

Building statistics P5041.1
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Dr F M Orkin

Head: Central Statistical Service

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REAL VALUE OF BUILDING ACTIVITIES DECREASES DURING 1998

The real value of building plans passed (at constant 1995 prices) for the first six months of 1998 decreased by 12,8% (-R1 002,3 million) to R6 825,8 million compared with the same period of 1997. Decreases in the real value of building plans passed were reported by five of the nine provinces. The major areas contributing to the decrease of 12,8% in the real value of building plans passed were Gauteng (-R639,5 million or 18,8%), KwaZulu-Natal (-R271,4 million or 23,5%) and North West (-R129,6 million or 34,6%). However, large real increases were reported by the Free State (+R87,2 million or 47,6%) and the Northern Cape (+R40,4 million or 78,7%).

The real value of buildings completed decreased by 5,2% during the above-mentioned period.

Large real decreases regarding the value of building plans passed were reported for flats and townhouses (-29,8% or R316,6 million), non-residential buildings (-20,4% or R472,2 million) and additions and alterations (-8,6% or R155,3 million). The major areas contributing to the decrease in the real value of plans passed for flats and townhouses were Gauteng (-R188,9 million or 36,3%), KwaZulu-Natal (-R73,9 million or 36,0%) and the Western Cape (-R65,1million or 29,1%).

During the first six months of 1998 plans for 7 148 flat and townhouse units were passed, which represents a decrease of 2 986 units compared with the same period of 1997. Large decreases in the number of plans passed for flat and townhouse units were reported by Gauteng (-1 927), KwaZulu-Natal (-605) and the Western Cape (-474).

Regarding buildings completed, the real value for the first six months of 1998 decreased by 5,2% (-R261,4 million) to R4 814,0 million compared with the same period of 1997. Large real decreases were reported for additions and alterations (-20,7% or R248,2 million) and non-residential buildings (-14,7% or R215,6 million), while the real value of residential buildings completed increased by 8,4% (+R202,5 million) to R2 616,6 million.

1. EXPLANATORY NOTES

The data in the tables relate to building activities financed by the public and private sectors (Tables 1.1, 1.2, 3, 4, 5 and 6) as well as those financed only by the private sector (Tables 2.1, 2.2 and 7 to 11).

The monthly survey covers roughly 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 1995 prices, are described in the **Bulletin of Statistics**.

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

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

Statistics on dwelling-houses smaller than 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 10.

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*	18 878 141	4 074 092	920 551	171 817	537 615	2 944 997	613 018	8 666 075	615 131	334 844
		1997*	18 729 729	4 483 596	900 794	122 359	489 149	2 534 712	734 202	8 125 887	766 791	572 239
		1997-Jan-Jun	9 080 452	2 086 580	456 433	59 477	212 509	1 340 236	434 054	3 938 515	321 595	231 053
		1998-Jan-Jun	8 396 127	2 244 960	395 644	112 689	332 586	1 087 347	300 819	3 389 744	281 732	250 606
		1997-Jun*	1 575 991	377 929	74 575	8 680	26 405	244 669	58 543	683 324	52 810	49 055
		1998-May	1 380 916	375 276	63 353	20 702	43 106	196 482	64 567	551 191	30 170	36 069
		1998-Jun	1 412 195	417 489	93 592	26 191	45 253	204 803	48 053	495 454	50 360	31 001
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	8 887 259	1 984 212	438 961	82 276	235 818	1 299 639	352 810	4 008 741	305 577	179 225
		1997*	8 487 931	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1997-Jan-Jun	4 136 589	1 066 800	214 158	25 337	106 629	572 702	145 903	1 734 521	155 731	114 807
		1998-Jan-Jun	3 941 723	1 090 308	205 819	29 571	118 995	499 070	182 829	1 505 633	172 243	137 253
		1997-Jun*	708 254	198 799	28 873	4 993	17 396	101 257	20 043	290 679	21 371	24 842
		1998-May	645 962	181 979	34 309	3 172	20 671	102 334	33 327	226 404	19 245	24 521
		1998-Jun	712 505	192 051	43 876	11 705	25 891	96 248	32 957	255 539	36 982	17 256
Dwelling-houses	Number	1996*	55 157	10 771	3 888	2 326	2 506	5 604	3 586	22 107	2 619	1 750
		1997*	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1997-Jan-Jun	29 930	4 931	1 533	253	1 085	2 255	1 472	15 351	1 545	1 505
		1998-Jan-Jun	31 695	6 783	3 268	187	1 610	2 593	2 495	11 142	2 235	1 382
		1997-Jun*	4 455	1 099	281	23	173	492	193	1 822	244	128
		1998-May	5 454	862	718	28	288	399	624	1 948	351	236
		1998-Jun	6 361	1 351	934	33	435	406	484	2 204	367	147
	Value (R1 000)	1996*	5 648 696	1 309 229	349 899	65 108	165 396	674 502	301 739	2 394 706	237 849	150 268
		1997*	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1997-Jan-Jun	2 723 485	696 124	156 231	19 334	80 648	298 706	133 737	1 134 061	120 749	83 895
		1998-Jan-Jun	2 879 281	785 582	173 730	20 976	102 885	322 799	155 564	1 086 564	134 446	96 736
		1997-Jun*	512 454	145 485	26 198	2 131	13 336	68 363	17 317	208 111	19 201	12 311
		1998-May	480 438	124 174	32 839	3 172	18 221	54 461	28 747	180 560	18 372	19 892
		1998-Jun	540 962	145 207	39 380	3 569	22 290	61 689	27 019	201 431	26 118	14 259

