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	11 312	853	825	906	991	965	813	969	946	854	1 035	1 164	996
			1998		762	900	1 068	857	801	1 126	1 078	883				
5.1.2	Residential buildings	R million	1996	5 732	311	444	514	526	535	409	480	433	516	574	607	389
			1997	5 477	426	399	402	423	527	396	471	491	414	477	632	419
			1998		381	400	696	455	440	606	589	418				
5.1.3	Non-residential buildings	R million	1996	2 488	119	164	111	343	230	108	285	148	215	227	276	262
			1997	3 401	236	172	309	344	225	214	261	263	241	364	313	459

		1998		181	311	189	245	178	324	273	297				
5.1.4 Additions and alterations	R million	1996	2 204	143	180	185	209	161	141	220	191	197	199	241	137
		1997	2 434	191	253	196	224	214	203	238	192	198	195	219	111
		1998		200	189	183	157	183	196	216	167				
5.2 - VALUES AT CONSTANT 1995 PRICES															
5.2.1 Total	R million	1996	10 414	593	806	824	1 105	936	656	985	761	914	979	1 095	762
		1997	10 632	824	790	871	950	914	768	911	879	792	959	1 066	916
		1998		692	812	957	767	710	999	949	772				
5.2.2 Residential buildings	R million	1996	5 618	313	444	515	523	529	402	470	420	501	553	582	367
		1997	5 043	404	375	378	397	493	368	434	448	375	431	567	374
		1998		339	352	616	399	384	527	510	358				
5.2.3 Non-residential buildings	R million	1996	2 593	131	178	121	370	245	113	297	151	219	230	277	262
		1997	3 291	235	171	305	339	219	208	253	252	232	348	296	434
		1998		170	289	176	228	165	298	250	268				
5.2.4 Additions and alterations	R million	1996	2 203	148	184	189	211	162	141	219	190	195	196	236	133
		1997	2 298	185	243	188	214	202	192	224	179	184	181	203	102
		1998		183	170	165	140	162	173	189	146				

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	1 482	1 569	1 429	1 596	1 605	1 729	1 610	1 609	1 424	1 704	1 555	1 497
6.1.1.1 At current prices		1997	1 599	1 822	1 281	1 691	1 539	1 485	1 310	1 449	1 810	1 590	1 641	1 575
		1998	1 535	1 357	1 575	1 508	1 381	1 337	1 547	1 374				
6.1.1.2 At constant 1995 prices	R million	1996	1 432	1 517	1 375	1 526	1 527	1 637	1 513	1 500	1 315	1 578	1 436	1 371
		1997	1 460	1 651	1 155	1 513	1 368	1 313	1 148	1 269	1 564	1 375	1 418	1 354
		1998	1 317	1 159	1 336	1 271	1 162	1 118	1 286	1 141				
6.1.2 Residential buildings	R million	1996	731	734	707	755	762	944	783	605	651	861	637	683
6.1.2.1 At current prices		1997	689	765	599	777	747	653	654	688	727	778	752	631
		1998	627	585	848	683	636	663	691	627				

6.1.2.2 At constant 1995 prices	R million	1996	709	713	675	723	725	892	737	557	605	796	590	628
		1997	631	699	534	697	665	577	574	594	633	672	650	545
		1998	538	505	710	577	535	554	576	512				
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	711	825	754	1 193	926	595	960	718	949	987	992	820
6.2.1.1 At current prices		1997	1 057	879	859	1 090	954	742	928	909	876	1 012	1 011	1 038
		1998	942	964	1 032	929	785	1 035	1 019	865				
6.2.1.2 At constant 1995 prices	R million	1996	736	848	767	1 207	937	592	960	713	937	966	968	796
		1997	1 022	845	825	1 032	905	697	871	851	814	937	928	953
		1998	856	873	925	821	698	916	896	762				
6.2.2 Residential buildings	R million	1996	397	480	505	571	500	388	470	394	510	560	541	403
6.2.2.1 At current prices		1997	542	440	395	455	481	383	458	457	411	461	560	436
		1998	486	442	687	485	395	593	572	397				
6.2.2.2 At constant 1995 prices	R million	1996	400	483	504	573	494	376	457	380	495	541	515	392
		1997	516	416	369	431	449	350	420	415	373	418	499	399
		1998	434	392	604	430	344	508	492	338				

TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR - TOTAL

Year and month	A. Residential buildings										
	Dwelling-houses			Flats			Townhouses			Total 1/	
	No.	2	R1 000	No. of units	2	R1 000	No. of units	2	R1 000	R1 000	
		m			m			m			
1996	43 889	5 384 699	5 520 660	6 238	471 943	546 326	18 401	1 886 418	2 157 090	8 756 004	
1997	43 247	5 081 221	5 466 723	5 506	497 775	639 267	13 879	1 394 401	1 667 735	8 214 776	
1997-Jan. -Aug.	27 301	3 280 967	3 512 479	4 006	337 330	447 862	9 797	983 688	1 181 437	5 412 014	
1998-Jan. -Aug.	28 375	3 369 404	3 729 949	2 291	176 674	211 192	7 414	807 583	991 972	5 153 495	
1997-Aug. *	3 365	423 480	455 441	378	41 119	57 972	1 422	127 557	152 971	687 911	
1998-Jul.	3 754	460 186	525 133	440	35 425	51 208	982	112 292	139 769	753 141	
-Aug.	3 822	433 325	483 271	290	30 225	31 501	845	86 537	98 205	616 368	

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	R1 000	2	R1 000	2	R1 000	R1 000	2	R1 000	2	R1 000							
	m		m		m			m		m		m						
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	1 210 605	1 921 288	886 877	1 264 263	1 486 890	1 641 114	5 663 351	2 685 925	2 684 550	3 928 767	4 374 624	18 252 749						
1997-Jan. -Aug.	719 855	965 773	713 235	989 599	973 723	1 009 646	3 527 790	1 745 690	1 729 483	2 573 761	2 858 349	11 798 152						

1998-Jan.-Aug.	523 365	803 154	542 843	737 686	1 013 699	1 180 211	3 192 695	1 747 713	1 820 455	2 478 419	2 909 086	11 255 276
1997-Aug.*	99 467	147 314	58 439	69 767	139 349	136 812	395 008	239 976	246 954	346 886	398 113	1 481 032
1998-Jul.	82 828	148 532	97 192	131 858	121 960	126 308	467 294	259 133	271 498	362 400	470 836	1 691 271
-Aug.	59 589	76 440	52 024	71 318	108 106	111 970	351 081	222 327	235 048	362 129	430 597	1 398 048

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	
	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 78
1997	5 783	766 369	3 459	365 073	1 263 093	283 418	58 131	188 488	582 430	507 229	840 22
1997-Aug.*	345	55 970	269	47 599	103 569	10 849	562	11 528	28 780	29 723	64 49
1998-Jul.	456	59 816	248	24 088	83 904	23 496	2 912	34 125	62 907	40 486	71 66
-Aug.	363	56 886	364	31 900	89 479	2 797	1 140	13 214	22 271	34 589	66 86

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 68
1997	2 313	299 168	1 493	159 261	494 430	68 881	49 467	168 458	361 949	253 229	460 59
1997-Aug.	217	30 441	133	13 607	44 048	2 250	2 000	13 990	20 630	20 316	38 66
1998-Jul.	213	27 226	49	11 200	38 426	3 150	30 000	8 494	52 234	27 588	51 47
-Aug.	160	26 242	30	6 530	32 772	9 600	1 200	5 760	19 433	18 573	37 08

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 12
1997	10 757	1 394 945	6 469	719 560	2 149 727	1 142 721	286 103	731 325	2 422 325	767 663	1 232 66
1997-Aug.*	790	113 132	659	60 350	173 482	94 774	6 077	77 445	195 578	82 394	114 65
1998-Jul.	964	138 766	259	35 343	174 109	54 098	6 981	43 966	128 857	74 439	160 26
-Aug.	853	111 926	332	40 599	153 377	30 715	6 884	60 215	153 492	71 594	179 12

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 74
1997	4 129	618 871	2 543	301 365	929 451	194 008	208 307	120 385	613 857	192 799	279 42
1997-Aug.*	308	42 401	232	28 339	70 741	3 474	18 000	3 457	27 166	17 917	24 04
1998-Jul.	338	56 727	218	28 534	85 262	8 421	800	1 340	12 608	16 212	21 06
-Aug.	411	51 014	201	24 839	75 852	5 860	5 825	2 052	18 055	15 062	20 01

