

Construction: Building Statistics P5041.1

January 1998

Embargo: 13:00

Date: 18 March 1998

Read the following [notice](#) with regard to the eleven official languages

Contents

Table 1.1 - Building plans passed: Public and Private sector - Total according to provinces

Table 1.2 - Buildings completed: Public and Private sector - Total according to provinces

Table 2.1 - Building plans passed: Private sector - Total according the provinces

Table 2.2 - Buildings completed: Private sector - Total according the provinces

Table 3 - Building statistics - private sector - Summary

Table 4 - Building plans passed: private sector - Actual values

Table 5 - Buildings completed: private sector - Actual values

Table 6 - Seasonally adjusted values: private sector

Table 7 - Building plans passed: Private sector - Residential buildings, non-residential buildings, additions and total according to selected urban areas

Table 8 - Dwelling-houses - data according to population group - Private sector

Table 9 - Dwelling-houses smaller than 81m: private sector

Table 10 - Building plans in respect of which buildings operations have commenced

Table 11 - Buildings completed: Private sector

The CSS has copyright on this information. You are, however, free to apply it as you wish provided that you acknowledge the CSS as the source of the basic data wherever you process, apply, utilize, publish or distribute the data; and also that you specify that the relevant application and analyses (where

applicable) result from your own processing of the data.

Dr F M Orkin

Head: Central Statistical Service

A complete set of Stats SA publications is available in the Stats SA Library, and in the following public libraries:	
State Library, Pretoria	Library of Parliament, Cape Town
South African Library, Cape Town	Bloemfontein Public Library
Natal Society Library, Pietermaritzburg	Johannesburg Public Library
Central Reference Library, Mmabatho	Central Regional Library, Pietersburg
Central Reference Library, Nelspruit	Central Reference Collection, Kimberley
Eastern Cape Library Services, King William's Town	

REAL BUILDING ACTIVITIES DECREASE

The real value of building plans passed (at constant 1990 prices) is showing a declining trend since the second half of 1996, but has been levelling off since May 1997. The real value of building plans passed during January 1998 decreased by 7,6% (-R50,7 million) to R620,7 million compared with January 1997. Furthermore, the real value of buildings completed is showing a slight downward trend since the beginning of 1997. The real value of buildings completed decreased by 16,4% (-R85,0 million) from January 1997 to January 1998.

During January 1998 the real value of building plans passed decreased by 7,6% (-R50,7 million) compared with January 1997. Real decreases were reported regarding residential buildings (-11,9% or R37,2 million) and additions and alterations (-31,1% or R54,6 million), while the real value of non-residential building plans passed increased by 22,4% (+R41,0 million). The major contributor to the increase in non-residential building plans passed was Gauteng (plans to the real value of R67,0 million were approved by Benoni for a large shopping complex).

Regarding buildings completed, the real value for January 1998 decreased by 16,4% (-R85,0 million) to R433,6 million compared with January 1997. Large real decreases were reported for dwelling-houses (-20,0% or R35,8 million) and non-residential buildings (-29,5% or R42,8 million). Despite the decrease in the real value of dwelling-houses completed, the **number of houses completed** increased by 37,8% (+998) to 3 635 from January 1997 to January 1998. This was mainly due to the increase of 1 297 in

low-cost houses completed. The local authority of Messina reported the completion of 933 low-cost houses in Nancefield. Of the total number of 3 635 houses completed during January 1998, 77,7% or 2 826, were for houses smaller than 81 square metres.

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 11.3).

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.

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 9.

The figures for the latest month are subject to revision.

2. INCLUSION OF FORMER TBVC STATES

As from January 1995 selected local authorities of the former TBVC states are included. Comparisons with the previous years must thus be handled with circumspection. The contribution of selected local authorities in the former TBVC states to the total value of building plans passed amounted to 0,8% (R144,5 million) during 1995. Contributors to this increase are local authorities in North West (R83,7 million), Eastern Cape (R47,7 million) and the Northern Province (R13,1 million).

3. DEFINITIONS

3.1 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.

3.2 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.

4. SYMBOLS USED

* = revised

m5 = construction areas in square metre

**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	18 419 640	4 501 998	900 525	120 509	489 149	2 519 614	637 506	7 812 604	771 396	666 338
		1997-Jan *	1 190 217	247 579	42 496	7 901	28 645	161 962	47 275	561 579	65 978	26 799
		1997-Dec	1 184 144	482 087	47 570	9 478	29 229	106 380	31 239	397 997	45 255	34 910
		1998-Jan	1 200 893	303 560	31 312	6 374	28 430	129 303	44 657	574 376	39 005	43 876
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	8 398 478	2 261 714	431 026	41 100	232 736	1 115 833	310 740	3 336 635	435 525	233 171
		1997-Jan *	527 219	118 924	15 366	3 234	15 352	58 246	22 703	253 363	25 445	14 587
		1997-Dec	467 678	156 342	25 003	2 570	15 021	47 005	19 978	167 579	18 709	15 472
		1998-Jan	494 964	115 544	15 735	2 530	14 392	53 246	24 045	222 706	21 562	25 203
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 *	3 790	652	145	69	153	359	228	1 697	286	201
		1997-Dec	3 980	931	313	23	133	343	274	1 287	233	443
		1998-Jan	3 626	680	170	26	188	308	363	1 194	341	356
	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	5 671 805	1 532 881	337 333	33 086	178 637	623 296	285 801	2 209 755	278 641	192 376
		1997-Jan *	362 278	92 611	12 501	2 434	11 783	42 384	21 233	146 138	18 701	14 493
		1997-Dec	395 655	117 238	21 838	2 302	11 268	39 858	18 556	153 757	16 418	14 420
		1998-Jan	375 898	101 349	14 509	2 431	12 138	40 097	21 120	151 915	18 655	13 683

