

## Building statistics P5041.1

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and in the following public libraries:**

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| Eastern Cape Library Services, King William's Town |                                         |

#### **THE 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 nine months of 1998 decreased by 10,3% (-R1 271,1 million) to R11 074,6 million compared with the same period of 1997. Decreases in the real value of building plans passed were reported by six of the nine provinces. The provinces mainly responsible for the decrease of 10,3% in the real value of building plans passed were Gauteng (-19,4% or R1 071,6 million), KwaZulu-Natal*

*(-18,7% or R340,5 million) and the North West (-19,9% or R101,3 million). However, large real increases were reported by the Western Cape (+7,8% or R214,0 million), the Free State (+23,4% or R74,1 million) and the Northern Cape (+69,9% or R57,2 million).*

*The real value of buildings completed increased slightly by 0,3% during the above-mentioned period.*

Real decreases regarding building plans passed were reported for non-residential buildings (-18,4% or R703,7 million), flats and townhouses (-30,7% or R502,4 million) and additions and alterations (-1,4% or R41,9 million), whereas the value of plans passed for dwelling-houses increased by 1,0% (+R36,6 million) to R3 778,6 million. The largest decrease in the real value of building plans passed for **non-residential building** was reported by Gauteng (-31,9% or R670,7 million), followed by the North West (-54,9% or R127,1 million) and KwaZulu-Natal (-16,0% or R80,2 million). The real value of plans passed for office and banking space decreased by 34,0% (-R419,3 million) and that for shopping space by 25,0% (- R229,3 million). However, the real value for industrial and warehouse space increased by 6,9% (+R72,9 million).

The increase of 0,3% (+R20,7 million) to R7 717,4 million in the real value of buildings completed during the first nine months of 1998 compared with the same period of 1997, was mainly due to real increases reported for residential buildings (+7,7% or R282,3 million) and non-residential buildings (+1,1% or R24,5 million), while the real value of additions and alterations completed decreased by 15,8% (-R286,1million). Decreases in the total real value of buildings completed were reported by six of the nine provinces. Large provincial decreases were reported by KwaZulu-Natal

(-5,4% or R80,3 million), the Northern Province (-27,5% or R54,6 million) and the Eastern Cape (-7,9% or R32,0 million). However, Gauteng reported an increase of 7,0% (+R204,8 million) in the real value of buildings completed during the above-mentioned period.

## 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 81m<sup>2</sup> 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 81m<sup>2</sup> 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:

In respect of this statistical release, an official representative from the Office of the President, the Deputy President, the Department of Trade and Industry, the Department of Finance, and the Reserve Bank will receive a copy of the release on a strictly confidential basis two hours in advance of the public issue.

Stats SA pre-release policy may be inspected at its Website, [www.statssa.gov.za](http://www.statssa.gov.za).

## **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

m<sup>2</sup> = 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<br>(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-Sep   | 13 907 491 | 3 081 233    | 688 381      | 92 200        | 357 352    | 2 048 580     | 573 352    | 6 207 508 | 499 333    | 359 552           |
|                          |                   | 1998-Jan-Sep   | 13 195 232 | 3 513 962    | 665 362      | 165 721       | 466 297    | 1 761 087     | 485 747    | 5 288 759 | 479 864    | 368 433           |
|                          |                   | 1997-Sep*      | 1 830 099  | 321 439      | 84 021       | 10 870        | 47 122     | 184 175       | 40 765     | 1 040 043 | 66 948     | 34 718            |
|                          |                   | 1998-Aug       | 1 438 401  | 369 752      | 82 143       | 8 646         | 42 411     | 162 548       | 64 835     | 636 890   | 42 199     | 28 975            |
|                          |                   | 1998-Sep       | 1 620 083  | 437 243      | 87 841       | 27 022        | 50 867     | 216 145       | 68 141     | 621 901   | 83 591     | 27 333            |
| RESIDENTIAL BUILDINGS 1/ | Value<br>(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-Sep   | 6 340 349  | 1 597 683    | 329 784      | 32 018        | 177 517    | 905 383       | 223 544    | 2 658 392 | 240 424    | 175 603           |
|                          |                   | 1998-Jan-Sep   | 6 078 840  | 1 662 535    | 354 631      | 57 748        | 181 326    | 731 288       | 282 440    | 2 334 051 | 273 494    | 201 327           |
|                          |                   | 1997-Sep*      | 740 425    | 159 434      | 38 169       | 3 029         | 24 310     | 101 948       | 21 734     | 343 525   | 27 563     | 20 713            |
|                          |                   | 1998-Aug       | 641 316    | 176 334      | 43 386       | 4 472         | 17 348     | 73 167        | 34 628     | 248 442   | 24 733     | 18 806            |
|                          |                   | 1998-Sep       | 700 235    | 170 860      | 60 523       | 18 841        | 20 861     | 59 176        | 29 978     | 276 907   | 45 703     | 17 385            |
| 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-Sep   | 47 817     | 9 237        | 2 734        | 312           | 1 869      | 3 453         | 2 430      | 22 527    | 2 655      | 2 600             |
|                          |                   | 1998-Jan-Sep   | 52 217     | 10 149       | 7 027        | 1 181         | 2 777      | 3 784         | 3 666      | 18 420    | 3 244      | 1 969             |
|                          |                   | 1997-Sep*      | 6 091      | 1 236        | 364          | 24            | 271        | 391           | 257        | 2 807     | 309        | 432               |
|                          |                   | 1998-Aug       | 5 504      | 1 088        | 847          | 43            | 444        | 390           | 416        | 1 816     | 269        | 191               |
|                          |                   | 1998-Sep       | 7 982      | 1 130        | 1 969        | 913           | 470        | 382           | 363        | 2 107     | 438        | 210               |
|                          | Value<br>(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-Sep   | 4 216 067  | 1 091 864    | 253 019      | 25 768        | 129 067    | 458 412       | 206 022    | 1 729 055 | 191 238    | 131 623           |
|                          |                   | 1998-Jan-Sep   | 4 502 908  | 1 191 467    | 309 149      | 45 031        | 154 565    | 494 846       | 248 969    | 1 695 519 | 216 019    | 147 343           |
|                          |                   | 1997-Sep*      | 515 678    | 126 924      | 31 748       | 3 029         | 15 367     | 52 523        | 21 734     | 226 775   | 21 594     | 15 985            |
|                          |                   | 1998-Aug       | 508 218    | 137 177      | 37 564       | 4 472         | 16 798     | 60 383        | 32 603     | 181 872   | 19 392     | 17 958            |
|                          |                   | 1998-Sep       | 547 850    | 124 570      | 57 659       | 14 939        | 19 000     | 47 966        | 28 998     | 199 530   | 38 113     | 17 075            |

