

Building statistics P5041.1

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THE REAL VALUE OF BUILDING PLANS PASSED DECREASED BY 10,4% DURING THE FIRST SEVEN MONTHS OF 1999

The real value of building plans passed (at constant 1995 prices) has continued to show a declining trend since the second half of 1996. The real value of building plans passed for the first seven months of 1999 decreased by 10,4% (-R920,1 million) to R7 946,3 million compared with the same period of 1998. Decreases in the total real value of building plans passed were reported by eight of the nine provinces. Real decreases were reported for other residential buildings (-64,2% or R143,0 million), flats and townhouses (-46,4% or R420,2 million), dwelling-houses (-17,0% or R497,0 million) and additions and alterations (-4,2% or R87,8 million). However, the real value of non-residential building plans passed increased by 8,4% (R228,1 million) to R2 943,2 million during the above-mentioned period. Building plans for a large shopping centre were approved by Umhlanga during March 1999.

The real value of buildings completed during the first seven months of 1999 decreased by 19,4% (-R1 147,5 million) to R4 755,1 million compared with the same period of 1998. Decreases in the total real value of buildings completed were reported by six of the nine provinces. Large real decreases were reported for residential buildings (-29,3% or R916,8 million) and non-residential buildings (-16,4% or R263,0 million).

Building plans passed

Provincial decreases in the total real value of building plans passed for the first seven months of 1999 compared with the first seven months of 1998 were reported by Northern Cape (-45,4% or R47,4 million), Northern Province (-39,1% or R105,1 million), Free State (-33,0% or R103,7 million), North West (-29,1% or R85,9 million), Mpumalanga(-28,0% or R107,3 million), Western Cape (-19,1% or R422,6 million), Gauteng (-15,6% or R580,6 million) and Eastern Cape (-12,2% or R50,5 million).

However, the real value of building plans passed, as reported by KwaZulu-Natal, increased by 51,1% (+R583,1 million) to R1 723,9 million during the above-mentioned period.

The real value of building plans passed for flats and townhouses decreased by 46,4% (-R420,2 million) to R486,3 million during the first seven months of 1999 compared with the first seven months of 1998. Decreases were reported by all nine provinces. The largest contributors to the decrease of 46,4% regarding the real value of building plans passed for flats and townhouses were KwaZulu-Natal (-59,9% or R96,2 million), Gauteng (-42,3% or R167,4 million) and Western Cape (-30,0% or R60,0 million). The number of plans passed for flat and townhouse units decreased by 46,5% (-3 975) to 4 566 during the above-mentioned period. The largest decreases in the number of plans passed for flat and townhouse units were reported by the Witwatersrand (-1 153), Durban (-499) and Cape Town (-499).

The real value of building plans passed for dwelling-houses decreased by 17,0% (-R497,0 million) to R2 430,5 million between the first seven months of 1998 and the first seven months of 1999. Decreases were reported by all nine provinces. The largest contributors to the decrease of 17,0% regarding the real value of dwelling-house plans passed were Mpumalanga (-31,7% or R41,6 million), North West (-29,3% or R47,2 million), Western Cape (-21,2% or R166,5 million), KwaZulu-Natal (-13,8% or R45,2 million) and Gauteng (-10,1% or R112,9 million). However, the number of dwelling-houses smaller than 81 square metres increased by 12,1% (+3 235) to 29 918 during the above-mentioned period. Large increases in the number of smaller dwelling-house plans passed were reported by Gauteng (+2 599), Western Cape (+934) and KwaZulu-Natal (+746).

Buildings completed

During the first seven months of 1999 the real value of buildings completed decreased by 19,4% (-R1 147,5 million) from R5 902,6 to R4 755,1 million compared with the same period of 1998. Provincial decreases were reported by Northern Province (-55,9% or R58,0 million), Gauteng (-35,6% or R895,5 million), North West (-23,6% or R47,8 million), KwaZulu-Natal (-15,3% or R159,5 million), Mpumalanga (-14,4% or R32,9 million) and Free State (-12,7% or R23,3 million). However, increases in the real value of buildings completed were reported by Eastern Cape (+22,9% or R55,4 million), Northern Cape (+15,5% or R9,5 million) and Western Cape (+0,4% or R4,7 million).

Large decreases in the real value of buildings completed for the first seven months of 1999 compared with the first seven months of 1998 were reported for other residential buildings (-77,5% or R297,7 million), flats and townhouses (-40,5% or R331,3 million), non-residential buildings (-16,4% or R263,0 million) and dwelling-houses (-14,9% or R287,8 million). The largest provincial contributors to the decrease of 40,5% in the real value of flats and townhouses completed were KwaZulu-Natal (-50,2% or R60,7 million), Gauteng (-46,3% or R185,9 million) and Western Cape (-35,5% or R81,7 million).

Although the real value of dwelling-houses completed decreased by 14,9%, the number of dwelling-houses completed increased by 44,3% (+13 114) to 42 695 during the above-mentioned period.

This increase can be attributed to the increase in the number of completed dwelling-houses smaller than 81 square metres (+14 661). Large increases in the number of smaller dwelling-houses completed were reported by Western Cape (+12 909), Eastern Cape (+2 372), Gauteng (+2 291) and Northern Cape (+1 289). Ikapa in the Western Cape reported the completion of 11 700 low cost dwelling-houses during June 1999.

