

Building Statistics

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BUILDING ACTIVITIES LOWER THAN A YEAR AGO

The real value of building plans passed (at constant 1990 prices) showed a declining trend since the second half of 1996. This has been levelling off since May 1997. The real value of building plans passed during the first two months of 1998 decreased by 16,9% compared with the same period of 1997. Furthermore, since the beginning of 1997 the real value of buildings completed is showing a declining trend. The real value of buildings completed during the first two months of 1998 decreased by 7,2% compared with the same period of 1997.

During the first two months of 1998 the real value of building plans passed decreased by 16,9% (-R262,7 million) to R1 294,0 million compared with the same period of 1997. Real decreases were reported for residential buildings (-17,0% or R125,5 million), non-residential buildings (-11,6% or R50,9 million) and additions and alterations (-22,7% or R86,3 million). Although the real value of dwelling-house plans showed a slight decrease of 2,0% (-R9,4 million), the **number of plans passed** increased by 8,1% (+669) to 8 898 during the above-mentioned period. This was mainly due to a large increase in plans for low-cost housing (+779). The major area contributing to the increase in dwelling-house plans passed was the Western Cape where 780 more plans were approved by local authorities during the first two months of 1998 compared with the same period of 1997.

Regarding buildings completed, the real value for the first two months of 1998 decreased by 7,2% (-R72,8 million) to R939,8 million compared with the same period of 1997. Real decreases were reported for residential buildings (-10,2% or R50,8 million) and additions and alterations (-18,9% or R49,9 million), while the real value of non-residential buildings completed increased by 11,2% (+R27,9 million). Despite the decrease of 8,5% (-R29,0 million) in the real value of dwelling-houses completed, the **number of houses** completed increased by 27,6% (+1 558) to 7 207. This was mainly due to the increase of 1908 in low-cost houses completed. Large increases in the number of houses completed were reported for Gauteng (953) and the Northern Province (789).

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 7.1 to 9).

The monthly survey covers roughly 181 local authorities in South Africa. The sample for the monthly series is drawn using the rand value of buildings completed as measure of size. The largest local authorities in South Africa, i.e. those that account for approximately 80% of the total value of buildings completed are included in the monthly survey. The various areas, as well as the method of computation of values at constant 1990 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.

Statistics on dwelling-houses smaller than 81m⁵ on provincial basis are shown in Tables 1.1, 1.2 (private and public sector) and Tables 2.1, 2.2 (private sector). More detailed information on dwelling-houses smaller than 81m² for the private sector is shown in Table 8.

The figures for the latest month are subject to revision.

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. SYMBOLS USED

* = revised

m⁵ = construction areas in square metres

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996	18 674 911	4 060 380	920 551	171 817	527 459	2 774 388	613 018	8 657 322	615 131	334 844
		1997	18 418 952	4 501 998	899 837	120 509	489 149	2 519 614	637 506	7 812 604	771 396	666 338
		1997- Jan-Feb	2 781 550	613 709	111 678	21 228	72 802	391 832	142 582	1 252 239	108 591	66 888
		1998- Jan-Feb	2 498 468	622 737	89 636	25 779	75 793	300 375	91 045	1 109 407	95 282	88 412
		1997- Feb *	1 591 334	366 130	69 182	13 327	44 157	229 870	95 307	690 659	42 614	40 089
		1998- Jan	1 200 893	303 560	31 312	6 374	28 430	129 303	44 657	574 376	39 005	43 876
		1998- Feb	1 297 575	319 178	58 324	19 405	47 363	171 072	46 388	535 032	56 277	44 536
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	8 694 186	1 970 500	438 961	82 276	235 818	1 129 030	352 810	3 999 988	305 577	179 225
		1997	8 397 790	2 261 714	430 338	41 100	232 736	1 115 833	310 740	3 336 635	435 525	233 171
		1997- Jan-Feb	1 253 506	284 138	53 160	9 792	32 902	157 333	56 693	578 105	52 426	28 957
		1998- Jan-Feb	1 103 721	273 653	41 829	6 227	33 338	125 845	57 360	458 312	54 165	52 992
		1997- Feb *	726 287	165 214	37 794	6 559	17 550	99 087	33 989	324 742	26 981	14 370
		1998- Jan	494 964	115 544	15 735	2 530	14 392	53 246	24 045	222 706	21 562	25 203
		1998- Feb	608 757	158 109	26 094	3 696	18 946	72 600	33 315	235 605	32 603	27 789
Dwelling-houses	Number	1996	53 685	9 968	3 888	2 326	2 506	5 604	3 585	21 439	2 619	1 750
		1997	59 403	12 773	3 823	377	2 533	4 737	3 646	22 333	5 271	3 910
		1997- Jan-Feb	8 229	1 482	399	110	429	719	534	3 295	674	587
		1998- Jan-Feb	8 898	2 262	430	56	460	704	714	2 806	904	562
		1997- Feb *	4 439	830	254	41	276	360	306	1 598	388	386
		1998- Jan	3 626	680	170	26	188	308	363	1 194	341	356
		1998- Feb	5 272	1 582	260	30	272	396	351	1 612	563	206
	Value (R1 000)	1996	5 625 123	1 295 517	349 899	65 108	165 396	674 502	301 672	2 384 912	237 849	150 268
		1997	5 671 117	1 532 881	336 645	33 086	178 637	623 296	285 801	2 209 755	278 641	192 376
		1997- Jan-Feb	816 365	201 312	43 110	7 550	28 333	82 047	50 912	330 610	44 044	28 448
		1998- Jan-Feb	849 666	235 016	34 575	6 128	29 820	90 627	49 154	327 420	46 645	30 281
		1997- Feb *	454 087	108 700	30 609	5 115	16 550	39 662	29 679	184 472	25 343	13 955
		1998- Jan	375 898	101 349	14 509	2 431	12 138	40 097	21 120	151 915	18 655	13 683
		1998- Feb	473 768	133 667	20 066	3 696	17 682	50 530	28 034	175 505	27 990	16 598