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           | 31 518    | 4 792        | 2 465        | 2 088         | 1 663      | 2 616         | 2 255      | 13 051    | 1 553      | 1 035             |
|                                              |                | 1997           | 42 981    | 5 953        | 2 638        | 2 088         | 1 568      | 2 267         | 2 387      | 20 824    | 4 146      | 2 990             |
|                                              |                | 1997-Jan-Sep   | 31 611    | 4 609        | 1 806        | 175           | 1 184      | 1 702         | 1 495      | 16 722    | 1 844      | 2 074             |
|                                              |                | 1998-Jan-Sep   | 36 688    | 5 331        | 6 266        | 1 020         | 1 918      | 2 059         | 2 763      | 13 574    | 2 366      | 1 391             |
|                                              |                | 1997-Sep*      | 4 145     | 673          | 248          | 7             | 196        | 192           | 165        | 2 072     | 218        | 374               |
|                                              |                | 1998-Aug       | 3 760     | 598          | 772          | 28            | 363        | 183           | 299        | 1 195     | 188        | 134               |
|                                              |                | 1998-Sep       | 6 382     | 693          | 1 904        | 904           | 388        | 217           | 257        | 1 548     | 337        | 134               |
|                                              | Value (R1 000) | 1996           | 1 184 481 | 213 530      | 117 330      | 31 301        | 61 299     | 158 712       | 120 460    | 387 177   | 52 069     | 42 601            |
|                                              |                | 1997           | 1 374 999 | 203 883      | 118 314      | 7 864         | 65 971     | 139 302       | 115 572    | 580 025   | 73 505     | 70 563            |
|                                              |                | 1997-Jan-Sep   | 1 005 717 | 150 110      | 83 117       | 5 952         | 49 254     | 106 694       | 78 643     | 436 336   | 44 049     | 51 560            |
|                                              |                | 1998-Jan-Sep   | 1 190 877 | 157 486      | 173 580      | 23 167        | 55 108     | 100 966       | 115 729    | 456 230   | 61 560     | 47 051            |
|                                              |                | 1997-Sep*      | 123 533   | 15 478       | 11 309       | 470           | 6 420      | 11 683        | 9 528      | 60 179    | 3 075      | 5 392             |
|                                              |                | 1998-Aug       | 126 390   | 18 079       | 24 545       | 2 641         | 7 132      | 9 935         | 14 207     | 39 542    | 4 907      | 5 403             |
|                                              |                | 1998-Sep       | 193 765   | 16 142       | 45 810       | 13 859        | 9 370      | 11 010        | 13 401     | 59 667    | 21 081     | 3 425             |
| 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-Sep   | 2 836     | 863          | 179          | 59            | 100        | 378           | 116        | 876       | 123        | 142               |
|                                              |                | 1998-Jan-Sep   | 2 649     | 905          | 180          | 61            | 94         | 431           | 116        | 671       | 98         | 93                |
|                                              |                | 1997-Sep*      | 280       | 86           | 28           | 9             | 10         | 27            | 8          | 85        | 16         | 11                |
|                                              |                | 1998-Aug       | 276       | 88           | 30           | 3             | 6          | 24            | 24         | 79        | 15         | 7                 |
|                                              |                | 1998-Sep       | 307       | 78           | 15           | 3             | 14         | 82            | 19         | 73        | 13         | 10                |
|                                              | 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-Sep   | 4 309 366 | 577 874      | 128 054      | 28 999        | 86 656     | 565 524       | 260 722    | 2 372 208 | 146 967    | 142 360           |
|                                              |                | 1998-Jan-Sep   | 3 717 485 | 844 144      | 128 211      | 43 649        | 161 295    | 502 592       | 124 307    | 1 709 902 | 97 212     | 106 175           |
|                                              |                | 1997-Sep*      | 697 641   | 64 556       | 14 462       | 4 715         | 13 157     | 25 651        | 6 830      | 529 895   | 28 065     | 10 311            |
|                                              |                | 1998-Aug       | 364 761   | 87 104       | 17 975       | 523           | 17 466     | 28 063        | 22 630     | 181 578   | 5 545      | 3 878             |
|                                              |                | 1998-Sep       | 489 195   | 137 130      | 6 755        | 296           | 17 819     | 99 470        | 28 552     | 186 384   | 7 659      | 5 130             |
| 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-Sep   | 3 257 777 | 905 675      | 230 543      | 31 183        | 93 179     | 577 673       | 89 086     | 1 176 907 | 111 942    | 41 588            |
|                                              |                | 1998-Jan-Sep   | 3 398 907 | 1 007 284    | 182 520      | 64 324        | 123 676    | 527 208       | 79 000     | 1 244 806 | 109 157    | 60 932            |
|                                              |                | 1997-Sep*      | 392 034   | 97 450       | 31 391       | 3 126         | 9 654      | 56 576        | 12 201     | 166 622   | 11 320     | 3 694             |
|                                              |                | 1998-Aug       | 432 324   | 106 314      | 20 782       | 3 652         | 7 597      | 61 318        | 7 577      | 206 871   | 11 921     | 6 291             |
|                                              |                | 1998-Sep       | 430 652   | 129 253      | 20 562       | 7 885         | 12 186     | 57 498        | 9 611      | 158 610   | 30 229     | 4 818             |

**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   | Mpuma-langa | Northern Province |
| TOTAL                    | Value<br>(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-Sep  | 8 122 653  | 1 910 181    | 427 389      | 92 106        | 262 519    | 1 583 823     | 278 118    | 3 067 757 | 290 917     | 209 844           |
|                          |                   | 1998- Jan-Sep  | 8 685 617  | 2 003 489    | 419 809      | 99 365        | 260 942    | 1 598 674     | 345 296    | 3 502 032 | 293 697     | 162 313           |
|                          |                   | 1997-Sep*      | 853 533    | 154 905      | 47 763       | 9 088         | 21 216     | 253 479       | 23 566     | 294 198   | 32 392      | 16 925            |
|                          |                   | 1998-Aug       | 882 846    | 228 513      | 55 051       | 20 317        | 26 667     | 158 567       | 64 973     | 283 952   | 22 705      | 22 101            |
|                          |                   | 1998-Sep       | 1 210 474  | 268 094      | 89 205       | 15 637        | 28 297     | 252 718       | 64 461     | 460 842   | 16 220      | 15 001            |
| RESIDENTIAL BUILDINGS 1/ | Value<br>(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-Sep  | 3 948 227  | 1 000 395    | 232 647      | 57 158        | 77 008     | 604 361       | 181 700    | 1 524 297 | 154 973     | 115 686           |
|                          |                   | 1998- Jan-Sep  | 4 530 792  | 1 106 196    | 213 938      | 31 266        | 105 035    | 727 918       | 193 010    | 1 897 878 | 142 266     | 113 285           |
|                          |                   | 1997-Sep*      | 413 717    | 83 854       | 27 858       | 5 960         | 3 906      | 89 309        | 15 541     | 158 552   | 15 559      | 13 176            |
|                          |                   | 1998-Aug       | 418 483    | 97 115       | 29 120       | 3 378         | 13 805     | 72 550        | 20 365     | 152 111   | 14 666      | 15 374            |
|                          |                   | 1998-Sep       | 546 366    | 134 019      | 36 921       | 12 311        | 7 803      | 69 953        | 26 769     | 235 990   | 11 712      | 10 888            |
| 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-Sep  | 35 541     | 8 446        | 1 945        | 2 367         | 792        | 2 977         | 2 986      | 11 279    | 2 200       | 2 549             |
|                          |                   | 1998- Jan-Sep  | 37 496     | 6 024        | 2 880        | 1 098         | 2 079      | 2 433         | 3 306      | 13 798    | 1 576       | 4 302             |
|                          |                   | 1997-Sep*      | 3 329      | 521          | 204          | 67            | 106        | 376           | 304        | 1 364     | 133         | 254               |
|                          |                   | 1998-Aug       | 3 563      | 527          | 409          | 130           | 379        | 273           | 318        | 1 106     | 200         | 221               |
|                          |                   | 1998-Sep       | 4 365      | 632          | 737          | 757           | 311        | 323           | 249        | 994       | 121         | 241               |
|                          | Value<br>(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-Sep  | 2 621 822  | 646 102      | 158 158      | 47 214        | 52 021     | 347 729       | 166 977    | 990 151   | 121 923     | 91 547            |
|                          |                   | 1998- Jan-Sep  | 2 874 566  | 689 031      | 184 878      | 29 005        | 87 188     | 305 181       | 169 206    | 1 205 371 | 103 785     | 100 921           |
|                          |                   | 1997-Sep*      | 300 160    | 64 186       | 17 197       | 2 601         | 3 838      | 50 520        | 15 089     | 124 296   | 9 713       | 12 720            |
|                          |                   | 1998-Aug       | 326 119    | 84 203       | 27 643       | 3 378         | 11 936     | 34 480        | 16 472     | 122 307   | 13 707      | 11 992            |
|                          |                   | 1998-Sep       | 326 288    | 71 693       | 30 986       | 12 311        | 7 683      | 44 992        | 20 047     | 116 815   | 11 712      | 10 050            |

