

Building Statistics P5041.1

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REAL BUILDING ACTIVITIES DECREASE

Buildings to the value of R9 497,6 million (at current prices) were completed during the first eleven months of 1997. Although this represents an increase of 3,4% compared with the same period of 1996, at constant 1995 prices it decreased by 4,0%. Large increases in the current value of buildings completed were reported in respect of non-residential buildings (+31,6% or R642,6 million) and additions and alterations (+9,4% or R183,9 million), whereas the value of residential buildings completed decreased by 9,9% (-R516,0 million).

Increases in the total value of buildings completed were reported by seven of the nine provinces. The largest provincial contributor to the increase of 3,4% in the total value of buildings completed was the Western Cape (+R387,2 million or 20,0%), followed by KwaZulu-Natal (+R189,6 million or 10,9%), Mpumalanga (+R70,4 million or 22,5%) and the North West (+R65,3 million or 21,0%). These increases were mainly counteracted by a substantial decrease of R480,4 million (-12,6%) as reported by Gauteng.

Figure 1 shows the total value of buildings completed for the first eleven months of 1996 versus the first eleven months of 1997 by province.

The total value of non-residential buildings completed during the first eleven months of 1997 increased by 31,6% (+R642,6 million) to R2 675,5 million compared with the same period of 1996. The main contributors to this increase were Gauteng (+R277,0 million or 34,1%) and the Western Cape (+R 163,4 million or 48,5%). The value of industrial space completed increased by 44,8% (+R276,7 million) to R894,3 million and that of office and banking space by 36,6% (+R228,5 million) to R852,9 million.

Regarding residential buildings, the total value of buildings completed decreased by 9,9% (-R516,0 million) to R4 687,8 million during the above-mentioned period. Large decreases were reported for townhouses (-R356,0 million or 26,1%) and dwelling-houses (-R115,7 million or 3,5%). Despite the decrease in the value of dwelling-houses completed, the **number of dwelling-houses** increased by 40,4% (+11 849). This is mainly due to a large increase in low-cost dwelling-houses completed. Large increases in low-cost housing were reported by Gauteng (+4 820), the Western Cape (+3 008), Mpumalanga (+2 465), the Northern Cape (+2 140), the North West (+1 394) and the Northern Province (+1 012). 71,7% or 29 500 of the 41 166 dwelling-houses completed during the first eleven months of 1997 were dwelling-houses smaller than 81 square metres.

The total value of building plans passed during the first eleven months of 1997 amounted to R17 239,4 million (at current prices), resulting in a decrease of 1,9% (-R326,1 million) compared with the same period of 1996. This can mainly be attributed to a considerable decrease of R767,1 million reported by Gauteng, mainly in respect of townhouses (-R335,7 million), dwelling-houses (-R183,1 million) and additions and alterations (-R137,5 million). However, large increases in the total value of building plans passed were reported by the Northern Province (+R321,3 million), the Western Cape (+R187,6 million) and Mpumalanga (+R152,0 million).

1. EXPLANATORY NOTES

The data in the tables relate to building activities financed by the public and private sectors (Tables 1.1 and 1.2) according to provinces as well as those financed only by the private sector (Tables 2 to 11.3). The data for activities financed by the private sector are given according to provinces (Tables 2.1 and 2.2) and according to the 22 principal municipalities, their surrounding areas and smaller urban areas.

The monthly survey covers roughly 181 local authorities in South Africa. The sample for the monthly series is drawn using the rand value of buildings completed as measure of size. The largest local authorities in South Africa, i.e. those that account for approximately 80% of the total value of buildings completed are included in the monthly survey. The various areas, as well as the method of computation of values at constant 1990 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.

Statistics on dwelling-houses smaller than 81m5 on provincial basis are shown in Tables 1.1, 1.2 (private and public sector) and Tables 2.1, 2.2 (private sector). More detailed information on dwelling-houses smaller than 81m² for the private sector is shown in Table 9.

The figures for the latest month are subject to revision.

2. INCLUSION OF FORMER TBVC STATES

As from January 1995 selected local authorities of the former TBVC states are included. Comparisons with the previous years must thus be handled with circumspection. The contribution of selected local authorities in the former TBVC states to the total value of building plans passed amounted to 0,8% (R144,5 million) during 1995. Contributors to this increase are local authorities in North West (R83,7 million), Eastern Cape (R47,7 million) and the Northern Province (R13,1 million).

3. DEFINITIONS

3.1 Blocks of flats are high-density housing consisting of a number of self-contained dwelling-units (including at least one living-room together with a kitchen and bathroom), conjoined to similar units in one building.

3.2 Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level.

4. SYMBOLS USED

* = revised

m5 = construction areas in square metre

TABLE 1.1 - BUILDING PLANS PASSED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES

			PROVINCE
	YEAR AND		

ITEM		MONTH	TOTAL	-----								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	Northern Province
TOTAL	Value (R1 000)	1996	18 674 911	4 060 380	920 551	171 817	527 459	2 774 388	613 018	8 657 322	615 131	334 844
		1997	18 419 640	4 501 998	900 525	120 509	489 149	2 519 614	637 506	7 812 604	771 396	666 338
		1996-Dec *	1 109 378	228 024	70 313	13 158	47 290	187 846	25 354	475 658	37 053	24 682
		1997-Nov	1 890 501	431 536	69 584	7 751	49 917	192 338	79 506	755 059	169 373	135 438
		1997-Dec	1 184 144	482 087	47 570	9 478	29 229	106 380	31 239	397 997	45 255	34 910
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	8 694 186	1 970 500	438 961	82 276	235 818	1 129 030	352 810	3 999 988	305 577	179 225
		1997	8 398 478	2 261 714	431 026	41 100	232 736	1 115 833	310 740	3 336 635	435 525	233 171
		1996-Dec *	503 979	85 923	27 353	2 071	18 748	82 256	16 459	240 677	16 848	13 644
		1997-Nov	820 493	248 341	36 997	2 096	17 431	73 654	24 609	261 801	135 867	19 697
		1997-Dec	467 678	156 342	25 003	2 570	15 021	47 005	19 978	167 579	18 709	15 472
Dwelling-houses	Number	1996	53 685	9 968	3 888	2 326	2 506	5 604	3 585	21 439	2 619	1 750
		1997	59 403	12 773	3 823	377	2 533	4 737	3 646	22 333	5 271	3 910
		1996-Dec *	3 036	637	229	18	152	387	147	1 067	180	219
		1997-Nov	7 309	1 205	374	9	220	466	280	2 225	2 096	434
		1997-Dec	3 980	931	313	23	133	343	274	1 287	233	443
	Value (R1 000)	1996	5 625 123	1 295 517	349 899	65 108	165 396	674 502	301 672	2 384 912	237 849	150 268
		1997	5 671 805	1 532 881	337 333	33 086	178 637	623 296	285 801	2 209 755	278 641	192 376
		1996-Dec *	338 630	71 596	22 390	1 680	11 591	46 393	15 794	145 809	11 072	12 306
		1997-Nov	519 234	157 300	29 166	1 784	16 981	57 915	23 511	177 169	39 217	16 190
		1997-Dec	395 655	117 238	21 838	2 302	11 268	39 858	18 556	153 757	16 418	14 420

**TABLE 1.1 - BUILDING PLANS PASSED - PUBLIC AND PRIVATE SECTOR
TOTAL ACCORDING TO PROVINCES (concluded)**

NON-RESIDENTIAL	Number	1997-Dec	92 716	23 129	9 132	749	2 585	8 415	9 817	29 854	2 415	6 620
		1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1997	3 717	1 141	240	76	132	460	154	1 152	170	192
		1996-Dec *	284	84	23	4	6	36	9	100	9	13
		1997-Nov	311	72	23	3	10	28	18	114	24	19
		1997-Dec	215	59	12	6	9	25	14	68	13	9
	Value (R1 000)	1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
		1997	5 607 696	984 071	157 809	33 004	127 887	643 809	213 639	2 878 468	196 344	372 665
		1996-Dec *	316 609	46 750	16 573	8 074	18 207	61 187	2 563	147 104	8 749	7 402
		1997-Nov	666 850	69 705	11 767	620	21 397	46 882	46 328	335 474	26 643	108 034
		1997-Dec	393 471	213 769	7 099	2 683	2 350	14 853	4 623	117 241	15 844	15 008
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1997	4 413 466	1 256 213	311 690	46 405	128 526	759 972	113 127	1 597 501	139 528	60 502
		1996-Dec *	288 791	95 351	26 388	3 013	10 335	44 403	6 333	87 877	11 455	3 636
		1997-Nov	403 158	113 491	20 819	5 035	11 089	71 801	8 569	157 784	6 862	7 708
		1997-Dec	322 996	111 975	15 468	4 225	11 858	44 523	6 638	113 176	10 702	4 430

