

Building statistics P5041.1

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THE REAL VALUE OF BUILDING PLANS PASSED DECREASED BY 9,7% DURING THE FIRST FIVE 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 during the first five months of 1999 decreased by 9,7% (-R591,6 million) to R5 485,4 million compared with the same period of 1998. Decreases in the real value of building plans passed were reported by seven of the nine provinces.

Furthermore, the real value of buildings completed decreased by 17,8% (-R710,4 million) during the above-mentioned period.

Decreases in the real value of building plans passed were reported by Northern Province (-48,7% or R97,3 million), Free State (-41,6% or R101,7 million), North West (-36,3% or R76,7 million), Mpumalanga (-33,4% or R93,8 million), Gauteng (-25,9% or R659,0 million), Northern Cape (-25,6% or R18,8 million) and Western Cape (-20,7% or R315,2 million). However, real increases were reported by KwaZulu-Natal (+98,3% or R734,3 million) and Eastern Cape (+14,5% or R36,7 million). The main contribution to the 98,3% increase in the real value of building plans passed for KwaZulu-Natal was the approval of building plans for a large shopping centre by the Local Authority of Umhlanga during March 1999.

Large real decreases in the value of building plans passed were reported for flats and townhouses (-45,3% or R277,4 million) and dwelling-houses (-18,2% or R364,4 million) during the first five months of 1999 compared with the same period of 1998. However, the real value of non-residential building plans passed increased by 12,6% (+R234,0 million) to R2 093,4 million between the first five months of 1998 and the first five months of 1999.

Regarding townhouses, the real value of building plans passed decreased by 50,8% (-R270,2 million) to R262,1 million during the above-mentioned period. The number of plans passed for townhouse units decreased by 50,9% (-2 380) to 2 293. Large decreases in the number of plans passed for townhouse units were reported by Gauteng (-1 522), KwaZulu-Natal (-310) and Western Cape (-295).

Although the real value of dwelling-house plans passed during the first five months of 1999 decreased by 18,2% to R1 639,9 million compared with the same period of 1998, the number of dwelling-house plans passed increased by 5,1% (+1 303) to 26 822. The number of plans passed for dwelling-houses smaller than 81 square metres increased by 19,2% (+3 279) to 20 316 during the above-mentioned period. The largest increase in the number of plans passed for dwelling-houses smaller than 81 square metres was reported by Gauteng (+3 393), followed by Eastern Cape (+808), Western Cape (+417) and KwaZulu-Natal (+407).

During the first five months of 1999 the real value of buildings completed decreased by 17,8% (-R710,4 million) to R3 272,2 million compared with the same period of 1998. Decreases in the value of buildings completed were reported by six of the nine provinces. Real decreases were reported by Northern Province (-49,4% or R33,0 million), Gauteng (-36,8 % or R615,7 million), Mpumalanga (-31,5% or R44,0 million), North West (-20,6% or R27,3 million), KwaZulu-Natal (-15,3% or R124,6 million) and Free State (-13,0% or R17,1 million). However, real increases in the value of buildings completed were reported by Eastern Cape (+45,5% or R61,2 million), Northern Cape (+36,2% or R15,1 million) and Western Cape (+8,8% or R75,0 million).

Large real decreases in the value of buildings completed were reported for flats and townhouses (-42,5% or R242,2 million), dwelling-houses (-11,7% or R150,9 million) and non-residential buildings (-15,5% or R164,0 million). Although the real value of dwelling-houses completed during the first five months of 1999 decreased by 11,7% to R1 138,4 million compared with the same period of 1998, the number of dwelling-houses completed increased by 20,8% (+3 795) to 22 026. This can mainly be attributed to the increase in the completion of dwelling-houses smaller than 81 square metres (+4 762). Large increases in the number of smaller dwelling-houses completed was reported by Gauteng (+2 346), Eastern Cape (+1 949), Northern Cape (+1 060) and Western Cape (+1 048).

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	18 286 245	4 599 905	931 682	198 937	605 287	2 327 447	588 179	7 796 609	776 009	462 192
		1998-Jan-May	7 138 558	1 785 916	296 850	86 498	287 334	877 026	248 303	2 991 580	330 242	234 808
		1999-Jan-May	6 905 603	1 517 164	364 275	68 989	179 901	1 864 284	169 518	2 376 469	235 816	129 187
		1998-May*	1 481 555	386 290	63 703	20 702	43 106	196 300	53 440	553 774	128 170	36 069
		1999-Apr	1 149 336	282 868	65 752	7 851	39 115	155 573	30 859	518 992	33 727	14 600
		1999-May	1 194 646	338 413	81 342	9 092	43 994	181 943	36 919	443 814	37 576	21 552
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	8 016 119	2 146 583	485 576	71 144	247 339	924 377	350 464	3 194 228	345 954	250 456
		1998-Jan-May	3 294 451	902 922	160 410	17 866	93 104	402 043	153 336	1 306 551	132 495	125 723
		1999-Jan-May	2 566 459	658 721	146 686	13 233	86 703	319 039	97 043	1 059 382	118 546	67 107
		1998-May*	654 026	187 228	34 587	3 172	20 671	101 880	33 162	229 562	19 245	24 521
		1999-Apr	505 981	128 777	31 902	4 056	22 323	71 412	19 114	203 053	15 144	10 199
		1999-May	515 418	130 124	38 335	2 111	13 429	62 558	20 764	217 782	18 399	11 917
Dwelling-houses	Number	1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1998	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 353
		1998-Jan-May	25 519	5 435	2 320	154	1 175	2 183	2 063	9 109	1 849	1 231
		1999-Jan-May	26 822	4 847	3 025	108	1 150	2 452	1 286	12 245	1 100	609
		1998-May*	5 518	868	725	28	288	397	628	1 997	351	236
		1999-Apr	4 398	663	554	36	271	362	409	1 864	165	74
		1999-May	6 595	1 483	969	12	246	360	257	2 931	199	138
	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	5 927 644	1 557 588	412 664	55 039	206 268	637 683	309 299	2 297 651	266 401	185 050
		1998-Jan-May	2 354 260	642 260	132 983	17 407	80 595	260 330	131 614	895 921	104 948	88 203
		1999-Jan-May	2 064 817	523 150	139 646	12 757	75 607	243 789	92 151	845 119	80 225	52 374

