

Construction: Building statistics P5041.1

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CONTENTS

Key findings

Explanatory notes

Tables

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

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

2.1 Building plans passed: Private sector - Total according to provinces

2.2 Buildings completed: Private sector - Total according to provinces

3.Building statistics: Public and private sector - Summary

4.Building plans passed: Public and private sector - Actual values

4.1 Values at current prices

4.2 Values of constant 1995 prices

5.Buildings completed: Public and private sector - Actual values

5.1 Values at current prices

5.2 Values at constant 1995 prices

6. Seasonally adjusted values: Public and private sector

6.1 Building plans passed

6.2 Buildings completed

7.Building plans passed: Private sector

7.1 Total

7.2 Residential buildings, non-residential buildings, additions and total according to selected urban areas

8.Buildings completed: Private sector

8.1 Total

8.2 Residential buildings, non-residential buildings, additions and total according to selected urban areas

9.Dwelling-houses: Private sector - Data according to population group of occupant

10.Dwelling-houses: Private sector - Smaller than 81m²

11.Building plans in respect of which building operations have commenced: Private sector - Total

DECREASE IN THE REAL VALUE OF BUILDING ACTIVITIES DURING FIRST FIVE MONTHS OF 1998

The real value of building plans passed (at constant 1995 prices) for the first five months of 1998 decreased by 10,2% (-R644,6 million) to R5 701,2 million compared with the same period of 1997. Decreases in the real value of building plans passed were reported for flats and townhouses (-R287,3 million or 32,1%), non-residential buildings (-R185,4 million or 10,3%) and additions and alterations (-R147,1 million or 9,9%), whereas the real value of dwelling-house plans passed increased slightly by 0,2% (+R3,0 million) to R1 989,3 million. The real value of buildings completed decreased by 10,4% during the above-mentioned period.

The major areas contributing to the decrease of 10,2% in the real value of building plans passed were Gauteng (-R327,1 million or 12,2%), KwaZulu-Natal (-R207,1 million or 22,3%), North West (-R118,7 million or 36,5%), the Eastern Cape (-R83,7 million or 25,3%) and Mpumalanga (-R43,6 million or 18,8%). However, large real increases were reported by the Free State (+R73,6 million or 45,7%), the Northern Cape (+R26,7 million or 60,7%) and the Northern Province (+R20,0 million or 12,5%). The Free State reported an increase of R62,5 million (+181,8%) for non-residential buildings, which can mainly be attributed to the plans passed by Bloemfontein and Welkom for shopping space.

During the first five months of 1998 the real value of buildings completed decreased by 10,4% (-R448,5 million) to R3 846,6 million compared with the same period of 1997. Large decreases in the real value of buildings completed were reported for non-residential buildings (-R283,5 million or 22,3%), additions and alterations (-R227,5 million or 22,5%) and flats and townhouses (-R148,2 million or 20,6%). Decreases in the real value of buildings completed were reported by Gauteng (-R280,9 million or 15,0%), the Western Cape (-R133,8 million or 13,8%), the Eastern Cape (-R63,7 million or 32,0%) and the Northern Cape (-R17,1 million or 32,4%).

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 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.

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	18 867 985	4 074 092	920 551	171 817	527 459	2 944 997	613 018	8 666 075	615 131	334 844
		1997	18 609 458	4 501 998	899 837	120 509	489 149	2 519 614	737 506	7 900 851	773 655	666 338
		1997-Jan-May	7 336 579	1 706 957	381 857	50 796	186 104	1 072 388	375 766	3 109 762	268 785	184 165
		1998-Jan-May	6 983 931	1 827 471	302 052	86 498	287 334	882 544	252 767	2 894 290	231 372	219 604
		1997-May*	1 532 466	419 703	104 172	7 949	48 940	217 535	49 314	578 417	64 234	42 203
		1998-Apr	1 476 044	313 024	63 721	21 220	125 256	139 590	56 221	663 486	44 006	49 520
		1998-May	1 380 916	375 276	63 353	20 702	43 106	196 482	64 567	551 191	30 170	36 069
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	8 488 296	2 261 714	430 338	41 100	232 736	1 115 833	310 740	3 424 882	437 783	233 171
		1997-Jan-May	3 406 820	866 307	185 284	20 344	89 233	457 736	128 001	1 433 706	134 360	91 850
		1998-Jan-May	3 229 217	898 257	161 943	17 866	93 104	402 822	149 871	1 250 094	135 261	119 998
		1997-May*	752 614	204 508	57 035	3 053	16 892	109 262	21 606	280 530	35 567	24 161
		1998-Apr	681 341	161 352	36 776	2 844	21 283	67 267	29 229	317 424	28 036	17 131
		1998-May	645 962	181 979	34 309	3 172	20 671	102 334	33 327	226 404	19 245	24 521
Dwelling-houses	Number	1996	55 133	10 771	3 888	2 326	2 506	5 604	3 585	22 084	2 619	1 750
		1997	65 151	12 773	3 823	377	2 533	4 737	3 646	28 081	5 271	3 910
		1997-Jan-May	25 269	3 809	1 252	230	912	1 771	1 293	13 283	1 301	1 418
		1998-Jan-May	25 334	5 432	2 334	154	1 175	2 187	2 011	8 938	1 868	1 235
		1997-May*	4 256	1 003	293	24	167	363	224	1 691	204	287
		1998-Apr	5 112	909	585	26	210	388	379	2 117	276	222
		1998-May	5 454	862	718	28	288	399	624	1 948	351	236
	Value (R1 000)	1996	5 647 588	1 309 229	349 899	65 108	165 396	674 502	301 672	2 393 665	237 849	150 268
		1997	5 759 364	1 532 881	336 645	33 086	178 637	623 296	285 801	2 298 002	278 641	192 376
		1997-Jan-May	2 210 081	548 944	130 032	17 203	67 311	230 919	118 561	918 620	101 548	76 941
		1998-Jan-May	2 338 319	640 375	134 350	17 407	80 595	261 109	128 545	885 133	108 328	82 477
		1997-May*	446 505	126 970	27 793	2 873	14 238	46 193	20 706	171 379	20 875	15 476
		1998-Apr	477 959	134 731	28 539	2 484	16 242	45 571	28 816	187 871	17 341	16 363
		1998-May	480 438	124 174	32 839	3 172	18 221	54 461	28 747	180 560	18 372	19 892

