

Building statistics P5041.1

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and in the following public libraries:**

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REAL VALUE OF BUILDING PLANS PASSED DECREASED DURING 1998

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 during 1998 decreased by 11,5% (-R1 892,7 million) to R14 627,7 million compared with 1997. Decreases in the real value of building plans passed were reported by seven of the nine provinces.

Furthermore, the real value of buildings completed decreased by 4,7% between 1997 and 1998.

The provinces mainly responsible for the decrease of 11,5% in the real value of building plans passed during 1998 were Gauteng (-15,0% or R1 074,6 million), KwaZulu-Natal (-13,8% or R307,6 million), Western Cape (-5,7% or R226,1 million), North West (-23,2% or R150,2 million), Northern Province (-26,2% or R132,4 million) and Mpumalanga (-16,5% or R111,5 million). However, real increases were reported by Free State (+15,7% or R67,6 million) and Northern Cape (+53,6% or R57,9 million).

During 1998 large decreases in the real value of building plans passed were reported for flats and townhouses (-29,7% or R605,5 million) and non-residential buildings (-17,8% or R917,2 million) compared with 1997. Large decreases in the real value of building plans passed for flats and townhouses were reported by Gauteng (-31,7% or R299,3 million), KwaZulu-Natal (-45,0% or R176,3 million) and Western Cape (-31,0% or R154,6 million). Regarding non-residential buildings, the largest decrease in the real value of building plans passed was reported for office and banking space (-36,0% or R617,5 million).

During 1998 the total real value of buildings completed amounted to R10 129,9 million. This represents a decrease of 4,7% (-R502,3 million) compared with 1997. Large real decreases were reported for flats and townhouses (-15,6% or R243,6 million), non-residential buildings (-6,8% or R224,1 million) and additions and alterations (-14,4% or R330,7 million). Decreases in the real value of buildings completed were reported by five of the nine provinces. Large provincial decreases were reported by Gauteng (-9,0% or R390,9 million), KwaZulu-Natal (-7,8% or R151,1 million), Mpumalanga (-15,8% or R62,8 million) and Northern Province (-20,8% or R48,4 million). However, increases in the real value of buildings completed were reported by North West (+22,8% or R86,7 million) and Eastern Cape (+11,4% or R59,3 million) between 1997 and 1998.

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

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

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

Statistics on dwelling-houses smaller than 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:

In respect of this statistical release, an official representative from the Office of the President, the Deputy President, the Department of Trade and Industry, the Department of Finance, and the Reserve Bank will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.

Stats SA pre-release policy may be inspected at its Website, www.statssa.gov.za.

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 statistical releases up to July 1998, will differ from values shown in these statistical releases from August 1998.

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	Mpuma-langa	Northern Province
TOTAL	Value (R1 000)	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
		1998	17 549 436	4 473 389	934 198	198 937	598 787	2 313 193	596 800	7 309 759	677 609	446 763
		1997-Dec*	1 170 879	477 453	47 607	9 478	29 229	105 931	30 547	395 220	44 512	30 902
		1998-Nov	1 404 807	348 341	74 145	18 717	37 613	196 106	34 338	614 141	48 287	33 120
		1998-Dec	1 137 047	254 725	43 767	7 201	40 601	133 604	30 561	577 823	38 504	10 261
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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
		1998	7 891 566	2 089 469	487 889	71 144	240 839	927 440	350 258	3 130 864	349 053	244 610
		1997-Dec*	470 539	157 138	25 222	2 570	15 021	46 992	20 067	171 799	18 709	13 022
		1998-Nov	616 220	165 290	41 042	6 423	22 171	62 298	22 225	257 157	25 954	13 660
		1998-Dec	418 797	101 332	26 167	3 781	11 365	57 776	16 249	182 560	12 925	6 642
Dwelling-houses	Number	1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1998	68 516	12 574	9 967	1 255	3 672	4 907	4 404	25 227	4 153	2 357
		1997-Dec*	4 021	938	315	23	133	344	278	1 330	233	427
		1998-Nov	6 155	932	1 137	43	373	529	246	2 309	381	205
		1998-Dec	3 405	527	672	7	118	278	158	1 406	198	41
	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	5 878 408	1 524 731	414 811	55 039	206 268	640 116	309 488	2 278 636	270 114	179 205
		1997-Dec*	399 684	117 868	22 057	2 302	11 268	39 845	18 985	158 170	16 418	12 772
		1998-Nov	471 089	119 027	40 016	5 501	20 655	47 320	19 732	189 157	18 260	11 421
		1998-Dec	320 431	86 457	23 846	1 315	11 365	45 684	14 767	121 345	11 355	4 296