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996	9 970 358	2 098 086	513 307	130 920	344 492	1 856 904	322 947	4 160 917	323 545	219 240
		1997	10 376 328	2 528 170	547 824	119 445	326 274	2 026 880	393 097	3 775 501	413 849	245 288
		1996-Dec *	783 270	165 975	45 489	9 125	53 875	112 526	11 494	363 139	10 149	11 498
		1997-Nov	861 924	205 657	42 134	8 520	32 619	167 864	25 630	321 879	44 716	12 905
		1997-Dec	879 847	208 864	40 364	7 994	17 036	92 890	16 376	458 098	31 156	7 068
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 588 568	1 182 132	269 790	54 654	114 421	842 456	199 180	2 604 207	184 848	136 882
		1997	5 080 298	1 315 072	283 844	70 379	104 989	764 072	224 452	1 958 873	223 024	135 592
		1996-Dec *	384 789	102 240	25 725	8 179	19 439	56 898	10 157	147 306	7 890	6 956
		1997-Nov	451 350	104 792	14 530	3 978	11 656	62 636	18 347	203 549	24 415	7 448
		1997-Dec	393 554	101 755	17 049	2 617	7 078	42 882	13 330	183 883	19 241	5 718
Dwelling-houses	Number	1996	31 879	8 237	2 772	841	1 188	3 948	2 225	9 454	1 077	2 137
		1997	43 919	10 522	2 606	2 687	1 267	3 718	3 457	13 095	3 488	3 079
		1996-Dec *	2 562	559	200	267	129	229	134	768	55	221
		1997-Nov	3 759	632	173	110	189	291	211	1 441	548	164
		1997-Dec	2 761	480	234	17	117	195	124	1 285	190	119

Value	1996	3 531 298	883 356	219 215	33 740	68 719	457 255	167 418	1 478 733	128 538	94 322
(R1 000)	1997	3 434 971	868 872	202 775	56 957	77 698	440 125	197 013	1 300 905	173 973	116 654
	1996-Dec *	263 294	75 970	17 247	6 049	8 653	28 519	9 213	110 027	3 636	3 980
	1997-Nov	303 815	79 017	10 517	3 855	11 276	35 682	14 945	123 449	17 746	7 328
	1997-Dec	283 772	66 399	16 198	2 440	5 628	27 124	8 216	140 823	11 333	5 610

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1996	15 702	3 529	1 736	692	893	1 683	1 652	3 434	348	1 735
		1997	31 369	6 599	1 886	2 582	1 008	1 938	3 038	8 761	2 919	2 638
		1996-Dec	1 457	203	126	255	109	81	116	324	29	214
		1997-Nov	2 543	111	144	95	179	160	173	1 044	498	139
		1997-Dec	1 873	265	194	5	105	121	108	831	139	105
	Value (R1 000)	1996	654 366	147 539	78 354	10 901	29 307	104 260	84 833	152 623	13 987	32 554
		1997	1 010 898	166 509	89 217	38 877	39 003	118 988	122 509	312 610	75 561	47 625
		1996-Dec	52 175	10 717	7 064	3 930	3 779	5 314	5 057	12 902	442	2 971
		1997-Nov	85 021	5 836	6 037	1 676	9 122	9 409	9 669	30 618	8 900	3 754
		1997-Dec	74 623	14 464	8 145	294	4 025	9 202	5 699	25 207	4 120	3 470
NON-RESIDENTIAL	Number	1996	1 986	669	150	38	93	309	82	500	87	58
		1997	2 235	811	164	29	89	556	83	348	88	67
		1996-Dec *	119	30	14	-	9	20	1	42	1	2
		1997-Nov	190	78	12	2	14	29	3	39	7	6
		1997-Dec	121	45	8	3	3	21	5	26	8	2
	Value (R1 000)	1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1997	3 051 399	572 586	107 299	27 722	91 551	587 988	121 253	1 333 858	113 126	96 015
		1996-Dec *	261 507	28 851	8 245	-	24 733	25 581	785	172 797	55	460
		1997-Nov	254 409	55 865	22 723	2 738	14 696	57 616	4 139	81 372	11 938	3 323
		1997-Dec	375 865	72 144	9 289	4 273	4 712	28 022	2 342	244 837	9 011	1 236
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	2 087 327	550 050	162 899	32 825	129 280	487 655	46 345	571 851	57 647	48 777
		1997	2 244 631	640 512	156 681	21 344	129 734	674 820	47 392	482 770	77 698	13 681
		1996-Dec *	136 974	34 884	11 519	946	9 703	30 047	552	43 036	2 205	4 082
		1997-Nov	156 166	45 000	4 882	1 804	6 267	47 613	3 144	36 958	8 364	2 134
		1997-Dec	110 428	34 965	14 026	1 104	5 246	21 986	704	29 379	2 904	114

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1996	18 466 180	4 012 451	908 044	144 450	518 627	2 761 663	610 258	8 587 712	607 418	315 558
		1997	18 047 661	4 386 781	879 712	118 971	463 687	2 512 798	600 741	7 735 884	736 404	612 682
		1996-Dec *	1 091 256	226 501	70 281	13 158	46 953	184 296	25 354	466 195	35 846	22 672
		1997-Nov	1 834 757	426 006	67 245	7 740	49 917	191 942	61 098	746 821	151 640	132 350
		1997-Dec	1 124 245	443 736	45 649	9 478	29 215	106 006	31 094	392 349	44 056	22 662
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	8 585 397	1 966 214	435 109	54 938	227 975	1 129 030	351 020	3 950 363	297 865	172 882
		1997	8 212 411	2 232 457	415 835	40 435	228 360	1 114 956	303 329	3 260 357	403 579	213 103
		1996-Dec *	498 387	85 223	27 353	2 071	18 411	82 256	16 459	239 339	15 641	11 634
		1997-Nov	787 841	247 780	34 664	2 085	17 431	73 258	24 319	253 564	118 134	16 608
		1997-Dec	455 251	155 735	23 334	2 570	15 007	46 630	19 833	161 931	17 509	12 703
Dwelling-houses	Number	1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307
		1997	43 037	9 937	3 095	292	2 215	4 660	3 128	15 988	2 029	1 693
		1996-Dec *	2 644	637	229	18	124	387	147	946	71	85
		1997-Nov	4 009	1 179	272	8	220	438	256	1 303	191	142
		1997-Dec	2 925	850	225	23	132	298	262	905	115	115
	Value (R1 000)	1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926
		1997	5 487 863	1 503 624	322 142	32 421	174 922	622 419	278 390	2 133 477	246 695	173 772
		1996-Dec *	333 738	71 596	22 390	1 680	11 254	46 393	15 794	144 471	9 865	10 296
		1997-Nov	487 314	156 739	26 833	1 773	16 981	57 518	23 221	168 932	21 484	13 833
		1997-Dec	383 227	116 631	20 168	2 302	11 254	39 483	18 411	148 109	15 219	11 651

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than	Number	1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1997	20 644	3 169	1 894	123	1 250	2 239	1 856	8 243	947	923

81 square metre		1996-Dec	1 411	388	140	9	66	194	86	459	25	44
		1997-Nov	1 839	274	181	2	124	209	152	718	98	81
		1997-Dec	1 459	350	163	12	56	121	192	471	26	68
	Value (R1 000)	1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258
		1997	1 091 986	176 545	102 850	7 164	62 256	140 622	107 270	394 933	44 622	55 725
		1996-Dec	73 739	16 929	7 858	492	3 471	11 472	5 003	24 000	1 419	3 095
		1997-Nov	95 102	13 162	10 788	67	6 263	12 543	9 199	33 718	4 386	4 977
		1997-Dec	80 314	22 521	7 462	749	2 572	8 041	9 672	24 232	1 216	3 850
	NON-RESIDENTIAL Number	1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1997	3 616	1 112	224	71	129	454	147	1 151	168	160
		1996-Dec *	277	83	21	4	6	34	9	98	9	13
		1997-Nov	308	71	22	3	10	28	17	114	24	19
		1997-Dec	207	56	10	6	9	25	14	68	13	6
	Value (R1 000)	1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1997	5 448 733	919 524	155 362	32 143	107 387	638 899	184 285	2 878 383	193 344	339 407
		1996-Dec *	304 222	46 050	16 561	8 074	18 207	57 637	2 563	138 979	8 749	7 402
		1997-Nov	644 939	65 918	11 761	620	21 397	46 882	28 210	335 474	26 643	108 034
		1997-Dec	348 666	178 694	6 848	2 683	2 350	14 853	4 623	117 241	15 844	5 530
ADDITIONS AND ALTERATIONS	Value (R1 000)	1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1997	4 386 517	1 234 800	308 515	46 393	127 940	758 943	113 127	1 597 144	139 481	60 172
		1996-Dec *	288 648	95 228	26 368	3 013	10 335	44 403	6 333	87 877	11 455	3 636
		1997-Nov	401 977	112 309	20 819	5 035	11 089	71 801	8 569	157 784	6 862	7 708
		1997-Dec	320 328	109 308	15 468	4 225	11 858	44 523	6 638	113 176	10 702	4 430