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

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**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	Mpuma- langa	Northern Province
TOTAL	Value	1996	10 423 821	2 105 264	513 307	130 920	354 199	1 856 904	322 947	4 597 495	323 545	219 240
	(R1 000)	1997*	11 311 606	2 558 779	554 041	124 254	346 963	2 053 778	403 943	4 598 523	423 183	248 141
		1997-Jan-Jun	5 354 000	1 307 132	256 252	61 469	174 407	986 892	150 036	2 183 345	153 719	80 749
		1998-Jan-Jun	5 513 992	1 175 123	208 350	49 172	169 911	1 027 800	198 241	2 376 600	199 541	109 254
		1997-Jun*	813 331	286 376	46 736	5 859	41 462	182 901	24 757	196 742	16 549	11 948
		1998-May	800 755	166 006	28 094	5 917	20 003	93 838	30 366	419 650	23 740	13 141
		1998-Jun	1 125 656	224 075	53 986	8 439	22 760	114 810	61 888	558 731	45 695	35 271
RESIDENTIAL BUILDINGS 1/	Value	1996	5 731 974	1 183 877	269 790	54 654	120 021	842 456	199 180	2 740 268	184 848	136 882
	(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
		1997-Jan-Jun	2 573 327	679 632	141 848	40 266	41 898	379 840	117 462	1 045 716	76 314	50 350
		1998-Jan-Jun	2 977 068	690 482	116 528	12 245	67 061	525 646	132 776	1 260 203	98 053	74 074
		1997-Jun*	396 294	119 911	23 610	3 465	10 827	64 460	20 040	137 048	7 930	9 002
		1998-May	439 990	94 628	11 896	2 824	8 383	42 236	23 636	234 305	11 192	10 889
		1998-Jun	605 537	123 952	24 577	1 867	13 600	47 333	36 433	305 552	28 397	23 825
Dwelling-houses	Number	1996	33 843	8 274	2 772	841	1 204	3 948	2 225	11 365	1 077	2 137
		1997*	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1997-Jan-Jun	19 304	3 357	1 314	2 053	560	1 776	1 638	6 257	905	1 444
		1998-Jan-Jun	24 657	3 987	1 347	196	1 027	1 500	2 486	9 572	1 026	3 516
		1997-Jun*	3 176	593	257	231	99	340	350	1 068	79	159
		1998-May	3 687	559	131	68	181	297	581	1 472	157	241
		1998-Jun	6 455	604	334	57	257	236	577	2 375	197	1 818
	Value (R1 000)	1996	3 634 582	885 101	219 215	33 740	71 190	457 255	167 418	1 577 801	128 538	94 322
		1997*	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1997-Jan-Jun	1 685 119	425 063	110 542	36 042	35 144	212 358	107 257	655 463	63 767	39 483
		1998-Jan-Jun	1 847 608	446 434	96 544	10 525	55 819	178 815	120 262	807 363	65 916	65 931
		1997-Jun*	281 327	78 103	20 619	3 073	7 651	38 884	19 382	99 495	7 583	6 538
		1998-May	306 473	70 810	10 217	2 084	8 171	37 188	22 486	138 547	6 761	10 209
		1998-Jun	373 133	75 613	18 845	1 867	12 566	32 798	28 546	166 049	18 211	18 638

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

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**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	Mpuma- langa	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	17 263	3 566	1 736	692	896	1 683	1 652	4 955	348	1 735
		1997*	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
		1997-Jan-Jun	13 004	1 472	890	2 004	407	737	1 438	4 086	648	1 322
		1998-Jan-Jun	18 306	1 840	1 002	156	775	795	2 180	7 477	731	3 350

NON-RESIDENTIAL		1997-Jun*	2 104	206	196	225	69	183	319	729	48	129
		1998-May	2 523	193	89	61	143	161	537	1 032	118	189
		1998-Jun	5 319	233	277	52	210	90	528	2 004	123	1 802
	Value (R1 000)	1996	697 261	149 284	78 354	10 901	29 507	104 268	84 833	193 573	13 987	32 554
		1997*	1 181 476	184 928	91 291	38 892	44 433	128 061	131 587	445 988	66 498	49 797
		1997-Jan-Jun	475 536	74 068	46 633	28 044	13 589	44 861	71 493	155 712	18 108	23 029
		1998-Jan-Jun	506 952	51 764	38 233	4 343	25 051	43 076	72 204	219 230	12 055	40 994
		1997-Jun*	79 757	9 971	9 844	2 152	2 704	10 877	13 089	25 214	2 608	3 296
		1998-May	76 604	8 135	3 211	1 338	3 338	8 659	15 923	30 340	1 513	4 147
		1998-Jun	123 172	7 761	9 481	1 028	6 389	5 613	19 301	55 368	2 399	15 831
	Number	1996	2 092	676	150	38	99	309	82	593	87	58
		1997*	2 384	792	169	37	99	556	84	489	92	66
		1997-Jan-Jun	1 233	401	82	12	45	331	33	267	35	27
		1998-Jan-Jun	941	318	54	21	28	152	43	247	53	25
		1997-Jun	289	71	25	4	9	146	5	22	5	2
		1998-May	144	48	10	2	12	22	9	29	6	6
		1998-Jun	164	58	11	5	3	24	8	40	11	4
	Value (R1 000)	1996	2 487 865	370 135	80 618	43 442	102 928	526 793	77 422	1 171 894	81 051	33 582
		1997*	3 400 515	572 425	110 399	31 025	99 587	586 974	121 422	1 658 284	126 259	94 140
		1997-Jan-Jun	1 500 282	265 522	30 755	11 892	55 549	275 730	16 483	773 053	46 976	24 323
		1998-Jan-Jun	1 429 116	214 472	38 658	10 081	57 398	205 735	40 260	767 254	65 243	30 016
		1997-Jun	213 814	91 198	5 501	1 613	21 345	58 964	1 143	26 872	4 408	2 771
		1998-May	177 726	32 239	7 191	180	6 416	18 658	4 593	98 437	8 295	1 717
		1998-Jun	324 165	45 949	15 816	3 591	2 761	25 035	17 476	193 288	8 899	11 349
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 203 981	551 252	162 899	32 825	131 250	487 655	46 345	685 333	57 647	48 777
		1997*	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1997-Jan-Jun	1 280 391	361 978	83 649	9 311	76 960	331 322	16 090	364 576	30 429	6 075
		1998-Jan-Jun	1 107 808	270 169	53 165	26 846	45 451	296 420	25 205	349 143	36 245	5 164
		1997-Jun	203 223	75 267	17 624	781	9 290	59 477	3 574	32 822	4 211	175
		1998-May	183 039	39 138	9 007	2 912	5 204	32 943	2 137	86 908	4 254	535
		1998-Jun	195 955	54 174	13 593	2 980	6 399	42 441	7 980	59 891	8 399	97

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996	18 636 789	4 012 451	908 044	144 450	518 627	2 932 271	610 258	8 587 712	607 418	315 558
		1997*	18 252 749	4 368 379	880 234	120 821	463 687	2 519 896	697 437	7 960 920	731 799	509 576
		1997- Jan-Jun	8 882 183	2 064 881	447 023	58 285	210 608	1 327 164	423 273	3 828 947	314 063	207 939
		1998- Jan-Jun	8 165 957	2 184 307	362 761	106 040	327 851	1 050 243	293 027	3 329 317	266 910	245 501