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	Mpuma-langa	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	31 518	4 792	2 465	2 088	1 663	2 616	2 255	13 051	1 553	1 035
		1997	42 751	6 002	2 620	208	1 568	2 316	2 374	20 334	4 189	3 140
		1997- Jan-May	16 859	1 707	734	137	571	857	778	10 102	864	1 109
		1998- Jan-May	16 928	2 692	1 911	58	684	1 310	1 545	6 414	1 416	898
		1997-May*	2 575	528	187	9	92	197	128	1 081	121	232
		1998-Apr	3 436	336	514	12	132	242	283	1 555	205	157
		1998-May	3 720	302	633	13	182	207	527	1 447	265	144
	Value (R1 000)	1996	1 184 481	213 530	117 330	31 301	61 299	158 712	120 460	387 177	52 069	42 601
		1997	1 363 124	205 526	117 323	7 828	65 971	141 499	114 680	559 400	76 568	74 328
		1997- Jan-May	547 528	89 340	36 717	3 841	25 129	53 187	47 562	235 127	25 261	31 365
		1998- Jan-May	594 212	87 988	59 398	4 124	23 143	59 548	61 987	242 116	27 051	28 858
		1997-May*	97 245	24 262	7 528	547	3 876	11 138	7 942	31 219	4 313	6 420
		1998-Apr	131 315	15 191	15 305	697	5 085	11 559	15 873	57 067	4 661	5 877
		1998-May	121 779	14 991	16 731	1 089	5 314	9 639	13 535	48 901	4 811	6 766
NON-RESIDENTIAL	Number	1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997	3 718	1 141	240	76	132	460	155	1 152	170	192
		1997- Jan-May	1 572	497	87	32	58	207	67	491	66	67
		1998- Jan-May	1 430	463	89	42	59	245	47	388	49	48
		1997-May*	328	129	21	5	24	23	15	85	18	8
		1998-Apr	262	67	21	10	16	40	10	78	6	14
		1998-May	319	92	27	13	8	63	11	93	4	8
	Value (R1 000)	1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
		1997	5 707 696	984 071	157 809	33 004	127 887	643 809	313 639	2 878 468	196 344	372 665
		1997- Jan-May	2 196 907	347 528	75 140	11 413	41 944	311 348	201 272	1 059 117	77 149	71 997
		1998- Jan-May	2 098 792	408 542	54 872	38 340	121 734	223 518	61 585	1 074 612	50 639	64 949
		1997-May*	383 118	85 181	14 490	3 013	19 199	45 504	14 096	169 135	17 911	14 589
		1998-Apr	461 904	47 032	9 071	13 341	76 974	31 940	19 122	236 430	8 216	19 777
		1998-May	392 916	82 576	8 630	12 020	11 526	41 528	21 096	207 422	1 839	6 280
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1997	4 413 466	1 256 213	311 690	46 405	128 526	759 972	113 127	1 597 501	139 528	60 502
		1997- Jan-May	1 732 852	493 121	121 433	19 040	54 927	303 304	46 492	616 940	57 277	20 317
		1998- Jan-May	1 655 922	520 672	85 237	30 292	72 496	256 204	41 310	569 583	45 471	34 657
		1997-May*	396 734	130 013	32 647	1 883	12 849	62 769	13 611	128 752	10 756	3 453
		1998-Apr	332 799	104 641	17 875	5 035	26 999	40 383	7 870	109 632	7 754	12 611
		1998-May	342 038	110 721	20 414	5 510	10 910	52 620	10 145	117 366	9 086	5 268

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	10 423 821	2 105 264	513 307	130 920	354 199	1 856 904	322 947	4 597 495	323 545	219 240
		1997	11 123 280	2 553 346	547 824	119 445	337 773	2 051 583	393 097	4 444 435	430 490	245 288
		1997-Jan-May	4 521 282	1 018 354	209 516	55 610	132 945	808 887	118 886	1 973 131	137 169	66 784
		1998-Jan-May	4 388 335	951 048	154 364	40 733	147 151	912 990	136 353	1 817 869	153 846	73 983
		1997-May*	970 368	245 261	36 586	7 924	27 622	167 072	27 588	403 323	42 491	12 501
		1998-Apr	857 192	153 988	44 137	9 939	35 278	189 565	24 035	343 797	47 007	9 445
		1998-May	800 755	166 006	28 094	5 917	20 003	93 838	30 366	419 650	23 740	13 141
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 731 974	1 183 877	269 790	54 654	120 021	842 456	199 180	2 740 268	184 848	136 882
		1997	5 405 061	1 336 488	283 844	70 379	109 058	782 463	224 452	2 235 717	227 068	135 592
		1997-Jan-May	2 155 982	557 319	118 237	36 801	31 072	315 964	91 028	897 845	68 385	39 331
		1998-Jan-May	2 371 532	566 531	91 951	10 378	53 461	478 312	96 343	954 651	69 656	50 249
		1997-May*	527 425	142 510	21 541	6 722	3 721	74 499	15 457	241 992	11 368	9 615
		1998-Apr	454 891	91 994	29 567	1 133	9 184	92 109	19 421	178 949	23 301	9 234
		1998-May	439 990	94 628	11 896	2 824	8 383	42 236	23 636	234 305	11 192	10 889
Dwelling-houses	Number	1996	33 843	8 274	2 772	841	1 204	3 948	2 225	11 365	1 077	2 137
		1997	52 246	11 472	2 606	2 687	1 357	3 809	3 457	20 272	3 507	3 079
		1997-Jan-May	15 762	2 745	1 057	1 822	461	1 440	1 190	4 934	826	1 287
		1998-Jan-May	18 202	3 383	1 013	139	770	1 264	1 909	7 197	829	1 698
		1997-May*	3 574	659	236	458	61	324	194	1 264	95	283
		1998-Apr	3 536	488	324	12	135	262	234	1 752	201	128
		1998-May	3 687	559	131	68	181	297	581	1 472	157	241
	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	3 663 525	890 288	202 775	56 957	81 766	448 821	197 013	1 492 160	177 093	116 654
		1997-Jan-May	1 383 562	344 558	89 922	32 968	27 494	174 058	81 483	543 146	56 184	33 749
		1998-Jan-May	1 474 475	370 821	77 699	8 657	43 253	146 017	91 716	641 314	47 705	47 292
		1997-May*	297 712	94 396	17 926	5 574	2 798	40 723	15 457	103 045	9 400	8 392
		1998-Apr	287 221	62 266	22 089	1 133	8 584	27 261	18 929	122 469	15 925	8 564
		1998-May	306 473	70 810	10 217	2 084	8 171	37 188	22 486	138 547	6 761	10 209