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	30 070	3 989	2 465	2 088	1 663	2 616	2 255	12 406	1 553	1 035
		1997	37 003	6 002	2 620	208	1 568	2 316	2 374	14 586	4 189	3 140
		1997-Jan-Feb	4 945	782	216	66	264	347	306	2 015	479	470
		1998-Jan-Feb	5 724	1 202	300	25	272	382	538	1 849	720	436
		1997-Feb	2 604	447	122	10	191	180	154	903	272	325
		1998-Jan	2 211	216	113	12	109	153	276	758	270	304
		1998-Feb	3 513	986	187	13	163	229	262	1 091	450	132
	Value (R1 000)	1996	1 162 016	199 818	117 330	31 301	61 299	158 712	120 460	378 424	52 069	42 601
		1997	1 275 565	205 526	118 011	7 828	65 971	141 499	114 680	471 153	76 568	74 328
		1997-Jan-Feb	191 481	42 657	11 833	1 546	10 596	20 646	17 878	62 839	11 410	12 075
		1998-Jan-Feb	194 601	31 172	12 326	1 776	9 152	18 664	22 541	76 789	12 777	9 404
		1997-Feb	105 409	24 353	7 407	651	6 811	10 676	8 773	35 149	6 207	5 382
		1998-Jan	81 980	11 014	4 700	865	3 970	7 231	9 843	33 152	5 656	5 550
		1998-Feb	112 620	20 158	7 626	911	5 182	11 432	12 698	43 637	7 122	3 854
NON-RESIDENTIAL	Number	1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997	3 717	1 141	240	76	132	460	154	1 152	170	192
		1997-Jan-Feb	610	185	28	14	22	64	31	219	22	25
		1998-Jan-Feb	532	197	18	13	20	93	19	138	17	17
		1997-Feb *	345	121	16	8	13	31	15	120	10	11
		1998-Jan	215	79	5	2	10	34	8	61	6	10
		1998-Feb	317	118	13	11	10	59	11	77	11	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	5 607 696	984 071	157 809	33 004	127 887	643 809	213 639	2 878 468	196 344	372 665
		1997-Jan-Feb	840 838	150 885	23 536	4 805	16 259	118 128	70 695	394 169	32 415	29 946
		1998-Jan-Feb	817 535	179 164	21 802	11 012	20 128	58 002	18 998	460 389	23 369	24 671
		1997-Feb *	493 018	105 622	11 264	3 614	12 846	71 369	52 399	208 012	7 008	20 883
		1998-Jan	470 019	117 196	3 768	1 819	6 160	25 060	14 882	279 086	8 483	13 565
		1998-Feb	347 516	61 968	18 034	9 193	13 968	32 941	4 116	181 303	14 887	11 106
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1997	4 413 466	1 256 213	311 690	46 405	128 526	759 972	113 127	1 597 501	139 528	60 502
		1997-Jan-Feb	687 206	178 687	34 982	6 631	23 642	116 371	15 194	279 965	23 750	7 985
		1998-Jan-Feb	577 212	169 920	26 005	8 540	22 327	116 528	14 688	190 706	17 748	10 749
		1997-Feb *	372 028	95 294	20 124	3 154	13 761	59 413	8 918	157 905	8 624	4 836
		1998-Jan	235 911	70 820	11 809	2 025	7 878	50 997	5 730	72 584	8 960	5 108
		1998-Feb	341 301	99 100	14 196	6 515	14 449	65 531	8 958	118 123	8 788	5 641