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 |  |  |  |  |  |  |  |  |  |
|------|----------------|-------|----------|--|--|--|--|--|--|--|--|--|
|      |                |       |          |  |  |  |  |  |  |  |  |  |



| ITEM                        |                   | MONTH        | TOTAL      | Western<br>Cape | Eastern<br>Cape | Northern<br>Cape | Free<br>State | KwaZulu-<br>Natal | North<br>West | Gauteng   | Mpuma-<br>langa | Northern<br>Province |
|-----------------------------|-------------------|--------------|------------|-----------------|-----------------|------------------|---------------|-------------------|---------------|-----------|-----------------|----------------------|
| TOTAL                       | Value<br>(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-Sep | 13 599 617 | 3 033 136       | 673 688         | 90 810           | 332 593       | 2 034 698         | 559 894       | 6 063 558 | 484 058         | 327 182              |
|                             |                   | 1998-Jan-Sep | 12 789 562 | 3 413 754       | 580 291         | 144 864          | 454 661       | 1 721 973         | 467 823       | 5 184 231 | 462 220         | 359 744              |
|                             |                   | 1997-Sep*    | 1 801 465  | 310 125         | 82 941          | 10 839           | 45 591        | 183 655           | 40 765        | 1 030 575 | 64 770          | 32 205               |
|                             |                   | 1998-Aug     | 1 398 048  | 351 166         | 74 608          | 8 646            | 39 448        | 161 798           | 64 675        | 628 499   | 41 088          | 28 120               |
|                             |                   | 1998-Sep     | 1 534 287  | 426 087         | 54 286          | 13 252           | 47 838        | 215 230           | 58 317        | 609 955   | 83 339          | 25 983               |
|                             |                   |              |            |                 |                 |                  |               |                   |               |           |                 |                      |
| RESIDENTIAL<br>BUILDINGS 1/ | Value<br>(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-Sep | 6 131 103  | 1 572 085       | 320 259         | 31 366           | 173 844       | 905 277           | 221 321       | 2 514 884 | 228 196         | 163 871              |
|                             |                   | 1998-Jan-Sep | 5 782 454  | 1 621 069       | 271 128         | 43 826           | 171 031       | 721 233           | 274 386       | 2 230 889 | 256 255         | 192 637              |
|                             |                   | 1997-Sep*    | 719 089    | 154 057         | 37 089          | 3 029            | 22 856        | 101 948           | 21 734        | 334 191   | 25 985          | 18 201               |
|                             |                   | 1998-Aug     | 616 369    | 172 388         | 36 213          | 4 472            | 14 384        | 72 417            | 34 468        | 240 050   | 24 026          | 17 951               |
|                             |                   | 1998-Sep     | 628 957    | 163 760         | 27 361          | 5 341            | 17 833        | 58 261            | 29 954        | 264 961   | 45 451          | 16 035               |
|                             |                   |              |            |                 |                 |                  |               |                   |               |           |                 |                      |
| 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-Sep | 31 468     | 6 839           | 2 263           | 228              | 1 612         | 3 449             | 2 228         | 12 151    | 1 511           | 1 187                |
|                             |                   | 1998-Jan-Sep | 32 236     | 6 757           | 2 616           | 267              | 2 020         | 3 268             | 2 850         | 11 606    | 1 656           | 1 196                |
|                             |                   | 1997-Sep*    | 4 167      | 727             | 306             | 24               | 202           | 391               | 257           | 2 000     | 152             | 108                  |
|                             |                   | 1998-Aug     | 3 822      | 712             | 435             | 43               | 219           | 340               | 396           | 1 350     | 193             | 134                  |
|                             |                   | 1998-Sep     | 3 861      | 606             | 368             | 13               | 238           | 321               | 361           | 1 421     | 413             | 120                  |
|                             |                   |              |            |                 |                 |                  |               |                   |               |           |                 |                      |
|                             | Value<br>(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-Sep | 4 007 483  | 1 066 266       | 243 494         | 25 115           | 126 056       | 458 307           | 203 799       | 1 585 546 | 179 009         | 119 891              |
|                             |                   | 1998-Jan-Sep | 4 206 523  | 1 150 002       | 225 645         | 31 109           | 144 270       | 484 791           | 240 915       | 1 592 358 | 198 780         | 138 654              |
|                             |                   | 1997-Sep*    | 495 003    | 121 547         | 30 668          | 3 029            | 14 573        | 52 523            | 21 734        | 217 441   | 20 015          | 13 473               |
|                             |                   | 1998-Aug     | 483 271    | 133 231         | 30 391          | 4 472            | 13 834        | 59 633            | 32 443        | 173 481   | 18 685          | 17 103               |
|                             |                   | 1998-Sep     | 476 573    | 117 469         | 24 497          | 1 439            | 15 971        | 47 051            | 28 974        | 187 585   | 37 861          | 15 725               |
|                             |                   |              |            |                 |                 |                  |               |                   |               |           |                 |                      |

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<br>MONTH | TOTAL  | PROVINCE        |                 |                  |               |                   |               |         |                 |                      |
|----------------------------------------------------|--------|-------------------|--------|-----------------|-----------------|------------------|---------------|-------------------|---------------|---------|-----------------|----------------------|
|                                                    |        |                   |        | Western<br>Cape | Eastern<br>Cape | Northern<br>Cape | Free<br>State | KwaZulu-<br>Natal | North<br>West | Gauteng | Mpuma-<br>langa | Northern<br>Province |
| Dwelling houses<br>smaller than<br>81 square metre | Number | 1996              | 20 261 | 3 855           | 2 172           | 79               | 1 078         | 2 616             | 2 146         | 6 880   | 843             | 592                  |
|                                                    |        | 1997              | 20 973 | 3 120           | 1 912           | 123              | 1 250         | 2 190             | 1 869         | 8 733   | 904             | 872                  |
|                                                    |        | 1997-Jan-Sep      | 15 263 | 2 211           | 1 336           | 91               | 927           | 1 698             | 1 293         | 6 346   | 700             | 661                  |

