

Building statistics P5041.1

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THE REAL VALUE OF BUILDING PLANS PASSED DECREASED BY 9,6% DURING THE FIRST SIX 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 six months of 1999 decreased by 9,6% (-R721,2 million) to R6 776,2 million compared with the same period of 1998. Large real decreases were reported for flats and townhouses (-45,5% or R341,9 million) and dwelling-houses (-18,2% or R447,3 million). However, the real value of non-residential building plans passed increased by 11,5% (+R271,0 million) to R2 618,7 million during the above-mentioned period. Building plans for a large shopping centre were approved by Umhlanga during March 1999, whereas building plans for a casino were approved by Johannesburg during June 1999.

The real value of buildings completed during the first six months of 1999 decreased by 20,8% (-R1 038,6 million) to R3 954,0 million compared with the same period of 1998.

Building plans passed

Decreases in the total real value of building plans passed between the first six months of 1998 and the first six months of 1999 were reported by seven of the nine provinces. Provincial decreases were reported by Northern Province (-39,6% or R89,5 million), Free State (-37,2% or R105,0 million), Northern Cape

(-35,4% or R33,8 million), North West (-28,1% or R70,8 million), Mpumalanga (-26,7% or R86,2 million), Western Cape (-21,0% or R393,9 million) and Gauteng (-19,7% or R631,3 million). However, real increases were reported by KwaZulu-Natal (+74,3% or R682,3 million) and Eastern Cape (+2,1% or R7,1 million).

The real value of building plans passed for flats and townhouses decreased by 45,5% (-R341,9 million) to R410,3 million during the first six months of 1999 compared with the first six months of 1998. Similarly, the real value of dwelling-house plans passed decreased by 18,2% (-R447,3 million) to R2 006,4 million during the same period. All nine provinces reported decreases in the real value of plans passed for flats and townhouses as well as for dwelling-houses. The largest contributors to the decrease of 45,5% in the real value of building plans passed for flats and townhouses were KwaZulu-Natal (-55,6% or R73,5 million), Gauteng (-43,1% or R143,4 million) and Western Cape (-27,3% or R44,2 million). The number of plans passed for flat and townhouse units decreased by 46,4% (-3 331) to 3 845 during the above-mentioned period. Large decreases in the number of plans passed for flat and townhouse units were reported by Gauteng (-1 213), Western Cape (-893), KwaZulu-Natal (-645), North West (-201), Eastern Cape (-132) and Mpumalanga (-124).

Regarding dwelling-houses, large decreases in the number of dwelling-house plans passed were reported by Mpumalanga (-955), Western Cape (-909) and Northern Province (-542). However, Gauteng reported an increase of 30,7% (+3 451) in the number of plans passed for dwelling-houses. This increase can be attributed to the increase in the number of plans passed for dwelling-houses smaller than 81 square metres (+3 769).

Buildings completed

Decreases in the total real value of buildings completed between the first six months of 1998 and the first six months of 1999 were reported by six of the nine provinces. Provincial decreases were reported by Northern Province (-60,1% or R59,1 million), Gauteng (-40,4% or R879,8 million), North West (-37,4% or R70,1 million), KwaZulu-Natal (-15,9% or R144,9 million), Mpumalanga (-15,4% or R27,8 million) and Free State (-8,5% or R12,9 million). However, increases in the real value of buildings completed were reported by Northern Cape (+23,6% or R11,6 million), Eastern Cape (+20,3% or R37,1 million) and Western Cape (+10,2% or R107,3 million).

During the first six months of 1999 the real value of buildings completed decreased by 20,8% (-R1 038,6 million) to R3 954,0 million compared with the same period of 1998. Large real decreases were reported for other residential buildings (-83,6% or R257,3 million), flats and townhouses (-43,3% or R305,6 million), non-residential buildings (-18,5% or R254,1 million) and dwelling-houses (-13,1% or R211,2 million). The decrease of 83,6% regarding other residential buildings can mainly be attributed to the completion of a hotel in Durban during March 1998.

Although the real value of dwelling-houses completed decreased by 13,1% (-R211,2 million) to R1

398,9 million during the above-mentioned period, the number of houses completed increased by 52,9% (+13 047) to 37 718. This is mainly due to the completion of dwelling-houses smaller than 81 square metres. The largest increase in the number of smaller dwelling-houses completed was reported by Western Cape

(+12 763), followed by Gauteng (+2 331), Eastern Cape (+1 944), Northern Cape (+1 015) and KwaZulu-Natal (+781). Ikapa in Western Cape reported the completion of 11 700 low cost housing during June 1999.

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 10).

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 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.

