

Building Statistics P5041.1

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REAL VALUE OF BUILDING PLANS PASSED DECREASED DURING 1998

The real value of building plans passed (at constant 1995 prices) has continued to show a declining trend since the second half of 1996. The real value of building plans passed for the first eleven months of 1998 decreased by 11,6% (-R1 803,7 million) to R13 704,7 million compared with the same period of 1997. 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 2,0% during the above-mentioned period.

The provinces mainly responsible for the decrease of 11,6% in the real value of building plans passed during the first eleven months of 1998 were Gauteng (-17,7% or R1 206,6 million), KwaZulu-Natal (-15,2% or R325,2 million), the North West (-23,9% or R148,7 million), the Northern Province (-23,8% or R113,6 million) and Mpumalanga (-16,3% or R104,3 million). However, real increases were reported by the Northern Cape (+60,6% or R60,4 million) and the Free State (+14,7% or R59,9 million).

During the first eleven months of 1998 large real decreases in the value of building plans passed were reported for flats and townhouses (-31,0% or R614,1 million) and non-residential buildings (-18,4% or R886,9 million) compared with the same period of 1997. Although the real value of dwelling-house plans passed decreased by 1,5% during this period, the number of plans passed increased by 6,3% (+3

870) to 65 111. This was mainly due to an increase in plans passed for low-cost housing (+6 021). Increases in the number of plans passed for dwelling-houses smaller than 81 square metres were reported by the Eastern Cape (+5 967), the Free State (+980), the North West (+959), the Northern Cape (+866), the Western Cape (+843) and KwaZulu-Natal (+437). However, decreases were reported by Gauteng (-2 003), Mpumalanga (-1 072) and the Northern Province (-956).

During the first eleven months of 1998 the real value of buildings completed decreased by 2,0% (-R198,9 million) to R9 523,3 million compared with the same period of 1997. Large real decreases were reported for flats and townhouses (-16,6% or R245,5 million) and additions and alterations (-16,0% or R352,1 million). Decreases in the real value of buildings completed were reported by five of the nine provinces.

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 169 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.

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specific government departments. The policy accords with practice among leading statistical agencies. The statistical integrity of the indices and strict observance of the release time has been assured by the following procedure:

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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. COMPARABILITY

The contract price index for buildings as published in Statistical Release P0153 (Contract price index for buildings) was previously used as deflator to obtain values for non-residential buildings and for additions and alterations at constant prices. Since this statistical release is not published anymore, the index published in Statistical Release P0151 (JBCC Contract Price Adjustment) is used as deflator. Therefore, the values at constant prices, as published in Tables 3, 4.2, 5.2 and 6 of the statistical releases up to July 1998, will differ from values shown in these statistical releases from August 1998.

4. SYMBOLS USED

* = revised

m² = 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	Mpuma-langa	Northern Province
TOTAL	Value (R1 000)	1996	18 878 141	4 074 092	920 551	171 817	537 615	2 944 997	613 018	8 666 075	615 131	334 844
		1997	18 729 729	4 483 596	900 794	122 359	489 149	2 534 712	734 202	8 125 887	766 791	572 239
		1997- Jan-Nov	17 558 850	4 006 143	853 187	112 881	459 920	2 428 780	703 655	7 730 667	722 279	541 337
		1998- Jan-Nov	16 412 389	4 218 665	890 431	191 736	558 185	2 179 589	566 240	6 731 936	639 105	436 503
		1997-Nov*	1 824 494	431 222	69 313	9 601	49 917	190 264	79 506	775 578	168 137	50 956
		1998-Oct	1 812 350	356 362	150 925	7 298	54 275	222 396	46 154	829 036	110 954	34 950
		1998-Nov	1 404 807	348 341	74 145	18 717	37 613	196 106	34 338	614 141	48 287	33 120
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	8 887 259	1 984 212	438 961	82 276	235 818	1 299 639	352 810	4 008 741	305 577	179 225
		1997	8 487 931	2 253 797	431 148	42 489	232 736	1 122 132	306 934	3 439 264	433 569	225 863
		1997- Jan-Nov	8 017 392	2 096 659	405 925	39 919	217 715	1 075 140	286 867	3 267 465	414 860	212 840
		1998- Jan-Nov	7 472 769	1 988 137	461 722	67 362	229 474	869 664	334 008	2 948 304	336 128	237 969
		1997-Nov*	819 230	249 375	37 351	3 485	17 431	71 781	24 609	260 888	134 733	19 577
		1998-Oct	777 709	160 312	66 049	3 192	25 977	76 079	29 344	357 096	36 680	22 982
		1998-Nov	616 220	165 290	41 042	6 423	22 171	62 298	22 225	257 157	25 954	13 660
Dwelling-houses	Number	1996	55 157	10 771	3 888	2 326	2 506	5 604	3 586	22 107	2 619	1 750
		1997	65 262	12 705	3 838	384	2 533	4 670	3 619	28 601	5 223	3 689
		1997- Jan-Nov	61 241	11 767	3 523	361	2 400	4 326	3 341	27 271	4 990	3 262
		1998- Jan-Nov	65 111	12 047	9 295	1 248	3 554	4 629	4 246	23 821	3 955	2 316
		1997-Nov*	7 316	1 194	381	16	220	404	280	2 290	2 095	436
		1998-Oct	6 739	966	1 131	24	404	316	334	3 092	330	142
		1998-Nov	6 155	932	1 137	43	373	529	246	2 309	381	205
	Value (R1 000)	1996	5 648 696	1 309 229	349 899	65 108	165 396	674 502	301 739	2 394 706	237 849	150 268
		1997	5 737 755	1 518 120	337 455	34 053	178 637	619 851	281 236	2 317 792	274 627	175 984
		1997- Jan-Nov	5 338 070	1 400 252	315 398	31 750	167 370	580 006	262 251	2 159 622	258 209	163 211
		1998- Jan-Nov	5 557 977	1 438 274	390 965	53 724	194 903	594 432	294 721	2 157 291	258 759	174 908
		1997-Nov*	516 464	150 644	29 520	2 751	16 981	53 822	23 511	183 599	38 082	17 553
		1998-Oct	583 980	127 780	41 801	3 192	19 684	52 266	26 020	272 615	24 479	16 143
		1998-Nov	471 089	119 027	40 016	5 501	20 655	47 320	19 732	189 157	18 260	11 421