**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 (R1 000)	1996	9 853 354	2 079 913	497 143	114 105	336 791	1 823 263	318 015	4 157 862	322 723	203 539
		1997	10 054 021	2 414 152	529 169	85 423	319 787	2 007 432	358 140	3 727 580	388 366	223 972
		1996-Dec *	775 818	165 975	45 277	5 345	52 949	112 526	11 233	363 050	9 923	9 540
		1997-Nov	841 612	205 507	41 635	7 457	31 906	166 214	25 316	316 876	34 708	11 993
		1997-Dec	814 193	160 810	39 133	7 994	16 611	92 862	16 279	443 936	30 400	6 168
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1996	5 504 339	1 174 653	262 293	45 426	107 374	812 714	194 550	2 602 123	184 025	121 180
		1997	4 891 833	1 276 477	276 787	36 523	99 427	761 619	199 494	1 922 911	202 228	116 367
		1996-Dec *	377 549	102 240	25 725	4 399	18 513	56 898	9 896	147 217	7 663	4 998
		1997-Nov	435 087	104 792	14 035	2 916	10 943	62 636	18 033	198 546	16 651	6 536
		1997-Dec	387 899	101 755	15 818	2 617	6 653	42 882	13 232	181 640	18 485	4 817

Dwelling-houses	Number	1996	27 701	7 691	2 350	185	681	3 904	1 966	9 158	988	778
		1997	28 343	6 488	2 239	183	839	3 640	2 015	10 038	2 001	900
		1996-Dec *	2 005	559	200	15	66	229	120	761	30	25
		1997-Nov	2 511	632	136	23	127	291	186	969	79	68
		1997-Dec	2 266	480	173	17	80	195	114	1 041	117	49
	Value (R1 000)	1996	3 474 505	875 877	211 718	24 513	61 672	454 513	162 787	1 476 650	127 716	79 059
		1997	3 246 831	830 277	195 718	23 100	72 460	437 673	172 056	1 264 942	153 176	97 429
		1996-Dec *	256 054	75 970	17 247	2 269	7 728	28 519	8 952	109 938	3 409	2 023
		1997-Nov	287 552	79 017	10 022	2 793	10 563	35 682	14 631	118 446	9 983	6 416
		1997-Dec	278 118	66 399	14 967	2 440	5 203	27 124	8 119	138 580	10 577	4 709

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	11 536	2 983	1 314	36	386	1 639	1 393	3 138	259	388
		1997	15 796	2 565	1 520	78	580	1 861	1 596	5 705	1 432	459
		1996-Dec	900	203	126	3	46	81	102	317	4	18
		1997-Nov	1 295	111	107	8	117	160	148	572	29	43
		1997-Dec	1 378	265	133	5	68	121	98	587	66	35
	Value (R1 000)	1996	599 988	140 060	70 857	1 674	22 260	101 526	80 202	150 540	13 165	19 704
		1997	822 913	127 914	82 195	5 021	33 765	116 580	97 551	276 722	54 765	28 400
		1996-Dec	44 936	10 717	7 064	150	2 854	5 314	4 796	12 813	215	1 014
		1997-Nov	68 758	5 836	5 542	614	8 409	9 409	9 355	25 616	1 136	2 842
		1997-Dec	68 969	14 464	6 913	294	3 599	9 202	5 601	22 964	3 363	2 569
NON-RESIDENTIAL	Number	1996	1 949	665	123	37	93	308	80	498	87	58
		1997	2 186	797	143	27	88	549	82	347	87	66
		1996-Dec *	116	30	11	-	9	20	1	42	1	2
		1997-Nov	188	78	11	2	14	28	3	39	7	6
		1997-Dec	114	39	8	3	3	21	5	25	8	2
	Value (R1 000)	1996	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
		1997	2 931 194	497 359	96 674	27 557	90 801	580 960	111 253	1 321 939	110 726	93 924
		1996-Dec *	261 495	28 851	8 233	-	24 733	25 581	785	172 797	55	460
		1997-Nov	252 755	55 865	22 719	2 738	14 696	55 966	4 139	81 372	11 938	3 323
		1997-Dec	315 910	24 108	9 289	4 273	4 712	28 022	2 342	232 918	9 011	1 236
ADDITIONS AND ALTERATIONS	Value	1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777
		1997	2 230 994	640 315	155 707	21 344	129 559	664 853	47 392	482 731	75 412	13 681
		1996-Dec *	136 774	34 884	11 319	946	9 703	30 047	552	43 036	2 205	4 082
		1997-Nov	153 771	44 850	4 882	1 804	6 267	47 613	3 144	36 958	6 119	2 134

	1997-Dec		110 383		34 948		14 026		1 104		5 246		21 958		704		29 379		2 904		114	
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**TABLE 3 - BUILDING STATISTICS : PUBLIC AND PRIVATE SECTOR
SUMMARY**

Item	Building plans passed			Buildings completed		
	Jan. - Dec.			Jan. - Dec.		
	1997	1996	Perce- tage change	1997	1996	Perce- tage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	5 671,8	5 625,1	+0,8	3 435,0	3 531,3	-2,7
Flats and townhouses	2 301,1	2 704,5	-14,9	1 570,5	1 977,5	-20,6
Total 1/	8 398,5	8 694,2	-3,4	5 080,3	5 588,6	-9,1
Non-residential buildings	5 607,7	5 387,1	+4,1	3 051,4	2 294,5	+33,0
Additions and alterations	4 413,5	4 593,6	-3,9	2 244,6	2 087,3	+7,5
Total	18 419,6	18 674,9	-1,4	10 376,3	9 970,4	+4,1

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	3 246,6	3 436,8	-5,5	2 032,0	2 218,5	-8,4
Flats and townhouses	1 319,9	1 653,7	-20,2	960,1	1 280,6	-25,0
Total 1/	4 809,5	5 312,7	-9,5	3 037,6	3 550,8	-14,5
Non-residential buildings	2 810,0	3 013,4	-6,7	1 799,8	1 492,6	+20,6
Additions and alterations	2 361,7	2 684,6	-12,0	1 308,8	1 324,7	-1,2
Total	9 981,2	11 010,6	-9,3	6 146,1	6 368,1	-3,5

1/ Including "Other"

TABLE 4 - BUILDING PLANS PASSED : PUBLIC AND PRIVATE SECTOR

ACTUAL VALUES

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
4.1 - VALUES AT CURRENT PRICES															
4.1.1 Total	R million	1995	18 175	1 112	1 397	1 886	1 215	1 617	1 604	1 677	1 676	1 452	1 587	1 643	1 309
		1996	18 675	1 150	1 527	1 475	1 504	1 609	1 686	1 773	1 736	1 451	1 945	1 710	1 109
		1997	18 420	1 190	1 591	1 230	1 610	1 532	1 586	1 412	1 551	1 840	1 802	1 891	1 184
4.1.2 Residential buildings	R million	1995	8 934	658	780	740	624	868	782	782	795	705	766	830	605
		1996	8 694	576	763	686	723	756	864	882	645	671	944	681	504
		1997	8 398	527	726	569	749	752	718	738	747	743	839	820	468
4.1.3 Non-residential buildings	R million	1995	4 656	181	251	766	312	348	402	452	461	345	390	348	400
		1996	5 387	319	402	445	385	442	387	426	679	371	587	626	317
		1997	5 608	348	493	363	510	384	477	325	401	701	546	667	393
4.1.4 Additions and alterations	R million	1995	4 585	274	366	380	279	400	420	444	420	402	431	466	303
		1996	4 594	255	363	344	396	410	435	466	412	408	414	403	289
		1997	4 413	315	372	298	351	396	391	349	403	395	417	403	323
4.2 - VALUES AT CONSTANT 1990 PRICES															
4.2.1 Total	R million	1995	11 625	743	919	1 232	792	1 048	1 027	1 062	1 049	912	998	1 033	810
		1996	11 011	703	918	884	904	962	1 006	1 051	1 008	845	1 125	973	631
		1997	9 981	672	886	682	885	838	862	771	843	974	957	994	619
4.2.2 Residential buildings	R million	1995	5 792	444	516	489	410	566	507	505	511	451	488	524	381
		1996	5 313	362	475	427	448	464	529	537	388	404	568	408	301
		1997	4 810	313	425	332	435	432	411	420	424	420	473	461	263
4.2.3 Non-residential buildings	R million	1995	2 915	117	162	495	201	223	253	278	278	210	240	216	242
		1996	3 013	187	227	253	220	254	220	241	381	205	320	336	168
		1997	2 810	183	256	187	259	193	240	164	203	346	267	323	189
4.2.4 Additions and alterations	R million	1995	2 918	181	240	249	182	259	268	279	261	251	270	292	187
		1996	2 685	154	215	204	236	244	257	273	239	235	237	228	162
		1997	2 362	176	205	163	191	212	210	187	216	208	218	210	167

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	1995	8 445	567	677	737	553	709	739	663	807	770	691	799	733