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. SYMBOLS USED

* revised

m² construction area in square metres

- nil or not applicable

**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)	1997	18 729 730	4 483 596	900 794	122 359	489 149	2 534 712	734 202	8 125 887	766 791	572 239
		1998*	18 347 085	4 660 745	931 682	198 937	605 287	2 327 447	588 179	7 796 609	776 009	462 192
		1998-Jan-Jun	8 827 415	2 203 404	390 442	112 689	332 586	1 081 829	296 356	3 763 697	380 602	265 809
		1999-Jan-Jun	8 548 831	1 864 022	427 306	78 058	223 846	2 019 936	228 226	3 236 367	299 114	171 956
		1998-Jun*	1 688 857	417 489	93 592	26 191	45 253	204 803	48 053	772 116	50 360	31 001
		1999-May	1 194 646	338 413	81 342	9 092	43 994	181 943	36 919	443 814	37 576	21 552
		1999-Jun	1 643 228	346 857	63 031	9 069	43 945	155 652	58 708	859 899	63 299	42 769
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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*	8 076 959	2 207 423	485 576	71 144	247 339	924 377	350 464	3 194 228	345 954	250 456
		1998-Jan-Jun	3 999 547	1 094 974	204 286	29 571	118 995	498 291	186 293	1 554 681	169 477	142 979
		1999-Jan-Jun	3 137 889	794 344	170 964	14 388	114 444	374 389	131 749	1 315 602	140 824	81 184
		1998-Jun*	705 097	192 051	43 876	11 705	25 891	96 248	32 957	248 130	36 982	17 256
		1999-May	515 418	130 124	38 335	2 111	13 429	62 558	20 764	217 782	18 399	11 917
		1999-Jun	571 431	135 623	24 279	1 155	27 741	55 350	34 707	256 220	22 277	14 078
Dwelling-houses	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-Jun	31 822	6 786	3 254	187	1 610	2 589	2 547	11 255	2 216	1 378
		1999-Jan-Jun	33 106	5 877	3 405	117	1 631	2 975	2 298	14 706	1 261	836
		1998-Jun*	6 303	1 351	934	33	435	406	484	2 146	367	147
		1999-May	6 595	1 483	969	12	246	360	257	2 931	199	138
		1999-Jun	6 284	1 030	380	9	481	523	1 012	2 461	161	227
	Value	1997	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984

(R1 000)	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-Jun	2 888 570	787 467	172 363	20 976	102 885	322 020	158 633	1 090 699	131 066	102 461
	1999-Jan-Jun	2 531 056	637 875	162 996	13 700	100 877	293 215	123 601	1 037 394	97 320	64 078
	1998-Jun*	534 310	145 207	39 380	3 569	22 290	61 689	27 019	194 778	26 118	14 259
	1999-May	427 552	108 107	37 139	2 017	13 281	45 593	17 958	178 867	13 404	11 187
	1999-Jun	466 238	114 725	23 351	943	25 270	49 425	31 450	192 275	17 095	11 704

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	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-Jun	21 482	3 494	2 718	69	1 002	1 488	1 963	8 152	1 641	955
		1999-Jan-Jun	25 346	3 802	3 013	84	1 143	2 128	1 812	11 921	890	553
		1998-Jun*	4 445	803	818	11	318	175	378	1 615	235	92
		1999-May	5 391	1 154	889	6	201	218	175	2 506	145	97
		1999-Jun	5 030	694	305	6	417	407	925	1 991	103	182
	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
		1998-Jan-Jun	729 115	107 618	79 137	4 936	32 577	70 633	74 023	294 698	31 007	34 485
		1999-Jan-Jun	691 689	101 697	82 526	7 336	33 689	80 305	58 733	282 244	26 423	18 736
		1998-Jun*	130 422	19 730	20 501	812	9 434	10 819	10 704	47 643	4 876	5 901
		1999-May	135 670	22 218	21 801	538	7 399	9 016	8 347	57 728	4 670	3 955
		1999-Jun	139 153	22 307	10 160	515	9 786	17 849	19 598	51 083	2 809	5 046
NON-RESIDENTIAL	Number	1997	3 696	1 135	239	76	132	461	153	1 147	169	184
		1998	3 397	1 189	215	75	126	518	147	874	135	118
		1998-Jan-Jun	1 741	617	105	49	65	274	64	445	58	64
		1999-Jan-Jun	1 316	484	87	24	61	153	53	350	65	39
		1998-Jun*	306	154	17	7	6	31	11	62	5	13
		1999-May	210	67	18	3	7	20	10	71	6	8
		1999-Jun	237	87	10	3	12	23	16	68	12	6
	Value (R1 000)	1997	5 840 222	981 105	156 780	33 004	127 887	653 801	315 235	3 093 429	195 601	283 380
		1998	5 633 052	1 111 129	193 320	52 061	190 394	671 143	129 575	2 868 044	281 863	135 523
		1998-Jan-Jun	2 764 728	456 736	75 158	41 813	123 351	252 891	58 776	1 519 941	153 424	82 638
		1999-Jan-Jun	3 303 926	454 027	75 322	31 917	45 637	1 261 804	45 355	1 238 612	89 664	61 588
		1998-Jun*	580 660	95 294	20 904	3 473	1 616	34 754	5 804	406 860	3 745	8 210
		1999-May	277 106	71 220	13 479	585	18 723	59 123	6 854	96 091	5 982	5 050
		1999-Jun	669 456	88 589	15 675	673	6 646	20 682	14 891	470 172	28 858	23 272
ADDITIONS AND	Value	1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996

ALTERATIONS	(R1 000)	1998	4 637 073	1 342 193	252 786	75 732	167 554	731 926	108 140	1 734 337	148 192	76 214
		1998-Jan-Jun	2 063 140	651 695	110 998	41 304	90 241	330 647	51 287	689 074	57 701	40 193
		1999-Jan-Jun	2 107 016	615 651	181 020	31 753	63 764	383 743	51 121	682 153	68 627	29 183
		1998-Jun*	403 101	130 143	28 812	11 013	17 745	73 801	9 292	117 126	9 634	5 536
		1999-May	402 122	137 070	29 528	6 397	11 841	60 263	9 301	129 942	13 195	4 586
		1999-Jun	402 341	122 645	23 078	7 241	9 558	79 619	9 110	133 506	12 164	5 419

