

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) continues to show a declining trend since the second half of 1996. The real value of building plans passed for the first ten months of 1998 decreased by 9,8% (-R1 369,9 million) to R12 558,9 million compared with the same period of 1997. Large decreases in the real value of building plans passed were reported for flats and townhouses (-30,0% or R542,8 million) and non-residential buildings (-16,6% or R716,2 million).

The real value of buildings completed increased slightly by 0,4 % during the above-mentioned period.

The real value of building plans passed regarding dwelling-houses during the first ten months of 1998 decreased by 0,2% (-R9,9 million) to R 4 256,8 million compared with the same period of 1997. However, **the number** of plans passed increased by 9,3% (+5 031) to 58 956 during the above-mentioned period. This was mainly due to a large increase in plans passed for low-cost housing (+6

424) plans. Large increases in the number of plans passed for dwelling-houses smaller than 81 square metres were reported by the Eastern Cape (+5 195), the North West (+996), the Northern Cape (+834), the Free State (+832), Mpumalanga (+611) and the Western Cape (+610) provinces. Large increases in the Eastern Cape were reported by Port Elizabeth (+2 392 dwelling-house units) and East London (+914)

Decreases in the real value of building plans passed were reported by five of the nine provinces. The provinces mainly responsible for the decrease of 9,8% in the real value of building plans passed were Gauteng (-16,8% or R1 037,4 million), KwaZulu-Natal (-16,2% or R321,8 million), the North West (-19,4% or R107,4 million) and the Northern Province (-22,2% or R96,5 million). However, large increases were reported by the Northern Cape (+58,4% or R53,4 million) and the Free State (+20,0% or R72,7 million).

During the first ten months of 1998 the real value of buildings completed increased by 0,4% (+R34,9 million) to R8 691,1 million compared with the same period of 1997. Real increases were reported for residential buildings (+6,4% or R263,0 million) and non-residential buildings (+2,6% or R67,0 million), while the real value of additions and alterations decreased by 14,8% (-R295,1 million). The real increase in residential buildings completed was mainly due to the completion of the Hilton Hotel in Durban, the Hilton Hotel in Sandton and the Waterfront Hotel in Cape Town.

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 real 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.

Stats SA has adopted the confidential pre-release policy in respect of selected economic indicators and 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	Mpumalanga	Northern Province
TOTAL	Value	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
	(R1 000)	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-Oct	15 734 356	3 574 921	783 873	103 280	410 003	2 238 516	624 149	6 955 090	554 143	490 380
		1998-Jan-Oct	15 007 582	3 870 324	816 287	173 019	520 572	1 983 483	531 901	6 117 795	590 818	403 383
		1997-Oct*	1 826 865	493 689	95 493	11 079	52 651	189 936	50 797	747 582	54 809	130 828
		1998-Sep	1 620 083	437 243	87 841	27 022	50 867	216 145	68 141	621 901	83 591	27 333
		1998-Oct	1 812 350	356 362	150 925	7 298	54 275	222 396	46 154	829 036	110 954	34 950
RESIDENTIAL BUILDINGS 1/	Value	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
	(R1 000)	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-Oct	7 198 163	1 847 285	368 575	36 434	200 284	1 003 360	262 258	3 006 576	280 128	193 263
		1998-Jan-Oct	6 856 549	1 822 846	420 680	60 940	207 303	807 366	311 784	2 691 147	310 174	224 309
		1997-Oct*	857 814	249 602	38 791	4 415	22 767	97 977	38 714	348 184	39 703	17 660
		1998-Sep	700 235	170 860	60 523	18 841	20 861	59 176	29 978	276 907	45 703	17 385
		1998-Oct	777 709	160 312	66 049	3 192	25 977	76 079	29 344	357 096	36 680	22 982
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-Oct	53 925	10 573	3 142	345	2 180	3 922	3 061	24 981	2 895	2 826
		1998-Jan-Oct	58 956	11 115	8 158	1 205	3 181	4 100	4 000	21 512	3 574	2 111
		1997-Oct*	6 108	1 336	408	33	311	469	631	2 454	240	226
		1998-Sep	7 982	1 130	1 969	913	470	382	363	2 107	438	210
		1998-Oct	6 739	966	1 131	24	404	316	334	3 092	330	142
	Value	1996	5 648 696	1 309 229	349 899	65 108	165 396	674 502	301 739	2 394 706	237 849	150 268
	(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
		1997-Jan-Oct	4 821 606	1 249 609	285 878	28 999	150 389	526 184	238 740	1 976 024	220 127	145 658
		1998-Jan-Oct	5 086 888	1 319 247	350 949	48 223	174 248	547 112	274 989	1 968 134	240 498	163 487
		1997-Oct*	605 539	157 745	32 860	3 231	21 321	67 772	32 717	246 969	28 889	14 035
		1998-Sep	547 850	124 570	57 659	14 939	19 000	47 966	28 998	199 530	38 113	17 075
		1998-Oct	583 980	127 780	41 801	3 192	19 684	52 266	26 020	272 615	24 479	16 143

