

Building statistics

P5041.1

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December 1999

Actual estimates at current prices	1999 R million	December 1999 R million	% change between December 1998 and December 1999	% change between October 1998 to December 1998 and October 1999 to December 1999	% change between January 1998 to December 1998 and January 1999 to December 1999
Residential buildings					
Dwelling-houses	5 623,1	404,3	+13,9	+3,4	-6,1
Flats and townhouses	1 150,6	81,1	+5,0	+2,4	-33,9
Other residential buildings	189,5	39,0	+160,3	+229,7	-45,0
Total	6 963,3	524,4	+17,2	+3,1	-13,8

Non-residential buildings	5 504,3	249,1	-32,1	-22,5	-1,0
Additions and alterations	4 738,5	329,3	-16,7	+4,9	+3,9
Total	17 206,0	1 102,9	-8,8	-4,3	-5,4

Actual estimates at constant 1995 prices	1999 R million	December 1999 R million	% change between December 1998 and December 1999	% change between October 1998 to December 1998 and October 1999 to December 1999	% change between January 1998 to December 1998 and January 1999 to December 1999
Residential buildings					
Dwelling-houses	4 421,5	311,0	+8,4	-0,8	-11,3
Flats and townhouses	904,4	62,4	-0,6	-1,8	-37,7
Other residential buildings	148,7	30,0	+147,7	+225,5	-48,6
Total	5 474,7	403,4	+11,6	-1,1	-18,6
Non-residential buildings	4 337,9	191,6	-35,3	-25,6	-6,3

Additions and alterations	3 724,9	253,3	-20,8	+0,7	-1,7
Total	13 537,5	848,3	-13,2	-8,2	-10,6

Key findings regarding building plans passed for the year 1999

The real value of building plans passed decreases

The real value of building plans passed during the year 1999 decreased by 10,6% (-R1 612,2 million) to R13 537,5 million compared with 1998. Decreases in the total real value of building plans passed were reported by eight of the nine provinces. Large real decreases were reported for flats and townhouses (-37,7% or R547,5 million), dwelling-houses (-11,3% or R565,1 million) and non-residential buildings (-6,3% or R293,3 million). The largest provincial contributors to the decrease of 37,7% in the real value of plans passed for flats and townhouses were KwaZulu-Natal (-42,3% or R19,4 million), Western Cape (-33,0% or R119,7 million) and Gauteng (-30,7% or R198,0 million).

The major provincial contributors to the annual decrease of 10,6% in the total real value of building plans passed were Gauteng (-5,9 percentage points) and Western Cape (-4,1 percentage points) (cf. table A). However, an increase in the total real value of building plans passed was reported by KwaZulu-Natal (+3,9 percentage points). This increase can mainly be attributed to the approval of building plans for a large shopping centre as reported by Umhlanga Rocks during March 1999.

Table A - Contribution of provinces to the total real value of building plans passed

Province	Percentage contribution to the total real value of plans passed during the year 1998 (weights)	% change between January 1998 to December 1998 and January 1999 to December 1999	Contribution (percentage points) to the annual percentage change in the real value of plans passed <u>1</u> /	Difference in total real value of plans passed between 1998 and 1999 R million

Gauteng	42,8	-13,8	-5,9	-895,3
Western Cape	25,3	-16,1	-4,1	-616,6
Mpumalanga	4,3	-31,5	-1,4	-203,6
Free State	3,3	-24,8	-0,8	-123,9
North West	3,2	-25,5	-0,8	-122,9
Northern Province	2,5	-29,7	-0,7	-112,7
Eastern Cape	5,1	-9,4	-0,5	-72,5
Northern Cape	1,0	-30,6	-0,3	-48,3
KwaZulu-Natal	12,5	+30,8	+3,9	+583,7
Total	100	-10,6	-10,6	-1 612,2

1/ The contribution is calculated by multiplying the annual percentage change of each province with the corresponding weight e.g. the percentage contribution of each province to the total of the real value of building plans passed during 1998.

The real value of building plans passed for flats and townhouses decreased by 37,7% (-R547,5 million) to R904,4 million between 1998 and 1999. Decreases were reported by all nine provinces. The number of plans passed for flat and townhouse units decreased by 38,4% (-5 343) to 8 582 during the above-mentioned period. Large decreases in the number of plans passed for flat and townhouse units were reported by Western Cape (-1 757), Gauteng (-1 684) and KwaZulu-Natal (-840).

The real value of building plans passed for dwelling-houses for the year 1999 decreased by 11,3% (-R565,1 million) to R4 421,5 million compared with 1998. Large decreases were reported for dwelling-houses larger than 81 square metres (-8,2% or R293,6 million), as well as for dwelling-houses smaller than 81 square metres (-19,6% or R271,6 million). The total number of dwelling-house plans passed decreased by 17,9% (-14 463) to 66 261. This decrease can mainly be attributed to the decrease in the number of plans passed for dwelling-houses smaller than 81 square metres (-18,8% or 11 405). Large decreases in the number of plans passed for smaller dwelling-houses were reported by Western Cape (-8 134), Eastern Cape (-3 794) and Mpumalanga (-1 116).

The real value of non-residential building plans passed decreased by 6,3% (-R293,4 million) to R4 337,9 million between 1998 and 1999. Decreases were reported by eight of the nine provinces. Large decreases were reported by Mpumalanga (-51,2% or R120,2 million), Western Cape (-25,4% or R227,1 million) and Gauteng (-19,1% or R455,4 million). However, KwaZulu-Natal reported an increase of 131,0% or R722,0 million in the real value of non-residential building plans passed. This increase can mainly be attributed to the approval of building plans for a large shopping centre, valued at R967,2 million (at constant 1995 prices), by Umhlanga Rocks during March 1999.