7.2.5 - BLOEMFONTEIN

1996	727	68 446	482	47 188	120 273	9 141	33 986	24 418	71 139	56 120	98 86
1997	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 03
1997-Aug.	54	5 066	87	8 642	14 908	0	0	410	1 070	3 556	4 89
1998-Jul.	68	5 190	69	6 435	11 625	900	0	0	900	4 251	7 26
-Aug.	79	3 361	0	0	3 361	14 580	0	0	15 671	2 290	2 76

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	30 223	3 250 220	3 434 494	5 002	390 146	497 559	10 037	999 023	1 163 308	5 182 345	
1997-Jan.-Aug.	19 286	2 061 883	2 166 599	3 504	294 393	369 001	7 141	694 477	795 801	3 379 126	
1998-Jan.-Aug.	18 625	2 135 557	2 378 793	1 838	160 416	207 336	6 027	605 043	784 744	3 814 938	
1997-Aug.*	2 735	253 663	265 802	746	48 711	60 951	1 069	102 429	124 445	453 435	
1998-Jul.	2 496	298 679	345 945	296	22 888	28 468	764	78 616	98 853	560 269	
-Aug.	2 387	275 894	310 270	134	16 981	23 408	439	44 529	52 166	402 633	

Year and month	B. Non-Residential buildings							C. Additions and alterations				
	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	
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	
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	

1997-Jan.-Aug.	455 740	643 710	318 724	404 015	679 741	673 215	1 969 410	998 405	963 961	1 531 417	1 706 215
1998-Jan.-Aug.	458 118	778 791	263 011	347 873	545 562	616 895	1 976 201	799 094	841 544	1 247 006	1 470 976
1997-Aug.*	26 049	32 145	52 884	88 364	99 365	85 272	246 649	123 512	112 644	180 359	191 017
1998-Jul.	76 459	143 222	20 675	25 081	65 195	72 041	263 324	113 726	119 229	165 290	216 034
-Aug.	48 885	96 022	44 616	61 547	111 311	122 463	296 794	89 136	90 546	133 411	167 041

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	
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/
	No.		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	361 054
1997	4 005	424 835	2 696	233 408	671 315	93 995	39 140	156 609	303 090	219 170	414 370
1997-Aug.*	248	31 555	202	19 151	50 705	3 900	930	22 579	27 471	14 793	25 760
1998-Jul.	241	34 640	139	18 970	121 610	51 912	2 914	13 211	68 197	16 915	38 110
-Aug.	281	43 271	78	9 491	54 059	45 750	497	16 073	62 785	15 181	38 660

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	382 310
1997	2 212	238 936	1 709	158 451	402 389	18 949	51 566	278 033	382 862	292 878	554 630
1997-Aug.	382	34 128	270	14 948	49 076	0	18 407	21 071	40 557	25 971	56 260
1998-Jul.	187	24 226	70	8 375	32 601	17 020	20	7 636	26 258	20 718	35 850
-Aug.	103	12 994	21	1 418	19 412	2 500	5 050	30 079	42 897	13 269	29 560

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	581 500
1997	7 788	962 456	4 701	541 417	1 513 966	658 715	184 194	409 149	1 328 644	328 511	537 810
1997-Aug.*	508	61 482	401	42 167	103 649	12 828	2 742	17 676	47 407	18 201	30 380
1998-Jul.	551	94 001	550	63 399	170 519	26 068	1 065	25 444	57 781	37 347	54 560
-Aug.	582	71 885	190	20 938	93 674	30 143	7 337	41 761	80 395	22 173	24 760

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 69
1997	2 651	360 380	1 261	171 507	542 330	41 452	143 308	34 150	283 016	63 633	98 27
1997-Aug.*	175	21 772	278	34 411	57 093	0	0	0	992	1 730	1 73
1998-Jul.	250	44 837	112	12 770	57 606	9 688	2 461	1 190	14 482	1 698	2 14
-Aug.	242	41 843	80	7 969	49 813	9 868	14 910	0	24 778	1 320	1 55

8.2.5 - BLOEMFONTEIN

1996	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 49
1997	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 18
1997-Aug.	36	4 837	28	4 142	8 980	1 800	0	1 188	2 988	5 950	7 22
1998-Jul.	49	4 417	27	3 456	7 873	0	3 256	0	3 256	1 471	3 23
-Aug.	42	4 074	0	0	4 074	0	0	0	475	1 965	9 43

1/ Including "Other"