5.1.2 Residential buildings	R million	1996	9 970	573	787	792	917	833	658	861	763	908	987	1 108	783
		1997	10 376	846	820	873	864	848	812	878	914	849	933	862	880
		1995	4 797	302	390	404	326	410	430	414	443	427	374	417	457
5.1.3 Non-residential buildings	R million	1996	5 589	311	444	513	484	498	409	449	428	504	568	596	385
		1997	5 080	420	395	385	392	501	395	454	454	424	415	451	394
		1995	1 684	137	112	171	89	117	138	97	173	175	140	184	152
5.1.4 Additions and alterations	R million	1996	2 294	119	164	103	267	194	108	224	148	212	222	272	262
		1997	3 051	236	172	301	284	167	214	217	262	235	334	254	376
		1995	1 965	128	175	161	138	182	170	152	191	168	177	197	124
		1996	2 087	143	180	177	165	140	141	188	187	191	198	240	137
		1997	2 245	190	252	186	188	180	203	206	198	190	184	156	110

5.2 - VALUES AT CONSTANT 1990 PRICES

5.2.1 Total	R million	1995	5 942	419	491	536	400	507	525	466	563	534	471	540	490
		1996	6 368	377	515	517	596	537	420	549	481	574	620	696	487
		1997	6 146	519	494	529	524	514	487	519	531	490	539	497	504
5.2.2 Residential buildings	R million	1995	3 300	217	277	287	231	286	298	285	300	289	251	278	302
		1996	3 551	203	288	333	312	319	260	285	269	317	355	371	238
		1997	3 038	258	241	235	239	303	238	272	268	250	243	263	228
5.2.3 Non-residential buildings	R million	1995	1 264	105	84	130	69	91	108	75	133	131	102	131	106
		1996	1 493	81	109	68	176	127	70	145	96	137	143	175	164
		1997	1 800	145	104	183	175	104	129	127	148	134	191	146	214
5.2.4 Additions and alterations	R million	1995	1 377	96	131	118	100	130	119	106	130	115	119	132	83
		1996	1 325	93	118	115	107	91	89	118	116	119	122	151	84
		1997	1 309	115	150	111	111	107	120	121	114	106	105	87	62

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	1995	1 429	1 389	1 839	1 363	1 605	1 481	1 559	1 495	1 403	1 390	1 494	1 771
		1996	1 474	1 517	1 439	1 690	1 571	1 561	1 664	1 577	1 415	1 700	1 527	1 501
		1997	1 522	1 588	1 199	1 808	1 483	1 474	1 324	1 425	1 806	1 567	1 684	1 599
6.1.1.2 At constant 1990 prices	R million	1995	948	916	1 206	890	1 042	949	991	941	878	871	936	1 093
		1996	895	915	865	1 018	940	932	992	920	818	980	867	854
		1997	855	887	666	995	810	800	728	776	949	830	885	836
6.1.2 Residential buildings	R million	1995	812	758	759	686	867	695	704	708	675	714	777	821
		1996	711	730	723	801	737	770	795	579	654	876	632	682

		1997	649	692	610	832	723	642	662	675	734	777	763	626
6.1.2.2 At constant 1990 prices	R million	1995	546	505	501	450	567	451	454	455	432	453	491	517
		1996	445	457	450	496	454	472	484	349	393	526	379	406
		1997	385	407	356	482	417	368	377	383	414	436	429	351
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1995	687	675	676	640	726	690	669	735	747	681	730	756
6.2.1.1 At current prices		1996	688	795	745	1 047	847	629	871	700	892	953	1 001	796
		1997	1 010	835	829	988	856	787	890	844	833	891	772	895
6.2.1.2 At constant 1990 prices	R million	1995	508	491	493	462	516	486	470	517	519	464	493	505
		1996	454	524	488	678	543	399	554	445	564	598	626	493
		1997	621	507	504	597	516	469	526	495	481	515	443	512
6.2.2 Residential buildings	R million	1995	384	408	394	364	400	406	410	398	407	382	379	453
6.2.2.1 At current prices		1996	397	465	502	540	472	400	442	389	484	576	538	376
		1997	538	414	377	437	470	395	448	415	408	419	406	380
6.2.2.2 At constant 1990 prices	R million	1995	273	288	278	258	278	279	281	270	274	257	256	304
		1996	254	302	323	351	303	254	279	245	304	362	338	236
		1997	323	253	227	267	285	236	266	246	240	247	239	225

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR
7.1 - RESIDENTIAL BUILDINGS

Year and month	A. Residential buildings										
	Dwelling-houses			Flats			Townhouses			Total 1/	
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000	
7.1.1 - 22 PRINCIPAL MUNICIPALITIES											
1996	14 411	1 671 655	1 793 483	1 499	133 381	156 548	8 784	873 229	982 903	3 075 017	
1997	14 680	1 506 721	1 647 108	1 789	154 200	212 590	5 423	586 677	721 688	2 783 590	
1996-Jan. -Dec.	14 411	1 671 655	1 793 483	1 499	133 381	156 548	8 784	873 229	982 903	3 075 017	
1997-Jan. -Dec.	14 680	1 506 721	1 647 108	1 789	154 200	212 590	5 423	586 677	721 688	2 783 590	
1996-Dec.	913	114 587	127 248	18	1 093	1 172	482	51 481	64 288	199 848	
1997-Nov.	1 370	130 150	140 295	190	25 989	26 230	190	29 023	33 673	210 842	
-Dec.	1 036	108 870	120 082	28	1 826	2 276	116	15 730	19 312	145 670	
7.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES											
1996	14 424	1 871 937	1 890 058	3 248	211 668	221 354	6 304	651 736	761 841	3 010 629	
1997	12 941	1 757 995	1 885 149	2 505	214 375	228 292	5 611	486 457	571 058	2 713 085	
1996-Jan. -Dec.	14 424	1 871 937	1 890 058	3 248	211 668	221 354	6 304	651 736	761 841	3 010 629	
1997-Jan. -Dec.	12 941	1 757 995	1 885 149	2 505	214 375	228 292	5 611	486 457	571 058	2 713 085	
1996-Dec. *	892	103 638	105 757	314	27 476	35 321	136	13 414	15 928	171 119	
1997-Nov.	1 236	165 243	173 342	365	31 308	33 129	979	63 644	71 672	278 142	

-Dec.	840	129 583	144 332	258	22 699	14 109	112	10 172	10 174	168 614
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7.1.3 - OTHER URBAN AREAS

1996	15 030	1 839 827	1 836 011	1 516	128 254	169 615	3 312	361 373	412 263	2 499 750
1997	15 416	1 831 625	1 955 605	1 300	145 990	222 287	2 542	295 324	343 763	2 715 736
1996-Jan.-Dec.	15 030	1 839 827	1 836 011	1 516	128 254	169 615	3 312	361 373	412 263	2 499 750
1997-Jan.-Dec.	15 416	1 831 625	1 955 605	1 300	145 990	222 287	2 542	295 324	343 763	2 715 736
1996-Dec. *	839	98 632	100 733	30	2 636	2 720	219	19 974	22 422	127 420
1997-Nov.	1 403	156 228	173 677	18	1 481	1 925	223	25 124	28 554	298 857
-Dec.	1 049	110 324	118 813	46	2 993	3 902	99	13 358	16 752	140 966

7.1.4 - TOTAL

1996	43 865	5 383 419	5 519 552	6 263	473 303	547 517	18 400	1 886 338	2 157 007	8 585 396
1997	43 037	5 096 341	5 487 862	5 594	514 565	663 169	13 576	1 368 458	1 636 509	8 212 411
1996-Jan.-Dec.	43 865	5 383 419	5 519 552	6 263	473 303	547 517	18 400	1 886 338	2 157 007	8 585 396
1997-Jan.-Dec.	43 037	5 096 341	5 487 862	5 594	514 565	663 169	13 576	1 368 458	1 636 509	8 212 411
1996-Dec. *	2 644	316 857	333 738	362	31 205	39 213	837	84 869	102 638	498 387
1997-Nov.	4 009	451 621	487 314	573	58 778	61 284	1 392	117 791	133 899	787 841
-Dec.	2 925	348 777	383 227	332	27 518	20 287	327	39 260	46 238	455 250

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)

7.2 - NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2		2		2			2		2		
	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	R1 000

7.2.1 - 22 PRINCIPAL MUNICIPALITIES

1996	454 073	585 598	391 608	481 215	630 079	681 073	2 054 350	1 304 407	1 258 816	2 078 526	2 516 681	7 646 047
1997	528 480	872 584	257 667	330 485	444 967	509 716	1 978 344	1 111 376	1 143 314	1 755 639	2 085 636	6 847 570
1996-Jan.-Dec.	454 073	585 598	391 608	481 215	630 079	681 073	2 054 350	1 304 407	1 258 816	2 078 526	2 516 681	7 646 047
1997-Jan.-Dec.	528 480	872 584	257 667	330 485	444 967	509 716	1 978 344	1 111 376	1 143 314	1 755 639	2 085 636	6 847 570
1996-Dec.	26 491	36 379	12 013	19 545	39 917	51 564	134 225	82 632	85 297	136 379	147 982	482 055
1997-Nov.	38 917	56 146	24 983	34 053	29 354	32 714	184 917	98 279	104 048	154 732	188 403	584 162
-Dec.	21 558	36 938	4 318	4 641	19 164	22 411	81 425	88 563	96 134	134 467	157 895	384 991