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	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-Oct	35 323	5 224	2 097	193	1 387	1 916	2 005	18 270	1 994	2 237
		1998-Jan-Oct	41 747	5 834	7 292	1 027	2 219	2 189	3 001	16 102	2 605	1 478
		1997-Oct*	3 712	615	291	18	203	214	510	1 548	150	163
		1998-Sep	6 382	693	1 904	904	388	217	257	1 548	337	134
		1998-Oct	5 059	503	1 026	7	301	130	238	2 528	239	87
	Value	1996	1 186 137	213 530	117 330	31 301	61 299	158 712	120 527	388 766	52 069	42 601
	(R1 000)	1997	1 374 999	203 883	118 314	7 864	65 971	139 302	115 572	580 025	73 505	70 563
		1997-Jan-Oct	1 156 263	167 008	95 767	7 000	57 123	120 487	96 107	506 766	48 954	57 049
		1998-Jan-Oct	1 370 796	172 913	200 681	23 698	63 303	108 630	127 994	553 379	68 600	51 597
		1997-Oct*	150 546	16 898	12 649	1 048	7 869	13 793	17 464	70 430	4 905	5 489
		1998-Sep	193 765	16 142	45 810	13 859	9 370	11 010	13 401	59 667	21 081	3 425
		1998-Oct	179 919	15 428	27 101	531	8 195	7 664	12 265	97 149	7 040	4 546
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-Oct	3 185	1 006	206	67	113	407	123	967	133	163
		1998-Jan-Oct	2 922	1 013	197	67	102	466	123	740	112	102
		1997-Oct*	349	143	27	8	13	29	7	91	10	21
		1998-Sep	307	78	15	3	14	82	19	73	13	10
		1998-Oct	273	108	17	6	8	35	7	69	14	9
	Value	1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
	(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
		1997-Jan-Oct	4 858 361	703 111	139 432	29 700	104 140	590 654	264 793	2 623 639	153 857	249 035
		1998-Jan-Oct	4 283 071	939 619	183 205	44 565	169 729	559 411	128 227	1 991 020	156 340	110 955
		1997-Oct*	548 995	125 236	11 378	701	17 484	25 130	4 071	251 430	6 890	106 674
		1998-Sep	489 195	137 130	6 755	296	17 819	99 470	28 552	186 384	7 659	5 130
		1998-Oct	565 585	95 475	54 994	917	8 434	56 820	3 920	281 118	59 128	4 780
ADDITIONS AND ALTERATIONS	Value	1996	4 603 787	1 193 711	293 241	51 506	176 126	894 711	98 446	1 709 682	138 749	47 614
	(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
		1997-Jan-Oct	3 677 832	1 024 526	275 866	37 146	105 579	644 502	97 098	1 324 875	120 158	48 082
		1998-Jan-Oct	3 867 962	1 107 859	212 401	67 514	143 541	616 705	91 890	1 435 628	124 304	68 119
		1997-Oct*	420 055	118 851	45 323	5 963	12 400	66 829	8 012	147 968	8 216	6 494
		1998-Sep	430 652	129 253	20 562	7 885	12 186	57 498	9 611	158 610	30 229	4 818
		1998-Oct	469 055	100 576	29 882	3 190	19 865	89 497	12 890	190 822	15 147	7 187