Key figures regarding buildings completed for the year 1999 and month ended December 1999

Actual estimates at current prices	1999 R million	December 1999 R million	% change between December 1998 and December 1999	% change between October 1998 to December 1998 and October 1999 to December 1999	% change between January 1998 to December 1998 and January 1999 to December 1999
Residential buildings					
Dwelling-houses	3 503,6	247,3	+4,1	-13,4	-10,4
Flats and townhouses	1 094,6	96,9	-13,2	-15,0	-27,0
Other residential buildings	250,1	15,8	-75,1	-31,4	-56,0
Total	4 848,3	360,0	-12,8	-12,7	-18,9

Non-residential buildings	2 754,5	191,0	-8,5	-17,3	-20,4
Additions and alterations	2 438,5	140,2	-1,0	+8,2	+10,6
Total	10 041,3	691,3	-9,4	-10,6	-13,7

Actual estimates at constant 1995 prices	1999 R million	December 1999 R million	% change between December 1998 and December 1999	% change between October 1998 to December 1998 and October 1999 to December 1999	% change between January 1998 to December 1998 and January 1999 to December 1999
Residential buildings					
Dwelling-houses	2 819,7	194,6	-2,7	-19,1	-16,0
Flats and townhouses	909,1	78,3	-18,8	-20,5	-31,4
Other residential buildings	206,4	12,8	-76,7	-32,4	-59,0
Total	3 935,2	285,7	-18,7	-18,4	-24,1
Non-residential buildings	2 365,0	160,7	-12,7	-21,5	-24,9

Additions and alterations	2 031,8	113,4	-7,4	+1,2	+4,4
Total	8 332,1	559,7	-14,9	-16,0	-19,0

Key findings regarding buildings completed for the year 1999

The real value of buildings completed decreases

The real value of buildings completed during 1999 decreased by 19,0% (-R1 949,3 million) to R8 332,1 million compared with 1998. Decreases in the total real value of buildings completed were reported by all nine provinces. Real decreases were reported for other residential buildings (-59,0% or R296,6 million), flats and townhouses (-31,4% or R416,1 million), non-residential buildings (-24,9% or R783,6 million) and dwelling-houses (-16,0% or R538,2 million). The completion of a hotel in Durban during March 1998 contributed mainly to the decrease in the real value of other residential buildings completed. The largest provincial contributors to the decrease of 31,4% in the real value of flats and townhouses completed were KwaZulu-Natal (-52,9% or R120,0 million), Gauteng (-28,6% or R172,7 million) and Western Cape (-26,1% or R95,1 million).

The major provincial contributors to the annual decrease of 19,0% in the real value of buildings completed were Gauteng (-10,1 percentage points) and KwaZulu-Natal (-3,8 percentage points) (cf. table B). Gauteng reported annual decreases in the real value of building plans passed for non-residential buildings (-40,4% or R584,4 million), flats and townhouses (-28,6% or R172,7 million) and dwelling-houses (-20,5% or 276,0 million).

Table B - Contribution of provinces to the total real value of buildings completed

Province	Percentage contribution to the total real value of buildings completed during the year 1998 (weights)	% change between January 1998 to December 1998 and January 1999 to	Contribution (percentage points) to the annual percentage change in the real value of buildings completed <u>1</u> /	Difference in total real value of buildings completed between 1998 and 1999
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		December 1999		R million
Gauteng	39,4	-25,7	-10,1	-1 042,3
KwaZulu-Natal	17,2	-22,0	-3,8	-389,7
North West	4,5	-41,0	-1,8	-187,7
Northern Province	1,7	-51,8	-0,9	-91,0
Eastern Cape	5,5	-11,8	-0,7	-67,5
Free State	3,3	-16,2	-0,6	-54,1
Western Cape	23,0	-2,2	-0,5	-52,3
Mpumalanga	4,2	-9,8	-0,4	-42,1
Northern Cape	1,2	-17,8	-0,2	-22,6
Total	100	-19,0	-19,0	-1 949,3

1/ The contribution is calculated by multiplying the annual percentage change of each province with the corresponding weight e.g. the percentage contribution of each province to the total of the real value of buildings completed during 1998.

The real value of other residential buildings completed decreased by 59,0% (-R296,6 million) to R206,4 million between 1998 and 1999. The largest provincial contributors to this decrease were KwaZulu-Natal (-93,6% or R200,3 million), Western Cape (-56,0% or R77,1 million) and Gauteng (-23,0% or R28,9 million). The completion of a hotel in Durban during March 1998 contributed mainly to the decrease of 93,6% in the real value of other residential buildings completed as reported by KwaZulu-Natal.

The real value of flats and townhouses completed for the year 1999 decreased by 31,4% (-R416,1 million) to R909,1 million compared with 1998. Seven of the nine provinces reported decreases in the real value of flats and townhouses completed. The number of flat and townhouse units completed decreased by 31,8% (-3 792) to 8 115 during the above-mentioned period. The largest decrease was reported by Gauteng (-2 201), followed by KwaZulu-Natal (-825) and Western Cape (-420).

The real value of non-residential buildings completed decreased by 24,9% (-R783,6 million) to R2 365,0 million between 1998 and 1999. Decreases were reported by eight of the nine provinces. Large decreases in the real value of non-residential buildings completed were reported by North West (-67,2% or R122,6 million), Northern Province (-65,6% or R31,1 million), Free State (-48,1% or R58,0 million), Gauteng (-40,4% or R584,4 million) and Eastern Cape (-23,7% or R32,1 million). However, the real value of non-residential buildings completed, as reported by Western Cape, increased by 10,2% (+R52,6 million) to R566,6 million during the above-mentioned period.

The decrease of 16,0% (-R538,2 million) in the real value of dwelling-houses completed between 1998 and 1999 can mainly be attributed to the decrease in the real value of dwelling-houses larger than 81 square metres (-20,7% or R507,5 million). Although the real value of dwelling-houses smaller than 81 square metres decreased by 3,4% (-R30,6 million), the number of smaller dwelling-houses completed increased by 48,4% (+17 918) to 54 906 during the above-mentioned period. The largest increase in the number of smaller dwelling-houses completed was reported by Western Cape (+14 521), followed by Gauteng (+6 437), Eastern Cape (+1 213) and Northern Cape (+912). The completion of 13 648 smaller dwelling-houses in Ikapa during 1999 contributed mainly to the increase of 14 521 smaller dwelling-houses completed as reported by Western Cape.