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	48 781	6 573	8 977	1 064	2 532	2 639	3 230	19 019	3 086	1 661
		1997-Dec*	2 529	429	251	12	57	167	206	877	144	386
		1998-Nov	4 726	533	1 062	35	272	348	139	1 842	325	170
		1998-Dec	2 308	206	623	2	41	102	90	1 075	156	13
	Value	1997	1 374 999	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 563

NON-RESIDENTIAL	(R1 000)	1998	1 595 012	197 421	239 988	26 966	73 751	129 408	140 690	652 895	77 378	56 515
		1997-Dec*	93 930	22 965	9 132	749	2 585	8 557	9 975	31 217	2 415	6 335
		1998-Nov	149 245	15 696	24 749	3 122	8 086	14 129	7 654	65 403	6 181	4 225
		1998-Dec	74 972	8 812	14 558	146	2 361	6 649	5 042	34 113	2 597	693
	Number	1997	3 696	1 135	239	76	132	461	153	1 147	169	184
		1998	3 385	1 187	215	75	126	521	142	874	131	114
		1997-Dec*	197	58	11	6	9	24	12	59	12	6
		1998-Nov	239	67	12	5	15	33	7	77	14	9
		1998-Dec	224	107	6	3	9	22	12	57	5	3
	Value	1997	5 840 222	981 105	156 780	33 004	127 887	653 801	315 235	3 093 429	195 601	283 380
	(R1 000)	1998	5 079 903	1 103 151	191 938	52 061	190 394	652 522	139 088	2 442 155	182 823	125 770
		1997-Dec*	377 483	208 449	6 917	2 683	2 350	14 464	4 115	112 626	15 101	10 778
		1998-Nov	432 303	88 749	6 626	5 626	7 090	69 912	3 672	230 412	7 586	12 631
		1998-Dec	364 529	74 784	2 108	1 870	13 575	23 199	7 189	220 724	18 897	2 184
ADDITIONS AND ALTERATIONS	Value	1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996
	(R1 000)	1998	4 577 967	1 280 769	254 371	75 732	167 554	733 231	107 454	1 736 739	145 733	76 384
		1997-Dec*	322 857	111 866	15 468	4 225	11 858	44 476	6 365	110 795	10 702	7 102
		1998-Nov	356 285	94 301	26 477	6 668	8 352	63 897	8 441	126 572	14 748	6 829
		1998-Dec	353 720	78 609	15 493	1 550	15 661	52 629	7 122	174 539	6 682	1 435

**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)	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	11 478 157	2 720 915	657 217	132 590	379 240	2 016 131	528 420	4 454 732	379 505	209 406
		1997-Dec*	989 809	212 813	40 182	7 994	26 226	92 640	16 376	555 431	31 156	6 990
		1998-Nov	966 744	307 571	74 732	9 044	47 627	126 697	21 076	333 441	33 681	12 877
		1998-Dec	705 998	167 682	74 370	8 662	47 059	103 385	20 311	258 881	16 385	9 263
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	5 880 903	1 489 321	319 691	44 925	143 589	913 172	255 809	2 388 018	188 014	138 364
		1997-Dec*	419 462	103 247	17 049	2 617	15 027	42 955	13 330	199 033	19 241	6 962
		1998-Nov	509 606	161 184	32 693	4 303	12 761	75 200	16 936	181 942	15 058	9 529
		1998-Dec	354 972	94 853	27 323	1 425	14 701	33 882	13 881	150 807	10 676	7 424
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	49 724	8 919	4 795	1 513	2 459	3 316	4 287	17 193	2 321	4 921
		1997-Dec*	3 994	498	234	17	231	197	124	2 360	190	143
		1998-Nov	4 602	1 422	754	196	161	421	222	997	206	223
		1998-Dec	3 054	527	542	15	89	196	187	910	401	187

Value	1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
(R1 000)	1998	3 887 508	986 733	270 148	41 590	112 648	418 926	221 277	1 569 197	143 681	123 308
	1997-Dec*	312 914	67 891	16 198	2 440	13 577	27 197	8 216	159 208	11 333	6 854
	1998-Nov	385 301	141 291	30 923	3 828	11 588	41 031	14 022	119 524	14 429	8 665
	1998-Dec	247 759	60 491	25 189	1 425	5 469	26 422	11 184	100 895	9 260	7 424