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	2 341	335	94	56	73	167	152	1 112	207	145
		1997-Dec	2 513	431	251	12	57	166	204	852	144	396
		1998-Jan	2 211	216	113	12	109	153	276	758	270	304
	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	86 072	18 304	4 427	895	3 785	9 971	9 105	27 690	5 204	6 693
		1997-Dec	92 716	23 129	9 132	749	2 585	8 415	9 817	29 854	2 415	6 620
		1998-Jan	81 980	11 014	4 700	865	3 970	7 231	9 842	33 152	5 655	5 550
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	265	64	12	6	9	33	16	99	12	14
		1997-Dec	215	59	12	6	9	25	14	68	13	9
		1998-Jan	215	79	5	2	10	34	8	61	6	10
	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	347 820	45 263	12 272	1 191	3 413	46 759	18 296	186 157	25 407	9 064
		1997-Dec	393 471	213 769	7 099	2 683	2 350	14 853	4 623	117 241	15 844	15 008
		1998-Jan	470 019	117 196	3 768	1 819	6 160	25 060	14 882	279 086	8 483	13 565
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 *	315 178	83 393	14 859	3 477	9 881	56 958	6 276	122 060	15 126	3 149
		1997-Dec	322 996	111 975	15 468	4 225	11 858	44 523	6 638	113 176	10 702	4 430
		1998-Jan	235 911	70 820	11 809	2 025	7 878	50 997	5 730	72 584	8 960	5 108

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

		YEAR AND		PROVINCE
--	--	----------	--	----------

NON-RESIDENTIAL	Number	1998-Jan	75 543	5 400	3 606	701	5 939	5 263	9 995	33 766	1 281	9 593
		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	158	37	7	-	9	37	2	55	3	8
		1997-Dec	121	45	8	3	3	21	5	26	8	2
		1998-Jan	112	35	6	3	-	20	6	33	6	3
	Value (R1 000)	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	236 243	18 446	2 058	-	11 574	56 727	350	137 405	4 676	5 008
		1997-Dec	375 865	72 144	9 289	4 273	4 712	28 022	2 342	244 837	9 011	1 236
		1998-Jan	181 068	25 056	2 012	782	-	18 769	11 061	117 383	5 244	761
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	189 893	43 168	10 789	1 717	16 966	44 897	3 065	63 632	3 679	1 979
		1997-Dec	110 428	34 965	14 026	1 104	5 246	21 986	704	29 379	2 904	114
		1998-Jan	199 733	36 835	6 314	3 881	14 459	70 256	5 287	53 399	6 042	3 258

**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	Mpuma-langa	Northern Province
TOTAL	Value (R1 000)	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
		1997	18 047 661	4 386 781	879 712	118 971	463 687	2 512 798	600 741	7 735 884	736 404	612 682
		1997-Jan *	1 176 925	246 706	42 135	7 057	28 645	160 262	46 638	554 090	65 015	26 377
		1997-Dec	1 124 245	443 736	45 649	9 478	29 215	106 006	31 094	392 349	44 056	22 662
		1998-Jan	1 186 978	299 514	30 595	6 374	27 650	128 982	43 417	572 099	36 483	41 864
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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
		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 *	518 369	118 924	15 366	2 928	15 352	58 246	22 703	245 873	24 482	14 495
		1997-Dec	455 251	155 735	23 334	2 570	15 007	46 630	19 833	161 931	17 509	12 703
		1998-Jan	484 940	114 919	15 017	2 530	13 612	52 925	22 876	220 829	19 040	23 191
Dwelling-houses	Number	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 *	2 921	652	145	23	153	359	228	995	188	178
		1997-Dec	2 925	850	225	23	132	298	262	905	115	115
		1998-Jan	2 687	617	132	26	136	267	239	1 030	131	109
	Value	1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926

(R1 000)	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 *	353 429	92 611	12 501	2 128	11 783	42 384	21 233	138 648	17 738	14 401
	1997-Dec	383 227	116 631	20 168	2 302	11 254	39 483	18 411	148 109	15 219	11 651
	1998-Jan	365 874	100 724	13 792	2 431	11 358	39 777	19 950	150 038	16 133	11 671

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	1 472	335	94	10	73	167	152	410	109	122
		1997-Dec	1 459	350	163	12	56	121	192	471	26	68
		1998-Jan	1 273	153	75	12	57	112	152	595	60	57
	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
		1997-Jan	77 223	18 304	4 427	589	3 785	9 971	9 105	20 200	4 242	6 601
		1997-Dec	80 314	22 521	7 462	749	2 572	8 041	9 672	24 232	1 216	3 850
		1998-Jan	71 966	10 389	3 982	865	3 190	6 911	8 673	31 284	3 134	3 538
NON-RESIDENTIAL	Number	1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 616	1 112	224	71	129	454	147	1 151	168	160
		1997-Jan	254	59	11	5	9	31	14	99	12	14
		1997-Dec	207	56	10	6	9	25	14	68	13	6
		1998-Jan	212	77	5	2	10	34	8	60	6	10
	Value (R1 000)	1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1997	5 448 733	919 524	155 362	32 143	107 387	638 899	184 285	2 878 383	193 344	339 407
		1997-Jan	344 065	44 389	12 266	652	3 413	45 059	17 659	186 157	25 407	9 064
		1997-Dec	348 666	178 694	6 848	2 683	2 350	14 853	4 623	117 241	15 844	5 530
		1998-Jan	467 706	115 283	3 768	1 819	6 160	25 060	14 882	278 686	8 483	13 565
ADDITIONS AND ALTERATIONS	Value (R1 000)	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 *	314 492	83 393	14 503	3 477	9 881	56 958	6 276	122 060	15 126	2 819
		1997-Dec	320 328	109 308	15 468	4 225	11 858	44 523	6 638	113 176	10 702	4 430
		1998-Jan	234 332	69 312	11 809	2 025	7 878	50 997	5 660	72 584	8 960	5 108