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	17 263	3 566	1 736	692	896	1 683	1 652	4 955	348	1 735
		1997	39 292	7 549	1 886	2 582	1 076	1 998	3 038	15 605	2 920	2 638
		1997-Jan-May	10 551	1 266	694	1 779	338	554	1 017	3 110	600	1 193
		1998-Jan-May	12 987	1 607	725	104	565	705	1 652	5 473	608	1 548
		1997-May*	2 510	256	168	450	53	128	156	987	54	258
		1998-Apr	2 548	167	232	7	95	173	180	1 460	133	101
		1998-May	2 523	193	89	61	143	161	537	1 032	118	189
	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	1 150 474	187 925	89 217	38 877	40 676	122 813	122 509	425 168	75 665	47 625
		1997-Jan-May	377 708	64 097	36 790	25 892	10 885	33 984	51 627	118 925	15 499	20 010
		1998-Jan-May	383 780	44 004	28 753	3 315	18 662	37 463	52 903	163 862	9 656	25 164
		1997-May*	87 871	12 224	8 266	4 364	2 003	8 061	8 028	39 033	1 254	4 638
		1998-Apr	78 127	5 652	7 605	394	3 295	7 358	9 120	38 371	1 992	4 340
		1998-May	76 604	8 135	3 211	1 338	3 338	8 659	15 923	30 340	1 513	4 147
NON-RESIDENTIAL	Number	1996	2 092	676	150	38	99	309	82	593	87	58
		1997	2 370	817	164	29	92	559	83	470	89	67
		1997-Jan-May	927	330	57	8	36	186	28	227	30	25
		1998-Jan-May	777	260	43	16	25	128	35	207	42	21
		1997-May*	215	95	11	-	3	45	14	37	6	4
		1998-Apr	161	50	14	-	6	41	5	29	16	-
		1998-May	144	48	10	2	12	22	9	29	6	6
	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	3 273 722	574 210	107 299	27 722	98 346	589 184	121 253	1 534 566	125 126	96 015
		1997-Jan-May	1 285 186	174 324	25 254	10 280	34 204	221 166	15 340	740 498	42 567	21 552
		1998-Jan-May	1 104 951	168 523	22 841	6 490	54 637	180 699	22 785	573 966	56 344	18 667
		1997-May*	228 968	48 860	2 597	-	1 557	40 000	9 782	101 016	22 321	2 835
		1998-Apr	245 408	33 770	6 807	-	21 159	29 906	893	133 363	19 511	-
		1998-May	177 726	32 239	7 191	180	6 416	18 658	4 593	98 437	8 295	1 717
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	2 444 497	642 648	156 681	21 344	130 369	679 935	47 392	674 152	78 296	13 681
		1997-Jan-May	1 080 114	286 711	66 025	8 530	67 669	271 757	12 517	334 788	26 217	5 901
		1998-Jan-May	911 853	215 995	39 572	23 865	39 052	253 978	17 225	289 252	27 847	5 066
		1997-May*	213 975	53 891	12 449	1 203	22 343	52 573	2 349	60 315	8 802	51
		1998-Apr	156 893	28 224	7 764	8 806	4 936	67 551	3 721	31 486	4 195	211
		1998-May	183 039	39 138	9 007	2 912	5 204	32 943	2 137	86 908	4 254	535

**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	18 149 485	4 386 781	879 277	118 971	463 687	2 512 798	700 741	7 735 884	738 663	612 682
		1997-Jan-May	7 168 066	1 688 898	376 918	49 620	184 203	1 067 316	374 665	3 003 522	262 191	160 735
		1998-Jan-May	6 822 923	1 778 177	280 010	85 428	283 229	869 900	247 150	2 845 946	218 404	214 680
		1997-May*	1 504 979	413 073	102 614	7 949	48 046	217 535	49 314	572 149	64 030	30 269
		1998-Apr	1 441 669	308 817	58 060	21 065	124 806	134 808	55 846	647 259	42 265	48 744
		1998-May	1 338 629	361 486	54 933	19 907	42 473	195 662	60 970	539 103	28 267	35 828
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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	8 214 670	2 232 457	415 835	40 435	228 360	1 114 956	303 329	3 260 357	405 837	213 103
		1997-Jan-May	3 283 738	864 019	182 500	19 706	88 142	457 631	127 855	1 327 773	130 212	85 900
		1998-Jan-May	3 104 937	877 320	140 294	17 564	90 340	394 777	144 325	1 202 951	122 294	115 073
		1997-May*	741 295	202 220	55 626	3 053	16 808	109 262	21 606	274 266	35 363	23 091
		1998-Apr	653 920	160 377	31 176	2 722	20 833	66 112	28 854	301 197	26 295	16 355
		1998-May	617 400	180 519	26 110	3 112	20 038	101 954	29 730	214 316	17 342	24 280
Dwelling-houses	Number	1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307
		1997	43 037	9 937	3 095	292	2 215	4 660	3 128	15 988	2 029	1 693
		1997-Jan-May	16 285	3 654	1 145	147	821	1 767	1 281	5 850	886	734
		1998-Jan-May	17 009	3 858	1 183	144	973	1 805	1 460	6 165	708	713
		1997-May*	3 336	848	243	24	160	363	224	1 150	184	140
		1998-Apr	3 547	820	271	22	180	311	347	1 334	121	141
		1998-May	3 468	800	246	26	233	359	285	1 172	150	197
	Value (R1 000)	1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926
		1997	5 487 863	1 503 624	322 142	32 421	174 922	622 419	278 390	2 133 477	246 695	173 772
		1997-Jan-May	2 086 998	546 656	127 247	16 565	66 220	230 813	118 416	812 687	97 400	70 992
		1998-Jan-May	2 214 039	619 438	112 700	17 105	77 831	253 064	122 999	837 989	95 360	77 553
		1997-May*	435 185	124 682	26 384	2 873	14 154	46 193	20 706	165 115	20 671	14 406
		1998-Apr	450 538	133 756	22 940	2 362	15 792	44 416	28 441	171 644	15 600	15 587
		1998-May	451 876	122 714	24 640	3 112	17 588	54 081	25 150	168 472	16 468	19 650