**TABLE 1.2 - BUILDINGS COMPLETED - 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)	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
		1998	11 725 262	2 711 884	653 706	146 460	387 770	2 021 029	539 262	4 572 240	482 867	210 046
		1998-Jan-Jun	5 574 822	1 171 875	203 964	54 894	169 911	1 019 477	209 272	2 434 225	201 463	109 742
		1999-Jan-Jun	4 690 952	1 372 361	260 688	72 065	165 242	911 289	139 213	1 542 543	181 019	46 533
		1998-Jun*	1 137 765	224 032	53 986	8 439	22 760	114 810	61 888	570 882	45 695	35 271
		1999-May	733 264	192 979	32 265	13 295	13 248	153 156	19 463	279 395	17 167	12 296
		1999-Jun	816 064	276 055	28 780	4 806	29 141	97 253	14 855	291 077	67 609	6 488
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-Jun	2 985 530	688 488	114 178	16 735	67 061	525 520	136 580	1 262 830	99 575	74 563
		1999-Jan-Jun	2 245 320	690 994	143 133	31 702	66 923	290 919	83 120	845 169	63 890	29 471
		1998-Jun*	603 475	123 909	24 577	1 867	13 600	47 333	36 433	303 533	28 397	23 825
		1999-May	366 829	104 020	19 663	3 532	7 465	40 322	13 112	164 272	8 017	6 425
		1999-Jun	411 348	185 773	13 431	1 973	13 456	34 933	7 538	141 589	8 037	4 618
Dwelling-houses	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-Jun	24 671	3 981	1 319	229	1 027	1 500	2 536	9 568	1 037	3 474
		1999-Jan-Jun	37 718	16 475	3 220	1 201	714	2 323	1 073	11 372	895	445
		1998-Jun*	6 440	604	334	57	257	236	577	2 360	197	1 818
		1999-May	4 192	1 270	595	32	186	285	167	1 476	135	46
		1999-Jun	15 692	12 379	295	10	196	271	111	2 242	122	66
	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-Jun	1 853 041	443 965	94 740	15 015	55 819	178 689	123 656	805 740	68 999	66 419
		1999-Jan-Jun	1 714 075	522 975	130 660	27 009	41 740	220 405	70 025	622 697	51 897	26 667
		1998-Jun*	371 071	75 570	18 845	1 867	12 566	32 798	28 546	164 030	18 211	18 638
		1999-May	274 579	88 135	19 663	3 532	7 465	31 846	12 082	100 030	6 458	5 366
		1999-Jun	322 186	146 472	13 138	1 342	7 598	30 508	7 538	104 158	7 575	3 858

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	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-Jun	18 306	1 839	979	158	775	795	2 237	7 486	731	3 306
		1999-Jan-Jun	32 529	14 602	2 923	1 173	549	1 576	855	9 817	695	339
		1998-Jun*	5 303	233	277	52	210	90	528	1 991	123	1 799
		1999-May	3 420	979	559	27	175	187	135	1 230	111	17
		1999-Jun	14 764	11 948	272	7	164	171	77	1 976	95	54
	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-Jun	508 373	51 625	36 940	4 479	25 051	43 032	75 292	218 596	12 054	41 302
		1999-Jan-Jun	555 222	122 519	80 353	21 387	18 330	62 934	34 635	184 123	20 233	10 708
		1998-Jun*	121 421	7 718	9 481	1 028	6 389	5 613	19 301	53 941	2 399	15 550
		1999-May	87 354	13 458	12 795	2 436	5 396	8 205	6 384	34 054	3 267	1 359
		1999-Jun	128 213	68 026	7 605	567	3 802	9 366	3 272	29 950	3 481	2 143
NON-RESIDENTIAL	Number	1997	2 384	792	169	37	99	556	84	489	92	66
		1998	1 960	628	180	49	80	309	99	462	101	52
		1998-Jan-Jun	941	317	51	27	28	149	44	246	54	25
		1999-Jan-Jun	849	361	66	19	22	130	26	176	31	18
		1998-Jun*	165	58	11	5	3	24	8	41	11	4
		1999-May	170	88	5	5	2	20	5	35	4	6
		1999-Jun	141	60	4	1	3	17	3	45	6	2
	Value (R1 000)	1997	3 400 515	572 425	110 399	31 025	99 587	586 974	121 422	1 658 284	126 259	94 140
		1998	3 511 274	565 519	151 560	32 878	142 139	521 534	220 873	1 586 683	228 401	61 687
		1998-Jan-Jun	1 477 200	213 729	37 953	10 981	57 398	197 847	40 664	822 970	65 643	30 016
		1999-Jan-Jun	1 285 741	332 620	47 550	21 315	33 463	300 975	29 058	419 088	90 883	10 788
		1998-Jun*	339 165	45 949	15 816	3 591	2 761	25 035	17 476	208 288	8 899	11 349
		1999-May	195 183	38 638	3 014	6 030	454	64 668	1 408	69 281	6 456	5 234
		1999-Jun	257 106	37 832	5 478	158	9 981	26 577	4 728	118 233	52 752	1 368
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1998	2 236 724	599 659	182 737	58 074	93 512	578 917	58 965	592 844	62 481	9 534
		1998-Jan-Jun	1 112 092	269 658	51 833	27 178	45 451	296 110	32 028	348 426	36 245	5 164
		1999-Jan-Jun	1 159 891	348 747	70 005	19 048	64 856	319 394	27 035	278 286	26 245	6 274
		1998-Jun*	195 125	54 174	13 593	2 980	6 399	42 441	7 980	59 062	8 399	97
		1999-May	171 251	50 320	9 588	3 733	5 329	48 166	4 943	45 842	2 694	637
		1999-Jun	147 610	52 450	9 872	2 675	5 704	35 744	2 589	31 254	6 821	502