**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 (R1 000)	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
		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 *	838 286	133 092	33 306	4 492	34 131	156 035	22 977	423 325	19 074	11 855
		1997-Dec	814 193	160 810	39 133	7 994	16 611	92 862	16 279	443 936	30 400	6 168
		1998-Jan	749 934	149 547	21 372	5 509	21 949	126 932	31 018	364 687	19 602	9 318
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 504 339	1 174 653	262 293	45 426	107 374	812 714	194 550	2 602 123	184 025	121 180
		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 *	416 202	71 478	20 970	2 776	6 341	55 110	19 561	222 288	10 719	6 959
		1997-Dec	387 899	101 755	15 818	2 617	6 653	42 882	13 232	181 640	18 485	4 817
		1998-Jan	369 283	87 683	13 046	859	7 490	38 018	14 670	193 904	8 316	5 299
Dwelling-houses	Number	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 *	2 242	562	160	16	60	219	204	862	108	51
		1997-Dec	2 266	480	173	17	80	195	114	1 041	117	49
		1998-Jan	2 114	318	124	11	104	165	170	1 076	48	98
	Value (R1 000)	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 *	290 381	54 331	14 240	1 966	5 961	27 534	18 760	155 714	8 380	3 496
		1997-Dec	278 118	66 399	14 967	2 440	5 203	27 124	8 119	138 580	10 577	4 709
		1998-Jan	240 547	54 570	12 024	859	7 490	21 928	14 321	118 557	5 969	4 829

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	1 134	372	100	5	30	59	154	283	88	43

NON-RESIDENTIAL	Value (R1 000)	1997-Dec	1 378	265	133	5	68	121	98	587	66	35
		1998-Jan	1 305	83	75	8	85	74	126	758	10	86
	Number	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	64 717	23 002	5 257	316	1 954	3 526	10 889	13 399	4 011	2 364
		1997-Dec	68 969	14 464	6 913	294	3 599	9 202	5 601	22 964	3 363	2 569
		1998-Jan	63 650	5 400	3 534	541	5 069	5 263	7 999	32 285	634	2 926
		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	152	37	4	-	8	36	2	55	3	7
		1997-Dec	114	39	8	3	3	21	5	25	8	2
		1998-Jan	110	35	6	2	-	19	6	33	6	3
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
		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	232 190	18 446	1 546	-	10 824	56 027	350	137 405	4 676	2 917
		1997-Dec	315 910	24 108	9 289	4 273	4 712	28 022	2 342	232 918	9 011	1 236
		1998-Jan	180 977	25 056	2 012	770	-	18 690	11 061	117 383	5 244	761
	Value (R1 000)	1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777
		1997	2 230 994	640 315	155 707	21 344	129 559	664 853	47 392	482 731	75 412	13 681
		1997-Jan	189 893	43 168	10 789	1 717	16 966	44 897	3 065	63 632	3 679	1 979
		1997-Dec	110 383	34 948	14 026	1 104	5 246	21 958	704	29 379	2 904	114
		1998-Jan	199 673	36 808	6 314	3 881	14 459	70 224	5 287	53 399	6 042	3 258

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

Item	Building plans passed			Buildings completed		
	Jan. - Jan.			Jan. - Jan.		
	1998	1997	Perce- tage change	1998	1997	Perce- tage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	375,9	362,3	+3,8	252,4	294,3	-14,2
Flats and townhouses	115,4	161,1	-28,4	126,9	124,0	+2,3
Total 1/	495,0	527,2	-6,1	381,2	420,1	-9,3
Non-residential buildings	470,0	347,8	+35,1	181,1	236,2	-23,3

Additions and alterations	235,9	315,2	-25,2	199,7	189,9	+5,2
Total	1 200,9	1 190,2	+0,9	762,0	846,3	-10,0

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	209,5	215,1	-2,6	143,4	179,2	-20,0
Flats and townhouses	64,4	95,6	-32,6	75,3	77,9	-3,3
Total 1/	275,9	313,1	-11,9	219,8	258,3	-14,9
Non-residential buildings	223,7	182,7	+22,4	102,4	145,2	-29,5
Additions and alterations	121,1	175,7	-31,1	111,4	115,1	-3,2
Total	620,7	671,4	-7,6	433,6	518,6	-16,4

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	18 675	1 150	1 527	1 475	1 504	1 609	1 686	1 773	1 736	1 451	1 945	1 710	1 109
		1997	18 420	1 190	1 591	1 230	1 610	1 532	1 586	1 412	1 551	1 840	1 802	1 891	1 184
		1998		1 201											
4.1.2 Residential buildings	R million	1996	8 694	576	763	686	723	756	864	882	645	671	944	681	504
		1997	8 398	527	726	569	749	752	718	738	747	743	839	820	468
		1998		495											
4.1.3 Non-residential buildings	R million	1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
		1997	5 608	348	493	363	510	384	477	325	401	701	546	667	393
		1998		470											
4.1.4 Additions and alterations	R million	1996	4 594	255	363	344	396	410	435	466	412	408	414	403	289
		1997	4 413	315	372	298	351	396	391	349	403	395	417	403	323
		1998		236											
4.2 - VALUES AT CONSTANT 1990 PRICES															
4.2.1 Total	R million	1996	11 011	703	918	884	904	962	1 006	1 051	1 008	845	1 125	973	631
		1997	9 972	671	885	681	884	837	862	770	841	973	956	993	618

			1998	621												
4.2.2	Residential buildings	R million														
			1996	5 313	362	475	427	448	464	529	537	388	404	568	408	301
			1997	4 802	313	424	332	434	431	411	419	423	420	471	461	262
			1998		276											
4.2.3	Non-residential buildings	R million														
			1996	3 013	187	227	253	220	254	220	241	381	205	320	336	168
			1997	2 810	183	256	187	259	193	240	164	203	346	267	323	189
			1998		224											
4.2.4	Additions and alterations	R million														
			1996	2 685	154	215	204	236	244	257	273	239	235	237	228	162
			1997	2 360	176	205	163	190	212	210	187	215	208	218	210	167
			1998		121											