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	36 829	4 602	3 984	1 451	2 009	1 799	3 714	13 028	1 667	4 575
		1997-Dec*	3 056	265	194	5	198	124	108	1 893	139	130
		1998-Nov	3 429	967	678	195	111	297	177	675	124	205
		1998-Dec	2 332	296	482	12	69	93	173	657	380	170
	Value (R1 000)	1997	1 181 476	184 928	91 291	38 892	44 433	128 061	131 587	445 988	66 498	49 797
		1998	1 048 173	122 896	127 780	30 824	54 006	94 404	132 197	393 934	27 530	64 603
		1997-Dec*	97 411	14 464	8 145	294	7 782	9 455	5 699	42 500	4 120	4 955
		1998-Nov	89 516	18 302	16 857	3 730	2 884	11 484	7 455	20 451	3 579	4 774
		1998-Dec	75 984	9 969	13 616	1 115	2 642	5 929	9 120	24 523	5 321	3 749
NON-RESIDENTIAL	Number	1997	2 384	792	169	37	99	556	84	489	92	66
		1998	1 944	628	183	38	80	307	98	462	97	51
		1997-Dec*	126	46	7	3	10	20	5	27	8	-
		1998-Nov	133	36	18	2	9	13	3	35	14	3
		1998-Dec	125	30	44	6	6	6	3	23	3	4
	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	3 369 832	635 261	152 265	30 999	142 139	525 234	220 470	1 472 967	129 009	61 487
		1997-Dec*	459 446	73 559	9 107	4 273	5 953	27 772	2 342	327 430	9 011	-
		1998-Nov	288 342	100 347	11 298	710	27 563	13 194	1 570	116 692	14 524	2 443
		1998-Dec	208 112	27 046	36 275	5 607	26 901	17 412	4 650	85 116	3 847	1 258
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	2 227 422	596 333	185 262	56 666	93 512	577 725	52 142	593 747	62 481	9 554
		1997-Dec*	110 901	36 007	14 026	1 104	5 246	21 913	704	28 968	2 904	28
		1998-Nov	168 796	46 039	30 740	4 031	7 303	38 303	2 570	34 807	4 099	904
		1998-Dec	142 914	45 783	10 772	1 630	5 457	52 090	1 780	22 959	1 862	582

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	18 252 749	4 368 379	880 234	120 821	463 687	2 519 896	697 437	7 960 920	731 799	509 576
		1998	16 970 400	4 351 665	811 473	175 493	577 752	2 251 146	578 851	7 134 961	653 145	435 914
		1997-Dec*	1 110 980	439 103	45 686	9 478	29 215	105 557	30 402	389 572	43 313	18 654
		1998-Nov	1 352 314	338 696	60 138	18 698	33 360	192 676	34 313	597 942	45 231	31 260
		1998-Dec	1 106 681	251 580	36 461	4 633	36 601	133 604	30 561	566 084	36 956	10 201
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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
		1998	7 459 463	2 038 707	367 416	54 755	225 146	915 075	342 178	2 957 432	324 993	233 761
		1997-Dec*	458 112	156 530	23 553	2 570	15 007	46 617	19 922	166 151	17 509	10 253
		1998-Nov	571 073	161 686	27 204	6 423	17 919	59 988	22 199	240 958	22 898	11 800
		1998-Dec	394 673	100 327	18 861	1 315	11 365	57 776	16 249	170 821	11 377	6 582
Dwelling-houses	Number	1997	43 247	9 869	3 110	299	2 215	4 593	3 101	16 508	1 981	1 571
		1998	41 492	8 520	3 551	341	2 633	4 237	3 585	15 153	2 032	1 440
		1997-Dec*	2 966	857	227	23	132	299	266	948	115	99
		1998-Nov	3 383	630	355	43	194	375	243	1 343	119	81
		1998-Dec	2 139	472	222	7	118	278	158	782	65	37
	Value (R1 000)	1997	5 466 723	1 488 864	322 952	33 388	174 922	618 974	273 825	2 153 267	242 681	157 850
		1998	5 448 771	1 473 969	294 338	41 117	190 575	627 751	301 408	2 105 204	246 054	168 355
		1997-Dec*	387 257	117 260	20 387	2 302	11 254	39 470	18 840	152 522	15 219	10 003
		1998-Nov	425 943	115 422	26 178	5 501	16 402	45 010	19 706	172 958	15 204	9 561
		1998-Dec	298 773	85 452	16 540	1 315	11 365	45 684	14 767	109 606	9 808	4 236

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	1997	20 973	3 120	1 912	123	1 250	2 190	1 869	8 733	904	872
		1998	21 759	2 519	2 562	150	1 493	1 969	2 411	8 946	965	744
		1997-Dec*	1 475	348	163	12	56	122	194	496	26	58
		1998-Nov	1 954	231	280	35	93	194	136	876	63	46
		1998-Dec	1 042	151	173	2	41	102	90	451	23	9