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997-Jun*	1 553 920	374 289	70 105	8 665	26 405	244 669	48 863	679 996	51 872	49 055
		1998-May	1 338 629	361 486	54 933	19 907	42 473	195 662	60 970	539 103	28 267	35 828
		1998-Jun	1 343 034	406 130	82 751	20 612	44 623	180 343	45 877	483 371	48 505	30 821
	Dwelling-houses	1996	8 756 005	1 966 214	435 109	54 938	227 975	1 299 639	351 020	3 950 363	297 865	172 882
		1997*	8 214 775	2 224 540	416 645	41 824	228 360	1 121 255	299 524	3 274 739	401 623	206 266
		1997-Jan-Jun	4 004 365	1 060 872	209 837	24 685	105 538	572 597	145 758	1 625 261	150 645	109 173
		1998-Jan-Jun	3 783 987	1 063 484	173 419	29 209	115 601	491 025	175 107	1 446 573	157 421	132 149
		1997-Jun*	698 796	195 159	27 337	4 978	17 396	101 257	20 043	287 351	20 433	24 842
		1998-May	617 400	180 519	26 110	3 112	20 038	101 954	29 730	214 316	17 342	24 280
		1998-Jun	679 050	186 164	33 125	11 645	25 261	96 248	30 781	243 622	35 127	17 076
	Dwelling-houses	1996*	43 889	9 834	3 595	317	1 921	5 604	3 477	15 925	1 909	1 307
		1997*	43 247	9 869	3 110	299	2 215	4 593	3 101	16 508	1 981	1 571
		1997-Jan-Jun	20 339	4 585	1 365	169	994	2 251	1 460	7 652	1 042	821
		1998-Jan-Jun	20 799	4 619	1 496	175	1 366	2 211	1 719	7 463	902	848
		1997-Jun*	3 848	908	220	22	173	492	193	1 556	156	128
		1998-May	3 468	800	246	26	233	359	285	1 172	150	197
		1998-Jun	3 790	761	313	31	393	406	259	1 298	194	135
	Dwelling-houses	1996*	5 520 662	1 294 451	346 048	37 770	157 553	674 502	299 949	2 336 328	230 136	143 926
		1997*	5 466 723	1 488 864	322 952	33 388	174 922	618 974	273 825	2 153 267	242 681	157 850
		1997-Jan-Jun	2 591 262	690 196	151 910	18 681	79 557	298 601	133 592	1 024 801	115 664	78 261
		1998-Jan-Jun	2 721 546	758 758	141 329	20 614	99 491	314 754	147 842	1 027 503	119 623	91 631
		1997-Jun*	502 997	141 845	24 662	2 116	13 336	68 363	17 317	204 783	18 263	12 311
		1998-May	451 876	122 714	24 640	3 112	17 588	54 081	25 150	168 472	16 468	19 650
		1998-Jun	507 507	139 320	28 629	3 509	21 660	61 689	24 843	189 514	24 263	14 079

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

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**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*	20 973	3 120	1 912	123	1 250	2 190	1 869	8 733	904	872
		1997-Jan-Jun	9 998	1 750	757	63	590	1 126	867	3 850	505	490
		1998-Jan-Jun	10 523	1 331	957	57	758	1 103	1 147	4 409	318	443
		1997-Jun*	1 867	198	130	9	110	272	113	905	56	74
		1998-May	1 734	240	161	11	127	167	188	671	64	105
		1998-Jun	1 919	213	197	9	276	175	153	767	62	67
	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*	1 104 331	174 902	103 841	7 200	62 256	138 425	108 161	415 557	41 558	52 430
		1997-Jan-Jun	528 567	98 041	42 276	3 665	30 434	71 947	52 431	176 003	24 112	29 657

NON-RESIDENTIAL	Number	1998-Jan-Jun	571 124	80 894	47 499	4 574	29 183	62 322	64 969	235 946	17 104	28 633
		1997-Jun*	93 305	10 989	8 344	461	6 397	18 816	6 255	34 600	2 998	4 444
		1998-May	93 217	13 531	8 532	1 029	4 682	9 259	9 938	36 813	2 907	6 525
		1998-Jun	101 182	13 843	9 750	752	8 804	10 819	8 529	40 965	3 021	4 699
		1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997*	3 590	1 106	222	71	129	454	146	1 146	167	149
		1997-Jan-Jun	1 848	580	106	33	66	239	79	591	81	73
		1998-Jan-Jun	1 717	611	99	47	64	273	58	450	54	61
		1997-Jun*	317	99	25	2	9	35	15	98	16	18
		1998-May	316	91	26	12	8	63	11	93	4	8
		1998-Jun	305	153	15	7	6	30	11	65	5	13
		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
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997*	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1997-Jan-Jun	2 763 082	401 016	97 030	11 308	43 844	371 437	219 542	1 452 126	94 411	72 367
		1998-Jan-Jun	2 374 318	494 563	75 367	41 395	122 010	254 585	67 389	1 191 466	54 384	73 160
		1997-Jun*	466 493	66 933	23 465	435	2 201	63 539	16 768	255 970	19 662	17 519
		1998-May	391 120	81 326	8 469	11 635	11 526	41 528	21 096	207 422	1 839	6 280
		1998-Jun	290 558	94 134	20 829	3 473	1 616	34 694	5 804	118 054	3 745	8 210
		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*	4 374 626	1 227 281	309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1997-Jan-Jun	2 114 735	602 993	140 155	22 292	61 225	383 131	57 973	751 560	69 007	26 399
		1998-Jan-Jun	2 007 652	626 260	113 975	35 436	90 241	304 633	50 532	691 278	55 105	40 193
		1997-Jun*	388 631	112 197	19 303	3 252	6 808	79 873	12 052	136 675	11 777	6 694
		1998-May	330 109	99 641	20 354	5 160	10 910	52 180	10 145	117 366	9 086	5 268
		1998-Jun	373 426	125 832	28 798	5 494	17 745	49 401	9 292	121 695	9 634	5 536