**TABLE 5 - BUILDINGS COMPLETED : PUBLIC AND PRIVATE SECTOR
ACTUAL VALUES**

Item.		Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
5.1 - VALUES AT CURRENT PRICES																
5.1.1	Total	R million	1996	9 970	573	787	792	917	833	658	861	763	908	987	1 108	783
			1997	10 376	846	820	873	864	848	812	878	914	849	933	862	880
			1998		762											
5.1.2	Residential buildings	R million	1996	5 589	311	444	513	484	498	409	449	428	504	568	596	385
			1997	5 080	420	395	385	392	501	395	454	454	424	415	451	394
			1998		381											
5.1.3	Non-residential buildings	R million	1996	2 294	119	164	103	267	194	108	224	148	212	222	272	262
			1997	3 051	236	172	301	284	167	214	217	262	235	334	254	376
			1998		181											
5.1.4	Additions and alterations	R million	1996	2 087	143	180	177	165	140	141	188	187	191	198	240	137
			1997	2 245	190	252	186	188	180	203	206	198	190	184	156	110
			1998		200											
5.2 - VALUES AT CONSTANT 1990 PRICES																
5.2.1	Total	R million	1996	6 368	377	515	517	596	537	420	549	481	574	620	696	487
			1997	6 145	519	494	529	524	514	487	519	530	489	539	496	504
			1998		434											
5.2.2	Residential buildings	R million	1996	3 551	203	288	333	312	319	260	285	269	317	355	371	238
			1997	3 037	258	241	235	239	303	238	272	268	250	243	263	228
			1998		220											
5.2.3	Non-residential	R million	1996	1 493	81	109	68	176	127	70	145	96	137	143	175	164

[illegible][illegible]

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR

7.1 - RESIDENTIAL BUILDINGS

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	
7.1.1 - 22 PRINCIPAL MUNICIPALITIES											
1996	14 411	1 671 655	1 793 483	1 499	133 381	156 548	8 784	873 229	982 903	3 075 017	
1997	14 680	1 506 721	1 647 108	1 789	154 200	212 590	5 423	586 677	721 688	2 783 590	
1997-Jan.	784	89 706	106 199	92	5 653	7 357	425	52 613	76 628	191 743	
-Dec.	1 036	108 870	120 082	28	1 826	2 276	116	15 730	19 312	145 670	
1998-Jan.	759	81 522	89 765	49	4 562	5 650	190	18 750	21 746	117 161	
7.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES											
1996	14 424	1 871 937	1 890 058	3 248	211 668	221 354	6 304	651 736	761 841	3 010 629	
1997	12 941	1 757 995	1 885 149	2 505	214 375	228 292	5 611	486 457	571 058	2 713 085	
1997-Jan.	1 029	118 095	121 180	43	2 650	2 199	409	39 573	43 723	167 659	
-Dec.	840	129 583	144 332	258	22 699	14 109	112	10 172	10 174	168 614	
1998-Jan.	915	124 652	135 368	19	1 145	1 083	473	45 481	57 485	193 936	
7.1.3 - OTHER URBAN AREAS											
1996	15 030	1 839 827	1 836 011	1 516	128 254	169 615	3 312	361 373	412 263	2 499 750	
1997	15 416	1 831 625	1 955 605	1 300	145 990	222 287	2 542	295 324	343 763	2 715 736	
1997-Jan. *	1 108	123 806	126 049	118	13 842	16 770	83	12 914	14 386	158 967	
-Dec.	1 049	110 324	118 813	46	2 993	3 902	99	13 358	16 752	140 966	
1998-Jan.	1 055	132 184	143 334	90	2 248	2 698	126	14 846	16 944	167 357	
7.1.4 - TOTAL											
1996	43 865	5 383 419	5 519 552	6 263	473 303	547 517	18 400	1 886 338	2 157 007	8 585 396	
1997	43 037	5 096 341	5 487 862	5 594	514 565	663 169	13 576	1 368 458	1 636 509	8 212 411	
1997-Jan. *	2 921	331 607	353 428	253	22 145	26 326	917	105 100	134 737	518 369	
-Dec.	2 925	348 777	383 227	332	27 518	20 287	327	39 260	46 238	455 250	
1998-Jan.	2 729	338 358	368 467	158	7 955	9 431	789	79 077	96 175	478 454	

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)

7.2 - NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL

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	R1 000	2 m	R1 000	2 m	R1 000	R1 000
7.2.1 - 22 PRINCIPAL MUNICIPALITIES												
1996	454 073	585 598	391 608	481 215	630 079	681 073	2 054 350	1 304 407	1 258 816	2 078 526	2 516 681	7 646 047
1997	528 480	872 584	257 667	330 485	444 967	509 716	1 978 344	1 111 376	1 143 314	1 755 639	2 085 636	6 847 570
1997-Jan.	53 704	76 118	15 266	18 986	28 998	34 482	149 116	73 477	74 561	104 881	147 604	488 463
-Dec.	21 558	36 938	4 318	4 641	19 164	22 411	81 425	88 563	96 134	134 467	157 895	384 991
1998-Jan.	18 003	17 801	106 498	158 432	17 814	24 400	211 406	59 820	63 292	82 253	105 290	433 856
7.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
1996	717 906	877 863	198 365	234 886	932 847	848 476	2 148 779	877 667	798 039	1 151 280	1 088 565	6 247 974
1997	566 127	871 861	139 451	162 312	692 927	792 941	2 077 821	892 846	886 215	1 187 625	1 276 041	6 066 945
1997-Jan.	23 256	31 850	9 079	12 913	48 276	46 364	99 008	68 191	65 322	83 258	88 706	355 373
-Dec.	38 816	99 929	15 423	17 876	51 753	56 647	182 607	63 766	62 766	96 015	101 571	452 793
1998-Jan.	34 232	46 578	836	827	72 338	113 119	169 548	57 595	55 361	68 655	67 255	430 740
7.2.3 - OTHER URBAN AREAS												
1996	159 500	212 672	323 338	347 725	281 992	235 712	1 097 438	670 013	622 914	976 444	974 971	4 572 160
1997	127 195	187 128	349 470	532 137	361 914	354 063	1 392 571	700 604	671 240	1 005 341	1 024 838	5 133 145
1997-Jan. *	7 001	7 096	38 134	45 943	21 703	20 911	95 941	45 865	43 604	74 482	78 181	333 089
-Dec.	2 880	4 014	9 202	11 379	34 977	39 544	84 634	46 502	45 437	62 533	60 861	286 460
1998-Jan.	6 737	11 417	23 805	32 912	29 819	19 049	79 817	43 214	44 260	61 504	61 794	308 967
7.2.4 - TOTAL												
1996	1 331 479	1 676 133	913 311	1 063 826	1 844 918	1 765 261	5 300 567	2 852 087	2 679 769	4 206 250	4 580 217	18 466 181
1997	1 221 802	1 931 573	746 588	1 024 934	1 499 808	1 656 720	5 448 736	2 704 826	2 700 769	3 948 605	4 386 515	18 047 660
1997-Jan. *	83 961	115 064	62 479	77 842	98 977	101 757	344 065	187 533	183 487	262 621	314 491	1 176 925
-Dec.	63 254	140 881	28 943	33 896	105 894	118 602	348 666	198 831	204 337	293 015	320 327	1 124 244
1998-Jan.	58 972	75 796	131 139	192 171	119 971	156 568	460 771	160 629	162 913	212 412	234 339	1 173 563
1/ Including "Other"												