|                              |                   |              |           |           |         |        |         |         |         |           |         |         |
|------------------------------|-------------------|--------------|-----------|-----------|---------|--------|---------|---------|---------|-----------|---------|---------|
| NON-RESIDENTIAL              |                   | 1998-Jan-Sep | 16 709    | 1 939     | 1 856   | 106    | 1 161   | 1 543   | 1 947   | 6 761     | 778     | 618     |
|                              |                   | 1997-Sep*    | 2 222     | 164       | 191     | 7      | 127     | 192     | 165     | 1 265     | 61      | 50      |
|                              |                   | 1998-Aug     | 2 078     | 222       | 360     | 28     | 138     | 133     | 279     | 729       | 112     | 77      |
|                              |                   | 1998-Sep     | 2 261     | 169       | 303     | 4      | 156     | 156     | 255     | 862       | 312     | 44      |
|                              | Value<br>(R1 000) | 1996         | 1 057 842 | 198 752   | 113 479 | 3 963  | 53 456  | 158 712 | 118 669 | 330 196   | 44 356  | 36 258  |
|                              |                   | 1997         | 1 104 331 | 174 902   | 103 841 | 7 200  | 62 256  | 138 425 | 108 161 | 415 557   | 41 558  | 52 430  |
|                              |                   | 1997-Jan-Sep | 797 147   | 124 512   | 73 608  | 5 299  | 46 243  | 106 589 | 76 420  | 292 827   | 31 820  | 39 828  |
|                              |                   | 1998-Jan-Sep | 894 516   | 116 020   | 90 091  | 9 245  | 44 813  | 90 911  | 107 675 | 353 078   | 44 321  | 38 362  |
|                              |                   | 1997-Sep*    | 102 873   | 10 101    | 10 244  | 470    | 5 627   | 11 683  | 9 528   | 50 845    | 1 496   | 2 879   |
|                              |                   | 1998-Aug     | 101 443   | 14 133    | 17 372  | 2 641  | 4 168   | 9 185   | 14 047  | 31 151    | 4 200   | 4 548   |
|                              |                   | 1998-Sep     | 122 488   | 9 041     | 12 648  | 359    | 6 342   | 10 095  | 13 377  | 47 721    | 20 830  | 2 075   |
|                              | Number            | 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-Sep | 2 759     | 841       | 170     | 56     | 97      | 371     | 110     | 875       | 121     | 118     |
|                              |                   | 1998-Jan-Sep | 2 606     | 886       | 167     | 59     | 93      | 428     | 114     | 668       | 98      | 93      |
|                              |                   | 1997-Sep*    | 274       | 83        | 28      | 8      | 10      | 26      | 8       | 85        | 15      | 11      |
|                              |                   | 1998-Aug     | 273       | 85        | 30      | 3      | 6       | 24      | 24      | 79        | 15      | 7       |
|                              |                   | 1998-Sep     | 299       | 73        | 14      | 3      | 14      | 82      | 17      | 73        | 13      | 10      |
|                              | Value<br>(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-Sep | 4 223 203 | 562 563   | 125 967 | 28 273 | 66 156  | 552 614 | 249 487 | 2 372 123 | 143 967 | 122 053 |
|                              |                   | 1998-Jan-Sep | 3 668 815 | 812 881   | 127 250 | 43 231 | 159 954 | 498 905 | 114 507 | 1 708 702 | 97 212  | 106 175 |
| ADDITIONS AND<br>ALTERATIONS |                   | 1997-Sep*    | 695 415   | 63 481    | 14 462  | 4 684  | 13 157  | 25 131  | 6 830   | 529 895   | 27 465  | 10 311  |
|                              |                   | 1998-Aug     | 351 081   | 73 424    | 17 975  | 523    | 17 466  | 28 063  | 22 630  | 181 578   | 5 545   | 3 878   |
|                              |                   | 1998-Sep     | 476 121   | 134 078   | 6 533   | 296    | 17 819  | 99 470  | 18 752  | 186 384   | 7 659   | 5 130   |
|                              | Value<br>(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-Sep | 3 245 311 | 898 488   | 227 463 | 31 171 | 92 593  | 576 806 | 89 086  | 1 176 551 | 111 896 | 41 258  |
|                              |                   | 1998-Jan-Sep | 3 338 293 | 979 804   | 181 914 | 57 808 | 123 676 | 501 836 | 78 930  | 1 244 640 | 108 753 | 60 932  |
|                              |                   | 1997-Sep*    | 386 961   | 92 588    | 31 391  | 3 126  | 9 578   | 56 576  | 12 201  | 166 489   | 11 320  | 3 694   |
|                              |                   | 1998-Aug     | 430 597   | 105 354   | 20 420  | 3 652  | 7 597   | 61 318  | 7 577   | 206 871   | 11 517  | 6 291   |
|                              |                   | 1998-Sep     | 429 208   | 128 249   | 20 392  | 7 615  | 12 186  | 57 498  | 9 611   | 158 610   | 30 229  | 4 818   |

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

| ITEM  |          | YEAR AND MONTH | TOTAL      | PROVINCE     |              |               |            |               |            |           |             |                   |
|-------|----------|----------------|------------|--------------|--------------|---------------|------------|---------------|------------|-----------|-------------|-------------------|
|       |          |                |            |              |              |               |            |               |            |           |             |                   |
|       |          |                |            | Western Cape | Eastern Cape | Northern Cape | Free State | KwaZulu-Natal | North West | Gauteng   | Mpuma-langa | 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           |
|       |          | 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           |
|       | (R1 000) | 1997-Jan-Sep   | 7 889 670  | 1 845 660    | 411 223      | 62 192        | 258 093    | 1 568 183     | 244 769    | 3 023 931 | 283 610     | 192 009           |

|                          |                 |              |           |           |         |        |         |           |         |           |         |         |
|--------------------------|-----------------|--------------|-----------|-----------|---------|--------|---------|-----------|---------|-----------|---------|---------|
| RESIDENTIAL BUILDINGS 1/ | Value (R1 000)  | 1998-Jan-Sep | 8 405 444 | 1 966 130 | 402 762 | 82 923 | 239 637 | 1 570 484 | 311 803 | 3 421 849 | 284 682 | 125 174 |
|                          |                 | 1997-Sep*    | 834 921   | 153 990   | 47 271  | 8 570  | 20 726  | 245 229   | 21 910  | 289 966   | 31 952  | 15 307  |
|                          |                 | 1998-Aug     | 866 468   | 227 963   | 54 167  | 17 050 | 22 710  | 157 817   | 63 778  | 280 736   | 21 580  | 20 667  |
|                          |                 | 1998-Sep     | 1 143 330 | 266 164   | 80 975  | 4 692  | 19 683  | 240 818   | 45 542  | 456 774   | 15 782  | 12 901  |
|                          | Dwelling-houses | 1996         | 5 632 437 | 1 176 398 | 262 293 | 45 426 | 112 974 | 812 714   | 194 550 | 2 722 876 | 184 025 | 121 180 |
|                          |                 | 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-Sep | 3 782 628 | 963 065   | 228 070 | 27 253 | 73 389  | 601 938   | 158 351 | 1 480 510 | 150 108 | 99 943  |
|                          |                 | 1998-Jan-Sep | 4 329 460 | 1 088 426 | 197 988 | 15 827 | 89 378  | 722 949   | 178 322 | 1 817 694 | 133 251 | 85 625  |
|                          |                 | 1997-Sep*    | 403 508   | 83 050    | 27 366  | 5 442  | 3 458   | 89 309    | 13 885  | 154 320   | 15 119  | 11 558  |
|                          |                 | 1998-Aug     | 402 634   | 96 642    | 28 276  | 522    | 9 848   | 71 800    | 19 170  | 148 895   | 13 542  | 13 940  |
|                          |                 | 1998-Sep     | 514 520   | 132 089   | 28 771  | 1 366  | 4 389   | 69 353    | 26 568  | 231 922   | 11 274  | 8 788   |
|                          |                 | 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-Sep | 21 685    | 4 665     | 1 740   | 142    | 533     | 2 900     | 1 664   | 7 659     | 1 685   | 697     |
|                          |                 | 1998-Jan-Sep | 20 774    | 4 427     | 1 967   | 106    | 917     | 2 125     | 2 103   | 7 707     | 667     | 755     |
|                          |                 | 1997-Sep*    | 2 399     | 443       | 179     | 23     | 67      | 376       | 145     | 1 007     | 87      | 72      |
|                          |                 | 1998-Aug     | 2 387     | 490       | 362     | 5      | 79      | 223       | 211     | 859       | 79      | 79      |
|                          |                 | 1998-Sep     | 2 149     | 486       | 264     | 9      | 54      | 273       | 229     | 678       | 78      | 78      |
|                          | Value (R1 000)  | 1996         | 3 562 481 | 877 622   | 211 718 | 24 513 | 64 143  | 454 513   | 162 787 | 1 560 410 | 127 716 | 79 059  |
|                          |                 | 1997         | 3 434 491 | 856 848   | 198 588 | 23 864 | 84 477  | 450 330   | 182 915 | 1 388 760 | 154 277 | 94 432  |
|                          |                 | 1997-Jan-Sep | 2 456 548 | 608 772   | 153 580 | 17 309 | 48 726  | 345 306   | 143 628 | 946 364   | 117 058 | 75 804  |
|                          |                 | 1998-Jan-Sep | 2 673 234 | 671 261   | 168 928 | 13 567 | 71 531  | 300 212   | 154 518 | 1 125 187 | 94 770  | 73 260  |
|                          |                 | 1997-Sep*    | 289 950   | 63 382    | 16 705  | 2 083  | 3 389   | 50 520    | 13 433  | 120 063   | 9 273   | 11 101  |
|                          |                 | 1998-Aug     | 310 270   | 83 730    | 26 800  | 522    | 7 979   | 33 730    | 15 277  | 119 091   | 12 583  | 10 558  |
|                          |                 | 1998-Sep     | 294 442   | 69 762    | 22 836  | 1 366  | 4 269   | 44 392    | 19 846  | 112 747   | 11 274  | 7 950   |

