

Construction: 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.

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

m² = construction areas in square metre

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (R1 000)	1995	18 174 616	3 486 851	952 225	142 260	519 431	3 338 062	443 498	8 461 491	498 113	332 687
		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
		1996- Jan-Nov	17 565 533	3 832 356	850 238	158 660	480 169	2 586 542	587 664	8 181 664	578 078	310 162
		1997- Jan-Nov	17 239 404	4 019 912	852 955	111 031	459 920	2 413 233	606 268	7 414 608	730 049	631 428
		1996-Nov *	1 710 165	390 823	67 164	9 765	54 943	281 262	32 868	783 509	56 706	33 124
		1997-Oct	1 801 671	493 527	94 863	11 079	52 651	186 456	50 797	726 660	54 809	130 828
		1997-Nov	1 890 501	431 536	69 584	7 751	49 917	192 338	79 506	755 059	169 373	135 438
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	8 934 306	1 889 664	445 711	62 367	229 637	1 333 003	300 756	4 171 793	305 285	196 089
		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
		1996- Jan-Nov	8 190 207	1 884 577	411 608	80 205	217 070	1 046 774	336 351	3 759 311	288 729	165 581
		1997- Jan-Nov	7 934 640	2 105 372	406 023	38 530	217 715	1 068 828	290 762	3 169 056	420 656	217 698
		1996-Nov *	680 880	175 543	31 894	3 714	21 549	89 599	20 289	295 234	17 918	25 140
		1997-Oct	839 221	249 440	38 161	4 415	22 767	96 124	38 714	332 236	39 703	17 660
		1997-Nov	820 493	248 341	36 997	2 096	17 431	73 654	24 609	261 801	135 867	19 697
Dwelling-houses	Number	1995	46 192	11 188	3 438	191	1 459	5 830	3 456	15 132	1 481	4 017
		1996	53 685	9 968	3 888	2 326	2 506	5 604	3 585	21 439	2 619	1 750

		1996-Jan-Nov	50 649	9 331	3 659	2 308	2 354	5 217	3 438	20 372	2 439	1 531
		1997-Jan-Nov	55 451	11 842	3 510	354	2 400	4 394	3 372	21 046	5 066	3 467
		1996-Nov *	4 348	750	316	31	233	428	215	2 008	180	187
		1997-Oct	6 086	1 334	398	33	311	466	631	2 446	240	227
		1997-Nov	7 309	1 205	374	9	220	466	280	2 225	2 096	434
	Value	1995	5 537 275	1 291 959	336 394	27 681	128 760	773 774	236 449	2 407 880	194 319	140 058
	(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
		1996-Jan-Nov	5 286 493	1 223 921	327 509	63 428	153 805	628 109	285 878	2 239 103	226 778	137 962
		1997-Jan-Nov	5 279 991	1 415 642	315 495	30 783	167 370	583 438	267 245	2 055 998	266 063	177 955
		1996-Nov *	473 557	115 880	26 788	3 714	19 166	51 742	18 457	203 599	12 845	21 367
		1997-Oct	611 179	157 582	32 230	3 231	21 321	66 999	32 717	253 924	28 889	14 285
		1997-Nov	519 234	157 300	29 166	1 784	16 981	57 915	23 511	177 169	39 217	16 190

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	1995	20 912	4 843	1 763	35	737	1 902	2 355	5 446	484	3 347
		1996	30 070	3 989	2 465	2 088	1 663	2 616	2 255	12 406	1 553	1 035
		1996-Jan-Nov	28 271	3 601	2 325	2 079	1 569	2 422	2 169	11 830	1 419	857
		1997-Jan-Nov	34 490	5 571	2 369	196	1 511	2 150	2 170	13 734	4 045	2 744
		1996-Nov	2 285	241	205	10	133	216	128	1 157	129	66
		1997-Oct	3 677	615	281	18	203	211	510	1 526	150	163
		1997-Nov	5 137	298	283	3	124	237	176	1 640	2 003	373
	Value (R1 000)	1995	861 854	209 626	78 557	1 843	30 817	115 454	91 262	265 956	23 261	45 076
		1996	1 162 016	199 818	117 330	31 301	61 299	158 712	120 460	378 424	52 069	42 601
		1996-Jan-Nov	1 083 556	182 889	109 473	30 809	57 491	147 240	115 456	353 258	49 443	37 496
		1997-Jan-Nov	1 182 849	182 397	108 879	7 079	63 386	133 084	104 864	441 299	74 153	67 708
		1996-Nov	112 027	12 962	11 262	632	5 607	13 952	5 944	52 789	4 292	4 586
		1997-Oct	148 286	16 898	12 019	1 048	7 869	13 440	17 464	69 153	4 905	5 489
		1997-Nov	126 837	13 538	13 121	79	6 263	12 940	9 489	41 955	22 118	7 333
NON-RESIDENTIAL	Number	1995	3 797	1 009	234	40	91	568	118	1 457	115	165
		1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1996-Jan-Nov	4 054	1 109	238	58	118	565	166	1 491	152	157
		1997-Jan-Nov	3 502	1 082	228	70	123	435	140	1 084	157	183
		1996-Nov *	382	105	18	5	9	70	17	133	13	12
		1997-Oct	348	143	27	8	13	28	7	91	10	21
		1997-Nov	311	72	23	3	10	28	18	114	24	19

ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	4 655 791	606 508	176 860	31 501	73 504	1 141 782	71 361	2 364 278	94 276	95 720
		1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
		1996-Jan-Nov	5 070 486	849 419	171 777	29 961	107 464	689 460	159 199	2 800 548	162 055	100 603
		1997-Jan-Nov	5 214 225	770 302	150 710	30 320	125 537	628 956	209 016	2 761 227	180 500	357 657
		1996-Nov *	626 282	116 993	9 701	2 292	20 701	102 676	4 525	338 181	27 020	4 193
		1997-Oct	545 543	125 236	11 378	701	17 484	24 784	4 071	248 324	6 890	106 674
		1997-Nov	666 850	69 705	11 767	620	21 397	46 882	46 328	335 474	26 643	108 034
	Value (R1 000)	1995	4 584 520	990 679	329 653	48 391	216 290	863 276	71 381	1 925 419	98 552	40 878
		1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1996-Jan-Nov	4 304 840	1 098 360	266 853	48 493	155 635	850 308	92 114	1 621 805	127 294	43 978
		1997-Jan-Nov	4 090 538	1 144 238	296 222	42 181	116 668	715 449	106 489	1 484 325	128 894	56 072
		1996-Nov *	403 003	98 288	25 569	3 759	12 694	88 988	8 054	150 093	11 768	3 790
		1997-Oct	416 907	118 851	45 323	5 963	12 400	65 548	8 012	146 100	8 216	6 494
		1997-Nov	403 158	113 491	20 819	5 035	11 089	71 801	8 569	157 784	6 862	7 708

**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)	1995	8 445 385	2 056 975	408 815	75 983	390 326	1 675 710	231 745	3 170 046	307 598	128 188
		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
		1996-Jan-Nov	9 187 088	1 932 112	467 817	121 796	290 617	1 744 378	311 452	3 797 778	313 396	207 742
		1997-Jan-Nov	9 497 561	2 319 306	507 460	111 450	309 238	1 933 991	376 721	3 317 403	383 773	238 220
		1996-Nov *	1 108 344	240 116	56 132	8 025	28 753	287 503	30 178	384 968	48 303	24 367
		1997-Oct	932 656	184 856	37 809	12 002	20 751	186 748	82 928	342 493	46 572	18 498
		1997-Nov	861 924	205 657	42 134	8 520	32 619	167 864	25 630	321 879	44 716	12 905
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	4 796 627	1 147 692	207 933	44 110	201 561	757 714	142 260	2 011 664	186 975	96 718
		1996	5 588 568	1 182 132	269 790	54 654	114 421	842 456	199 180	2 604 207	184 848	136 882
		1996-Jan-Nov	5 203 779	1 079 892	244 065	46 475	94 982	785 558	189 023	2 456 900	176 958	129 926
		1997-Jan-Nov	4 687 824	1 213 317	266 795	67 762	97 911	721 190	211 122	1 774 991	204 863	129 874
		1996-Nov *	596 251	132 155	23 370	2 133	8 430	96 630	22 138	278 036	15 745	17 614
		1997-Oct	414 561	100 060	19 618	7 315	9 247	64 430	21 462	158 958	23 907	9 565
		1997-Nov	451 350	104 792	14 530	3 978	11 656	62 636	18 347	203 549	24 415	7 448
Dwelling-houses	Number	1995	26 865	7 909	2 072	162	1 099	3 587	1 621	8 936	881	598
		1996	31 879	8 237	2 772	841	1 188	3 948	2 225	9 454	1 077	2 137
		1996-Jan-Nov	29 317	7 678	2 572	574	1 059	3 719	2 091	8 686	1 022	1 916
		1997-Jan-Nov	41 166	10 042	2 372	2 670	1 150	3 523	3 333	11 810	3 306	2 960
		1996-Nov *	3 084	485	170	124	121	414	263	1 080	140	287
		1997-Oct	3 953	828	254	203	169	260	276	1 244	515	204
		1997-Nov	3 759	632	173	110	189	291	211	1 441	548	164
	Value (R1 000)	1995	3 136 180	859 737	177 537	22 047	106 280	430 392	108 693	1 246 027	120 376	65 090
		1996	3 531 298	883 356	219 215	33 740	68 719	457 255	167 418	1 478 733	128 538	94 322