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province

Dwelling-houses smaller than 81 square metre	Number	1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1997	20 644	3 169	1 894	123	1 250	2 239	1 856	8 243	947	923
		1997-Jan-May	7 875	1 552	627	54	480	853	766	2 669	449	425
		1998-Jan-May	8 604	1 118	760	48	482	928	994	3 642	256	376
		1997-May*	1 655	373	137	9	85	197	128	540	101	85
		1998-Apr	1 871	247	200	8	102	165	251	772	50	76
		1998-May	1 734	240	161	11	127	167	188	671	64	105
	Value (R1 000)	1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258
		1997	1 091 986	176 545	102 850	7 164	62 256	140 622	107 270	394 933	44 622	55 725
		1997-Jan-May	424 446	87 051	33 932	3 204	24 038	53 081	47 417	129 195	21 113	25 415
		1998-Jan-May	469 942	67 051	37 748	3 822	20 379	51 503	56 440	194 981	14 083	23 934
		1997-May*	85 926	21 973	6 119	547	3 792	11 138	7 942	24 956	4 109	5 350
		1998-Apr	103 894	14 216	9 705	574	4 635	10 404	15 499	40 840	2 920	5 101
		1998-May	93 217	13 531	8 532	1 029	4 682	9 259	9 938	36 813	2 907	6 525
NON-RESIDENTIAL	Number	1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 616	1 112	223	71	129	454	148	1 151	168	160
		1997-Jan-May	1 527	481	81	31	57	203	64	490	65	55
		1998-Jan-May	1 412	458	84	40	58	243	47	385	49	48
		1997-May*	320	125	20	5	23	23	15	85	18	6
		1998-Apr	257	67	19	9	16	38	10	78	6	14
		1998-May	316	91	26	12	8	63	11	93	4	8
	Value (R1 000)	1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1997	5 548 299	919 524	154 928	32 143	107 387	638 899	284 285	2 878 383	193 344	339 407
		1997-Jan-May	2 156 107	334 083	73 565	10 874	41 644	306 998	200 316	1 059 032	74 749	54 848
		1998-Jan-May	2 083 760	400 429	54 538	37 922	120 393	219 891	61 585	1 073 412	50 639	64 949
		1997-May*	367 607	80 840	14 484	3 013	18 899	45 504	14 096	169 135	17 911	3 725
		1998-Apr	458 182	47 032	9 009	13 308	76 974	28 313	19 122	236 430	8 216	19 777
		1998-May	391 120	81 326	8 469	11 635	11 526	41 528	21 096	207 422	1 839	6 280
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1997	4 386 517	1 234 800	308 515	46 393	127 940	758 943	113 127	1 597 144	139 481	60 172
		1997-Jan-May	1 728 220	490 796	120 853	19 040	54 417	302 688	46 492	616 717	57 230	19 987
		1998-Jan-May	1 634 226	500 427	85 177	29 942	72 496	255 232	41 240	569 583	45 471	34 657
		1997-May*	396 077	130 013	32 504	1 883	12 339	62 769	13 611	128 748	10 756	3 453
		1998-Apr	329 567	101 409	17 875	5 035	26 999	40 383	7 870	109 632	7 754	12 611
		1998-May	330 109	99 641	20 354	5 160	10 910	52 180	10 145	117 366	9 086	5 268

**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	Mpuma-langa

TOTAL	Value	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
	(R1 000)	1997	10 689 468	2 425 616	529 169	85 423	331 285	2 032 135	358 140	4 298 721	405 008	223 972
		1997-Jan-May	4 442 508	1 007 108	202 134	31 132	129 498	806 137	114 067	1 961 939	133 920	56 574
		1998-Jan-May	4 270 818	920 791	152 183	39 549	143 075	907 005	124 931	1 779 758	148 701	54 825
		1997-May*	961 844	244 995	35 497	3 928	27 282	167 072	27 528	402 369	42 173	11 000
		1998-Apr	832 161	153 178	42 928	9 879	34 492	185 810	23 745	327 227	45 848	9 054
		1998-May	783 722	164 682	27 890	5 317	19 078	93 458	25 873	413 263	22 704	11 456
RESIDENTIAL BUILDINGS 1/	Value	1996	5 632 437	1 176 398	262 293	45 426	112 974	812 714	194 550	2 722 876	184 025	121 180
	(R1 000)	1997	5 105 092	1 284 181	276 787	36 523	103 495	780 011	199 494	2 101 961	206 272	116 367
		1997-Jan-May	2 100 394	557 319	117 112	12 333	28 374	315 964	86 210	886 692	65 177	31 212
		1998-Jan-May	2 286 491	555 784	89 770	9 438	49 833	475 038	85 007	916 541	64 510	40 570
		1997-May*	519 172	142 510	20 451	2 726	3 381	74 499	15 397	241 043	11 050	8 114
		1998-Apr	432 459	91 184	28 357	1 073	8 398	90 954	19 130	162 378	22 142	8 843
		1998-May	423 953	93 766	11 692	2 225	7 907	41 856	19 229	227 917	10 155	9 204
Dwelling-houses	Number	1996	28 539	7 728	2 350	185	697	3 904	1 966	9 943	988	778
		1997	29 296	6 635	2 239	183	929	3 731	2 015	10 644	2 020	900
		1997-Jan-May	11 251	2 745	1 017	66	272	1 440	866	4 061	488	296
		1998-Jan-May	10 988	2 388	864	69	500	1 079	1 019	4 320	319	430
		1997-May*	2 726	659	197	14	36	324	190	1 168	61	77
		1998-Apr	2 058	409	250	10	83	185	219	729	88	85
		1998-May	2 370	500	116	17	121	257	254	965	51	89
	Value (R1 000)	1996	3 562 481	877 622	211 718	24 513	64 143	454 513	162 787	1 560 410	127 716	79 059
		1997	3 363 881	837 981	195 718	23 100	76 528	446 368	172 056	1 358 404	156 296	97 429
		1997-Jan-May	1 328 299	344 558	88 797	8 500	25 121	174 058	76 664	531 992	52 978	25 630
		1998-Jan-May	1 389 435	360 074	75 518	7 718	39 625	142 743	80 380	603 204	42 559	37 613
		1997-May*	289 458	94 396	16 836	1 578	2 458	40 723	15 397	102 095	9 083	6 891
		1998-Apr	264 789	61 456	20 879	1 073	7 798	26 106	18 638	105 899	14 767	8 173
		1998-May	290 435	69 948	10 013	1 485	7 695	36 808	18 079	132 159	5 724	8 524