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**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	10 291 509	2 087 091	497 143	114 105	346 498	1 823 263	318 015	4 579 132	322 723	203 539
		1997*	10 883 471	2 431 049	535 386	90 233	340 475	2 034 331	368 986	4 452 809	404 170	226 032
		1997-Jan-Jun	5 258 768	1 295 886	245 448	34 839	170 603	982 742	140 594	2 168 514	150 470	69 671
		1998-Jan-Jun	5 356 020	1 143 804	204 343	47 352	164 682	1 021 605	185 023	2 317 670	193 475	78 068
		1997-Jun*	796 594	286 376	43 315	3 707	41 105	181 501	20 133	193 104	16 549	10 803
		1998-May	783 722	164 682	27 890	5 317	19 078	93 458	25 873	413 263	22 704	11 456
		1998-Jun	1 085 202	223 013	52 160	7 802	21 607	114 600	60 092	537 912	44 774	23 243
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 632 437	1 176 398	262 293	45 426	112 974	812 714	194 550	2 722 876	184 025	121 180
		1997*	5 182 345	1 294 408	279 657	37 286	111 444	791 261	210 354	2 133 394	204 252	120 290
		1997-Jan-Jun	2 503 339	679 632	139 348	13 645	38 859	378 440	108 020	1 030 924	73 107	41 363

Dwelling-houses	Number	1998-Jan-Jun	2 852 038	678 674	112 774	10 669	62 281	522 372	119 643	1 201 273	91 987	52 366
		1997-Jun*	381 617	119 911	22 235	1 313	10 485	63 060	15 416	133 410	7 930	7 857
		1998-May	423 953	93 766	11 692	2 225	7 907	41 856	19 229	227 917	10 155	9 204
		1998-Jun	565 546	122 890	23 004	1 230	12 447	47 333	34 636	284 732	27 476	11 797
		1996	28 539	7 728	2 350	185	697	3 904	1 966	9 943	988	778
		1997*	30 223	6 687	2 281	195	1 043	3 829	2 158	11 149	1 983	898
		1997-Jan-Jun	13 930	3 357	1 239	72	348	1 733	1 146	5 108	567	360
		1998-Jan-Jun	13 742	2 887	1 099	79	683	1 315	1 430	5 329	422	498
	Value (R1 000)	1997-Jun*	2 313	593	222	6	76	297	182	792	79	66
		1998-May	2 370	500	116	17	121	257	254	965	51	89
		1998-Jun	2 754	499	235	10	183	236	411	1 009	103	68
		1996	3 562 481	877 622	211 718	24 513	64 143	454 513	162 787	1 560 410	127 716	79 059
		1997*	3 434 491	856 848	198 588	23 864	84 477	450 330	182 915	1 388 760	154 277	94 432
		1997-Jan-Jun	1 615 457	425 063	108 041	9 421	32 430	210 958	97 815	640 671	60 560	30 496
		1998-Jan-Jun	1 722 577	434 625	92 790	8 948	51 038	175 541	107 129	748 433	59 849	44 223
		1997-Jun*	266 650	78 103	19 244	921	7 309	37 484	14 758	95 857	7 583	5 392
		1998-May	290 435	69 948	10 013	1 485	7 695	36 808	18 079	132 159	5 724	8 524
		1998-Jun	333 142	74 551	17 272	1 230	11 413	32 798	26 749	145 230	17 290	6 610

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

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**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	11 971	3 020	1 314	36	389	1 639	1 393	3 533	259	388
		1997*	17 028	2 606	1 559	80	741	2 029	1 726	6 417	1 392	478
		1997-Jan-Jun	7 632	1 472	816	23	195	694	946	2 938	310	238
		1998-Jan-Jun	7 391	740	754	39	431	610	1 124	3 234	127	332
		1997-Jun*	1 241	206	161	-	46	140	151	453	48	36
		1998-May	1 206	134	74	10	83	121	210	525	12	37
		1998-Jun	1 618	128	178	5	136	90	362	638	29	52
	Value (R1 000)	1996	627 575	141 805	70 857	1 674	22 460	101 526	80 202	176 181	13 165	19 704
		1997*	887 635	132 621	84 269	5 036	39 195	125 653	106 629	312 308	52 173	29 779
		1997-Jan-Jun	405 984	74 068	44 168	1 424	10 875	43 461	62 050	140 996	14 900	14 042
		1998-Jan-Jun	381 921	39 956	34 479	2 766	20 270	39 802	59 072	160 300	5 989	19 287
		1997-Jun*	65 080	9 971	8 468	-	2 362	9 477	8 465	21 576	2 608	2 151
		1998-May	60 566	7 273	3 007	739	2 861	8 279	11 516	23 953	476	2 462
		1998-Jun	83 181	6 699	7 908	391	5 236	5 613	17 505	34 549	1 478	3 802
NON-RESIDENTIAL	Number	1996	2 055	672	123	37	99	308	80	591	87	58
		1997*	2 335	778	148	35	98	549	83	488	91	65

ADDITIONS AND ALTERATIONS	Value (R1 000)	1997-Jan-Jun	1 208	397	66	11	44	329	33	267	35	26
		1998-Jan-Jun	928	317	52	19	27	148	43	247	53	22
		1997-Jun	280	71	16	4	9	146	5	22	5	2
		1998-May	142	47	10	2	11	22	9	29	6	6
		1998-Jun	161	58	9	5	3	23	8	40	11	4
	Value (R1 000)	1996	2 464 036	361 100	72 920	39 042	102 928	525 293	77 197	1 170 923	81 051	33 582
		1997*	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
		1997-Jan-Jun	1 477 577	254 276	23 246	11 883	54 799	274 630	16 483	773 053	46 976	22 232
		1998-Jan-Jun	1 416 082	214 310	38 644	10 038	56 950	202 846	40 260	767 254	65 243	20 538
		1997-Jun	211 837	91 198	3 524	1 613	21 345	58 964	1 143	26 872	4 408	2 771
		1998-May	177 116	32 077	7 191	180	5 968	18 658	4 593	98 437	8 295	1 717
		1998-Jun	323 941	45 949	15 802	3 591	2 761	24 825	17 476	193 288	8 899	11 349
		1996	2 195 037	549 593	161 931	29 637	130 596	485 256	46 269	685 333	57 647	48 777
	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
		1997-Jan-Jun	1 277 851	361 978	82 855	9 311	76 945	329 672	16 090	364 537	30 387	6 075
		1998-Jan-Jun	1 087 901	250 821	52 925	26 645	45 451	296 388	25 119	349 143	36 245	5 164
		1997-Jun	203 140	75 267	17 556	781	9 275	59 477	3 574	32 822	4 211	175
		1998-May	182 653	38 838	9 007	2 912	5 204	32 943	2 051	86 908	4 254	535
		1998-Jun	195 715	54 174	13 353	2 980	6 399	42 441	7 980	59 891	8 399	97