NON-RESIDENTIAL	Value (R1 000)	1997	1 104 331	174 902	103 841	7 200	62 256	138 425	108 161	415 557	41 558	52 430
		1998	1 165 400	146 659	119 530	13 044	58 057	117 043	132 610	479 473	53 319	45 665
		1997-Dec*	81 528	22 357	7 462	749	2 572	8 183	9 830	25 595	1 216	3 565
		1998-Nov	104 099	12 091	10 911	3 122	3 834	11 819	7 629	49 204	3 125	2 365
		1998-Dec	53 314	7 807	7 252	146	2 361	6 649	5 042	22 374	1 050	633
	Number	1997	3 590	1 106	222	71	129	454	146	1 146	167	149
		1998	3 325	1 160	198	72	124	515	140	871	131	114
		1997-Dec*	189	55	9	6	9	24	12	59	12	3
		1998-Nov	234	64	11	4	15	33	7	77	14	9
		1998-Dec	221	105	6	3	8	22	12	57	5	3
ADDITIONS AND ALTERATIONS	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	5 014 181	1 062 548	190 737	51 624	185 053	645 383	129 288	2 440 955	182 823	125 770
		1997-Dec*	332 678	173 374	6 665	2 683	2 350	14 464	4 115	112 626	15 101	1 300
		1998-Nov	427 036	83 669	6 458	5 607	7 090	69 912	3 672	230 412	7 586	12 631
		1998-Dec	359 349	73 604	2 108	1 870	9 575	23 199	7 189	220 724	18 897	2 184
	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	4 496 756	1 250 409	253 321	69 114	167 554	690 689	107 384	1 736 573	145 329	76 384
		1997-Dec*	320 190	109 199	15 468	4 225	11 858	44 476	6 365	110 795	10 702	7 102
		1998-Nov	354 205	93 341	26 477	6 668	8 352	62 777	8 441	126 572	14 748	6 829
		1998-Dec	352 658	77 649	15 493	1 448	15 661	52 629	7 122	174 539	6 682	1 435

**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	Mpuma-langa	Northern Province
TOTAL	Value (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
		1998	11 113 844	2 666 456	621 060	107 181	353 544	1 985 626	493 057	4 352 947	364 727	169 246
		1997-Dec*	908 144	164 760	38 951	7 994	25 801	92 612	16 279	525 258	30 400	6 090
		1998-Nov	934 308	298 026	68 203	6 477	44 024	124 387	21 047	328 276	32 689	11 180
		1998-Dec	686 492	165 423	70 084	7 962	46 481	103 380	20 266	252 657	12 162	8 077
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997	5 182 345	1 294 408	279 657	37 286	111 444	791 261	210 354	2 133 394	204 252	120 290
		1998	5 600 280	1 454 451	285 005	21 490	127 042	905 893	239 249	2 286 232	173 236	107 682
		1997-Dec*	397 797	103 247	15 818	2 617	14 602	42 955	13 232	180 779	18 485	6 061
		1998-Nov	480 956	151 639	26 181	2 006	12 658	72 890	16 907	176 777	14 066	7 832
		1998-Dec	336 407	92 594	23 274	1 425	14 123	33 882	13 836	144 582	6 453	6 237
Dwelling-houses	Number	1997	30 223	6 687	2 281	195	1 043	3 829	2 158	11 149	1 983	898
		1998	27 371	5 905	2 782	150	1 245	2 854	2 839	9 732	919	945
		1997-Dec*	2 461	498	173	17	194	197	114	1 078	117	73

		1998-Nov	2 392	618	305	16	151	267	219	611	132	73
		1998-Dec	1 758	353	259	15	61	196	184	591	38	61
Value	1997		3 434 491	856 848	198 588	23 864	84 477	450 330	182 915	1 388 760	154 277	94 432
(R1 000)	1998		3 606 886	951 863	235 463	18 155	96 100	411 647	204 718	1 467 412	128 903	92 626
	1997-Dec*		291 249	67 891	14 967	2 440	13 152	27 197	8 119	140 954	10 577	5 953
	1998-Nov		356 651	131 746	24 411	1 531	11 485	38 721	13 993	114 359	13 436	6 968
	1998-Dec		229 194	58 232	21 139	1 425	4 892	26 422	11 139	94 671	5 037	6 237