	1998-May*	485 723	126 643	33 117	3 172	18 221	54 007	28 582	183 717	18 372	19 892
	1999-Apr	393 931	89 352	29 972	4 056	16 090	48 137	19 114	163 617	14 144	9 449
	1999-May	427 552	108 107	37 139	2 017	13 281	45 593	17 958	178 867	13 404	11 187

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	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 626
		1998-Jan-May	17 037	2 691	1 900	58	684	1 313	1 585	6 537	1 406	863
		1999-Jan-May	20 316	3 108	2 708	78	726	1 721	887	9 930	787	371
		1998-May*	3 765	302	639	13	182	210	532	1 478	265	144
		1999-Apr	3 207	371	492	30	175	211	353	1 452	106	17
		1999-May	5 391	1 154	889	6	201	218	175	2 506	145	97
	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	1 606 917	203 198	238 446	26 966	73 751	130 246	141 824	659 987	76 260	56 240
		1998-Jan-May	598 693	87 888	58 636	4 124	23 143	59 814	63 319	247 055	26 131	28 583
		1999-Jan-May	552 537	79 390	72 366	6 822	23 903	62 455	39 135	231 161	23 614	13 690
		1998-May*	124 314	14 991	16 948	1 089	5 314	9 905	13 778	50 710	4 811	6 766
		1999-Apr	100 732	12 457	12 007	2 687	4 831	8 491	11 672	43 463	3 897	1 228
		1999-May	135 670	22 218	21 801	538	7 399	9 016	8 347	57 728	4 670	3 955
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-May	1 435	463	88	42	59	243	53	383	53	51
		1999-Jan-May	1 079	397	77	21	49	130	37	282	53	33
		1998-May*	319	92	27	13	8	63	11	92	5	8
		1999-Apr	195	75	19	3	8	18	3	58	10	1
		1999-May	210	67	18	3	7	20	10	71	6	8
	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-May	2 184 068	361 442	54 254	38 340	121 734	218 137	52 972	1 113 082	149 679	74 427
		1999-Jan-May	2 634 469	365 437	59 647	31 244	38 992	1 241 122	30 464	768 440	60 806	38 317
		1998-May*	485 141	88 476	8 630	12 020	11 526	41 808	9 596	206 967	99 839	6 280
		1999-Apr	316 751	61 607	14 401	470	7 572	32 369	4 912	187 142	8 228	50
		1999-May	277 106	71 220	13 479	585	18 723	59 123	6 854	96 091	5 982	5 050
ADDITIONS AND ALTERATIONS	Value (R1 000)	1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996
		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-May	1 660 039	521 551	82 186	30 292	72 496	256 847	41 996	571 947	48 067	34 657

	1999-Jan-May	1 704 675	493 006	157 942	24 512	54 206	304 123	42 011	548 647	56 463	23 764
	1998-May*	342 388	110 587	20 486	5 510	10 910	52 613	10 683	117 246	9 086	5 268
	1999-Apr	326 605	92 483	19 449	3 324	9 221	51 792	6 832	128 797	10 355	4 351
	1999-May	402 122	137 070	29 528	6 397	11 841	60 263	9 301	129 942	13 195	4 586