1. EXPLANATORY NOTES

The data in this statistical release relate to building activities financed by the private sector.

The monthly survey covers approximately 170 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 85% of the total value of buildings completed are included in the monthly survey. The various areas, as well as the method of computation of values at constant 1995 prices, are described in the *Bulletin of Statistics* .

A survey of buildings completed is undertaken every year and covers all those areas not included in this monthly survey (including the TBVC states and 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 approximately 450 local authorities in South Africa.

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

Statistics on dwelling-houses smaller than 81m² on provincial basis are shown in Table 1 and Table 2. More detailed information on dwelling-houses smaller than 81m² is shown in Table 10.

2. PRE-RELEASE POLICY

New estimates of economic indicators are kept strictly confidential by Stats SA prior to the date and time of release. To enable selected government departments to prepare their public responses, the following pre-release procedure is applied. It accords with practice in leading statistical agencies.

An official representative from the Office of the President, the Deputy President, the Department of Trade and Industry, the Department of Finance and the SARB receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.

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. COMPARABILITY

- Data published in tables 1, 3, 4, 5 and 6 of this statistical release relate only to building activities financed by the private sector.
- Data previously published in these tables related to building activities financed by the private and the public sectors. Thus, the data published in tables 1, 3, 4, 5 and 6 of this statistical release are not comparable with data previously published in these tables.

5. SYMBOLS USED

* revised

m² construction area in square metres

- nil or not applicable

**TABLE 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	1997	18 525 906	4 397 636	894 737	121 486	468 063	2 520 772	704 848	8 125 446	763 745	529 173
	(R1 000)	1998	18 197 708	4 600 482	927 430	189 416	599 946	2 277 765	578 309	7 796 042	775 605	452 714
		1998-Jan-Jul	10 475 823	2 614 708	489 364	123 389	371 678	1 347 817	348 238	4 409 835	452 944	317 851
		1999-Jan-Jul	10 032 537	2 260 479	459 111	72 052	266 179	2 176 425	263 649	3 979 148	348 558	206 937

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1998-Jul*	1 729 521	445 133	99 404	16 987	40 433	295 047	51 952	646 704	72 342	61 519
		1999-Jun	1 638 960	346 839	63 031	9 069	43 945	152 802	58 708	858 499	63 299	42 769
		1999-Jul	1 538 498	401 800	56 245	12 794	42 334	161 129	35 423	744 348	49 444	34 981
		1997	8 487 932	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1998	8 074 493	2 207 423	485 576	68 678	247 339	924 377	350 464	3 194 228	345 954	250 456
		1998-Jan-Jul	4 792 358	1 311 397	249 190	34 435	143 117	598 165	221 298	1 863 602	200 293	170 861
		1999-Jan-Jul	3 783 383	967 951	197 959	17 172	135 729	443 564	155 437	1 600 112	166 412	99 047
		1998-Jul*	792 810	216 423	44 903	4 864	24 122	99 874	35 005	308 920	30 815	27 882
		1999-Jun	571 431	135 623	24 279	1 155	27 741	55 350	34 707	256 220	22 277	14 078
		1999-Jul	645 493	173 607	26 995	2 784	21 284	69 175	23 688	284 510	25 588	17 862
Dwelling-houses 2/	Number	1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1998	80 729	24 418	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1998-Jan-Jul	38 939	7 917	4 197	225	1 863	3 008	2 939	14 708	2 518	1 564
		1999-Jan-Jul	39 226	7 424	3 930	129	1 966	3 453	2 515	17 012	1 570	1 227
		1998-Jul*	7 117	1 131	943	38	253	419	392	3 453	302	186
		1999-Jun	6 284	1 030	380	9	481	523	1 012	2 461	161	227
		1999-Jul	6 120	1 547	525	12	335	478	217	2 306	309	391
	Value (R1 000)	1997	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1998	5 988 484	1 618 428	412 664	55 039	206 268	637 683	309 299	2 297 651	266 401	185 050
		1998-Jan-Jul	3 458 653	928 277	212 559	25 620	118 767	385 717	190 438	1 324 103	155 134	118 036
		1999-Jan-Jul	3 069 140	781 880	188 877	15 845	116 946	355 221	143 943	1 272 695	113 237	80 495
		1998-Jul*	570 083	140 810	40 196	4 644	15 882	63 698	31 805	233 404	24 068	15 575
		1999-Jun	466 238	114 725	23 351	943	25 270	49 425	31 450	192 275	17 095	11 704
		1999-Jul	538 084	144 005	25 881	2 145	16 069	62 006	20 342	235 301	15 918	16 418

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

2/ Including subsidised dwelling-houses

**TABLE 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	Mpuma- langa	Northern Province
Dwelling-house smaller than 81 square metre 1/	Number	1997	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 990
		1998	60 763	18 353	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1998-Jan-Jul	26 683	4 039	3 579	88	1 167	1 662	2 247	10 982	1 831	1 088
		1999-Jan-Jul	29 918	4 973	3 477	89	1 403	2 408	1 945	13 581	1 145	897
		1998-Jul*	5 201	545	861	19	165	174	284	2 830	190	133
		1999-Jun	5 030	694	305	6	417	407	925	1 991	103	182
		1999-Jul	4 572	1 171	464	5	260	280	133	1 660	255	344
	Value (R1 000)	1997	1 374 998	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 562
		1998	1 667 757	264 038	238 446	26 966	73 751	130 246	141 824	659 987	76 260	56 240