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

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

| ITEM                                         |                | YEAR AND MONTH | TOTAL   | PROVINCE     |              |               |            |               |            |         |            |                   |
|----------------------------------------------|----------------|----------------|---------|--------------|--------------|---------------|------------|---------------|------------|---------|------------|-------------------|
|                                              |                |                |         | Western Cape | Eastern Cape | Northern Cape | Free State | KwaZulu-Natal | North West | Gauteng | Mpumalanga | Northern Province |
|                                              |                |                |         |              |              |               |            |               |            |         |            |                   |
| Dwelling houses smaller than 81 square metre | Number         | 1996           | 11 971  | 3 020        | 1 314        | 36            | 389        | 1 639         | 1 393      | 3 533   | 259        | 388               |
|                                              |                | 1997           | 17 028  | 2 606        | 1 559        | 80            | 741        | 2 029         | 1 726      | 6 417   | 1 392      | 478               |
|                                              |                | 1997-Jan-Sep   | 12 181  | 1 943        | 1 150        | 62            | 309        | 1 432         | 1 334      | 4 335   | 1 275      | 341               |
|                                              |                | 1998-Jan-Sep   | 11 073  | 1 182        | 1 367        | 52            | 577        | 996           | 1 647      | 4 590   | 196        | 466               |
|                                              |                | 1997-Sep*      | 1 082   | 76           | 111          | 8             | 60         | 204           | 102        | 484     | 24         | 13                |
|                                              |                | 1998-Aug       | 1 334   | 138          | 284          | 3             | 55         | 112           | 162        | 530     | 18         | 32                |
|                                              |                | 1998-Sep       | 1 116   | 132          | 182          | 7             | 45         | 121           | 177        | 385     | 23         | 44                |
|                                              | 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     |                   |

|                           |                   |              |           |         |         |        |         |         |         |           |         |        |
|---------------------------|-------------------|--------------|-----------|---------|---------|--------|---------|---------|---------|-----------|---------|--------|
| NON-RESIDENTIAL           | Number            | 1997-Jan-Sep | 631 712   | 97 689  | 62 766  | 3 918  | 15 704  | 89 461  | 83 207  | 212 011   | 46 587  | 20 369 |
|                           |                   | 1998-Jan-Sep | 583 807   | 64 598  | 65 227  | 3 995  | 28 482  | 65 155  | 84 195  | 236 528   | 8 926   | 26 702 |
|                           |                   | 1997-Sep*    | 59 515    | 3 382   | 6 059   | 482    | 1 869   | 12 890  | 5 518   | 27 402    | 1 020   | 893    |
|                           |                   | 1998-Aug     | 77 326    | 8 096   | 14 580  | 262    | 2 904   | 7 835   | 8 791   | 32 316    | 784     | 1 759  |
|                           |                   | 1998-Sep     | 62 609    | 7 332   | 7 940   | 767    | 2 578   | 7 701   | 10 439  | 22 613    | 967     | 2 272  |
|                           | Value<br>(R1 000) | 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-Sep | 1 805     | 587     | 117     | 21     | 66      | 471     | 67      | 365       | 57      | 54     |
|                           |                   | 1998-Jan-Sep | 1 442     | 500     | 90      | 24     | 49      | 235     | 77      | 360       | 70      | 37     |
|                           |                   | 1997-Sep*    | 199       | 65      | 12      | 2      | 11      | 58      | 7       | 32        | 8       | 4      |
|                           |                   | 1998-Aug     | 181       | 56      | 14      | 3      | 5       | 32      | 12      | 42        | 9       | 8      |
|                           |                   | 1998-Sep     | 174       | 70      | 13      | 1      | 3       | 31      | 11      | 37        | 3       | 5      |
|                           |                   | 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-Sep | 2 208 619 | 376 163 | 57 623  | 19 330 | 74 754  | 438 035 | 51 040  | 1 028 770 | 81 200  | 81 705 |
|                           |                   | 1998-Jan-Sep | 2 389 966 | 451 617 | 79 512  | 23 334 | 74 467  | 414 834 | 89 655  | 1 119 259 | 104 733 | 32 556 |
|                           |                   | 1997-Sep*    | 239 209   | 35 366  | 8 271   | 270    | 10 521  | 74 559  | 2 135   | 98 537    | 7 803   | 1 748  |
|                           |                   | 1998-Aug     | 296 794   | 74 434  | 9 006   | 12 996 | 930     | 51 627  | 32 560  | 105 173   | 3 743   | 6 326  |
|                           |                   | 1998-Sep     | 413 767   | 74 215  | 26 536  | 100    | 3 900   | 114 765 | 14 702  | 174 571   | 1 536   | 3 442  |
| ADDITIONS AND ALTERATIONS | Value<br>(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-Sep | 1 898 422 | 506 432 | 125 531 | 15 609 | 109 950 | 528 209 | 35 378  | 514 651   | 52 302  | 10 361 |
|                           |                   | 1998-Jan-Sep | 1 686 017 | 426 088 | 125 262 | 43 761 | 75 792  | 432 701 | 43 827  | 484 895   | 46 698  | 6 994  |
|                           |                   | 1997-Sep*    | 192 204   | 35 574  | 11 635  | 2 857  | 6 747   | 81 361  | 5 890   | 37 109    | 9 030   | 2 000  |
|                           |                   | 1998-Aug     | 167 040   | 56 887  | 16 885  | 3 532  | 11 933  | 34 390  | 12 048  | 26 669    | 4 296   | 401    |
|                           |                   | 1998-Sep     | 215 042   | 59 859  | 25 668  | 3 226  | 11 394  | 56 700  | 4 271   | 50 281    | 2 972   | 670    |

TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR  
SUMMARY

| Item | Building plans passed |      |                    | Buildings completed |      |                    |
|------|-----------------------|------|--------------------|---------------------|------|--------------------|
|      | Jan. - Sept.          |      |                    | Jan. - Sept.        |      |                    |
|      | 1998                  | 1997 | Per-centage change | 1998                | 1997 | Per-centage change |
|      | R million             |      |                    | R million           |      |                    |