**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
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-Oct	9 158 130	2 130 247	472 208	107 689	283 269	1 785 646	361 046	3 450 100	339 584	228 342				
		1998-Jan-Oct	9 805 415	2 245 662	508 116	114 884	284 554	1 786 050	487 033	3 862 410	329 439	187 266				
		1997-Oct*	1 035 477	220 066	44 818	15 583	20 751	201 823	82 928	382 344	48 667	18 498				
		1998-Sep	1 210 474	268 094	89 205	15 637	28 297	252 718	64 461	460 842	16 220	15 001				
		1998-Oct	1 119 798	242 173	88 307	15 519	23 612	187 377	141 738	360 377	35 742	24 953				
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-Oct	4 425 533	1 127 206	255 851	65 382	86 255	679 563	203 162	1 703 019	179 842	125 251				
		1998-Jan-Oct	5 016 325	1 233 284	259 674	39 196	116 128	804 090	224 991	2 055 269	162 281	121 412				
		1997-Oct*	477 305	126 812	23 203	8 223	9 247	75 202	21 462	178 722	24 869	9 565				
		1998-Sep	546 366	134 019	36 921	12 311	7 803	69 953	26 769	235 990	11 712	10 888				
		1998-Oct	485 533	127 088	45 736	7 931	11 093	76 172	31 981	157 391	20 014	8 127				
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-Oct	39 929	9 468	2 247	2 580	961	3 336	3 262	12 607	2 722	2 746				
		1998-Jan-Oct	42 068	6 970	3 499	1 302	2 209	2 699	3 878	15 286	1 714	4 511				
		1997-Oct*	4 388	1 022	302	213	169	359	276	1 328	522	197				
		1998-Sep	4 365	632	737	757	311	323	249	994	121	241				
		1998-Oct	4 572	946	619	204	130	266	572	1 488	138	209				
	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-Oct	2 973 000	742 607	179 646	52 260	60 794	386 497	184 239	1 122 893	144 443	99 621				
		1998-Jan-Oct	3 254 449	784 951	214 036	36 336	95 591	351 474	196 072	1 348 778	119 992	107 219				
		1997-Oct*	351 178	96 505	21 488	5 045	8 773	38 768	17 262	132 742	22 520	8 074				
		1998-Sep	326 288	71 693	30 986	12 311	7 683	44 992	20 047	116 815	11 712	10 050				
		1998-Oct	379 883	95 920	29 158	7 331	8 403	46 293	26 865	143 406	16 207	6 298				

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western	Eastern	Northern	Free	KwaZulu-	North	Gauteng	Mpuma-	Northern	

			Cape	Cape	Cape	State	Natal	West		langa	Province	
Dwelling-houses smaller than 81 square metre	Number	1996	17 263	3 566	1 736	692	896	1 683	1 652	4 955	348	1 735
		1997	39 687	7 443	1 925	2 584	1 169	2 106	3 168	16 044	2 542	2 706
		1997-Jan-Oct	29 077	6 131	1 589	2 485	724	1 737	2 887	8 930	2 236	2 358
		1998-Jan-Oct	31 068	3 339	2 824	1 244	1 829	1 409	3 364	11 696	1 163	4 200
		1997-Oct*	3 043	407	235	198	156	229	231	976	446	165
		1998-Sep	3 332	278	655	755	302	171	197	701	66	207
		1998-Oct	3 273	560	544	200	90	105	514	1 015	58	187
	Value	1996	683 274	149 284	78 354	10 901	29 507	104 268	84 833	193 573	13 987	32 554
	(R1 000)	1997	1 114 977	184 928	91 291	38 892	44 433	128 061	131 587	445 988	66 498	49 797
		1997-Jan-Oct	846 073	143 852	77 175	37 011	25 856	105 706	116 219	300 333	59 568	39 920
		1998-Jan-Oct	864 044	94 625	97 307	25 978	48 480	76 991	115 623	348 960	18 629	56 081
		1997-Oct*	100 694	8 833	9 867	3 188	6 858	13 867	9 663	44 610	8 116	3 808
		1998-Sep	93 050	9 263	16 090	11 712	5 992	8 301	10 640	26 681	1 405	4 372
		1998-Oct	96 845	12 257	16 130	6 545	4 341	6 867	16 739	32 249	688	1 718
NON-RESIDENTIAL	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-Oct	2 039	667	149	31	74	505	75	403	76	59
		1998-Jan-Oct	1 686	562	121	30	65	288	92	404	80	44
		1997-Oct*	198	72	13	9	7	30	7	38	18	4
		1998-Sep	178	70	13	1	4	32	13	37	3	5
		1998-Oct	219	60	24	3	14	47	13	44	10	4
	Value	1996	2 487 865	370 135	80 618	43 442	102 928	526 793	77 422	1 171 894	81 051	33 582
	(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
		1997-Jan-Oct	2 628 473	444 080	78 317	22 738	78 793	501 483	114 772	1 203 523	93 310	91 456
		1998-Jan-Oct	2 873 377	507 867	104 691	24 682	87 674	494 628	214 250	1 271 159	110 639	57 786
		1997-Oct*	363 520	40 726	10 081	3 399	3 289	60 170	53 732	174 754	9 710	7 660
		1998-Sep	438 185	74 215	26 536	100	9 100	115 265	33 420	174 571	1 536	3 442
		1998-Oct	436 119	56 011	24 437	1 272	7 560	67 406	105 877	151 900	5 905	15 752
ADDITIONS AND ALTERATIONS	Value	1996	2 203 981	551 252	162 899	32 825	131 250	487 655	46 345	685 333	57 647	48 777
	(R1 000)	1997	2 434 454	639 639	156 929	22 087	130 369	673 091	47 210	673 089	78 346	13 693
		1997-Jan-Oct	2 104 125	558 960	138 039	19 569	118 221	604 599	43 112	543 558	66 431	11 634
		1998-Jan-Oct	1 915 712	504 511	143 750	51 006	80 752	487 332	47 792	535 981	56 520	8 068
		1997-Oct*	194 652	52 528	11 535	3 961	8 215	66 451	7 734	28 868	14 087	1 273
		1998-Sep	225 923	59 859	25 748	3 226	11 394	67 500	4 271	50 281	2 972	670
		1998-Oct	198 146	59 074	18 134	6 316	4 960	43 799	3 879	51 086	9 823	1 075