Notes

Forthcoming issues Issue Expected release date

January 2000 15 March 2000

Purpose of the survey The Building Statistics Survey is a countrywide survey covering a sample of local government institutions in South Africa. The information received is used to estimate key economic statistics used by the private and public sectors. The information is also used to compile estimates of the Gross Domestic Product. These statistics are also used by government to monitor the RDP housing program in South Africa.

New questionnaire In order to improve reliability and lessen the respondent burden, Stats SA has overhauled and redesigned its Building statistics survey, with the assistance of the Australian Bureau of Statistics (ABS).

The Building statistics is a monthly sample survey. The survey collects and provides information used as an indicator to determine the value added by the construction industry as well as to compile estimates of the gross capital formation. These estimates form part of South Africa's National Accounts and are used in the compilation of the composite business cycle indicators.

The building statistics sample survey collects the numbers, square metre and value of building plans

passed and buildings completed in respect of:

- ° residential buildings;
- ° non-residential buildings; and
- ° additions and alterations.

Additional information

Explanatory Notes

Introduction 1 Statistics South Africa (Stats SA) conducts a monthly sample survey of building plans passed and buildings completed collecting information from local government institutions in South Africa. This statistical release contains detailed information of building plans passed and buildings completed in respect of residential buildings, non-residential buildings and additions and alterations according to province.

2 In order to improve timeliness, some information for the current month may have been estimated due to late response. These estimates will be revised in the next statistical release(s) as soon as better information is available.

3 The value of building plans passed and buildings completed in South Africa are reflected from January 1997 in this statistical release, in order to provide users with comparable time series.

Scope of the survey 4 This survey covers local government institutions conducting activities regarding-

- approval of building plans; and
- final inspection of completed buildings.

Classification 5 The 1993 edition of the Standard Industrial Classification (SIC) of all Economic Activities, Fifth Edition, Report No. 09-90-02, was used to classify the statistical units in the survey. The SIC is based on the 1990 International Standard Industrial Classification of all Economic Activities (ISIC) with suitable adaptations for local conditions.

6 The 1994 edition of the Standard Code List of Areas, Twelfth Edition, Report No. 09-09-03, was used to classify the statistical units in the survey according to province.

Statistical unit 7 The statistical unit for the collection of information is a local government institution. Local government institutions include municipalities, city councils, metropolitan councils, boroughs, town committees, district councils, transitional councils and development and services boards.

Survey design and 8 Information is collected by mail on a monthly basis. The monthly survey covers

methodology approximately 160 local government institutions in South Africa. The sample for the monthly survey is drawn using the rand value of buildings completed as measure of size. The largest local government institutions in South Africa, i.e. those that account for approximately 85% of the total value of buildings completed, are included in the monthly survey.

Constant prices 9 The value of building plans passed and buildings completed at constant prices measure the building activities in terms of prices ruling in a specific base year. Regarding building plans passed and buildings completed the base year is 1995.

10 The value of building plans passed and buildings completed at constant prices is obtained by deflating the values at current prices with a price index known as the "lump sum domestic buildings" as published in statistical release P0151, entitled JBCC Contract Price Adjustment Provisions Work Group Indices. In order to be applicable, these indices (base February 1991=100) are converted to the base year 1995=100.

11 The values at constant prices for building plans passed are obtained by deflating the values at current prices with the corresponding index for a certain month.

12 The value of buildings completed (building costs) is reported as at the time the plans were passed. Since the completion of buildings may extend over a few months to a few years, the current value of buildings completed is deflated by price indices in order to calculate the value of buildings completed at the time the plans were passed. The duration of the completion of different types of buildings are taken into account in ascertaining the deflators. The value of dwelling-houses completed at constant prices is obtained by deflating the current value of dwelling-houses completed for December 1999 by the price index of a month six months prior to December 1999 viz. the index of June 1999. Furthermore, the value of other residential buildings, non-residential buildings and additions and alterations at constant prices is obtained by deflating the current values with price indices of 12 months, 18 months and 12 months prior to the relevant month, respectively.

Seasonal adjustment 13 Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-11 Seasonal Adjustment Program developed by US Bureau of the Census Economic Research and Analyses Division, 1968.

14 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour.

Trend cycle 15 The trend is a long-term pattern or movement of a time series. The X-11 Seasonal Adjustment Program is used for smoothing out data.

Related publications 16 Users may also wish to refer to the following publications -

- Statistical release P5041.3 - Building plans passed and buildings completed issued annually;
- Bulletin of Statistics issued quarterly;
- South African Statistics issued annually; and
- Statistical release P9101.2 - Actual and expected expenditure on construction by the public sector per region issued annually.

Unpublished statistics 17 In some cases Stats SA can also make available statistics which are not published. The statistics can be made available in one or more of the following ways: computer printouts, CD-Rom and diskette. Generally a charge is made for providing unpublished statistics.

Rounding-off of figures 18 The figures in the tables have, where necessary, been rounded off to the nearest final digit shown. There may, therefore, be slight discrepancies between the sums of the constituent items and the totals shown.

Symbols and abbreviations 19 - = nil

* = revised

m² = construction area in square metres

Stats SA = Statistics South Africa

Pre-release policy 20 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 South African 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

Technical notes

Response rates The response rate for December 1999 is 95%.

Glossary

Blocks of flats Blocks of flats are regarded as 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.

Dwelling-house A dwelling-house refers to a free-standing, complete structure on a separate stand or a self contained dwelling-unit (granny flat) on the same premises as an existing residence.

Local Government Local Government Institutions consists of local authorities, municipalities, city

institutions councils, metropolitan councils, boroughs, town committees, district councils, transitional local councils and development and services boards.

Non-residential buildings Non-residential buildings comprise factories, commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.

Other residential buildings Other residential buildings include institutions for the disabled, boarding houses, old people's homes, hostels, hotels, motels, guest houses, holiday chalets, entertainment centres, bed-and-breakfast accommodation and casinos.

Reference month Reference month for the survey refers to one calendar month.