**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-May	4 437 058	947 843	149 977	46 455	147 151	904 667	147 384	1 863 343	155 768	74 471
		1999-Jan-May	3 874 888	1 096 306	231 908	67 259	136 101	814 035	124 358	1 251 466	113 410	40 045
		1998-May*	804 214	163 239	29 041	11 639	20 003	93 797	30 039	419 575	23 740	13 141
		1999-Apr	729 552	196 745	41 437	12 734	51 069	149 932	12 455	241 199	16 176	7 806
		1999-May	733 264	192 979	32 265	13 295	13 248	153 156	19 463	279 395	17 167	12 296
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-May	2 382 055	564 580	89 601	14 868	53 461	478 186	100 148	959 297	71 178	50 737
		1999-Jan-May	1 833 973	505 221	129 702	29 729	53 466	255 986	75 582	703 580	55 853	24 853
		1998-May*	442 786	92 417	12 475	7 314	8 383	42 192	23 743	234 180	11 192	10 889
		1999-Apr	356 167	86 856	20 633	1 215	9 681	42 404	10 504	167 803	11 966	5 105
		1999-May	366 829	104 020	19 663	3 532	7 465	40 322	13 112	164 272	8 017	6 425
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-May	18 231	3 377	985	172	770	1 264	1 959	7 208	840	1 656
		1999-Jan-May	22 026	4 096	2 925	1 191	518	2 052	962	9 130	773	379
		1998-May*	3 723	552	139	101	181	297	584	1 471	157	241
		1999-Apr	3 745	530	376	9	86	258	157	2 067	212	50
		1999-May	4 192	1 270	595	32	186	285	167	1 476	135	46
	Value (R1 000)	1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1998	3 908 525	976 312	269 743	51 126	121 178	425 062	224 483	1 567 642	149 212	123 768
		1998-Jan-May	1 481 970	368 395	75 895	13 147	43 253	145 891	95 111	641 710	50 788	47 781
		1999-Jan-May	1 391 889	376 503	117 523	25 667	34 142	189 897	62 487	518 540	44 323	22 809
		1998-May*	308 794	68 123	10 796	6 574	8 171	37 144	22 593	138 422	6 761	10 209
		1999-Apr	238 995	56 516	15 633	1 215	5 776	29 748	9 910	105 714	9 377	5 105
		1999-May	274 579	88 135	19 663	3 532	7 465	31 846	12 082	100 030	6 458	5 366

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-May	13 003	1 606	702	106	565	705	1 709	5 495	608	1 507
		1999-Jan-May	17 765	2 654	2 651	1 166	385	1 405	778	7 841	600	285
		1998-May*	2 546	192	95	63	143	161	543	1 042	118	189
		1999-Apr	3 015	291	337	6	62	163	132	1 809	185	30
		1999-May	3 420	979	559	27	175	187	135	1 230	111	17
	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-May	386 952	43 907	27 460	3 451	18 662	37 419	55 991	164 655	9 655	25 752
		1999-Jan-May	427 009	54 492	72 748	20 820	14 528	53 568	31 363	154 173	16 752	8 564
		1998-May*	77 740	8 039	3 475	1 475	3 338	8 615	16 468	30 671	1 513	4 147
		1999-Apr	77 313	9 150	9 386	585	2 129	7 284	5 737	36 499	4 724	1 819
		1999-May	87 354	13 458	12 795	2 436	5 396	8 205	6 384	34 054	3 267	1 359
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-May	776	259	40	22	25	125	36	205	43	21
		1999-Jan-May	708	301	62	18	19	113	23	131	25	16
		1998-May*	149	47	10	8	12	22	9	29	6	6
		1999-Apr	106	44	10	3	5	21	1	15	2	5
		1999-May	170	88	5	5	2	20	5	35	4	6
	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-May	1 138 035	167 780	22 137	7 390	54 637	172 811	23 188	614 682	56 744	18 667
		1999-Jan-May	1 028 635	294 788	42 072	21 158	23 483	274 398	24 330	300 854	38 132	9 420
		1998-May*	177 883	31 497	7 191	1 080	6 416	18 658	4 593	98 437	8 295	1 717
		1999-Apr	180 092	53 450	9 589	8 235	14 640	62 519	720	27 256	1 237	2 446
		1999-May	195 183	38 638	3 014	6 030	454	64 668	1 408	69 281	6 456	5 234
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-May	916 967	215 483	38 240	24 198	39 052	253 669	24 048	289 364	27 847	5 066
		1999-Jan-May	1 012 281	296 297	60 133	16 373	59 152	283 651	24 446	247 032	19 424	5 772
		1998-May*	183 545	39 325	9 375	3 244	5 204	32 947	1 703	86 958	4 254	535
		1999-Apr	193 293	56 439	11 215	3 284	26 749	45 009	1 231	46 139	2 974	255
		1999-May	171 251	50 320	9 588	3 733	5 329	48 166	4 943	45 842	2 694	637