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - 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

7.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES
AND SURROUNDING AREAS

1996	28 835	3 683	544	19 835	2 122	648	6 085	650	1 463	464	716	105	1 529	556	4 203	133	2 056	857	3 605	244	13 894	018
1997	27 621	3 532	256	15 328	1 733	628	5 496	673	1 744	441	492	800	1 302	662	4 056	169	2 029	529	3 361	678	12 914	524
1997-Jan.	1 813	227	379	969	129	907	359	403	107	968	31	899	80	847	248	125	139	882	236	309	843	837
-Dec.	1 876	264	415	514	45	872	314	287	136	866	22	517	79	059	264	033	158	899	259	467	837	785
1998-Jan.	1 674	225	132	731	85	965	311	098	64	380	159	260	137	519	380	954	118	655	172	546	864	595

7.3.2 - CAPE TOWN

1996	6 040	695	122	3 901	297	658	1 090	586	114	093	115	217	285	107	549	894	453	831	841	785	2 482	261
1997	5 842	776	511	3 375	358	282	1 266	445	280	293	65	619	189	942	585	540	514	049	846	907	2 698	891
1997-Jan.	410	46	421	104	10	244	56	666	4	140	3	527	14	703	25	662	32	701	48	458	130	786
-Dec.	569	75	633	316	19	885	99	518	103	131	9	000	9	493	131	472	55	942	87	198	318	188
1998-Jan.	350	44	837	58	6	975	51	813	625		593		80	455	85	179	29	672	42	618	179	609

7.3.3 - PORT ELIZABETH

1996	1 303	95 440	647	54 867	151 269	3 059	30 382	42 504	94 121	99 072	177 294	422 683
1997	964	91 294	408	46 295	145 588	4 151	33 867	19 597	74 332	97 625	170 800	390 720
1997-Jan.	49	3 656	6	265	3 921	0	0	1 932	7 624	4 972	7 670	19 215
-Dec.	27	3 244	23	2 734	5 978	0	1 560	0	1 964	5 786	7 755	15 696
1998-Jan.	21	1 645	2	166	1 811	0	85	0	703	3 939	5 127	7 640

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	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

7.3.4 - EAST LONDON

1996	1 180	97 835	202	18 004	118 321	29 239	3 290	8 483	43 249	28 911	61 152	222 723
1997	948	79 649	117	13 960	109 909	7 994	10 751	11 934	31 603	40 421	82 985	224 495
1997-Jan.	21	1 830	11	2 600	4 430	960	0	580	1 540	1 398	4 823	10 793
-Dec.	125	7 292	4	432	7 724	1 087	1 100	2 087	4 274	4 031	4 809	16 806
1998-Jan.	53	4 173	0	0	4 173	0	330	0	330	2 903	3 677	8 179

7.3.5 - KIMBERLEY

1996	95	14 892	80	12 546	27 438	10 431	2 388	5 604	20 749	23 367	29 678	77 860
1997	113	13 838	17	2 276	18 720	3 268	2 334	3 597	12 711	17 958	30 236	61 668
1997-Jan.	9	913	6	799	1 712	0	0	0	0	1 799	2 401	4 113
-Dec.	12	1 217	0	0	1 217	398	699	0	1 726	1 386	2 278	5 221
1998-Jan.	4	251	0	0	251	0	0	0	0	503	1 386	1 638

7.3.6 - DURBAN

1996	2 905	304 812	1 334	146 136	495 424	55 966	30 962	274 238	426 970	245 724	547 680	1 470 075
1997	2 354	300 968	1 468	155 942	479 125	67 981	49 467	167 658	359 363	253 757	461 308	1 299 796
1997-Jan.	232	26 376	83	5 612	31 988	660	0	18 211	21 571	16 235	39 388	92 947
-Dec.	158	20 305	7	1 704	22 009	1 500	829	1 826	6 620	18 896	29 088	57 717
1998-Jan.	137	16 872	65	7 112	23 984	6 450	150	1 268	11 368	16 348	37 391	72 742

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	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	

7.3.7 - PIETERMARITZBURG

1996	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646
1997	445	51 700	345	39 617	93 903	8 786	29 303	22 742	63 207	29 411	78 288	235 400
1997-Jan.	27	2 863	17	3 288	6 151	1 700	80	923	2 991	1 427	2 781	11 923
-Dec.	22	2 547	29	3 541	6 088	0	0	1 985	2 951	3 520	5 676	14 715
1998-Jan.	14	1 893	5	636	2 529	0	2 000	2 700	5 547	1 205	4 020	12 097