Residential buildings Residential buildings comprise dwelling-houses, flats, townhouses and other residential buildings.

Townhouses 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. This excludes blocks of flats.

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Table 1 - Building plans passed according to province and type of building

Item	Year and month	Total	Province							
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga

Total	Value (R1 000)	1998	18 197 708	4 600 481	927 430	189 415	599 945	2 277 765	578 308	7 796 042	775 604	452 1
		1999	17 206 009	4 084 767	886 999	139 709	478 625	3 141 963	456 847	7 117 767	561 191	338 1
		1998-Dec*	1 209 399	336 902	43 767	4 632	36 601	129 303	30 560	578 867	38 503	10 2
		1999-Nov*	1 759 242	472 614	82 854	19 949	33 382	201 541	41 462	841 480	41 142	24 8
		1999-Dec	1 102 850	273 702	59 253	15 158	32 494	171 810	25 758	480 171	31 294	13 2
Residential buildings 1/	Value (R1 000)	1998	8 074 493	2 207 422	485 575	68 677	247 339	924 376	350 464	3 194 227	345 953	250 4
		1999	6 963 254	1 826 838	351 338	39 869	236 077	758 731	268 190	3 031 720	278 931	171 5
		1998-Dec*	447 297	133 611	26 167	1 315	11 365	55 419	16 249	183 603	12 924	6 6
		1999-Nov*	738 955	196 628	30 407	6 416	13 141	64 031	23 591	364 653	24 790	15 2
		1999-Dec	524 409	138 648	25 878	5 486	16 579	49 344	16 037	248 273	16 128	8 0
Dwelling- houses 2/	Number	1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 1
		1999	66 261	14 602	6 015	381	3 790	5 166	3 606	27 803	2 781	2 1
		1998-Dec*	7 672	4 770	672	7	118	273	158	1 435	198	
		1999-Nov*	4 454	1 023	317	68	171	283	267	1 904	303	
		1999-Dec	3 533	779	158	40	197	235	88	1 830	128	
	Value (R1 000)	1998	5 988 484	1 618 428	412 663	55 039	206 268	637 683	309 298	2 297 651	266 400	185 0
		1999	5 623 113	1 472 769	320 983	38 129	207 324	590 596	246 954	2 391 044	209 305	146 0
		1998-Dec*	355 015	121 159	23 846	1 315	11 365	43 957	14 766	122 953	11 355	4 2
		1999-Nov*	543 803	143 678	26 581	6 416	10 707	42 337	22 665	255 531	21 946	13 5
		1999-Dec	404 287	105 793	16 993	5 186	14 219	36 273	15 887	189 133	12 923	7 8

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

2/ Including subsidised dwelling-houses

Table 1 - Building plans passed according to province and type of building (concluded)

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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	1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 6
		1999	49 358	10 219	5 164	288	2 881	3 396	2 619	21 317	1 956	1 5
		1998-Dec*	6 529	4 423	623	2	41	101	90	1 080	156	
		1999-Nov*	2 784	630	234	56	113	121	189	1 166	216	
		1999-Dec	2 358	476	95	27	137	105	31	1 376	70	
	Value (R1 000)	1998	1 667 757	264 037	238 445	26 966	73 750	130 246	141 823	659 987	76 260	56 2
		1999	1 416 246	263 094	152 984	19 770	77 995	136 386	101 313	563 905	59 101	41 6
		1998-Dec*	99 223	32 523	14 558	146	2 360	6 651	5 041	34 650	2 597	6
		1999-Nov*	114 118	28 856	11 080	4 432	3 757	6 487	9 388	40 099	7 087	2 5
		1999-Dec	89 558	17 203	4 755	2 542	3 543	6 724	1 427	49 684	2 493	1 1

Non-residential	Number	1998	3 345	1 172	197	72	124	512	145	873	135	1
		1999	2 741	897	186	39	127	308	118	811	185	
		1998-Dec*	225	110	6	3	8	21	12	57	5	
		1999-Nov*	249	76	26	2	24	30	8	67	10	
		1999-Dec	218	51	11	3	8	25	7	52	58	
	Value (R1 000)	1998	5 562 553	1 076 425	190 118	51 624	185 052	664 004	119 775	2 867 644	281 862	126 0
		1999	5 504 254	846 501	125 934	27 635	102 484	1 608 598	84 238	2 460 027	145 357	103 4
		1998-Dec*	366 604	81 209	2 107	1 870	9 575	22 849	7 188	220 724	18 897	2 1
		1999-Nov*	497 822	117 954	18 428	5 921	7 523	68 774	10 717	258 916	5 544	4 0
		1999-Dec	249 108	34 338	7 560	1 976	5 044	66 119	4 793	122 184	5 771	1 1
Additions and alterations	Value (R1 000)	1998	4 560 662	1 316 633	251 735	69 113	167 553	689 383	108 069	1 734 170	147 788	76 4
		1999	4 738 499	1 411 427	409 726	72 205	140 063	774 633	104 418	1 626 019	136 902	63 1
		1998-Dec*	395 496	122 081	15 492	1 447	15 661	51 035	7 122	174 539	6 681	1 4
		1999-Nov*	522 465	158 032	34 019	7 612	12 718	68 736	7 154	217 911	10 808	5 4
		1999-Dec	329 333	100 716	25 815	7 696	10 871	56 347	4 928	109 714	9 395	3 8