Value at current prices

|                        |         |         |       |         |         |      |
|------------------------|---------|---------|-------|---------|---------|------|
| Residential buildings: |         |         |       |         |         |      |
| Dwelling-houses        | 4 502,9 | 4 216,1 | +6,8  | 2 874,6 | 2 621,8 | +9,6 |
| Flats and              | 1 352,0 | 1 844,4 | -26,7 | 1 169,3 | 1 269,1 | -7,9 |



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 |       |       |       |
| 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   |       |       |       |
| 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   |       |       |       |
| 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   |       |       |       |

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 |       |       |      |
| 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   |       |       |      |
| 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   |       |       |      |
| 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   |       |       |      |
| 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 |       |       |      |
| 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 |     |     |     |
| 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 |     |     |     |
| 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 |     |     |     |

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 | 1 483 | 1 573 | 1 431 | 1 600 | 1 611 | 1 736 | 1 625 | 1 620 | 1 365 | 1 709 | 1 559 | 1 503 |
| 5.1.1.1 At current prices       |           | 1997 | 1 601 | 1 828 | 1 283 | 1 696 | 1 546 | 1 494 | 1 327 | 1 464 | 1 709 | 1 597 | 1 646 | 1 583 |
|                                 |           | 1998 | 1 538 | 1 362 | 1 578 | 1 511 | 1 387 | 1 345 | 1 568 | 1 390 | 1 509 |       |       |       |
| 6.1.1.2 At constant 1995 prices | R million | 1996 | 1 433 | 1 523 | 1 376 | 1 526 | 1 532 | 1 643 | 1 526 | 1 509 | 1 263 | 1 583 | 1 440 | 1 382 |
|                                 |           | 1997 | 1 462 | 1 659 | 1 156 | 1 514 | 1 373 | 1 320 | 1 161 | 1 282 | 1 482 | 1 380 | 1 422 | 1 366 |
|                                 |           | 1998 | 1 319 | 1 171 | 1 339 | 1 273 | 1 168 | 1 126 | 1 302 | 1 154 | 1 237 |       |       |       |
| 6.1.2 Residential buildings     | R million | 1996 | 731   | 737   | 711   | 752   | 762   | 944   | 783   | 606   | 649   | 857   | 636   | 681   |
| 6.1.2.1 At current prices       |           | 1997 | 688   | 770   | 604   | 773   | 747   | 652   | 655   | 690   | 724   | 774   | 750   | 629   |
|                                 |           | 1998 | 625   | 590   | 856   | 679   | 634   | 662   | 691   | 628   | 690   |       |       |       |
| 6.1.2.2 At constant 1995 prices | R million | 1996 | 708   | 712   | 681   | 722   | 724   | 892   | 737   | 558   | 603   | 794   | 589   | 627   |
|                                 |           | 1997 | 630   | 698   | 542   | 695   | 664   | 576   | 575   | 596   | 631   | 669   | 648   | 544   |
|                                 |           | 1998 | 538   | 506   | 722   | 576   | 534   | 554   | 576   | 513   | 569   |       |       |       |
| 6.2 - BUILDINGS COMPLETED       |           |      |       |       |       |       |       |       |       |       |       |       |       |       |
| 6.2.1 Total                     | R million | 1996 | 710   | 823   | 754   | 1 194 | 924   | 603   | 968   | 726   | 921   | 986   | 991   | 819   |
| 6.2.1.1 At current prices       |           | 1997 | 1 055 | 877   | 859   | 1 093 | 951   | 755   | 941   | 924   | 837   | 1 011 | 1 010 | 1 036 |
|                                 |           | 1998 | 940   | 962   | 1 032 | 931   | 781   | 1 055 | 1 034 | 880   | 1 181 |       |       |       |
| 6.2.1.2 At constant 1995 prices | R million | 1996 | 734   | 846   | 766   | 1 208 | 935   | 599   | 968   | 723   | 908   | 966   | 967   | 795   |
|                                 |           | 1997 | 1 020 | 843   | 824   | 1 034 | 902   | 709   | 882   | 868   | 776   | 937   | 927   | 951   |
|                                 |           | 1998 | 854   | 871   | 924   | 822   | 694   | 932   | 908   | 781   | 1 031 |       |       |       |
| 6.2.2 Residential buildings     | R million | 1996 | 397   | 480   | 506   | 573   | 500   | 389   | 469   | 389   | 512   | 558   | 543   | 402   |
| 6.2.2.1 At current prices       |           | 1997 | 542   | 440   | 395   | 457   | 481   | 385   | 457   | 450   | 416   | 460   | 562   | 435   |
|                                 |           | 1998 | 486   | 443   | 687   | 487   | 395   | 596   | 570   | 389   | 551   |       |       |       |

|                                 |           |      |     |     |     |     |     |     |     |     |     |     |     |     |
|---------------------------------|-----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 6.2.2.2 At constant 1995 prices | R million | 1996 | 399 | 483 | 505 | 574 | 494 | 377 | 457 | 376 | 498 | 541 | 517 | 392 |
|                                 |           | 1997 | 515 | 416 | 369 | 432 | 449 | 351 | 419 | 409 | 378 | 417 | 500 | 399 |
|                                 |           | 1998 | 433 | 392 | 603 | 431 | 343 | 509 | 491 | 333 | 474 |     |     |     |

TABLE 7.1 - BUILDING PLANS PASSED : PRIVATE SECTOR - TOTAL

| Year and month  | A. Residential buildings |           |           |                 |         |         |                 |           |           |           |  |
|-----------------|--------------------------|-----------|-----------|-----------------|---------|---------|-----------------|-----------|-----------|-----------|--|
|                 | Dwelling-houses          |           |           | Flats           |         |         | Townhouses      |           |           | Total 1/  |  |
|                 | No.                      | 2<br>m    | R1 000    | No. of<br>units | 2<br>m  | R1 000  | No. of<br>units | 2<br>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.-Sept. | 31 468                   | 3 738 573 | 4 007 482 | 4 337           | 380 777 | 509 296 | 10 947          | 1 108 399 | 1 335 150 | 6 131 103 |  |
| 1998-Jan.-Sept. | 32 236                   | 3 777 164 | 4 206 522 | 2 736           | 203 043 | 241 138 | 8 210           | 908 383   | 1 110 869 | 5 782 452 |  |
| 1997-Sept.*     | 4 167                    | 457 606   | 495 003   | 331             | 43 447  | 61 434  | 1 150           | 124 711   | 153 713   | 719 089   |  |
| 1998-Aug.       | 3 822                    | 433 325   | 483 271   | 290             | 30 225  | 31 501  | 845             | 86 537    | 98 205    | 616 368   |  |
| -Sept.          | 3 861                    | 407 760   | 476 573   | 445             | 26 369  | 29 946  | 796             | 100 800   | 118 897   | 628 957   |  |

| Year and month  | B. Non-Residential buildings |         |        |         |                |   |         |   |                                   |   |         |   | C. Additions and alterations |                 |         |        |         |          |         |        | Total<br>A, B<br>and C |        |         |
|-----------------|------------------------------|---------|--------|---------|----------------|---|---------|---|-----------------------------------|---|---------|---|------------------------------|-----------------|---------|--------|---------|----------|---------|--------|------------------------|--------|---------|
|                 | Office space                 |         |        |         | Shopping space |   |         |   | Industrial and<br>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                            |         |        |         | 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.-Sept. |                              | 910 141 | 1      | 388 103 | 746 270        | 1 | 034 008 | 1 | 085 653                           | 1 | 172 828 | 4 | 223 206                      | 1               | 978 834 | 1      | 965 129 | 2        | 903 277 | 3      | 245 310                | 13     | 599 617 |
| 1998-Jan.-Sept. |                              | 618 662 |        | 969 151 | 595 238        |   | 820 081 | 1 | 149 394                           | 1 | 339 753 | 3 | 668 816                      | 1               | 987 096 | 2      | 081 305 | 2        | 806 110 | 3      | 338 294                | 12     | 789 563 |
| 1997-Sept.*     |                              | 190 286 |        | 422 330 | 33 035         |   | 44 409  |   | 111 930                           |   | 163 182 |   | 695 416                      |                 | 233 144 |        | 235 646 |          | 329 516 |        | 386 961                | 1      | 801 465 |
| 1998-Aug.       |                              | 59 589  |        | 76 440  | 52 024         |   | 71 318  |   | 108 106                           |   | 111 970 |   | 351 081                      |                 | 222 327 |        | 235 048 |          | 362 129 |        | 430 597                | 1      | 398 048 |
| -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 |