**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

TOTAL	Value	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
	(R1 000)	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-Oct	15 383 061	3 503 584	767 573	101 754	384 555	2 224 472	605 938	6 804 008	538 082	453 094
		1998-Jan-Oct	14 511 405	3 761 389	714 874	152 163	507 791	1 924 866	513 977	5 970 935	570 957	394 454
		1997-Oct*	1 783 444	470 448	93 885	10 944	51 961	189 774	46 045	740 451	54 024	125 912
		1998-Sep	1 534 287	426 087	54 286	13 252	47 838	215 230	58 317	609 955	83 339	25 983
		1998-Oct	1 721 843	347 635	134 582	7 298	53 130	202 893	46 154	786 704	108 737	34 710
RESIDENTIAL BUILDINGS 1/	Value	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
	(R1 000)	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-Oct	6 970 649	1 819 196	358 074	35 781	195 922	1 003 254	255 283	2 855 936	267 114	180 088
		1998-Jan-Oct	6 493 717	1 776 694	321 351	47 017	195 862	797 311	303 730	2 545 654	290 718	215 380
		1997-Oct*	839 546	247 112	37 815	4 415	22 077	97 977	33 962	341 053	38 918	16 216
		1998-Sep	628 957	163 760	27 361	5 341	17 833	58 261	29 954	264 961	45 451	16 035
		1998-Oct	711 263	155 625	50 223	3 192	24 831	76 079	29 344	314 764	34 463	22 742
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-Oct	36 266	7 844	2 604	261	1 863	3 918	2 579	14 192	1 676	1 329
		1998-Jan-Oct	35 970	7 418	2 974	291	2 321	3 584	3 184	13 028	1 848	1 322
		1997-Oct*	4 798	1 005	341	33	251	469	351	2 041	165	142
		1998-Sep	3 861	606	368	13	238	321	361	1 421	413	120
		1998-Oct	3 734	661	358	24	301	316	334	1 422	192	126
	Value	1996	5 520 662	1 294 451	346 048	37 770	157 553	674 502	299 949	2 336 328	230 136	143 926
	(R1 000)	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-Oct	4 595 485	1 221 520	275 378	28 347	146 688	526 078	231 764	1 825 384	207 113	133 214
		1998-Jan-Oct	4 724 056	1 273 094	251 620	34 301	162 808	537 058	266 935	1 822 640	221 042	154 557
		1997-Oct*	588 002	155 255	31 884	3 231	20 631	67 772	27 965	239 838	28 104	13 323
		1998-Sep	476 573	117 469	24 497	1 439	15 971	47 051	28 974	187 585	37 861	15 725
		1998-Oct	517 533	123 093	25 975	3 192	18 538	52 266	26 020	230 283	22 263	15 903

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-Oct	17 668	2 496	1 561	109	1 070	1 912	1 523	7 482	775	740
		1998-Jan-Oct	18 763	2 137	2 109	113	1 359	1 673	2 185	7 619	879	689
		1997-Oct*	2 405	285	225	18	143	214	230	1 136	75	79
		1998-Sep	2 261	169	303	4	156	156	255	862	312	44
		1998-Oct	2 054	198	253	7	198	130	238	858	101	71