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

Dwelling-houses smaller than 81 square metre	Number	1996	31 547	4 792	2 465	2 088	1 663	2 616	2 256	13 079	1 553	1 035
		1997	42 981	5 953	2 638	208	1 568	2 267	2 387	20 824	4 146	2 990
		1997-Jan-Nov	40 452	5 524	2 387	196	1 511	2 100	2 181	19 947	4 002	2 604
		1998-Jan-Nov	46 473	6 367	8 354	1 062	2 491	2 537	3 140	17 944	2 930	1 648
		1997-Nov*	5 129	300	290	3	124	184	176	1 677	2 008	367
		1998-Oct	5 059	503	1 026	7	301	130	238	2 528	239	87
		1998-Nov	4 726	533	1 062	35	272	348	139	1 842	325	170
	Value (R1 000)	1996	1 186 137	213 530	117 330	31 301	61 299	158 712	120 527	388 766	52 069	42 601
		1997	1 374 999	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 563
		1997-Jan-Nov	1 281 069	180 918	109 183	7 115	63 386	130 745	105 597	548 808	71 089	64 228
		1998-Jan-Nov	1 520 041	188 609	225 430	26 820	71 390	122 759	135 648	618 782	74 781	55 822
		1997-Nov*	124 806	13 910	13 416	115	6 263	10 258	9 489	42 042	22 135	7 179
		1998-Oct	179 919	15 428	27 101	531	8 195	7 664	12 265	97 149	7 040	4 546
		1998-Nov	149 245	15 696	24 749	3 122	8 086	14 129	7 654	65 403	6 181	4 225
NON-RESIDENTIAL	Number	1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997	3 696	1 135	239	76	132	461	153	1 147	169	184
		1997-Jan-Nov	3 499	1 077	228	70	123	437	141	1 088	157	178
		1998-Jan-Nov	3 161	1 080	209	72	117	499	130	817	126	111
		1997-Nov*	314	71	22	3	10	30	18	121	24	15
		1998-Oct	273	108	17	6	8	35	7	69	14	9
		1998-Nov	239	67	12	5	15	33	7	77	14	9
	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	5 840 222	981 105	156 780	33 004	127 887	653 801	315 235	3 093 429	195 601	283 380
		1997-Jan-Nov	5 462 740	772 656	149 864	30 320	125 537	639 337	311 121	2 980 804	180 500	272 602
		1998-Jan-Nov	4 715 373	1 028 368	189 830	50 191	176 819	629 323	131 900	2 221 431	163 926	123 586
		1997-Nov*	604 379	69 545	10 431	620	21 397	48 682	46 328	357 165	26 643	23 568
		1998-Oct	565 585	95 475	54 994	917	8 434	56 820	3 920	281 118	59 128	4 780
		1998-Nov	432 303	88 749	6 626	5 626	7 090	69 912	3 672	230 412	7 586	12 631
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 603 787	1 193 711	293 241	51 506	176 126	894 711	98 446	1 709 682	138 749	47 614
		1997	4 401 575	1 248 694	312 866	46 866	128 526	758 779	112 032	1 593 194	137 621	62 996
		1997-Jan-Nov	4 078 718	1 136 828	297 398	42 642	116 668	714 303	105 667	1 482 399	126 919	55 894
		1998-Jan-Nov	4 224 247	1 202 160	238 878	74 182	151 892	680 602	100 332	1 562 200	139 051	74 949
		1997-Nov*	400 885	112 302	21 532	5 496	11 089	69 800	8 569	157 524	6 761	7 812
		1998-Oct	469 055	100 576	29 882	3 190	19 865	89 497	12 890	190 822	15 147	7 187
		1998-Nov	356 285	94 301	26 477	6 668	8 352	63 897	8 441	126 572	14 748	6 829

**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

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	11 311 606	2 558 779	554 041	124 254	346 963	2 053 778	403 943	4 598 523	423 183	248 141
		1997-Jan-Nov	10 321 797	2 345 966	513 860	116 260	320 736	1 961 138	387 567	4 043 092	392 027	241 151
		1998-Jan-Nov	10 772 159	2 553 233	582 847	123 929	332 181	1 912 747	508 109	4 195 851	363 120	200 143
		1997-Nov*	1 163 667	215 719	41 652	8 571	37 467	175 493	26 521	592 992	52 443	12 809
		1998-Oct	1 119 798	242 173	88 307	15 519	23 612	187 377	141 738	360 377	35 742	24 953
		1998-Nov	966 744	307 571	74 732	9 044	47 627	126 697	21 076	333 441	33 681	12 877
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	5 476 638	1 346 715	286 714	71 142	117 007	793 713	235 311	2 267 149	218 578	140 308
		1997-Jan-Nov	5 057 175	1 243 467	269 665	68 525	101 979	750 758	221 981	2 068 116	199 337	133 346
		1998-Jan-Nov	5 525 931	1 394 468	292 367	43 499	128 888	879 290	241 927	2 237 211	177 339	130 941
		1997-Nov*	631 643	116 261	13 814	3 143	15 724	71 195	18 819	365 097	19 494	8 095
		1998-Oct	485 533	127 088	45 736	7 931	11 093	76 172	31 981	157 391	20 014	8 127
		1998-Nov	509 606	161 184	32 693	4 303	12 761	75 200	16 936	181 942	15 058	9 529
Dwelling-houses	Number	1996	33 843	8 274	2 772	841	1 204	3 948	2 225	11 365	1 077	2 137
		1997	52 885	11 524	2 648	2 699	1 471	3 907	3 600	20 777	3 133	3 126
		1997-Jan-Nov	48 891	11 026	2 414	2 682	1 240	3 710	3 476	18 417	2 943	2 983
		1998-Jan-Nov	46 670	8 392	4 253	1 498	2 370	3 120	4 100	16 283	1 920	4 734
		1997-Nov*	8 962	1 558	167	102	279	374	214	5 810	221	237
		1998-Oct	4 572	946	619	204	130	266	572	1 488	138	209
		1998-Nov	4 602	1 422	754	196	161	421	222	997	206	223
	Value (R1 000)	1996	3 634 582	885 101	219 215	33 740	71 190	457 255	167 418	1 577 801	128 538	94 322
		1997	3 728 458	909 155	205 644	57 720	89 715	452 783	207 873	1 522 515	168 602	114 450
		1997-Jan-Nov	3 415 544	841 264	189 447	55 280	76 138	425 586	199 656	1 363 308	157 269	107 597
		1998-Jan-Nov	3 639 749	926 242	244 959	40 164	107 178	392 504	210 094	1 468 302	134 421	115 884
		1997-Nov*	442 544	98 657	9 801	3 020	15 344	39 089	15 417	240 415	12 826	7 975
		1998-Oct	379 883	95 920	29 158	7 331	8 403	46 293	26 865	143 406	16 207	6 298
		1998-Nov	385 301	141 291	30 923	3 828	11 588	41 031	14 022	119 524	14 429	8 665

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	Mpuma- langa	Northern Province
Dwelling-houses smaller than 81 square metre	1996	17 263	3 566	1 736	692	896	1 683	1 652	4 955	348	1 735
	1997	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
	1997-Jan-Nov	36 631	7 178	1 731	2 579	971	1 982	3 060	14 151	2 403	2 576
	1998-Jan-Nov	34 497	4 306	3 502	1 439	1 940	1 706	3 541	12 371	1 287	4 405
	1997-Nov*	7 554	1 047	142	94	247	245	173	5 221	167	218
	1998-Oct	3 273	560	544	200	90	105	514	1 015	58	187