7.3.8 - WITWATERSRAND

1996	10 104	1 494 776	9 047	1 001 493	2 602 176	1 047 666	334 931	715 202	2 326 088	811 918	1 303 128	6 231 391
1997	10 197	1 367 216	6 345	709 701	2 112 140	1 178 134	242 746	730 333	2 409 451	769 305	1 233 545	5 755 138
1997-Jan.	714	98 299	629	92 753	191 053	37 683	26 691	34 402	111 528	55 679	95 335	397 916
-Dec.	608	105 199	77	5 774	110 973	24 505	1 909	39 428	74 281	50 618	75 127	260 381
1998-Jan.	648	82 565	398	42 960	125 525	51 159	141 192	48 463	251 391	46 819	57 770	434 685

7.3.9 - VAAL TRIANGLE

1996	876	111 016	402	47 624	158 638	12 858	27 779	21 538	83 692	58 844	97 178	339 506
1997	1 355	120 521	331	56 382	176 902	7 697	7 628	20 206	42 289	52 024	89 830	309 027
1997-Jan.	37	4 610	12	913	5 523	250	1 601	2 353	4 374	3 260	7 753	17 650
-Dec.	47	8 651	1	193	8 844	95	135	1 630	2 092	3 832	6 691	17 627
1998-Jan.	69	8 705	0	0	8 705	0	0	0	0	1 705	1 731	10 436

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONCLUDED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONCLUDED)

	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	

7.3.10 - PRETORIA

1996	4 879	721 126	3 326	436 572	1 178 388	170 837	134 767	108 504	495 870	235 785	314 749	1 989 010
1997	4 164	629 166	2 566	316 440	954 821	169 700	22 107	121 197	405 741	196 134	279 001	1 639 562
1997-Jan.	229	34 496	91	13 003	48 055	62 510	0	5 212	69 944	18 137	19 703	137 702
-Dec.	213	33 255	29	7 856	41 111	6 124	7 019	21 910	37 661	10 180	31 749	110 521
1998-Jan.	309	59 131	198	27 832	86 963	6 027	14 910	3 689	24 925	12 066	13 581	125 469

7.3.11 - BLOEMFONTEIN

1996	727	68 446	482	47 188	120 273	9 141	33 986	24 418	71 139	56 120	98 803	290 215
1997	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 032	245 548
1997-Jan.	53	5 696	0	0	7 255	0	0	2 531	2 531	3 264	6 772	16 558
-Dec.	38	4 044	28	3 753	7 797	0	0	700	700	3 897	8 120	16 617
1998-Jan.	23	2 469	0	0	2 469	0	0	944	944	2 700	4 358	7 771

7.3.12 - FREE STATE GOLDFIELDS

1996	190	14 304	40	1 297	15 601	0	585	15 000	29 728	11 106	22 318	67 648
1997	440	26 964	43	4 134	31 098	368	1 164	805	5 438	12 933	17 746	54 279
1997-Jan.	32	2 219	10	430	2 649	65	0	0	360	1 010	1 225	4 234
-Dec.	57	3 028	0	0	3 028	26	266	0	292	811	976	4 296
1998-Jan.	46	2 591	5	284	2 875	119	0	0	567	795	887	4 329

1/ Including "Other"

**TABLE 8 - 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

8.1 - 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. *	2 921	331 607	353 428	2 242	270 397	290 380
-Dec.	2 925	348 777	383 227	2 266	254 193	278 118
1998-Jan.	2 729	338 358	368 467	2 106	222 146	240 448

8.2 - 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. *	1 159	82 405	80 187	489	31 703	31 649
-Dec.	1 210	88 090	89 405	745	40 675	38 397
1998-Jan.	1 320	93 557	93 491	1 023	55 161	51 306

8.3 - 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.	180	16 780	15 333	224	12 727	12 173
-Dec.	113	11 463	11 449	64	5 306	5 026
1998-Jan.	89	8 687	8 242	88	9 483	9 750

**TABLE 8 - 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

8.4 - 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.	195	22 261	23 842	119	16 472	16 493
-Dec.	136	15 801	17 314	61	7 998	8 223
1998-Jan.	140	16 635	17 693	116	13 506	13 964

8.5 - 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.	1 387	210 161	234 067	1 410	209 495	230 066
-Dec.	1 466	233 423	265 059	1 396	200 214	226 471
1998-Jan.	1 180	219 479	249 041	879	143 996	165 428

TABLE 9 - 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. *	1 472	79 707	77 223	1 134	65 600	64 717
-Dec.	1 459	76 163	80 314	1 378	71 617	68 969
1998-Jan.	1 303	69 623	73 478	1 293	65 758	63 029

TABLE 10 - 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 m	R1 000	Number of units	2 m	R1 000	Number of units	2 m	R1 000	R1 000 1/
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 -Nov.	2 429	258 976	282 993	507	48 545	57 881	745	72 076	78 271	512 758
-Dec.	1 365	165 211	175 113	404	38 709	39 767	457	34 601	45 566	260 596
1998 -Jan.	1 831	225 853	251 039	101	8 916	7 389	560	54 566	64 227	339 127

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

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 -Nov.	184	216 958	276 999	2 369	141 340	161 092	950 849
-Dec.	77	119 747	151 447	1 373	101 016	95 960	508 003
1998 -Jan.	170	129 097	152 431	1 754	118 588	137 321	628 879

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR
11.1 - RESIDENTIAL BUILDINGS