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

**TABLE 2.2 - BUILDINGS COMPLETED - PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	11 971	3 020	1 314	36	389	1 639	1 393	3 533	259	388
		1997	16 345	2 712	1 520	78	648	1 921	1 596	5 978	1 433	459
		1997-Jan-May	6 042	1 266	655	23	149	554	693	2 238	262	202
		1998-Jan-May	5 773	612	576	34	295	520	762	2 596	98	280
		1997-May*	1 662	256	129	6	28	128	152	891	20	52

NON-RESIDENTIAL		1998-Apr	1 070	88	158	5	43	96	165	437	20	58
		1998-May	1 206	134	74	10	83	121	210	525	12	37
	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	850 985	135 618	82 195	5 021	35 438	120 405	97 551	291 488	54 868	28 400
		1997 - Jan-May	322 554	64 097	35 700	1 423	8 513	33 984	46 809	107 847	12 293	11 891
		1998 - Jan-May	298 740	33 257	26 572	2 375	15 035	34 189	41 567	125 751	4 511	15 484
		1997-May*	79 617	12 224	7 176	368	1 663	8 061	7 968	38 084	937	3 137
		1998-Apr	55 696	4 842	6 396	334	2 509	6 203	8 829	21 800	834	3 949
		1998-May	60 566	7 273	3 007	739	2 861	8 279	11 516	23 953	476	2 462
		Number	1996	2 055	672	123	37	99	308	80	591	87
	1997		2 321	803	143	27	91	552	82	469	88	66
	1997 - Jan-May		911	326	50	7	35	184	28	227	30	24
	1998 - Jan-May		767	259	43	14	24	125	35	207	42	18
	1997-May*		213	93	11	-	3	45	14	37	6	4
	1998-Apr		159	50	14	-	6	39	5	29	16	-
	1998-May		142	47	10	2	11	22	9	29	6	6
	Value (R1 000)		1996	2 464 036	361 100	72 920	39 042	102 928	525 293	77 197	1 170 923	81 051
		1997	3 153 517	498 983	96 674	27 557	97 596	582 156	111 253	1 522 647	122 726	93 924
		1997 - Jan-May	1 264 458	163 078	19 722	10 271	33 454	220 066	15 340	740 498	42 567	19 461
		1998 - Jan-May	1 092 141	168 361	22 841	6 447	54 189	178 020	22 785	573 966	56 344	9 189
		1997-May*	228 702	48 594	2 597	-	1 557	40 000	9 782	101 016	22 321	2 835
		1998-Apr	242 808	33 770	6 807	-	21 159	27 306	893	133 363	19 511	-
		1998-May	177 116	32 077	7 191	180	5 968	18 658	4 593	98 437	8 295	1 717
		Value (R1 000)	1996	2 195 037	549 593	161 931	29 637	130 596	485 256	46 269	685 333	57 647
1997	2 430 860		642 451	155 707	21 344	130 194	669 968	47 392	674 113	76 010	13 681	
1997 - Jan-May	1 077 658		286 711	65 299	8 530	67 669	270 107	12 517	334 749	26 176	5 901	
1998 - Jan-May	892 186		196 646	39 572	23 664	39 052	253 946	17 139	289 252	27 847	5 066	
1997-May*	213 971		53 891	12 449	1 203	22 343	52 573	2 349	60 311	8 802	51	
1998-Apr	156 893		28 224	7 764	8 806	4 936	67 551	3 721	31 486	4 195	211	
1998-May	182 653		38 838	9 007	2 912	5 204	32 943	2 051	86 908	4 254	535	

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR
SUMMARY

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

Residential buildings:						
Dwelling-houses	2 338,3	2 210,1	+5,8	1 474,5	1 383,6	+6,6
Flats and townhouses	715,4	997,2	-28,3	634,6	751,3	-15,5
Total 1/	3 229,2	3 406,8	-5,2	2 371,5	2 156,0	+10,0
Non-residential buildings	2 098,8	2 196,9	-4,5	1 105,0	1 285,2	-14,0
Additions and alterations	1 655,9	1 732,9	-4,4	911,9	1 080,1	-15,6
Total	6 983,9	7 336,6	-4,8	4 388,3	4 521,3	-2,9

Residential buildings:							
Dwelling-houses	1 989,3	1 986,3	+0,2	1 282,8	1 286,1	-0,3	
Flats and townhouses	608,4	895,7	-32,1	570,8	719,0	-20,6	
Total 1/	2 747,1	3 059,1	-10,2	2 089,2	2 026,7	+3,1	
Non-residential buildings	1 616,7	1 802,1	-10,3	974,5	1 258,0	-22,3	
Additions and alterations	1 337,5	1 484,6	-9,9	782,9	1 010,4	-22,5	
Total	5 701,2	6 345,8	-10,2	3 846,6	4 295,1	-10,4	

