

Construction: Building Statistics

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PROSPECTS FOR THE BUILDING INDUSTRY NOT VERY PROMISING

The total value of building plans passed during the first ten months of 1997 amounted to R15 348,9 million (at current prices) which represents a decrease of 3,2% (-R506,5 million) compared with the same period of 1996. Large decreases were reported in respect of residential buildings (-5,3% or R395,2 million) and additions and alterations (-5,5% or R214,5 million), whereas the value of plans passed for non-residential buildings increased by 2,3% (+R103,2 million).

Decreases in the total value of building plans passed were reported by five of the nine provinces. The main contributor to this decrease was Gauteng (-R738,6 million or 10,0%), followed by KwaZulu-Natal (-R84,4 million or 3,7%) and the Northern Cape (-R45,6 million or 30,6%). However, increases were reported by the Northern Province (+R 219,0 million or 79,0%), the Western Cape (+R146,8 million or

4,3%) and Mpumalanga (+R39,3 million or 7,5%).

The total value of residential building plans passed during the first ten months of 1997 decreased by 5,3% (-R395,2 million) to R7 114,1 million compared with the same period of 1996. This can mainly be attributed to a considerable decrease of 24,3% (-R468,9 million) reported in respect of townhouses. The **number** of plans passed for townhouse units decreased by 4 389 to 11 862. Large decreases were reported by Gauteng (-2 610), the Western Cape (-712), the Eastern Cape (-387) and KwaZulu-Natal (-301).

Regarding non-residential buildings, the total value of plans passed increased by R103,2 million to R4 547,4 million during the above-mentioned period. The main contributor to this increase was the Northern Province (+R153,2 million) mainly due to Pietersburg where a large shopping complex was approved.

During the first ten months of 1997 buildings to the value of R8 635,6 million were completed. This represents an increase of 6,9% (+R556,9 million) compared with the same period of 1996. Large increases occurred in respect of non-residential buildings (+37,5% or R660,0 million) and additions and alterations (+15,7% or R267,9 million), whereas the value of residential buildings completed decreased by 8,1% (-R371,1 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	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

RESIDENTIAL BUILDINGS 1/	(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
		1996-Jan-Oct	15 855 368	3 441 533	783 074	148 895	425 226	2 305 279	554 796	7 398 155	521 372	277 038
		1997-Jan-Oct	15 348 902	3 588 376	783 371	103 280	410 003	2 220 895	526 762	6 659 549	560 677	495 989
		1996-Oct*	1 944 830	378 378	80 279	14 295	43 627	255 140	77 075	1 012 458	55 599	27 979
		1997-Sep	1 839 725	321 347	84 021	10 870	47 122	184 175	40 765	1 049 760	66 948	34 718
		1997-Oct	1 801 671	493 527	94 863	11 079	52 651	186 456	50 797	726 660	54 809	130 828
	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-Oct	7 509 327	1 709 035	379 713	76 492	195 521	957 175	316 062	3 464 077	270 811	140 441
		1997-Jan-Oct	7 114 147	1 857 031	369 026	36 434	200 284	995 174	266 153	2 907 255	284 789	198 002
		1996-Oct*	943 665	183 764	40 272	5 540	24 974	114 645	31 157	502 249	23 389	17 676
		1997-Sep	743 256	159 341	38 169	3 029	24 310	101 348	21 734	347 049	27 563	20 713
		1997-Oct	839 221	249 440	38 161	4 415	22 767	96 124	38 714	332 236	39 703	17 660
	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-Oct	46 301	8 581	3 343	2 277	2 121	4 789	3 223	18 364	2 259	1 344
		1997-Jan-Oct	48 142	10 637	3 136	345	2 180	3 928	3 092	18 821	2 970	3 033
		1996-Oct*	8 458	930	395	31	274	532	342	5 513	209	232
		1997-Sep	6 060	1 235	364	24	271	390	257	2 774	309	436
		1997-Oct	6 086	1 334	398	33	311	466	631	2 446	240	227
	Value (R1 000)	1995	5 537 275	1 291 959	336 394	27 681	128 760	773 774	236 449	2 407 880	194 319	140 058
		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-Oct	4 812 936	1 108 042	300 721	59 714	134 638	576 367	267 421	2 035 505	213 933	116 596
		1997-Jan-Oct	4 760 757	1 258 343	286 329	28 999	150 389	525 523	243 733	1 878 829	226 847	161 766
		1996-Oct*	560 910	124 475	34 242	3 367	16 640	66 156	26 873	254 430	18 848	15 879
		1997-Sep	506 439	126 831	31 748	3 029	15 367	52 023	21 734	217 329	21 594	16 785
		1997-Oct	611 179	157 582	32 230	3 231	21 321	66 999	32 717	253 924	28 889	14 285

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-Oct	25 986	3 360	2 120	2 069	1 436	2 206	2 041	10 673	1 290	791
		1997-Jan-Oct	29 353	5 273	2 086	193	1 387	1 913	1 994	12 094	2 042	2 371
		1996-Oct*	6 271	383	267	8	188	200	228	4 715	117	165
		1997-Sep	4 133	673	248	7	196	192	165	2 060	218	374
		1997-Oct	3 677	615	281	18	203	211	510	1 526	150	163
	Value	1995	861 854	209 626	78 557	1 843	30 817	115 454	91 252	265 956	23 261	45 076

NON-RESIDENTIAL	(R1 000)	1996	1 162 016	199 818	117 330	31 301	61 299	158 712	120 460	378 424	52 069	42 601
		1996-Jan-Oct	971 529	169 927	98 211	30 177	51 884	133 288	109 512	300 469	45 151	32 910
		1997-Jan-Oct	1 056 012	168 859	95 758	7 000	57 123	120 145	95 374	399 344	52 034	60 375
		1996-Oct*	143 791	19 845	15 092	439	6 979	12 053	12 766	68 001	4 249	4 368
		1997-Sep	122 869	15 478	11 309	470	6 420	11 683	9 528	59 324	3 075	5 583
		1997-Oct	148 286	16 898	12 019	1 048	7 869	13 440	17 464	69 153	4 905	5 489
	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-Oct	3 672	1 004	220	53	109	495	149	1 358	139	145
		1997-Jan-Oct	3 191	1 010	205	67	113	407	122	970	133	164
		1996-Oct*	381	99	19	7	8	66	16	134	18	14
		1997-Sep	281	86	28	9	10	27	8	86	16	11
		1997-Oct	348	143	27	8	13	28	7	91	10	21
	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-Oct	4 444 204	732 426	162 076	27 669	86 764	586 784	154 675	2 462 366	135 035	96 409
		1997-Jan-Oct	4 547 375	700 597	138 943	29 700	104 140	582 073	162 688	2 425 753	153 857	249 623
		1996-Oct*	587 389	77 050	16 247	4 019	6 127	77 202	38 283	346 691	16 394	5 376
		1997-Sep	701 281	64 556	14 462	4 715	13 157	25 651	6 830	533 535	28 065	10 311
		1997-Oct	545 543	125 236	11 378	701	17 484	24 784	4 071	248 324	6 890	106 674
ADDITIONS AND ALTERATIONS	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-Oct	3 901 837	1 000 072	241 285	44 735	142 941	761 321	84 059	1 471 711	115 526	40 188
		1997-Jan-Oct	3 687 380	1 030 748	275 403	37 146	105 579	643 648	97 920	1 326 541	122 031	48 364
		1996-Oct*	413 775	117 564	23 761	4 736	12 526	63 294	7 634	163 518	15 816	4 927
		1997-Sep	395 188	97 450	31 391	3 126	9 654	57 176	12 201	169 177	11 320	3 694
		1997-Oct	416 907	118 851	45 323	5 963	12 400	65 548	8 012	146 100	8 216	6 494