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

				PROVINCE
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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
TOTAL	Value (R1 000)	1996	9 970 358	2 098 086	513 307	130 920	344 492	1 856 904	322 947	4 160 917	323 545	219 240
		1997	10 376 328	2 528 170	547 824	119 445	326 274	2 026 880	393 097	3 775 501	413 849	245 288
		1997-Jan-Feb	1 666 170	319 277	76 970	12 426	55 891	332 703	47 061	754 344	41 334	26 164
		1998-Jan-Feb	1 662 169	360 008	44 525	15 041	45 823	302 092	51 746	764 308	52 637	25 987
		1997-Feb *	819 894	186 185	43 152	7 169	20 445	175 968	23 896	330 347	21 623	11 108
		1998-Jan	761 977	149 574	21 444	5 681	22 819	127 043	33 014	366 167	20 249	15 985
		1998-Feb	900 192	210 434	23 081	9 360	23 004	175 049	18 733	398 141	32 388	10 003
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 588 568	1 182 132	269 790	54 654	114 421	842 456	199 180	2 604 207	184 848	136 882
		1997	5 080 298	1 315 072	283 844	70 379	104 989	764 072	224 452	1 958 873	223 024	135 592
		1997-Jan-Feb	815 204	162 149	43 757	6 747	12 655	114 709	42 160	391 283	25 826	15 918
		1998-Jan-Feb	781 089	209 654	25 657	3 634	20 279	90 324	30 193	357 980	22 661	20 706
		1997-Feb *	395 065	90 671	22 786	3 206	5 749	59 599	22 411	168 323	14 470	7 849
		1998-Jan	381 176	87 683	13 118	1 019	8 360	38 018	16 666	195 385	8 963	11 966
		1998-Feb	399 912	121 971	12 539	2 616	11 919	52 306	13 528	162 595	13 698	8 741
Dwelling-houses	Number	1996	31 879	8 237	2 772	841	1 188	3 948	2 225	9 454	1 077	2 137
		1997	43 919	10 522	2 606	2 687	1 267	3 718	3 457	13 095	3 488	3 079
		1997-Jan-Feb	5 649	1 150	350	180	178	518	690	1 793	385	405
		1998-Jan-Feb	7 207	1 419	277	39	321	364	588	2 746	259	1 194
		1997-Feb *	3 012	588	190	113	71	299	471	867	207	206
		1998-Jan	3 635	318	130	24	162	165	402	1 238	116	1 080
		1998-Feb	3 572	1 101	147	15	159	199	186	1 508	143	114
	Value (R1 000)	1996	3 531 298	883 356	219 215	33 740	68 719	457 255	167 418	1 478 733	128 538	94 322
		1997	3 434 971	868 872	202 775	56 957	77 698	440 125	197 013	1 300 905	173 973	116 654
		1997-Jan-Feb	561 657	120 546	31 448	5 546	10 750	66 847	39 312	253 516	21 872	11 820
		1998-Jan-Feb	549 297	136 295	23 344	2 654	18 704	47 401	28 832	256 913	15 158	19 996
		1997-Feb *	267 340	66 215	17 208	2 815	4 224	39 313	20 364	97 130	12 855	7 214
		1998-Jan	252 440	54 570	12 096	1 019	8 360	21 928	16 317	120 038	6 617	11 496
		1998-Feb	296 858	81 725	11 248	1 635	10 344	25 473	12 516	136 875	8 541	8 501

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling houses smaller than 81 square metre	Number	1996	15 702	3 529	1 736	692	893	1 683	1 652	3 434	348	1 735
		1997	31 369	6 599	1 886	2 582	1 008	1 938	3 038	8 761	2 919	2 638
		1997-Jan-Feb	3 459	621	226	161	133	134	612	901	305	366