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	18 868	1 159	1 527	1 475	1 504	1 609	1 856	1 773	1 736	1 451	1 945	1 724	1 109
			1997	18 610	1 206	1 655	1 330	1 613	1 531	1 586	1 421	1 551	1 840	1 802	1 891	1 184
			1998		1 201	1 298	1 629	1 476	1 381							
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	543	790	569	752	752	718	747	747	743	839	820	468
			1998		495	609	798	681	646							

4.1.3	Non-residential buildings	R million	1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
			1997	5 708	348	493	463	510	384	477	325	401	701	546	667	393
			1998		470	348	426	462	393							
4.1.4	Additions and alterations	R million	1996	4 594	255	363	344	396	410	435	466	412	408	414	403	289
			1997	4 413	315	372	298	351	396	391	349	403	395	417	403	323
			1998		236	341	404	333	342							

4.2 - VALUES AT CONSTANT 1995 PRICES

4.2.1	Total	R million	1996	17 402	1 107	1 434	1 383	1 412	1 504	1 732	1 642	1 582	1 321	1 759	1 539	987
			1997	16 017	1 065	1 443	1 147	1 385	1 307	1 349	1 213	1 321	1 575	1 560	1 657	995
			1998		987	1 059	1 338	1 201	1 117							
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	497	713	512	672	665	633	654	652	647	727	710	404
			1998		426	520	680	577	543							
4.2.3	Non-residential buildings	R million	1996	4 809	298	363	404	351	406	352	384	608	328	511	537	268
			1997	4 757	292	409	380	414	308	386	265	329	590	472	593	320
			1998		368	264	330	355	300							
4.2.4	Additions and alterations	R million	1996	4 215	242	338	321	370	382	403	429	376	369	372	359	255
			1997	3 774	276	321	255	299	333	330	294	340	338	361	354	271
			1998		193	274	328	268	274							

**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	11 123	846	820	895	990	970	812	975	931	885	968	1 136	896
			1998		762	900	1 068	857	801							
5.1.2	Residential buildings	R million	1996	5 732	311	444	514	526	535	409	480	433	516	574	607	385
			1997	5 405	420	395	391	422	527	395	472	462	445	428	638	410
			1998		381	400	696	455	440							
5.1.3	Non-residential buildings	R million	1996	2 488	119	164	111	343	230	108	285	148	215	227	276	262
			1997	3 274	236	172	309	339	229	214	263	269	242	350	275	376
			1998		181	311	189	245	178							
5.1.4	Additions and alterations	R million	1996	2 204	143	180	185	209	161	141	220	191	197	199	241	137
			1997	2 444	190	252	195	229	214	203	240	201	198	189	223	110

		1998	200	189	183	157	183										
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	10 312	811	772	849	943	920	761	902	847	804	877	1 023	805		
		1998		677	794	940	746	690									
5.2.2 Residential buildings	R million	1996	5 618	313	444	515	523	529	402	470	420	501	553	582	367		
		1997	4 978	399	371	367	396	493	366	436	421	405	387	572	365		
		1998		339	352	616	399	384									
5.2.3 Non-residential buildings	R million	1996	2 584	130	175	118	361	240	112	296	154	221	234	283	262		
		1997	3 086	232	166	300	333	228	206	245	243	220	320	252	342		
		1998		163	279	167	213	152									
5.2.4 Additions and alterations	R million	1996	2 203	148	185	190	213	163	142	217	187	193	196	238	133		
		1997	2 248	181	235	182	214	199	188	221	183	179	170	199	97		
		1998		175	163	157	134	154									

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	1 491	1 537	1 459	1 620	1 582	1 689	1 684	1 585	1 418	1 703	1 536	1 492
5.1.1.1 At current prices		1997	1 552	1 683	1 322	1 712	1 493	1 445	1 350	1 433	1 811	1 569	1 678	1 587
		1998	1 541	1 339	1 585	1 510	1 380							
6.1.1.2 At constant 1995 prices	R million	1996	1 419	1 452	1 372	1 519	1 482	1 579	1 561	1 454	1 299	1 527	1 353	1 327
		1997	1 370	1 478	1 143	1 467	1 276	1 230	1 153	1 227	1 562	1 347	1 451	1 334
		1998	1 268	1 098	1 304	1 232	1 118							
6.1.2 Residential buildings	R million	1996	727	734	708	757	770	937	801	580	656	872	637	680
6.1.2.1 At current prices		1997	680	761	596	767	758	654	675	677	737	773	752	624
		1998	621	587	847	681	638							
6.1.2.2 At constant 1995 prices	R million	1996	702	709	682	722	732	885	753	539	609	807	589	624
		1997	620	689	539	685	673	577	591	591	641	668	650	538
		1998	533	503	724	577	539							
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	712	826	756	1 176	920	605	973	686	940	1 004	997	842
6.2.1.1 At current prices		1997	1 049	873	850	1 078	951	753	963	829	899	964	993	968

		1998	933	953	1 034	946	803								
6.2.1.2 At constant 1995 prices	R million	1996	735	847	769	1 200	919	602	969	680	928	984	974	816	
		1997	1 006	827	807	1 030	895	705	888	760	816	871	890	868	
		1998	830	847	916	820	689								
6.2.2 Residential buildings	R million	1996	392	479	505	559	505	394	470	379	500	582	549	407	
6.2.2.1 At current prices		1997	528	432	384	442	492	389	462	405	434	433	576	431	
		1998	490	440	691	465	411								
6.2.2.2 At constant 1995 prices	R million	1996	393	480	501	560	497	384	459	369	486	571	522	395	
		1997	498	407	356	417	457	358	426	370	395	399	510	393	
		1998	425	386	602	408	357								