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpuma-langa	Northern Province
TOTAL	Value	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
	(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
		1996-Jan-Oct	8 078 744	1 691 996	411 685	113 771	261 864	1 456 875	281 274	3 412 810	265 092	183 376
		1997-Jan-Oct	8 635 637	2 113 649	465 326	102 931	276 619	1 766 126	351 090	2 995 524	339 057	225 315
		1996-Oct*	987 467	171 020	51 852	16 557	22 602	197 383	39 867	434 472	27 378	26 336
		1997-Sep	848 577	154 905	47 763	7 910	14 566	240 198	23 566	311 565	32 392	15 711
		1997-Oct	932 656	184 856	37 809	12 002	20 751	186 748	82 928	342 493	46 572	18 498

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-Oct	4 607 529	947 738	220 695	44 341	86 552	688 928	166 885	2 178 865	161 213	112 312
		1997-Jan-Oct	4 236 474	1 108 525	252 265	63 783	86 255	658 554	192 775	1 571 441	180 449	122 426
		1996-Oct*	567 775	101 370	30 943	2 373	8 400	77 281	19 048	297 053	20 668	10 640
		1997-Sep	423 676	83 854	27 858	5 270	3 906	77 493	15 541	182 030	15 559	12 165
		1997-Oct	414 561	100 060	19 618	7 315	9 247	64 430	21 462	158 958	23 907	9 565
	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-Oct	26 233	7 193	2 402	450	938	3 305	1 828	7 606	882	1 629
		1997-Jan-Oct	37 407	9 410	2 199	2 560	961	3 232	3 122	10 369	2 758	2 796
		1996-Oct*	3 090	646	333	18	119	343	242	1 078	102	209
		1997-Sep	3 243	521	204	57	106	365	304	1 307	133	246
		1997-Oct	3 953	828	254	203	169	260	276	1 244	515	204
	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-Oct	2 922 170	744 189	187 648	26 099	53 738	380 885	140 905	1 195 076	110 913	82 715
		1997-Jan-Oct	2 848 463	723 456	176 060	50 661	60 794	377 319	173 852	1 036 633	145 973	103 716
		1996-Oct*	384 727	74 537	24 108	2 082	5 468	40 569	16 700	206 846	9 480	4 936
		1997-Sep	285 612	64 186	17 197	1 911	3 838	48 400	15 089	113 570	9 713	11 708
		1997-Oct	302 200	69 753	17 903	4 137	8 773	30 663	17 262	122 587	21 558	9 565

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

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpuma-langa	Northern Province
Dwelling-houses smaller than 81 square metre	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-Oct	12 671	3 176	1 502	317	682	1 412	1 321	2 737	263	1 261
		1997-Jan-Oct	26 957	6 223	1 548	2 482	724	1 657	2 757	6 886	2 286	2 394
		1996-Oct*	1 437	238	236	6	111	113	187	302	50	194
		1997-Sep	1 992	154	136	51	99	204	261	822	70	195
		1997-Oct	2 860	371	194	196	156	150	231	953	444	165
	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-Oct	541 609	128 950	66 283	5 954	22 500	86 326	68 301	124 562	12 068	26 664
		1997-Jan-Oct	851 554	146 210	75 034	36 907	25 856	100 377	107 141	256 785	62 841	40 402
		1996-Oct*	60 819	13 315	8 626	302	4 438	7 155	9 299	13 110	1 708	2 866
		1997-Sep	68 308	4 186	6 552	971	2 317	12 890	7 174	30 248	1 460	2 512
		1997-Oct	97 701	6 649	7 726	3 114	6 858	8 608	9 663	43 266	8 009	3 808

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-Oct	1 676	575	125	32	82	240	80	413	79	50
		1997-Jan-Oct	1 924	688	144	24	72	506	75	283	73	59
		1996-Oct*	177	46	15	4	10	27	10	42	5	18
		1997-Sep	196	66	12	-	9	59	7	31	8	4
		1997-Oct	153	63	8	4	7	29	7	16	15	4
	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-Oct	1 761 077	291 046	58 955	40 858	75 453	372 460	74 237	760 439	56 587	31 043
		1997-Jan-Oct	2 421 125	444 578	75 287	20 711	72 143	502 351	114 772	1 007 650	92 177	91 456
		1996-Oct*	221 539	29 498	8 298	8 810	3 040	67 202	16 477	74 659	1 401	12 154
		1997-Sep	234 757	35 477	8 271	-	3 871	76 559	2 135	98 893	7 803	1 748
		1997-Oct	333 945	37 325	7 050	1 642	3 289	56 598	53 732	158 072	8 577	7 660
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-Oct	1 710 138	453 212	132 035	28 572	99 859	395 487	40 153	473 507	47 293	40 021
		1997-Jan-Oct	1 978 038	560 547	137 773	18 436	118 221	605 221	43 544	416 433	66 431	11 432
		1996-Oct*	198 153	40 152	12 612	5 375	11 162	52 899	4 341	62 761	5 309	3 542
		1997-Sep	190 144	35 574	11 635	2 640	6 788	86 146	5 890	30 642	9 030	1 798
		1997-Oct	184 149	47 471	11 141	3 045	8 215	65 720	7 734	25 463	14 087	1 273