	1996-Jan-Nov	3 268 003	807 386	201 969	27 692	60 066	428 736	158 205	1 368 706	124 902	90 342
	1997-Jan-Nov	3 152 279	802 473	186 577	54 516	72 069	413 001	188 797	1 160 081	163 719	111 044
	1996-Nov *	345 833	63 196	14 321	1 592	6 328	47 851	17 300	173 630	13 988	7 627
	1997-Oct	302 200	69 753	17 903	4 137	8 773	30 663	17 262	122 587	21 558	9 565
	1997-Nov	303 815	79 017	10 517	3 855	11 276	35 682	14 945	123 449	17 746	7 328

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	1995	10 961	3 232	1 055	30	576	1 280	1 132	3 220	225	211
		1996	15 702	3 529	1 736	692	893	1 683	1 652	3 434	348	1 735
		1996-Jan-Nov	14 245	3 326	1 610	437	784	1 602	1 536	3 110	319	1 521
		1997-Jan-Nov	29 500	6 334	1 692	2 577	903	1 817	2 930	7 930	2 784	2 533
		1996-Nov	1 574	150	108	120	102	190	215	373	56	260
		1997-Oct	2 860	371	194	196	156	150	231	953	444	165
		1997-Nov	2 543	111	144	95	179	160	173	1 044	498	139
	Value (R1 000)	1995	508 344	138 111	49 996	1 402	27 827	77 070	40 810	147 819	12 081	13 228
		1996	654 366	147 539	78 354	10 901	29 307	104 268	84 833	152 623	13 987	32 554
		1996-Jan-Nov	602 191	136 822	71 290	6 971	25 528	98 954	79 776	139 721	13 545	29 583
		1997-Jan-Nov	936 574	152 045	81 072	38 583	34 978	109 786	116 810	287 403	71 741	44 155
		1996-Nov	60 582	7 872	5 007	1 017	3 028	12 628	11 474	15 159	1 476	2 919
		1997-Oct	97 701	6 649	7 726	3 114	6 858	8 608	9 663	43 266	8 009	3 808
		1997-Nov	85 021	5 836	6 037	1 676	9 122	9 409	9 669	30 618	8 900	3 754
NON-RESIDENTIAL	Number	1995	1 740	636	136	28	80	295	62	372	87	44
		1996	1 986	669	150	38	93	309	82	500	87	58
		1996-Jan-Nov	1 867	639	136	38	84	289	81	458	86	56
		1997-Jan-Nov	2 114	766	156	26	86	535	78	322	80	65
		1996-Nov *	191	64	11	6	2	49	1	45	7	6
		1997-Oct	153	63	8	4	7	29	7	16	15	4
		1997-Nov	190	78	12	2	14	29	3	39	7	6
	Value (R1 000)	1995	1 683 916	373 565	75 175	9 146	55 383	408 376	57 965	606 234	77 589	20 483
		1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1996-Jan-Nov	2 032 955	337 053	72 373	43 442	76 059	501 212	76 637	812 063	80 996	33 122
		1997-Jan-Nov	2 675 534	500 442	98 010	23 449	86 839	559 967	118 911	1 089 021	104 115	94 779
		1996-Nov *	271 878	46 006	13 418	2 584	605	128 752	2 400	51 624	24 409	2 079
		1997-Oct	333 945	37 325	7 050	1 642	3 289	56 598	53 732	158 072	8 577	7 660
		1997-Nov	254 409	55 865	22 723	2 738	14 696	57 616	4 139	81 372	11 938	3 323
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	1 964 842	535 718	125 708	22 727	133 382	509 619	31 519	552 148	43 034	10 986
		1996	2 087 327	550 050	162 899	32 825	129 280	487 655	46 345	571 851	57 647	48 777

	1996-Jan-Nov	1 950 353	515 166	151 380	31 879	119 577	457 608	45 793	528 815	55 442	44 694
	1997-Jan-Nov	2 134 203	605 547	142 655	20 240	124 488	652 834	46 688	453 391	74 794	13 566
	1996-Nov *	240 215	61 955	19 345	3 307	19 718	62 121	5 640	55 308	8 149	4 673
	1997-Oct	184 149	47 471	11 141	3 045	8 215	65 720	7 734	25 463	14 087	1 273
	1997-Nov	156 166	45 000	4 882	1 804	6 267	47 613	3 144	36 958	8 364	2 134

**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)	1995	17 859 325	3 313 946	912 405	138 959	498 007	3 321 531	433 264	8 433 355	497 671	310 187
		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
		1996-Jan-Nov	17 374 924	3 785 950	837 762	131 292	471 674	2 577 366	584 904	8 121 517	571 572	292 886
		1997-Jan-Nov	16 927 324	3 943 045	834 062	109 494	434 471	2 406 792	569 648	7 343 536	696 256	590 020
		1996-Nov *	1 704 007	388 464	66 327	9 765	54 902	281 262	32 868	781 569	56 109	32 741
		1997-Oct	1 758 250	470 286	93 255	10 944	51 961	186 293	46 045	719 529	54 024	125 912
		1997-Nov	1 834 757	426 006	67 245	7 740	49 917	191 942	61 098	746 821	151 640	132 350
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	8 754 367	1 767 860	438 041	62 367	224 637	1 332 018	292 909	4 157 660	305 285	173 589
		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
		1996-Jan-Nov	8 087 010	1 880 991	407 757	52 868	209 564	1 046 774	334 561	3 711 024	282 223	161 248
		1997-Jan-Nov	7 761 000	2 076 722	392 501	37 866	213 353	1 068 326	283 496	3 098 426	389 909	200 401
		1996-Nov *	678 342	175 543	31 894	3 714	21 549	89 599	20 289	293 294	17 321	25 140
		1997-Oct	820 953	246 950	37 185	4 415	22 077	96 124	33 962	325 105	38 918	16 216
		1997-Nov	787 841	247 780	34 664	2 085	17 431	73 258	24 319	253 564	118 134	16 608
Dwelling-houses	Number	1995	41 182	10 687	3 200	191	1 259	5 818	2 852	14 677	1 481	1 017
		1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307
		1996-Jan-Nov	41 221	9 197	3 366	299	1 797	5 217	3 329	14 956	1 838	1 222
		1997-Jan-Nov	40 140	9 087	2 870	269	2 083	4 362	2 866	15 083	1 942	1 578
		1996-Nov *	4 143	750	316	31	233	428	215	1 860	123	187
		1997-Oct	4 776	1 003	331	33	251	466	351	2 033	165	143
		1997-Nov	4 009	1 179	272	8	220	438	256	1 303	191	142
	Value (R1 000)	1995	5 464 302	1 276 641	328 724	27 681	123 760	772 814	228 822	2 393 982	194 319	117 558
		1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926
		1996-Jan-Nov	5 185 816	1 222 855	323 658	36 090	146 299	628 109	284 088	2 190 816	220 272	133 630
		1997-Jan-Nov	5 108 476	1 386 993	301 974	30 119	163 669	582 936	259 979	1 985 368	235 316	162 121
		1996-Nov *	471 019	115 880	26 788	3 714	19 166	51 742	18 457	201 658	12 247	21 367
		1997-Oct	593 643	155 092	31 254	3 231	20 631	66 999	27 965	246 793	28 104	13 573
		1997-Nov	487 314	156 739	26 833	1 773	16 981	57 518	23 221	168 932	21 484	13 833