NON-RESIDENTIAL	Value (R1 000)	1998-Jan-Feb	5 367	833	190	28	246	159	492	2 086	184	1 149
		1997-Feb	1 930	249	126	105	56	75	443	554	147	175
		1998-Jan	2 826	83	81	21	143	74	358	920	78	1 068
		1998-Feb	2 541	750	109	7	103	85	134	1 166	106	81
		1996	654 366	147 539	78 354	10 901	29 307	104 268	84 833	152 623	13 987	32 554
		1997	1 010 898	166 509	89 217	38 877	39 003	118 988	122 509	312 610	75 561	47 625
		1997-Jan-Feb	135 524	33 972	12 552	2 805	5 025	8 799	27 143	30 953	8 085	6 190
		1998-Jan-Feb	144 435	17 734	9 264	1 095	9 804	10 558	15 524	64 381	3 264	12 813
	Number	1997-Feb	66 870	10 970	7 295	1 724	2 506	5 274	16 066	16 881	3 438	2 716
		1998-Jan	75 543	5 400	3 606	701	5 939	5 263	9 995	33 766	1 281	9 593
		1998-Feb	68 893	12 334	5 658	394	3 865	5 295	5 529	30 615	1 982	3 220
		1996	1 986	669	150	38	93	309	82	500	87	58
		1997	2 235	811	164	29	89	556	83	348	88	67
		1997-Jan-Feb	316	104	19	2	14	56	4	93	11	13
		1998-Jan-Feb	306	95	13	11	3	42	10	112	14	6
		1997-Feb *	158	67	12	2	5	19	2	38	8	5
	Value (R1 000)	1998-Jan	112	35	6	3	-	20	6	33	6	3
		1998-Feb	194	60	7	8	3	22	4	79	8	3
		1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1997	3 051 399	572 586	107 299	27 722	91 551	587 988	121 253	1 333 858	113 126	96 015
		1997-Jan-Feb	408 740	49 376	9 756	1 267	16 436	85 757	846	230 565	7 676	7 062
		1998-Jan-Feb	492 473	68 422	5 757	3 074	4 225	93 613	12 350	288 590	14 826	1 617
		1997-Feb *	172 497	30 930	7 698	1 267	4 862	29 030	496	93 161	3 000	2 053
		1998-Jan	181 068	25 056	2 012	782	-	18 769	11 061	117 383	5 244	761
		1998-Feb	311 406	43 365	3 745	2 292	4 225	74 844	1 290	171 206	9 582	856
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 087 327	550 050	162 899	32 825	129 280	487 655	46 345	571 851	57 647	48 777
		1997	2 244 631	640 512	156 681	21 344	129 734	674 820	47 392	482 770	77 698	13 681
		1997-Jan-Feb	442 226	107 752	23 457	4 412	26 800	132 236	4 055	132 496	7 832	3 185
		1998-Jan-Feb	388 606	81 933	13 111	8 333	21 320	118 155	9 203	117 739	15 150	3 664
		1997-Feb *	252 332	64 584	12 668	2 696	9 834	87 339	990	68 864	4 153	1 206
		1998-Jan	199 733	36 835	6 314	3 881	14 459	70 256	5 287	53 399	6 042	3 258
		1998-Feb	188 874	45 098	6 796	4 452	6 860	47 899	3 915	64 340	9 108	406

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value	1996	18 466 180	4 012 451	908 044	144 450	518 627	2 761 663	610 258	8 587 712	607 418	315 558
	(R1 000)	1997	18 047 226	4 386 781	879 277	118 971	463 687	2 512 798	600 741	7 735 884	736 404	612 682

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997-Jan-Feb	2 754 418	610 803	111 205	20 383	71 962	389 132	141 505	1 241 731	106 000	61 697
		1998-Jan-Feb	2 458 807	607 338	88 286	25 719	74 381	298 188	89 664	1 101 478	88 213	85 541
		1997-Feb *	1 577 493	364 097	69 070	13 327	43 317	228 870	94 867	687 641	40 984	35 320
		1998-Jan	1 186 978	299 514	30 595	6 374	27 650	128 982	43 417	572 099	36 483	41 864
		1998-Feb	1 271 830	307 824	57 691	19 345	46 731	169 206	46 246	529 379	51 730	43 677
		1996	8 585 397	1 966 214	435 109	54 938	227 975	1 129 030	351 020	3 950 363	297 865	172 882
	Number	1997	8 212 411	2 232 457	415 835	40 435	228 360	1 114 956	303 329	3 260 357	403 579	213 103
		1997-Jan-Feb	1 237 126	284 138	53 160	9 487	32 062	157 333	56 572	567 682	49 834	26 859
		1998-Jan-Feb	1 071 951	264 743	40 478	6 167	31 926	124 190	56 049	451 182	47 095	50 121
		1997-Feb *	718 757	165 214	37 794	6 559	16 710	99 087	33 868	321 809	25 352	12 364
		1998-Jan	484 940	114 919	15 017	2 530	13 612	52 925	22 876	220 829	19 040	23 191
		1998-Feb	587 011	149 823	25 461	3 636	18 314	71 266	33 173	230 353	28 055	26 930
	Dwelling-houses	1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307
		1997	43 037	9 937	3 095	292	2 215	4 660	3 128	15 988	2 029	1 693
		1997-Jan-Feb	6 579	1 482	399	64	359	719	524	2 332	403	297
		1998-Jan-Feb	6 141	1 403	355	54	361	605	569	2 278	283	233
		1997-Feb *	3 658	830	254	41	206	360	296	1 337	215	119
		1998-Jan	2 687	617	132	26	136	267	239	1 030	131	109
	Value (R1 000)	1998-Feb	3 454	786	223	28	225	338	330	1 248	152	124
		1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926
		1997	5 487 863	1 503 624	322 142	32 421	174 922	622 419	278 390	2 133 477	246 695	173 772
		1997-Jan-Feb	799 985	201 312	43 110	7 244	27 493	82 047	50 791	320 187	41 452	26 350
		1998-Jan-Feb	817 896	226 105	33 224	6 068	28 408	88 972	47 843	320 291	39 575	27 410
		1997-Feb *	446 557	108 700	30 609	5 115	15 710	39 662	29 558	181 539	23 714	11 949
	Value (R1 000)	1998-Jan	365 874	100 724	13 792	2 431	11 358	39 777	19 950	150 038	16 133	11 671
		1998-Feb	452 022	125 381	19 433	3 636	17 050	49 196	27 892	170 252	23 443	15 739