NON-RESIDENTIAL	Value	1996	1 059 498	198 752	113 479	3 963	53 456	158 712	118 736	331 785	44 356	36 258
	(R1 000)	1997	1 104 331	174 902	103 841	7 200	62 256	138 425	108 161	415 557	41 558	52 430
		1997-Jan-Oct	930 295	139 011	85 296	6 348	53 422	120 382	89 132	356 158	35 940	44 606
		1998-Jan-Oct	1 007 988	126 761	101 367	9 776	51 863	98 576	119 940	407 895	49 143	42 668
	â	â1997-Oct*	â 133 147	â 14 499	â 11 689	1 048	7 179	13 793	12 712	63 331	4 120	4 777
		1998-Sep	122 488	9 041	12 648	359	6 342	10 095	13 377	47 721	20 830	2 075
		1998-Oct	113 472	10 741	11 275	531	7 050	7 664	12 265	54 817	4 823	4 306
	âNumber	â1996	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-Oct	3 093	981	192	62	110	400	117	966	131	134
ADDITIONS AND ALTERATIONS		1998-Jan-Oct	2 870	991	181	65	101	460	121	737	112	102
	â	â1997-Oct*	â 334	â 140	â 22	6	13	29	7	91	10	16
		1998-Sep	299	73	14	3	14	82	17	73	13	10
		1998-Oct	264	105	14	6	8	32	7	69	14	9
	Value	1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
	(R1 000)	1997	5 663 348	916 558	153 899	32 143	107 387	640 891	285 882	3 093 344	192 601	240 644
		1997-Jan-Oct	4 757 680	677 426	136 808	28 839	83 640	577 744	253 557	2 623 554	150 857	225 255
		1998-Jan-Oct	4 227 796	905 276	182 172	44 147	168 388	552 272	118 427	1 989 820	156 340	110 955
	â	â1997-Oct*	â 534 477	â 114 862	â 10 841	566	17 484	25 130	4 071	251 430	6 890	103 202
		1998-Sep	476 121	134 078	6 533	296	17 819	99 470	18 752	186 384	7 659	5 130
ADDITIONS AND ALTERATIONS		1998-Oct	558 981	92 395	54 922	917	8 434	53 368	3 920	281 118	59 128	4 780
	âValue	â1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
	â(R1 000)	â1997	â 4 374 626	â 1 227 281	â 309 691	46 854	127 940	757 749	112 032	1 592 837	137 575	62 666
		1997-Jan-Oct	3 654 732	1 006 962	272 691	37 134	104 993	643 473	97 098	1 324 518	120 112	47 752
		1998-Jan-Oct	3 789 893	1 079 420	211 351	60 998	143 541	575 282	91 820	1 435 462	123 900	68 119
	â	â1997-Oct*	â 409 421	â 108 474	â 45 228	5 963	12 400	66 667	8 012	147 968	8 216	6 494
		1998-Sep	429 208	128 249	20 392	7 615	12 186	57 498	9 611	158 610	30 229	4 818
		1998-Oct	451 599	99 616	29 437	3 190	19 865	73 447	12 890	190 822	15 147	7 187

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value	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-Oct	8 904 488	2 064 432	455 282	74 730	277 920	1 767 876	326 500	3 403 562	324 866	209 320
		1998-Jan-Oct	9 493 044	2 203 007	482 773	92 742	263 039	1 757 860	451 744	3 772 014	319 876	149 989
		1997-Oct*	1 014 819	218 772	44 059	12 538	19 827	199 693	81 731	379 631	41 256	17 311
		1998-Sep	1 143 330	266 164	80 975	4 692	19 683	240 818	45 542	456 774	15 782	12 901
		1998-Oct	1 087 600	236 877	80 011	9 820	23 402	187 377	139 940	350 165	35 194	24 815

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
		1997-Jan-Oct	1 999	659	129	29	73	499	74	403	75	58
		1998-Jan-Oct	1 655	560	108	27	63	282	90	404	80	41
		1997-Oct*	194	72	12	8	7	28	7	38	18	4
		1998-Sep	174	70	13	1	3	31	11	37	3	5
		1998-Oct	213	60	18	3	14	47	13	44	10	4
	Value	1996	2 464 036	361 100	72 920	39 042	102 928	525 293	77 197	1 170 923	81 051	33 582
	(R1 000)	1997	3 280 310	497 198	99 774	30 860	98 837	579 946	111 422	1 646 365	123 859	92 049
ADDITIONS AND ALTERATIONS		1997-Jan-Oct	2 569 877	416 889	67 697	22 573	78 043	496 105	104 772	1 203 523	90 910	89 365
		1998-Jan-Oct	2 825 964	507 627	103 827	24 606	82 026	482 239	195 532	1 271 159	110 639	48 308
		1997-Oct*	361 257	40 726	10 074	3 243	3 289	58 070	53 732	174 754	9 710	7 660
		1998-Sep	413 767	74 215	26 536	100	3 900	114 765	14 702	174 571	1 536	3 442
		1998-Oct	435 997	56 011	24 315	1 272	7 560	67 406	105 877	151 900	5 905	15 752
	Value	1996	2 195 037	549 593	161 931	29 637	130 596	485 256	46 269	685 333	57 647	48 777
	(R1 000)	1997	2 420 816	639 443	155 955	22 087	130 194	663 124	47 210	673 050	76 059	13 693
		1997-Jan-Oct	2 092 927	558 932	137 065	19 569	118 046	594 660	43 112	543 519	66 389	11 634
		1998-Jan-Oct	1 884 163	485 162	143 396	50 077	80 752	476 500	47 706	535 981	56 520	8 068
		1997-Oct*	194 505	52 499	11 535	3 961	8 096	66 451	7 734	28 868	14 087	1 273
		1998-Sep	215 042	59 859	25 668	3 226	11 394	56 700	4 271	50 281	2 972	670
		1998-Oct	198 146	59 074	18 134	6 316	4 960	43 799	3 879	51 086	9 823	1 075