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<br>alterations | Total<br>A, B<br>en C |
|--|--------------------------|--|--|------------------------------|----------|-------------------------|---------------------------------|-----------------------|
|  | Flats and                |  |  | Office                       | Shopping | Industrial<br>and ware- | Dwelling-                       |                       |

|                       | Dwelling-houses |           | Townhouses   |           | Total 1/  | space     | space   | house space | Total 1/  | 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-Sept. *          | 339             | 52 672    | 133          | 14 844    | 70 574    | 19 040    | 245     | 11 393      | 38 320    | 31 116  | 59 050    | 167 944   |
| 1998-Aug.             | 363             | 56 886    | 364          | 31 900    | 89 479    | 2 797     | 1 140   | 13 214      | 22 271    | 34 589  | 66 800    | 178 550   |
| -Sept.                | 294             | 45 050    | 163          | 18 912    | 63 962    | 50 157    | 4 063   | 16 738      | 75 872    | 35 013  | 70 450    | 210 285   |
| 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-Sept. *          | 180             | 21 465    | 48           | 13 595    | 35 060    | 3 328     | 5 068   | 7 134       | 17 180    | 19 468  | 33 961    | 86 201    |
| 1998-Aug.             | 160             | 26 242    | 30           | 6 530     | 32 772    | 9 600     | 1 200   | 5 760       | 19 433    | 18 573  | 37 089    | 89 294    |
| -Sept.                | 185             | 19 844    | 46           | 4 605     | 24 449    | 4 100     | 14 100  | 29 496      | 56 386    | 18 559  | 39 737    | 120 572   |
| 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-Sept. *          | 868             | 118 975   | 478          | 63 577    | 182 732   | 349 910   | 3 716   | 106 272     | 477 686   | 80 074  | 128 858   | 789 275   |
| 1998-Aug.             | 853             | 111 926   | 332          | 40 599    | 153 377   | 30 715    | 6 884   | 60 215      | 153 492   | 71 594  | 179 128   | 485 997   |
| -Sept.                | 922             | 132 784   | 267          | 29 260    | 162 414   | 78 108    | 5 958   | 62 687      | 161 457   | 70 757  | 114 912   | 438 782   |
| 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-Sept. *          | 412             | 61 840    | 179          | 25 022    | 86 861    | 27 770    | 2 857   | 12 015      | 45 212    | 21 129  | 27 730    | 159 804   |
| 1998-Aug.             | 411             | 51 014    | 201          | 24 839    | 75 852    | 5 860     | 5 825   | 2 052       | 18 055    | 15 062  | 20 016    | 113 924   |
| -Sept.                | 387             | 41 925    | 247          | 40 680    | 83 162    | 0         | 1 028   | 15 433      | 22 408    | 18 860  | 23 145    | 128 715   |
| 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-Sept.            | 63              | 6 053     | 102          | 6 976     | 13 029    | 7 600     | 2 204   | 700         | 12 574    | 4 136   | 4 822     | 30 425    |
| 1998-Aug.             | 79              | 3 361     | 0            | 0         | 3 361     | 14 580    | 0       | 0           | 15 671    | 2 290   | 2 761     | 21 793    |
| -Sept.                | 67              | 5 272     | 0            | 0         | 5 272     | 0         | 12 500  | 0           | 15 360    | 2 998   | 5 340     | 25 972    |

1/ Including "Other"

TABLE 8.1 - BUILDINGS COMPLETED : PRIVATE SECTOR

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

|                 | No.    | 2<br>m    | R1 000    | No. of<br>units | 2<br>m  | R1 000  | No. of<br>units | 2<br>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.-Sept. | 21 685 | 2 336 034 | 2 456 550 | 3 897           | 318 585 | 397 686 | 7 817           | 758 765   | 871 070   | 3 782 627 |
| 1998-Jan.-Sept. | 20 774 | 2 386 196 | 2 673 235 | 2 297           | 198 457 | 267 594 | 6 839           | 696 159   | 901 717   | 4 329 458 |
| 1997-Sept.*     | 2 399  | 274 151   | 289 951   | 393             | 24 192  | 28 685  | 676             | 64 288    | 75 269    | 403 507   |
| 1998-Aug.       | 2 387  | 275 894   | 310 270   | 134             | 16 981  | 23 408  | 439             | 44 529    | 52 166    | 402 633   |
| -Sept.          | 2 149  | 250 639   | 294 442   | 459             | 38 041  | 60 258  | 812             | 91 116    | 116 973   | 514 520   |

|                 |         |           |         |         |           |           |           |           |           |           |           |            |
|-----------------|---------|-----------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 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.-Sept. | 487 015 | 697 648   | 347 165 | 438 607 | 796 345   | 803 939   | 2 208 619 | 1 113 817 | 1 077 564 | 1 699 464 | 1 898 420 | 7 889 670  |
| 1998-Jan.-Sept. | 515 404 | 898 363   | 313 155 | 408 703 | 636 190   | 724 919   | 2 389 968 | 901 496   | 950 051   | 1 433 904 | 1 686 018 | 8 405 445  |
| 1997-Sept.*     | 31 275  | 53 938    | 28 441  | 34 592  | 116 604   | 130 724   | 239 209   | 115 412   | 113 603   | 168 047   | 192 205   | 834 921    |
| 1998-Aug.       | 48 885  | 96 022    | 44 616  | 61 547  | 111 311   | 122 463   | 296 794   | 89 136    | 90 546    | 133 411   | 167 041   | 866 468    |
| -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  |

1/ Including "Other"

TABLE 8.2 - BUILDINGS COMPLETED : PRIVATE SECTOR  
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<br>A, B<br>en C |
|--|--------------------------|--------|----------------------|--------|----------|------------------------------|----------------|---------------------------------|----------|------------------------------|----------|-----------------------|
|  | Dwelling-houses          |        | Flats and Townhouses |        | Total 1/ | Office space                 | Shopping space | Industrial and ware-house space | Total 1/ | Dwelling-houses              | Total 1/ |                       |
|  | No.                      | R1 000 | No. of units         | R1 000 | R1 000   | R1 000                       | R1 000         | R1 000                          | R1 000   | R1 000                       | R1 000   |                       |