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	1997	17 028	2 606	1 559	80	741	2 029	1 726	6 417	1 392	478
		1998	14 476	1 588	1 971	88	795	1 337	2 266	5 567	265	599
		1997-Dec*	1 523	265	133	5	161	124	98	611	66	60
		1998-Nov	1 219	163	229	15	101	143	174	289	50	55
		1998-Dec	1 036	122	199	12	41	93	170	338	17	44
	Value (R1 000)	1997	887 663	132 621	84 269	5 036	39 195	125 653	106 629	312 308	52 173	29 779
		1998	767 551	88 025	93 095	7 389	37 458	87 125	115 637	292 148	12 752	33 921
		1997-Dec*	75 746	14 464	6 913	294	7 356	9 455	5 601	24 246	3 363	4 054
		1998-Nov	60 867	8 757	10 345	1 433	2 781	9 174	7 426	15 286	2 587	3 077
		1998-Dec	57 419	7 710	9 566	1 115	2 064	5 929	9 075	18 299	1 099	2 562
NON-RESIDENTIAL	Number	1997	2 335	778	148	35	98	549	83	488	91	65
		1998	1 909	626	168	34	77	301	96	462	97	48
		1997-Dec*	119	40	7	3	10	20	5	26	8	-
		1998-Nov	132	36	18	2	8	13	3	35	14	3
		1998-Dec	122	30	42	5	6	6	3	23	3	4
	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	3 317 982	635 021	151 164	30 223	132 991	512 845	201 752	1 472 967	129 009	52 009
		1997-Dec*	399 491	25 523	9 107	4 273	5 953	27 772	2 342	315 511	9 011	-
		1998-Nov	284 842	100 347	11 298	710	24 063	13 194	1 570	116 692	14 524	2 443
		1998-Dec	207 176	27 046	36 039	4 907	26 901	17 412	4 650	85 116	3 847	1 258
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	2 195 582	576 985	184 891	55 468	93 512	566 888	52 056	593 747	62 481	9 554
		1997-Dec*	110 856	35 990	14 026	1 104	5 246	21 886	704	28 968	2 904	28
		1998-Nov	168 510	46 039	30 724	3 761	7 303	38 303	2 570	34 807	4 099	904
		1998-Dec	142 909	45 783	10 772	1 630	5 457	52 085	1 780	22 959	1 862	582

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR
SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Dec.			Jan. - Dec.		
	1998	1997	Percentage change	1998	1997	Percentage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	5 878,4	5 737,8	+2,5	3 887,5	3 728,5	+4,3
Flats and townhouses	1 718,0	2 308,5	-25,6	1 497,1	1 661,2	-9,9
Total 1/	7 891,6	8 487,9	-7,0	5 880,9	5 476,6	+7,4
Non-residential buildings	5 079,9	5 840,2	-13,0	3 369,8	3 400,5	-0,9
Additions and alterations	4 578,0	4 401,6	+4,0	2 227,4	2 434,5	-8,5
Total	17 549,4	18 729,7	-6,3	11 478,2	11 311,6	+1,5

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	4 901,2	5 059,3	-3,1	3 333,2	3 395,8	-1,8
Flats and townhouses	1 433,4	2 038,9	-29,7	1 322,4	1 566,0	-15,6
Total 1/	6 581,6	7 487,0	-12,1	5 096,1	5 043,4	+1,0
Non-residential buildings	4 234,6	5 151,8	-17,8	3 067,1	3 291,2	-6,8
Additions and alterations	3 811,5	3 881,6	-1,8	1 966,8	2 297,5	-14,4
Total	14 627,7	16 520,4	-11,5	10 129,9	10 632,2	-4,7

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	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	17 549	1 201	1 298	1 629	1 476	1 381	1 412	1 741	1 438	1 620	1 812	1 405	1 137
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	7 892	495	609	798	681	646	713	796	641	700	778	616	419
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	377
			1998	5 080	470	348	426	462	393	292	473	365	489	566	432	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	4 578	236	341	404	333	342	408	472	432	431	469	356	354
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	14 628	1 033	1 109	1 380	1 245	1 158	1 180	1 447	1 190	1 333	1 484	1 146	923
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	6 582	426	520	676	574	542	595	661	530	576	637	503	340
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	4 235	404	297	361	389	330	244	393	302	403	463	353	296
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	3 811	203	292	342	281	287	341	392	358	354	384	291	287

**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.
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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	990
		1998	11 478	762	900	1 068	857	801	1 126	1 078	883	1 210	1 120	967	706
5.1.2 Residential buildings	R million	1996	5 732	311	444	514	526	535	409	480	433	516	574	607	385
		1997	5 477	426	399	402	423	527	396	471	491	414	477	632	419
		1998	5 881	381	400	696	455	440	606	589	418	546	486	510	355
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	3 370	181	311	189	245	178	324	273	297	438	436	288	208
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	2 227	200	189	183	157	183	196	216	167	226	198	169	143

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	910
		1998	10 130	692	812	957	767	710	999	949	773	1 059	974	832	607
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	5 096	339	352	616	399	384	527	510	359	468	412	431	300
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	3 067	170	289	176	228	165	298	250	268	394	390	255	184
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	1 967	183	170	165	140	162	173	189	146	197	172	146	124

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	1 481	1 563	1 431	1 605	1 613	1 740	1 644	1 624	1 362	1 682	1 583	1 478
6.1.1.1 At current prices		1997	1 599	1 816	1 284	1 702	1 551	1 498	1 345	1 471	1 706	1 550	1 691	1 553
		1998	1 536	1 352	1 578	1 517	1 392	1 350	1 593	1 397	1 506	1 526	1 304	1 517