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
11.1.1 - 22 PRINCIPAL MUNICIPALITIES										
1996	7 989	999 357	1 020 125	1 481	125 995	150 171	5 690	578 844	640 704	1 835 032
1997	9 520	846 615	887 504	1 740	129 843	160 700	3 674	355 194	416 999	1 494 601
1997-Jan.	569	73 906	78 329	190	23 446	24 683	333	35 386	47 487	151 749
-Dec.	905	73 982	69 604	30	1 656	1 600	346	31 377	37 976	110 380
1998-Jan.	996	71 181	72 090	41	2 636	4 167	254	18 684	37 845	115 378
11.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES										
1996	10 034	1 324 275	1 352 359	3 054	212 907	222 819	4 240	470 841	529 637	2 123 516
1997	9 121	1 160 609	1 251 805	1 705	118 991	152 257	4 263	380 669	438 797	1 851 003
1997-Jan.	1 018	127 848	144 307	115	12 438	12 103	157	17 599	26 464	182 874
-Dec.	699	104 989	124 129	143	8 829	9 926	106	14 075	16 902	152 387
1998-Jan.	504	80 953	95 332	295	20 234	19 003	465	45 509	48 712	163 047
11.1.3 - OTHER URBAN AREAS										
1996	9 678	1 151 232	1 102 021	1 208	129 886	167 291	2 339	251 920	266 456	1 545 790
1997	9 702	1 068 301	1 107 523	1 468	131 798	171 523	1 644	196 260	229 907	1 546 229
1997-Jan. *	655	68 643	67 744	39	3 601	4 008	82	10 019	9 212	81 579
-Dec.	662	75 222	84 385	154	8 219	10 895	141	18 488	23 853	125 132
1998-Jan.	606	70 012	73 026	65	4 327	4 627	87	10 169	12 504	90 759
11.1.4 - TOTAL										
1996	27 701	3 474 864	3 474 505	5 743	468 788	540 281	12 269	1 301 605	1 436 797	5 504 338
1997	28 343	3 075 525	3 246 832	4 913	380 632	484 480	9 581	932 123	1 085 703	4 891 833
1997-Jan. *	2 242	270 397	290 380	344	39 485	40 794	572	63 004	83 163	416 202
-Dec.	2 266	254 193	278 118	327	18 704	22 421	593	63 940	78 731	387 899
1998-Jan.	2 106	222 146	240 448	401	27 197	27 797	806	74 362	99 061	369 184

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.2 - NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL

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	R1 000	2 m	R1 000	2 m	R1 000	R1 000	
11.2.1 - 22 PRINCIPAL MUNICIPALITIES													
1996	243 827	346 851	203 815	225 349	313 762	273 732	1 009 754	575 133	533 758	911 764	1 082 948	3 927 734	
1997	333 869	559 396	139 287	184 641	252 201	241 835	1 108 066	558 429	569 357	877 338	1 118 427	3 721 095	
1997-Jan.	50 670	55 074	12 642	16 178	21 929	21 445	98 839	46 970	54 793	74 873	111 104	361 691	
-Dec.	68 537	148 312	24 853	49 767	5 582	6 759	215 766	21 259	20 413	34 368	43 095	369 240	
1998-Jan.	1 481	2 187	2 608	4 193	6 586	6 553	19 279	38 428	39 017	85 223	122 196	256 854	
11.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES													
1996	217 984	269 748	91 758	108 046	356 785	322 419	770 944	460 478	416 338	555 297	527 957	3 422 419	
1997	219 196	325 821	77 642	86 958	553 572	574 422	1 057 214	425 443	398 128	591 029	602 392	3 510 611	
1997-Jan.	33 454	47 933	11 392	14 144	40 998	38 411	104 865	47 235	46 197	52 949	51 818	339 558	
-Dec.	12 682	16 336	0	0	16 984	25 605	47 837	30 749	34 602	36 524	44 503	244 727	
1998-Jan.	127	98	2 646	2 358	42 659	107 445	112 202	34 699	39 199	38 570	43 222	318 470	
11.2.3 - OTHER URBAN AREAS													
1996	65 404	74 993	166 715	174 831	129 196	93 461	489 934	342 932	294 504	530 863	467 476	2 503 199	
1997	105 524	144 516	226 796	287 085	140 734	130 355	765 914	337 044	307 223	526 847	510 172	2 822 314	
1997-Jan. *	4 275	6 280	5 213	3 772	6 423	7 202	28 486	20 885	17 277	30 402	26 971	137 036	
-Dec.	9 354	14 110	3 355	3 832	23 782	21 918	52 308	15 964	15 621	23 398	22 785	200 225	
1998-Jan.	4 525	6 020	17 327	23 297	4 284	2 471	50 216	23 827	22 927	32 906	34 321	175 296	
11.2.4 - TOTAL													
1996	527 215	691 592	462 288	508 226	799 743	689 612	2 270 632	1 378 543	1 244 600	1 997 924	2 078 381	9 853 352	
1997	658 589	1 029 733	443 725	558 684	946 507	946 612	2 931 194	1 320 916	1 274 708	1 995 214	2 230 991	54 020	
1997-Jan.	88 399	109 287	29 247	34 094	69 350	67 058	232 190	115 090	118 267	158 224	189 893	838 285	
-Dec.	90 573	178 758	28 208	53 599	46 348	54 282	315 911	67 972	70 636	94 290	110 383	814 192	
1998-Jan.	6 133	8 305	22 581	29 848	53 529	116 469	181 697	96 954	101 143	156 699	199 739	750 620	

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
**11.3 - 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
							Industrial						

	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	and ware-house space	Total 1/	Dwelling-houses	Total 1/	en C
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES AND SURROUNDING AREAS

1996	18 023	2 372 487	14 465	1 543 335	3 958 546	616 602	333 398	596 153	1 780 706	950 100	1 610 914	7 350 148
1997	18 641	2 139 308	11 382	1 168 757	3 345 608	885 218	271 597	816 257	2 165 282	967 488	1 720 823	7 231 708
1997-Jan.	1 587	222 637	795	110 738	334 624	103 008	30 321	59 855	203 703	100 990	162 922	701 250
-Dec.	1 604	193 733	625	66 405	262 767	164 648	49 767	32 364	263 602	55 015	87 599	613 967
1998-Jan.	1 500	167 422	1 055	109 728	278 425	2 285	6 552	113 999	131 482	78 216	165 417	575 324