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	43 865	5 383 419	5 519 552		6 263	473 303	547 517		18 400	1 886 338	2 157 007		8 756 004
1997	43 037	5 096 341	5 487 862		5 594	514 565	663 169		13 576	1 368 458	1 636 509		8 214 670
1997-Jan. -May	16 291	1 936 807	2 087 357		2 575	195 163	259 346		5 913	606 006	737 882		3 284 099
1998-Jan. -May	17 009	2 015 733	2 214 038		1 189	81 482	93 965		4 637	509 322	621 483		3 104 937
1997-May*	3 342	406 159	435 545		290	32 764	50 903		1 436	152 708	189 741		741 655
1998-Apr. -May	3 547	409 776	450 537		199	16 940	18 517		1 228	126 058	161 992		653 919
	3 468	412 230	451 876		470	28 460	34 704		962	91 485	118 800		617 401

Year and month	B. Non-Residential buildings								C. Additions and alterations								Total A, B and C		
	Office space				Shopping space				Industrial and warehouse space				Total 1/	Dwelling-houses				Total 1/	
	2 m	R1 000	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	2 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	1 221 802	1 931 573	784 088	1 124 934	1 499 808	1 656 720	5 548 736	2 704 826	2 700 769	3 948 605	4 386 515	18 149 918							
1997-Jan. -May	462 935	599 637	419 226	569 794	567 667	585 770	2 156 698	1 063 958	1 048 939	1 543 263	1 728 221	7 169 013							
1998-Jan. -May	340 669	518 592	358 443	492 260	675 640	815 301	2 083 762	1 035 817	1 071 439	1 437 280	1 634 227	6 822 923							
1997-May*	69 525	99 989	65 513	91 809	96 600	110 026	368 196	223 515	227 928	330 782	396 077	1 505 927							
1998-Apr.	66 951	122 574	85 160	123 742	132 502	165 089	458 183	194 262	201 040	279 411	329 567	1 441 669							

-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

1/ Including "Other"												

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware- house space	Total 1/	Dwelling- houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.2.1 - 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	5 842	776 511	3 375	358 282	1 266 445	280 293	65 619	189 942	585 540	514 049	846 907	2 698 891
1997-May*	509	61 296	117	12 586	86 680	22 608	1 772	11 884	40 082	48 922	92 958	219 721
1998-Apr.	440	61 918	137	13 385	75 803	9 122	12 344	9 030	31 459	36 765	67 900	175 162
-May	469	62 593	377	31 385	93 979	27 012	593	27 282	63 553	36 723	65 149	222 680
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	2 354	300 968	1 468	155 942	479 125	67 981	49 467	167 658	359 363	253 757	461 308	1 299 796
1997-May*	165	22 597	168	24 150	46 747	387	600	30 900	39 553	26 529	41 284	127 584
1998-Apr.	140	16 285	63	14 304	30 588	1 300	0	11 780	14 237	13 848	25 198	70 024
-May	155	23 159	165	20 832	48 991	0	130	16 124	20 237	20 237	29 068	98 296
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	10 197	1 367 216	6 345	709 701	2 112 140	1 178 134	242 746	730 333	2 409 451	769 305	1 233 545	5 755 138
1997-May*	761	96 495	552	66 420	165 765	58 376	58 016	21 156	151 073	52 727	99 745	416 583
1998-Apr.	748	96 804	448	61 917	175 257	69 381	33 779	86 688	212 200	56 973	87 066	474 522
-May	680	97 255	200	23 056	120 311	14 523	36 622	119 213	186 887	66 872	87 071	394 268
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	4 164	629 166	2 566	316 440	954 821	169 700	22 107	121 197	405 741	196 134	279 001	1 639 562
1997-May	324	62 249	253	39 111	101 530	1 119	0	4 480	12 647	16 506	23 583	137 760
1998-Apr.	496	64 649	435	49 096	115 450	11 058	3 666	6 136	21 275	14 147	18 450	155 175
-May	419	61 106	208	19 342	81 148	2 580	0	10 739	14 476	19 640	23 189	118 813
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-May	50	6 465	27	2 474	8 939	0	460	4 336	8 137	4 381	6 926	24 002
1998-Apr.	50	5 725	35	4 700	10 425	12 000	26 924	472	39 468	2 886	22 680	72 573
-May	59	6 222	0	0	8 222	2 500	0	0	2 500	2 728	6 997	17 719

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 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
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	29 296	3 180 019	3 363 882	5 001	389 753	496 499	10 016	999 614	1 158 571	5 105 092	
1997-Jan. -May	11 251	1 260 261	1 328 298	2 175	193 154	237 159	4 412	442 853	513 795	2 100 394	
1998-Jan. -May	10 988	1 260 793	1 389 436	1 260	106 591	134 741	3 688	379 930	499 896	2 286 490	
1997-May*	2 726	272 237	289 459	500	40 721	50 493	1 534	147 882	175 785	519 172	
1998-Apr.	2 058	244 091	264 789	230	20 980	29 287	965	102 024	129 100	432 459	
-May	2 370	260 834	290 435	287	22 727	26 605	764	67 747	79 557	423 952	

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			
TOTAL															
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	682 787	1 069 214	469 819	596 148	1 032 021	1 063 195	3 153 518	1 421 864	1 378 638	2 169 837	2 430 857	10 689 466			
1997-Jan. -May	351 533	501 170	166 413	185 638	458 014	472 034	1 264 457	621 504	609 455	933 187	1 077 656	4 442 506			
1998-Jan. -May	244 043	344 943	170 176	228 022	294 340	361 803	1 092 142	487 539	516 976	788 845	892 186	4 270 818			
1997-May*	26 321	31 378	44 943	48 444	106 250	134 133	228 702	124 504	116 027	187 269	213 970	961 844			
1998-Apr.	63 012	86 797	64 694	88 462	44 741	40 524	242 809	84 354	84 035	138 472	156 893	832 161			
-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			