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
Dwelling-houses smaller than 81 square metre	Number	1995	15 934	4 344	1 525	35	537	1 894	1 751	5 017	484	347
		1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1996-Jan-Nov	18 850	3 467	2 032	70	1 012	2 422	2 060	6 421	818	548
		1997-Jan-Nov	19 185	2 819	1 731	111	1 194	2 118	1 664	7 772	921	855
		1996-Nov	2 080	241	205	10	133	216	128	1 009	72	66
		1997-Oct	2 370	285	215	18	143	211	230	1 114	75	79
		1997-Nov	1 839	274	181	2	124	209	152	718	98	81
	Value (R1 000)	1995	793 205	194 519	70 886	1 843	25 817	114 987	83 635	255 679	23 261	22 576
		1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258
		1996-Jan-Nov	984 103	181 823	105 622	3 471	49 985	147 240	113 666	306 195	42 937	33 164
		1997-Jan-Nov	1 011 672	154 024	95 387	6 415	59 685	132 582	97 598	370 701	43 406	51 874
		1996-Nov	109 489	12 962	11 262	632	5 607	13 952	5 944	50 848	3 695	4 586
		1997-Oct	130 888	14 499	11 059	1 048	7 179	13 440	12 712	62 054	4 120	4 777
		1997-Nov	95 102	13 162	10 788	67	6 263	12 543	9 199	33 718	4 386	4 977
NON-RESIDENTIAL	Number	1995	3 706	981	195	37	89	561	115	1 452	111	165
		1996	4 251	1 173	228	62	124	596	173	1 584	161	150
		1996-Jan-Nov	3 974	1 090	207	58	118	562	164	1 486	152	137
		1997-Jan-Nov	3 409	1 056	214	65	120	429	133	1 083	155	154
		1996-Nov *	369	102	12	5	9	70	17	133	13	8
		1997-Oct	333	140	22	6	13	28	7	91	10	16
		1997-Nov	308	71	22	3	10	28	17	114	24	19
	Value (R1 000)	1995	4 577 263	578 389	146 910	30 235	72 068	1 133 235	70 904	2 355 959	93 845	95 720
		1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1996-Jan-Nov	4 996 344	816 283	164 796	29 961	107 464	680 514	158 229	2 789 383	162 055	87 659
		1997-Jan-Nov	5 100 067	740 829	148 514	29 459	105 037	624 046	179 662	2 761 142	177 500	333 878
		1996-Nov *	622 704	114 633	8 864	2 292	20 701	102 676	4 525	338 181	27 020	3 811
		1997-Oct	531 025	114 862	10 841	566	17 484	24 784	4 071	248 324	6 890	103 202
		1997-Nov	644 939	65 918	11 761	620	21 397	46 882	28 210	335 474	26 643	108 034
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	4 527 695	967 697	327 454	46 356	201 302	856 278	69 451	1 919 736	98 541	40 878
		1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1996-Jan-Nov	4 291 569	1 088 676	265 209	48 464	154 646	850 078	92 114	1 621 110	127 294	43 978
		1997-Jan-Nov	4 066 256	1 125 493	293 047	42 169	116 081	714 420	106 489	1 483 968	128 847	55 742
		1996-Nov *	402 962	98 288	25 569	3 759	12 653	88 988	8 054	150 093	11 768	3 790
		1997-Oct	406 272	108 474	45 228	5 963	12 400	65 386	8 012	146 100	8 216	6 494
		1997-Nov	401 977	112 309	20 819	5 035	11 089	71 801	8 569	157 784	6 862	7 708

**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)	1995	8 362 239	2 027 017	401 957	75 983	385 868	1 657 387	219 767	3 162 186	303 886	128 188
		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
		1996-Jan-Nov	9 077 537	1 913 939	451 866	108 760	283 842	1 710 737	306 782	3 794 813	312 800	193 999
		1997-Jan-Nov	9 240 908	2 253 341	490 036	77 429	303 176	1 914 570	341 861	3 283 644	359 046	217 804
		1996-Nov *	1 102 215	239 936	55 934	7 007	27 672	287 503	29 504	384 911	47 972	21 776
		1997-Oct	911 998	183 562	37 050	8 957	19 827	184 618	81 731	339 780	39 161	17 311
		1997-Nov	841 612	205 507	41 635	7 457	31 906	166 214	25 316	316 876	34 708	11 993
RESIDENTIAL BUILDINGS 1/	Value	1995	4 770 503	1 144 404	204 339	44 110	199 961	748 602	133 730	2 011 664	186 975	96 718
		1996	5 504 339	1 174 653	262 293	45 426	107 374	812 714	194 550	2 602 123	184 025	121 180
		1996-Jan-Nov	5 126 790	1 072 414	236 568	41 027	88 861	755 816	184 654	2 454 906	176 362	116 182
		1997-Jan-Nov	4 505 014	1 174 722	260 969	33 905	92 774	718 737	186 262	1 741 271	184 823	111 550
		1996-Nov *	590 500	132 155	23 370	1 116	7 349	96 630	21 464	277 979	15 413	15 023
		1997-Oct	396 312	98 795	18 865	4 426	8 442	64 400	20 265	156 245	16 497	8 378
		1997-Nov	435 087	104 792	14 035	2 916	10 943	62 636	18 033	198 546	16 651	6 536
Dwelling-houses	Number	1995	25 961	7 791	1 946	162	1 099	3 452	1 096	8 936	881	598
		1996	27 701	7 691	2 350	185	681	3 904	1 966	9 158	988	778
		1996-Jan-Nov	25 696	7 132	2 150	170	615	3 675	1 846	8 397	958	753
		1997-Jan-Nov	26 085	6 008	2 066	166	759	3 445	1 901	8 997	1 892	851
		1996-Nov *	2 563	485	170	4	50	414	223	1 072	105	40
		1997-Oct	2 479	575	190	11	99	259	191	990	85	79
		1997-Nov	2 511	632	136	23	127	291	186	969	79	68
	Value (R1 000)	1995	3 114 436	856 800	173 944	22 047	106 280	421 730	102 142	1 246 027	120 376	65 090
		1996	3 474 505	875 877	211 718	24 513	61 672	454 513	162 787	1 476 650	127 716	79 059
		1996-Jan-Nov	3 218 451	799 907	194 472	22 244	53 945	425 994	153 835	1 366 712	124 306	77 036
		1997-Jan-Nov	2 969 793	763 878	180 751	20 660	67 257	410 549	163 937	1 126 362	143 679	92 720
		1996-Nov *	340 520	63 196	14 321	575	5 247	47 851	16 626	173 574	13 657	5 474
		1997-Oct	283 952	68 488	17 150	1 248	7 968	30 633	16 065	119 875	14 147	8 378
		1997-Nov	287 552	79 017	10 022	2 793	10 563	35 682	14 631	118 446	9 983	6 416

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	1995	10 078	3 115	929	30	576	1 165	607	3 220	225	211
		1996	11 536	2 983	1 314	36	386	1 639	1 393	3 138	259	388
		1996-Jan-Nov	10 636	2 780	1 188	33	340	1 558	1 291	2 821	255	370
		1997-Jan-Nov	14 422	2 300	1 387	73	512	1 740	1 498	5 118	1 370	424
		1996-Nov	1 053	150	108	-	31	190	175	365	21	13
		1997-Oct	1 386	118	130	4	86	149	146	699	14	40
		1997-Nov	1 295	111	107	8	117	160	148	572	29	43
	Value (R1 000)	1995	489 421	135 184	46 402	1 402	27 827	71 219	34 259	147 819	12 081	13 228
		1996	599 988	140 060	70 857	1 674	22 260	101 526	80 202	150 540	13 165	19 704
		1996-Jan-Nov	555 052	129 343	63 793	1 523	19 407	96 212	75 406	137 727	12 950	18 691
		1997-Jan-Nov	754 244	113 450	75 281	4 727	30 165	107 378	91 950	253 759	51 701	25 831
		1996-Nov	55 269	7 872	5 007	-	1 948	12 628	10 800	15 103	1 145	766
		1997-Oct	79 452	5 384	6 973	226	6 053	8 578	8 466	40 554	598	2 620
		1997-Nov	68 758	5 836	5 542	614	8 409	9 409	9 355	25 616	1 136	2 842
NON-RESIDENTIAL	Number	1995	1 690	623	119	28	75	288	60	369	84	44
		1996	1 949	665	123	37	93	308	80	498	87	58
		1996-Jan-Nov	1 833	635	112	37	84	288	79	456	86	56
		1997-Jan-Nov	2 072	758	135	24	85	528	77	322	79	64
		1996-Nov *	190	64	10	6	2	49	1	45	7	6
		1997-Oct	149	63	7	3	7	27	7	16	15	4
		1997-Nov	188	78	11	2	14	28	3	39	7	6
	Value (R1 000)	1995	1 636 594	350 435	72 420	9 146	54 015	401 664	55 920	598 634	73 878	20 483
		1996	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
		1996-Jan-Nov	2 009 138	328 018	64 686	39 042	76 059	499 712	76 412	811 092	80 996	33 122
		1997-Jan-Nov	2 615 284	473 251	87 385	23 284	86 089	552 939	108 911	1 089 021	101 715	92 688
		1996-Nov *	271 843	46 006	13 383	2 584	605	128 752	2 400	51 624	24 409	2 079
		1997-Oct	331 683	37 325	7 044	1 486	3 289	54 498	53 732	158 072	8 577	7 660
		1997-Nov	252 755	55 865	22 719	2 738	14 696	55 966	4 139	81 372	11 938	3 323
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	1 955 142	532 178	125 198	22 727	131 891	507 121	30 118	551 888	43 034	10 986
		1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777
		1996-Jan-Nov	1 941 610	513 507	150 612	28 691	118 922	455 209	45 717	528 815	55 442	44 694
		1997-Jan-Nov	2 120 611	605 368	141 681	20 240	124 313	642 895	46 688	453 352	72 508	13 566
		1996-Nov *	239 872	61 775	19 181	3 307	19 718	62 121	5 640	55 308	8 149	4 673
		1997-Oct	184 002	47 442	11 141	3 045	8 096	65 720	7 734	25 463	14 087	1 273
		1997-Nov	153 771	44 850	4 882	1 804	6 267	47 613	3 144	36 958	6 119	2 134

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Building plans passed	Buildings completed
Jan. - Nov.	Jan. - Nov.