7.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

1996	717 906	877 863	198 365	234 886	932 847	848 476	2 148 779	877 667	798 039	1 151 280	1 088 565	6 247 974
1997	566 127	871 861	139 451	162 312	692 927	792 941	2 077 821	892 846	886 215	1 187 625	1 276 041	6 066 945
1996-Jan.-Dec.	717 906	877 863	198 365	234 886	932 847	848 476	2 148 779	877 667	798 039	1 151 280	1 088 565	6 247 974
1997-Jan.-Dec.	566 127	871 861	139 451	162 312	692 927	792 941	2 077 821	892 846	886 215	1 187 625	1 276 041	6 066 945
1996-Dec. *	17 017	20 986	10 772	14 623	36 694	32 824	102 068	54 603	50 822	74 679	68 788	341 975
1997-Nov.	64 071	105 988	18 070	20 335	84 709	123 632	262 312	81 301	80 276	122 511	124 863	665 317

-Dec.	38 816	99 929	15 423	17 876	51 753	56 647	182 607	63 766	62 766	96 015	101 571	452 793
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7.2.3 - OTHER URBAN AREAS

1996	159 500	212 672	323 338	347 725	281 992	235 712	1 097 438	670 013	622 914	976 444	974 971	4 572 160
1997	127 195	187 128	349 470	532 137	361 914	354 063	1 392 571	700 604	671 240	1 005 341	1 024 838	5 133 145
1996-Jan.-Dec.	159 500	212 672	323 338	347 725	281 992	235 712	1 097 438	670 013	622 914	976 444	974 971	4 572 160
1997-Jan.-Dec.	127 195	187 128	349 470	532 137	361 914	354 063	1 392 571	700 604	671 240	1 005 341	1 024 838	5 133 145
1996-Dec. *	13 455	24 787	15 194	13 304	18 192	16 795	67 929	44 844	41 480	79 218	71 877	267 226
1997-Nov.	6 477	9 818	42 510	105 897	37 370	45 357	197 710	59 930	58 378	88 562	88 711	585 278
-Dec.	2 880	4 014	9 202	11 379	34 977	39 544	84 634	46 502	45 437	62 533	60 861	286 460

7.2.4 - TOTAL

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	18 466 181
1997	1 221 802	1 931 573	746 588	1 024 934	1 499 808	1 656 720	5 448 736	2 704 826	2 700 769	3 948 605	4 386 515	18 047 660
1996-Jan.-Dec.	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	18 466 181
1997-Jan.-Dec.	1 221 802	1 931 573	746 588	1 024 934	1 499 808	1 656 720	5 448 736	2 704 826	2 700 769	3 948 605	4 386 515	18 047 660
1996-Dec. *	56 963	82 152	37 979	47 472	94 803	101 183	304 222	182 079	177 599	290 276	288 647	1 091 256
1997-Nov.	109 465	171 952	85 563	160 285	151 433	201 703	644 939	239 510	242 702	365 805	401 977	1 834 757
-Dec.	63 254	140 881	28 943	33 896	105 894	118 602	348 666	198 831	204 337	293 015	320 327	1 124 244

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	

7.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES AND SURROUNDING AREAS

1996	28 835	3 683 544	19 835	2 122 648	6 085 650	1 463 464	716 105	1 529 556	4 203 133	2 056 857	3 605 244	13 894 018
1997	27 621	3 532 256	15 328	1 733 628	5 496 673	1 744 441	492 800	1 302 662	4 056 169	2 029 529	3 361 678	12 914 524
1996-Jan.-Dec.	28 835	3 683 544	19 835	2 122 648	6 085 650	1 463 464	716 105	1 529 556	4 203 133	2 056 857	3 605 244	13 894 018
1997-Jan.-Dec.	27 621	3 532 256	15 328	1 733 628	5 496 673	1 744 441	492 800	1 302 662	4 056 169	2 029 529	3 361 678	12 914 524
1996-Dec. *	1 805	233 006	950	116 711	370 967	57 366	34 167	84 391	236 294	136 118	216 769	824 030
1997-Nov.	2 606	313 638	1 724	164 703	488 985	162 134	54 388	156 347	447 229	184 324	313 265	1 249 479
-Dec.	1 876	264 415	514	45 872	314 287	136 866	22 517	79 059	264 033	158 899	259 467	837 785

7.3.2 - 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
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1997	5 842	776 511	3 375	358 282	1 266 445	280 293	65 619	189 942	585 540	514 049	846 907	2 698 891
1996-Jan.-Dec.	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-Jan.-Dec.	5 842	776 511	3 375	358 282	1 266 445	280 293	65 619	189 942	585 540	514 049	846 907	2 698 891
1996-Dec.	407	37 182	123	11 124	48 515	12 039	1 178	13 632	36 204	32 607	62 904	147 622
1997-Nov.	741	87 875	646	74 519	162 394	17 690	10 082	19 688	49 903	53 311	79 997	292 294
-Dec.	569	75 633	316	19 885	99 518	103 131	9 000	9 493	131 472	55 942	87 198	318 188

7.3.3 - PORT ELIZABETH

1996	1 303	95 440	647	54 867	151 269	3 059	30 382	42 504	94 121	99 072	177 294	422 683
1997	964	91 294	408	46 295	145 588	4 151	33 867	19 597	74 332	97 625	170 800	390 720
1996-Jan.-Dec.	1 303	95 440	647	54 867	151 269	3 059	30 382	42 504	94 121	99 072	177 294	422 683
1997-Jan.-Dec.	964	91 294	408	46 295	145 588	4 151	33 867	19 597	74 332	97 625	170 800	390 720
1996-Dec.	55	5 873	28	2 943	8 816	0	217	3 684	4 490	9 008	20 985	34 291
1997-Nov.	59	6 892	32	3 687	13 392	663	2 794	4 260	8 347	8 561	11 980	33 719
-Dec.	27	3 244	23	2 734	5 978	0	1 560	0	1 964	5 786	7 755	15 696

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

A. Residential buildings						B. Non-residential buildings				C. Additions and alterations		Total A,B en C
Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/		
No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000		

7.3.4 - EAST LONDON

1996	1 180	97 835	202	18 004	118 321	29 239	3 290	8 483	43 249	28 911	61 152	222 723
1997	948	79 649	117	13 960	109 909	7 994	10 751	11 934	31 603	40 421	82 985	224 495
1996-Jan.-Dec.	1 180	97 835	202	18 004	118 321	29 239	3 290	8 483	43 249	28 911	61 152	222 723
1997-Jan.-Dec.	948	79 649	117	13 960	109 909	7 994	10 751	11 934	31 603	40 421	82 985	224 495
1996-Dec.	134	11 030	0	0	11 030	3 500	0	891	5 685	1 584	2 416	19 131
1997-Nov.	130	9 879	8	330	10 209	0	354	1 247	1 848	4 186	5 497	17 555
-Dec.	125	7 292	4	432	7 724	1 087	1 100	2 087	4 274	4 031	4 809	16 806

7.3.5 - KIMBERLEY

1996	95	14 892	80	12 546	27 438	10 431	2 388	5 604	20 749	23 367	29 678	77 860
1997	113	13 838	17	2 276	18 720	3 268	2 334	3 597	12 711	17 958	30 236	61 668
1996-Jan.-Dec.	95	14 892	80	12 546	27 438	10 431	2 388	5 604	20 749	23 367	29 678	77 860

1997-Jan.-Dec.	113	13 838	17	2 276	18 720	3 268	2 334	3 597	12 711	17 958	30 236	61 668
1996-Dec.	8	778	2	235	1 013	0	0	3 178	3 178	1 319	1 419	5 610
1997-Nov.	5	1 185	1	194	1 379	0	0	0	0	986	3 433	4 812
-Dec.	12	1 217	0	0	1 217	398	699	0	1 726	1 386	2 278	5 221

7.3.6 - DURBAN

1996	2 905	304 812	1 334	146 136	495 424	55 966	30 962	274 238	426 970	245 724	547 680	1 470 075
1997	2 354	300 968	1 468	155 942	479 125	67 981	49 467	167 658	359 363	253 757	461 308	1 299 796
1996-Jan.-Dec.	2 905	304 812	1 334	146 136	495 424	55 966	30 962	274 238	426 970	245 724	547 680	1 470 075
1997-Jan.-Dec.	2 354	300 968	1 468	155 942	479 125	67 981	49 467	167 658	359 363	253 757	461 308	1 299 796
1996-Dec. *	175	20 969	24	4 204	25 172	3 000	0	7 341	10 841	15 040	27 985	63 999
1997-Nov.	197	24 302	115	7 746	32 048	20 000	2 100	10 815	34 377	18 351	36 497	102 922
-Dec.	158	20 305	7	1 704	22 009	1 500	829	1 826	6 620	18 896	29 088	57 717

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

A. Residential buildings						B. Non-residential buildings				C. Additions and alterations		Total A, B en C
Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/		
No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000		