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling houses smaller than 81 square metre	Number	1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1997	20 644	3 169	1 894	123	1 250	2 239	1 856	8 243	947	923
		1997-Jan-Feb	3 295	782	216	20	194	347	296	1 052	208	180
		1998-Jan-Feb	2 968	343	225	23	173	283	393	1 322	99	107
		1997-Feb	1 823	447	122	10	121	180	144	642	99	58
		1998-Jan	1 273	153	75	12	57	112	152	595	60	57
		1998-Feb	1 695	190	150	11	116	171	241	727	39	50
	Value (R1 000)	1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258
	1997	1 091 986	176 545	102 850	7 164	62 256	140 622	107 270	394 933	44 622	55 725	

NON-RESIDENTIAL	Number	1997-Jan-Feb	175 101	42 657	11 833	1 240	9 756	20 646	17 757	52 416	8 819	9 977
		1998-Jan-Feb	162 840	22 261	10 975	1 716	7 740	17 009	21 230	69 668	5 708	6 533
		1997-Feb	97 879	24 353	7 407	651	5 971	10 676	8 652	32 215	4 577	3 376
		1998-Jan	71 966	10 389	3 982	865	3 190	6 911	8 673	31 284	3 134	3 538
		1998-Feb	90 874	11 872	6 993	851	4 550	10 098	12 557	38 384	2 574	2 995
		1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 615	1 112	223	71	129	454	147	1 151	168	160
		1997-Jan-Feb	590	178	25	13	22	61	28	218	22	23
		1998-Jan-Feb	527	194	18	13	20	93	19	136	17	17
		1997-Feb *	336	119	14	8	13	30	14	119	10	9
		1998-Jan	212	77	5	2	10	34	8	60	6	10
		1998-Feb	315	117	13	11	10	59	11	76	11	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	5 448 299	919 524	154 928	32 143	107 387	638 899	184 285	2 878 383	193 344	339 407
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997-Jan-Feb	831 378	148 503	23 500	4 266	16 259	115 428	69 739	394 084	32 415	27 184
		1998-Jan-Feb	813 572	176 001	21 802	11 012	20 128	58 002	18 998	459 589	23 369	24 671
		1997-Feb *	487 313	104 114	11 234	3 614	12 846	70 369	52 080	207 927	7 008	18 120
		1998-Jan	467 706	115 283	3 768	1 819	6 160	25 060	14 882	278 686	8 483	13 565
		1998-Feb	345 866	60 718	18 034	9 193	13 968	32 941	4 116	180 903	14 887	11 106
		1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1997	4 386 517	1 234 800	308 515	46 393	127 940	758 943	113 127	1 597 144	139 481	60 172
		1997-Jan-Feb	685 914	178 162	34 545	6 631	23 642	116 371	15 194	279 965	23 750	7 655
		1998-Jan-Feb	573 285	166 595	26 005	8 540	22 327	115 996	14 618	190 706	17 748	10 749
		1997-Feb *	371 422	94 769	20 042	3 154	13 761	59 413	8 918	157 905	8 624	4 836
		1998-Jan	234 332	69 312	11 809	2 025	7 878	50 997	5 660	72 584	8 960	5 108
		1998-Feb	338 952	97 283	14 196	6 515	14 449	64 999	8 958	118 123	8 788	5 641