**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	Mpuma-langa	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-Oct	15 670 917	3 397 487	771 435	121 528	416 772	2 296 104	552 036	7 339 949	515 463	260 144
		1997-Jan-Oct	15 092 567	3 517 038	766 818	101 754	384 555	2 214 850	508 550	6 596 714	544 616	457 670
		1996-Oct*	1 889 710	357 762	80 276	14 295	42 925	255 060	76 124	981 586	55 119	26 562
		1997-Sep	1 811 090	310 033	82 941	10 839	45 591	183 655	40 765	1 040 293	64 770	32 205
		1997-Oct	1 758 250	470 286	93 255	10 944	51 961	186 293	46 045	719 529	54 024	125 912
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-Oct	7 408 669	1 705 449	375 862	49 154	188 015	957 175	314 272	3 417 731	264 903	136 109
		1997-Jan-Oct	6 973 159	1 828 943	357 837	35 781	195 922	995 068	259 178	2 844 862	271 775	183 793
		1996-Oct*	909 074	182 764	40 272	5 540	24 272	114 645	31 036	471 377	22 909	16 259
		1997-Sep	721 920	153 965	37 089	3 029	22 856	101 348	21 734	337 715	25 985	18 201
		1997-Oct	820 953	246 950	37 185	4 415	22 077	96 124	33 962	325 105	38 918	16 216
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-Oct	37 078	8 447	3 050	268	1 564	4 789	3 114	13 096	1 715	1 035
	1997-Jan-Oct	36 131	7 908	2 598	261	1 863	3 924	2 610	13 780	1 751	1 436
	1996-Oct*	4 380	930	395	31	218	532	332	1 653	177	112
	1997-Sep	4 136	726	306	24	202	390	257	1 967	152	112
	1997-Oct	4 776	1 003	331	33	251	466	351	2 033	165	143
Value	1995	5 464 302	1 276 641	328 724	27 681	123 760	772 814	228 822	2 393 982	194 319	117 558
(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
	1996-Jan-Oct	4 714 797	1 106 975	296 870	32 376	127 132	576 367	265 631	1 989 158	208 025	112 263
	1997-Jan-Oct	4 621 162	1 230 254	275 141	28 347	146 688	525 417	236 758	1 816 436	213 833	148 288
	1996-Oct*	527 318	124 475	34 242	3 367	15 938	66 156	26 752	223 558	18 368	14 462
	1997-Sep	485 765	121 455	30 668	3 029	14 573	52 023	21 734	207 995	20 015	14 273
	1997-Oct	593 643	155 092	31 254	3 231	20 631	66 999	27 965	246 793	28 104	13 573

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-Oct	16 770	3 226	1 827	60	879	2 206	1 932	5 412	746	482
		1997-Jan-Oct	17 346	2 545	1 550	109	1 070	1 909	1 512	7 054	823	774
		1996-Oct*	2 196	383	267	8	132	200	218	858	85	45
		1997-Sep	2 210	164	191	7	127	192	165	1 253	61	50
		1997-Oct	2 370	285	215	18	143	211	230	1 114	75	79
	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	2 963	53 456	158 712	118 669	330 196	44 356	36 258
		1996-Jan-Oct	874 614	168 861	94 359	2 839	44 378	133 288	107 722	255 347	39 243	28 578
		1997-Jan-Oct	916 570	140 862	84 599	6 348	53 422	120 039	88 399	336 983	39 020	46 899
		1996-Oct*	111 050	19 845	15 092	439	6 277	12 053	12 645	37 980	3 769	2 951
		1997-Sep	102 209	10 101	10 244	470	5 627	11 683	9 528	49 990	1 496	3 070
		1997-Oct	130 888	14 499	11 059	1 048	7 179	13 440	12 712	62 054	4 120	4 777
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-Oct	3 605	988	195	53	109	492	147	1 353	139	129
		1997-Jan-Oct	3 101	985	192	62	110	401	116	969	131	135
		1996-Oct*	377	97	18	7	8	66	15	134	18	14
		1997-Sep	275	83	28	8	10	26	8	86	15	11
		1997-Oct	333	140	22	6	13	28	7	91	10	16
	Value	1995	4 577 263	578 389	146 910	30 235	72 068	1 133 235	70 904	2 355 959	93 845	95 720

ADDITIONS AND ALTERATIONS	(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
		1996-Jan-Oct	4 373 641	701 649	155 932	27 669	86 764	577 838	153 705	2 451 201	135 035	83 848
		1997-Jan-Oct	4 455 129	674 912	136 753	28 839	83 640	577 163	151 453	2 425 668	150 857	225 844
		1996-Oct*	566 940	57 433	16 244	4 019	6 127	77 202	37 453	346 691	16 394	5 376
		1997-Sep	699 055	63 481	14 462	4 684	13 157	25 131	6 830	533 535	27 465	10 311
		1997-Oct	531 025	114 862	10 841	566	17 484	24 784	4 071	248 324	6 890	103 202
	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-Oct	3 888 607	990 389	239 641	44 705	141 993	761 091	84 059	1 471 017	115 526	40 188
		1997-Jan-Oct	3 664 280	1 013 184	272 227	37 134	104 993	642 619	97 920	1 326 185	121 985	48 034
		1996-Oct*	413 695	117 564	23 761	4 736	12 526	63 214	7 634	163 518	15 816	4 927
		1997-Sep	390 116	92 588	31 391	3 126	9 578	57 176	12 201	169 043	11 320	3 694
		1997-Oct	406 272	108 474	45 228	5 963	12 400	65 386	8 012	146 100	8 216	6 494

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

ITEM		YEAR AND MONTH	TOTAL	PROVINCE								
				Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province
TOTAL	Value (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-Oct	7 975 322	1 674 003	395 932	101 753	256 170	1 423 234	277 278	3 409 901	264 829	172 223
		1997-Jan-Oct	8 399 296	2 047 835	448 400	69 972	271 270	1 748 356	316 545	2 966 768	324 339	205 811
		1996-Oct*	978 429	171 020	48 887	13 369	21 846	197 383	39 849	434 385	27 303	24 387
		1997-Sep	829 966	153 990	47 271	7 392	14 076	231 948	21 910	307 333	31 952	14 093
		1997-Oct	911 998	183 562	37 050	8 957	19 827	184 618	81 731	339 780	39 161	17 311
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	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-Oct	4 536 290	940 259	213 198	39 911	81 512	659 186	163 190	2 176 927	160 949	101 160
		1997-Jan-Oct	4 069 927	1 069 930	246 935	30 989	81 831	656 102	168 229	1 542 724	168 172	105 014
		1996-Oct*	564 005	101 370	30 058	2 373	7 645	77 281	19 030	296 966	20 593	8 691
		1997-Sep	413 467	83 050	27 366	4 752	3 458	77 493	13 885	177 798	15 119	10 546
		1997-Oct	396 312	98 795	18 865	4 426	8 442	64 400	20 265	156 245	16 497	8 378
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-Oct	23 133	6 647	1 980	166	565	3 261	1 623	7 325	853	713
		1997-Jan-Oct	23 574	5 376	1 930	143	632	3 154	1 715	8 028	1 813	783
		1996-Oct*	2 724	646	224	18	64	343	239	1 065	97	28
		1997-Sep	2 313	443	179	13	67	365	145	950	87	64
		1997-Oct	2 479	575	190	11	99	259	191	990	85	79
	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-Oct	2 877 931	736 711	180 151	21 669	48 697	378 143	137 210	1 193 138	110 649	71 563
	1997-Jan-Oct	2 682 241	684 861	170 730	17 867	56 694	374 866	149 306	1 007 916	133 697	86 304
	1996-Oct*	380 958	74 537	23 223	2 082	4 713	40 569	16 682	206 758	9 405	2 987
	1997-Sep	275 403	63 382	16 705	1 393	3 389	48 400	13 433	109 338	9 273	10 089
	1997-Oct	283 952	68 488	17 150	1 248	7 968	30 633	16 065	119 875	14 147	8 378