NON-RESIDENTIAL	Value (R1 000)	1998-Nov	3 429	967	678	195	111	297	177	675	124	205
		1996	697 261	149 284	78 354	10 901	29 507	104 268	84 833	193 573	13 987	32 554
		1997	1 181 475	184 928	91 291	38 892	44 433	128 061	131 587	445 988	66 498	49 797
		1997-Jan-Nov	1 084 064	170 464	83 146	38 599	36 651	118 606	125 888	403 489	62 379	44 842
		1998-Jan-Nov	972 188	112 926	114 164	29 708	51 364	88 475	123 077	369 411	22 209	60 854
		1997-Nov*	178 422	26 612	5 971	1 588	10 795	12 900	9 669	103 155	2 810	4 922
		1998-Oct	97 534	12 257	16 130	6 545	4 341	6 867	16 739	32 249	688	1 718
		1998-Nov	89 516	18 302	16 857	3 730	2 884	11 484	7 455	20 451	3 579	4 774
	Number	1996	2 092	676	150	38	99	309	82	593	87	58
		1997	2 384	792	169	37	99	556	84	489	92	66
		1997-Jan-Nov	2 258	746	162	34	89	536	79	462	84	66
		1998-Jan-Nov	1 819	598	139	32	74	301	95	439	94	47
		1997-Nov*	219	79	13	3	15	31	4	59	8	7
		1998-Oct	219	60	24	3	14	47	13	44	10	4
		1998-Nov	133	36	18	2	9	13	3	35	14	3
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 487 865	370 135	80 618	43 442	102 928	526 793	77 422	1 171 894	81 051	33 582
		1997	3 400 515	572 425	110 399	31 025	99 587	586 974	121 422	1 658 284	126 259	94 140
		1997-Jan-Nov	2 941 069	498 866	101 292	26 752	93 634	559 202	119 080	1 330 855	117 248	94 140
		1998-Jan-Nov	3 161 720	608 215	115 990	25 393	115 237	507 822	215 820	1 387 852	125 162	60 229
		1997-Nov*	312 597	54 786	22 974	4 014	14 841	57 720	4 308	127 332	23 938	2 684
		1998-Oct	436 119	56 011	24 437	1 272	7 560	67 406	105 877	151 900	5 905	15 752
		1998-Nov	288 342	100 347	11 298	710	27 563	13 194	1 570	116 692	14 524	2 443
	Value (R1 000)	1996	2 203 981	551 252	162 899	32 825	131 250	487 655	46 345	685 333	57 647	48 777
		1997	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1997-Jan-Nov	2 323 553	603 632	142 903	20 983	125 123	651 177	46 506	644 121	75 441	13 664
		1998-Jan-Nov	2 084 508	550 550	174 490	55 037	88 055	525 635	50 362	570 788	60 619	8 973
		1997-Nov*	219 428	44 672	4 864	1 414	6 902	46 578	3 394	100 563	9 011	2 030
		1998-Oct	198 146	59 074	18 134	6 316	4 960	43 799	3 879	51 086	9 823	1 075
		1998-Nov	168 796	46 039	30 740	4 031	7 303	38 303	2 570	34 807	4 099	904

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996	18 636 789	4 012 451	908 044	144 450	518 627	2 932 271	610 258	8 587 712	607 418	315 558
		1997	18 252 749	4 368 379	880 234	120 821	463 687	2 519 896	697 437	7 960 920	731 799	509 576
		1997-Jan-Nov	17 141 769	3 929 276	834 548	111 344	434 471	2 414 338	667 036	7 571 349	688 486	490 921
		1998-Jan-Nov	15 863 719	4 100 085	775 012	170 860	541 151	2 117 542	548 290	6 568 877	616 189	425 713
		1997-Nov*	1 758 708	425 692	66 974	9 590	49 917	189 867	61 098	767 340	150 404	37 827
		1998-Oct	1 721 843	347 635	134 582	7 298	53 130	202 893	46 154	786 704	108 737	34 710
		1998-Nov	1 352 314	338 696	60 138	18 698	33 360	192 676	34 313	597 942	45 231	31 260

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	8 214 775	2 224 540	416 645	41 824	228 360	1 121 255	299 524	3 274 739	401 623	206 266
		1997-Jan-Nov	7 756 664	2 068 010	393 092	39 255	213 353	1 074 638	279 602	3 108 587	384 113	196 013
		1998-Jan-Nov	7 064 790	1 938 380	348 555	53 440	213 781	857 299	325 929	2 786 612	313 616	227 179
		1997-Nov*	786 015	248 814	35 018	3 474	17 431	71 384	24 319	252 651	117 000	15 926
		1998-Oct	711 263	155 625	50 223	3 192	24 831	76 079	29 344	314 764	34 463	22 742
		1998-Nov	571 073	161 686	27 204	6 423	17 919	59 988	22 199	240 958	22 898	11 800
Dwelling-houses	Number	1996	43 889	9 834	3 595	317	1 921	5 604	3 477	15 925	1 909	1 307
		1997	43 247	9 869	3 110	299	2 215	4 593	3 101	16 508	1 981	1 571
		1997-Jan-Nov	40 281	9 012	2 883	276	2 083	4 294	2 835	15 560	1 866	1 472
		1998-Jan-Nov	39 353	8 048	3 329	334	2 515	3 959	3 427	14 371	1 967	1 403
		1997-Nov*	4 015	1 168	279	15	220	376	256	1 368	190	143
		1998-Oct	3 734	661	358	24	301	316	334	1 422	192	126
		1998-Nov	3 383	630	355	43	194	375	243	1 343	119	81
	Value (R1 000)	1996	5 520 662	1 294 451	346 048	37 770	157 553	674 502	299 949	2 336 328	230 136	143 926
		1997	5 466 723	1 488 864	322 952	33 388	174 922	618 974	273 825	2 153 267	242 681	157 850
		1997-Jan-Nov	5 079 466	1 371 603	302 565	31 086	163 669	579 504	254 985	2 000 745	227 462	147 848
		1998-Jan-Nov	5 149 998	1 388 517	277 798	39 802	179 210	582 067	286 641	1 995 598	236 246	164 119
		1997-Nov*	483 981	150 083	27 187	2 740	16 981	53 426	23 221	175 361	20 349	14 634
		1998-Oct	517 533	123 093	25 975	3 192	18 538	52 266	26 020	230 283	22 263	15 903
		1998-Nov	425 943	115 422	26 178	5 501	16 402	45 010	19 706	172 958	15 204	9 561