**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	9 853 354	2 079 913	497 143	114 105	336 791	1 823 263	318 015	4 157 862	322 723	203 539
	(R1 000)	1997	10 054 021	2 414 152	529 169	85 423	319 787	2 007 432	358 140	3 727 580	388 366	223 972
		1997-Jan-Feb	1 640 510	319 277	71 061	9 937	54 050	332 003	42 538	749 915	39 804	21 926
		1998-Jan-Feb	1 633 315	352 540	44 438	14 698	44 280	301 981	49 469	755 751	51 136	19 022
		1997-Feb *	802 225	186 185	37 755	5 445	19 920	175 968	19 561	326 590	20 730	10 071
		1998-Jan	749 934	149 547	21 372	5 509	21 949	126 932	31 018	364 687	19 602	9 318
		1998-Feb	883 382	202 992	23 066	9 189	22 331	175 049	18 451	391 065	31 535	9 704
RESIDENTIAL BUILDINGS 1/	Value	1996	5 504 339	1 174 653	262 293	45 426	107 374	812 714	194 550	2 602 123	184 025	121 180
	(R1 000)	1997	4 891 833	1 276 477	276 787	36 523	99 427	761 619	199 494	1 922 911	202 228	116 367
		1997-Jan-Feb	799 001	162 149	43 722	4 258	11 564	114 709	37 637	386 854	24 337	13 770

Dwelling-houses	Number	1998-Jan-Feb	753 513	203 228	25 570	3 414	18 736	90 324	27 916	349 423	21 161	13 741
		1997-Feb *	382 799	90 671	22 751	1 482	5 224	59 599	18 076	164 566	13 618	6 812
		1998-Jan	369 283	87 683	13 046	859	7 490	38 018	14 670	193 904	8 316	5 299
		1998-Feb	384 230	115 546	12 524	2 556	11 246	52 306	13 246	155 519	12 845	8 443
		1996	27 701	7 691	2 350	185	681	3 904	1 966	9 158	988	778
		1997	28 343	6 488	2 239	183	839	3 640	2 015	10 038	2 001	900
		1997-Jan-Feb	4 313	1 150	349	24	116	518	386	1 431	230	109
		1998-Jan-Feb	4 193	792	270	24	217	364	325	1 913	108	180
	Value (R1 000)	1997-Feb *	2 071	588	189	8	56	299	182	569	122	58
		1998-Jan	2 114	318	124	11	104	165	170	1 076	48	98
		1998-Feb	2 079	474	146	13	113	199	155	837	60	82
		1996	3 474 505	875 877	211 718	24 513	61 672	454 513	162 787	1 476 650	127 716	79 059
		1997	3 246 831	830 277	195 718	23 100	72 460	437 673	172 056	1 264 942	153 176	97 429
		1997-Jan-Feb	545 780	120 546	31 413	3 057	9 984	66 847	34 789	249 087	20 384	9 673
		1998-Jan-Feb	521 722	129 870	23 257	2 434	17 161	47 401	26 555	248 356	13 657	13 031
		1997-Feb *	255 399	66 215	17 173	1 092	4 024	39 313	16 029	93 373	12 003	6 177
		1998-Jan	240 547	54 570	12 024	859	7 490	21 928	14 321	118 557	5 969	4 829
		1998-Feb	281 175	75 300	11 233	1 575	9 671	25 473	12 234	129 799	7 688	8 203

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	11 536	2 983	1 314	36	386	1 639	1 393	3 138	259	388
		1997	15 796	2 565	1 520	78	580	1 861	1 596	5 705	1 432	459
		1997-Jan-Feb	2 125	621	226	5	71	134	308	540	150	70
		1998-Jan-Feb	2 353	206	183	13	142	159	229	1 253	33	135
		1997-Feb	991	249	126	-	41	75	154	257	62	27
		1998-Jan	1 305	83	75	8	85	74	126	758	10	86
		1998-Feb	1 048	123	108	5	57	85	103	495	23	49
	Value (R1 000)	1996	599 988	140 060	70 857	1 674	22 260	101 526	80 202	150 540	13 165	19 704
		1997	822 913	127 914	82 195	5 021	33 765	116 580	97 551	276 722	54 765	28 400
		1997-Jan-Feb	119 757	33 972	12 552	316	4 260	8 799	22 620	26 599	6 597	4 043
		1998-Jan-Feb	116 860	11 309	9 177	875	8 261	10 558	13 246	55 824	1 763	5 848
		1997-Feb	55 039	10 970	7 295	-	2 306	5 274	11 731	13 199	2 586	1 678
		1998-Jan	63 650	5 400	3 534	541	5 069	5 263	7 999	32 285	634	2 926
		1998-Feb	53 210	5 909	5 643	334	3 192	5 295	5 247	23 539	1 129	2 922
NON-RESIDENTIAL	Number	1996	1 949	665	123	37	93	308	80	498	87	58
		1997	2 186	797	143	27	88	549	82	347	87	66
		1997-Jan-Feb	307	104	13	2	13	55	4	93	11	12