7.3.7 - PIETERMARITZBURG

1996	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646
1997	445	51 700	345	39 617	93 903	8 786	29 303	22 742	63 207	29 411	78 288	235 400
1996-Jan.-Dec.	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646
1997-Jan.-Dec.	445	51 700	345	39 617	93 903	8 786	29 303	22 742	63 207	29 411	78 288	235 400
1996-Dec.	53	5 998	49	17 024	25 521	1 800	0	3 705	20 205	2 818	5 546	51 272
1997-Nov.	48	4 990	12	1 426	6 416	0	500	2 500	3 629	3 030	9 357	19 402
-Dec.	22	2 547	29	3 541	6 088	0	0	1 985	2 951	3 520	5 676	14 715

7.3.8 - WITWATERSRAND

1996	10 104	1 494 776	9 047	1 001 493	2 602 176	1 047 666	334 931	715 202	2 326 088	811 918	1 303 128	6 231 391
1997	10 197	1 367 216	6 345	709 701	2 112 140	1 178 134	242 746	730 333	2 409 451	769 305	1 233 545	5 755 138
1996-Jan.-Dec.	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-Jan.-Dec.	10 197	1 367 216	6 345	709 701	2 112 140	1 178 134	242 746	730 333	2 409 451	769 305	1 233 545	5 755 138
1996-Dec.	608	86 956	216	24 680	111 914	28 003	29 351	26 288	98 201	53 310	67 416	277 531

1997-Nov.	834	111 419	256	30 720	149 039	100 662	23 378	109 103	255 821	67 876	120 864	525 725
-Dec.	608	105 199	77	5 774	110 973	24 505	1 909	39 428	74 281	50 618	75 127	260 381

7.3.9 - VAAL TRIANGLE

1996	876	111 016	402	47 624	158 638	12 858	27 779	21 538	83 692	58 844	97 178	339 506
1997	1 355	120 521	331	56 382	176 902	7 697	7 628	20 206	42 289	52 024	89 830	309 027
1996-Jan.-Dec.	876	111 016	402	47 624	158 638	12 858	27 779	21 538	83 692	58 844	97 178	339 506
1997-Jan.-Dec.	1 355	120 521	331	56 382	176 902	7 697	7 628	20 206	42 289	52 024	89 830	309 027
1996-Dec.	86	11 204	2	362	11 566	0	586	2 720	3 755	2 902	4 582	19 903
1997-Nov.	70	9 662	9	1 227	10 889	0	1 253	3 342	4 916	5 616	10 952	26 757
-Dec.	47	8 651	1	193	8 844	95	135	1 630	2 092	3 832	6 691	17 627

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONCLUDED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONCLUDED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

7.3.10 - PRETORIA

1996	4 879	721 126	3 326	436 572	1 178 388	170 837	134 767	108 504	495 870	235 785	314 749	1 989 010
1997	4 164	629 166	2 566	316 440	954 821	169 700	22 107	121 197	405 741	196 134	279 001	1 639 562
1996-Jan.-Dec.	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-Jan.-Dec.	4 164	629 166	2 566	316 440	954 821	169 700	22 107	121 197	405 741	196 134	279 001	1 639 562
1996-Dec.	226	46 817	473	53 621	114 064	8 648	673	7 282	35 528	13 552	15 946	165 538
1997-Nov.	370	46 503	645	44 854	92 288	20 342	1 247	4 079	71 618	17 527	26 809	190 714
-Dec.	213	33 255	29	7 856	41 111	6 124	7 019	21 910	37 661	10 180	31 749	110 521

7.3.11 - 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
1996-Jan.-Dec.	727	68 446	482	47 188	120 273	9 141	33 986	24 418	71 139	56 120	98 803	290 215
1997-Jan.-Dec.	799	74 429	313	30 599	108 022	16 069	27 814	14 651	66 494	45 912	71 032	245 548
1996-Dec.	43	4 919	33	2 518	12 076	376	1 660	670	2 705	3 451	6 676	21 457
1997-Nov.	97	7 274	0	0	7 274	2 500	12 680	1 313	16 493	3 912	6 711	30 478
-Dec.	38	4 044	28	3 753	7 797	0	0	700	700	3 897	8 120	16 617

7.3.12 - FREE STATE GOLDFIELDS

1996	190	14 304	40	1 297	15 601	0	585	15 000	29 728	11 106	22 318	67 648
1997	440	26 964	43	4 134	31 098	368	1 164	805	5 438	12 933	17 746	54 279
1996-Jan.-Dec.	190	14 304	40	1 297	15 601	0	585	15 000	29 728	11 106	22 318	67 648
1997-Jan.-Dec.	440	26 964	43	4 134	31 098	368	1 164	805	5 438	12 933	17 746	54 279
1996-Dec.	10	1 280	0	0	1 280	0	502	15 000	15 502	527	894	17 676
1997-Nov.	55	3 657	0	0	3 657	277	0	0	277	968	1 168	5 101
-Dec.	57	3 028	0	0	3 028	26	266	0	292	811	976	4 296

1/ Including "Other"

**TABLE 8 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP
OF OCCUPANT : PRIVATE SECTOR**

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

8.1 - TOTAL

1996	43 865	5 383 419	5 519 552	27 701	3 474 864	3 474 505
1997	43 037	5 096 341	5 487 862	28 343	3 075 525	3 246 832
1996-Jan.-Dec.	43 865	5 383 419	5 519 552	27 701	3 474 864	3 474 505
1997-Jan.-Dec.	43 037	5 096 341	5 487 862	28 343	3 075 525	3 246 832
1996-Dec. *	2 644	316 857	333 738	2 005	249 604	256 055
1997-Nov.	4 009	451 621	487 314	2 511	265 915	287 552
-Dec.	2 925	348 777	383 227	2 266	254 193	278 118

8.2 - AFRICAN/BLACK

1996	14 892	1 084 312	993 408	6 083	398 477	363 217
1997	17 081	1 204 199	1 162 190	9 286	537 400	530 403
1996-Jan.-Dec.	14 892	1 084 312	993 408	6 083	398 477	363 217
1997-Jan.-Dec.	17 081	1 204 199	1 162 190	9 286	537 400	530 403
1996-Dec. *	874	66 772	64 262	439	24 872	22 005
1997-Nov.	1 515	103 951	105 185	833	48 723	51 414
-Dec.	1 210	88 090	89 405	745	40 675	38 397

8.3 - COLOURED

1996	2 744	226 524	201 149	2 490	158 646	133 497
1997	2 305	210 391	220 000	1 547	111 704	105 897
1996-Jan.-Dec.	2 744	226 524	201 149	2 490	158 646	133 497
1997-Jan.-Dec.	2 305	210 391	220 000	1 547	111 704	105 897
1996-Dec. *	193	16 320	15 337	131	9 542	8 128

1997-Nov.	307	24 036	23 539	124	9 297	8 972
-Dec.	113	11 463	11 449	64	5 306	5 026

**TABLE 8 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP
OF OCCUPANT : PRIVATE SECTOR (CONCLUDED)**

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

8.4 - INDIAN/ASIAN

1996	2 717	316 538	323 607	1 968	229 681	226 426
1997	2 653	290 727	334 292	1 803	199 518	210 409
1996-Jan.-Dec.	2 717	316 538	323 607	1 968	229 681	226 426
1997-Jan.-Dec.	2 653	290 727	334 292	1 803	199 518	210 409
1996-Dec. *	208	26 673	28 145	162	16 252	16 141
1997-Nov.	179	20 807	22 997	190	17 944	18 877
-Dec.	136	15 801	17 314	61	7 998	8 223

8.5 - WHITE

1996	23 512	3 756 045	4 001 390	17 160	2 688 060	2 751 363
1997	20 998	3 391 024	3 771 379	15 707	2 226 903	2 400 124
1996-Jan.-Dec.	23 512	3 756 045	4 001 390	17 160	2 688 060	2 751 363
1997-Jan.-Dec.	20 998	3 391 024	3 771 379	15 707	2 226 903	2 400 124
1996-Dec. *	1 369	207 092	225 994	1 273	198 938	209 780
1997-Nov.	2 008	302 827	335 593	1 364	189 951	208 290
-Dec.	1 466	233 423	265 059	1 396	200 214	226 471

TABLE 9 - DWELLING-HOUSES SMALLER THAN 81m : PRIVATE SECTOR

1996	20 261	1 101 816	1 057 842	11 536	638 674	599 990
1997	20 644	1 099 055	1 091 986	15 796	822 159	822 912
1996-Jan.-Dec.	20 261	1 101 816	1 057 842	11 536	638 674	599 990
1997-Jan.-Dec.	20 644	1 099 055	1 091 986	15 796	822 159	822 912
1996-Dec. *	1 411	77 009	73 739	900	48 967	44 936
1997-Nov.	1 839	93 679	95 102	1 295	64 715	68 758
-Dec.	1 459	76 163	80 314	1 378	71 617	68 969