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	20 290	3 855	2 172	79	1 078	2 616	2 147	6 908	843	592
		1997	20 973	3 120	1 912	123	1 250	2 190	1 869	8 733	904	872
		1997-Jan-Nov	19 498	2 772	1 749	111	1 194	2 068	1 675	8 237	878	814
		1998-Jan-Nov	20 717	2 368	2 389	148	1 452	1 867	2 321	8 495	942	735
		1997-Nov*	1 830	276	188	2	124	156	152	755	103	74
		1998-Oct	2 054	198	253	7	198	130	238	858	101	71
		1998-Nov	1 954	231	280	35	93	194	136	876	63	46
	Value (R1 000)	1996	1 059 498	198 752	113 479	3 963	53 456	158 712	118 736	331 785	44 356	36 258
		1997	1 104 331	174 902	103 841	7 200	62 256	138 425	108 161	415 557	41 558	52 430
		1997-Jan-Nov	1 022 803	152 545	96 379	6 451	59 685	130 243	98 331	389 962	40 342	48 864
		1998-Jan-Nov	1 112 086	138 852	112 277	12 898	55 696	110 394	127 569	457 098	52 269	45 032
1997-Nov*		92 508	13 534	11 083	103	6 263	9 861	9 199	33 804	4 402	4 259	

NON-RESIDENTIAL	Number	1998-Oct	113 472	10 741	11 275	531	7 050	7 664	12 265	54 817	4 823	4 306
		1998-Nov	104 099	12 091	10 911	3 122	3 834	11 819	7 629	49 204	3 125	2 365
		1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 590	1 106	222	71	129	454	146	1 146	167	149
		1997-Jan-Nov	3 401	1 051	213	65	120	430	134	1 087	155	146
		1998-Jan-Nov	3 104	1 055	192	69	116	493	128	814	126	111
		1997-Nov*	308	70	21	3	10	30	17	121	24	12
		1998-Oct	264	105	14	6	8	32	7	69	14	9
		1998-Nov	234	64	11	4	15	33	7	77	14	9
	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	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1997-Jan-Nov	5 330 670	743 184	147 233	29 459	105 037	626 427	281 767	2 980 719	177 500	239 345
		1998-Jan-Nov	4 654 832	988 945	188 629	49 754	175 478	622 184	122 100	2 220 231	163 926	123 586
		1997-Nov*	572 989	65 758	10 425	620	21 397	48 682	28 210	357 165	26 643	14 090
		1998-Oct	558 981	92 395	54 922	917	8 434	53 368	3 920	281 118	59 128	4 780
		1998-Nov	427 036	83 669	6 458	5 607	7 090	69 912	3 672	230 412	7 586	12 631
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	4 374 626	1 227 281	309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1997-Jan-Nov	4 054 436	1 118 083	294 223	42 630	116 081	713 274	105 667	1 482 042	126 873	55 564
		1998-Jan-Nov	4 144 098	1 172 760	237 828	67 666	151 892	638 059	100 262	1 562 034	138 647	74 949
		1997-Nov*	399 704	111 121	21 532	5 496	11 089	69 800	8 569	157 524	6 761	7 812
		1998-Oct	451 599	99 616	29 437	3 190	19 865	73 447	12 890	190 822	15 147	7 187
		1998-Nov	354 205	93 341	26 477	6 668	8 352	62 777	8 441	126 572	14 748	6 829

**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	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	10 883 471	2 431 049	535 386	90 233	340 475	2 034 331	368 986	4 452 809	404 170	226 032
		1997-Jan-Nov	9 975 327	2 266 289	496 436	82 239	314 674	1 941 718	352 707	3 927 552	373 771	219 942
		1998-Jan-Nov	10 427 352	2 501 033	550 976	99 219	307 063	1 882 247	472 790	4 100 290	352 565	161 169
		1997-Nov*	1 070 839	201 857	41 153	7 508	36 754	173 843	26 207	523 989	48 905	10 622
		1998-Oct	1 087 600	236 877	80 011	9 820	23 402	187 377	139 940	350 165	35 194	24 815
		1998-Nov	934 308	298 026	68 203	6 477	44 024	124 387	21 047	328 276	32 689	11 180
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	5 182 345	1 294 408	279 657	37 286	111 444	791 261	210 354	2 133 394	204 252	120 290
		1997-Jan-Nov	4 784 548	1 191 160	263 839	34 669	96 842	748 306	197 121	1 952 614	185 767	114 229
		1998-Jan-Nov	5 263 874	1 361 857	261 732	20 065	112 919	872 011	225 413	2 141 650	166 783	101 445

Dwelling-houses	Number	1997-Nov*	542 863	102 549	13 319	2 081	15 011	71 195	18 505	296 095	18 201	5 908
		1998-Oct	453 458	121 792	37 562	2 231	10 883	76 172	30 184	147 179	19 466	7 988
		1998-Nov	480 956	151 639	26 181	2 006	12 658	72 890	16 907	176 777	14 066	7 832
		1996	28 539	7 728	2 350	185	697	3 904	1 966	9 943	988	778
		1997	30 223	6 687	2 281	195	1 043	3 829	2 158	11 149	1 983	898
		1997-Jan-Nov	27 762	6 189	2 108	178	849	3 632	2 044	10 071	1 866	825
		1998-Jan-Nov	25 613	5 552	2 523	135	1 184	2 658	2 655	9 141	881	884
		1997-Nov*	3 163	755	130	15	217	374	189	1 338	89	56
	Value (R1 000)	1998-Oct	2 447	507	251	13	116	266	333	823	82	56
		1998-Nov	2 392	618	305	16	151	267	219	611	132	73
		1996	3 562 481	877 622	211 718	24 513	64 143	454 513	162 787	1 560 410	127 716	79 059
		1997	3 434 491	856 848	198 588	23 864	84 477	450 330	182 915	1 388 760	154 277	94 432
		1997-Jan-Nov	3 143 242	788 957	183 621	21 423	71 325	423 133	174 797	1 247 806	143 700	88 479
		1998-Jan-Nov	3 377 692	893 631	214 324	16 730	91 209	385 225	193 579	1 372 741	123 865	86 389
		1997-Nov*	353 765	84 945	9 306	1 958	14 631	39 089	15 103	171 412	11 533	5 788
		1998-Oct	347 807	90 624	20 984	1 632	8 193	46 293	25 068	133 194	15 659	6 160
		1998-Nov	356 651	131 746	24 411	1 531	11 485	38 721	13 993	114 359	13 436	6 968

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	Mpuma-langa	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	11 971	3 020	1 314	36	389	1 639	1 393	3 533	259	388
		1997	17 028	2 606	1 559	80	741	2 029	1 726	6 417	1 392	478
		1997-Jan-Nov	15 505	2 341	1 426	75	580	1 905	1 628	5 806	1 326	418
		1998-Jan-Nov	13 440	1 466	1 772	76	754	1 244	2 096	5 229	248	555
		1997-Nov*	1 755	244	105	7	185	245	148	749	35	37
		1998-Oct	1 148	121	176	9	76	105	275	350	2	34
		1998-Nov	1 219	163	229	15	101	143	174	289	50	55
	Value (R1 000)	1996	627 575	141 805	70 857	1 674	22 460	101 526	80 202	176 181	13 165	19 704
		1997	887 663	132 621	84 269	5 036	39 195	125 653	106 629	312 308	52 173	29 779
		1997-Jan-Nov	811 917	118 157	77 356	4 743	31 839	116 199	101 028	288 062	48 809	25 724
		1998-Jan-Nov	710 132	80 315	83 529	6 274	35 394	81 196	106 562	273 850	11 653	31 358
		1997-Nov*	89 643	12 900	5 476	526	10 082	12 900	9 355	34 153	1 517	2 735
		1998-Oct	65 458	6 960	7 957	846	4 131	6 867	14 941	22 036	140	1 579
		1998-Nov	60 867	8 757	10 345	1 433	2 781	9 174	7 426	15 286	2 587	3 077
NON-RESIDENTIAL	Number	1996	2 055	672	123	37	99	308	80	591	87	58
		1997	2 335	778	148	35	98	549	83	488	91	65