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	2 879,3	2 723,5	+5,7	1 847,6	1 685,1	+9,6
Flats and townhouses	882,5	1 185,3	-25,5	789,2	861,6	-8,4
Total 1/	3 941,7	4 136,6	-4,7	2 977,1	2 573,3	+15,7
Non-residential buildings	2 390,6	2 822,0	-15,3	1 429,1	1 500,3	-4,7
Additions and alterations	2 063,8	2 121,9	-2,7	1 107,8	1 280,4	-13,5
Total	8 396,1	9 080,5	-7,5	5 514,0	5 354,0	+3,0

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	2 432,0	2 439,2	-0,3	1 605,3	1 565,6	+2,5
Flats and townhouses	745,1	1 061,7	-29,8	707,0	823,2	-14,1
Total 1/	3 329,3	3 704,1	-10,1	2 616,6	2 414,1	+8,4
Non-residential buildings	1 838,0	2 310,2	-20,4	1 249,2	1 464,8	-14,7
Additions and alterations	1 658,6	1 813,9	-8,6	948,2	1 196,4	-20,7
Total	6 825,8	7 828,1	-12,8	4 814,0	5 075,4	-5,2

1/ Including "Other"

**TABLE 4 - BUILDING PLANS PASSED : PUBLIC AND PRIVATE SECTOR
ACTUAL VALUES**

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
4.1 - VALUES AT CURRENT PRICES															
4.1.1 Total	R million	1996	18 878	1 159	1 527	1 485	1 504	1 609	1 856	1 773	1 736	1 451	1 945	1 724	1 109
		1997	18 730	1 254	1 745	1 335	1 629	1 541	1 576	1 466	1 531	1 830	1 827	1 824	1 171
		1998		1 201	1 298	1 629	1 476	1 381	1 412						
4.1.2 Residential buildings	R million	1996	8 887	585	763	686	723	756	1 035	882	645	671	944	695	504
		1997	8 488	547	796	571	762	752	708	749	714	740	858	819	471
		1998		495	609	798	681	646	713						
4.1.3 Non-residential buildings	R million	1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
		1997	5 840	390	576	466	522	392	477	371	419	698	549	604	377
		1998		470	348	426	462	393	292						
4.1.4 Additions and alterations	R million	1996	4 604	255	363	354	396	410	435	466	412	408	414	403	289
		1997	4 402	317	374	298	345	397	391	346	398	392	420	401	323
		1998		236	341	404	333	342	408						
4.2 - VALUES AT CONSTANT 1995 PRICES															
4.2.1 Total	R million	1996	17 411	1 107	1 434	1 393	1 412	1 504	1 732	1 642	1 582	1 321	1 759	1 539	987
		1997	16 015	1 105	1 518	1 151	1 399	1 315	1 340	1 249	1 302	1 550	1 553	1 552	980
		1998		987	1 056	1 333	1 197	1 115	1 139						
4.2.2 Residential buildings	R million	1996	8 378	567	733	658	691	716	977	829	599	624	876	643	464
		1997	7 487	501	718	513	682	666	625	656	623	644	743	709	407
		1998		426	518	676	574	541	594						
4.2.3 Non-residential buildings	R million	1996	4 809	298	363	404	351	406	352	384	608	328	511	537	268
		1997	4 789	327	477	382	424	315	385	302	343	574	454	502	304

		1998		368	264	330	355	300	221							
4.2.4	Additions and alterations	R million	1996	4 224	242	338	330	370	382	403	429	376	369	372	359	255
		1997	3 738	278	323	256	294	334	330	291	336	332	356	340	269	
		1998		193	274	327	268	273	324							

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**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	10 424	573	787	810	1 077	926	658	985	773	928	1 000	1 124	783
			1997	11 312	853	825	906	991	965	813	969	946	854	1 035	1 164	990
			1998		762	900	1 068	857	801	1 126						
5.1.2	Residential buildings	R million	1996	5 732	311	444	514	526	535	409	480	433	516	574	607	385
			1997	5 477	426	399	402	423	527	396	471	491	414	477	632	419
			1998		381	400	696	455	440	606						
5.1.3	Non-residential buildings	R million	1996	2 488	119	164	111	343	230	108	285	148	215	227	276	262
			1997	3 401	236	172	309	344	225	214	261	263	241	364	313	459
			1998		181	311	189	245	178	324						
5.1.4	Additions and alterations	R million	1996	2 204	143	180	185	209	161	141	220	191	197	199	241	137
			1997	2 434	191	253	196	224	214	203	238	192	198	195	219	111
			1998		200	189	183	157	183	196						
5.2 - VALUES AT CONSTANT 1995 PRICES																
5.2.1	Total	R million	1996	10 406	591	804	822	1 096	933	655	982	760	915	983	1 102	762
			1997	10 483	817	777	860	944	915	762	897	860	774	938	1 049	890
			1998		677	794	940	746	690	967						
5.2.2	Residential buildings	R million	1996	5 618	313	444	515	523	529	402	470	420	501	553	582	367
			1997	5 043	404	375	378	397	493	368	434	448	375	431	567	374
			1998		339	352	616	399	384	527						
5.2.3	Non-residential buildings	R million	1996	2 584	130	175	118	361	240	112	296	154	221	234	283	262
			1997	3 201	232	166	300	338	223	206	243	237	219	332	287	418
			1998		163	279	167	213	152	275						
5.2.4	Additions and alterations	R million	1996	2 203	148	185	190	213	163	142	217	187	193	196	238	133
			1997	2 239	181	236	183	209	199	188	219	175	180	175	195	98
			1998		175	163	157	134	154	165						