**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)	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	
		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-Jun	8 746 303	2 169 576	389 960	106 402	331 245	1 052 770	296 286	3 763 130	380 602	256 331	
		1999-Jan-Jun	8 494 039	1 858 679	402 866	59 257	223 846	2 015 296	228 226	3 234 800	299 114	171 956	
		1998-Jun*	1 653 152	412 017	93 503	20 672	45 253	180 343	48 053	771 950	50 360	31 001	
		1999-May	1 188 284	338 413	75 001	9 092	43 994	181 923	36 919	443 814	37 576	21 552	
		1999-Jun	1 638 960	346 839	63 031	9 069	43 945	152 802	58 708	858 499	63 299	42 769	
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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-Jun	3 999 547	1 094 974	204 286	29 571	118 995	498 291	186 293	1 554 681	169 477	142 979	
		1999-Jan-Jun	3 137 889	794 344	170 964	14 388	114 444	374 389	131 749	1 315 602	140 824	81 184	
		1998-Jun*	705 097	192 051	43 876	11 705	25 891	96 248	32 957	248 130	36 982	17 256	
		1999-May	515 418	130 124	38 335	2 111	13 429	62 558	20 764	217 782	18 399	11 917	
		1999-Jun	571 431	135 623	24 279	1 155	27 741	55 350	34 707	256 220	22 277	14 078	
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-Jun	31 822	6 786	3 254	187	1 610	2 589	2 547	11 255	2 216	1 378
			1999-Jan-Jun	33 106	5 877	3 405	117	1 631	2 975	2 298	14 706	1 261	836
			1998-Jun*	6 303	1 351	934	33	435	406	484	2 146	367	147
			1999-May	6 595	1 483	969	12	246	360	257	2 931	199	138
			1999-Jun	6 284	1 030	380	9	481	523	1 012	2 461	161	227
	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-Jun	2 888 570	787 467	172 363	20 976	102 885	322 020	158 633	1 090 699	131 066	102 461
			1999-Jan-Jun	2 531 056	637 875	162 996	13 700	100 877	293 215	123 601	1 037 394	97 320	64 078
			1998-Jun*	534 310	145 207	39 380	3 569	22 290	61 689	27 019	194 778	26 118	14 259
			1999-May	427 552	108 107	37 139	2 017	13 281	45 593	17 958	178 867	13 404	11 187
			1999-Jun	466 238	114 725	23 351	943	25 270	49 425	31 450	192 275	17 095	11 704

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

2/ Including subsidised dwelling-houses

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

PROVINCE

ITEM		YEAR AND MONTH	TOTAL									
				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	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-Jun	21 482	3 494	2 718	69	1 002	1 488	1 963	8 152	1 641	955
		1999-Jan-Jun	25 346	3 802	3 013	84	1 143	2 128	1 812	11 921	890	553
		1998-Jun*	4 445	803	818	11	318	175	378	1 615	235	92
		1999-May	5 391	1 154	889	6	201	218	175	2 506	145	97
		1999-Jun	5 030	694	305	6	417	407	925	1 991	103	182
	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
		1998-Jan-Jun	729 115	107 618	79 137	4 936	32 577	70 633	74 023	294 698	31 007	34 485
		1999-Jan-Jun	691 689	101 697	82 526	7 336	33 689	80 305	58 733	282 244	26 423	18 736
		1998-Jun*	130 422	19 730	20 501	812	9 434	10 819	10 704	47 643	4 876	5 901
		1999-May	135 670	22 218	21 801	538	7 399	9 016	8 347	57 728	4 670	3 955
		1999-Jun	139 153	22 307	10 160	515	9 786	17 849	19 598	51 083	2 809	5 046
NON-RESIDENTIAL	Number	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-Jun	1 718	611	98	47	64	271	64	444	58	61
		1999-Jan-Jun	1 294	483	73	21	61	150	53	349	65	39
		1998-Jun*	302	153	15	7	6	30	11	62	5	13
		1999-May	208	67	16	3	7	20	10	71	6	8
		1999-Jun	233	87	10	3	12	20	16	67	12	6
	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
		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-Jun	2 739 722	447 463	74 749	41 395	122 010	249 204	58 776	1 519 541	153 424	73 160
		1999-Jan-Jun	3 255 289	448 702	52 659	13 348	45 637	1 261 124	45 355	1 237 212	89 664	61 588
		1998-Jun*	579 364	94 134	20 829	3 473	1 616	34 694	5 804	406 860	3 745	8 210
		1999-May	272 514	71 220	8 887	585	18 723	59 123	6 854	96 091	5 982	5 050
		1999-Jun	667 376	88 589	15 675	673	6 646	20 002	14 891	468 772	28 858	23 272
ADDITIONS AND ALTERATIONS	Value (R1 000)	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-Jun	2 007 034	627 139	110 924	35 436	90 241	305 275	51 217	688 907	57 701	40 193
		1999-Jan-Jun	2 100 861	615 633	179 242	31 521	63 764	379 783	51 121	681 986	68 627	29 183
		1998-Jun*	368 691	125 832	28 798	5 494	17 745	49 401	9 292	116 960	9 634	5 536
		1999-May	400 352	137 070	27 778	6 397	11 841	60 243	9 301	129 942	13 195	4 586
		1999-Jun	400 153	122 627	23 078	7 241	9 558	77 449	9 110	133 506	12 164	5 419