6.1.1.2 At constant 1995 prices	R million	1996	1 429	1 537	1 378	1 534	1 532	1 644	1 536	1 511	1 262	1 555	1 460	1 346
		1997	1 458	1 677	1 159	1 522	1 375	1 321	1 171	1 284	1 481	1 338	1 458	1 328
		1998	1 315	1 186	1 343	1 278	1 170	1 128	1 315	1 157	1 237	1 246	1 058	1 218
6.1.2 Residential buildings	R million	1996	732	737	715	754	765	947	786	602	648	830	644	689
6.1.2.1 At current prices		1997	690	772	608	776	750	655	658	684	722	737	765	644
		1998	628	591	862	681	637	666	696	623	688	658	575	578
6.1.2.2 At constant 1995 prices	R million	1996	706	713	688	720	727	894	740	563	602	762	595	632
		1997	629	698	551	693	667	578	578	601	628	631	661	555
		1998	537	506	738	573	537	556	580	519	567	532	468	467

6.2 - BUILDINGS COMPLETED

6.2.1 Total	R million	1996	711	825	761	1 173	926	599	960	723	934	959	1 001	843
6.2.1.1 At current prices		1997	1 058	880	865	1 078	954	748	929	914	858	961	1 024	1 091
		1998	944	967	1 036	918	784	1 045	1 021	871	1 215	1 026	847	790
6.2.1.2 At constant 1995 prices	R million	1996	736	848	774	1 178	939	596	961	717	922	939	977	819
		1997	1 022	846	830	1 016	908	704	872	856	795	890	940	1 002
		1998	857	875	927	811	699	925	898	768	1 062	892	731	678
6.2.2 Residential buildings	R million	1996	396	479	505	568	507	387	461	398	501	561	521	427
6.2.2.1 At current prices		1997	544	441	395	451	492	380	445	466	401	459	534	478
		1998	489	445	685	479	405	589	555	407	530	463	423	412
6.2.2.2 At constant 1995 prices	R million	1996	394	483	505	563	501	379	451	388	487	542	502	408
		1997	509	417	370	422	460	352	410	428	364	415	482	427
		1998	427	393	605	420	353	511	479	352	454	393	360	349

TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR TOTAL

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
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
1998	41 492	4 859 948	5 448 771	3 246	244 319	289 333	10 659	1 152 640	1 428 625	7 459 460
1997-Dec. *	2 966	354 624	387 257	332	27 518	20 287	311	37 996	45 777	458 112
1998-Nov.	3 383	370 523	425 943	95	9 577	11 753	875	80 965	109 512	571 073
-Dec.	2 139	264 065	298 773	94	8 192	8 606	464	49 006	72 321	394 673

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

	Office space			Shopping space			warehouse space			Total 1/	Dwelling-houses			Total 1/	and C		
	2			2			2				2			2			
	m	R1 000		m	R1 000		m	R1 000		R1 000	m	R1 000		m	R1 000		R1 000
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
1998	884 849	1 316 943		853 043	1 215 885		1 468 402	1 746 750		5 014 182	2 610 787	2 758 014		3 751 618	4 496 757		16 970 399
1997-Dec. *	64 840	142 360		21 035	23 729		101 508	114 945		332 678	198 211	203 448		292 734	320 189		1 110 980
1998-Nov.	128 392	179 789		74 813	110 349		90 835	101 071		427 036	214 453	234 189		306 569	354 205		1 352 313
-Dec.	69 368	75 608		61 892	77 305		98 157	147 758		359 349	171 366	184 256		271 664	352 658		1 106 680

1/ Including "Other"

TABLE 7.2 - BUILDING PLANS PASSED : 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		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	R1 000

7.2.1 - CAPE TOWN

1997	5 783	766 369	3 459	365 073	1 263 093	283 418	58 131	188 488	582 430	507 229	840 222	2 685 745
1998	4 584	663 674	2 269	219 290	991 688	184 375	71 118	317 736	623 542	463 397	800 049	2 415 275
1997-Dec. *	576	76 261	304	19 997	100 258	107 131	710	8 643	126 152	56 674	87 089	313 500
1998-Nov.	335	50 769	93	11 674	62 444	959	0	14 223	16 266	40 877	61 406	140 116
-Dec.	261	41 357	90	10 126	51 483	20 167	18 745	11 892	53 572	35 752	50 473	155 528