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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	1 471	1 599	1 481	1 597	1 592	1 716	1 677	1 590	1 420	1 660	1 545	1 443
6.1.1.1 At current prices		1997	1 583	1 864	1 333	1 686	1 525	1 471	1 384	1 418	1 805	1 545	1 630	1 512
		1998	1 520	1 395	1 648	1 499	1 367	1 323						
6.1.1.2 At constant 1995 prices	R million	1996	1 395	1 511	1 391	1 503	1 493	1 604	1 554	1 457	1 287	1 499	1 368	1 278
		1997	1 390	1 636	1 151	1 452	1 305	1 252	1 181	1 212	1 520	1 312	1 376	1 260
		1998	1 245	1 146	1 350	1 219	1 107	1 068						
6.1.2 Residential buildings	R million	1996	727	733	718	751	749	947	801	598	657	842	641	684
6.1.2.1 At current prices		1997	683	765	614	771	736	655	677	670	735	759	753	634
		1998	621	585	874	677	627	665						
6.1.2.2 At constant 1995 prices	R million	1996	702	709	689	717	712	896	754	555	610	778	593	629
		1997	624	693	552	689	654	579	594	583	639	655	651	546
		1998	533	500	742	570	528	556						
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	709	823	751	1 185	945	602	977	707	950	987	991	806
6.2.1.1 At current prices		1997	1 053	876	855	1 072	986	751	962	871	878	1 013	1 011	1 018
		1998	940	961	1 029	912	815	1 051						
6.2.1.2 At constant 1995 prices	R million	1996	733	845	759	1 199	947	598	975	702	939	969	969	782
		1997	1 011	830	809	1 017	931	702	889	800	797	916	908	914
		1998	836	854	904	789	700	901						
6.2.2 Residential buildings	R million	1996	374	479	511	567	505	403	477	393	517	554	542	393
6.2.2.1 At current prices		1997	506	440	401	451	486	402	469	447	418	456	561	427
		1998	451	445	700	481	400	628						
6.2.2.2 At constant 1995 prices	R million	1996	379	485	514	562	496	391	465	381	500	533	525	376
		1997	484	419	378	421	451	366	432	408	378	411	509	383
		1998	405	397	622	420	345	535						

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TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR - TOTAL

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
1996*	43 889	5 384 699	5 520 660	6 238	471 943	546 326	18 401	1 886 418	2 157 090	8 756 004

1997*	43 247	5 081 221	5 466 723	5 506	497 775	639 267	13 879	1 394 401	1 667 735	8 214 776
1997-Jan. - Jun.	20 339	2 411 555	2 591 260	3 222	249 670	323 915	6 912	713 581	861 345	4 004 365
1998-Jan. - Jun.	20 799	2 475 893	2 721 545	1 561	111 024	128 483	5 587	608 754	753 998	3 783 986
1997-Jun. *	3 848	472 895	502 996	647	54 507	64 569	950	101 883	116 683	698 796
1998-May	3 468	412 230	451 876	470	28 460	34 704	962	91 485	118 800	617 401
-Jun.	3 790	460 160	507 507	372	29 542	34 518	950	99 432	132 515	679 049

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		2		2		2		2		2		2		2		2						
	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							
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	636 790
1997*	1	210 605	1	921 288	886 877	1	264 263	1	486 890	1	641 114	5	663 351	2	685 925	2	684 550	3	928 767	4	374 624	18	252 749
1997-Jan. - Jun.		548 799		722 210	580 924		813 966		728 638		750 511	2	763 084	1	279 476	1	261 380	1	897 738	2	114 734		8 882 183
1998-Jan. - Jun.		380 948		578 182	393 627		534 510		783 633		941 933	2	374 320	1	266 253	1	313 909	1	753 890	2	007 653		8 165 957
1997-Jun.*		116 953		157 086	62 090		74 000		160 970		164 338		466 492		219 436		216 590		357 231		388 630		1 553 920
1998-May		46 406		64 215	49 631		60 244		164 610		211 064		391 121		228 800		236 640		298 209		330 109		1 338 628
-Jun.		40 279		59 590	35 184		42 250		107 993		126 632		290 558		230 436		242 470		316 610		373 426		1 343 034

1/ Including "Other"

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

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

7.2.1 - 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*	5 783	766 369	3 459	365 073	1 263 093	283 418	58 131	188 488	582 430	507 229	840 222	2 685 745
1997-Jan. - Jun.	2 684	343 494	1 642	147 453	577 808	86 224	37 803	102 156	245 220	246 005	406 523	1 229 552
1998-Jan. - Jun.	2 537	359 890	1 123	100 853	567 349	76 640	30 524	199 175	337 042	236 264	419 210	1 323 597
1997-Jun.	502	67 609	461	42 750	110 359	19 074	5 700	13 958	41 481	40 889	79 091	230 931
1998-May	469	62 593	377	31 385	93 979	27 012	593	27 282	63 553	36 723	65 149	222 680
-Jun.	414	62 492	231	20 926	83 419	14 797	7 771	31 017	63 712	36 534	81 640	228 770

7.2.2 - DURBAN

1996	2 905	304 812	1 334	146 136	666 032	55 966	30 962	274 238	426 970	245 724	547 680	1 640 683
1997*	2 313	299 168	1 493	159 261	494 430	68 881	49 467	168 458	361 949	253 229	460 594	1 316 972
1997-Jan. - Jun.	1 188	151 231	855	82 216	269 447	25 803	38 000	101 196	225 824	130 490	245 024	740 295
1998-Jan. - Jun.	1 090	129 186	651	84 959	223 145	15 657	5 052	68 281	112 499	105 938	172 624	508 267
1997-Jun. *	275	33 103	20	3 360	41 463	1 200	0	25 753	33 203	22 631	57 810	132 476
1998-May	155	23 159	165	20 832	48 991	0	130	16 124	20 237	20 237	29 068	98 296
-Jun.	187	23 670	208	22 298	45 969	2 080	780	1 360	7 920	19 076	26 155	80 043

7.2.3 - 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*	10 757	1 394 945	6 469	719 560	2 149 727	1 142 721	286 103	731 325	2 422 325	767 663	1 232 664	5 804 717
1997-Jan. - Jun.	5 441	683 299	4 058	459 085	1 159 149	418 168	219 861	293 484	1 111 821	343 817	600 531	2 871 501
1998-Jan. - Jun.	4 518	611 789	1 695	223 184	855 732	299 507	225 338	414 845	1 041 560	377 822	542 926	2 440 214
1997-Jun. *	1 170	136 654	436	53 447	195 396	99 734	27 550	79 801	221 798	59 865	115 630	532 824
1998-May	680	97 255	200	23 056	120 311	14 523	36 622	119 213	186 887	66 872	87 071	394 268
-Jun.	752	113 735	197	28 985	144 943	26 049	1 504	55 119	93 839	72 236	98 021	336 802