Item	1997	1996	Per- centage change	1997	1996	Per- centage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	5 108,5	5 197,3	-1,7	2 969,8	3 221,7	-7,8
Flats and townhouses	2 233,2	2 562,7	-12,9	1 469,0	1 855,6	-20,8
Total 1/	7 761,0	8 098,5	-4,2	4 505,0	5 130,0	-12,2
Non-residential buildings	5 100,1	4 996,3	+2,1	2 615,3	2 009,1	+30,2
Additions and alterations	4 066,3	4 291,8	-5,3	2 120,6	1 941,6	+9,2
Total	16 927,3	17 386,6	-2,6	9 240,9	9 080,8	+1,8

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	2 927,2	3 180,0	-7,9	1 762,2	2 028,0	-13,1
Flats and townhouses	1 281,0	1 569,0	-18,4	899,5	1 203,7	-25,3
Total 1/	4 447,5	4 955,6	-10,3	2 702,0	3 265,6	-17,3
Non-residential buildings	2 563,9	2 803,6	-8,5	1 550,1	1 312,7	+18,1
Additions and alterations	2 181,1	2 514,5	-13,3	1 245,5	1 239,0	+0,5
Total	9 192,5	10 273,7	-10,5	5 497,6	5 817,3	-5,5

1/ Including "Other"

**TABLE 4 - BUILDING PLANS PASSED : 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	17 859	1 103	1 393	1 863	1 205	1 593	1 598	1 665	1 645	1 437	1 547	1 629	1 181
		1996	18 478	1 133	1 511	1 457	1 485	1 590	1 674	1 765	1 733	1 441	1 892	1 706	1 091
		1997		1 179	1 579	1 212	1 594	1 504	1 564	1 390	1 501	1 811	1 758	1 835	
4.1.2 Residential buildings	R million	1995	8 754	652	779	739	620	865	779	773	773	701	738	821	514
		1996	8 597	569	752	673	715	747	862	875	643	671	911	680	498
		1997		520	721	562	741	740	708	717	721	722	821	788	

4.1.3	Non-residential buildings	R million	1995	4 577	181	249	752	309	335	399	448	459	335	379	347	386
			1996	5 301	311	397	441	383	434	378	424	678	362	567	623	304
			1997		344	487	355	502	368	467	324	378	699	531	645	
4.1.4	Additions and alterations	R million	1995	4 528	271	365	372	276	393	420	443	413	401	431	461	281
			1996	4 580	254	362	343	387	409	435	466	412	408	414	403	289
			1997		315	371	295	351	395	389	349	403	390	406	402	

4.2 - VALUES AT CONSTANT 1990 PRICES

4.2.1	Total	R million	1995	11 426	737	916	1 217	785	1 032	1 023	1 054	1 029	903	973	1 024	731
			1996	10 895	693	908	874	893	951	1 000	1 046	1 007	839	1 094	971	621
			1997		665	879	672	876	823	850	759	816	958	934	961	
4.2.2	Residential buildings	R million	1995	5 678	440	516	488	407	564	505	499	497	449	470	519	324
			1996	5 253	357	469	419	444	458	528	533	387	404	548	408	298
			1997		309	421	328	430	425	405	408	409	408	462	440	
4.2.3	Non-residential buildings	R million	1995	2 866	117	161	486	199	215	251	276	276	204	233	216	233
			1996	2 965	181	224	251	219	249	215	240	380	200	309	334	162
			1997		181	253	183	255	185	236	164	191	345	259	312	
4.2.4	Additions and alterations	R million	1995	2 882	179	239	243	179	254	268	279	257	251	270	289	174
			1996	2 677	154	215	204	230	243	257	273	239	235	237	228	162
			1997		175	204	161	190	212	209	187	215	205	213	209	

**TABLE 5 - BUILDINGS COMPLETED : 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	8 362	558	662	734	545	697	738	661	804	762	683	796	723
			1996	9 857	566	774	761	910	819	654	850	760	904	979	1 103	776
			1997		839	803	851	841	839	795	831	859	830	912	842	
5.1.2	Residential buildings	R million	1995	4 771	299	388	403	325	403	430	413	443	425	372	415	453
			1996	5 508	307	439	483	478	492	407	443	426	500	565	591	378
			1997		417	383	374	372	493	380	424	417	413	396	435	
5.1.3	Non-residential buildings	R million	1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
			1996	2 271	119	155	101	267	187	108	219	148	212	220	272	261
			1997		232	167	290	283	166	212	201	246	233	332	253	
5.1.4	Additions and alterations	R million	1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
			1996	2 078	140	180	176	165	140	140	188	186	191	195	240	137
			1997		190	252	186	186	180	203	206	196	184	184	154	

5.2 - VALUES AT CONSTANT 1990 PRICES

5.2.1 Total	R million	1995	5 887	412	480	535	393	498	525	464	561	529	467	539	484
		1996	6 299	375	507	497	591	528	419	542	479	571	617	692	482
		1997		514	484	515	511	509	476	492	500	482	527	486	
5.2.2 Residential buildings	R million	1995	3 282	215	275	287	230	281	298	284	300	287	249	276	300
		1996	3 499	200	285	314	308	315	259	281	268	315	353	367	233
		1997		256	234	228	226	298	229	254	247	244	232	254	
5.2.3 Non-residential buildings	R million	1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102
		1996	1 477	81	104	67	176	122	70	143	96	137	141	174	164
		1997		143	101	177	174	104	128	118	139	132	190	145	
5.2.4 Additions and alterations	R million	1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83
		1996	1 323	93	118	115	107	91	89	118	116	119	122	150	84
		1997		115	149	111	111	107	120	121	114	106	105	87	

TABLE 6 - SEASONALLY ADJUSTED VALUES : 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	1 418	1 385	1 825	1 352	1 585	1 472	1 545	1 469	1 393	1 363	1 478	1 575
5.1.1.1 At current prices		1996	1 455	1 500	1 428	1 670	1 556	1 545	1 651	1 577	1 413	1 664	1 519	1 448
		1997	1 510	1 573	1 187	1 792	1 460	1 447	1 299	1 381	1 790	1 540	1 629	
6.1.1.2 At constant 1990 prices	R million	1995	941	914	1 197	882	1 029	943	980	924	875	853	926	969
		1996	884	905	859	1 004	931	923	981	919	822	959	863	821
		1997	849	879	660	985	798	786	711	753	945	815	853	
6.1.2 Residential buildings	R million	1995	807	756	758	680	856	687	694	691	668	692	770	717
6.1.2.1 At current prices		1996	704	718	708	790	721	759	784	580	651	853	638	689
		1997	639	683	601	820	706	625	638	654	708	767	740	
6.1.2.2 At constant 1990 prices	R million	1995	543	503	501	446	560	445	448	444	427	439	487	452
		1996	441	450	441	489	445	465	478	349	391	511	382	411
		1997	379	402	351	475	407	358	363	371	400	430	414	
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1995	675	662	676	630	711	694	665	744	733	666	718	754
6.2.1.1 At current prices		1996	678	784	718	1 038	829	631	860	712	877	932	980	799
		1997	998	820	811	962	842	779	842	813	803	859	740	
6.2.1.2 At constant 1990 prices	R million	1995	500	482	494	454	505	492	467	523	508	455	485	504

			1996	450	516	470	672	532	403	547	452	554	586	613	496
			1997	613	498	494	582	508	466	498	476	467	495	425	496
6.2.2 Residential buildings	R million		1995	382	405	397	366	402	398	407	394	401	379	380	448
6.2.2.1 At current prices			1996	394	457	479	537	483	388	434	382	475	571	537	369
			1997	537	400	371	417	481	368	414	376	393	399	394	
6.2.2.2 At constant 1990 prices	R million		1995	271	287	281	260	280	275	280	268	271	253	254	297
			1996	251	298	310	350	310	248	275	242	298	356	334	228
			1997	321	245	225	257	292	223	249	224	231	233	230	

[illegible]

1995	12 741	1 835 273	1 862 535	3 335	255 150	302 967	10 284	1 092 913	1 162 156	3 366 064
1996	14 411	1 671 655	1 793 483	1 499	133 381	156 548	8 784	873 229	982 903	3 075 017
1996-Jan. -Nov.	13 498	1 557 068	1 666 235	1 481	132 288	155 376	8 302	821 748	918 615	2 875 169
1997-Jan. -Nov.	13 644	1 397 851	1 527 026	1 761	152 374	210 314	5 307	570 947	702 376	2 637 920
1996-Nov. *	1 664	151 695	164 866	291	15 638	19 795	694	41 701	49 523	256 547
1997-Oct.	1 770	181 709	196 511	72	15 005	28 199	469	64 610	74 853	338 185
-Nov.	1 370	130 150	140 295	190	25 989	26 230	190	29 023	33 673	210 842