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-Oct	9 583	2 630	1 080	33	309	1 368	1 116	2 456	234	357
		1997-Jan-Oct	13 127	2 189	1 280	65	395	1 580	1 350	4 546	1 341	381
		1996-Oct*	1 071	238	127	6	56	113	184	289	45	13
		1997-Sep	1 062	76	111	7	60	204	102	465	24	13
		1997-Oct	1 386	118	130	4	86	149	146	699	14	40
	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-Oct	499 784	121 472	58 785	1 523	17 459	83 584	64 606	122 624	11 805	17 925
		1997-Jan-Oct	685 486	107 615	69 739	4 113	21 757	97 970	82 595	228 143	50 565	22 989
		1996-Oct*	57 050	13 315	7 742	302	3 682	7 155	9 281	13 023	1 633	917
		1997-Sep	58 098	3 382	6 059	452	1 869	12 890	5 518	26 015	1 020	893
		1997-Oct	79 452	5 384	6 973	226	6 053	8 578	8 466	40 554	598	2 620
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-Oct	1 643	571	102	31	82	239	78	411	79	50
		1997-Jan-Oct	1 884	680	124	22	71	500	74	283	72	58
		1996-Oct*	174	46	12	4	10	27	10	42	5	18
		1997-Sep	194	65	12	-	9	58	7	31	8	4
		1997-Oct	149	63	7	3	7	27	7	16	15	4
	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-Oct	1 737 295	282 011	51 304	36 458	75 453	370 960	74 012	759 468	56 587	31 043
		1997-Jan-Oct	2 362 529	417 387	64 666	20 546	71 393	496 973	104 772	1 007 650	89 777	89 365
		1996-Oct*	219 668	29 498	6 427	8 810	3 040	67 202	16 477	74 659	1 401	12 154
		1997-Sep	232 646	35 366	8 271	-	3 871	74 559	2 135	98 893	7 803	1 748
		1997-Oct	331 683	37 325	7 044	1 486	3 289	54 498	53 732	158 072	8 577	7 660
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-Oct	1 701 738	451 733	131 431	25 384	99 205	393 088	40 077	473 507	47 293	40 021
	1997-Jan-Oct	1 966 840	560 518	136 799	18 436	118 046	595 282	43 544	416 394	66 389	11 432
	1996-Oct*	194 756	40 152	12 402	2 187	11 162	52 899	4 341	62 761	5 309	3 542
	1997-Sep	183 853	35 574	11 635	2 640	6 747	79 896	5 890	30 642	9 030	1 798
	1997-Oct	184 002	47 442	11 141	3 045	8 096	65 720	7 734	25 463	14 087	1 273

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Oct.			Jan. - Oct.		
	1997	1996	Percentage change	1997	1996	Percentage change
	R million			R million		
Value at current prices						
Residential buildings:						
Dwelling-houses	4 621,2	4 724,4	-2,2	2 682,2	2 880,6	-6,9
Flats and townhouses	2 038,0	2 386,0	-14,6	1 327,8	1 619,4	-18,0
Total 1/	6 973,2	7 418,3	-6,0	4 069,9	4 539,0	-10,3
Non-residential buildings	4 455,1	4 373,6	+1,9	2 362,5	1 737,3	+36,0
Additions and alterations	3 664,3	3 888,8	-5,8	1 966,8	1 701,7	+15,6
Total	15 092,6	15 680,7	-3,8	8 399,3	7 978,0	+5,3
Value at constant 1990 prices						
Residential buildings:						
Dwelling-houses	2 654,1	2 896,3	-8,4	1 597,0	1 818,7	-12,2
Flats and townhouses	1 171,7	1 463,0	-19,9	814,8	1 054,4	-22,7
Total 1/	4 006,0	4 547,5	-11,9	2 448,4	2 898,2	-15,5
Non-residential buildings	2 233,1	2 469,4	-9,6	1 404,7	1 138,2	+23,4
Additions and alterations	1 963,0	2 286,2	-14,1	1 158,3	1 088,5	+6,4
Total	8 202,2	9 303,1	-11,8	5 011,4	5 124,9	-2,2

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		
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		
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		
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		

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	875	822	847	754	807	953	928		
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	461		
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	182	255	185	234	161	186	341	256		
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	208	185	212	204	211		

**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		

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		
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		
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		

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		
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		
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		
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		

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	1 419	1 386	1 827	1 353	1 585	1 470	1 544	1 464	1 387	1 353	1 501	1 575	
		1996	1 456	1 501	1 429	1 672	1 555	1 541	1 650	1 567	1 405	1 645	1 558	1 448	
		1997	1 511	1 574	1 187	1 793	1 458	1 443	1 298	1 371	1 777	1 520			
6.1.1.2 At constant 1990 prices	R million	1995	941	914	1 199	883	1 029	942	980	922	871	848	939	969	
		1996	885	906	860	1 006	930	920	980	915	816	949	883	821	
		1997	849	880	661	985	796	781	706	741	933	800			
6.1.2 Residential buildings	R million	1995	806	756	759	679	862	689	696	691	667	690	765	715	
		1996	702	718	710	789	727	762	786	580	649	849	633	688	
		1997	638	683	602	819	712	628	640	654	707	763			

6.1.2.2 At constant 1990 prices	R million	1995	542	503	501	445	564	447	449	444	427	438	483	451
		1996	440	450	441	489	448	467	479	349	390	510	379	410
		1997	378	402	351	475	411	360	364	371	399	427		
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1995	675	662	676	629	711	694	666	746	734	669	715	753
6.2.1.1 At current prices		1996	678	783	717	1 036	829	631	861	714	880	938	975	798
		1997	996	818	810	960	841	777	842	815	806	864		
6.2.1.2 At constant 1990 prices	R million	1995	500	482	494	453	505	491	467	524	509	457	483	503
		1996	449	516	470	671	532	402	548	453	556	590	610	495
		1997	612	497	493	581	508	464	498	477	468	498		
6.2.2 Residential buildings	R million	1995	382	405	398	367	401	400	408	395	402	375	377	448
6.2.2.1 At current prices		1996	395	458	480	539	481	390	435	383	475	565	535	369
		1997	538	400	371	420	478	371	415	377	393	394		
6.2.2.2 At constant 1990 prices	R million	1995	274	287	281	262	278	276	280	268	270	251	254	297
		1996	255	298	310	353	306	248	275	241	296	353	336	228
		1997	327	245	225	259	287	223	249	223	230	231		