1/ Including subsidised dwelling-houses

Table 2 - Buildings completed according to province and type of building

P504

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)	1998	11 641 571	2 692 295	652 234	144 485	378 621	1 997 802	520 457	4 572 239	482 866	200 9
		1999	10 041 330	2 790 600	608 739	125 767	338 137	1 652 232	328 018	3 632 441	461 969	103 4
		1998-Dec*	763 326	225 604	74 134	7 961	47 059	103 510	20 311	259 097	16 384	9 2
		1999-Nov*	1 094 402	198 659	67 326	14 406	21 089	129 103	39 581	485 109	126 527	12 6
		1999-Dec	691 272	141 001	30 277	6 001	33 270	132 941	23 931	278 545	36 138	9 1
Residential buildings 1/	Value (R1 000)	1998	5 977 263	1 546 705	319 408	55 508	152 119	920 577	259 423	2 392 712	191 984	138 8
		1999	4 848 258	1 402 881	317 928	61 229	142 516	555 122	182 723	1 969 848	140 496	75 9
		1998-Dec	412 845	153 936	27 323	1 425	14 700	32 455	13 881	151 023	10 675	7 4
		1999-Nov*	470 892	108 522	42 955	11 933	10 062	42 105	16 357	212 208	20 629	6 1
		1999-Dec	360 009	94 855	16 589	1 405	6 118	53 818	17 162	156 754	4 252	9 0
Dwelling-houses 2/	Number	1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 8
		1999	65 210	22 463	5 826	2 450	2 928	3 593	2 165	22 728	1 910	1 1
		1998-Dec	2 977	455	542	15	89	185	187	916	401	1
		1999-Nov*	5 343	1 020	675	614	227	197	165	2 232	160	1
		1999-Dec	2 571	538	104	13	203	196	154	995	36	1

Value	1998	3 908 525	976 312	269 743	51 125	121 177	425 062	224 482	1 567 641	149 212	123 7
(R1 000)	1999	3 503 567	1 004 734	267 176	53 675	109 505	410 459	152 644	1 333 401	107 854	64 1
	1998-Dec	237 659	52 869	25 188	1 425	5 469	23 726	11 183	101 112	9 259	7 4
	1999-Nov*	356 577	80 731	41 030	11 723	9 601	28 340	12 560	152 570	14 107	5 9
	1999-Dec	247 302	64 507	12 975	1 405	6 118	35 467	16 042	97 583	4 149	9 0

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

2/ Including subsidised dwelling-houses

Table 2 - Buildings completed according to province and type of building (concluded)

P504

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	1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 9
		1999	54 906	19 013	5 205	2 392	2 560	2 187	1 687	19 480	1 471	9
		1998-Dec	2 268	237	482	12	69	82	173	663	380	1
		1999-Nov*	4 414	804	609	609	187	85	112	1 913	66	
		1999-Dec	1 896	329	63	8	195	83	116	773	19	
	Value (R1 000)	1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 140	393 524	28 266	65 1
		1999	1 090 455	203 838	150 053	42 960	60 742	99 303	73 341	394 198	39 310	26 7
		1998-Dec	72 307	6 788	13 616	1 115	2 641	5 215	9 119	24 739	5 321	3 7
		1999-Nov*	119 110	17 057	23 736	11 041	5 215	5 477	5 585	47 123	1 888	1 9
		1999-Dec	67 676	9 051	4 467	711	4 891	5 508	4 266	32 845	431	5 9
Non-residential	Number	1998	1 925	626	165	45	77	303	97	462	101	
		1999	1 791	768	109	30	60	263	93	351	91	
		1998-Dec*	123	30	42	5	6	7	3	23	3	
		1999-Nov*	187	57	10	2	7	31	23	32	22	
		1999-Dec	109	33	5	1	6	28	6	24	6	
	Value (R1 000)	1998	3 459 424	565 279	150 459	32 101	132 990	509 145	202 155	1 586 683	228 400	52 2
		1999	2 754 525	658 010	120 118	28 455	72 893	534 849	69 585	1 008 532	243 067	19 0
		1998-Dec*	208 826	27 046	36 039	4 906	26 901	19 062	4 650	85 115	3 846	1 2
		1999-Nov*	420 998	36 180	7 441	848	3 479	43 694	11 065	214 813	98 096	5 3
		1999-Dec	191 040	11 445	6 984	1 596	9 685	42 450	945	89 625	28 310	
Additions and alterations	Value (R1 000)	1998	2 204 883	580 310	182 366	56 875	93 511	568 080	58 878	592 844	62 481	9 9
		1999	2 438 546	729 708	170 692	36 081	122 728	562 261	75 708	654 060	78 404	8 9
		1998-Dec	141 654	44 621	10 771	1 629	5 456	51 992	1 780	22 958	1 862	9
		1999-Nov*	202 512	53 957	16 930	1 625	7 548	43 304	12 159	58 088	7 802	1 0

		1999-Dec		140 223		34 701		6 704		3 000		17 467		36 673		5 824		32 166		3 576		1
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1/ Including subsidised dwelling-houses

Table 3 - Summary of building statistics in South Africa

P504

Item	Building plans passed			Buildings completed		
	Jan. - Dec.			Jan. - Dec.		
	1999	1998	Percentage change	1999	1998	Percentage change
	R million			R million		

Value at current prices

Residential buildings						
Dwelling-houses	5 623,1	5 988,5	-6,1	3 503,6	3 908,5	-10,4
Flats and townhouses	1 150,6	1 741,6	-33,9	1 094,6	1 500,4	-27,0
Total 1/	6 963,3	8 074,5	-13,8	4 848,3	5 977,3	-18,9
Non-residential buildings	5 504,3	5 562,6	-1,0	2 754,5	3 459,4	-20,4
Additions and alterations	4 738,5	4 560,7	+3,9	2 438,5	2 204,9	+10,6
Total	17 206,0	18 197,7	-5,4	10 041,3	11 641,6	-13,7

Value at constant 1995 prices

Residential buildings						
Dwelling-houses	4 421,5	4 986,7	-11,3	2 819,7	3 357,9	-16,0
Flats and townhouses	904,4	1 451,9	-37,7	909,1	1 325,2	-31,4
Total 1/	5 474,7	6 727,8	-18,6	3 935,2	5 186,1	-24,1
Non-residential buildings	4 337,9	4 631,3	-6,3	2 365,0	3 148,6	-24,9
Additions and alterations	3 724,9	3 790,6	-1,7	2 031,8	1 946,7	+4,4
Total	13 537,5	15 149,7	-10,6	8 332,1	10 281,4	-19,0

1/ Including "Other"