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	4 151	434 153	2 788	242 895	689 274	92 580	40 345	159 111	305 681	226 387	421 716	1 416 671
1997-May*	384	39 880	111	13 180	53 270	1 505	16 553	15 961	35 258	21 384	34 366	122 894
1998-Apr.	217	29 624	46	3 485	33 109	1 300	0	15 108	18 177	10 709	16 781	68 067
-May	286	34 487	82	9 477	43 964	0	657	13 134	15 584	13 461	19 967	79 515
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	2 218	239 880	1 683	155 584	400 466	18 949	51 566	282 830	388 021	294 790	556 550	1 345 036
1997-May	180	24 377	309	26 887	51 264	975	751	25 273	27 596	27 152	46 822	125 682
1998-Apr.	98	12 677	205	45 749	62 426	7 248	8 500	2 150	21 333	18 470	62 648	146 406
-May	170	20 481	6	928	21 409	1 200	4 922	6 146	13 768	15 573	28 613	63 791
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	7 272	935 088	4 704	543 417	1 488 600	703 508	138 561	409 149	1 322 711	324 824	540 236	3 351 548
1997-May*	967	77 169	1 092	115 999	196 154	154	14 796	82 860	99 596	29 093	55 996	351 746
1998-Apr.	471	70 985	476	46 182	117 166	47 103	49 030	10 058	107 210	24 075	29 303	253 679
-May	655	103 052	760	69 745	195 972	54 033	1 492	23 092	94 803	45 889	77 102	367 877
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	2 636	355 178	1 201	165 197	530 816	40 703	22 419	32 686	159 914	63 587	95 848	786 580
1997-May	174	22 294	145	19 963	42 256	0	0	1 086	1 086	2 675	2 981	46 324
1998-Apr.	220	31 946	62	9 485	41 431	14 628	0	1 500	16 928	1 295	1 295	59 654
-May	220	25 911	3	670	26 581	0	0	0	3 572	3 802	3 802	33 955
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-May	22	1 389	12	823	2 212	0	0	0	0	0	0	2 212
1998-Apr.	35	2 781	0	0	2 781	1 716	19 148	0	20 864	2 895	2 969	26 615

-May		54	3 849	0	0	3 849	0	749	0	2 443	2 648	3 304	9 597

1/ Including "Other"													

Year and month	Dwelling-house plans passed			Dwelling houses completed		
	Number	m ²	R1 000	Number	m ²	R1 000
Jan.						
Feb.						
Mar.						
Apr.						
May						
June						
July						
Aug.						
Sep.						
Oct.						
Nov.						
Dec.						
Total						

1996	43 865	5 383 419	5 519 552	28 539	3 561 161	3 562 481
1997	43 037	5 096 341	5 487 862	29 296	3 180 019	3 363 882
1997 - Jan. - May	16 291	1 936 807	2 087 357	11 251	1 260 261	1 328 298
1998 - Jan. - May	17 009	2 015 733	2 214 038	10 988	1 260 793	1 389 436
1997 - May*	3 342	406 159	435 545	2 726	272 237	289 459
1998 - Apr.	3 547	409 776	450 537	2 058	244 091	264 789
- May	3 468	412 230	451 876	2 370	260 834	290 435

1996	14 892	1 084 312	993 408	6 527	433 058	394 268
1997	17 081	1 204 199	1 162 190	9 811	573 564	565 251
1997 - Jan. - May	6 292	456 828	444 144	3 262	202 033	200 821
1998 - Jan. - May	7 908	554 678	555 571	4 678	260 193	264 785
1997 - May*	1 222	85 634	79 352	845	47 309	45 132
1998 - Apr.	1 656	112 159	112 371	878	46 058	49 067
- May	1 505	107 802	106 364	932	52 731	49 471

1996	2 744	226 524	201 149	2 494	159 052	133 921
1997	2 305	210 391	220 000	1 561	112 845	106 986
1997 - Jan. - May	931	89 116	97 574	730	48 842	48 099
1998 - Jan. - May	842	71 907	73 302	598	49 467	47 509
1997-May*	186	22 405	26 830	134	9 807	9 847
1998-Apr.	217	17 960	18 531	86	6 409	6 019
-May	197	15 212	15 685	174	13 604	13 356

**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	2 653	290 727	334 292	1 831	200 904	211 759
1997-Jan. -May	1 028	113 759	134 017	684	84 700	87 732
1998-Jan. -May	1 031	100 622	113 679	596	67 042	70 552
1997-May	198	23 382	29 557	169	20 587	21 376
1998-Apr. -May	198	16 857	20 131	95	11 807	12 123
	202	23 246	27 246	126	16 157	18 194

9.5 - WHITE

1996	23 512	3 756 045	4 001 390	17 539	2 737 964	2 806 353
1997	20 998	3 391 024	3 771 379	16 093	2 292 706	2 479 883
1997-Jan. -May	8 040	1 277 104	1 411 623	6 575	924 686	991 647
1998-Jan. -May	7 228	1 288 526	1 471 486	5 116	884 091	1 006 590
1997-May*	1 736	274 738	299 806	1 578	194 534	213 103
1998-Apr. -May	1 476	262 800	299 504	999	179 817	197 581
	1 564	265 970	302 581	1 138	178 342	209 415

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

1996	20 261	1 101 816	1 057 842	11 971	667 196	627 576
1997	20 644	1 099 055	1 091 986	16 345	852 399	850 984
1997-Jan. -May	7 878	427 955	424 568	6 042	323 189	322 554
1998-Jan. -May	8 604	451 557	469 942	5 773	289 380	298 741
1997-May*	1 658	92 153	86 048	1 662	83 372	79 617
1998-Apr. -May	1 871	101 212	103 894	1 070	52 484	55 696
	1 734	90 503	93 217	1 206	59 822	60 566

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

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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	26 476	3 244 331	3 476 207	3 484	346 251	419 717	8 292	849 956	1 029 842	5 190 935	
1998 -Mar.	2 351	279 464	306 507	163	10 905	10 645	358	43 740	51 265	378 379	
-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	

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	2 321	2 449 399	2 967 265	28 821	2 104 453	2 280 285	10 438 485	
1998 -Mar.	143	222 740	309 317	2 057	139 337	150 155	837 851	
-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	

1/ Including "Other"

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