1/ Including subsidised dwelling-houses

P5041.1

**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	
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-Jun	5 541 881	1 152 364	203 710	54 650	169 463	1 016 556	209 186	2 434 225	201 463	100 264
		1999-Jan-Jun	4 681 999	1 371 221	259 516	70 909	165 242	906 112	139 213	1 542 543	181 019	46 224
		1998-Jun*	1 137 301	224 032	53 733	8 439	22 760	114 600	61 888	570 882	45 695	35 271
		1999-May	733 264	192 979	32 265	13 295	13 248	153 156	19 463	279 395	17 167	12 296
		1999-Jun	814 091	274 915	27 947	4 806	29 141	97 253	14 855	291 077	67 609	6 488
RESIDENTIAL BUILDINGS 1/	Value	1997	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
	(R1 000)	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-Jun	2 985 530	688 488	114 178	16 735	67 061	525 520	136 580	1 262 830	99 575	74 563
		1999-Jan-Jun	2 242 043	690 994	143 133	31 702	66 923	287 642	83 120	845 169	63 890	29 471
		1998-Jun*	603 475	123 909	24 577	1 867	13 600	47 333	36 433	303 533	28 397	23 825
		1999-May	366 829	104 020	19 663	3 532	7 465	40 322	13 112	164 272	8 017	6 425
		1999-Jun	411 348	185 773	13 431	1 973	13 456	34 933	7 538	141 589	8 037	4 618
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-Jun	24 671	3 981	1 319	229	1 027	1 500	2 536	9 568	1 037	3 474
		1999-Jan-Jun	37 718	16 475	3 220	1 201	714	2 323	1 073	11 372	895	445
		1998-Jun*	6 440	604	334	57	257	236	577	2 360	197	1 818
		1999-May	4 192	1 270	595	32	186	285	167	1 476	135	46
		1999-Jun	15 692	12 379	295	10	196	271	111	2 242	122	66
	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-Jun	1 853 041	443 965	94 740	15 015	55 819	178 689	123 656	805 740	68 999	66 419
		1999-Jan-Jun	1 714 075	522 975	130 660	27 009	41 740	220 405	70 025	622 697	51 897	26 667
		1998-Jun*	371 071	75 570	18 845	1 867	12 566	32 798	28 546	164 030	18 211	18 638
		1999-May	274 579	88 135	19 663	3 532	7 465	31 846	12 082	100 030	6 458	5 366
		1999-Jun	322 186	146 472	13 138	1 342	7 598	30 508	7 538	104 158	7 575	3 858

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

2/ Including subsidised dwelling-houses

**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

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-Jun	18 306	1 839	979	158	775	795	2 237	7 486	731	3 306
		1999-Jan-Jun	32 529	14 602	2 923	1 173	549	1 576	855	9 817	695	339
		1998-Jun*	5 303	233	277	52	210	90	528	1 991	123	1 799
		1999-May	3 420	979	559	27	175	187	135	1 230	111	17
		1999-Jun	14 764	11 948	272	7	164	171	77	1 976	95	54
	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-Jun	508 373	51 625	36 940	4 479	25 051	43 032	75 292	218 596	12 054	41 302
		1999-Jan-Jun	555 222	122 519	80 353	21 387	18 330	62 934	34 635	184 123	20 233	10 708
		1998-Jun*	121 421	7 718	9 481	1 028	6 389	5 613	19 301	53 941	2 399	15 550
		1999-May	87 354	13 458	12 795	2 436	5 396	8 205	6 384	34 054	3 267	1 359
		1999-Jun	128 213	68 026	7 605	567	3 802	9 366	3 272	29 950	3 481	2 143
NON-RESIDENTIAL	Number	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-Jun	928	316	49	25	27	145	44	246	54	22
		1999-Jan-Jun	835	361	58	17	22	126	26	176	31	18
		1998-Jun*	162	58	9	5	3	23	8	41	11	4
		1999-May	170	88	5	5	2	20	5	35	4	6
		1999-Jun	141	60	4	1	3	17	3	45	6	2
	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-Jun	1 464 166	213 567	37 939	10 938	56 950	194 958	40 664	822 970	65 643	20 538
		1999-Jan-Jun	1 283 562	332 620	47 309	21 277	33 463	299 075	29 058	419 088	90 883	10 788
		1998-Jun*	338 941	45 949	15 802	3 591	2 761	24 825	17 476	208 288	8 899	11 349
		1999-May	195 183	38 638	3 014	6 030	454	64 668	1 408	69 281	6 456	5 234
		1999-Jun	257 106	37 832	5 478	158	9 981	26 577	4 728	118 233	52 752	1 368
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-Jun	1 092 185	250 309	51 593	26 977	45 451	296 078	31 942	348 426	36 245	5 164
		1999-Jan-Jun	1 156 394	347 607	69 074	17 930	64 856	319 394	27 035	278 286	26 245	5 965
		1998-Jun*	194 885	54 174	13 353	2 980	6 399	42 441	7 980	59 062	8 399	97
		1999-May	171 251	50 320	9 588	3 733	5 329	48 166	4 943	45 842	2 694	637
		1999-Jun	145 637	51 310	9 039	2 675	5 704	35 744	2 589	31 254	6 821	502