Table 4 - Actual value of building plans passed at current prices

P5041.1

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1997	18 526	1 250	1 739	1 324	1 621	1 517	1 563	1 464	1 507	1 822	1 803	1 792	1 123
		1998	18 198	1 148	1 375	1 631	1 470	1 468	1 653	1 730	1 594	1 605	1 851	1 463	1 209
		1999	17 206	902	1 195	2 440	1 144	1 188	1 639	1 538	1 420	1 413	1 464	1 759	1 103
Residential buildings	R million	1997	8 488	547	796	571	762	752	708	748	714	740	859	819	471
		1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999	6 963	403	509	648	506	515	571	645	619	608	676	739	524
Non-residential buildings	R million	1997	5 663	386	570	458	515	369	466	370	395	695	534	573	333
		1998	5 563	409	385	424	459	483	579	468	474	478	567	469	367
		1999	5 504	224	400	1 380	311	273	667	460	388	314	340	498	249
Additions and alterations	R million	1997	4 375	317	373	296	345	396	389	346	398	387	409	400	320
		1998	4 561	236	338	403	331	330	369	469	423	423	473	370	395
		1999	4 738	275	286	412	327	400	400	433	413	492	448	522	329

Table 5 - Actual value of building plans passed at constant 1995 prices

Total	R million	1997	16 342	1 144	1 568	1 191	1 450	1 342	1 379	1 282	1 315	1 586	1 563	1 551	971
		1998	15 150	987	1 176	1 391	1 246	1 239	1 390	1 438	1 310	1 310	1 502	1 183	978
		1999	13 538	726	951	1 940	904	939	1 290	1 207	1 114	1 106	1 144	1 370	848
Residential buildings	R million	1997	7 487	501	718	513	682	666	625	655	623	644	745	709	407
		1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999	5 475	324	405	515	400	407	450	506	485	475	528	576	403
Non-residential buildings	R million	1997	4 997	354	514	411	460	326	411	324	345	605	463	496	288
		1998	4 631	352	329	362	389	408	487	389	389	391	461	379	296
		1999	4 338	180	319	1 097	246	215	525	360	305	245	266	388	192
Additions and alterations	R million	1997	3 858	290	336	266	308	350	343	303	347	337	355	346	277
		1998	3 791	203	289	344	280	279	310	390	347	345	384	300	320
		1999	3 725	221	228	328	258	316	315	340	324	385	350	407	253

Table 6 - Actual value of buildings completed at current prices

P5041.1

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Total	R million	1997	11 178	849	820	895	989	965	811	953	928	845	1 033	1 160	930
		1998	11 642	806	902	1 039	855	803	1 137	1 068	874	1 233	1 198	963	763
		1999	10 041	684	837	884	730	733	814	974	877	893	830	1 094	691
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	4 848	304	387	417	356	367	411	455	434	480	406	471	360
Non-residential buildings	R million	1997	3 280	232	167	298	344	224	212	245	247	239	361	311	399
		1998	3 459	225	304	176	243	177	339	263	272	474	495	282	209
		1999	2 755	195	213	244	180	195	257	258	201	197	203	421	191
Additions and alterations	R million	1997	2 421	191	253	195	222	214	203	237	191	192	195	217	111
		1998	2 205	200	193	165	156	183	195	216	174	202	204	175	142
		1999	2 439	186	237	223	193	171	146	261	242	216	221	203	140

Table 7 - Actual value of buildings completed at constant 1995 prices

Total	R million	1997	10 504	820	784	859	947	914	765	895	862	784	957	1 062	853
		1998	10 281	733	813	930	765	712	1 010	940	765	1 081	1 044	831	658
		1999	8 332	584	709	746	613	614	680	809	719	730	675	893	560
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	3 935	254	321	344	293	300	335	370	349	386	324	374	286
Non-residential buildings	R million	1997	3 176	231	166	294	338	219	206	238	237	230	345	294	377
		1998	3 149	211	283	164	225	164	312	241	246	426	443	250	184
		1999	2 365	170	186	212	156	169	222	222	172	168	172	355	161
Additions and alterations	R million	1997	2 285	185	243	188	213	202	192	223	178	179	181	201	102
		1998	1 947	183	174	149	140	162	172	189	151	176	177	151	122
		1999	2 032	160	203	190	164	145	122	217	199	176	179	164	113

Table 8 - Seasonally adjusted value of building plans passed at current and at constant 1995 prices

P5041.1

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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Total	R million	1997	1 624	1 796	1 260	1 710	1 554	1 420	1 360	1 430	1 757	1 561	1 613	1 468
At current prices		1998	1 505	1 436	1 550	1 524	1 532	1 497	1 606	1 536	1 541	1 602	1 297	1 578
		1999	1 185	1 252	2 312	1 176	1 257	1 487	1 437	1 380	1 344	1 261	1 553	1 436
At constant 1995 prices	R million	1997	1 483	1 627	1 136	1 527	1 378	1 251	1 191	1 252	1 525	1 352	1 392	1 266
		1998	1 291	1 232	1 325	1 290	1 294	1 258	1 336	1 265	1 255	1 301	1 046	1 274
		1999	950	1 000	1 842	928	994	1 168	1 128	1 085	1 050	985	1 206	1 104
Residential buildings	R million	1997	708	782	568	799	767	666	659	664	717	728	761	647
At current prices		1998	666	649	798	703	663	674	695	655	684	679	574	612
		1999	542	509	641	518	522	551	566	585	587	563	680	717
At constant 1995 prices	R million	1997	647	707	513	715	679	586	578	580	624	630	658	558
		1998	571	556	685	596	559	566	578	539	559	550	463	494
		1999	434	406	513	410	412	432	444	460	460	440	529	551

Table 9 - Seasonally adjusted value of buildings completed at current and at constant 1995 prices