NON-RESIDENTIAL	Number	1998-Jan-Jul	874 038	123 165	102 463	6 667	38 606	80 287	89 454	360 795	34 652	37 948
		1999-Jan-Jul	823 780	127 052	97 797	7 810	39 947	88 686	65 976	336 515	32 991	27 006
		1998-Jul*	144 923	15 546	23 326	1 732	6 029	9 654	15 430	66 097	3 645	3 463
		1999-Jun	139 153	22 307	10 160	515	9 786	17 849	19 598	51 083	2 809	5 046
		1999-Jul	132 091	25 355	15 271	473	6 258	8 382	7 243	54 271	6 568	8 270
		1997	3 590	1 106	222	71	129	454	146	1 146	167	149
		1998	3 345	1 172	197	72	124	512	145	873	135	115
		1998-Jan-Jul	2 038	727	122	53	73	320	79	514	74	76
	Value (R1 000)	1999-Jan-Jul	1 560	573	83	26	70	173	66	439	81	49
		1998-Jul*	320	116	24	6	9	49	15	70	16	15
		1999-Jun	233	87	10	3	12	20	16	67	12	6
		1999-Jul	266	90	10	5	9	23	13	90	16	10
		1997	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1998	5 562 553	1 076 426	190 119	51 624	185 053	664 004	119 775	2 867 644	281 863	126 045
		1998-Jan-Jul	3 207 410	557 879	102 124	42 412	124 668	365 990	64 512	1 669 610	183 048	97 167
		1999-Jan-Jul	3 714 853	539 015	55 850	16 276	55 671	1 283 066	48 426	1 539 301	105 108	72 139
ADDITIONS AND ALTERATIONS	Value (R1 000)	1998-Jul*	467 689	110 416	27 375	1 017	2 659	116 786	5 736	150 069	29 624	24 007
		1999-Jun	667 376	88 589	15 675	673	6 646	20 002	14 891	468 772	28 858	23 272
		1999-Jul	459 563	90 313	3 191	2 928	10 034	21 942	3 071	302 089	15 445	10 551
		1997	4 374 626	1 227 281	309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1998	4 560 662	1 316 633	251 736	69 114	167 554	689 384	108 070	1 734 171	147 788	76 214
		1998-Jan-Jul	2 476 055	745 433	138 050	46 541	103 892	383 662	62 428	876 623	69 604	49 823
		1999-Jan-Jul	2 534 301	753 512	205 301	38 603	74 780	449 795	59 785	839 735	77 037	35 751
		1998-Jul*	469 022	118 293	27 126	11 105	13 652	78 387	11 210	187 715	11 903	9 630
		1999-Jun	400 153	122 627	23 078	7 241	9 558	77 449	9 110	133 506	12 164	5 419
		1999-Jul	433 441	137 879	26 059	7 083	11 016	70 012	8 665	157 749	8 410	6 568

1/ Including subsidised dwelling-houses

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**TABLE 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	1997	11 177 764	2 483 356	542 443	124 089	346 038	2 036 783	393 943	4 586 565	418 496	246 050
	(R1 000)	1998	11 641 571	2 692 295	652 235	144 485	378 622	1 997 803	520 458	4 572 240	482 867	200 568
		1998-Jan-Jul	6 609 979	1 484 123	270 189	68 540	205 529	1 167 144	226 807	2 814 730	256 695	116 222
		1999-Jan-Jul	5 655 915	1 581 957	352 837	84 096	190 589	1 049 948	184 085	1 924 506	233 464	54 433
		1998-Jul*	1 068 098	331 759	66 480	13 890	36 066	150 588	17 621	380 505	55 231	15 957
		1999-Jun	814 091	274 915	27 947	4 806	29 141	97 253	14 855	291 077	67 609	6 488
		1999-Jul	973 916	210 737	93 320	13 187	25 346	143 837	44 872	381 963	52 446	8 208