**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 17
		1998	18 136 868	4 539 642	927 430	189 416	599 946	2 277 765	578 309	7 796 042	775 605	452 71
		1998-Jan-May	7 093 151	1 757 558	296 457	85 730	285 993	872 427	248 233	2 991 180	330 242	225 33
		1999-Jan-May	6 855 079	1 511 839	339 834	50 188	179 901	1 862 494	169 518	2 376 302	235 816	129 18
		1998-May*	1 467 829	373 960	63 482	19 967	43 106	195 860	53 440	553 774	128 170	36 06
		1999-Apr	1 143 933	277 543	65 714	7 811	39 115	155 573	30 859	518 992	33 727	14 60
		1999-May	1 188 284	338 413	75 001	9 092	43 994	181 923	36 919	443 814	37 576	21 55
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 86
		1998	8 013 653	2 146 583	485 576	68 678	247 339	924 377	350 464	3 194 228	345 954	250 45
		1998-Jan-May	3 294 451	902 922	160 410	17 866	93 104	402 043	153 336	1 306 551	132 495	125 72
		1999-Jan-May	2 566 459	658 721	146 686	13 233	86 703	319 039	97 043	1 059 382	118 546	67 10
		1998-May*	654 026	187 228	34 587	3 172	20 671	101 880	33 162	229 562	19 245	24 52
		1999-Apr	505 981	128 777	31 902	4 056	22 323	71 412	19 114	203 053	15 144	10 19
		1999-May	515 418	130 124	38 335	2 111	13 429	62 558	20 764	217 782	18 399	11 91
Dwelling-houses 2/	Number	1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 68
		1998	69 029	12 718	9 945	1 255	3 672	4 900	4 433	25 623	4 130	2 35
		1998-Jan-May	25 519	5 435	2 320	154	1 175	2 183	2 063	9 109	1 849	1 23
		1999-Jan-May	26 822	4 847	3 025	108	1 150	2 452	1 286	12 245	1 100	60
		1998-May*	5 518	868	725	28	288	397	628	1 997	351	23
		1999-Apr	4 398	663	554	36	271	362	409	1 864	165	7
		1999-May	6 595	1 483	969	12	246	360	257	2 931	199	13
	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 98
		1998	5 927 644	1 557 588	412 664	55 039	206 268	637 683	309 299	2 297 651	266 401	185 05
		1998-Jan-May	2 354 260	642 260	132 983	17 407	80 595	260 330	131 614	895 921	104 948	88 20
		1999-Jan-May	2 064 817	523 150	139 646	12 757	75 607	243 789	92 151	845 119	80 225	52 37
		1998-May*	485 723	126 643	33 117	3 172	18 221	54 007	28 582	183 717	18 372	19 89
		1999-Apr	393 931	89 352	29 972	4 056	16 090	48 137	19 114	163 617	14 144	9 44
		1999-May	427 552	108 107	37 139	2 017	13 281	45 593	17 958	178 867	13 404	11 18

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)**

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre 1/	Number	1997	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 99
		1998	49 063	6 653	8 958	1 064	2 532	2 646	3 256	19 256	3 072	1 62
		1998-Jan-May	17 037	2 691	1 900	58	684	1 313	1 585	6 537	1 406	86
		1999-Jan-May	20 316	3 108	2 708	78	726	1 721	887	9 930	787	37
		1998-May*	3 765	302	639	13	182	210	532	1 478	265	14
		1999-Apr	3 207	371	492	30	175	211	353	1 452	106	1
		1999-May	5 391	1 154	889	6	201	218	175	2 506	145	9
	Value (R1 000)	1997	1 374 998	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 56
		1998	1 606 917	203 198	238 446	26 966	73 751	130 246	141 824	659 987	76 260	56 24
		1998-Jan-May	598 693	87 888	58 636	4 124	23 143	59 814	63 319	247 055	26 131	28 58
		1999-Jan-May	552 537	79 390	72 366	6 822	23 903	62 455	39 135	231 161	23 614	13 69
		1998-May*	124 314	14 991	16 948	1 089	5 314	9 905	13 778	50 710	4 811	6 76
		1999-Apr	100 732	12 457	12 007	2 687	4 831	8 491	11 672	43 463	3 897	1 22
		1999-May	135 670	22 218	21 801	538	7 399	9 016	8 347	57 728	4 670	3 95
NON-RESIDENTIAL	Number	1997	3 590	1 106	222	71	129	454	146	1 146	167	14
		1998	3 345	1 172	197	72	124	512	145	873	135	11
		1998-Jan-May	1 416	458	83	40	58	241	53	382	53	4
		1999-Jan-May	1 061	396	63	18	49	130	37	282	53	3
		1998-May*	316	91	26	12	8	63	11	92	5	
		1999-Apr	193	74	18	3	8	18	3	58	10	
		1999-May	208	67	16	3	7	20	10	71	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 64
		1998	5 562 553	1 076 426	190 119	51 624	185 053	664 004	119 775	2 867 644	281 863	126 04
		1998-Jan-May	2 160 358	353 329	53 921	37 922	120 393	214 510	52 972	1 112 682	149 679	64 94
		1999-Jan-May	2 587 913	360 112	36 984	12 675	38 992	1 241 122	30 464	768 440	60 806	38 31
		1998-May*	483 345	87 226	8 469	11 635	11 526	41 808	9 596	206 967	99 839	6 28
		1999-Apr	311 388	56 282	14 363	470	7 572	32 369	4 912	187 142	8 228	5
		1999-May	272 514	71 220	8 887	585	18 723	59 123	6 854	96 091	5 982	5 05
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 66
		1998	4 560 662	1 316 633	251 736	69 114	167 554	689 384	108 070	1 734 171	147 788	76 21
		1998-Jan-May	1 638 343	501 307	82 126	29 942	72 496	255 875	41 926	571 947	48 067	34 65
		1999-Jan-May	1 700 708	493 006	156 164	24 280	54 206	302 333	42 011	548 480	56 463	23 76
		1998-May*	330 458	99 507	20 426	5 160	10 910	52 173	10 683	117 246	9 086	5 26
		1999-Apr	326 565	92 483	19 449	3 284	9 221	51 792	6 832	128 797	10 355	4 35
		1999-May	400 352	137 070	27 778	6 397	11 841	60 243	9 301	129 942	13 195	4 58