7.2.4 - 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*	4 129	618 871	2 543	301 365	929 451	194 008	208 307	120 385	613 857	192 799	279 422	1 822 731
1997-Jan. - Jun.	1 831	292 922	864	118 743	413 529	74 731	134 181	70 654	309 525	83 950	115 212	838 266
1998-Jan. - Jun.	2 480	357 321	1 277	164 005	527 101	26 642	38 577	46 165	120 398	93 963	116 305	763 805
1997-Jun.	338	60 938	208	23 604	84 542	2 995	6 226	19 957	30 334	13 692	16 820	131 696
1998-May	419	61 106	208	19 342	81 148	2 580	0	10 739	14 476	19 640	23 189	118 813
-Jun.	448	63 092	122	20 682	84 514	2 771	9 891	3 506	18 349	15 743	18 035	120 899

7.2.5 - 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. - Jun.	350	34 794	79	8 904	45 492	922	8 930	10 096	24 551	21 232	32 834	102 877
1998-Jan. - Jun.	314	30 759	88	9 310	42 069	28 966	29 673	4 776	64 930	19 467	56 695	163 695
1997-Jun.	61	5 351	28	2 500	8 086	0	265	450	1 525	2 507	3 085	12 696
1998-May	59	6 222	0	0	8 222	2 500	0	0	2 500	2 728	6 997	17 719
-Jun.	72	6 762	43	2 930	9 692	0	0	436	1 284	3 308	5 710	16 687

1/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR - TOTAL

Year and month	A. Residential buildings										
	Dwelling-houses				Flats			Townhouses			Total 1/
	No.	2		R1 000	No. of	2	R1 000	No. of	2	R1 000	R1 000
		m		units	m		units	m			
1996	28 539	3 561 161	3 562 481	5 519	445 238	516 700	12 835	1 357 835	1 497 396	5 632 436	
1997*	30 223	3 250 220	3 434 494	5 002	390 146	497 559	10 037	999 023	1 163 308	5 182 345	
1997-Jan. - Jun.	13 930	1 531 439	1 615 458	2 509	220 074	273 983	5 137	506 370	587 295	2 503 340	
1998-Jan. - Jun.	13 742	1 560 984	1 722 578	1 408	120 547	155 460	4 824	481 898	633 725	2 852 036	

1997-Jun.*	2 313	252 027	266 651	334	26 920	36 824	713	63 245	72 680	381 617
1998-May	2 370	260 834	290 435	287	22 727	26 605	764	67 747	79 557	423 952
-Jun.	2 754	300 191	333 142	148	13 956	20 719	1 136	101 968	133 829	565 546

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		2		2			2		2					
	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	R1 000			
1996	538 750	714 375	492 019	554 333	887 531	796 669	2 464 035	1 440 242	1 303 487	2 103 278	2 195 035	10 291 507			
1997*	655 944	1 021 408	571 196	764 634	1 029 729	1 060 771	3 280 311	1 416 741	1 376 630	2 164 098	2 420 814	10 883 471			
1997-Jan. - Jun.	364 841	536 138	231 079	271 500	506 088	512 921	1 477 577	732 417	713 688	1 121 710	1 277 849	5 258 768			
1998-Jan. - Jun.	332 774	539 547	197 720	261 245	369 056	422 391	1 416 083	596 232	631 769	948 305	1 087 901	5 356 021			
1997-Jun.*	39 522	79 761	38 203	40 229	51 044	45 287	211 837	109 746	101 077	188 278	203 139	796 594			
1998-May	28 986	62 006	23 139	25 118	50 250	53 409	177 116	98 964	110 207	203 338	182 653	783 722			
-Jun.	88 731	194 604	27 544	33 223	74 716	60 588	323 941	108 693	114 793	159 460	195 715	1 085 203			

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

8.2.1 - CAPE TOWN

1996	4 396	443 955	2 539	174 504	624 566	52 741	42 809	97 783	229 495	195 339	361 058	1 215 118
1997*	4 005	424 835	2 696	233 408	671 315	93 995	39 140	156 609	303 090	219 170	414 372	1 388 778
1997-Jan. - Jun.	2 026	210 905	1 610	143 050	364 090	65 997	27 461	69 110	171 809	118 417	252 996	788 895
1998-Jan. - Jun.	1 521	197 223	991	133 749	330 971	39 054	8 751	65 757	126 941	103 297	168 659	626 571
1997-Jun.	306	30 020	207	11 805	45 101	45 298	2 356	10 864	63 761	19 371	44 287	153 149
1998-May	286	34 487	82	9 477	43 964	0	657	13 134	15 584	13 461	19 967	79 515
-Jun.	277	35 505	193	26 154	61 659	21 164	554	14 386	38 890	20 787	37 723	138 272

8.2.2 - 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*	2 212	238 936	1 709	158 451	402 389	18 949	51 566	278 033	382 862	292 878	554 639	1 339 890
1997-Jan. - Jun.	1 075	128 070	810	94 578	222 650	7 509	20 786	144 181	186 916	174 978	275 364	684 931

1998-Jan. - Jun.	713	83 536	354	63 451	364 581	45 531	18 477	69 986	143 172	101 660	249 569	757 321
1997-Jun.	180	19 553	22	1 620	21 173	1 060	1 466	15 160	17 686	27 586	51 108	89 968
1998-May	170	20 481	6	928	21 409	1 200	4 922	6 146	13 768	15 573	28 613	63 791
-Jun.	115	13 691	7	2 220	15 911	4 100	0	14 949	19 049	17 943	34 952	69 911

8.2.3 - WITWATERSRAND

1996	6 241	1 022 072	7 550	856 083	1 894 120	451 705	125 491	292 610	1 000 566	386 090	581 508	3 476 192
1997*	7 788	962 456	4 701	541 417	1 513 966	658 715	184 194	409 149	1 328 644	328 511	537 819	3 380 431
1997-Jan. - Jun.	3 934	491 525	2 680	329 352	829 296	344 013	105 383	217 319	693 574	197 374	327 538	1 850 411
1998-Jan. - Jun.	3 772	527 738	2 838	315 790	924 247	361 616	72 846	224 321	707 427	220 461	320 640	1 952 316
1997-Jun. *	537	67 173	236	28 926	96 099	7 316	0	10 236	22 578	15 654	29 276	147 953
1998-May	655	103 052	760	69 745	195 972	54 033	1 492	23 092	94 803	45 889	77 102	367 877
-Jun.	630	87 219	550	66 726	210 750	156 422	6 302	14 093	189 659	32 573	54 386	454 796