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
		1998	5 977 264	1 546 705	319 409	55 508	152 119	920 577	259 424	2 392 712	191 985	138 824
		1998-Jan-Jul	3 574 271	873 068	145 547	20 066	83 427	585 289	149 681	1 512 270	117 410	87 511
		1999-Jan-Jul	2 696 588	799 775	167 992	38 542	77 096	332 399	104 776	1 055 727	84 005	36 277
		1998-Jul*	588 741	184 580	31 370	3 331	16 366	59 770	13 101	249 440	17 835	12 948
		1999-Jun	411 348	185 773	13 431	1 973	13 456	34 933	7 538	141 589	8 037	4 618
		1999-Jul	454 545	108 782	24 859	6 840	10 173	44 757	21 657	210 557	20 115	6 805
Dwelling-houses 2/	Number	1997	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 879
		1998-Jan-Jul	29 581	4 859	1 706	244	1 389	1 837	2 789	11 693	1 266	3 798
		1999-Jan-Jul	42 695	17 368	3 985	1 484	957	2 539	1 342	13 376	1 153	491
		1998-Jul*	4 910	878	387	15	362	337	253	2 125	229	324
		1999-Jun	15 692	12 379	295	10	196	271	111	2 242	122	66
		1999-Jul	4 977	893	765	283	243	216	269	2 004	258	46
	Value (R1 000)	1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1998	3 908 525	976 312	269 743	51 126	121 178	425 062	224 483	1 567 642	149 212	123 768
		1998-Jan-Jul	2 227 459	530 666	124 444	17 806	67 569	225 582	136 082	964 492	81 449	79 367
		1999-Jan-Jul	2 019 001	601 504	155 233	31 402	50 644	254 768	86 617	747 404	59 707	31 722
		1998-Jul*	374 418	86 702	29 705	2 791	11 750	46 893	12 426	158 752	12 450	12 948
		1999-Jun	322 186	146 472	13 138	1 342	7 598	30 508	7 538	104 158	7 575	3 858
		1999-Jul	304 926	78 529	24 573	4 393	8 904	34 363	16 592	124 706	7 810	5 055

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

2/ Including subsidised dwelling-houses

**TABLE 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 1/	Number	1997	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
		1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 534
		1998-Jan-Jul	21 956	2 325	1 271	163	1 082	971	2 441	9 212	900	3 591
		1999-Jan-Jul	36 617	15 234	3 643	1 452	760	1 653	1 081	11 503	928	363
		1998-Jul*	3 650	486	292	5	307	176	204	1 726	169	285
		1999-Jun	14 764	11 948	272	7	164	171	77	1 976	95	54
		1999-Jul	4 088	632	720	279	211	77	226	1 686	233	24
	Value (R1 000)	1997	1 181 475	184 928	91 291	38 892	44 433	128 060	131 587	445 988	66 498	49 797
		1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 141	393 525	28 267	65 192
		1998-Jan-Jul	599 210	64 398	48 370	4 740	31 285	53 195	81 346	253 864	14 627	47 387
		1999-Jan-Jul	651 955	136 451	96 894	24 714	23 479	68 351	44 665	220 881	24 158	12 361
		1998-Jul*	90 838	12 772	11 430	260	6 234	10 163	6 053	35 268	2 572	6 085
		1999-Jun	128 213	68 026	7 605	567	3 802	9 366	3 272	29 950	3 481	2 143

NON-RESIDENTIAL	Number	1999-Jul	96 733	13 933	16 541	3 327	5 149	5 417	10 030	36 758	3 925	1 653
		1997	2 335	778	148	35	98	549	83	488	91	65
		1998	1 925	626	165	45	77	303	97	462	101	49
		1998-Jan-Jul	1 087	373	60	26	41	169	55	280	59	24
		1999-Jan-Jul	1 001	416	71	21	33	148	40	210	43	19
		1998-Jul	159	57	11	1	14	24	11	34	5	2
		1999-Jun	141	60	4	1	3	17	3	45	6	2
		1999-Jul	166	55	13	4	11	22	14	34	12	1
	Value (R1 000)	1997	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
		1998	3 459 425	565 279	150 459	32 102	132 991	509 145	202 155	1 586 683	228 401	52 209
		1998-Jan-Jul	1 727 490	302 225	43 265	11 138	69 637	240 554	42 796	895 232	99 855	22 788
		1999-Jan-Jul	1 541 758	382 561	90 650	21 850	42 010	347 473	45 012	498 601	102 674	10 926
		1998-Jul	263 324	88 658	5 326	200	12 687	45 596	2 132	72 262	34 212	2 250
		1999-Jun	257 106	37 832	5 478	158	9 981	26 577	4 728	118 233	52 752	1 368
		1999-Jul	258 195	49 941	43 341	573	8 546	48 398	15 954	79 513	11 791	138
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	2 420 816	639 443	155 955	22 087	130 194	663 124	47 210	673 050	76 059	13 693
		1998	2 204 883	580 311	182 367	56 875	93 512	568 080	58 879	592 844	62 481	9 534
		1998-Jan-Jul	1 308 219	308 830	81 377	37 336	52 465	341 301	34 330	407 228	39 429	5 923
		1999-Jan-Jul	1 417 570	399 621	94 195	23 704	71 483	370 076	34 297	370 178	46 785	7 230
		1998-Jul	216 033	58 521	29 784	10 359	7 013	45 223	2 388	58 803	3 184	759
		1999-Jun	145 637	51 310	9 039	2 675	5 704	35 744	2 589	31 254	6 821	502
		1999-Jul	261 176	52 014	25 120	5 774	6 627	50 682	7 262	91 892	20 540	1 265

1/ Including subsidised dwelling-houses

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	3 069,1	3 458,7	-11,3	2 019,0	2 227,5	-9,4
Flats and townhouses	613,9	1 071,6	-42,7	575,1	915,5	-37,2
Total 1/	3 783,4	4 792,4	-21,1	2 696,6	3 574,3	-24,6
Non-residential buildings	3 714,9	3 207,4	+15,8	1 541,8	1 727,5	-10,7