1/ Including subsidised dwelling-houses

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE									
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value	1997	11 177 764	2 483 356	542 443	124 089	346 038	2 036 783	393 943	4 586 565	418 496	246 05	
		1998	11 641 571	2 692 295	652 235	144 485	378 622	1 997 803	520 458	4 572 240	482 867	200 56	
	(R1 000)	1998-Jan-May	4 404 580	928 333	149 977	46 211	146 703	901 956	147 298	1 863 343	155 768	64 99	
		1999-Jan-May	3 867 909	1 096 306	231 569	66 104	136 101	808 858	124 358	1 251 466	113 410	39 73	
		1998-May*	803 218	162 777	29 041	11 639	19 555	93 797	29 953	419 575	23 740	13 14	
		1999-Apr	729 536	196 745	41 421	12 734	51 069	149 932	12 455	241 199	16 176	7 80	
		1999-May	733 264	192 979	32 265	13 295	13 248	153 156	19 463	279 395	17 167	12 29	
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 30	
	(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 82	
		1998-Jan-May	2 382 055	564 580	89 601	14 868	53 461	478 186	100 148	959 297	71 178	50 73	
		1999-Jan-May	1 830 696	505 221	129 702	29 729	53 466	252 709	75 582	703 580	55 853	24 85	
		1998-May*	442 786	92 417	12 475	7 314	8 383	42 192	23 743	234 180	11 192	10 88	
		1999-Apr	356 167	86 856	20 633	1 215	9 681	42 404	10 504	167 803	11 966	5 10	
		1999-May	366 829	104 020	19 663	3 532	7 465	40 322	13 112	164 272	8 017	6 42	
Dwelling-houses 2/	Number	1997	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 12	
		1998	50 022	8 843	4 800	1 595	2 575	3 424	4 334	17 194	2 378	4 87	
		1998-Jan-May	18 231	3 377	985	172	770	1 264	1 959	7 208	840	1 65	
		1999-Jan-May	22 026	4 096	2 925	1 191	518	2 052	962	9 130	773	37	
		1998-May*	3 723	552	139	101	181	297	584	1 471	157	24	
		1999-Apr	3 745	530	376	9	86	258	157	2 067	212	5	
		1999-May	4 192	1 270	595	32	186	285	167	1 476	135	4	
	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 45
			1998	3 908 525	976 312	269 743	51 126	121 178	425 062	224 483	1 567 642	149 212	123 76
			1998-Jan-May	1 481 970	368 395	75 895	13 147	43 253	145 891	95 111	641 710	50 788	47 78
			1999-Jan-May	1 391 889	376 503	117 523	25 667	34 142	189 897	62 487	518 540	44 323	22 80
			1998-May*	308 794	68 123	10 796	6 574	8 171	37 144	22 593	138 422	6 761	10 20
			1999-Apr	238 995	56 516	15 633	1 215	5 776	29 748	9 910	105 714	9 377	5 10
			1999-May	274 579	88 135	19 663	3 532	7 465	31 846	12 082	100 030	6 458	5 36

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 70
		1998	36 988	4 492	3 992	1 480	2 069	1 902	3 768	13 043	1 708	4 53
		1998-Jan-May	13 003	1 606	702	106	565	705	1 709	5 495	608	1 50
		1999-Jan-May	17 765	2 654	2 651	1 166	385	1 405	778	7 841	600	28
		1998-May*	2 546	192	95	63	143	161	543	1 042	118	18
		1999-Apr	3 015	291	337	6	62	163	132	1 809	185	3
		1999-May	3 420	979	559	27	175	187	135	1 230	111	1
		Value										
	(R1 000)	1997	1 181 475	184 928	91 291	38 892	44 433	128 060	131 587	445 988	66 498	49 79
		1998	1 057 069	115 956	127 639	32 919	56 693	101 737	135 141	393 525	28 267	65 19
		1998-Jan-May	386 952	43 907	27 460	3 451	18 662	37 419	55 991	164 655	9 655	25 75
		1999-Jan-May	427 009	54 492	72 748	20 820	14 528	53 568	31 363	154 173	16 752	8 56
		1998-May*	77 740	8 039	3 475	1 475	3 338	8 615	16 468	30 671	1 513	4 14
		1999-Apr	77 313	9 150	9 386	585	2 129	7 284	5 737	36 499	4 724	1 81
		1999-May	87 354	13 458	12 795	2 436	5 396	8 205	6 384	34 054	3 267	1 35
NON-RESIDENTIAL	Number	1997	2 335	778	148	35	98	549	83	488	91	6
		1998	1 925	626	165	45	77	303	97	462	101	4
		1998-Jan-May	766	258	40	20	24	122	36	205	43	1
		1999-Jan-May	694	301	54	16	19	109	23	131	25	1
		1998-May*	147	46	10	8	11	22	9	29	6	
		1999-Apr	103	44	7	3	5	21	1	15	2	
		1999-May	170	88	5	5	2	20	5	35	4	
		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 04
		1998	3 459 425	565 279	150 459	32 102	132 991	509 145	202 155	1 586 683	228 401	52 20
		1998-Jan-May	1 125 225	167 618	22 137	7 347	54 189	170 132	23 188	614 682	56 744	9 18
		1999-Jan-May	1 026 456	294 788	41 831	21 120	23 483	272 498	24 330	300 854	38 132	9 42
		1998-May*	177 273	31 335	7 191	1 080	5 968	18 658	4 593	98 437	8 295	1 71
		1999-Apr	180 076	53 450	9 573	8 235	14 640	62 519	720	27 256	1 237	2 44
		1999-May	195 183	38 638	3 014	6 030	454	64 668	1 408	69 281	6 456	5 23
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 69
		1998	2 204 883	580 311	182 367	56 875	93 512	568 080	58 879	592 844	62 481	9 53
		1998-Jan-May	897 300	196 135	38 240	23 997	39 052	253 637	23 962	289 364	27 847	5 06
		1999-Jan-May	1 010 757	296 297	60 036	15 256	59 152	283 651	24 446	247 032	19 424	5 46
		1998-May*	183 159	39 025	9 375	3 244	5 204	32 947	1 617	86 958	4 254	53
		1999-Apr	193 293	56 439	11 215	3 284	26 749	45 009	1 231	46 139	2 974	25
		1999-May	171 251	50 320	9 588	3 733	5 329	48 166	4 943	45 842	2 694	63