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												
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.-Oct.	11 834	1 405 373	1 501 369		1 190	116 650	135 581	7 608	780 047	869 092	2 618 622	
1997-Jan.-Oct.	12 274	1 267 701	1 386 731		1 571	126 385	184 084	5 117	541 924	668 703	2 427 078	
1996-Oct.	1 487	161 500	178 332		144	9 586	11 943	1 555	156 674	206 022	398 897	
1997-Sept.	1 747	144 213	150 046		164	19 915	29 698	435	49 256	59 317	240 041	
-Oct.	1 770	181 709	196 511		72	15 005	28 199	469	64 610	74 853	338 185	
7.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
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.-Oct.	12 246	1 609 327	1 621 231		2 667	170 226	169 463	5 714	595 292	688 008	2 598 703	
1997-Jan.-Oct.	10 865	1 463 169	1 567 475		1 882	160 368	181 054	4 520	412 641	489 212	2 266 329	
1996-Oct.*	1 436	180 420	184 560		148	11 119	9 992	650	60 992	72 780	275 773	
1997-Sept.	1 058	145 266	161 416		46	5 807	6 233	627	62 659	75 237	245 945	
-Oct.	1 460	182 691	203 231		62	5 210	5 559	231	22 867	27 037	238 906	

7.1.3 - OTHER URBAN AREAS

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.-Oct.	13 068	1 609 151	1 601 795	1 364	114 699	155 005	2 929	322 700	368 889	2 200 943
1997-Jan.-Oct.	12 992	1 568 913	1 666 955	1 236	141 516	216 460	2 220	256 842	298 457	2 279 753
1996-Oct.*	1 471	164 258	166 346	123	13 125	19 669	342	36 212	46 544	236 323
1997-Sept.	1 331	161 872	174 302	121	17 725	25 503	219	24 902	31 229	235 934
-Oct.	1 546	176 659	193 902	86	8 464	12 672	231	23 429	28 091	243 862

7.1.4 - TOTAL

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.-Oct.	37 148	4 623 851	4 724 395	5 221	401 575	460 049	16 251	1 698 039	1 925 989	7 418 268
1997-Jan.-Oct.	36 131	4 299 783	4 621 161	4 689	428 269	581 598	11 857	1 211 407	1 456 372	6 973 160
1996-Oct.*	4 394	506 178	529 238	415	33 830	41 604	2 547	253 878	325 346	910 993
1997-Sept.	4 136	451 351	485 764	331	43 447	61 434	1 281	136 817	165 783	721 920
-Oct.	4 776	541 059	593 644	220	28 679	46 430	931	110 906	129 981	820 953

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		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

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.-Oct.	408 719	524 608	292 474	351 541	509 488	531 144	1 663 977	1 106 589	1 061 758	1 767 741	2 178 790	6 461 388
1997-Jan.-Oct.	468 005	779 500	228 366	291 791	396 449	454 591	1 712 002	924 534	943 132	1 466 440	1 739 338	5 878 417
1996-Oct.	26 650	35 617	26 163	24 784	61 962	64 054	159 105	123 862	125 166	163 253	207 927	765 930
1997-Sept.	129 374	329 340	10 788	12 814	24 463	28 653	390 211	95 167	96 868	136 301	175 938	806 189
-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

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.-Oct.	634 295	747 155	175 118	206 565	749 374	686 060	1 789 787	734 352	666 420	971 421	921 672	5 310 163
1997-Jan.-Oct.	463 240	665 944	105 958	124 101	556 465	612 662	1 632 902	747 779	743 173	969 099	1 049 607	4 948 835
1996-Oct.*	108 359	139 874	21 538	21 624	93 018	89 882	308 725	95 381	88 006	134 040	124 593	709 091

1997-Sept.	59 491	90 812	2 907	3 887	65 952	116 367	228 565	76 076	84 423	110 196	126 142	600 651
-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

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.-Oct.	123 583	164 951	276 165	295 474	241 644	199 944	919 877	561 940	518 089	801 649	788 316	3 909 136
1997-Jan.-Oct.	117 838	173 296	297 758	414 861	289 567	269 162	1 110 227	594 448	567 493	854 522	875 334	4 265 315
1996-Oct.*	15 222	18 977	12 548	10 243	27 889	25 297	99 110	57 020	53 454	81 902	81 209	416 643
1997-Sept.	2 761	4 015	19 040	27 358	22 326	18 973	80 280	60 067	56 473	81 928	88 036	404 250
-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

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.-Oct.	1 166 597	1 436 714	743 757	853 580	1 500 506	1 417 148	4 373 641	2 402 881	2 246 267	3 540 811	3 888 778	15 680 687
1997-Jan.-Oct.	1 049 083	1 618 740	632 082	830 753	1 242 481	1 336 415	4 455 131	2 266 761	2 253 798	3 290 061	3 664 279	15 092 567
1996-Oct.*	150 231	194 468	60 249	56 651	182 869	179 233	566 940	276 263	266 626	379 195	413 729	1 891 664
1997-Sept.	191 626	424 167	32 735	44 059	112 741	163 993	699 056	231 310	237 764	328 425	390 116	1 811 090
-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

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	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.-Oct.	24 080	3 122 601	17 179	1 862 144	5 217 328	1 271 764	558 111	1 217 208	3 453 767	1 728 181	3 100 462	11 771 549
1997-Jan.-Oct.	23 139	2 954 203	13 090	1 523 053	4 693 401	1 445 441	415 895	1 067 256	3 344 907	1 686 306	2 788 946	10 827 260
1996-Oct.*	2 923	362 893	2 497	300 737	674 672	175 491	46 410	153 937	467 830	213 174	332 520	1 475 019
1997-Sept.	2 805	311 460	1 272	170 486	485 986	420 151	16 702	145 021	618 776	181 291	302 079	1 406 842
-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

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
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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.-Oct.	5 193	591 063	3 497	263 274	930 768	98 782	98 032	217 338	438 999	372 114	714 919	2 084 684
1997-Jan.-Oct.	4 532	613 003	2 413	263 878	1 004 533	159 472	46 537	160 761	404 165	404 796	679 712	2 088 409
1996-Oct.*	594	74 390	176	13 560	96 392	15 474	5 713	17 156	41 024	47 654	88 005	225 420
1997-Sept.	338	52 579	133	14 844	70 482	19 040	245	11 393	38 320	31 116	59 050	167 852
-Oct.	602	82 178	119	33 029	152 940	35 801	7 024	26 400	72 848	52 159	72 371	298 158

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.-Oct.	1 142	80 797	567	49 121	130 012	3 059	29 487	35 486	85 619	81 953	140 465	356 094
1997-Jan.-Oct.	878	81 158	353	39 874	126 218	3 488	29 513	15 337	64 021	83 278	151 065	341 305
1996-Oct.	146	12 142	71	6 030	18 172	0	10 102	477	14 403	9 799	13 545	46 119
1997-Sept.	78	7 797	11	889	8 686	128	2 472	0	3 572	7 019	18 543	30 802
-Oct.	131	12 740	24	3 052	18 111	1 194	1 279	1 828	4 796	12 791	22 310	45 218