Additions and alterations	2 534,3	2 476,1	+2,4	1 417,6	1 308,2	+8,4
Total	10 032,5	10 475,8	-4,2	5 655,9	6 610,0	-14,4

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	2 430,5	2 927,5	-17,0	1 644,2	1 932,0	-14,9
Flats and townhouses	486,3	906,5	-46,4	486,3	817,6	-40,5
Total 1/	2 996,4	4 056,6	-26,1	2 216,9	3 133,7	-29,3
Non-residential buildings	2 943,2	2 715,1	+8,4	1 337,5	1 600,5	-16,4
Additions and alterations	2 006,8	2 094,6	-4,2	1 200,7	1 168,3	+2,8
Total	7 946,3	8 866,4	-10,4	4 755,1	5 902,6	-19,4

1/ Including "Other"

**TABLE 4 - BUILDING PLANS PASSED : 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	1997	18 526	1 250	1 739	1 324	1 621	1 517	1 563	1 464	1 507	1 822	1 802	1 793	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		894	1 189	2 440	1 144	1 188	1 639	1 538					
4.1.2 Residential buildings	R million	1997	8 488	547	796	571	762	752	708	748	714	740	858	821	471
		1998	8 074	503	652	804	681	654	705	793	698	704	810	624	447
		1999		394	503	648	506	515	571	645					
4.1.3 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		224	400	1 380	311	273	667	460					
4.1.4 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		275	286	412	327	400	400	433					

4.2 - VALUES AT CONSTANT 1995 PRICES

4.2.1 Total	R million	1997	16 342	1 144	1 568	1 191	1 450	1 342	1 379	1 282	1 315	1 586	1 561	1 553	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		719	947	1 940	904	939	1 290	1 209					
4.2.2 Residential buildings	R million	1997	7 487	501	718	513	682	666	625	655	623	644	743	711	407
		1998	6 728	433	557	685	577	552	593	659	573	574	657	504	362
		1999		317	400	515	400	407	450	507					
4.2.3 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		180	319	1 097	246	215	525	361					
4.2.4 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		221	228	328	258	316	315	340					

TABLE 5 - BUILDINGS COMPLETED : 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	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		684	837	884	730	733	814	974					
5.1.2 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		304	387	417	356	367	411	455					
5.1.3 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		195	213	244	180	195	257	258					
5.1.4 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		186	237	223	193	171	146	261					
5.2 - VALUES AT CONSTANT 1995 PRICES															
5.2.1 Total	R million	1997	10 504	820	784	859	947	914	766	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		584	709	746	613	614	680	809					

5.2.2 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		254	321	344	293	300	335	370					
5.2.3 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		170	186	212	156	169	222	222					
5.2.4 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		160	203	190	164	145	122	217					

TABLE 6 - SEASONALLY ADJUSTED VALUES : 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	1997	1 608	1 813	1 260	1 722	1 515	1 423	1 363	1 415	1 794	1 538	1 650	1 478	
6.1.1.1 At current prices		1998	1 483	1 440	1 553	1 532	1 471	1 508	1 618	1 507	1 586	1 566	1 345	1 600	
		1999	1 152	1 249	2 317	1 181	1 199	1 498	1 448						
6.1.1.2 At constant 1995 prices	R million	1997	1 468	1 642	1 139	1 539	1 342	1 253	1 193	1 239	1 555	1 332	1 429	1 273	
		1998	1 271	1 236	1 330	1 296	1 242	1 265	1 344	1 243	1 289	1 272	1 088	1 289	
		1999	924	998	1 849	931	948	1 176	1 137						
6.1.2 Residential buildings	R million	1997	711	782	556	790	764	664	660	669	724	725	774	659	
6.1.2.1 At current prices		1998	670	649	775	693	659	672	695	660	695	672	589	629	
		1999	533	503	620	510	519	548	566						
6.1.2.2 At constant 1995 prices	R million	1997	649	707	502	706	676	585	578	585	631	628	670	568	
		1998	574	555	665	587	555	563	578	544	569	546	476	506	
		1999	427	400	497	402	409	430	445						
6.2 - BUILDINGS COMPLETED															
6.2.1 Total	R million	1997	1 041	868	860	1 089	996	765	893	870	852	941	1 020	1 023	
6.2.1.1 At current prices		1998	982	960	1 016	927	836	1 094	972	832	1 240	1 074	844	852	
		1999	829	893	869	784	768	792	874						
6.2.1.2 At constant 1995 prices	R million	1997	1 005	834	825	1 025	945	722	837	821	789	870	935	936	
		1998	893	868	909	820	742	971	853	740	1 086	934	729	732	
		1999	707	759	733	652	643	662	724						
6.2.2 Residential buildings	R million	1997	554	436	396	460	515	377	434	468	395	452	541	457	
6.2.2.1 At current prices		1998	500	447	693	492	434	578	530	418	532	468	425	456	
		1999	397	432	419	384	361	394	403						

6.2.2.2 At constant 1995 prices

R million	1997	528	411	372	429	482	348	399	435	358	409	480	407
	1998	447	395	614	430	379	500	457	366	456	399	357	387
	1999	334	360	345	315	295	319	327					

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TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR TOTAL