1/ Including subsidised dwelling-houses

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

Item	Building plans passed			Buildings completed		
	Jan. - Jun.			Jan. - Jun.		
	1999	1998	Percen- tage	1999	1998	Percen- tage

	R million	change	R million	change
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Value at current prices

Residential buildings:						
Dwelling-houses	2 531,1	2 888,6	-12,4	1 714,1	1 853,0	-7,5
Flats and townhouses	517,5	885,9	-41,6	471,9	788,2	-40,1
Total 1/	3 137,9	3 999,5	-21,5	2 245,3	2 985,5	-24,8
Non-residential buildings	3 303,9	2 764,7	+19,5	1 285,7	1 477,2	-13,0
Additions and alterations	2 107,0	2 063,1	+2,1	1 159,9	1 112,1	+4,3
Total	8 548,8	8 827,4	-3,2	4 691,0	5 574,8	-15,9

Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	2 006,4	2 453,7	-18,2	1 398,9	1 610,1	-13,1
Flats and townhouses	410,3	752,2	-45,5	400,5	706,1	-43,3
Total 1/	2 487,5	3 397,6	-26,8	1 850,0	2 624,1	-29,5
Non-residential buildings	2 618,7	2 347,7	+11,5	1 117,4	1 371,5	-18,5
Additions and alterations	1 669,9	1 752,1	-4,7	986,6	997,1	-1,1
Total	6 776,2	7 497,4	-9,6	3 954,0	4 992,6	-20,8

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	1997	18 730	1 254	1 745	1 335	1 629	1 541	1 576	1 465	1 531	1 829	1 827	1 826	1 171
		1998	18 347	1 162	1 379	1 639	1 477	1 482	1 689	1 736	1 608	1 617	1 874	1 468	1 216
		1999		894	1 209	2 459	1 149	1 195	1 643						

4.1.2 Residential buildings	R million	1997	8 488	547	796	571	762	752	708	748	714	740	858	821	471
		1998	8 077	503	652	804	681	654	705	793	698	704	810	624	450
		1999		394	503	648	506	515	571						
4.1.3 Non-residential buildings	R million	1997	5 840	390	576	466	522	392	477	371	419	698	549	604	377
		1998	5 633	421	387	430	462	485	581	473	486	490	575	473	371
		1999		224	418	1 398	317	277	669						
4.1.4 Additions and alterations	R million	1997	4 402	317	374	298	345	397	391	346	398	392	420	401	323
		1998	4 637	238	340	406	334	342	403	470	424	423	490	371	396
		1999		276	287	413	327	402	402						

4.2 - VALUES AT CONSTANT 1995 PRICES

4.2.1 Total	R million	1997	16 520	1 148	1 574	1 200	1 457	1 364	1 390	1 283	1 336	1 592	1 583	1 581	1 012
		1998	15 274	999	1 179	1 397	1 252	1 250	1 420	1 443	1 321	1 320	1 522	1 188	984
		1999		719	962	1 955	909	944	1 288						
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	364
		1999		317	400	515	400	407	448						
4.2.3 Non-residential buildings	R million	1997	5 152	357	519	419	467	347	420	325	365	607	476	523	326
		1998	4 690	362	330	366	392	409	488	393	400	400	467	383	300
		1999		180	333	1 111	250	219	525						
4.2.4 Additions and alterations	R million	1997	3 882	291	337	268	309	351	345	303	348	341	364	347	279
		1998	3 854	204	291	346	283	289	339	391	348	346	397	300	320
		1999		222	229	328	258	318	315						

**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	1997	11 312	853	825	906	991	965	813	969	946	854	1 035	1 164	990
		1998	11 725	806	903	1 067	857	804	1 138	1 078	875	1 268	1 198	967	764
		1999		685	843	885	730	733	816						
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	390	417	356	367	411						
5.1.3 Non-residential buildings	R million	1997	3 401	236	172	309	344	225	214	261	263	241	364	313	459
		1998	3 511	225	304	186	245	178	339	273	273	498	495	286	210
		1999		195	214	245	180	195	257						

5.1.4 Additions and alterations	R million	1997	2 434	191	253	196	224	214	203	238	192	198	195	219	111
		1998	2 237	200	194	184	156	184	195	216	174	213	204	175	142
		1999		186	239	223	193	171	148						

5.2 - VALUES AT CONSTANT 1995 PRICES

5.2.1 Total	R million	1997	10 632	824	790	871	950	914	768	911	879	792	959	1 066	910
		1998	10 357	733	814	955	767	713	1 010	949	765	1 112	1 045	834	659
		1999		585	714	747	613	614	682						
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	324	344	293	300	335						
5.2.3 Non-residential buildings	R million	1997	3 291	235	171	305	339	219	208	253	252	232	348	296	434
		1998	3 196	211	283	173	228	165	312	250	246	448	443	253	185
		1999		170	187	213	156	169	222						
5.2.4 Additions and alterations	R million	1997	2 298	185	243	188	214	202	192	224	179	184	181	203	102
		1998	1 975	183	175	165	140	162	172	189	152	186	177	152	122
		1999		160	204	190	164	145	124						