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

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.-Oct.	916	76 793	202	18 004	96 389	22 439	3 290	7 592	34 264	25 135	54 700	185 354
1997-Jan.-Oct.	693	62 478	105	13 198	91 976	6 907	9 297	8 600	25 481	32 204	72 679	190 134
1996-Oct.	118	8 282	0	0	8 282	0	0	940	940	2 197	6 565	15 787
1997-Sept.	97	7 450	36	4 255	12 505	3 700	0	3 163	6 863	4 609	6 788	26 155
-Oct.	112	7 581	5	560	8 141	0	609	0	774	4 310	14 163	23 078

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.-Oct.	76	12 525	78	12 311	24 836	8 655	2 388	2 426	15 461	20 049	25 805	66 097
1997-Jan.-Oct.	96	11 436	16	2 082	16 124	2 870	1 635	3 597	10 985	15 586	24 525	51 635
1996-Oct.	11	1 609	8	1 616	3 225	0	0	0	1 446	2 619	3 689	8 359
1997-Sept.	6	1 412	0	0	1 412	1 523	0	450	2 693	874	1 310	5 415

-Oct.		8	631	0	0	631	0	0	0	0	2 256	4 439	5 070
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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.-Oct.		2 535	262 958	1 027	122 237	428 648	39 966	26 227	224 621	343 439	214 433	483 562	1 255 649
1997-Jan.-Oct.		1 999	256 361	1 346	146 492	425 068	46 481	46 538	155 017	318 366	216 510	395 723	1 139 157
1996-Oct.		267	30 125	62	19 110	49 235	286	5 000	41 392	51 567	21 845	38 531	139 334
1997-Sept.		180	21 465	38	12 995	34 460	3 328	5 068	7 134	17 180	19 468	34 561	86 201
-Oct.		217	30 625	139	15 834	46 459	0	150	7 030	10 099	24 191	46 277	102 836

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

7.3.7 - 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.-Oct.		414	52 604	279	35 651	88 253	5 874	1 818	22 453	36 128	26 068	99 595	223 975
1997-Jan.-Oct.		375	44 163	304	34 650	81 399	8 786	28 803	18 257	56 627	22 861	63 255	201 283
1996-Oct.		60	7 184	71	7 169	14 352	0	685	3 293	6 690	4 002	8 656	29 698
1997-Sept.		44	5 571	1	500	6 071	5 000	0	732	5 732	2 917	5 231	17 035
-Oct.		41	6 430	52	6 224	12 654	1 200	1 000	2 190	4 390	2 657	7 800	24 845

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.-Oct.		8 138	1 265 845	7 962	906 959	2 276 756	917 443	249 567	577 184	1 947 641	684 792	1 124 644	5 349 041
1997-Jan.-Oct.		8 755	1 150 598	6 012	673 207	1 852 128	1 052 967	217 459	581 802	2 079 349	650 811	1 037 554	4 969 032
1996-Oct.		1 171	140 546	1 570	181 666	323 712	138 048	24 575	73 768	292 916	86 156	119 671	736 299
1997-Sept.		856	118 120	478	63 577	181 877	349 910	3 716	106 272	477 686	80 038	128 821	788 384
-Oct.		1 177	134 435	300	46 834	181 269	116 699	15 408	67 038	207 720	76 991	108 738	497 727

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
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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.-Oct.	735	90 183	391	45 835	136 017	12 858	25 740	17 020	75 414	50 424	84 702	296 131
1997-Jan.-Oct.	1 238	102 208	321	54 962	157 169	7 602	6 240	15 234	35 281	42 576	72 187	264 643
1996-Oct.*	57	6 999	56	6 086	13 085	387	0	207	1 092	6 305	12 319	26 495
1997-Sept.	687	34 507	140	27 972	62 479	315	140	2 262	5 215	6 487	11 047	78 742
-Oct.	86	9 772	28	3 992	13 764	0	0	1 926	2 863	5 179	6 411	23 038

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	

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.-Oct.	4 212	625 197	2 739	364 747	997 008	153 923	104 423	92 748	412 820	195 894	267 366	1 677 197
1997-Jan.-Oct.	3 581	549 408	1 892	263 730	821 422	143 234	13 841	95 208	296 462	168 427	220 443	1 338 327
1996-Oct.	415	73 612	417	58 510	133 223	16 878	252	16 704	51 824	26 119	32 210	217 257
1997-Sept.	391	53 248	323	37 992	91 240	29 607	2 857	12 826	48 852	23 283	30 321	170 413
-Oct.	688	101 851	164	25 135	128 637	27 604	283	5 650	35 370	25 641	31 850	195 857

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.-Oct.	553	52 952	437	44 005	96 957	8 765	17 056	20 340	49 756	47 858	85 267	231 979
1997-Jan.-Oct.	664	63 111	285	26 846	92 951	13 569	15 134	12 638	49 301	38 103	56 201	198 453
1996-Oct.	62	6 247	66	6 990	13 237	4 418	0	0	4 951	5 483	8 084	26 272
1997-Sept.	63	6 053	102	6 976	13 029	7 600	2 204	700	12 574	4 136	4 822	30 425
-Oct.	108	10 304	3	986	11 290	1 560	2 750	1 432	5 742	5 418	6 342	23 374

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.-Oct.	166	11 684	0	0	11 684	0	83	0	14 226	9 461	19 437	45 348
1997-Jan.-Oct.	328	20 279	43	4 134	24 413	65	898	805	4 869	11 154	15 602	44 882
1996-Oct.	22	1 757	0	0	1 757	0	83	0	977	995	1 245	3 979
1997-Sept.	65	3 258	10	486	3 745	0	0	89	89	1 344	1 585	5 418

-Oct.	60	3 194	0	0	3 194	0	199	450	649	1 869	2 422	6 265

1/ Including "Other"												

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.-Oct.	37 148	4 623 851	4 724 395	23 153	2 901 734	2 880 630
1997-Jan.-Oct.	36 131	4 299 783	4 621 161	23 574	2 556 503	2 682 242
1996-Oct.*	4 394	506 178	529 238	2 728	363 416	381 498
1997-Sept.	4 136	451 351	485 764	2 313	260 826	275 402
-Oct.	4 776	541 059	593 644	2 479	268 566	283 951

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.-Oct.	12 782	934 006	851 441	5 011	340 125	310 453
1997-Jan.-Oct.	14 384	1 015 998	971 440	7 716	449 088	441 672
1996-Oct.*	1 616	111 660	106 202	613	37 628	34 622
1997-Sept.	2 026	123 367	113 681	709	48 381	47 306
-Oct.	1 916	130 661	129 898	657	38 899	38 188