ADDITIONS AND ALTERATIONS	Value (R1 000)	1997-Jan-Nov	2 216	738	141	32	88	529	78	462	83	65
		1998-Jan-Nov	1 787	596	126	29	71	295	93	439	94	44
		1997-Nov*	217	79	12	3	15	30	4	59	8	7
		1998-Oct	213	60	18	3	14	47	13	44	10	4
		1998-Nov	132	36	18	2	8	13	3	35	14	3
	Value (R1 000)	1996	2 464 036	361 100	72 920	39 042	102 928	525 293	77 197	1 170 923	81 051	33 582
		1997	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
		1997-Jan-Nov	2 880 819	471 675	90 667	26 587	92 884	552 174	109 080	1 330 855	114 848	92 049
		1998-Jan-Nov	3 110 806	607 975	115 125	25 317	106 089	495 433	197 102	1 387 852	125 162	50 751
		1997-Nov*	310 943	54 786	22 970	4 014	14 841	56 070	4 308	127 332	23 938	2 684
		1998-Oct	435 997	56 011	24 315	1 272	7 560	67 406	105 877	151 900	5 905	15 752
		1998-Nov	284 842	100 347	11 298	710	24 063	13 194	1 570	116 692	14 524	2 443
	Value (R1 000)	1996	2 195 037	549 593	161 931	29 637	130 596	485 256	46 269	685 333	57 647	48 777
		1997	2 420 816	639 443	155 955	22 087	130 194	663 124	47 210	673 050	76 059	13 693
		1997-Jan-Nov	2 309 960	603 453	141 929	20 983	124 948	641 238	46 506	644 082	73 155	13 664
		1998-Jan-Nov	2 052 673	531 202	174 120	53 838	88 055	514 803	50 276	570 788	60 619	8 973
		1997-Nov*	217 033	44 522	4 864	1 414	6 902	46 578	3 394	100 563	6 766	2 030
		1998-Oct	198 146	59 074	18 134	6 316	4 960	43 799	3 879	51 086	9 823	1 075
		1998-Nov	168 510	46 039	30 724	3 761	7 303	38 303	2 570	34 807	4 099	904

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR
SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	5 558,0	5 338,1	+4,1	3 639,8	3 415,5	+6,6
Flats and townhouses	1 637,0	2 242,4	-27,0	1 390,5	1 563,3	-11,1
Total 1/	7 472,8	8 017,4	-6,8	5 525,9	5 057,2	+9,3
Non-residential buildings	4 715,4	5 462,7	-13,7	3 161,7	2 941,1	+7,5
Additions and alterations	4 224,2	4 078,7	+3,6	2 084,5	2 323,5	-10,3

Total	16 412,4	17 558,8	-6,5	10 772,2	10 321,8	+4,4
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Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	4 641,1	4 713,9	-1,5	3 126,2	3 119,9	+0,2
Flats and townhouses	1 367,7	1 981,8	-31,0	1 230,3	1 475,8	-16,6
Total 1/	6 241,6	7 080,3	-11,8	4 796,4	4 669,4	+2,7
Non-residential buildings	3 938,7	4 825,6	-18,4	2 883,6	2 857,4	+0,9
Additions and alterations	3 524,4	3 602,6	-2,2	1 843,3	2 195,4	-16,0
Total	13 704,7	15 508,4	-11,6	9 523,3	9 722,2	-2,0

1/ Including "Other"

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

Item		Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
4.1 - VALUES AT CURRENT PRICES																
4.1.1	Total	R million	1996	18 878	1 159	1 527	1 485	1 504	1 609	1 856	1 773	1 736	1 451	1 945	1 724	1 109
			1997	18 730	1 254	1 745	1 335	1 629	1 541	1 576	1 466	1 531	1 830	1 827	1 824	1 171
			1998		1 201	1 298	1 629	1 476	1 381	1 412	1 741	1 438	1 620	1 812	1 405	
4.1.2	Residential buildings	R million	1996	8 887	585	763	686	723	756	1 035	882	645	671	944	695	504
			1997	8 488	547	796	571	762	752	708	749	714	740	858	819	471
			1998		495	609	798	681	646	713	796	641	700	778	616	
4.1.3	Non-residential buildings	R million	1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
			1997	5 840	390	576	466	522	392	477	371	419	698	549	604	377
			1998		470	348	426	462	393	292	473	365	489	566	432	
4.1.4	Additions and alterations	R million	1996	4 604	255	363	354	396	410	435	466	412	408	414	403	289
			1997	4 402	317	374	298	345	397	391	346	398	392	420	401	323
			1998		236	341	404	333	342	408	472	432	431	469	356	
4.2 - VALUES AT CONSTANT 1995 PRICES																
4.2.1	Total	R million	1996	17 782	1 123	1 469	1 425	1 438	1 524	1 753	1 667	1 613	1 348	1 806	1 596	1 022
			1997	16 520	1 148	1 574	1 200	1 457	1 364	1 390	1 283	1 336	1 593	1 583	1 580	1 012

			1998	1 033 1 109 1 380 1 245 1 158 1 180 1 447 1 190 1 333 1 484 1 146												
4.2.2	Residential buildings	R million	1996	8 378	567	733	658	691	716	977	829	599	624	876	643	464
			1997	7 487	501	718	513	682	666	625	656	623	644	743	709	407
			1998		426	520	676	574	542	595	661	530	576	637	503	
4.2.3	Non-residential buildings	R million	1996	5 069	310	387	427	368	419	365	400	631	345	545	580	292
			1997	5 152	357	519	419	467	347	420	325	365	607	476	523	326
			1998		404	297	361	389	330	244	393	302	403	463	353	
4.2.4	Additions and alterations	R million	1996	4 336	247	349	340	379	388	410	438	383	379	384	373	266
			1997	3 882	291	337	268	309	351	345	303	348	341	364	347	279
			1998		203	292	342	281	287	341	392	358	354	384	291	