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	1997	1 613	1 860	1 276	1 724	1 537	1 436	1 368	1 439	1 776	1 545	1 683	1 526
6.1.1.1 At current prices		1998	1 501	1 494	1 570	1 530	1 483	1 540	1 620	1 522	1 574	1 571	1 352	1 591
		1999	1 156	1 320	2 350	1 177	1 204	1 501						
6.1.1.2 At constant 1995 prices	R million	1997	1 474	1 684	1 149	1 541	1 362	1 265	1 199	1 260	1 542	1 339	1 456	1 313
		1998	1 288	1 280	1 339	1 295	1 252	1 293	1 348	1 257	1 282	1 277	1 093	1 280
		1999	927	1 053	1 868	930	951	1 174						
6.1.2 Residential buildings	R million	1997	710	784	553	789	763	665	667	673	729	727	773	639
6.1.2.1 At current prices		1998	669	650	770	691	658	671	704	665	700	675	587	615
		1999	533	504	615	508	519	547						
6.1.2.2 At constant 1995 prices	R million	1997	649	709	499	705	676	586	585	587	635	630	669	551
		1998	573	557	660	585	555	563	586	546	573	548	475	495
		1999	427	402	492	401	409	428						
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1997	1 050	872	864	1 086	986	762	935	881	864	949	1 029	1 075

6.2.1.1 At current prices		1998	987	960	1 031	923	825	1 082	1 027	827	1 282	1 081	850	840
		1999	833	899	859	779	756	783						
6.2.1.2 At constant 1995 prices	R million	1997	1 015	838	830	1 028	935	716	877	830	802	877	944	986
		1998	898	868	923	819	732	956	903	733	1 125	940	735	722
		1999	711	765	725	649	633	651						
6.2.2 Residential buildings	R million	1997	556	437	392	456	509	374	444	469	398	454	539	457
6.2.2.1 At current prices		1998	501	447	686	487	427	571	552	419	535	469	423	455
		1999	398	435	414	380	354	389						
6.2.2.2 At constant 1995 prices	R million	1997	528	413	369	425	476	345	409	431	361	411	484	407
		1998	446	396	608	425	372	495	477	362	459	400	359	387
		1999	333	363	341	312	290	315						

TABLE 7 - 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. - Jun.	31 822	2 829 092	2 888 572	1 561	111 024	128 483	5 615	612 262	757 384	3 999 546			
1999-Jan. - Jun.	33 106	2 469 941	2 531 056	977	83 677	96 307	2 868	313 795	421 162	3 137 888			
1998-Jun. *	6 303	534 747	534 310	372	29 542	34 518	942	98 817	131 759	705 097			
1999-May	6 595	434 847	427 552	154	11 769	12 333	393	45 952	66 597	515 418			
-Jun.	6 284	465 911	466 238	32	2 863	4 665	575	65 778	91 194	571 430			
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 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	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. - Jun.	378 469	573 613	548 659	973 309	743 229	872 111	2 739 722	1 264 802	1 312 409	1 752 110	2 007 032	8 746 303	
1999-Jan. - Jun.	480 317	720 926	544 149	1 367 169	501 453	612 751	3 255 289	1 223 962	1 334 558	1 705 944	2 100 862	8 494 039	
1998-Jun.	40 279	59 590	119 184	334 750	104 743	122 938	579 364	228 064	239 825	312 617	368 691	1 653 152	
1999-May	62 098	124 057	20 456	30 958	49 934	53 451	272 514	232 670	256 590	325 908	400 352	1 188 284	
-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	

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-Jun.	414	62 492	231	20 926	83 419	14 797	7 771	31 017	63 712	36 534	81 640	228 770
1999-May	331	46 413	175	17 310	65 388	20 696	3 506	16 955	42 545	48 701	96 002	203 934
-Jun.	553	67 491	95	16 682	84 450	16 587	18 006	24 799	63 476	45 152	87 696	235 621
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-Jun.	187	23 670	208	22 298	45 969	2 080	780	1 360	7 920	19 076	26 155	80 043
1999-May	176	16 099	16	2 810	18 909	1 850	650	1 792	13 878	16 190	39 294	72 081
-Jun.	388	21 670	9	1 770	23 440	0	0	2 449	8 184	15 083	53 884	85 508
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-Jun. *	1 683	126 840	197	28 985	158 047	26 049	1 504	55 119	93 839	72 231	98 016	349 902
1999-May	2 069	104 716	84	15 930	122 356	25 615	2 175	19 524	64 158	69 761	98 032	284 546
-Jun.	1 666	124 778	165	33 993	162 340	99 834	15 532	51 282	424 636	69 690	109 057	696 033
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-Jun. *	372	57 097	122	20 682	78 519	2 771	302 391	2 460	309 803	13 666	15 686	404 008
1999-May	748	57 621	166	20 529	78 150	16 294	1 498	1 041	21 398	18 755	27 799	127 347
-Jun.	698	53 637	200	25 088	78 725	25 224	10 300	2 509	38 033	16 031	17 715	134 472
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-Jun.	72	6 762	43	2 930	9 692	0	0	436	1 284	3 308	5 710	16 687

1999-May	81	3 798	0	0	3 798	5 000	0	0	5 000	3 341	5 763	14 560
-Jun.	323	9 489	8	1 700	11 189	1 166	0	712	2 738	4 641	5 586	19 513

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. - Jun.	24 671	1 884 324	1 853 039	1 370	118 589	152 338	4 825	483 081	635 856	2 985 530	
1999-Jan. - Jun.	37 718	1 995 513	1 714 075	1 012	83 892	101 279	2 765	282 878	370 592	2 242 040	
1998-Jun. *	6 440	407 720	371 070	148	13 956	20 719	1 136	101 968	133 829	603 475	
1999-May	4 192	277 688	274 578	125	7 871	8 668	503	53 570	81 728	366 829	
-Jun.	15 692	520 908	322 186	289	29 320	28 019	403	42 222	58 724	411 347	