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. -Oct.	2 274	188 808	166 143	2 216	138 559	115 915
1997-Jan. -Oct.	1 885	174 892	185 012	1 359	97 101	91 899
1996-Oct. *	263	21 952	21 173	180	12 190	11 386
1997-Sept.	228	19 521	20 749	187	14 827	13 420
-Oct.	243	22 164	21 888	107	8 435	7 291

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

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.-Oct.	2 276	263 316	267 904	1 581	188 898	184 838
1997-Jan.-Oct.	2 338	254 119	293 981	1 552	173 576	183 309
1996-Oct.	273	32 737	35 319	214	25 043	24 870
1997-Sept.	225	23 855	27 034	192	19 503	20 868
-Oct.	227	24 703	27 945	154	13 756	15 007

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.-Oct.	19 816	3 237 721	3 438 909	14 345	2 234 152	2 269 424
1997-Jan.-Oct.	17 524	2 854 774	3 170 727	12 947	1 836 738	1 965 363
1996-Oct.*	2 242	339 829	366 544	1 721	288 555	310 620
1997-Sept.	1 657	284 608	324 300	1 225	178 115	193 808
-Oct.	2 390	363 531	413 913	1 561	207 476	223 471

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.-Oct.	16 770	913 081	874 614	9 593	534 681	500 535
1997-Jan.-Oct.	17 346	929 213	916 570	13 127	686 129	685 485
1996-Oct.*	2 196	115 482	111 050	1 073	59 391	57 200
1997-Sept.	2 210	108 598	102 209	1 062	56 460	58 098
-Oct.	2 370	128 441	130 888	1 386	79 527	79 452

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 -Aug.	2 137	255 649	268 735	102	9 358	9 132	577	59 923	79 400	360 503	
-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	

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
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 -Aug.	190	177 948	199 147	2 301	159 825	158 521	718 171
-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

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.-Oct.	6 691	849 273	864 454	1 297	105 340	125 917	4 796	480 941	537 232	1 547 466
1997-Jan.-Oct.	7 829	714 909	755 716	1 631	122 514	153 290	3 146	300 686	347 335	1 284 539
1996-Oct.	815	102 163	104 235	124	10 021	12 199	597	48 037	60 662	178 298
1997-Sept.	759	73 325	77 219	214	11 042	14 551	343	29 507	32 227	133 600
-Oct.	975	79 392	79 474	150	7 984	9 325	155	11 305	15 254	111 659
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.-Oct.	8 161	1 067 805	1 081 727	1 779	129 637	134 830	3 723	423 147	469 698	1 701 956
1997-Jan.-Oct.	7 519	936 413	997 284	1 334	92 245	104 217	3 699	328 308	381 055	1 489 270
1996-Oct.*	1 158	176 818	196 761	261	20 360	19 879	209	21 180	23 846	248 632
1997-Sept.	826	92 514	100 426	160	10 220	9 120	430	38 131	48 429	158 885
-Oct.	700	97 451	107 959	216	11 785	12 323	344	31 760	35 678	156 622
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.-Oct.	8 301	984 656	934 449	910	98 124	129 729	1 953	209 026	221 946	1 289 568
1997-Jan.-Oct.	8 226	905 181	929 242	1 269	119 773	156 838	1 380	160 967	185 022	1 296 118
1996-Oct.*	755	84 435	80 502	109	14 715	18 190	324	33 526	37 951	137 615

1997-Sept.	728	94 987	97 757	0	0	0	150	18 179	23 224	120 982
-Oct.	804	91 723	96 518	39	3 245	4 253	126	17 693	24 828	128 032

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.-Oct.	23 153	2 901 734	2 880 630	3 986	333 101	390 476	10 472	1 113 114	1 228 876	4 538 990
1997-Jan.-Oct.	23 574	2 556 503	2 682 242	4 234	334 532	414 345	8 225	789 961	913 412	4 069 927
1996-Oct.*	2 728	363 416	381 498	494	45 096	50 268	1 130	102 743	122 459	564 545
1997-Sept.	2 313	260 826	275 402	374	21 262	23 671	923	85 817	103 880	413 467
-Oct.	2 479	268 566	283 951	405	23 014	25 901	625	60 758	75 760	396 313

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

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.-Oct.	215 802	303 250	124 327	115 319	274 615	244 217	781 048	474 925	443 285	743 070	884 470	3 212 983
1997-Jan.-Oct.	261 067	404 696	95 634	116 191	222 778	208 560	831 772	503 419	515 173	794 321	1 014 785	3 131 098
1996-Oct.	11 569	13 674	45 335	47 041	26 159	16 012	81 232	61 094	57 236	82 867	92 447	351 978
1997-Sept.	3 316	3 761	14 909	16 751	20 325	19 363	43 185	48 738	51 495	78 120	101 448	278 234
-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

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.-Oct.	151 641	183 297	83 966	99 550	259 188	230 253	549 501	379 262	337 070	463 203	433 764	2 685 223
1997-Jan.-Oct.	186 652	280 362	65 960	73 589	493 035	500 018	909 183	361 982	332 173	498 240	502 302	2 900 757
1996-Oct.*	38 988	44 705	555	368	45 444	42 849	92 120	51 727	52 665	58 279	58 486	399 238
1997-Sept.	15 246	27 164	5 200	9 131	85 934	102 388	145 708	32 704	30 997	39 049	40 224	344 817
-Oct.	28 749	75 895	1 048	667	41 291	53 350	132 080	28 670	25 562	42 160	46 652	335 354

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.-Oct.	58 850	68 639	137 817	149 332	112 809	83 610	406 745	293 787	249 305	442 248	383 503	2 079 815

1997-Jan.-Oct.	85 794	116 079	192 988	248 522	99 111	93 647	621 573	294 788	267 069	465 094	449 750	2 367 441
1996-Oct.*	3 406	3 773	24 164	23 819	18 679	11 269	46 316	29 988	25 302	50 971	43 822	227 753
1997-Sept.	10 692	19 066	7 297	7 922	7 950	6 153	43 752	31 044	28 038	46 664	42 181	206 915
-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

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.-Oct.	426 293	555 186	346 110	364 201	646 612	558 080	1 737 294	1 147 974	1 029 660	1 648 521	1 701 737	7 978 021
1997-Jan.-Oct.	533 513	801 137	354 582	438 302	814 924	802 225	2 362 528	1 160 189	1 114 415	1 757 655	1 966 837	8 399 296
1996-Oct.*	53 963	62 152	70 054	71 228	90 282	70 130	219 668	142 809	135 203	192 117	194 755	978 969
1997-Sept.	29 254	49 991	27 406	33 804	114 209	127 904	232 645	112 486	110 530	163 833	183 853	829 966
-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