7.2.2 - DURBAN

1997	2 313	299 168	1 493	159 261	494 430	68 881	49 467	168 458	361 949	253 229	460 594	1 316 972
1998	2 190	264 141	991	126 234	399 375	52 607	51 267	170 155	332 861	231 160	420 065	1 152 299
1997-Dec.	158	20 305	7	1 704	22 009	1 500	829	1 826	6 620	18 896	29 088	57 717
1998-Nov.	219	23 863	91	9 510	33 373	12 450	0	31 970	51 060	20 437	38 850	123 283
-Dec.	148	17 483	11	2 180	19 663	300	915	12 000	17 665	18 120	33 318	70 646

7.2.3 - WITWATERSRAND

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	1 232 664	5 804 717
1998	9 676	1 354 434	3 473	447 730	1 864 231	650 929	449 830	789 966	2 119 506	792 876	1 417 175	5 400 908
1997-Dec. *	646	107 673	77	5 774	113 447	24 505	1 909	39 428	74 531	50 730	75 240	263 218
1998-Nov.	905	118 492	172	21 701	147 619	136 225	34 614	17 513	196 416	67 856	101 716	445 751
-Dec.	536	73 021	237	39 897	126 625	24 612	40 908	102 568	189 912	54 700	152 243	468 780

7.2.4 - PRETORIA

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	4 352	617 492	2 327	301 182	925 005	75 638	61 125	78 321	266 135	182 789	237 121	1 428 262
1997-Dec.	213	33 255	29	7 856	41 111	6 124	7 019	21 910	37 661	10 180	31 749	110 521
1998-Nov.	270	38 004	281	29 294	67 297	8 737	11 905	5 640	33 444	10 338	18 988	119 730
-Dec.	195	29 050	53	7 611	36 661	11 164	1 620	1 048	27 369	13 014	18 231	82 260

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
1997-Dec.	38	4 044	28	3 753	7 797	0	0	700	700	3 897	8 120	16 617
1998-Nov.	34	3 063	4	356	3 419	0	0	0	480	3 085	4 145	8 044
-Dec.	14	2 356	0	0	2 356	0	7 200	500	8 816	1 831	3 203	14 375

1/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

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	
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	
1998	27 371	3 188 737	3 606 887	3 029	247 400	324 553	8 942	899 946	1 172 516	5 600 279	
1997-Dec. *	2 461	269 113	291 250	327	18 704	22 421	569	61 000	75 498	397 797	
1998-Nov.	2 392	301 370	356 651	129	14 553	17 409	870	72 364	106 797	480 956	
-Dec.	1 758	196 993	229 194	304	19 639	23 570	630	64 651	82 991	336 407	

Year and month	B. Non-Residential buildings												C. Additions and alterations								Total A, B and C			
	Office space				Shopping space				Industrial and warehouse space				Total	1/	Dwelling-houses				Total				1/	
	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000		2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	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	10 883 471												
1998	678 360	1 210 539	466 269	679 036	854 114	952 704	3 317 983	1 207 277	1 268 457	1 893 781	2 195 583	11 113 844												
1997-Dec. *	91 756	178 990	83 483	136 264	45 943	54 099	399 491	67 903	70 740	94 355	110 857	908 144												
1998-Nov.	64 899	158 144	30 937	42 567	50 486	55 378	284 842	112 706	116 684	156 967	168 510	934 308												
-Dec.	47 531	83 356	29 916	45 146	44 869	47 198	207 176	73 445	79 149	128 253	142 909	686 491												

1/ Including "Other"

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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		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	
8.2.1 - CAPE TOWN												
1997	4 005	424 835	2 696	233 408	671 315	93 995	39 140	156 609	303 090	219 170	414 372	1 388 778
1998	3 176	441 831	1 774	230 492	741 620	281 133	12 240	141 259	458 962	213 359	373 795	1 574 379
1997-Dec. *	326	33 667	203	19 157	54 253	1 531	0	6 715	8 245	13 662	24 294	86 792
1998-Nov.	286	44 917	89	10 403	55 320	75 049	0	4 719	82 034	22 503	26 177	163 532
-Dec.	227	35 210	150	19 095	54 305	8 551	78	16 669	25 298	17 931	26 635	106 239
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	1 638	203 736	1 371	144 228	570 558	72 671	44 043	235 732	372 680	217 566	479 245	1 422 483
1997-Dec.	80	8 724	48	3 160	11 884	0	0	1 670	7 425	8 358	16 698	36 007
1998-Nov.	165	20 992	378	32 751	53 743	2 800	1 350	4 675	9 989	22 062	32 368	96 100
-Dec.	154	18 461	28	2 950	21 411	0	0	16 515	16 965	18 489	43 824	82 200
8.2.3 - WITWATERSRAND												
1997	7 788	962 456	4 701	541 417	1 513 966	658 715	184 194	409 149	1 328 644	328 511	537 819	3 380 431
1998	6 557	983 929	4 712	553 348	1 673 765	588 738	158 997	381 682	1 313 510	374 517	533 738	3 521 016
1997-Dec. *	719	97 783	177	15 353	113 136	142 704	45 944	22 829	216 887	22 261	25 268	355 291
1998-Nov.	364	67 311	379	60 444	127 755	67 873	2 348	25 836	100 426	22 921	31 515	259 696
-Dec.	371	63 918	175	24 917	88 835	52 036	18 865	6 216	78 913	13 658	16 586	184 334
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	2 603	420 968	830	113 479	534 444	47 516	22 601	6 912	117 764	18 585	25 677	677 887
1997-Dec. *	263	38 653	160	24 433	63 086	12 768	82 500	0	98 623	2 962	3 327	165 036
1998-Nov.	200	43 319	13	1 974	45 293	6 910	0	0	7 505	1 344	2 099	54 898
-Dec.	158	27 618	94	14 970	42 588	0	0	0	2 578	580	5 610	50 776
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
1997-Dec.	57	3 043	0	0	4 243	4 012	0	700	4 712	1 886	2 492	11 447