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	5 086,9	4 821,6	+5,5	3 254,4	2 973,0	+9,5
Flats and townhouses	1 515,8	2 045,7	-25,9	1 266,3	1 381,3	-8,3
Total 1/	6 856,5	7 198,2	-4,7	5 016,3	4 425,5	+13,3
Non-residential buildings	4 283,1	4 858,4	-11,8	2 873,4	2 628,5	+9,3
Additions and alterations	3 868,0	3 677,8	+5,2	1 915,7	2 104,1	-9,0

Total	15 007,6	15 734,4	-4,6	9 805,4	9 158,1	+7,1
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Value at constant 1995 prices

Residential buildings:						
Dwelling-houses	4 256,8	4 266,7	-0,2	2 802,9	2 728,3	+2,7
Flats and townhouses	1 268,8	1 811,6	-30,0	1 122,8	1 307,3	-14,1
Total 1/	5 739,0	6 371,0	-9,9	4 365,6	4 102,6	+6,4
Non-residential buildings	3 586,1	4 302,3	-16,6	2 628,4	2 561,4	+2,6
Additions and alterations	3 233,8	3 255,5	-0,7	1 697,1	1 992,2	-14,8
Total	12 558,9	13 928,8	-9,8	8 691,1	8 656,2	+0,4

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		
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		
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		
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		
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		

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		
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		
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		

**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		
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		
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		
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		

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		
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		
5.2.3 Non-residential	R million	1996	2 593	131	178	121	370	245	113	297	151	219	230	277	262

5.2.4	buildings		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		
	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		

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	1 429	1 596	1 610	1 737	1 631	1 624	1 378	1 688	1 559	1 503
	6.1.1.1 At current prices		1997	1 600	1 829	1 281	1 693	1 547	1 496	1 334	1 472	1 732	1 558	1 647	1 584
			1998	1 538	1 364	1 576	1 510	1 388	1 347	1 578	1 398	1 531	1 535		
	6.1.1.2 At constant 1995 prices	R million	1996	1 431	1 539	1 375	1 524	1 530	1 642	1 533	1 512	1 274	1 562	1 438	1 369
			1997	1 459	1 680	1 155	1 513	1 372	1 320	1 168	1 286	1 499	1 347	1 422	1 353
			1998	1 317	1 189	1 339	1 272	1 167	1 126	1 312	1 158	1 254	1 254		
6.1.2	Residential buildings	R million	1996	731	737	714	753	761	945	785	605	651	845	638	683
	6.1.2.1 At current prices		1997	689	770	607	774	747	654	657	690	727	756	752	632
			1998	627	590	861	680	634	664	693	628	694	677		
	6.1.2.2 At constant 1995 prices	R million	1996	707	712	684	720	724	893	738	561	605	784	590	627
			1997	629	697	546	693	663	577	576	600	633	655	650	544
			1998	537	506	730	574	534	555	577	517	572	555		
6.2 - BUILDINGS COMPLETED															
6.2.1	Total	R million	1996	710	823	754	1 198	925	603	968	728	921	980	990	819
	6.2.1.1 At current prices		1997	1 055	877	859	1 096	953	756	941	927	838	995	1 011	1 037
			1998	941	964	1 033	935	784	1 057	1 035	884	1 182	1 067		
	6.2.1.2 At constant 1995 prices	R million	1996	734	846	766	1 208	937	599	968	724	908	959	967	795
			1997	1 020	843	825	1 035	907	710	883	871	777	921	928	952
			1998	855	873	925	823	698	934	909	784	1 033	926		
6.2.2	Residential buildings	R million	1996	396	481	507	573	501	389	468	389	507	568	539	402
	6.2.2.1 At current prices		1997	541	441	397	457	482	385	456	449	409	469	558	435
			1998	485	444	690	488	396	597	569	388	541	474		
	6.2.2.2 At constant 1995 prices	R million	1996	399	483	505	573	493	375	454	376	493	559	513	392
			1997	515	417	370	431	448	349	416	408	373	435	497	400
			1998	433	393	604	429	342	506	487	332	466	414		