Total	R million	1997	1 035	864	855	1 092	994	769	897	896	840	951	989	1 029
At current prices		1998	975	954	1 012	931	838	1 103	981	863	1 216	1 089	807	861
		1999	822	887	865	788	770	799	884	881	882	745	910	783
At constant 1995 prices	R million	1997	999	829	821	1 030	945	729	840	840	779	880	906	941
		1998	886	862	905	824	746	986	861	761	1 065	948	695	739
		1999	701	754	730	655	648	673	732	727	721	605	742	632
Residential buildings	R million	1997	552	434	395	463	517	384	437	472	385	452	532	458
At current prices		1998	498	446	693	497	437	592	537	420	512	470	418	456
		1999	396	431	418	387	364	404	410	431	440	381	385	401
At constant 1995 prices	R million	1997	524	410	372	431	485	353	403	432	350	409	478	407
		1998	443	395	615	433	383	510	465	362	440	401	355	387
		1999	331	359	345	317	299	327	333	347	353	304	306	318

Table 10 - Total building plans passed according to type of building

P5041.1

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
1998	80 729	6 018 907	5 988 484	3 295	252 900	314 615	10 630	1 151 711	1 427 015	8 074 493
1999	66 261	5 220 987	5 623 113	1 922	162 413	197 941	6 660	726 745	952 675	6 963 254

1998-Dec.*	7 672	397 041	355 015	74	6 209	6 005	457	47 985	71 302	447 297
1999-Nov.*	4 454	453 121	543 803	119	15 257	26 664	1 041	113 269	134 432	738 955
-Dec.	3 533	342 173	404 287	21	3 393	5 957	518	57 482	75 185	524 409

Table 10 - Total building plans passed according to type of building (concluded)

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			R1 000			2			R1 000			2			R1 000			2			R1 000				2			R1 000			2			R1 000		
	m						m						m						m							m						m					
1998	911	463	1	362	559	1	046	152	1	777	007	1	437	522	1	684	199	5	562	553	2	636	605	2	773	436	3	788	977	4	560	662	18	197	708		
1999	1	121	393	1	747	452	754	659	1	683	472	878	273	1	078	421	5	504	254	2	780	354	3	091	033	3	789	299	4	738	499	17	206	009			
1998-Dec.*		71	038		79	858		61	892		77	304		98	157		147	756		366	604		189	549		199	487		304	075		395	496	1	209	399	
1999-Nov.*		167	822		294	346		39	509		58	930		91	624		107	978		497	822		294	096		335	528		400	771		522	465	1	759	242	
-Dec.		69	095		113	578		16	795		22	640		58	144		72	396		249	108		202	972		234	669		264	672		329	333	1	102	850	

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 11 - Building plans passed according to type of building and selected urban area

P5041.1

	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.		No. of units										
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
Cape Town													
1998	16 727	766 656	2 329		246 047	1 121 424	234 207	71 117	273 310	631 918	481 267	864 899	2 618 242
1999	6 875	738 369	1 518		213 099	964 068	234 001	113 330	195 229	593 912	586 848	961 182	2 519 162
1998-Dec. *	4 504	76 060	74		7 702	83 762	24 417	18 744	11 892	61 177	51 847	94 905	239 845
1999-Nov. *	709	82 224	222		35 749	124 337	79 435	5 715	12 639	99 923	65 861	111 825	336 085

-Dec.	533	55 512	31	5 753	61 265	6 876	5 397	11 241	25 377	47 453	63 668	150 310
Durban												
1998	2 224	262 407	986	125 603	397 011	46 966	51 247	170 156	326 850	230 924	419 120	1 142 982
1999	2 849	236 949	385	58 058	298 707	120 324	28 871	97 777	319 753	236 752	499 627	1 118 087
1998-Dec.	143	15 755	6	1 550	17 305	300	915	12 000	17 315	17 256	31 724	66 344
1999-Nov.	151	18 641	60	8 380	27 021	32 334	5 500	12 000	50 465	23 470	43 473	120 959
-Dec.	131	14 794	53	7 840	22 634	33 200	4 300	12 250	50 331	19 244	36 694	109 659
Witwatersrand												
1998	19 737	1 544 342	3 468	447 494	2 053 903	651 227	449 829	789 965	2 120 244	792 907	1 417 458	5 591 606
1999	21 620	1 503 354	1 719	250 288	1 817 441	908 917	126 105	470 069	2 047 749	814 092	1 179 385	5 044 575
1998-Dec.*	869	80 609	231	39 332	133 648	24 611	40 907	102 567	189 912	54 699	152 243	475 803
1999-Nov.*	1 486	157 795	169	22 595	201 523	155 135	10 131	33 250	203 843	95 514	168 880	574 246
-Dec.	1 491	112 708	161	20 434	139 571	60 634	0	26 811	104 074	50 579	75 779	319 424
Pretoria												
1998	4 598	617 784	2 327	301 182	970 298	75 637	493 124	77 148	696 962	181 113	235 465	1 902 726
1999	4 570	730 191	2 496	308 467	1 045 568	157 395	94 513	51 045	345 323	266 068	368 855	1 759 747
1998-Dec.*	515	34 809	53	7 610	42 420	11 163	1 620	1 048	27 368	13 013	18 230	88 020
1999-Nov.	320	83 101	460	63 316	147 591	7 298	16 983	14 719	43 570	33 125	43 528	234 689
-Dec.	266	64 918	170	30 909	97 195	3 460	747	7 516	12 508	21 839	27 015	136 718
Bloemfontein												
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 890	93 356	277 838
1999	1 391	64 859	173	16 572	84 737	23 120	3 743	6 289	41 713	43 548	70 039	196 490
1998-Dec.	14	2 356	0	0	2 356	0	7 200	500	8 816	1 831	3 203	14 375
1999-Nov.	83	3 381	71	2 373	5 754	1 789	0	2 396	4 185	3 794	5 083	15 022
-Dec.	69	7 119	35	2 360	9 479	0	0	0	2 360	3 759	4 550	16 389

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 12 - Total buildings completed according to type of building

P5041.1

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		
1998	50 022	3 922 684	3 908 525	2 994	252 854	330 003	8 913	896 803	1 170 410	5 977 263
1999	65 210	3 854 362	3 503 567	1 868	165 490	201 109	6 247	691 540	893 467	4 848 258
1998-Dec.*	2 977	230 466	237 659	396	24 642	28 870	625	63 911	82 687	412 845