		1998-Jan-Feb	303	95	13	9	3	41	10	112	14	6
		1997-Feb *	155	67	9	2	5	19	2	38	8	5
		1998-Jan	110	35	6	2	-	19	6	33	6	3
		1998-Feb	193	60	7	7	3	22	4	79	8	3
	Value	1996	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
	(R1 000)	1997	2 931 194	497 359	96 674	27 557	90 801	580 960	111 253	1 321 939	110 726	93 924
		1997-Jan-Feb	399 675	49 376	4 232	1 267	15 686	85 057	846	230 565	7 676	4 970
		1998-Jan-Feb	492 351	68 422	5 757	3 031	4 225	93 534	12 350	288 590	14 826	1 617
		1997-Feb *	167 485	30 930	2 686	1 267	4 862	29 030	496	93 161	3 000	2 053
		1998-Jan	180 977	25 056	2 012	770	-	18 690	11 061	117 383	5 244	761
		1998-Feb	311 375	43 365	3 745	2 261	4 225	74 844	1 290	171 206	9 582	856
	Value	1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777
	(R1 000)	1997	2 230 994	640 315	155 707	21 344	129 559	664 853	47 392	482 731	75 412	13 681
		1997-Jan-Feb	441 834	107 752	23 107	4 412	26 800	132 236	4 055	132 496	7 790	3 185
		1998-Jan-Feb	387 451	80 890	13 111	8 253	21 320	118 123	9 203	117 739	15 150	3 664
		1997-Feb *	251 941	64 584	12 318	2 696	9 834	87 339	990	68 864	4 111	1 206
		1998-Jan	199 673	36 808	6 314	3 881	14 459	70 224	5 287	53 399	6 042	3 258
		1998-Feb	187 778	44 081	6 796	4 372	6 860	47 899	3 915	64 340	9 108	406

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

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

Value at current prices

Residential buildings:						
Dwelling-houses	849,7	816,4	+4,1	549,3	561,7	-2,2
Flats and townhouses	242,0	429,4	-43,6	221,8	250,5	-11,5
Total 1/	1 103,7	1 253,5	-12,0	781,1	815,2	-4,2
Non-residential buildings	817,5	840,8	-2,8	492,5	408,7	+20,5
Additions and alterations	577,2	687,2	-16,0	388,6	442,2	-12,1
Total	2 498,5	2 781,5	-10,2	1 662,2	1 666,2	-0,2

Residential buildings:						
Dwelling-houses	471,1	480,5	-2,0	311,3	340,3	-8,5
Flats and townhouses	134,2	252,5	-46,9	130,8	156,7	-16,5
Total 1/	612,1	737,6	-17,0	448,1	498,9	-10,2
Non-residential buildings	387,9	438,8	-11,6	276,9	249,0	+11,2
Additions and alterations	294,0	380,3	-22,7	214,8	264,7	-18,9
Total	1 294,0	1 556,7	-16,9	939,8	1 012,6	-7,2

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
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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	1 474	1 539	1 440	1 694	1 576	1 568	1 652	1 583	1 402	1 697	1 519	1 477
5.1.1.1 At current prices		1997	1 526	1 622	1 199	1 813	1 486	1 481	1 312	1 430	1 788	1 564	1 674	1 571
		1998	1 547	1 322										
6.1.1.2 At constant 1990 prices	R million	1996	898	928	865	1 015	942	935	992	922	814	977	861	838
		1997	860	906	665	991	811	802	726	777	942	826	877	817
		1998	800	690										
6.1.2 Residential buildings	R million	1996	716	733	722	800	737	771	797	581	655	873	625	674
6.1.2.1 At current prices		1997	657	694	608	831	723	643	663	677	735	774	753	618
		1998	619	582										
6.1.2.2 At constant 1990 prices	R million	1996	448	461	449	495	454	472	485	350	394	524	374	401
		1997	388	410	355	481	416	368	377	383	415	433	422	345
		1998	343	323										
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	683	791	745	1 045	847	628	871	700	894	957	1 007	803
6.2.1.1 At current prices		1997	996	827	829	987	855	786	890	845	835	896	776	905
		1998	893	911										
6.2.1.2 At constant 1990 prices	R million	1996	450	521	487	677	543	398	554	446	565	600	629	498
		1997	611	503	504	596	516	468	526	495	482	517	445	518
		1998	509	516										
6.2.2 Residential buildings	R million	1996	372	465	504	539	473	400	443	388	486	577	552	386
6.2.2.1 At current prices		1997	494	417	379	436	470	395	448	415	409	420	417	391
		1998	446	424										
6.2.2.2 At constant 1990 prices	R million	1996	243	303	324	347	302	253	279	246	304	366	344	241
		1997	303	255	227	264	284	236	266	247	240	250	243	230
		1998	257	241										