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
1997	65 262	5 741 788	5 737 756		5 506	497 775	639 267	13 879	1 394 401	1 667 735	8 487 932
1998	80 729	6 018 907	5 988 487		3 295	252 900	314 613	10 630	1 151 711	1 427 013	8 074 491
1998-Jan.-Jul.	38 939	3 397 486	3 458 655		2 001	146 449	179 691	6 540	720 025	891 873	4 792 356
1999-Jan.-Jul.	39 226	2 963 304	3 069 140		1 212	105 834	121 649	3 354	369 188	492 220	3 783 382
1998-Jul.*	7 117	568 394	570 083		440	35 425	51 208	925	107 763	134 489	792 810
1999-Jun.	6 284	465 911	466 238		32	2 863	4 665	575	65 778	91 194	571 430
-Jul.	6 120	493 363	538 084		235	22 157	25 342	486	55 393	71 058	645 494

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						2						2						2							2					
	m	R1 000					m	R1 000					m	R1 000					R1 000	m	R1 000						m	R1 000			
1997	1	210 605	1	921 288			886 877	1	264 263	1	486 890	1	641 114	5	663 351	2	685 925	2	684 550	3	928 767	4	374 624	18	525 906						
1998		911 463	1	362 557	1	046 152	1	777 006	1	437 522	1	684 201	5	562 552	2	636 605	2	773 438	3	788 977	4	560 661	18	197 709							
1998-Jan.-Jul.		461 656		722 497		646 136	1	105 509		864 752		998 019	3	207 410	1	521 612	1	581 958	2	112 819	2	476 054	10	475 824							
1999-Jan.-Jul.		655 772		957 973		571 701	1	406 886		558 027		685 806	3	714 852	1	472 624	1	615 752	2	049 963	2	534 303	10	032 537							
1998-Jul.*		83 187		148 884		97 477		132 200		121 523		125 908		467 688		256 810		269 549		360 709		469 022	1	729 521							
1999-Jun.		126 624		167 081		69 962		109 735		89 261		100 455		667 376		214 176		238 651		311 177		400 154	1	638 960							
-Jul.		175 455		237 047		27 552		39 717		56 574		73 055		459 563		248 662		281 194		344 019		433 441	1	538 498							

1/ Including subsidised dwelling-houses

2/ Including "Other"

TABLE 7.2 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling- houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	Industrial and ware- house space	Total 2/	Dwelling- houses	Total 2/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	

7.2.1 - CAPE TOWN

1997	6 063	771 137	3 459	365 073	1 267 861	283 418	58 131	188 488	582 430	507 229	840 222	2 690 513
1998	16 727	766 656	2 329	246 045	1 121 427	234 207	71 118	273 309	631 920	481 266	864 900	2 618 243
1998-Jul.	456	59 816	248	24 088	83 904	23 496	2 912	34 125	62 907	40 486	71 663	218 474
1999-Jun.	553	67 491	95	16 682	84 450	16 587	18 006	24 799	63 476	45 152	87 696	235 621
-Jul.	637	66 820	99	15 070	81 891	38 980	10 500	5 459	72 287	48 146	96 630	250 807

7.2.2 - DURBAN

1997	2 386	299 939	1 493	159 261	495 201	68 881	49 467	168 458	361 949	253 229	460 594	1 317 743
1998	2 224	262 410	986	125 604	397 014	46 966	51 247	170 155	326 850	230 926	419 121	1 142 983
1998-Jul.	213	27 226	49	11 200	38 426	3 150	30 000	8 494	52 234	27 588	51 479	142 139
1999-Jun.	388	21 670	9	1 770	23 440	0	0	2 449	8 184	15 083	53 884	85 508
-Jul.	329	20 099	7	2 189	22 288	1 200	0	250	3 980	22 395	48 031	74 298

7.2.3 - WITWATERSRAND

1997	18 763	1 494 149	6 469	719 560	2 248 931	1 142 721	286 103	731 325	2 422 325	767 663	1 232 664	5 903 920
1998	19 737	1 544 342	3 468	447 495	2 053 903	651 229	449 830	789 966	2 120 245	792 909	1 417 459	5 591 606
1998-Jul.*	3 043	168 619	259	35 343	203 962	54 098	6 981	43 966	128 857	74 355	160 230	493 050
1999-Jun.	1 666	124 778	165	33 993	162 340	99 834	15 532	51 282	424 636	69 690	109 057	696 033
-Jul.	1 662	138 682	109	13 024	151 707	169 084	4 657	49 331	272 982	75 844	101 969	526 657

7.2.4 - PRETORIA

1997	4 129	618 871	2 543	301 365	929 451	194 008	208 307	120 385	613 857	192 799	279 422	1 822 731
1998	4 598	617 785	2 327	301 182	970 299	75 638	493 125	77 149	696 963	181 115	235 465	1 902 726
1998-Jul.	338	56 727	218	28 534	85 262	8 421	800	1 340	12 608	16 212	21 000	118 869
1999-Jun.	698	53 637	200	25 088	78 725	25 224	10 300	2 509	38 033	16 031	17 715	134 472
-Jul.	562	82 720	276	35 604	118 324	15 540	1 739	1 252	23 433	31 009	49 396	191 154