1999-Nov.*	5 343	363 075	356 577	204	20 878	25 692	536	58 359	73 561	470 892
-Dec.	2 571	221 387	247 302	29	4 801	4 538	460	75 672	92 331	360 009

Table 12 - Total buildings completed according to type of building (concluded)

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	Dwelling-houses				Total				
	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000				
1998	659 576	1 142 791	576 078	903 730	845 512	945 460	3 459 424	1 207 919	1 264 415	1 906 313	2 204 883	11 641	571									
1999	443 158	695 779	413 463	614 602	842 553	995 554	2 754 525	1 410 839	1 479 352	2 076 176	2 438 546	10 041	330									
1998-Dec. *	47 531	83 355	29 916	45 145	46 169	49 197	208 826	71 380	76 489	127 144	141 654	763	326									
1999-Nov. *	13 975	16 460	124 327	242 001	110 542	136 269	420 998	127 587	141 365	169 024	202 512	1 094	402									
-Dec.	12 523	17 738	28 590	32 948	88 429	132 769	191 040	88 898	95 567	118 736	140 223	691	272									

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 13 - Buildings completed according to type of building and selected urban area

P5041.1

	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.		No. of units									
	R1 000		R1 000		R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
Cape Town												
1998	3 107	433 987	1 856	231 844	801 105	212 541	12 240	139 679	389 962	207 880	375 787	1 566 855
1999	16 104	513 888	1 738	228 277	807 183	173 856	30 131	181 681	400 897	268 005	474 158	1 682 238
1998-Dec.	155	27 589	232	22 823	113 389	8 551	77	16 669	25 298	14 568	25 473	164 160
1999-Nov.	668	37 357	172	21 423	58 780	0	0	18 435	19 434	18 714	32 150	110 364
-Dec.	376	35 967	195	26 091	62 058	2 369	587	5 020	8 498	13 180	21 658	92 214
Durban												
1998	1 637	201 392	1 253	145 496	569 483	72 671	44 043	229 843	366 442	217 954	478 838	1 414 764

1999	2 148	233 734	648	74 300	315 650	15 646	50 699	170 725	252 377	261 866	482 934	1 050 962
1998-Dec.	143	15 766	33	4 219	19 985	0	0	18 515	18 615	19 191	43 731	82 331
1999-Nov.	140	18 666	36	4 149	22 815	920	11 380	30 482	43 424	26 505	38 846	105 085
-Dec.	131	17 797	36	4 149	21 946	920	12 480	25 722	39 364	24 863	32 462	93 772

Witwatersrand

1998	13 342	1 075 983	4 712	553 346	1 772 069	588 736	178 495	381 682	1 329 316	374 331	533 554	3 634 941
1999	20 120	916 301	2 268	302 190	1 281 785	193 925	89 611	345 412	745 016	359 230	586 116	2 612 918
1998-Dec.*	696	70 359	175	24 916	95 276	52 035	18 864	6 216	78 912	13 657	16 586	190 775
1999-Nov.*	2 033	111 569	170	19 048	144 324	7 956	7 380	59 300	76 770	38 981	46 959	268 053
-Dec.	842	63 982	32	12 061	79 836	5 359	2 702	70 130	82 084	20 408	27 658	189 578

Pretoria

1998	2 596	419 605	830	113 477	533 082	47 514	126 301	6 911	221 464	18 578	25 670	780 217
1999	1 749	366 001	1 162	212 643	632 651	46 871	133 096	34 065	227 715	22 447	38 739	899 106
1998-Dec.	158	27 617	94	14 970	42 588	0	0	0	2 577	580	5 610	50 776
1999-Nov.	166	37 694	155	25 924	64 373	4 761	128 839	0	135 435	2 164	6 821	206 629
-Dec.	126	31 016	149	43 317	74 333	5 911	811	0	7 541	1 636	2 100	83 974

Bloemfontein

1998	560	44 082	207	21 600	65 682	29 213	59 677	2 661	96 930	22 362	59 425	222 037
1999	1 057	54 866	163	18 511	75 377	25 315	24 817	1 271	55 887	35 106	91 643	222 907
1998-Dec.	23	2 104	99	9 231	11 335	12 000	459	0	12 459	2 356	4 551	28 345
1999-Nov.	136	5 990	1	51	6 041	0	0	0	272	3 395	5 162	11 475
-Dec.	99	2 236	0	0	2 236	0	8 749	111	8 860	944	13 138	24 234

1/ Including subsidised dwelling-houses

2/ Including "Other"

Table 14 - Dwelling-house plans passed and dwelling-houses completed according to size

P5041.1

Year and month	Dwelling-house plans passed 1/			Dwelling-houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
Total						
1998	80 729	6 018 907	5 988 484	50 022	3 922 684	3 908 525
1999	66 261	5 220 987	5 623 113	65 210	3 854 362	3 503 567
1998-Dec.*	7 672	397 041	355 015	2 977	230 466	237 659
1999-Nov.*	4 454	453 121	543 803	5 343	363 075	356 577
-Dec.	3 533	342 173	404 287	2 571	221 387	247 302

Dwelling-houses equal to or larger than 81 m2

1998	19 966	3 778 790	4 320 726	13 034	2 473 960	2 851 456
1999	16 903	3 374 772	4 206 867	10 304	2 068 512	2 413 112
1998-Dec.	1 143	218 229	255 792	709	140 216	165 351
1999-Nov.*	1 670	338 102	429 685	929	202 916	237 467
-Dec.	1 175	250 747	314 729	675	147 212	179 626

Dwelling-houses smaller than 81 m2

1998	60 763	2 240 117	1 667 757	36 988	1 448 724	1 057 069
1999	49 358	1 846 215	1 416 246	54 906	1 785 850	1 090 455
1998-Dec.	6 529	178 812	99 223	2 268	90 250	72 307
1999-Nov.*	2 784	115 019	114 118	4 414	160 159	119 110
-Dec.	2 358	91 426	89 558	1 896	74 175	67 676

1/ Including subsidised dwelling-houses