**TABLE 5 - BUILDINGS COMPLETED : PUBLIC AND PRIVATE SECTOR
ACTUAL VALUES**

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	
5.1 - VALUES AT CURRENT PRICES																
5.1.1	Total	R million	1996	10 424	573	787	810	1 077	926	658	985	773	928	1 000	1 124	783
			1997	11 312	853	825	906	991	965	813	969	946	854	1 035	1 164	990
			1998		762	900	1 068	857	801	1 126	1 078	883	1 210	1 120	967	
5.1.2	Residential buildings	R million	1996	5 732	311	444	514	526	535	409	480	433	516	574	607	385
			1997	5 477	426	399	402	423	527	396	471	491	414	477	632	419
			1998		381	400	696	455	440	606	589	418	546	486	510	
5.1.3	Non-residential buildings	R million	1996	2 488	119	164	111	343	230	108	285	148	215	227	276	262
			1997	3 401	236	172	309	344	225	214	261	263	241	364	313	459
			1998		181	311	189	245	178	324	273	297	438	436	288	
5.1.4	Additions and alterations	R million	1996	2 204	143	180	185	209	161	141	220	191	197	199	241	137
			1997	2 434	191	253	196	224	214	203	238	192	198	195	219	111
			1998		200	189	183	157	183	196	216	167	226	198	169	
5.2 - VALUES AT CONSTANT 1995 PRICES																
5.2.1	Total	R million	1996	10 414	593	806	824	1 105	936	656	985	761	914	979	1 095	762
			1997	10 632	824	790	871	950	914	768	911	879	792	959	1 066	910
			1998		692	812	957	767	710	999	949	773	1 059	974	832	
5.2.2	Residential buildings	R million	1996	5 618	313	444	515	523	529	402	470	420	501	553	582	367
			1997	5 043	404	375	378	397	493	368	434	448	375	431	567	374
			1998		339	352	616	399	384	527	510	359	468	412	431	
5.2.3	Non-residential buildings	R million	1996	2 593	131	178	121	370	245	113	297	151	219	230	277	262
			1997	3 291	235	171	305	339	219	208	253	252	232	348	296	434

		1998		170	289	176	228	165	298	250	268	394	390	255	
5.2.4 Additions and alterations	R million	1996	2 203	148	184	189	211	162	141	219	190	195	196	236	133
		1997	2 298	185	243	188	214	202	192	224	179	184	181	203	102
		1998		183	170	165	140	162	173	189	146	197	172	146	

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	1 482	1 573	1 432	1 602	1 613	1 738	1 642	1 621	1 351	1 678	1 580	1 503
6.1.1.1 At current prices		1997	1 600	1 829	1 285	1 700	1 550	1 497	1 344	1 467	1 689	1 544	1 685	1 583
		1998	1 539	1 364	1 581	1 516	1 391	1 349	1 591	1 394	1 490	1 520	1 299	
6.1.1.2 At constant 1995 prices	R million	1996	1 433	1 519	1 378	1 534	1 534	1 645	1 534	1 511	1 255	1 555	1 460	1 376
		1997	1 462	1 654	1 158	1 523	1 377	1 323	1 169	1 285	1 471	1 337	1 457	1 361
		1998	1 320	1 168	1 342	1 280	1 171	1 129	1 313	1 157	1 228	1 245	1 058	
6.1.2 Residential buildings	R million	1996	731	737	714	755	765	946	786	600	648	836	646	683
6.1.2.1 At current prices		1997	689	771	606	777	750	655	658	683	722	744	769	632
		1998	627	591	858	682	638	666	695	621	689	665	578	
6.1.2.2 At constant 1995 prices	R million	1996	707	712	684	722	727	894	739	556	602	775	597	628
		1997	630	698	545	695	666	578	577	593	629	644	665	545
		1998	538	506	728	576	537	557	579	512	568	545	471	
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1996	710	824	755	1 200	926	602	965	726	916	970	1 010	818
6.2.1.1 At current prices		1997	1 056	878	861	1 099	953	753	936	924	832	979	1 041	1 037
		1998	942	965	1 035	936	784	1 054	1 030	882	1 173	1 048	862	
6.2.1.2 At constant 1995 prices	R million	1996	734	847	767	1 210	938	597	965	721	905	950	987	794
		1997	1 020	844	826	1 037	907	707	879	865	772	907	956	952
		1998	856	874	927	825	699	931	906	778	1 027	911	745	
6.2.2 Residential buildings	R million	1996	398	481	507	575	501	390	468	390	505	561	536	404
6.2.2.1 At current prices		1997	545	441	397	459	483	387	457	452	406	461	551	439
		1998	490	445	691	490	398	600	570	392	538	465	438	
6.2.2.2 At constant 1995 prices	R million	1996	400	483	506	574	493	374	452	377	489	548	524	393
		1997	517	417	370	432	449	348	413	411	368	423	507	401
		1998	436	393	606	431	344	505	484	336	460	402	380	

TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR TOTAL

Year and month	A. Residential buildings										
	Dwelling-houses			Flats			Townhouses			Total 1/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
1996	43 889	5 384 699	5 520 660	6 238	471 943	546 326	18 401	1 886 418	2 157 090	8 756 004	
1997	43 247	5 081 221	5 466 723	5 506	497 775	639 267	13 879	1 394 401	1 667 735	8 214 776	
1997-Jan.-Nov.	40 281	4 726 597	5 079 466	5 174	470 257	618 980	13 568	1 356 405	1 621 958	7 756 664	
1998-Jan.-Nov.	39 353	4 595 883	5 149 998	3 152	236 127	280 727	10 195	1 103 634	1 356 304	7 064 787	
1997-Nov. *	4 015	449 068	483 981	617	60 801	63 254	1 126	116 346	132 674	786 015	
1998-Oct.	3 734	448 196	517 533	321	23 507	27 836	1 110	114 286	135 923	711 262	
-Nov.	3 383	370 523	425 943	95	9 577	11 753	875	80 965	109 512	571 073	

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		R1 000		2		R1 000		2		R1 000		R1 000	2		R1 000		2		R1 000		R1 000															
	m		R1 000		m		R1 000		m		R1 000		R1 000	m		R1 000		m		R1 000		R1 000															
1996	1	331	479	1	676	133		913	311	1	063	826	1	844	918	1	765	261	5	300	567	2	852	087	2	679	769	4	206	250	4	580	217	18	636	790	
1997	1	210	605	1	921	288		886	877	1	264	263	1	486	890	1	641	114	5	663	351	2	685	925	2	684	550	3	928	767	4	374	624	18	252	749	
1997-Jan.-Nov.	1	145	765	1	778	928		865	842	1	240	534	1	385	382	1	526	169	5	330	673	2	487	714	2	481	102	3	636	033	4	054	435	17	141	769	
1998-Jan.-Nov.		815	481	1	241	335		791	151	1	138	580	1	370	245	1	598	992	4	654	833	2	439	421	2	573	758	3	479	954	4	144	099	15	863	719	
1997-Nov.*		127	293		194	105		59	381		75	547		143	050		189	259		572	990		234	536		239	351		359	628		399	704		1	758	708
1998-Oct.		68	427		92	395		121	100		208	150		130	016		158	168		558	981		237	872		258	264		367	275		451	600		1	721	843
-Nov.		128	392		179	789		74	813		110	349		90	835		101	071		427	036		214	453		234	189		306	569		354	205		1	352	313