1/ Including subsidised dwelling-houses

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

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

	----- change			----- change		
	R million			R million		

Value at current prices						

Residential buildings:						
Dwelling-houses	2 064,8	2 354,3	-12,3	1 391,9	1 482,0	-6,1
Flats and townhouses	421,6	719,6	-41,4	385,1	633,6	-39,2
Total 1/	2 566,5	3 294,4	-22,1	1 834,0	2 382,1	-23,0
Non-residential buildings	2 634,5	2 184,1	+20,6	1 028,6	1 138,0	-9,6
Additions and alterations	1 704,7	1 660,0	+2,7	1 012,3	917,0	+10,4
Total	6 905,6	7 138,6	-3,3	3 874,9	4 437,1	-12,7

Value at constant 1995 prices						

Residential buildings:						
Dwelling-houses	1 639,9	2 004,3	-18,2	1 138,4	1 289,3	-11,7
Flats and townhouses	334,9	612,3	-45,3	327,6	569,8	-42,5
Total 1/	2 038,4	2 804,6	-27,3	1 514,5	2 098,4	-27,8
Non-residential buildings	2 093,4	1 859,4	+12,6	895,2	1 059,2	-15,5
Additions and alterations	1 353,6	1 413,1	-4,2	862,4	825,0	+4,5
Total	5 485,4	6 077,0	-9,7	3 272,2	3 982,6	-17,8

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	18 286	1 162	1 379	1 639	1 477	1 482	1 689	1 736	1 569	1 617	1 874	1 468	1 194

		1999	894 1 209 2 459 1 149 1 195													
4.1.2 Residential buildings	R million	1997	8 488	547	796	571	762	752	708	748	714	740	858	821	471	
		1998	8 016	503	652	804	681	654	705	793	659	704	810	624	428	
		1999		394	503	648	506	515								
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								
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								

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	15 224	999	1 179	1 397	1 252	1 250	1 420	1 443	1 289	1 320	1 522	1 188	965	
		1999		719	962	1 955	909	941								
4.2.2 Residential buildings	R million	1997	7 487	501	718	513	682	666	625	655	623	644	743	711	407	
		1998	6 680	433	557	685	577	552	593	659	541	574	657	504	346	
		1999		317	400	515	400	406								
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	218								
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	317								

**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								
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								
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									
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								
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								
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								
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								
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								

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	1 852	1 273	1 722	1 534	1 442	1 363	1 446	1 769	1 545	1 684	1 543
5.1.1.1 At current prices		1998	1 501	1 483	1 565	1 529	1 479	1 546	1 614	1 495	1 567	1 573	1 354	1 581
		1999	1 156	1 310	2 344	1 178	1 201							
6.1.1.2 At constant 1995 prices	R million	1997	1 474	1 680	1 147	1 536	1 359	1 272	1 196	1 267	1 535	1 340	1 457	1 323
		1998	1 287	1 276	1 336	1 290	1 249	1 300	1 345	1 234	1 275	1 278	1 094	1 268
		1999	927	1 050	1 864	926	946							
6.1.2 Residential buildings	R million	1997	708	781	559	783	756	668	665	687	726	723	770	644
6.1.2.1 At current prices		1998	666	647	782	684	650	673	703	643	697	671	584	591
		1999	530	501	627	502	511							
6.1.2.2 At constant 1995 prices	R million	1997	647	707	504	699	670	588	583	598	633	627	666	555
		1998	571	554	670	578	548	566	585	527	571	545	472	476
		1999	425	399	501	396	403							

6.2 - BUILDINGS COMPLETED

6.2.1 Total	R million	1997	1 051	873	865	1 085	982	759	936	884	866	949	1 029	1 076
6.2.1.1 At current prices		1998	988	961	1 032	923	821	1 075	1 029	830	1 285	1 082	851	841
		1999	834	901	861	779	752							
6.2.1.2 At constant 1995 prices	R million	1997	1 015	839	831	1 027	931	714	878	832	803	878	944	987
		1998	899	869	924	819	728	951	904	735	1 126	941	735	723
		1999	712	766	727	649	630							
6.2.2 Residential buildings	R million	1997	559	438	392	450	500	380	445	471	399	456	534	459
6.2.2.1 At current prices		1998	505	448	684	482	417	586	553	421	536	471	419	457
		1999	401	436	413	376	345							
6.2.2.2 At constant 1995 prices	R million	1997	532	414	368	421	467	350	410	433	362	413	479	409
		1998	450	396	607	421	363	506	478	364	460	402	356	388
		1999	336	363	341	309	282							