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.-Oct.	36 266	4 277 529	4 595 485	4 557	409 456	555 726	12 442	1 240 059	1 489 284	6 970 649
1998-Jan.-Oct.	35 970	4 225 360	4 724 055	3 057	226 550	268 974	9 320	1 022 669	1 246 792	6 493 714
1997-Oct.*	4 798	538 956	588 003	220	28 679	46 430	1 495	131 660	154 134	839 546
1998-Sept.	3 861	407 760	476 573	445	26 369	29 946	796	100 800	118 897	628 957
-Oct.	3 734	448 196	517 533	321	23 507	27 836	1 110	114 286	135 923	711 262

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	R1 000	2		R1 000	R1 000								
	m			m			m				m				m											
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.-Oct.	1 018 472	1 584 823	806 461	1 164 987	1 242 332	1 336 910	4 757 683	2 253 178	2 241 751	3 276 405	3 654 731	15 383 061														
1998-Jan.-Oct.	687 089	1 061 546	716 338	1 028 231	1 279 410	1 497 921	4 227 797	2 224 968	2 339 569	3 173 385	3 789 894	14 511 406														
1997-Oct.*	108 331	196 720	60 191	130 979	156 679	164 082	534 477	274 344	276 622	373 128	409 421	1 783 444														
1998-Sept.	95 297	165 997	52 395	82 395	135 695	159 542	476 121	239 383	260 850	327 691	429 208	1 534 287														
-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														

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	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-Oct.*	604	82 341	119	33 029	153 102	35 801	7 024	26 400	72 848	52 159	72 371	298 321	
1998-Sept.	294	45 050	163	18 912	63 962	50 157	4 063	16 738	75 872	35 013	70 450	210 285	
-Oct.	338	49 906	188	21 737	73 067	10 159	13 734	28 369	55 612	40 416	60 047	188 725	
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-Oct.*	215	30 287	139	15 834	46 122	0	150	7 030	9 985	24 276	46 363	102 469	
1998-Sept.	185	19 844	46	4 605	24 449	4 100	14 100	29 496	56 386	18 559	39 737	120 572	
-Oct.	175	20 297	113	7 250	27 547	7 350	0	14 154	23 584	21 945	46 968	98 098	
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-Oct.*	1 218	137 602	300	46 834	184 436	116 699	15 408	67 038	207 720	77 212	108 959	501 115	
1998-Sept.	922	132 784	267	29 260	162 414	78 108	5 958	62 687	161 457	70 757	114 912	438 782	
-Oct.	978	167 656	511	57 746	244 355	27 664	129 147	88 172	247 812	75 708	166 045	658 212	
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-Oct.*	655	91 729	721	48 039	141 418	29 545	283	6 815	38 476	26 975	33 497	213 391	
1998-Sept.	387	41 925	247	40 680	83 162	0	1 028	15 433	22 408	18 860	23 145	128 715	
-Oct.	271	43 451	50	6 219	49 670	14 814	1 370	6 643	31 853	15 340	19 436	100 959	
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-Oct.	108	10 304	3	986	11 290	1 560	2 750	1 432	5 742	5 418	6 342	23 374	
1998-Sept.	67	5 272	0	0	5 272	0	12 500	0	15 360	2 998	5 340	25 972	
-Oct.	83	4 222	46	5 500	9 722	0	0	500	500	2 969	14 006	24 228	

1/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

Year and month	A. Residential buildings			
	Dwelling-houses	Flats	Townhouses	Total 1/

	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
1996	28 539	3 561 161	3 562 481	5 519	445 238	516 700	12 835	1 357 835	1 497 396	5 632 436
1997	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.-Oct.	24 599	2 655 749	2 789 479	4 302	341 599	423 587	8 513	827 320	957 370	4 241 684
1998-Jan.-Oct.	23 221	2 690 374	3 021 042	2 596	213 208	283 574	7 442	762 931	982 728	4 782 916
1997-Oct.*	2 914	319 715	332 929	405	23 014	25 901	696	68 555	86 300	459 057
1998-Sept.	2 149	250 639	294 442	459	38 041	60 258	812	91 116	116 973	514 520
-Oct.	2 447	304 178	347 807	299	14 751	15 980	603	66 772	81 011	453 458

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						
	m		m		m			m		m		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.-Oct.	523 422	783 693	408 056	520 599	891 166	908 440	2 569 877	1 217 862	1 175 607	1 868 225	2 092 924	8 904 489					
1998-Jan.-Oct.	565 930	969 039	405 416	591 323	758 759	850 128	2 825 965	1 021 126	1 072 624	1 608 561	1 884 164	9 493 045					
1997-Oct.*	36 407	86 045	60 891	81 992	94 821	104 501	361 258	104 045	98 043	168 761	194 504	1 014 819					
1998-Sept.	57 286	119 572	50 144	60 830	90 628	108 024	413 767	102 402	108 507	186 898	215 042	1 143 330					
-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					