1/ 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	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	R1 000
7.2.1 - CAPE TOWN												
1996	6 040	695 122	3 901	297 658	1 090 586	114 093	115 217	285 107	549 894	453 831	841 785	2 482 261
1997	5 783	766 369	3 459	365 073	1 263 093	283 418	58 131	188 488	582 430	507 229	840 222	2 685 745
1997-Nov. *	739	85 838	756	82 210	168 047	16 815	9 000	19 084	49 599	53 571	79 643	297 289
1998-Oct.	338	49 906	188	21 737	73 067	10 159	13 734	28 369	55 612	40 416	60 047	188 725
-Nov.	335	50 769	93	11 674	62 444	959	0	14 223	16 266	40 877	61 406	140 116
7.2.2 - DURBAN												
1996	2 905	304 812	1 334	146 136	666 032	55 966	30 962	274 238	426 970	245 724	547 680	1 640 683
1997	2 313	299 168	1 493	159 261	494 430	68 881	49 467	168 458	361 949	253 229	460 594	1 316 972
1997-Nov. *	166	23 416	119	9 965	33 381	20 000	2 100	11 615	36 177	18 280	35 567	105 125
1998-Oct.	175	20 297	113	7 250	27 547	7 350	0	14 154	23 584	21 945	46 968	98 098
-Nov.	219	23 863	91	9 510	33 373	12 450	0	31 970	51 060	20 437	38 850	123 283
7.2.3 - WITWATERSRAND												
1996	10 104	1 494 776	9 047	1 001 493	2 602 176	1 047 666	334 931	715 202	2 326 088	811 918	1 303 128	6 231 391
1997	10 757	1 394 945	6 469	719 560	2 149 727	1 142 721	286 103	731 325	2 422 325	767 663	1 232 664	5 804 717
1997-Nov. *	887	114 863	361	37 773	159 536	100 662	23 378	109 103	255 821	67 994	120 982	536 340
1998-Oct.	978	167 656	511	57 746	244 355	27 664	129 147	88 172	247 812	75 708	166 045	658 212
-Nov.	905	118 492	172	21 701	147 619	136 225	34 614	17 513	196 416	67 856	101 716	445 751
7.2.4 - PRETORIA												
1996	4 879	721 126	3 326	436 572	1 178 388	170 837	134 767	108 504	495 870	235 785	314 749	1 989 010
1997	4 129	618 871	2 543	301 365	929 451	194 008	208 307	120 385	613 857	192 799	279 422	1 822 731
1997-Nov. *	381	48 873	221	30 458	80 263	44 052	1 247	3 208	94 457	15 500	28 225	202 945
1998-Oct.	271	43 451	50	6 219	49 670	14 814	1 370	6 643	31 853	15 340	19 436	100 959
-Nov.	270	38 004	281	29 294	67 297	8 737	11 905	5 640	33 444	10 338	18 988	119 730
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-Nov.	97	7 274	0	0	7 274	2 500	12 680	1 313	16 493	3 912	6 711	30 478
1998-Oct.	83	4 222	46	5 500	9 722	0	0	500	500	2 969	14 006	24 228
-Nov.	34	3 063	4	356	3 419	0	0	0	480	3 085	4 145	8 044

1/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	2			No. of	2		No. of	2		

	No.	m	R1 000	units	m	R1 000	units	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	30 223	3 250 220	3 434 494	5 002	390 146	497 559	10 037	999 023	1 163 308	5 182 345
1997-Jan.-Nov.	27 762	2 981 107	3 143 244	4 675	371 442	475 138	9 468	938 023	1 087 810	4 784 548
1998-Jan.-Nov.	25 613	2 991 744	3 377 693	2 725	227 761	300 983	8 312	835 295	1 089 525	5 263 872
1997-Nov.*	3 163	325 358	353 765	373	29 843	51 551	955	110 703	130 440	542 864
1998-Oct.	2 447	304 178	347 807	299	14 751	15 980	603	66 772	81 011	453 458
-Nov.	2 392	301 370	356 651	129	14 553	17 409	870	72 364	106 797	480 956

1/ Including "Other"

Year and month	B. Non-Residential buildings								C. Additions and alterations						Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/					
	2		2		2			2		2					
	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	R1 000			
1996	538 750	714 375	492 019	554 333	887 531	796 669	2 464 035	1 440 242	1 303 487	2 103 278	2 195 035	10 291 507			
1997	655 944	1 021 408	571 196	764 634	1 029 729	1 060 771	3 280 311	1 416 741	1 376 630	2 164 098	2 420 814	10 883 471			
1997-Jan.-Nov.	564 188	842 418	487 713	628 370	983 786	1 006 672	2 880 820	1 348 838	1 305 890	2 069 743	2 309 957	9 975 327			
1998-Jan.-Nov.	630 829	1 127 183	436 353	633 890	809 245	905 506	3 110 807	1 133 832	1 189 308	1 765 528	2 052 674	10 427 353			
1997-Nov.*	40 766	58 725	79 657	107 771	92 620	98 232	310 943	130 976	130 283	201 518	217 033	1 070 838			
1998-Oct.	50 526	70 676	92 261	182 620	122 569	125 209	435 997	119 630	122 573	174 657	198 146	1 087 600			
-Nov.	64 899	158 144	30 937	42 567	50 486	55 378	284 842	112 706	116 684	156 967	168 510	934 308			

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.		No. of									
	R1 000		units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
1996	4 396	443 955	2 539	174 504	624 566	52 741	42 809	97 783	229 495	195 339	361 058	1 215 118
1997	4 005	424 835	2 696	233 408	671 315	93 995	39 140	156 609	303 090	219 170	414 372	1 388 778
1997-Nov.*	533	50 048	186	12 502	63 397	771	10 282	15 815	28 483	14 984	27 260	119 140
1998-Oct.	330	52 393	142	15 070	67 464	13 896	0	16 910	34 482	21 136	33 386	135 332

8.2.1 - CAPE TOWN

1996	4 396	443 955	2 539	174 504	624 566	52 741	42 809	97 783	229 495	195 339	361 058	1 215 118
1997	4 005	424 835	2 696	233 408	671 315	93 995	39 140	156 609	303 090	219 170	414 372	1 388 778
1997-Nov.*	533	50 048	186	12 502	63 397	771	10 282	15 815	28 483	14 984	27 260	119 140
1998-Oct.	330	52 393	142	15 070	67 464	13 896	0	16 910	34 482	21 136	33 386	135 332

-Nov.	286	44 917	89	10 403	55 320	75 049	0	4 719	82 034	22 503	26 177	163 532
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8.2.2 - DURBAN

1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 316	1 158 842
1997	2 212	238 936	1 709	158 451	402 389	18 949	51 566	278 033	382 862	292 878	554 639	1 339 890
1997-Nov. *	120	13 971	125	9 466	23 437	350	0	17 745	21 957	19 703	39 322	84 716
1998-Oct.	158	21 002	270	20 301	41 303	4 820	2 630	34 421	44 051	20 792	36 709	122 063
-Nov.	165	20 992	378	32 751	53 743	2 800	1 350	4 675	9 989	22 062	32 368	96 100