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	69 029	5 784 907	5 927 647	3 295	252 900	314 613	10 630	1 151 711	1 427 013	8 013 651	
1998-Jan.-May	25 519	2 294 345	2 354 262	1 189	81 482	93 965	4 673	513 445	625 625	3 294 449	
1999-Jan.-May	26 822	2 004 030	2 064 818	945	80 814	91 642	2 293	248 017	329 968	2 566 458	
1998-May*	5 518	481 393	485 723	470	28 460	34 704	986	94 415	121 580	654 026	
1999-Apr.	4 398	357 944	393 931	129	15 251	14 332	639	67 672	92 712	505 981	
-May	6 595	434 847	427 552	154	11 769	12 333	393	45 952	66 597	515 418	

Year and month	B. Non-Residential buildings												C. Additions and alterations												Total A, B and C
	Office space				Shopping space				Industrial and warehouse space				Total 1/	Dwelling-houses				Total 1/							
	2		2		2		2		2		2		2		2										
	m	R1 000	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	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	18 136 869													
1998-Jan. -May	338 190	514 023	429 475	638 559	638 486	749 173	2 160 358	1 036 738	1 072 584	1 439 493	1 638 341	7 093 151													
1999-Jan. -May	353 693	553 845	474 187	1 257 434	412 192	512 296	2 587 913	1 009 786	1 095 907	1 394 767	1 700 708	6 855 079													

1998-May*	46 406	64 215	98 388	164 244	157 997	199 009	483 346	228 886	237 032	298 295	330 458	1 467 830
1999-Apr.	73 201	114 789	44 082	51 039	83 609	122 939	311 388	197 791	220 264	262 669	326 565	1 143 934
-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

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	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	5 027	705 816	2 329	246 045	1 060 587	234 207	71 118	273 309	631 920	481 266	864 900	2 557 403
1998-May*	509	64 322	377	31 385	95 708	27 012	593	27 282	63 553	36 679	65 105	224 365
1999-Apr.	258	39 297	217	25 255	64 552	13 081	13 182	8 702	37 779	42 501	62 952	165 284
-May	331	46 413	175	17 310	65 388	20 696	3 506	16 955	42 545	48 701	96 002	203 934

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-May	155	23 159	165	20 832	48 991	0	130	16 124	20 237	20 237	29 068	98 296
1999-Apr.	190	17 398	84	11 931	31 329	180	0	928	2 158	15 611	24 935	58 422
-May	176	16 099	16	2 810	18 909	1 850	650	1 792	13 878	16 190	39 294	72 081

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-May*	1 508	112 347	200	23 056	135 403	14 523	36 622	119 213	186 887	66 752	86 951	409 241
1999-Apr.	1 577	110 262	149	25 650	135 912	53 266	3 680	93 447	152 519	58 269	99 028	387 459
-May	2 069	104 716	84	15 930	122 356	25 615	2 175	19 524	64 158	69 761	98 032	284 546

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-May*	416	61 259	208	19 342	81 302	2 580	0	10 284	14 021	19 640	23 189	118 511
1999-Apr.	205	42 861	120	13 787	56 648	13 291	13 209	2 868	29 413	15 360	24 950	111 012
-May	748	57 621	166	20 529	78 150	16 294	1 498	1 041	21 398	18 755	27 799	127 347

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-May	59	6 222	0	0	8 222	2 500	0	0	2 500	2 728	6 997	17 719
1999-Apr.	118	5 821	18	4 434	10 255	4 965	0	0	6 174	2 939	5 942	22 371
-May	81	3 798	0	0	3 798	5 000	0	0	5 000	3 341	5 763	14 560

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.-May	18 231	1 476 604	1 481 969	1 222	104 633	131 619	3 689	381 113	502 027	2 382 055	
1999-Jan.-May	22 026	1 474 605	1 391 889	723	54 572	73 260	2 362	240 656	311 868	1 830 693	
1998-May*	3 723	303 189	308 794	287	22 727	26 605	767	68 032	80 032	442 786	
1999-Apr.	3 745	246 953	238 995	76	4 094	5 584	870	74 045	86 166	356 166	
-May	4 192	277 688	274 578	125	7 871	8 668	503	53 570	81 728	366 829	

Year and month	B. Non-Residential buildings												C. Additions and alterations								Total A, B and C												
	Office space				Shopping space				Industrial and warehouse space				Total 2/		Dwelling-houses				Total 2/														
	2		R1 000		2		R1 000		2		R1 000		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. -May	244	672	345	409		195	540	276	845	286	108	353	060	1	125	226		485	868		515	406		791	015		897	301	4	404	579		
1999-Jan. -May	234	650	367	574		129	828	156	446	277	848	297	680	1	026	458		575	918		594	001		857	260	1	010	757	3	867	908		
1998-May*	29	715	62	572		22	744	24	437	50	250	53	409		177	273		99	149		110	407		203	859		183	158		803	217		
1999-Apr.	43	336	82	090		19	694	23	581	38	551	33	477		180	077		102	857		106	523		153	462		193	293		729	537		
-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		