#### 8.2.1 - CAPE TOWN

|            |       |         |       |         |         |        |        |         |         |         |         |           |
|------------|-------|---------|-------|---------|---------|--------|--------|---------|---------|---------|---------|-----------|
| 1996       | 4 396 | 443 955 | 2 539 | 174 504 | 624 566 | 52 741 | 42 809 | 97 783  | 229 495 | 195 339 | 361 058 | 1 215 118 |
| 1997       | 4 005 | 424 835 | 2 696 | 233 408 | 671 315 | 93 995 | 39 140 | 156 609 | 303 090 | 219 170 | 414 372 | 1 388 778 |
| 1997-Sept. | 236   | 30 249  | 202   | 14 555  | 44 804  | 814    | 0      | 22 009  | 24 524  | 15 017  | 18 132  | 87 460    |
| 1998-Aug.  | 281   | 43 271  | 78    | 9 491   | 54 059  | 45 750 | 497    | 16 073  | 62 785  | 15 181  | 38 662  | 155 505   |
| -Sept.     | 290   | 34 177  | 185   | 23 714  | 57 891  | 46 921 | 0      | 7 920   | 59 225  | 16 396  | 42 162  | 159 278   |

#### 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-Sept. | 183   | 20 012  | 231   | 17 737  | 37 749  | 3 900  | 7 889   | 42 874  | 56 291  | 32 363  | 72 101  | 166 140   |

|           |     |        |     |        |        |       |        |        |        |        |        |         |
|-----------|-----|--------|-----|--------|--------|-------|--------|--------|--------|--------|--------|---------|
| 1998-Aug. | 103 | 12 994 | 21  | 1 418  | 19 412 | 2 500 | 5 050  | 30 079 | 42 897 | 13 269 | 29 566 | 91 876  |
| -Sept.    | 158 | 22 525 | 250 | 14 982 | 37 507 | 0     | 16 516 | 72 420 | 89 348 | 20 576 | 51 355 | 178 210 |

#### 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-Sept. * | 617   | 67 257    | 249   | 23 108  | 90 365    | 22 450  | 17 307  | 52 130  | 96 819    | 19 934  | 26 457  | 213 642   |
| 1998-Aug.    | 582   | 71 885    | 190   | 20 938  | 93 674    | 30 143  | 7 337   | 41 761  | 80 395    | 22 173  | 24 700  | 198 769   |
| -Sept.       | 439   | 74 211    | 484   | 59 152  | 175 162   | 40 505  | 1 513   | 19 372  | 169 640   | 25 573  | 39 288  | 384 090   |

#### 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-Sept. * | 304   | 37 470  | 6     | 1 095   | 48 100  | 709    | 0       | 0      | 709     | 2 189  | 2 694  | 51 503  |
| 1998-Aug.    | 242   | 41 843  | 80    | 7 969   | 49 813  | 9 868  | 14 910  | 0      | 24 778  | 1 320  | 1 557  | 76 147  |
| -Sept.       | 171   | 29 438  | 73    | 17 432  | 46 870  | 2 005  | 759     | 185    | 4 690   | 696    | 712    | 52 272  |

#### 8.2.4 - 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-Sept. | 36  | 2 617  | 0   | 0      | 2 685  | 960    | 0      | 1 200  | 2 612  | 1 714  | 4 144  | 9 441   |
| 1998-Aug.  | 42  | 4 074  | 0   | 0      | 4 074  | 0      | 0      | 0      | 475    | 1 965  | 9 437  | 13 985  |
| -Sept.     | 24  | 1 301  | 0   | 0      | 1 301  | 0      | 3 500  | 0      | 3 500  | 2 431  | 3 443  | 8 244   |

1/ Including "Other"

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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<br>m | R1 000 | Number                    | 2<br>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.-Sept. | 31 468 | 3 738 573 | 4 007 482 | 21 685 | 2 336 034 | 2 456 550 |
| 1998-Jan.-Sept. | 32 236 | 3 777 164 | 4 206 522 | 20 774 | 2 386 196 | 2 673 235 |
| 1997-Sept. *    | 4 167  | 457 606   | 495 003   | 2 399  | 274 151   | 289 951   |
| 1998-Aug.       | 3 822  | 433 325   | 483 271   | 2 387  | 275 894   | 310 270   |
| -Sept.          | 3 861  | 407 760   | 476 573   | 2 149  | 250 639   | 294 442   |

#### 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.-Sept. | 12 531 | 884 615   | 836 469   | 7 386 | 435 753 | 432 679 |
| 1998-Jan.-Sept. | 15 138 | 1 041 786 | 1 058 556 | 8 390 | 474 879 | 487 580 |
| 1997-Sept.*     | 2 039  | 124 524   | 114 629   | 761   | 55 157  | 55 260  |
| 1998-Aug.       | 1 675  | 113 128   | 111 118   | 898   | 53 074  | 57 017  |
| -Sept.          | 2 177  | 136 673   | 153 257   | 867   | 47 045  | 53 232  |

### 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.-Sept. | 1 760 | 157 846 | 168 610 | 1 415 | 97 342  | 93 670  |
| 1998-Jan.-Sept. | 1 880 | 146 870 | 152 115 | 1 343 | 97 982  | 96 161  |
| 1997-Sept.*     | 228   | 19 521  | 20 749  | 196   | 15 695  | 13 990  |
| 1998-Aug.       | 553   | 30 336  | 32 061  | 294   | 17 257  | 17 856  |
| -Sept.          | 112   | 11 928  | 12 672  | 103   | 7 479   | 7 342   |

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<br>m | R1 000 | Number                    | 2<br>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.-Sept. | 2 160 | 233 494 | 269 896 | 1 419 | 161 265 | 169 696 |
| 1998-Jan.-Sept. | 1 831 | 195 069 | 223 445 | 1 332 | 139 845 | 147 892 |
| 1997-Sept.*     | 225   | 23 855  | 27 034  | 192   | 19 503  | 20 868  |
| 1998-Aug.       | 205   | 22 987  | 27 485  | 116   | 12 756  | 13 083  |
| -Sept.          | 178   | 19 478  | 21 342  | 182   | 19 159  | 20 236  |

### 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.-Sept. | 15 017 | 2 462 618 | 2 732 507 | 11 465 | 1 641 674 | 1 760 501 |
| 1998-Jan.-Sept. | 13 387 | 2 393 439 | 2 772 408 | 9 709  | 1 673 490 | 1 941 603 |
| 1997-Sept.*     | 1 675  | 289 706   | 332 591   | 1 250  | 183 796   | 199 832   |
| 1998-Aug.       | 1 389  | 266 874   | 312 609   | 1 079  | 192 807   | 222 314   |
| -Sept.          | 1 394  | 239 681   | 289 303   | 997    | 176 956   | 213 632   |

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.-Sept. | 15 263 | 815 813   | 797 148   | 12 181 | 630 868 | 631 712 |
| 1998-Jan.-Sept. | 16 709 | 858 319   | 894 515   | 11 073 | 565 262 | 583 807 |
| 1997-Sept.*     | 2 222  | 109 678   | 102 873   | 1 082  | 58 028  | 59 515  |
| 1998-Aug.       | 2 078  | 102 609   | 101 443   | 1 334  | 72 949  | 77 326  |
| -Sept.          | 2 261  | 109 629   | 122 488   | 1 116  | 56 449  | 62 609  |

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         | R1 000    | Number of units | 2       | R1 000  | Number of units | 2         | R1 000    | R1 000 1/ |  |
|                |                          | m         |           |                 | m       |         |                 | m         |           |           |  |
| 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 -Jul.     | 2 114                    | 282 252   | 326 162   | 66              | 5 418   | 7 317   | 444             | 44 042    | 59 147    | 398 333   |  |
| -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   |  |

| Year and month | B. Non-residential buildings |           |           | C. Additions and alterations |           |           | Total A, B and C |
|----------------|------------------------------|-----------|-----------|------------------------------|-----------|-----------|------------------|
|                | Number                       | 2<br>m    | R1 000    | Number                       | 2<br>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 -Jul.     | 167                          | 154 513   | 187 427   | 2 300                        | 182 697   | 225 113   | 810 873          |
| -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          |

1/ Including "Other"