1/ Including "Other"

TABLE 8.2 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

Table 1: Residential and Non-Residential Buildings												
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	

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-Oct.	399	38 953	233	19 449	59 064	440	467	14 698	16 333	19 229	27 668	103 065
1998-Sept.	290	34 177	185	23 714	57 891	46 921	0	7 920	59 225	16 396	42 162	159 278
-Oct.	330	52 393	142	15 070	67 464	13 896	0	16 910	34 482	21 136	33 386	135 332

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-Oct.*	147	12 683	203	15 329	33 012	7 000	2 600	23 912	39 262	12 401	56 198	128 472
1998-Sept.	158	22 525	250	14 982	37 507	0	16 516	72 420	89 348	20 576	51 355	178 210
-Oct.	158	21 002	270	20 301	41 303	4 820	2 630	34 421	44 051	20 792	36 709	122 063

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-Oct.*	786	95 520	410	36 159	131 679	68 981	200	35 066	104 744	11 230	22 873	259 296
1998-Sept.	439	74 211	484	59 152	175 162	40 505	1 513	19 372	169 640	25 573	39 288	384 090
-Oct.	478	84 865	96	8 708	93 573	10 497	55 023	38 732	118 928	32 384	46 503	259 005

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-Oct.*	151	25 630	53	6 426	32 056	0	450	1 825	50 153	1 736	3 981	86 190
1998-Sept.	171	29 438	73	17 432	46 870	2 005	759	185	4 690	696	712	52 272
-Oct.	263	37 681	24	5 277	42 958	2 478	0	217	28 505	1 273	1 728	73 191

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-Oct.	36	2 405	0	0	2 405	0	800	0	2 810	2 273	3 730	8 945
1998-Sept.	24	1 301	0	0	1 301	0	3 500	0	3 500	2 431	3 443	8 244
-Oct.	34	2 046	10	860	2 906	1 000	0	0	4 211	1 381	3 129	10 245

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.-Oct.	36 266	4 277 529	4 595 485	24 599	2 655 749	2 789 479

1998-Jan.-Oct.		35 970	4 225 360	4 724 055	23 221	2 690 374	3 021 042
1997-Oct.*		4 798	538 956	588 003	2 914	319 715	332 929
1998-Sept.		3 861	407 760	476 573	2 149	250 639	294 442
-Oct.		3 734	448 196	517 533	2 447	304 178	347 807

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.-Oct.		14 501	1 019 566	970 443	8 207	487 831	483 008
1998-Jan.-Oct.		16 786	1 154 822	1 180 791	9 238	534 996	559 041
1997-Oct.*		1 970	134 951	133 974	821	52 078	50 329
1998-Sept.		2 177	136 673	153 257	867	47 045	53 232
-Oct.		1 648	113 036	122 235	848	60 117	71 461

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.-Oct.		2 003	180 010	190 498	1 545	107 419	102 488
1998-Jan.-Oct.		2 112	175 850	178 882	1 443	106 269	104 288
1997-Oct.		243	22 164	21 888	130	10 077	8 818
1998-Sept.		112	11 928	12 672	103	7 479	7 342
-Oct.		232	28 980	26 767	100	8 287	8 127

**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.-Oct.		2 388	258 769	298 411	1 578	175 288	184 893
1998-Jan.-Oct.		2 253	231 226	265 509	1 713	177 068	188 562
1997-Oct.*		228	25 275	28 515	159	14 023	15 197
1998-Sept.		178	19 478	21 342	182	19 159	20 236
-Oct.		422	36 157	42 064	381	37 223	40 670

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.-Oct.		17 374	2 819 184	3 136 132	13 269	1 885 211	2 019 086
1998-Jan.-Oct.		14 819	2 663 462	3 098 875	10 827	1 872 041	2 169 151

1997-Oct.	2 357	356 566	403 625	1 804	243 537	258 585
1998-Sept.	1 394	239 681	289 303	997	176 956	213 632
-Oct.	1 432	270 023	326 467	1 118	198 551	227 548

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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.-Oct.	17 668	946 468	930 295	13 750	722 243	722 273
1998-Jan.-Oct.	18 763	962 865	1 007 987	12 221	625 571	649 265
1997-Oct.*	2 405	130 655	133 147	1 569	91 375	90 561
1998-Sept.	2 261	109 629	122 488	1 116	56 449	62 609
-Oct.	2 054	104 546	113 472	1 148	60 309	65 458

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 -Aug.	2 227	253 265	287 522	36	2 263	2 057	433	49 350	61 520	362 830
-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

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 -Aug.	177	162 853	181 239	2 210	169 314	189 940	734 009
-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

1/ Including "Other"

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