7.2.5 - BLOEMFONTEIN

1997	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 032	245 548
1998	659	54 223	207	21 601	77 824	44 446	49 373	5 776	106 657	36 891	93 359	277 841
1998-Jul.	68	5 190	69	6 435	11 625	900	0	0	900	4 251	7 209	19 734
1999-Jun.	323	9 489	8	1 700	11 189	1 166	0	712	2 738	4 641	5 586	19 513
-Jul.	171	5 167	35	5 215	10 383	0	2 223	0	2 223	2 847	4 687	17 292

1/ Including subsidised dwelling-houses

2/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

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	
1997	52 885	3 943 957	3 728 457	5 002	390 146	497 559	10 058	999 771	1 163 633	5 476 636	
1998	50 022	3 922 684	3 908 523	2 994	252 854	330 005	8 913	896 803	1 170 410	5 977 265	
1998-Jan.-Jul.	29 581	2 259 534	2 227 457	1 666	141 477	180 806	5 589	561 697	734 709	3 574 271	
1999-Jan.-Jul.	42 695	2 321 147	2 019 001	1 252	104 610	121 305	3 398	348 373	453 787	2 696 585	
1998-Jul.*	4 910	375 210	374 418	296	22 888	28 468	764	78 616	98 853	588 741	
1999-Jun.	15 692	520 908	322 186	289	29 320	28 019	403	42 222	58 724	411 347	
-Jul.	4 977	325 634	304 926	240	20 718	20 026	633	65 495	83 195	454 545	

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			
	m	R1 000	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	m	R1 000	R1 000						
1997	655 944	1 021 408	571 196	764 634	1 029 729	1 060 771	3 280 311	1 416 741	1 376 630	2 164 098	2 420 814	1 177 764										
1998	659 576	1 142 795	576 078	903 730	845 512	945 462	3 459 425	1 207 919	1 264 416	1 906 313	2 204 886	1 641 573										
1998-Jan.-Jul.	409 862	683 235	248 945	350 149	426 019	485 689	1 727 491	707 586	748 655	1 115 037	1 308 220	6 609 979										
1999-Jan.-Jul.	330 197	504 844	201 528	249 138	416 322	463 550	1 541 759	811 554	837 334	1 241 494	1 417 570	5 655 915										
1998-Jul.	76 459	143 222	20 675	25 081	65 195	72 041	263 324	113 726	119 229	165 290	216 034	1 068 099										
1999-Jun.	45 020	56 739	39 410	47 794	59 926	75 475	257 106	105 293	107 368	135 834	145 637	814 091										
-Jul.	50 527	80 531	32 290	44 898	78 548	90 395	258 195	130 343	135 965	248 400	261 176	973 916										

1/ Including subsidised dwelling-houses

2/ Including "Other"

TABLE 8.2 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

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

	Dwelling-houses 1/		Flats and Townhouses		Total 2/	Office space	Shopping space	and ware-house space	Total 2/	Dwelling-houses	Total 2/	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
8.2.1 - CAPE TOWN												
1997	4 825	438 676	2 696	233 408	685 157	93 995	39 140	156 609	303 090	219 170	414 372	1 402 619
1998	3 107	433 986	1 856	231 845	801 104	212 541	12 240	139 678	389 963	207 880	375 788	1 566 856
1998-Jul.	241	34 640	139	18 970	121 610	51 912	2 914	13 211	68 197	16 915	38 114	227 922
1999-Jun.	12 022	106 287	260	32 158	138 445	8 290	5 742	8 773	23 295	21 448	27 516	189 257
-Jul.	315	46 623	209	21 723	68 347	12 138	4 213	24 888	42 006	23 969	31 901	142 254
8.2.2 - DURBAN												
1997	2 212	238 936	1 709	158 451	402 389	18 949	51 566	278 033	382 862	292 878	554 639	1 339 890
1998	1 637	201 393	1 253	145 497	569 484	72 671	44 043	229 844	366 442	217 955	478 839	1 414 765
1998-Jul.	187	24 226	70	8 375	32 601	17 020	20	7 636	26 258	20 718	35 854	94 713
1999-Jun.	203	18 967	16	1 429	21 497	3 000	633	9 253	17 586	19 519	28 286	67 369
-Jul.	112	16 821	84	6 695	23 516	1 429	3 470	9 176	14 075	20 672	43 171	80 762
8.2.3 - WITWATERSRAND												
1997	13 395	1 031 897	4 701	541 417	1 583 406	658 715	184 194	409 149	1 328 644	328 511	537 819	3 449 872
1998	13 342	1 075 982	4 712	553 348	1 772 069	588 738	178 497	381 682	1 329 318	374 332	533 553	3 634 941
1998-Jul.*	1 797	107 386	550	63 399	183 904	26 068	1 065	25 444	57 781	37 347	54 506	296 191
1999-Jun.	2 025	66 551	243	29 746	96 297	32 851	19 874	44 566	103 908	20 940	27 934	228 139
-Jul.	1 787	80 704	149	21 669	102 372	23 388	7 390	8 205	60 978	27 855	82 631	245 981
8.2.4 - PRETORIA												
1997	2 651	360 380	1 261	171 507	542 330	41 452	143 308	34 150	283 016	63 633	98 270	923 616
1998	2 596	419 606	830	113 479	533 082	47 516	126 301	6 912	221 464	18 578	25 670	780 218
1998-Jul.	250	44 837	112	12 770	57 606	9 688	2 461	1 190	14 482	1 698	2 140	74 228
1999-Jun.	146	31 772	33	7 686	39 457	9 929	0	901	11 910	1 210	1 280	52 647
-Jul.	162	39 519	143	19 182	103 701	3 571	0	6 509	10 866	1 803	5 665	120 233
8.2.5 - BLOEMFONTEIN												
1997	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 182	190 569
1998	560	44 082	207	21 601	65 682	29 213	59 677	2 661	96 931	22 361	59 426	222 039
1998-Jul.	49	4 417	27	3 456	7 873	0	3 256	0	3 256	1 471	3 236	14 365
1999-Jun.	70	3 426	45	4 578	8 004	0	9 562	0	9 562	2 354	4 550	22 115
-Jul.	69	4 193	0	0	4 193	0	6 506	0	6 786	2 488	4 143	15 122