TABLE 10 - 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	26 310	3 402 848	3 510 555	4 082	343 866	357 472	10 539	1 043 889	1 200 318	5 232 092	
1997	24 704	3 008 453	3 220 269	3 264	313 545	372 688	7 292	732 361	889 962	4 665 096	
1997 -Oct.	2 370	280 419	300 945	245	25 406	34 315	670	66 873	75 768	415 768	
-Nov.	2 429	258 976	282 993	507	48 545	57 881	745	72 076	78 271	512 758	
-Dec.	1 365	165 211	175 113	404	38 709	39 767	457	34 601	45 566	260 596	

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
	Number	2 m	R1 000	Number	2 m	R1 000	R1 000
1996	2 441	2 297 959	2 432 974	30 883	2 201 234	2 276 467	9 941 533
1997	2 124	2 106 948	2 448 524	26 651	1 833 672	1 940 117	9 053 737
1997 -Oct.	159	163 095	177 882	2 406	175 186	189 264	782 914
-Nov.	184	216 958	276 999	2 369	141 340	161 092	950 849
-Dec.	77	119 747	151 447	1 373	101 016	95 960	508 003

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR
11.1 - RESIDENTIAL BUILDINGS

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
11.1.1 - 22 PRINCIPAL MUNICIPALITIES										
1996	7 989	999 357	1 020 125	1 481	125 995	150 171	5 690	578 844	640 704	1 835 032
1997	9 520	846 615	887 504	1 740	129 843	160 700	3 674	355 194	416 999	1 494 601
1996-Jan.-Dec.	7 989	999 357	1 020 125	1 481	125 995	150 171	5 690	578 844	640 704	1 835 032
1997-Jan.-Dec.	9 520	846 615	887 504	1 740	129 843	160 700	3 674	355 194	416 999	1 494 601
1996-Dec.	549	58 895	60 949	24	1 571	1 192	416	45 626	45 298	107 439
1997-Nov.	786	57 724	62 184	79	5 673	5 810	182	23 131	31 688	99 682
-Dec.	905	73 982	69 604	30	1 656	1 600	346	31 377	37 976	110 380

11.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

1996	10 034	1 324 275	1 352 359	3 054	212 907	222 819	4 240	470 841	529 637	2 123 516
1997	9 121	1 160 609	1 251 805	1 705	118 991	152 257	4 263	380 669	438 797	1 851 003
1996-Jan.-Dec.	10 034	1 324 275	1 352 359	3 054	212 907	222 819	4 240	470 841	529 637	2 123 516
1997-Jan.-Dec.	9 121	1 160 609	1 251 805	1 705	118 991	152 257	4 263	380 669	438 797	1 851 003
1996-Dec. *	799	106 142	109 563	370	23 056	24 928	84	8 055	10 425	144 916
1997-Nov.	903	119 207	130 392	228	17 917	38 114	458	38 286	40 840	209 346
-Dec.	699	104 989	124 129	143	8 829	9 926	106	14 075	16 902	152 387

11.1.3 - OTHER URBAN AREAS

1996	9 678	1 151 232	1 102 021	1 208	129 886	167 291	2 339	251 920	266 456	1 545 790
1997	9 702	1 068 301	1 107 523	1 468	131 798	171 523	1 644	196 260	229 907	1 546 229
1996-Jan.-Dec.	9 678	1 151 232	1 102 021	1 208	129 886	167 291	2 339	251 920	266 456	1 545 790
1997-Jan.-Dec.	9 702	1 068 301	1 107 523	1 468	131 798	171 523	1 644	196 260	229 907	1 546 229
1996-Dec. *	657	84 567	85 543	211	18 887	21 399	145	17 149	18 252	125 194
1997-Nov.	822	88 984	94 976	45	3 806	3 790	123	16 805	21 032	126 059
-Dec.	662	75 222	84 385	154	8 219	10 895	141	18 488	23 853	125 132

11.1.4 - TOTAL

1996	27 701	3 474 864	3 474 505	5 743	468 788	540 281	12 269	1 301 605	1 436 797	5 504 338
1997	28 343	3 075 525	3 246 832	4 913	380 632	484 480	9 581	932 123	1 085 703	4 891 833
1996-Jan.-Dec.	27 701	3 474 864	3 474 505	5 743	468 788	540 281	12 269	1 301 605	1 436 797	5 504 338
1997-Jan.-Dec.	28 343	3 075 525	3 246 832	4 913	380 632	484 480	9 581	932 123	1 085 703	4 891 833
1996-Dec. *	2 005	249 604	256 055	605	43 514	47 519	645	70 830	73 975	377 549
1997-Nov.	2 511	265 915	287 552	352	27 396	47 714	763	78 222	93 560	435 087
-Dec.	2 266	254 193	278 118	327	18 704	22 421	593	63 940	78 731	387 899

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.2 - NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2		2		2			2		2		
	m	R1 000	m	R1 000	m	R1 000	R1 000	m	R1 000	m	R1 000	R1 000

11.2.1 - 22 PRINCIPAL MUNICIPALITIES

1996	243 827	346 851	203 815	225 349	313 762	273 732	1 009 754	575 133	533 758	911 764	1 082 948	3 927 734
1997	333 869	559 396	139 287	184 641	252 201	241 835	1 108 066	558 429	569 357	877 338	1 118 427	3 721 095
1996-Jan.-Dec.	243 827	346 851	203 815	225 349	313 762	273 732	1 009 754	575 133	533 758	911 764	1 082 948	3 927 734
1997-Jan.-Dec.	333 869	559 396	139 287	184 641	252 201	241 835	1 108 066	558 429	569 357	877 338	1 118 427	3 721 095
1996-Dec.	24 499	39 050	11 746	16 962	19 335	17 074	109 918	37 965	35 122	65 941	74 001	291 358
1997-Nov.	4 265	6 388	18 800	18 683	23 841	26 516	60 528	33 751	33 771	48 649	60 547	220 757
-Dec.	68 537	148 312	24 853	49 767	5 582	6 759	215 766	21 259	20 413	34 368	43 095	369 240

11.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

1996	217 984	269 748	91 758	108 046	356 785	322 419	770 944	460 478	416 338	555 297	527 957	3 422	419
1997	219 196	325 821	77 642	86 958	553 572	574 422	1 057 214	425 443	398 128	591 029	602 392	3 510	611
1996-Jan.-Dec.	217 984	269 748	91 758	108 046	356 785	322 419	770 944	460 478	416 338	555 297	527 957	3 422	419
1997-Jan.-Dec.	219 196	325 821	77 642	86 958	553 572	574 422	1 057 214	425 443	398 128	591 029	602 392	3 510	611
1996-Dec. *	17 880	28 872	5 300	6 296	48 737	53 140	119 577	34 336	32 084	38 783	35 979	300	472
1997-Nov.	19 862	29 123	11 682	13 369	43 553	48 799	100 194	32 712	31 353	56 265	55 587	365	127
-Dec.	12 682	16 336	0	0	16 984	25 605	47 837	30 749	34 602	36 524	44 503	244	727

11.2.3 - OTHER URBAN AREAS

1996	65 404	74 993	166 715	174 831	129 196	93 461	489 934	342 932	294 504	530 863	467 476	2 503	199
1997	105 524	144 516	226 796	287 085	140 734	130 355	765 914	337 044	307 223	526 847	510 172	2 822	314
1996-Jan.-Dec.	65 404	74 993	166 715	174 831	129 196	93 461	489 934	342 932	294 504	530 863	467 476	2 503	199
1997-Jan.-Dec.	105 524	144 516	226 796	287 085	140 734	130 355	765 914	337 044	307 223	526 847	510 172	2 822	314
1996-Dec. *	682	729	20 748	14 214	2 784	2 231	32 000	15 939	14 664	27 852	26 793	183	987
1997-Nov.	10 376	14 327	30 453	34 731	17 841	14 790	92 033	26 292	24 533	38 355	37 637	255	728
-Dec.	9 354	14 110	3 355	3 832	23 782	21 918	52 308	15 964	15 621	23 398	22 785	200	225

11.2.4 - TOTAL

1996	527 215	691 592	462 288	508 226	799 743	689 612	2 270 632	1 378 543	1 244 600	1 997 924	2 078 381	9 853	352
1997	658 589	1 029 733	443 725	558 684	946 507	946 612	2 931 194	1 320 916	1 274 708	1 995 214	2 230 991	54	020
1996-Jan.-Dec.	527 215	691 592	462 288	508 226	799 743	689 612	2 270 632	1 378 543	1 244 600	1 997 924	2 078 381	9 853	352
1997-Jan.-Dec.	658 589	1 029 733	443 725	558 684	946 507	946 612	2 931 194	1 320 916	1 274 708	1 995 214	2 230 991	54	020
1996-Dec. *	43 061	68 651	37 794	37 472	70 856	72 445	261 495	88 240	81 870	132 576	136 773	775	817
1997-Nov.	34 503	49 838	60 935	66 783	85 235	90 105	252 755	92 755	89 657	143 269	153 771	841	612
-Dec.	90 573	178 758	28 208	53 599	46 348	54 282	315 911	67 972	70 636	94 290	110 383	814	192