1995	14 065	1 856 965	1 846 889	3 297	258 564	277 547	6 369	721 876	790 228	2 955 469
1996	14 424	1 871 937	1 890 058	3 248	211 668	221 354	6 304	651 736	761 841	3 010 629
1996-Jan. -Nov.	13 532	1 768 299	1 784 301	2 934	184 192	186 033	6 168	638 322	745 913	2 839 510
1997-Jan. -Nov.	12 101	1 628 412	1 740 817	2 247	191 676	214 183	5 499	476 285	560 884	2 544 471
1996-Nov. *	1 286	158 972	163 070	267	13 966	16 570	454	43 030	57 905	240 807
1997-Oct.	1 460	182 691	203 231	62	5 210	5 559	231	22 867	27 037	238 906
-Nov.	1 236	165 243	173 342	365	31 308	33 129	979	63 644	71 672	278 142

1995	14 376	1 829 460	1 754 877	1 685	168 062	204 755	3 641	427 951	444 069	2 432 835
1996	15 114	1 851 347	1 847 531	1 516	128 254	169 615	3 312	361 373	412 263	2 511 270
1996-Jan. -Nov.	14 275	1 752 715	1 746 798	1 486	125 618	166 895	3 093	341 399	389 841	2 383 850
1997-Jan. -Nov.	14 395	1 725 141	1 840 632	1 254	142 997	218 385	2 443	281 966	327 011	2 578 610
1996-Nov. *	1 207	143 564	145 003	122	10 919	11 890	164	18 699	20 952	182 907
1997-Oct.	1 546	176 659	193 902	86	8 464	12 672	231	23 429	28 091	243 862
-Nov.	1 403	156 228	173 677	18	1 481	1 925	223	25 124	28 554	298 857

1995	41 182	5 521 698	5 464 301	8 317	681 776	785 269	20 294	2 242 740	2 396 453	8 754 368
1996	43 949	5 394 939	5 531 072	6 263	473 303	547 517	18 400	1 886 338	2 157 007	8 596 916
1996-Jan. -Nov.	41 305	5 078 082	5 197 334	5 901	442 098	508 304	17 563	1 801 469	2 054 369	8 098 529
1997-Jan. -Nov.	40 140	4 751 404	5 108 475	5 262	487 047	642 882	13 249	1 329 198	1 590 271	7 761 001
1996-Nov. *	4 157	454 231	472 939	680	40 523	48 255	1 312	103 430	128 380	680 261
1997-Oct.	4 776	541 059	593 644	220	28 679	46 430	931	110 906	129 981	820 953
-Nov.	4 009	451 621	487 314	573	58 778	61 284	1 392	117 791	133 899	787 841

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.2 - NON-RESIDENTIAL BUILDINGS, ADDITIONS AND TOTAL

P5041.1

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 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	R1 000	

7.2.1 - 22 PRINCIPAL MUNICIPALITIES

1995	415 993	528 154	216 175	259 921	682 242	655 671	1 724 938	1 353 163	1 248 974	2 118 569	2 428 089	7 519 088
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
1996-Jan. -Nov.	427 582	549 219	379 595	461 670	590 162	629 509	1 920 125	1 221 775	1 173 519	1 942 147	2 368 699	7 163 992
1997-Jan. -Nov.	506 922	835 646	253 349	325 844	425 803	487 305	1 896 919	1 022 813	1 047 180	1 621 172	1 927 741	6 462 579
1996-Nov. *	18 863	24 611	87 121	110 129	80 674	98 365	256 148	115 186	111 761	174 406	189 909	702 604
1997-Oct.	33 110	52 038	14 934	19 546	57 115	63 940	147 349	117 310	120 664	175 998	202 203	687 737
-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

7.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

1995	478 652	627 317	193 232	247 489	738 743	688 523	1 682 958	865 591	779 599	1 209 119	1 163 447	5 801 875
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
1996-Jan. -Nov.	700 889	856 877	187 593	220 263	896 153	815 652	2 046 711	823 064	747 217	1 076 601	1 019 777	5 905 999
1997-Jan. -Nov.	527 311	771 932	124 028	144 436	641 174	736 294	1 895 214	829 080	823 449	1 091 610	1 174 470	5 614 152
1996-Nov. *	66 594	109 722	12 475	13 698	146 779	129 592	256 924	88 712	80 797	105 180	98 105	595 836
1997-Oct.	66 622	132 020	7 633	9 155	48 196	50 004	197 902	88 293	92 800	105 613	120 920	557 729
-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

7.2.3 - OTHER URBAN AREAS

1995	107 322	104 381	229 594	233 362	524 572	647 746	1 169 368	651 614	553 576	991 831	936 157	4 538 362
1996	159 500	212 672	323 338	347 725	281 992	235 712	1 097 438	670 841	623 118	977 272	975 175	4 583 884
1996-Jan. -Nov.	146 045	187 885	308 144	334 421	263 800	218 917	1 029 509	625 997	581 638	898 054	903 298	4 316 658
1997-Jan. -Nov.	124 315	183 114	340 268	520 758	326 937	314 519	1 307 937	654 378	625 871	943 084	964 045	4 850 593
1996-Nov. *	22 462	22 934	31 979	38 947	22 156	18 973	109 632	64 057	63 549	96 405	114 982	407 522
1997-Oct.	7 176	10 722	37 624	102 278	50 043	48 322	185 774	65 339	60 272	88 039	83 149	512 785
-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

7.2.4 - TOTAL

1995	1	001 967	1	259 852	639 001	740 772	1	945 557	1	991 940	4	577 264	2	870 368	2	582 149	4	319 519	4	527 693	17	859 325
1996	1	331 479	1	676 133	913 311	1 063 826	1	844 918	1	765 261	5	300 567	2	852 915	2	679 973	4	207 078	4	580 421	18	477 905
1996-Jan.-Nov.	1	274 516	1	593 981	875 332	1 016 354	1	750 115	1	664 078	4	996 345	2	670 836	2	502 374	3	916 802	4	291 774	17	386 649
1997-Jan.-Nov.	1	158 548	1	790 692	717 645	991 038	1	393 914	1	538 118	5	100 070	2	506 271	2	496 500	3	655 866	4	066 256	16	927 324
1996-Nov. *		107 919		157 267	131 575	162 774		249 609		246 930		622 704		267 955		256 107		375 991		402 996	1	705 962
1997-Oct.		106 908		194 780	60 191	130 979		155 354		162 266		531 025		270 942		273 736		369 650		406 272	1	758 251
-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

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

1995	26 806	3 709 422	23 285	2 532 909	6 321 534	1 155 473	507 416	1 344 190	3 407 895	2 028 574	3 591 538	13 320 964
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
1996-Jan.-Nov.	27 030	3 450 538	18 885	2 005 937	5 714 683	1 406 098	681 938	1 445 165	3 966 839	1 920 739	3 388 475	13 069 988
1997-Jan.-Nov.	25 745	3 267 841	14 814	1 687 756	5 182 386	1 607 575	470 283	1 223 603	3 792 136	1 870 630	3 102 211	12 076 739
1996-Nov. *	? 2 950	327 937	1 706	143 793	497 355	134 334	123 827	227 957	513 072	192 558	288 013	1 298 439
1997-Oct.	3 230	399 741	834	135 646	577 090	184 058	28 702	113 944	345 251	213 462	323 123	1 245 466
-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

7.3.2 - CAPE TOWN

1995	6 012	663 217	3 519	277 703	960 202	89 648	72 636	181 232	388 205	390 139	640 346	1 988 751
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
1996-Jan.-Nov.	5 633	657 940	3 778	286 534	1 042 071	102 054	114 039	271 475	513 690	421 224	778 881	2 334 639
1997-Jan.-Nov.	5 273	700 878	3 059	338 397	1 166 927	177 162	56 619	180 449	454 068	458 107	759 709	2 380 703
1996-Nov. *	? 440	66 877	281	23 260	111 303	3 272	16 007	54 137	74 691	49 110	63 962	249 955
1997-Oct.	602	82 178	119	33 029	152 940	35 801	7 024	26 400	72 848	52 159	72 371	298 158
-Nov.	741	87 875	646	74 519	162 394	17 690	10 082	19 688	49 903	53 311	79 997	292 294

7.3.3 - PORT ELIZABETH

1995	1 149	79 923	985	81 175	166 337	33 434	19 061	11 105	80 743	102 785	172 084	419 167
1996	1 303	95 440	647	54 867	151 269	3 059	30 382	42 504	94 121	99 072	177 294	422 683
1996-Jan.-Nov.	1 248	89 567	619	51 924	142 453	3 059	30 165	38 820	89 631	90 064	156 309	388 392
1997-Jan.-Nov.	937	88 050	385	43 561	139 610	4 151	32 307	19 597	72 368	91 839	163 045	375 024