TABLE 7 - 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

7.1 - TOTAL

1996	43 865	5 383 419	5 519 552	27 701	3 474 864	3 474 505
1997	43 037	5 096 341	5 487 862	28 343	3 075 525	3 246 832
1997-Jan.-Feb.	6 579	745 624	799 985	4 313	513 564	545 779
1998-Jan.-Feb.	6 141	742 483	817 896	4 193	474 248	521 723
1997-Feb. *	3 658	414 017	446 557	2 071	243 167	255 399
1998-Jan.	2 687	335 765	365 874	2 114	222 245	240 547
-Feb.	3 454	406 718	452 022	2 079	252 003	281 176

7.2 - AFRICAN/BLACK

1996	14 892	1 084 312	993 408	6 083	398 477	363 217
1997	17 081	1 204 199	1 162 190	9 286	537 400	530 403
1997-Jan.-Feb.	2 654	193 151	188 429	1 116	72 391	73 813
1998-Jan.-Feb.	3 008	214 430	217 707	1 842	103 171	101 123
1997-Feb. *	1 495	110 746	108 242	627	40 688	42 164
1998-Jan.	1 280	91 151	91 085	1 031	55 450	51 595
-Feb.	1 728	123 279	126 622	811	47 721	49 528

7.3 - COLOURED

1996	2 744	226 524	201 149	2 490	158 646	133 497
1997	2 305	210 391	220 000	1 547	111 704	105 897
1997-Jan.-Feb.	419	33 905	33 165	350	21 572	19 499
1998-Jan.-Feb.	213	24 341	24 066	253	22 185	21 084
1997-Feb. *	239	17 125	17 832	126	8 845	7 326
1998-Jan.	89	8 687	8 242	88	9 483	9 750
-Feb.	124	15 654	15 824	165	12 702	11 334

**TABLE 7 - 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

7.4 - INDIAN/ASIAN

1996	2 717	316 538	323 607	1 968	229 681	226 426
1997	2 653	290 727	334 292	1 803	199 518	210 409
1997-Jan.-Feb.	427	45 687	48 266	266	32 954	33 626
1998-Jan.-Feb.	319	35 566	39 289	250	25 507	26 892
1997-Feb. *	232	23 426	24 424	147	16 482	17 133
1998-Jan.	140	16 635	17 693	118	13 600	14 058

-Feb.	179	18 931	21 596	132	11 907	12 834
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7.5 - WHITE

1996	23 512	3 756 045	4 001 390	17 160	2 688 060	2 751 363
1997	20 998	3 391 024	3 771 379	15 707	2 226 903	2 400 124
1997-Jan.-Feb.	3 079	472 881	530 126	2 581	386 647	418 842
1998-Jan.-Feb.	2 601	468 146	536 834	1 848	323 385	372 623
1997-Feb. *	1 692	262 720	296 059	1 171	177 152	188 776
1998-Jan.	1 178	219 292	248 854	877	143 712	165 144
-Feb.	1 423	248 854	287 980	971	179 673	207 479

TABLE 8 - DWELLING-HOUSES SMALLER THAN 81m : PRIVATE SECTOR

1996	20 261	1 101 816	1 057 842	11 536	638 674	599 990
1997	20 644	1 099 055	1 091 986	15 796	822 159	822 912
1997-Jan.-Feb.	3 295	177 668	175 102	2 125	118 612	119 756
1998-Jan.-Feb.	2 968	154 781	162 840	2 353	118 824	116 860
1997-Feb. *	1 823	97 961	97 879	991	53 012	55 039
1998-Jan.	1 273	68 111	71 966	1 305	66 379	63 650
-Feb.	1 695	86 670	90 874	1 048	52 445	53 210

TABLE 9 - 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	26 310	3 402 848	3 510 555	4 082	343 866	357 472	10 539	1 043 889	1 200 318	5 232 092	
1997	24 704	3 008 453	3 220 269	3 264	313 545	372 688	7 292	732 361	889 962	4 665 096	
1997 -Dec.	1 365	165 211	175 113	404	38 709	39 767	457	34 601	45 566	260 596	
1998 -Jan.	1 816	223 479	248 665	88	7 478	5 951	560	54 566	64 227	335 315	
-Feb.	2 010	236 688	260 003	122	8 615	10 985	343	42 594	39 814	310 803	

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
	Number	2	R1 000	Number	2	R1 000	R1 000
		m			m		

1996	2 441	2 297 959	2 432 974	30 883	2 201 234	2 276 467	9 941 533
1997	2 124	2 106 948	2 448 524	26 651	1 833 672	1 940 117	9 053 737
1997 -Dec .	77	119 747	151 447	1 373	101 016	95 960	508 003
1998 -Jan .	174	130 263	154 763	1 751	118 273	136 974	627 052
-Feb .	167	221 485	277 374	1 876	131 327	140 375	728 552

1/ Including "Other"

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