8.2.4 - 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*	2 651	360 380	1 261	171 507	542 330	41 452	143 308	34 150	283 016	63 633	98 270	923 616
1997-Jan. - Jun.	955	124 134	403	49 215	173 347	27 226	10 276	21 451	67 513	11 136	16 123	256 983
1998-Jan. - Jun.	1 319	196 232	434	53 087	249 316	16 567	4 471	5 320	35 226	11 674	11 831	296 375
1997-Jun.	211	23 450	86	8 628	32 078	0	0	2 088	2 088	1 110	1 110	35 275
1998-May	220	25 911	3	670	26 581	0	0	0	3 572	3 802	3 802	33 955
-Jun.	347	50 526	183	15 972	66 497	300	0	1 190	3 039	1 470	1 470	71 006

8.2.5 - 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. - Jun.	226	21 811	46	3 825	26 068	14 087	18 837	8 184	42 848	12 949	32 695	101 610
1998-Jan. - Jun.	361	27 720	69	7 822	35 541	16 213	32 462	2 661	53 030	11 653	33 671	122 244
1997-Jun.	58	5 933	32	2 744	9 109	3 458	14 274	1 923	19 655	4 700	6 473	35 237
1998-May	54	3 849	0	0	3 849	0	749	0	2 443	2 648	3 304	9 597
-Jun.	101	8 076	0	0	8 076	0	0	2 661	2 661	2 162	4 679	15 416

1/ Including "Other"

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

Year and month	Dwelling-house plans passed			Dwelling houses completed		
	Number	2 m	R1 000	Number	2 m	R1 000

9.1 - TOTAL

1996*	43 889	5 384 699	5 520 660	28 539	3 561 161	3 562 481
1997*	43 247	5 081 221	5 466 723	30 223	3 250 220	3 434 494
1997-Jan. - Jun.	20 339	2 411 555	2 591 260	13 930	1 531 439	1 615 458
1998-Jan. - Jun.	20 799	2 475 893	2 721 545	13 742	1 560 984	1 722 578
1997-Jun. *	3 848	472 895	502 996	2 313	252 027	266 651
1998-May	3 468	412 230	451 876	2 370	260 834	290 435

-Jun.	3 790	460 160	507 507	2 754	300 191	333 142
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9.2 - AFRICAN/BLACK

1996*	14 916	1 085 592	994 516	6 527	433 058	394 268
1997*	17 275	1 217 137	1 169 508	10 415	615 586	606 036
1997-Jan. - Jun.	7 864	559 009	531 537	4 312	262 519	261 160
1998-Jan. - Jun.	9 570	669 284	666 695	5 695	319 323	322 302
1997-Jun.*	1 455	96 501	84 350	842	49 050	48 252
1998-May	1 505	107 802	106 364	932	52 731	49 471
-Jun.	1 662	114 606	111 124	1 017	59 130	57 517

9.3 - COLOURED

1996	2 744	226 524	201 149	2 494	159 052	133 921
1997*	2 425	215 731	225 766	1 732	122 135	116 601
1997-Jan. - Jun.	1 183	106 346	115 332	967	62 059	60 913
1998-Jan. - Jun.	1 044	88 620	90 286	782	62 161	59 819
1997-Jun.	155	13 343	13 378	96	6 445	5 304
1998-May	197	15 212	15 685	174	13 604	13 356
-Jun.	202	16 713	16 984	184	12 694	12 310

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

Year and month	Dwelling-house plans passed			Dwelling houses completed		
	Number	2 m	R1 000	Number	2 m	R1 000

9.4 - INDIAN/ASIAN

1996	2 717	316 538	323 607	1 979	231 087	227 937
1997*	2 703	295 543	339 092	1 852	201 804	212 548
1997-Jan. - Jun.	1 444	152 192	178 335	831	102 653	107 079
1998-Jan. - Jun.	1 267	131 949	150 231	915	94 110	99 344
1997-Jun.	367	34 363	40 517	128	16 721	18 153
1998-May	202	23 246	27 246	126	16 157	18 194
-Jun.	236	31 327	36 552	319	27 068	28 792

9.5 - WHITE

1996	23 512	3 756 045	4 001 390	17 539	2 737 964	2 806 353
1997*	20 844	3 352 810	3 732 356	16 224	2 310 695	2 499 304
1997-Jan. - Jun.	9 848	1 594 008	1 766 059	7 820	1 104 208	1 186 304
1998-Jan. - Jun.	8 918	1 586 040	1 814 332	6 350	1 085 390	1 241 113
1997-Jun.*	1 871	328 688	364 752	1 247	179 811	194 940

1998-May	1 564	265 970	302 581	1 138	178 342	209 415
-Jun.	1 690	297 514	342 846	1 234	201 299	234 523

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

1996*	20 290	1 103 828	1 057 842	11 971	667 196	627 576
1997*	20 973	1 116 400	1 104 331	17 028	889 635	887 662
1997-Jan. - Jun.	9 998	540 743	528 568	7 632	405 755	405 984
1998-Jan. - Jun.	10 536	554 540	572 146	7 388	374 188	381 640
1997-Jun.*	1 867	99 747	93 305	1 241	64 805	65 080
1998-May	1 734	90 503	93 217	1 206	59 822	60 566
-Jun.	1 932	102 983	102 204	1 615	84 808	82 900

TABLE 11 - BUILDING PLANS IN RESPECT OF WHICH BUILDING OPERATIONS HAVE COMMENCED - TOTAL : PRIVATE SECTOR

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	Number	2 m	R1 000	Number of units	2 m	R1 000	Number of units	2 m	R1 000	R1 000 1/
1996	27 292	3 510 793	3 620 688	4 246	361 021	378 380	11 116	1 104 329	1 268 790	5 672 109
1997*	27 050	3 296 378	3 534 644	3 249	318 527	377 094	8 280	851 470	1 033 840	5 213 421
1998 -Apr.	2 097	260 499	279 122	572	38 485	45 567	181	23 443	29 572	356 691
-May	2 094	259 563	283 895	138	10 824	11 438	555	45 237	57 564	369 138
-Jun.	2 251	309 355	336 762	57	6 677	6 954	704	79 811	109 265	456 720

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	2 532	2 441 567	2 635 300	31 636	2 272 316	2 362 693	10 670 102
1997*	2 326	2 549 637	3 136 954	28 646	2 089 795	2 260 180	10 610 555
1998 -Apr.	165	240 877	392 120	1 918	130 866	139 786	888 597
-May	239	152 373	209 243	1 970	144 752	158 342	736 723
-Jun.	159	127 569	142 280	2 227	187 867	253 704	852 704

1/ Including "Other"

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