1996-Nov.	106	8 770	52	2 803	12 441	0	678	3 334	4 012	8 111	15 844	32 298
1997-Oct.	131	12 740	24	3 052	18 111	1 194	1 279	1 828	4 796	12 791	22 310	45 218
-Nov.	59	6 892	32	3 687	13 392	663	2 794	4 260	8 347	8 561	11 980	33 719

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	R1 000

7.3.4 - EAST LONDON

1995	805	71 279	94	6 881	78 162	20 358	6 884	7 074	39 615	26 302	59 348	177 122
1996	1 180	97 835	202	18 004	118 321	29 239	3 290	8 483	43 249	28 911	61 152	222 723
1996-Jan. -Nov.	1 046	86 805	202	18 004	107 291	25 739	3 290	7 592	37 564	27 327	58 736	203 592
1997-Jan. -Nov.	823	72 357	113	13 528	102 185	6 907	9 651	9 847	27 329	36 390	78 176	207 689
1996-Nov.	130	10 012	0	0	10 902	3 300	0	0	3 300	2 192	4 036	18 238
1997-Oct.	112	7 581	5	560	8 141	0	609	0	774	4 310	14 163	23 078
-Nov.	130	9 879	8	330	10 209	0	354	1 247	1 848	4 186	5 497	17 555

7.3.5 - KIMBERLEY

1995	94	14 815	161	31 172	45 985	4 630	8 704	2 021	18 138	18 042	28 190	92 312
1996	95	14 892	80	12 546	27 438	10 431	2 388	5 604	20 749	23 367	29 678	77 860
1996-Jan. -Nov.	87	14 114	78	12 311	26 425	10 431	2 388	2 426	17 571	22 048	28 259	72 250
1997-Jan. -Nov.	101	12 621	17	2 276	17 503	2 870	1 635	3 597	10 985	16 572	27 958	56 447
1996-Nov.	11	1 589	0	0	1 589	1 776	0	0	2 110	1 999	2 454	6 153
1997-Oct.	8	631	0	0	631	0	0	0	0	2 256	4 439	5 070
-Nov.	5	1 185	1	194	1 379	0	0	0	0	986	3 433	4 812

7.3.6 - DURBAN

1995	2 711	333 869	2 652	277 935	611 806	49 996	60 199	231 256	430 498	313 565	563 094	1 605 397
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
1996-Jan. -Nov.	2 730	283 843	1 310	141 932	470 252	52 966	30 962	266 897	416 129	230 684	519 695	1 406 076
1997-Jan. -Nov.	2 196	280 663	1 461	154 238	457 116	66 481	48 638	165 832	352 743	234 861	432 220	1 242 079
1996-Nov. *	?	195	20 885	283	19 695	41 604	13 000	4 735	42 276	72 690	16 251	36 133
1997-Oct.	217	30 625	139	15 834	46 459	0	150	7 030	10 099	24 191	46 277	102 836
-Nov.	197	24 302	115	7 746	32 048	20 000	2 100	10 815	34 377	18 351	36 497	102 922

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

1995	533	70 917	690	60 791	135 208	26 453	1 500	26 442	62 543	33 066	81 874	279 623
1996	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646
1996-Jan. -Nov.	483	59 777	325	42 239	102 015	8 374	1 818	25 253	41 428	29 361	105 933	249 374
1997-Jan. -Nov.	423	49 153	316	36 076	87 815	8 786	29 303	20 757	60 256	25 891	72 612	220 685
1996-Nov.	69	7 173	46	6 588	13 762	2 500	0	2 800	5 300	3 293	6 338	25 399
1997-Oct.	41	6 430	52	6 224	12 654	1 200	1 000	2 190	4 390	2 657	7 800	24 845
-Nov.	48	4 990	12	1 426	6 416	0	500	2 500	3 629	3 030	9 357	19 402

7.3.8 - WITWATERSRAND

1995	8 343	1 488 571	10 694	1 217 926	2 750 957	732 610	245 834	744 782	1 856 191	796 601	1 524 546	6 131 695
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
1996-Jan. -Nov.	9 496	1 407 820	8 831	976 813	2 490 262	1 019 663	305 580	688 914	2 227 887	758 608	1 235 712	5 953 860
1997-Jan. -Nov.	9 589	1 262 017	6 268	703 927	2 001 167	1 153 629	240 837	690 905	2 335 170	718 687	1 158 418	5 494 757
1996-Nov. *	? 1 358	141 975	869	69 854	213 506	102 220	56 013	111 730	280 246	73 816	111 068	604 819
1997-Oct.	1 177	134 435	300	46 834	181 269	116 699	15 408	67 038	207 720	76 991	108 738	497 727
-Nov.	834	111 419	256	30 720	149 039	100 662	23 378	109 103	255 821	67 876	120 864	525 725

7.3.9 - VAAL TRIANGLE

1995	787	94 820	729	94 025	188 842	4 698	4 195	25 068	37 734	60 977	104 678	331 253
1996	876	111 016	402	47 624	158 638	12 858	27 779	21 538	83 692	58 844	97 178	339 506
1996-Jan. -Nov.	790	99 812	400	47 262	147 072	12 858	27 193	18 818	79 937	55 942	92 596	319 603
1997-Jan. -Nov.	1 308	111 870	330	56 189	168 058	7 602	7 493	18 576	40 197	48 192	83 139	291 400
1996-Nov. *	? 55	9 629	9	1 427	11 055	0	1 453	1 798	4 523	5 518	7 894	23 472
1997-Oct.	86	9 772	28	3 992	13 764	0	0	1 926	2 863	5 179	6 411	23 038
-Nov.	70	9 662	9	1 227	10 889	0	1 253	3 342	4 916	5 616	10 952	26 757

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

1995	5 513	803 130	3 020	433 741	1 242 926	187 460	71 017	89 365	433 584	225 017	294 999	1 971 513
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
1996-Jan.-Nov.	4 653	674 309	2 853	382 951	1 064 324	162 189	134 094	101 222	460 342	222 233	298 803	1 823 472
1997-Jan.-Nov.	3 951	595 911	2 537	308 584	913 710	163 576	15 088	99 287	368 080	185 954	247 252	1 529 041
1996-Nov.	441	49 112	114	18 204	67 316	8 266	29 671	8 474	47 522	26 339	31 437	146 275
1997-Oct.	688	101 851	164	25 135	128 637	27 604	283	5 650	35 370	25 641	31 850	195 857
-Nov.	370	46 503	645	44 854	92 288	20 342	1 247	4 079	71 618	17 527	26 809	190 714

7.3.11 - BLOEMFONTEIN

1995	729	76 473	733	51 385	128 526	6 046	16 697	22 099	48 055	48 499	97 139	273 719
1996	727	68 446	482	47 188	120 273	9 141	33 986	24 418	71 139	56 120	98 803	290 215
1996-Jan.-Nov.	684	63 527	449	44 670	108 197	8 765	32 326	23 748	68 434	52 669	92 127	268 758
1997-Jan.-Nov.	761	70 385	285	26 846	100 225	16 069	27 814	13 951	65 794	42 015	62 912	228 931
1996-Nov.	131	10 575	12	665	11 240	0	15 270	3 408	18 678	4 811	6 860	36 779
1997-Oct.	108	10 304	3	986	11 290	1 560	2 750	1 432	5 742	5 418	6 342	23 374
-Nov.	97	7 274	0	0	7 274	2 500	12 680	1 313	16 493	3 912	6 711	30 478

7.3.12 - FREE STATE GOLDFIELDS

1995	130	12 408	8	175	12 583	140	689	3 746	12 589	13 581	25 240	50 412
1996	190	14 304	40	1 297	15 601	0	585	15 000	29 728	11 106	22 318	67 648
1996-Jan.-Nov.	180	13 024	40	1 297	14 321	0	83	0	14 226	10 579	21 424	49 972
1997-Jan.-Nov.	383	23 936	43	4 134	28 070	342	898	805	5 146	12 122	16 770	49 983
1996-Nov.	14	1 340	40	1 297	2 637	0	0	0	0	1 118	1 987	4 624
1997-Oct.	60	3 194	0	0	3 194	0	199	450	649	1 869	2 422	6 265
-Nov.	55	3 657	0	0	3 657	277	0	0	277	968	1 168	5 101

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

1995	41 182	5 521 698	5 464 301	25 961	3 294 719	3 114 438
1996	43 949	5 394 939	5 531 072	27 725	3 478 122	3 477 745
1996-Jan. -Nov.	41 305	5 078 082	5 197 334	25 720	3 228 518	3 221 690
1997-Jan. -Nov.	40 140	4 751 404	5 108 475	26 085	2 822 418	2 969 794
1996-Nov. *	4 157	454 231	472 939	2 567	326 784	341 060
1997-Oct.	4 776	541 059	593 644	2 479	268 566	283 951
-Nov.	4 009	451 621	487 314	2 511	265 915	287 552