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-May*	287	34 593	82	9 477	44 070	0	657	13 134	15 584	13 426	19 932	79 586
1999-Apr.	143	21 993	48	5 915	48 329	9 956	2 136	20 071	33 316	20 211	45 338	126 983
-May	199	47 528	142	11 636	60 517	1 406	0	15 944	21 796	23 821	38 838	121 151
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-May	170	20 481	6	928	21 409	1 200	4 922	6 146	13 768	15 573	28 613	63 791
1999-Apr.	149	18 014	36	4 420	22 434	1 500	100	1 722	5 739	21 991	39 314	67 487
-May	138	15 310	10	1 564	16 874	796	0	15 447	17 346	18 311	40 701	74 921
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-May*	1 162	109 439	760	69 745	202 359	54 033	1 492	23 092	94 803	45 889	77 102	374 264
1999-Apr.	1 867	76 678	645	55 669	132 347	2 693	4 981	2 608	23 948	30 171	40 731	197 026
-May	1 266	66 196	339	58 433	124 629	31 106	1 822	11 294	60 059	29 435	40 301	224 989
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-May*	219	25 786	3	670	26 456	0	0	0	3 572	3 852	3 852	33 880
1999-Apr.	115	23 768	39	6 420	30 189	0	0	3 308	3 308	2 406	3 406	36 903
-May	155	29 729	19	4 524	34 252	3 171	1 481	0	6 807	3 010	3 603	44 663
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-May	54	3 849	0	0	3 849	0	749	0	2 443	2 648	3 304	9 597
1999-Apr.	26	3 158	38	3 905	7 063	13 780	0	500	14 480	2 980	25 623	47 166
-May	95	4 406	0	0	4 406	0	0	0	0	1 910	3 585	7 992

1/ Including subsidised dwelling-houses

2/ Including "Other"

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

Year and month	Dwelling-house plans passed 1/			Dwelling houses completed 1/		
	Number	2 m	R1 000	Number	2 m	R1 000
9.1 - TOTAL						
1997	65 262	5 741 788	5 737 756	52 885	3 943 957	3 728 457
1998	69 029	5 784 907	5 927 647	50 022	3 922 684	3 908 523
1998-Jan.-May	25 519	2 294 345	2 354 262	18 231	1 476 604	1 481 969
1999-Jan.-May	26 822	2 004 030	2 064 818	22 026	1 474 605	1 391 889
1998-May*	5 518	481 393	485 723	3 723	303 189	308 794
1999-Apr.	4 398	357 944	393 931	3 745	246 953	238 995
-May	6 595	434 847	427 552	4 192	277 688	274 578
9.2 - AFRICAN/BLACK						
1997	36 488	1 802 662	1 410 392	31 218	1 261 501	878 950
1998	40 321	2 061 638	1 695 004	28 994	1 218 496	872 924
1998-Jan.-May	14 076	755 589	642 942	10 518	428 791	325 133
1999-Jan.-May	17 601	816 807	645 244	14 060	531 285	330 955
1998-May*	3 145	161 097	130 537	2 158	89 929	64 345
1999-Apr.	2 830	140 150	127 794	2 593	96 979	64 858
-May	4 369	185 281	140 085	2 772	100 735	68 721
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.-May	2 764	125 928	100 369	1 653	76 288	59 971
1999-Jan.-May	2 871	119 975	95 627	2 585	99 064	76 879
1998-May*	558	27 657	21 577	287	17 733	16 510
1999-Apr.	371	17 573	16 107	230	9 624	9 447
-May	947	34 827	23 596	431	17 724	14 643

/ 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. -May	1 029	100 324	113 354	632	67 922	70 972
1999-Jan. -May	682	75 792	86 097	707	89 592	94 162
1998-May*	202	23 246	27 246	126	16 117	18 144
1999-Apr.	129	13 898	15 329	128	16 066	19 154
-May	126	15 732	18 224	123	15 127	15 715
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. -May	7 650	1 312 504	1 497 597	5 428	903 603	1 025 895
1999-Jan. -May	5 668	991 456	1 237 850	4 674	754 664	889 893
1998-May*	1 613	269 393	306 364	1 152	179 410	209 795
1999-Apr.	1 068	186 323	234 701	794	124 284	145 536
-May	1 153	199 007	245 647	866	144 102	175 499

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

1997	42 981	1 775 368	1 374 998	39 687	1 583 216	1 181 440
1998	49 063	2 006 117	1 606 919	36 988	1 448 724	1 057 069
1998-Jan. -May	17 037	720 614	598 694	13 003	500 153	386 952
1999-Jan. -May	20 316	761 000	552 536	17 765	638 884	427 009
1998-May*	3 765	157 837	124 314	2 546	100 117	77 740
1999-Apr.	3 207	125 216	100 732	3 015	107 266	77 313
-May	5 391	193 389	135 670	3 420	119 730	87 354

/ Including subsidised dwelling-houses