1/ Including subsidised dwelling-houses
2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
9.1 - TOTAL						
1997	65 262	5 741 788	5 737 756	52 885	3 943 957	3 728 457
1998	80 729	6 018 907	5 988 487	50 022	3 922 684	3 908 523
1998-Jan.-Jul.	38 939	3 397 486	3 458 655	29 581	2 259 534	2 227 457
1999-Jan.-Jul.	39 226	2 963 304	3 069 140	42 695	2 321 147	2 019 001
1998-Jul.*	7 117	568 394	570 083	4 910	375 210	374 418
1999-Jun.	6 284	465 911	466 238	15 692	520 908	322 186
-Jul.	6 120	493 363	538 084	4 977	325 634	304 926
9.2 - AFRICAN/BLACK						
1997	36 488	1 802 662	1 410 392	31 218	1 261 501	878 950
1998	52 021	2 295 638	1 755 844	28 994	1 218 496	872 924
1998-Jan.-Jul.	22 375	1 151 713	946 948	17 885	709 664	494 516
1999-Jan.-Jul.	24 896	1 153 354	901 926	30 996	967 818	510 160
1998-Jul.*	4 662	220 755	170 424	2 895	119 813	77 134
1999-Jun.	3 918	192 647	148 095	14 265	332 478	114 723
-Jul.	3 377	143 900	108 587	2 671	104 055	64 482
9.3 - COLOURED						
1997	5 146	287 685	254 516	3 411	163 610	134 915
1998	7 480	345 674	286 147	5 020	205 605	156 432
1998-Jan.-Jul.	4 060	186 048	145 614	2 549	113 488	90 446
1999-Jan.-Jul.	4 620	182 726	139 945	3 877	145 448	108 851
1998-Jul.*	550	27 882	21 747	480	18 730	14 738
1999-Jun.	1 004	36 201	25 604	420	17 903	15 306
-Jul.	745	26 550	18 714	872	28 481	16 666

1/ Including subsidised dwelling-houses

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

Year and month	Dwelling-house plans passed 1/			Dwelling houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
9.4 - INDIAN/ASIAN						
1997	2 715	296 023	339 237	1 930	205 384	214 453
1998	2 678	273 586	313 882	2 059	217 491	230 621
1998-Jan.-Jul.	1 445	151 866	173 761	944	102 055	107 649

1999-Jan.-Jul.	1 050	102 366	115 979	878	107 059	112 782
1998-Jul.	181	20 655	24 387	119	13 820	15 229
1999-Jun.	145	13 457	15 181	106	13 005	13 603
-Jul.	223	13 117	14 701	65	4 462	5 017

9.5 - WHITE

1997	20 913	3 355 418	3 733 608	16 326	2 313 462	2 500 140
1998	18 550	3 104 009	3 632 612	13 949	2 281 092	2 648 549
1998-Jan.-Jul.	11 059	1 907 859	2 192 332	8 203	1 334 327	1 534 848
1999-Jan.-Jul.	8 660	1 524 858	1 911 291	6 944	1 100 822	1 287 209
1998-Jul.*	1 724	299 102	353 525	1 416	222 847	267 316
1999-Jun.	1 217	223 606	277 358	901	157 522	178 555
-Jul.	1 775	309 796	396 083	1 369	188 636	218 761

TABLE 10 - DWELLING-HOUSES SMALLER THAN 81m : PRIVATE SECTOR 1/

1997	42 981	1 775 368	1 374 998	39 687	1 583 216	1 181 440
1998	60 763	2 240 117	1 667 759	36 988	1 448 724	1 057 069
1998-Jan.-Jul.	26 683	1 098 775	874 039	21 956	831 346	599 211
1999-Jan.-Jul.	29 918	1 131 794	823 780	36 617	1 132 729	651 955
1998-Jul.*	5 201	199 342	144 923	3 650	138 341	90 838
1999-Jun.	5 030	197 605	139 153	14 764	347 337	128 213
-Jul.	4 572	173 189	132 091	4 088	146 508	96 733

1/ Including subsidised dwelling-houses