1998-Nov.	27	2 420	2	231	2 651	0	20 000	0	20 000	1 103	1 959	24 610
-Dec.	23	2 104	99	9 232	11 336	12 000	459	0	12 459	2 357	4 551	28 346

1/ Including "Other"

**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						
1997	43 247	5 081 221	5 466 723	30 223	3 250 220	3 434 494
1998	41 492	4 859 948	5 448 771	27 371	3 188 737	3 606 887
1997-Dec. *	2 966	354 624	387 257	2 461	269 113	291 250
1998-Nov.	3 383	370 523	425 943	2 392	301 370	356 651
-Dec.	2 139	264 065	298 773	1 758	196 993	229 194
9.2 - AFRICAN/BLACK						
1997	17 275	1 217 137	1 169 508	10 415	615 586	606 036
1998	19 324	1 347 350	1 374 927	10 570	613 514	641 333
1997-Dec. *	1 240	91 371	91 365	938	55 417	51 289
1998-Nov.	1 606	116 844	117 339	726	44 005	45 032
-Dec.	932	75 684	76 797	606	34 513	37 260
9.3 - COLOURED						
1997	2 425	215 731	225 766	1 732	122 135	116 601
1998	2 443	215 563	220 233	1 621	121 057	119 764
1997-Dec. *	114	11 638	11 682	64	5 306	5 026
1998-Nov.	226	28 393	28 567	103	7 968	8 527
-Dec.	105	11 320	12 784	75	6 820	6 949

**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						
1997	2 703	295 543	339 092	1 852	201 804	212 548

1998	2 902	285 235	327 717	2 290	232 335	247 779
1997-Dec. *	139	16 432	18 149	62	8 063	8 292
1998-Nov.	478	36 131	42 239	438	40 916	44 276
-Dec.	171	17 878	19 969	139	14 351	14 941

9.5 - WHITE

1997	20 844	3 352 810	3 732 356	16 224	2 310 695	2 499 304
1998	16 823	3 011 800	3 525 894	12 890	2 221 831	2 598 012
1997-Dec. *	1 473	235 183	266 061	1 397	200 327	226 642
1998-Nov.	1 073	189 155	237 797	1 125	208 481	258 816
-Dec.	931	159 183	189 222	938	141 309	170 045

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

1997	20 973	1 116 400	1 104 331	17 028	889 635	887 662
1998	21 759	1 109 137	1 165 400	14 476	738 201	767 551
1997-Dec. *	1 475	77 435	81 528	1 523	79 448	75 746
1998-Nov.	1 954	94 637	104 099	1 219	60 066	60 867
-Dec.	1 042	51 635	53 314	1 036	52 564	57 419

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		
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	24 097	2 928 325	3 282 584	1 621	127 141	149 355	4 719	508 210	627 509	4 166 695
1998 -Oct.	2 121	243 506	276 407	62	5 016	5 134	301	31 436	39 606	354 409
-Nov.	1 955	224 563	263 878	67	4 015	5 832	251	28 600	36 087	312 980
-Dec.	1 068	122 587	139 070	122	9 693	12 687	215	19 823	25 478	177 753

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
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	Number	2 m	R1 000	Number	2 m	R1 000	R1 000
1997	2 326	2 549 637	3 136 954	28 646	2 089 795	2 260 180	10 610 555
1998	1 945	2 093 445	2 726 686	24 341	1 841 889	2 095 210	8 988 591
1998 -Oct.	189	255 153	350 966	2 172	188 250	165 743	871 118
-Nov.	141	141 083	164 471	2 260	159 245	200 784	678 235
-Dec.	83	123 930	155 702	1 434	130 098	141 286	474 741

1/ Including "Other"

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