8.2.3 - WITWATERSRAND

1996	6 241	1 022 072	7 550	856 083	1 894 120	451 705	125 491	292 610	1 000 566	386 090	581 508	3 476 192
1997	7 788	962 456	4 701	541 417	1 513 966	658 715	184 194	409 149	1 328 644	328 511	537 819	3 380 431
1997-Nov. *	700	84 596	423	69 491	154 087	28 974	4 619	35 585	72 912	21 664	32 362	259 360
1998-Oct.	478	84 865	96	8 708	93 573	10 497	55 023	38 732	118 928	32 384	46 503	259 005
-Nov.	364	67 311	379	60 444	127 755	67 873	2 348	25 836	100 426	22 921	31 515	259 696

8.2.4 - PRETORIA

1996	3 218	477 954	1 687	239 170	727 476	42 751	20 133	58 518	144 017	40 364	55 692	927 183
1997	2 651	360 380	1 261	171 507	542 330	41 452	143 308	34 150	283 016	63 633	98 270	923 616
1997-Nov. *	585	84 785	327	51 918	136 703	749	42 000	9 274	54 263	41 718	67 496	258 462
1998-Oct.	263	37 681	24	5 277	42 958	2 478	0	217	28 505	1 273	1 728	73 191
-Nov.	200	43 319	13	1 974	45 293	6 910	0	0	7 505	1 344	2 099	54 898

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-Nov.	50	3 363	1	200	3 563	0	2 212	1 171	4 963	2 124	4 069	12 594
1998-Oct.	34	2 046	10	860	2 906	1 000	0	0	4 211	1 381	3 129	10 245
-Nov.	27	2 420	2	231	2 651	0	20 000	0	20 000	1 103	1 959	24 610

1/ Including "Other"

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

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

9.1 - TOTAL

1996	43 889	5 384 699	5 520 660	28 539	3 561 161	3 562 481
1997	43 247	5 081 221	5 466 723	30 223	3 250 220	3 434 494
1997-Jan. -Nov.	40 281	4 726 597	5 079 466	27 762	2 981 107	3 143 244
1998-Jan. -Nov.	39 353	4 595 883	5 149 998	25 613	2 991 744	3 377 693
1997-Nov. *	4 015	449 068	483 981	3 163	325 358	353 765
1998-Oct.	3 734	448 196	517 533	2 447	304 178	347 807

-Nov.	3 383	370 523	425 943	2 392	301 370	356 651
9.2 - AFRICAN/BLACK						
1996	14 916	1 085 592	994 516	6 527	433 058	394 268
1997	17 275	1 217 137	1 169 508	10 415	615 586	606 036
1997-Jan.-Nov.	16 035	1 125 766	1 078 143	9 477	560 169	554 747
1998-Jan.-Nov.	18 392	1 271 666	1 298 130	9 964	579 001	604 073
1997-Nov.*	1 534	106 200	107 700	1 270	72 338	71 739
1998-Oct.	1 648	113 036	122 235	848	60 117	71 461
-Nov.	1 606	116 844	117 339	726	44 005	45 032
9.3 - COLOURED						
1996	2 744	226 524	201 149	2 494	159 052	133 921
1997	2 425	215 731	225 766	1 732	122 135	116 601
1997-Jan.-Nov.	2 311	204 093	214 084	1 668	116 829	111 575
1998-Jan.-Nov.	2 338	204 243	207 449	1 546	114 237	112 815
1997-Nov.*	308	24 083	23 586	123	9 410	9 087
1998-Oct.	232	28 980	26 767	100	8 287	8 127
-Nov.	226	28 393	28 567	103	7 968	8 527

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

Year and month	Dwelling-house plans passed			Dwelling houses completed		
	Number	2 m	R1 000	Number	2 m	R1 000
9.4 - INDIAN/ASIAN						
1996	2 717	316 538	323 607	1 979	231 087	227 937
1997	2 703	295 543	339 092	1 852	201 804	212 548
1997-Jan.-Nov.	2 564	279 111	320 943	1 790	193 741	204 256
1998-Jan.-Nov.	2 731	267 357	307 748	2 151	217 984	232 838
1997-Nov.*	176	20 342	22 532	212	18 453	19 363
1998-Oct.	422	36 157	42 064	381	37 223	40 670
-Nov.	478	36 131	42 239	438	40 916	44 276
9.5 - WHITE						
1996	23 512	3 756 045	4 001 390	17 539	2 737 964	2 806 353
1997	20 844	3 352 810	3 732 356	16 224	2 310 695	2 499 304
1997-Jan.-Nov.	19 371	3 117 627	3 466 295	14 827	2 110 368	2 272 662
1998-Jan.-Nov.	15 892	2 852 617	3 336 672	11 952	2 080 522	2 427 967
1997-Nov.*	1 997	298 443	330 163	1 558	225 157	253 576
1998-Oct.	1 432	270 023	326 467	1 118	198 551	227 548
-Nov.	1 073	189 155	237 797	1 125	208 481	258 816

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

1996	20 290	1 103 828	1 059 498	11 971	667 196	627 576
1997	20 973	1 116 400	1 104 331	17 028	889 635	887 662
1997-Jan. -Nov.	19 498	1 038 965	1 022 803	15 505	810 187	811 916
1998-Jan. -Nov.	20 717	1 057 502	1 112 086	13 440	685 637	710 132
1997-Nov. *	1 830	92 497	92 508	1 755	87 944	89 643
1998-Oct.	2 054	104 546	113 472	1 148	60 309	65 458
-Nov.	1 954	94 637	104 099	1 219	60 066	60 867

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

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	Number	2 m	R1 000	Number of units	2 m	R1 000	Number of units	2 m	R1 000	R1 000 1/
1996	27 292	3 510 793	3 620 688	4 246	361 021	378 380	11 116	1 104 329	1 268 790	5 672 109
1997	27 050	3 296 378	3 534 644	3 249	318 527	377 094	8 280	851 470	1 033 840	5 213 421
1998 -Sept.	1 993	233 104	274 591	128	17 752	24 788	374	45 568	53 964	353 344
-Oct.	2 121	243 506	276 407	62	5 016	5 134	301	31 436	39 606	354 409
-Nov.	1 955	224 563	263 878	67	4 015	5 832	251	28 600	36 087	312 980

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
	Number	2 m	R1 000	Number	2 m	R1 000	R1 000
1996	2 532	2 441 567	2 635 300	31 636	2 272 316	2 362 693	10 670 102
1997	2 326	2 549 637	3 136 954	28 646	2 089 795	2 260 180	10 610 555
1998 -Sept.	141	160 606	201 784	2 166	159 863	193 008	748 136
-Oct.	189	255 153	350 966	2 172	188 250	165 743	871 118
-Nov.	141	141 083	164 471	2 260	159 245	200 784	678 235

1/ Including "Other"