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	

11.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES AND SURROUNDING AREAS

1996	18 023	2 372 487	14 465	1 543 335	3 958 546	616 602	333 398	596 153	1 780 706	950 100	1 610 914	7 350	148
1997	18 641	2 139 308	11 382	1 168 757	3 345 608	885 218	271 597	816 257	2 165 282	967 488	1 720 823	7 231	708
1996-Jan.-Dec.	18 023	2 372 487	14 465	1 543 335	3 958 546	616 602	333 398	596 153	1 780 706	950 100	1 610 914	7 350	148
1997-Jan.-Dec.	18 641	2 139 308	11 382	1 168 757	3 345 608	885 218	271 597	816 257	2 165 282	967 488	1 720 823	7 231	708
1996-Dec. *	1 348	170 513	894	81 844	252 354	67 922	23 259	70 214	229 494	67 207	109 983	591	830

1997-Nov.	1 689	192 577	947	116 453	309 030	35 510	32 051	75 315	160 722	65 125	116 136	585 884
-Dec.	1 604	193 733	625	66 405	262 767	164 648	49 767	32 364	263 602	55 015	87 599	613 967

11.3.2 - CAPE TOWN

1996	4 359	442 210	2 539	174 504	622 821	52 741	42 478	94 774	225 264	194 137	359 856	1 207 940
1997	4 004	426 449	2 788	242 895	681 570	92 448	40 114	159 111	304 057	224 495	419 580	1 405 207
1996-Jan.-Dec.	4 359	442 210	2 539	174 504	622 821	52 741	42 478	94 774	225 264	194 137	359 856	1 207 940
1997-Jan.-Dec.	4 004	426 449	2 788	242 895	681 570	92 448	40 114	159 111	304 057	224 495	419 580	1 405 207
1996-Dec.	249	24 511	328	21 098	45 609	5 925	0	6 983	13 500	14 761	24 468	83 577
1997-Nov.	414	45 554	276	21 520	67 074	639	9 714	16 258	26 965	14 341	26 867	120 905
-Dec.	308	32 175	203	19 157	52 761	116	0	6 715	6 830	13 139	23 251	82 843

11.3.3 - PORT ELIZABETH

1996	907	69 329	672	42 821	112 148	6 951	18 389	13 479	49 612	55 796	92 782	254 542
1997	835	60 077	851	67 460	127 537	3 763	19 404	19 118	51 519	43 469	93 023	272 078
1996-Jan.-Dec.	907	69 329	672	42 821	112 148	6 951	18 389	13 479	49 612	55 796	92 782	254 542
1997-Jan.-Dec.	835	60 077	851	67 460	127 537	3 763	19 404	19 118	51 519	43 469	93 023	272 078
1996-Dec.	30	2 840	73	6 287	9 126	0	0	3 044	3 521	1 673	9 606	22 253
1997-Nov.	36	1 811	9	1 716	3 527	190	15 506	2 181	21 715	442	1 867	27 108
-Dec.	55	3 421	1	245	3 666	1 391	0	0	3 925	2 365	9 703	17 293

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.4 - EAST LONDON

1996	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 007	140 906
1997	896	69 806	52	5 659	76 485	12 404	1 915	6 423	21 840	19 250	47 796	146 118
1996-Jan.-Dec.	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 007	140 906
1997-Jan.-Dec.	896	69 806	52	5 659	76 485	12 404	1 915	6 423	21 840	19 250	47 796	146 118
1996-Dec.	125	8 946	0	0	8 946	0	2 820	1 300	4 120	1 127	1 297	14 363
1997-Nov.	66	3 893	9	660	4 553	0	0	0	0	1 492	1 766	6 319
-Dec.	86	6 205	9	606	6 811	3 500	0	0	3 500	1 790	3 399	13 710

11.3.5 - KIMBERLEY

1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 258	70 183
1997	109	13 772	52	8 636	25 014	2 839	4 327	3 161	14 934	7 372	12 247	52 195
1996-Jan.-Dec.	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 258	70 183
1997-Jan.-Dec.	109	13 772	52	8 636	25 014	2 839	4 327	3 161	14 934	7 372	12 247	52 195
1996-Dec.	9	1 550	5	562	2 112	0	0	0	0	582	582	2 694
1997-Nov.	11	1 387	1	123	1 510	0	0	550	550	553	874	2 934
-Dec.	5	1 034	1	177	1 211	0	3 823	450	4 273	174	174	5 658

11.3.6 - DURBAN

1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 316	1 158 842
1997	2 218	239 880	1 683	155 584	400 466	18 949	51 566	282 830	388 021	294 790	556 550	1 345 036
1996-Jan.-Dec.	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-Jan.-Dec.	2 218	239 880	1 683	155 584	400 466	18 949	51 566	282 830	388 021	294 790	556 550	1 345 036
1996-Dec. *	121	15 573	63	7 337	22 909	456	775	11 098	12 704	15 129	21 786	57 399
1997-Nov.	123	14 321	96	6 266	20 587	350	0	17 745	21 957	19 755	39 374	81 918
-Dec.	80	8 724	48	3 160	11 884	0	0	1 670	7 425	8 358	16 698	36 007

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.7 - PIETERMARITZBURG

1996	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 063	116 579
1997	298	32 287	220	23 260	55 611	0	0	1 470	4 832	13 400	24 537	84 981
1996-Jan.-Dec.	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 063	116 579
1997-Jan.-Dec.	298	32 287	220	23 260	55 611	0	0	1 470	4 832	13 400	24 537	84 981
1996-Dec.	32	2 964	4	160	3 124	2 300	0	0	2 300	896	2 269	7 692
1997-Nov.	49	3 990	43	5 867	9 857	0	0	0	3 000	1 560	3 399	16 256
-Dec.	14	2 397	0	0	2 397	0	0	0	20	1 010	1 876	4 293

11.3.8 - WITWATERSRAND

1996	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 494	3 076 737
1997	7 076	906 856	4 485	512 002	1 421 781	681 702	105 184	303 645	1 144 467	270 704	419 820	2 986 071
1996-Jan.-Dec.	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 494	3 076 737
1997-Jan.-Dec.	7 076	906 856	4 485	512 002	1 421 781	681 702	105 184	303 645	1 144 467	270 704	419 820	2 986 071
1996-Dec.	515	81 617	270	34 328	115 945	44 751	7 410	38 370	155 934	29 767	37 410	309 289
1997-Nov.	647	81 152	423	69 491	150 643	28 974	4 619	35 585	72 912	21 546	32 244	255 798
-Dec.	681	95 309	177	15 353	110 662	142 704	45 944	22 829	216 637	22 149	25 155	352 454

11.3.9 - VAAL TRIANGLE

1996	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 298	153 102
1997	381	41 956	82	11 377	53 334	11 197	3 758	1 509	17 888	21 738	31 681	102 901
1996-Jan.-Dec.	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 298	153 102
1997-Jan.-Dec.	381	41 956	82	11 377	53 334	11 197	3 758	1 509	17 888	21 738	31 681	102 901
1996-Dec.	33	2 939	1	248	3 187	0	0	554	1 547	1 471	1 604	6 338
1997-Nov.	28	2 914	26	3 274	6 188	5 357	0	0	5 357	1 242	1 356	12 901
-Dec.	54	2 715	26	3 274	5 989	157	0	0	157	935	1 068	7 213

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONCLUDED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONCLUDED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A, B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.10 - 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	2 293	302 937	947	122 108	435 486	40 703	22 419	26 476	152 942	23 464	32 323	620 753
1996-Jan.-Dec.	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-Jan.-Dec.	2 293	302 937	947	122 108	435 486	40 703	22 419	26 476	152 942	23 464	32 323	620 753
1996-Dec.	197	25 742	37	2 951	28 693	5 928	1 042	8 011	15 240	739	4 378	48 311
1997-Nov.	262	33 742	63	7 336	41 078	0	0	1 825	3 303	1 683	3 828	48 210
-Dec.	263	38 653	160	24 433	63 086	12 768	0	0	16 123	2 962	3 327	82 536

11.3.11 - 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
1996-Jan.-Dec.	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 498	202 227
1997-Jan.-Dec.	469	39 959	222	19 776	62 995	20 859	21 849	12 514	61 395	35 779	66 182	190 569
1996-Dec.	37	3 831	113	8 873	12 703	8 562	11 212	0	19 774	926	1 586	34 063
1997-Nov.	50	3 363	1	200	3 563	0	2 212	1 171	4 963	2 124	4 069	12 594
-Dec.	57	3 043	0	0	4 243	4 012	0	700	4 712	1 886	2 492	11 447

11.3.12 - FREE STATE GOLDFIELDS

1996	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 650	41 907
1997	62	5 329	0	0	5 329	354	1 061	0	3 387	13 027	17 084	25 799
1996-Jan.-Dec.	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 650	41 907
1997-Jan.-Dec.	62	5 329	0	0	5 329	354	1 061	0	3 387	13 027	17 084	25 799
1996-Dec.	0	0	0	0	0	0	0	854	854	136	4 997	5 851
1997-Nov.	3	450	0	0	450	0	0	0	0	387	492	941
-Dec.	1	57	0	0	57	0	0	0	0	247	456	513

1/ Including "Other"

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