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

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

9.1 - TOTAL

1996	43 889	5 384 699	5 520 660	28 539	3 561 161	3 562 481
1997	43 247	5 081 221	5 466 723	30 223	3 250 220	3 434 494
1997-Jan.-Aug.	27 301	3 280 967	3 512 479	19 286	2 061 883	2 166 599
1998-Jan.-Aug.	28 375	3 369 404	3 729 949	18 625	2 135 557	2 378 793
1997-Aug.*	3 365	423 480	455 441	2 735	253 663	265 802
1998-Jul.	3 754	460 186	525 133	2 496	298 679	345 945
-Aug.	3 822	433 325	483 271	2 387	275 894	310 270

9.2 - AFRICAN/BLACK

1996	14 916	1 085 592	994 516	6 527	433 058	394 268
1997	17 275	1 217 137	1 169 508	10 415	615 586	606 036
1997-Jan.-Aug.	10 492	760 091	721 840	6 625	380 596	377 419
1998-Jan.-Aug.	12 961	905 113	905 299	7 523	427 834	434 348
1997-Aug.*	1 298	97 178	92 882	1 201	60 352	60 022
1998-Jul.	1 716	122 701	127 486	930	55 437	55 029

-Aug.	1 675	113 128	111 118	898	53 074	57 017
9.3 - COLOURED						
1996	2 744	226 524	201 149	2 494	159 052	133 921
1997	2 425	215 731	225 766	1 732	122 135	116 601
1997-Jan.-Aug.	1 532	138 325	147 861	1 219	81 647	79 680
1998-Jan.-Aug.	1 768	134 942	139 443	1 240	90 503	88 819
1997-Aug.	189	18 814	18 988	142	11 189	11 221
1998-Jul.	171	15 986	17 096	164	11 085	11 144
-Aug.	553	30 336	32 061	294	17 257	17 856

**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
1997	2 703	295 543	339 092	1 852	201 804	212 548
1997-Jan.-Aug.	1 935	209 639	242 862	1 227	141 762	148 828
1998-Jan.-Aug.	1 653	175 591	202 103	1 150	120 686	127 656
1997-Aug.	225	30 019	33 760	205	20 560	22 082
1998-Jul.	181	20 655	24 387	119	13 820	15 229
-Aug.	205	22 987	27 485	116	12 756	13 083
9.5 - WHITE						
1996	23 512	3 756 045	4 001 390	17 539	2 737 964	2 806 353
1997	20 844	3 352 810	3 732 356	16 224	2 310 695	2 499 304
1997-Jan.-Aug.	13 342	2 172 912	2 399 916	10 215	1 457 878	1 560 669
1998-Jan.-Aug.	11 993	2 153 758	2 483 105	8 712	1 496 534	1 727 971
1997-Aug.*	1 653	277 469	309 810	1 187	161 562	172 476
1998-Jul.	1 686	300 844	356 164	1 283	218 337	264 544
-Aug.	1 389	266 874	312 609	1 079	192 807	222 314

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

1996	20 290	1 103 828	1 059 498	11 971	667 196	627 576
1997	20 973	1 116 400	1 104 331	17 028	889 635	887 662
1997-Jan. -Aug.	13 041	706 135	694 275	11 099	572 840	572 197
1998-Jan. -Aug.	14 448	748 690	772 027	9 957	508 813	521 198
1997-Aug.*	1 611	91 841	90 955	1 896	96 588	95 405
1998-Jul.	1 834	91 541	98 438	1 235	61 676	62 231
-Aug.	2 078	102 609	101 443	1 334	72 949	77 326

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	27 050	3 296 378	3 534 644	3 249	318 527	377 094	8 280	851 470	1 033 840	5 213 421	
1998 -Jun.	2 251	309 355	336 762	57	6 677	6 954	704	79 811	109 265	456 726	
-Jul.	2 114	282 252	326 162	66	5 418	7 317	444	44 042	59 147	398 333	
-Aug.	2 227	253 265	287 522	36	2 263	2 057	433	49 350	61 520	362 836	
Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and				
	Number	2	R1 000	Number	2	R1 000	R1 000				
		m			m						
1996	2 532	2 441 567	2 635 300	31 636	2 272 316	2 362 693	10 670 102				
1997	2 326	2 549 637	3 136 954	28 646	2 089 795	2 260 180	10 610 555				
1998 -Jun.	159	127 569	142 280	2 227	187 867	253 704	852 704				
-Jul.	167	154 513	187 427	2 300	182 697	225 113	810 873				
-Aug.	177	162 853	181 239	2 210	169 314	189 940	734 009				

1/ Including "Other"