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 2/					
	2		R1 000		2		R1 000		2		R1 000		R1 000	2		R1 000		2		R1 000		R1 000	
	m				m				m					m				m					
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	11 177 764									
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	11 641 573									
1998-Jan. - Jun.	333 403	540 013			228 270	325 068	360 824	413 648	1 464 167	593 860	629 426	949 747	1 092 186	5 541 880									
1999-Jan. - Jun.	279 670	424 313			169 238	204 240	337 774	373 155	1 283 564	681 211	701 369	993 094	1 156 394	4 681 999									
1998-Jun.	88 731	194 604			32 730	48 223	74 716	60 588	338 941	107 992	114 020	158 732	194 885	1 137 301									
1999-May	37 690	77 887			15 220	19 402	52 402	51 352	195 184	104 811	108 501	144 651	171 251	733 264									
-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									

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 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	
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-Jun.	277	35 505	193	26 154	61 659	21 164	554	14 386	38 890	20 787	37 723	138 272
1999-May	199	47 528	142	11 636	60 517	1 406	0	15 944	21 796	23 821	38 838	121 151
-Jun.	12 022	106 287	260	32 158	138 445	8 290	5 742	8 773	23 295	21 448	27 516	189 257
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-Jun.	115	13 691	7	2 220	15 911	4 100	0	14 949	19 049	17 943	34 952	69 911
1999-May	138	15 310	10	1 564	16 874	796	0	15 447	17 346	18 311	40 701	74 921
-Jun.	203	18 967	16	1 429	21 497	3 000	633	9 253	17 586	19 519	28 286	67 369
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-Jun.*	1 996	108 038	550	66 726	231 570	156 422	21 302	14 093	204 659	32 573	54 386	490 615
1999-May	1 266	66 196	339	58 433	124 629	31 106	1 822	11 294	60 059	29 435	40 301	224 989
-Jun.	2 025	66 551	243	29 746	96 297	32 851	19 874	44 566	103 908	20 940	27 934	228 139
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-Jun.*	334	49 099	183	15 972	65 070	300	0	1 190	3 039	1 350	1 350	69 459
1999-May	155	29 729	19	4 524	34 252	3 171	1 481	0	6 807	3 010	3 603	44 663
-Jun.	146	31 772	33	7 686	39 457	9 929	0	901	11 910	1 210	1 280	52 647
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-Jun.	101	8 076	0	0	8 076	0	0	2 661	2 661	2 162	4 679	15 416
1999-May	95	4 406	0	0	4 406	0	0	0	0	1 910	3 585	7 992
-Jun.	70	3 426	45	4 578	8 004	0	9 562	0	9 562	2 354	4 550	22 115

1/ Including subsidised dwelling-houses

1/ 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. - Jun.	31 822	2 829 092	2 888 572	24 671	1 884 324	1 853 039
1999-Jan. - Jun.	33 106	2 469 941	2 531 056	37 718	1 995 513	1 714 075
1998-Jun.*	6 303	534 747	534 310	6 440	407 720	371 070
1999-May	6 595	434 847	427 552	4 192	277 688	274 578
-Jun.	6 284	465 911	466 238	15 692	520 908	322 186
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. - Jun.	17 713	930 958	776 524	14 990	589 851	417 382
1999-Jan. - Jun.	21 519	1 009 454	793 339	28 325	863 763	445 678
1998-Jun.*	3 637	175 369	133 582	4 472	161 060	92 249
1999-May	4 369	185 281	140 085	2 772	100 735	68 721
-Jun.	3 918	192 647	148 095	14 265	332 478	114 723
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. - Jun.	3 510	158 166	123 867	2 069	94 758	75 708
1999-Jan. - Jun.	3 875	156 176	121 231	3 005	116 967	92 185
1998-Jun.*	746	32 238	23 498	416	18 470	15 737
1999-May	947	34 827	23 596	431	17 724	14 643
-Jun.	1 004	36 201	25 604	420	17 903	15 306

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. - Jun.	1 264	131 211	149 374	825	88 235	92 420
1999-Jan. - Jun.	827	89 249	101 278	813	102 597	107 765
1998-Jun. *	235	30 887	36 020	193	20 313	21 448
1999-May	126	15 732	18 224	123	15 127	15 715
-Jun.	145	13 457	15 181	106	13 005	13 603

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. - Jun.	9 335	1 608 757	1 838 807	6 787	1 111 480	1 267 532
1999-Jan. - Jun.	6 885	1 215 062	1 515 208	5 575	912 186	1 068 448
1998-Jun. *	1 685	296 253	341 210	1 359	207 877	241 637
1999-May	1 153	199 007	245 647	866	144 102	175 499
-Jun.	1 217	223 606	277 358	901	157 522	178 555

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TABLE 9 - 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. - Jun.	21 482	899 433	729 116	18 306	693 005	508 373
1999-Jan. - Jun.	25 346	958 605	691 689	32 529	986 221	555 222
1998-Jun. *	4 445	178 819	130 422	5 303	192 852	121 421
1999-May	5 391	193 389	135 670	3 420	119 730	87 354
-Jun.	5 030	197 605	139 153	14 764	347 337	128 213

1/ Including subsidised dwelling-houses