8.2 - AFRICAN/BLACK

1995	11 276	874 980	765 957	5 159	368 213	318 122
1996	14 976	1 095 832	1 004 928	6 107	401 735	366 457
1996-Jan. -Nov.	14 102	1 029 060	940 666	5 668	376 863	344 452
1997-Jan. -Nov.	15 899	1 119 949	1 076 625	8 549	497 811	493 086
1996-Nov. *	1 320	95 054	89 225	657	36 738	33 999
1997-Oct.	1 916	130 661	129 898	657	38 899	38 184
-Nov.	1 515	103 951	105 185	833	48 723	51 414

8.3 - COLOURED

1995	3 595	266 157	216 402	2 786	202 090	154 985
1996	2 744	226 524	201 149	2 490	158 646	133 497
1996-Jan. -Nov.	2 551	210 204	185 812	2 359	149 104	125 369
1997-Jan. -Nov.	2 192	198 928	208 551	1 483	106 398	100 871
1996-Nov. *	277	21 396	19 669	143	10 545	9 454
1997-Oct.	243	22 164	21 888	107	8 435	7 291
-Nov.	307	24 036	23 539	124	9 297	8 972

**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

1995	2 948	375 650	370 971	1 838	217 791	205 537
1996	2 717	316 538	323 607	1 968	229 681	226 426
1996-Jan. -Nov.	2 509	289 865	295 462	1 806	213 429	210 285
1997-Jan. -Nov.	2 517	274 926	316 978	1 742	191 520	202 186
1996-Nov. *	233	26 549	27 558	225	24 531	25 447
1997-Oct.	227	24 703	27 945	154	13 756	15 007
-Nov.	179	20 807	22 997	190	17 944	18 877

8.5 - WHITE

1995	23 363	4 004 911	4 110 970	16 178	2 506 625	2 435 794
1996	23 512	3 756 045	4 001 390	17 160	2 688 060	2 751 363
1996-Jan. -Nov.	22 143	3 548 953	3 775 396	15 887	2 489 122	2 541 583
1997-Jan. -Nov.	19 532	3 157 601	3 506 320	14 311	2 026 689	2 173 653

1996-Nov. *	2 327	311 232	336 487	1 542	254 970	272 159
1997-Oct.	2 390	363 531	413 913	1 561	207 476	223 471
-Nov.	2 008	302 827	335 593	1 364	189 951	208 290

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

1995	15 934	877 637	793 205	10 078	556 667	489 422
1996	20 261	1 101 816	1 057 842	11 548	639 580	600 890
1996-Jan. -Nov.	18 850	1 024 807	984 103	10 648	590 613	555 954
1997-Jan. -Nov.	19 185	1 022 892	1 011 672	14 422	750 844	754 243
1996-Nov. *	2 080	111 726	109 489	1 055	55 932	55 419
1997-Oct.	2 370	128 441	130 888	1 386	79 527	79 452
-Nov.	1 839	93 679	95 102	1 295	64 715	68 758

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		
1995	27 083	3 715 510	3 675 585	4 707	422 372	464 795	11 055	1 198 932	1 264 494	5 495 201
1996	26 352	3 406 418	3 514 125	4 082	343 866	357 472	10 539	1 043 889	1 200 318	5 235 662
1997 -Sept.	2 012	260 032	278 229	218	34 924	37 589	691	73 956	91 205	418 351
-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

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
	Number	2	R1 000	Number	2	R1 000	R1 000
		m			m		
1995	2 276	2 127 809	2 109 825	32 705	2 211 488	2 089 284	9 694 310
1996	2 441	2 297 959	2 432 974	30 883	2 201 234	2 276 467	9 945 103
1997 -Sept.	166	130 636	160 071	2 335	161 924	162 407	740 829
-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

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											
1995	8 185	1 069 186	1 023 912	1 549	111 921	106 744	5 468	525 101	510 041	1 668 202	
1996	7 989	999 357	1 020 125	1 481	125 995	150 171	5 690	578 844	640 704	1 835 032	
1996-Jan. -Nov.	7 440	940 462	959 176	1 457	124 424	148 979	5 274	533 218	595 406	1 727 593	
1997-Jan. -Nov.	8 615	772 633	817 900	1 710	128 187	159 100	3 328	323 817	379 023	1 384 221	
1996-Nov. *	749	91 189	94 722	160	19 084	23 062	478	52 277	58 174	180 127	
1997-Oct.	975	79 392	79 474	150	7 984	9 325	155	11 305	15 254	111 659	
-Nov.	786	57 724	62 184	79	5 673	5 810	182	23 131	31 688	99 682	
11.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES											
1995	9 160	1 113 017	1 060 586	1 726	138 263	142 455	3 920	419 936	426 381	1 645 077	
1996	10 034	1 324 275	1 352 359	3 054	212 907	222 819	4 240	470 841	529 637	2 123 516	
1996-Jan. -Nov.	9 235	1 218 133	1 242 796	2 684	189 851	197 891	4 156	462 786	519 212	1 978 600	
1997-Jan. -Nov.	8 422	1 055 620	1 127 676	1 562	110 162	142 331	4 157	366 594	421 895	1 698 616	
1996-Nov. *	1 074	150 328	161 069	905	60 214	63 061	433	39 639	49 514	276 644	
1997-Oct.	700	97 451	107 959	216	11 785	12 323	344	31 760	35 678	156 622	
-Nov.	903	119 207	130 392	228	17 917	38 114	458	38 286	40 840	209 346	
11.1.3 - OTHER URBAN AREAS											
1995	8 616	1 112 516	1 029 940	1 235	118 903	124 260	2 622	284 180	284 684	1 457 225	
1996	9 702	1 154 490	1 105 261	1 208	129 886	167 291	2 339	251 920	266 456	1 549 030	
1996-Jan. -Nov.	9 045	1 069 923	1 019 718	997	110 999	145 892	2 194	234 771	248 204	1 423 836	
1997-Jan. -Nov.	9 048	994 165	1 024 218	1 314	123 579	160 628	1 503	177 772	206 054	1 422 177	
1996-Nov. *	744	85 267	85 269	87	12 875	16 163	241	25 745	26 258	134 268	
1997-Oct.	804	91 723	96 518	39	3 245	4 253	126	17 693	24 828	128 032	
-Nov.	822	88 984	94 976	45	3 806	3 790	123	16 805	21 032	126 059	
11.1.4 - TOTAL											
1995	25 961	3 294 719	3 114 438	4 510	369 087	373 459	12 010	1 229 217	1 221 106	4 770 504	
1996	27 725	3 478 122	3 477 745	5 743	468 788	540 281	12 269	1 301 605	1 436 797	5 507 578	
1996-Jan. -Nov.	25 720	3 228 518	3 221 690	5 138	425 274	492 762	11 624	1 230 775	1 362 822	5 130 029	
1997-Jan. -Nov.	26 085	2 822 418	2 969 794	4 586	361 928	462 059	8 988	868 183	1 006 972	4 505 014	
1996-Nov. *	2 567	326 784	341 060	1 152	92 173	102 286	1 152	117 661	133 946	591 039	
1997-Oct.	2 479	268 566	283 951	405	23 014	25 901	625	60 758	75 760	396 313	
-Nov.	2 511	265 915	287 552	352	27 396	47 714	763	78 222	93 560	435 087	

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 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	R1 000
11.2.1 - 22 PRINCIPAL MUNICIPALITIES												
1995	190 758	262 450	125 802	143 486	346 139	309 809	782 918	602 361	529 390	902 528	1 086 261	3 537 379
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
1996-Jan. -Nov.	219 328	307 801	192 069	208 387	294 427	256 658	899 836	537 168	498 636	845 823	1 008 947	3 636 376
1997-Jan. -Nov.	265 332	411 084	114 434	134 874	246 619	235 076	892 300	537 170	548 944	842 970	1 075 332	3 351 855
1996-Nov. *	3 526	4 551	67 742	93 068	19 812	12 441	118 788	62 243	55 351	102 753	124 477	423 393
1997-Oct.	3 378	5 625	2 238	3 961	25 104	21 690	86 527	32 762	34 121	60 320	86 222	284 408
-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
11.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
1995	84 781	99 426	39 334	35 928	248 391	200 376	411 973	419 075	337 563	541 659	461 338	2 518 390
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
1996-Jan. -Nov.	200 104	240 876	86 458	101 750	308 048	269 279	651 367	426 142	384 254	516 514	491 978	3 121 947
1997-Jan. -Nov.	206 514	309 485	77 642	86 958	536 588	548 817	1 009 377	394 694	363 526	554 505	557 889	3 265 884
1996-Nov. *	48 463	57 579	2 492	2 200	48 860	39 026	101 866	46 880	47 184	53 311	58 214	436 724
1997-Oct.	28 749	75 895	1 048	667	41 291	53 350	132 080	28 670	25 562	42 160	46 652	335 354
-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
11.2.3 - OTHER URBAN AREAS												
1995	55 388	67 205	185 086	183 705	122 241	76 769	441 701	349 747	269 278	494 002	407 543	2 306 468
1996	65 404	74 993	166 715	174 831	129 196	93 461	489 934	342 932	294 504	530 863	467 476	2 506 439
1996-Jan. -Nov.	64 722	74 264	145 967	160 617	126 412	91 230	457 934	326 993	279 840	503 011	440 683	2 322 452
1997-Jan. -Nov.	96 170	130 406	223 441	283 253	116 952	108 437	713 606	321 080	291 602	503 449	487 387	2 623 169
1996-Nov. *	5 872	5 625	8 150	11 285	13 603	7 620	51 189	33 206	30 535	60 763	57 180	242 637
1997-Oct.	2 570	2 929	49 359	69 554	20 453	23 511	113 076	33 773	30 343	54 400	51 128	292 236
-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
11.2.4 - TOTAL												
1995	330 927	429 081	350 222	363 119	716 771	586 954	1 636 592	1 371 183	1 136 231	1 938 189	1 955 142	8 362 237
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	9 856 592
1996-Jan. -Nov.	484 154	622 941	424 494	470 754	728 887	617 167	2 009 137	1 290 303	1 162 730	1 865 348	1 941 608	9 080 775
1997-Jan. -Nov.	568 016	850 975	415 517	505 085	900 159	892 330	2 615 283	1 252 944	1 204 072	1 900 924	2 120 608	9 240 908
1996-Nov. *	57 861	67 755	78 384	106 553	82 275	59 087	271 843	142 329	133 070	216 827	239 871	1 102 754
1997-Oct.	34 697	84 449	52 645	74 182	86 848	98 551	331 683	95 205	90 026	156 880	184 002	911 998
-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