11.3.2 - CAPE TOWN

1996	4 359	442 210	2 539	174 504	622 821	52 741	42 478	94 774	225 264	194 137	359 856	1 207 940
1997	4 004	426 449	2 788	242 895	681 570	92 448	40 114	159 111	304 057	224 495	419 580	1 405 207
1997-Jan.	403	33 909	94	16 075	49 984	2 237	1 047	11 264	14 634	16 390	32 847	97 466
-Dec.	308	32 175	203	19 157	52 761	116	0	6 715	6 830	13 139	23 251	82 843
1998-Jan.	175	26 852	355	26 906	53 757	195	2 309	1 220	5 756	15 846	26 659	86 172

11.3.3 - PORT ELIZABETH

1996	907	69 329	672	42 821	112 148	6 951	18 389	13 479	49 612	55 796	92 782	254 542
1997	835	60 077	851	67 460	127 537	3 763	19 404	19 118	51 519	43 469	93 023	272 078
1997-Jan.	74	5 831	108	5 939	11 769	0	729	403	1 222	2 559	3 858	16 849
-Dec.	55	3 421	1	245	3 666	1 391	0	0	3 925	2 365	9 703	17 293
1998-Jan.	42	3 155	10	546	3 701	0	0	705	738	2 088	2 187	6 626

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS (CONTINUED)

	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

11.3.4 - EAST LONDON

1996	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 007	140 906
------	-----	--------	----	-------	--------	-------	-------	-------	--------	--------	--------	---------

1997	896	69 806	52	5 659	76 485	12 404	1 915	6 423	21 840	19 250	47 796	146 118
1997-Jan.	58	4 713	0	0	4 713	0	0	324	324	1 072	6 257	11 294
-Dec.	86	6 205	9	606	6 811	3 500	0	0	3 500	1 790	3 399	13 710
1998-Jan.	56	3 558	0	0	3 558	0	0	0	0	1 346	3 554	7 112

11.3.5 - KIMBERLEY

1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 258	70 183
1997	109	13 772	52	8 636	25 014	2 839	4 327	3 161	14 934	7 372	12 247	52 195
1997-Jan.	6	530	0	0	530	0	0	0	0	971	1 289	1 819
-Dec.	5	1 034	1	177	1 211	0	3 823	450	4 273	174	174	5 658
1998-Jan.	9	642	0	0	642	0	699	0	699	536	2 914	4 255

11.3.6 - DURBAN

1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 316	1 158 842
1997	2 218	239 880	1 683	155 584	400 466	18 949	51 566	282 830	388 021	294 790	556 550	1 345 036
1997-Jan.	130	15 743	150	22 606	38 349	2 375	1 569	33 274	38 994	28 096	39 026	116 369
-Dec.	80	8 724	48	3 160	11 884	0	0	1 670	7 425	8 358	16 698	36 007
1998-Jan.	84	9 251	71	7 668	17 457	1 961	890	6 250	9 101	14 406	62 416	88 974

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	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

11.3.7 - PIETERMARITZBURG

1996	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 063	116 579
1997	298	32 287	220	23 260	55 611	0	0	1 470	4 832	13 400	24 537	84 981
1997-Jan.	15	1 854	10	535	2 389	0	0	500	500	1 222	1 929	4 818
-Dec.	14	2 397	0	0	2 397	0	0	0	20	1 010	1 876	4 293
1998-Jan.	12	1 675	0	0	1 675	0	0	0	700	1 079	1 263	3 638

11.3.8 - WITWATERSRAND

1996	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 494	3 076 737
1997	7 076	906 856	4 485	512 002	1 421 781	681 702	105 184	303 645	1 144 467	270 704	419 820	2 986 071

1997-Jan.	634	122 409	372	58 313	181 972	66 154	15 472	10 319	97 900	42 464	54 705	334 578
-Dec.	681	95 309	177	15 353	110 662	142 704	45 944	22 829	216 637	22 149	25 155	352 454
1998-Jan.	904	90 717	554	63 596	155 052	129	1 148	105 370	109 741	39 934	51 153	315 946

11.3.9 - VAAL TRIANGLE

1996	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 298	153 102
1997	381	41 956	82	11 377	53 334	11 197	3 758	1 509	17 888	21 738	31 681	102 901
1997-Jan.	21	4 011	8	924	4 935	0	1 228	238	1 466	1 969	5 012	11 413
-Dec.	54	2 715	26	3 274	5 989	157	0	0	157	935	1 068	7 213
1998-Jan.	7	1 519	0	0	1 519	0	1 506	454	1 960	425	673	4 151

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONCLUDED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONCLUDED)

	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	

11.3.10 - PRETORIA

1996	3 218	477 954	1 687	239 170	727 476	42 751	20 133	58 518	144 017	40 364	55 692	927 183
1997	2 293	302 937	947	122 108	435 486	40 703	22 419	26 476	152 942	23 464	32 323	620 753
1997-Jan.	199	28 912	51	6 088	35 000	25 829	10 276	1 198	38 175	3 166	3 967	77 142
-Dec.	263	38 653	160	24 433	63 086	12 768	0	0	16 123	2 962	3 327	82 536
1998-Jan.	154	26 299	65	11 012	37 310	0	0	0	2 787	1 669	1 771	41 869

11.3.11 - BLOEMFONTEIN

1996	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 498	202 227
1997	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 182	190 569
1997-Jan.	43	4 404	2	258	4 662	6 413	0	2 335	10 488	2 513	13 025	28 174
-Dec.	57	3 043	0	0	4 243	4 012	0	700	4 712	1 886	2 492	11 447
1998-Jan.	48	2 993	0	0	2 993	0	0	0	0	570	12 491	15 484

11.3.12 - FREE STATE GOLDFIELDS

1996	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 650	41 907
1997	62	5 329	0	0	5 329	354	1 061	0	3 387	13 027	17 084	25 799
1997-Jan.	4	321	0	0	321	0	0	0	0	568	1 007	1 328

-Dec.		1	57	0	0	57	0	0	0	0	247	456	513
1998-Jan.		9	761	0	0	761	0	0	0	0	317	336	1 097

1/ Including "Other"

This page was designed by [Zelma de Bruin](#)