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.		No. of units									
	R1 000		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												
1995	17 345	2 084 500	12 663	1 185 623	3 313 280	361 877	179 416	510 188	1 194 896	866 952	1 547 601	6 055 773
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
1996-Jan. -Nov.	16 675	2 201 974	13 571	1 461 491	3 706 192	548 680	310 139	525 939	1 551 212	882 893	1 500 931	6 758 318
1997-Jan. -Nov.	17 037	1 945 575	10 757	1 102 352	3 082 841	720 570	221 830	783 893	1 901 680	912 473	1 633 224	6 617 741
1996-Nov. *	1 823	255 791	1 976	193 811	456 772	62 130	95 269	51 467	220 656	102 536	182 692	860 117
1997-Oct.	1 675	187 433	865	72 579	268 279	81 520	4 628	75 039	218 607	59 683	132 874	619 761
-Nov.	1 689	192 577	947	116 453	309 030	35 510	32 051	75 315	160 722	65 125	116 136	585 884
11.3.2 - CAPE TOWN												
1995	4 278	426 754	1 559	126 280	568 140	73 802	23 200	41 562	179 626	185 296	334 868	1 082 633
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
1996-Jan. -Nov.	4 110	417 699	2 211	153 406	577 212	46 816	42 478	87 791	211 764	179 376	335 388	1 124 363
1997-Jan. -Nov.	3 696	394 274	2 585	223 738	628 809	92 332	40 114	152 396	297 227	211 356	396 329	1 322 364
1996-Nov. *	282	33 808	785	47 035	83 843	14 406	1 254	15 736	32 114	16 220	34 788	150 744
1997-Oct.	399	38 953	233	19 449	59 064	440	467	14 698	16 333	19 229	27 668	103 065
-Nov.	414	45 554	276	21 520	67 074	639	9 714	16 258	26 965	14 341	26 867	120 905
11.3.3 - PORT ELIZABETH												
1995	666	42 204	367	22 683	65 158	5 788	2 583	20 772	36 852	40 223	71 476	173 485
1996	907	69 329	672	42 821	112 148	6 951	18 389	13 479	49 612	55 796	92 782	254 542
1996-Jan. -Nov.	877	66 489	599	36 534	103 022	6 951	18 389	10 435	46 091	54 123	83 176	232 289
1997-Jan. -Nov.	780	56 656	850	67 215	123 871	2 372	19 404	19 118	47 594	41 104	83 320	254 785
1996-Nov.	90	7 760	98	8 484	16 244	0	10 038	1 706	12 588	6 429	12 363	41 195
1997-Oct.	78	6 491	11	797	7 288	0	111	0	111	5 047	7 972	15 371
-Nov.	36	1 811	9	1 716	3 527	190	15 506	2 181	21 715	442	1 867	27 108

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)

										C. Additions and	
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	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												
1995	282	29 071	151	17 949	47 018	3 010	800	745	5 533	10 898	20 314	72 867
1996	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 063	116 579
1996-Jan. -Nov.	306	35 952	154	15 345	51 297	16 814	0	7 465	24 797	14 966	32 794	108 887
1997-Jan. -Nov.	284	29 890	220	23 260	53 214	0	0	1 470	4 812	12 390	22 661	80 688
1996-Nov.	44	4 147	44	3 504	7 651	100	0	362	752	2 302	2 800	11 203
1997-Oct.	25	2 742	0	0	2 742	0	0	0	0	1 326	2 291	5 033
-Nov.	49	3 990	43	5 867	9 857	0	0	0	3 000	1 560	3 399	16 256

11.3.8 - WITWATERSRAND

1995	4 465	610 163	4 979	454 832	1 081 058	180 975	25 115	241 980	478 105	281 028	458 399	2 017 558
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
1996-Jan. -Nov.	4 976	862 388	6 980	790 690	1 669 043	384 171	73 200	151 227	663 323	302 624	435 084	2 767 448
1997-Jan. -Nov.	6 395	811 547	4 308	496 649	1 311 119	538 998	59 240	280 816	927 830	248 555	394 665	2 633 617
1996-Nov. *	738	129 701	596	62 695	192 396	40 488	1 289	3 188	48 368	45 208	50 988	291 751
1997-Oct.	745	92 353	410	36 159	128 512	68 981	200	35 066	104 744	11 009	22 652	255 908
-Nov.	647	81 152	423	69 491	150 643	28 974	4 619	35 585	72 912	21 546	32 244	255 798

11.3.9 - VAAL TRIANGLE

1995	572	45 005	375	40 568	86 322	3 726	4 169	8 859	18 336	18 287	32 735	137 394
1996	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 298	153 102
1996-Jan. -Nov.	368	47 954	270	35 186	83 430	563	687	14 956	18 643	20 736	44 694	146 764
1997-Jan. -Nov.	327	39 241	56	8 103	47 345	11 040	3 758	1 509	17 731	20 803	30 613	95 688
1996-Nov. *	9	1 918	76	9 110	11 028	243	0	36	584	1 683	1 992	13 604
1997-Oct.	29	3 320	0	0	3 320	5 000	0	0	5 030	932	944	9 294
-Nov.	28	2 914	26	3 274	6 188	5 357	0	0	5 357	1 242	1 356	12 901

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	R1 000

11.3.10 - PRETORIA

1995	3 893	591 696	2 438	263 789	856 672	31 198	25 997	26 465	102 067	51 612	62 925	1 021 668
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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
1996-Jan.-Nov.	3 021	452 212	1 650	236 219	698 783	36 823	19 091	50 507	128 777	39 625	51 314	878 872
1997-Jan.-Nov.	2 030	264 284	787	97 675	372 400	27 935	22 419	26 476	136 819	20 502	28 996	538 217
1996-Nov.	312	41 292	218	32 601	73 893	1 028	0	600	2 978	2 266	2 490	79 361
1997-Oct.	130	22 580	1	212	22 791	0	450	0	48 328	1 475	2 040	73 160
-Nov.	262	33 742	63	7 336	41 078	0	0	1 825	3 303	1 683	3 828	48 210

11.3.11 - BLOEMFONTEIN

1995	817	75 216	886	59 759	140 547	3 153	2 510	8 953	15 951	34 575	86 658	243 152
1996	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 498	202 227
1996-Jan.-Nov.	337	31 092	217	15 225	46 985	8 893	7 883	37 410	57 268	23 252	63 912	168 164
1997-Jan.-Nov.	412	36 916	222	19 776	58 752	16 847	21 849	11 814	56 683	33 893	63 690	179 122
1996-Nov.	28	3 711	12	1 262	4 973	0	0	0	0	1 769	5 086	10 058
1997-Oct.	36	2 405	0	0	2 405	0	800	0	2 810	2 273	3 730	8 945
-Nov.	50	3 363	1	200	3 563	0	2 212	1 171	4 963	2 124	4 069	12 594

11.3.12 - FREE STATE GOLDFIELDS

1995	5	857	0	0	857	1 500	0	0	3 691	7 787	17 082	21 630
1996	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 650	41 907
1996-Jan.-Nov.	26	1 999	0	0	2 175	0	0	4 462	5 229	5 737	28 653	36 056
1997-Jan.-Nov.	61	5 272	0	0	5 272	354	1 061	0	3 387	12 780	16 628	25 286
1996-Nov.	3	248	0	0	248	0	0	0	0	81	13 108	13 356
1997-Oct.	12	432	0	0	432	99	0	0	99	1 359	1 864	2 395
-Nov.	3	450	0	0	450	0	0	0	0	387	492	941

1/ Including "Other"