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

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.-Oct.	14 852	1 946 183	11 595	1 267 680	3 249 420	486 550	214 870	474 472	1 330 556	780 357	1 318 239	5 898 201
1997-Jan.-Oct.	15 348	1 752 998	9 810	985 899	2 773 811	685 060	189 779	708 578	1 740 958	847 348	1 517 088	6 031 857
1996-Oct.*	1 973	300 996	1 191	116 587	426 930	58 380	47 410	58 862	173 353	109 903	150 933	751 216
1997-Sept.	1 585	177 646	1 147	104 327	292 485	30 925	25 881	121 752	188 894	82 494	141 674	623 049
-Oct.	1 675	187 433	865	72 579	268 279	81 520	4 628	75 039	218 607	59 683	132 874	619 761

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.-Oct.	3 828	383 891	1 426	106 371	493 369	32 410	41 224	72 055	179 650	163 156	300 600	973 619
1997-Jan.-Oct.	3 282	348 720	2 309	202 218	561 735	91 693	30 400	136 138	270 262	197 015	369 462	1 201 459
1996-Oct.	432	44 040	231	15 832	62 385	10 646	243	4 778	19 465	14 384	25 420	107 270
1997-Sept.	236	30 249	202	14 555	44 804	814	0	22 009	24 524	15 017	18 132	87 460
-Oct.	399	38 953	233	19 449	59 064	440	467	14 698	16 333	19 229	27 668	103 065

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.-Oct.	787	58 729	501	28 050	86 778	6 951	8 351	8 729	33 503	47 694	70 813	191 094
1997-Jan.-Oct.	744	54 845	841	65 499	120 344	2 182	3 898	16 937	25 879	40 662	81 453	227 677
1996-Oct.	113	10 481	106	6 835	17 316	1 262	125	2 544	4 437	4 918	7 894	29 647
1997-Sept.	65	5 968	160	10 311	16 279	0	435	3 133	3 729	3 927	7 933	27 941
-Oct.	78	6 491	11	797	7 288	0	111	0	111	5 047	7 972	15 371

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	

11.3.4 - EAST LONDON

1995	502	36 757	22	1 494	38 251	420	7 053	7 068	16 441	13 249	30 416	85 109
1996	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 007	140 906
1996-Jan.-Oct.	706	57 938	61	3 249	61 187	2 034	368	3 220	8 425	18 940	45 572	115 183
1997-Jan.-Oct.	744	59 708	34	4 393	65 121	8 904	1 915	6 423	18 340	15 968	42 631	126 089
1996-Oct.	80	8 304	0	0	8 304	0	0	320	320	3 008	4 369	12 994
1997-Sept.	66	5 560	6	350	5 910	2 000	0	0	2 000	1 632	2 766	10 675
-Oct.	69	4 960	4	300	5 260	0	0	966	1 131	1 611	2 832	9 223

11.3.5 - KIMBERLEY

1995	72	10 600	89	16 201	26 799	0	3 202	657	5 870	6 066	14 224	46 892
1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 258	70 183
1996-Jan.-Oct.	57	9 271	115	16 812	26 083	12 810	8 234	2 802	26 904	8 643	12 899	65 882
1997-Jan.-Oct.	93	11 351	50	8 336	22 293	2 839	504	2 161	10 111	6 645	11 199	43 603
1996-Oct.	7	1 072	1	117	1 189	8 704	106	0	8 810	1 540	1 706	11 704
1997-Sept.	8	820	17	3 359	4 179	0	0	0	0	534	1 934	6 113
-Oct.	6	504	0	0	3 110	0	0	0	0	1 075	2 737	5 847

11.3.6 - DURBAN

1995	1 793	216 177	1 797	182 068	402 458	58 305	84 787	153 127	332 424	217 931	418 504	1 153 385
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
1996-Jan.-Oct.	1 574	185 774	1 167	129 705	320 479	26 940	57 121	125 825	236 719	188 293	308 368	865 565
1997-Jan.-Oct.	2 015	216 835	1 539	146 158	367 995	18 599	51 566	263 415	358 639	266 677	500 478	1 227 111

1996-Oct.	192	23 388	105	10 430	33 818	1 280	43 132	17 979	64 242	29 103	40 077	138 137
1997-Sept.	183	20 012	231	17 737	37 749	3 900	7 889	42 874	56 291	32 363	72 101	166 140
-Oct.	146	12 693	206	15 662	33 355	7 000	2 600	24 309	40 021	14 347	58 144	131 520

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

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.-Oct.	262	31 805	110	11 841	43 646	16 714	0	7 103	24 045	12 664	29 994	97 684
1997-Jan.-Oct.	235	25 900	177	17 393	43 357	0	0	1 470	1 812	10 830	19 262	64 432
1996-Oct.	45	3 977	0	0	3 977	0	0	250	250	1 343	3 190	7 417
1997-Sept.	63	5 645	0	0	5 645	0	0	0	0	1 701	2 408	8 053
-Oct.	25	2 742	0	0	2 742	0	0	0	0	1 326	2 291	5 033

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.-Oct.	4 238	732 687	6 384	727 995	1 476 647	343 683	71 911	148 039	614 955	257 416	384 096	2 475 697
1997-Jan.-Oct.	5 748	730 395	3 885	427 158	1 160 476	510 024	54 621	245 231	854 918	227 009	362 421	2 377 819
1996-Oct.	762	164 826	682	76 146	246 604	34 848	622	25 588	62 425	48 390	58 000	367 029
1997-Sept.	605	66 402	249	23 108	89 510	22 450	17 307	52 130	96 819	19 897	26 421	212 750
-Oct.	745	92 353	410	36 159	128 512	68 981	200	35 066	104 744	11 009	22 652	255 908

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.-Oct.	359	46 036	194	26 076	72 402	320	687	14 920	18 059	19 053	42 702	133 160
1997-Jan.-Oct.	299	36 327	30	4 829	41 157	5 683	3 758	1 509	12 374	19 561	29 257	82 787
1996-Oct.*	11	1 819	0	0	1 819	0	95	0	95	1 808	1 810	3 724
1997-Sept.	16	3 273	0	0	3 273	92	250	406	748	1 825	1 850	5 870
-Oct.	29	3 320	0	0	3 320	5 000	0	0	5 030	932	944	9 294

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	
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
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.-Oct.	2 709	410 920	1 432	203 618	624 890	35 795	19 091	49 907	125 799	37 359	48 824	799 511
1997-Jan.-Oct.	1 768	230 542	724	90 339	331 322	27 935	22 419	24 651	133 516	18 819	25 168	490 007
1996-Oct.	288	39 849	66	7 227	48 278	1 640	3 087	7 103	12 139	2 637	3 090	63 507
1997-Sept.	304	36 651	282	34 907	82 002	709	0	0	1 701	2 421	2 461	86 164
-Oct.	130	22 580	1	212	22 791	0	450	0	48 328	1 475	2 040	73 160
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.-Oct.	309	27 381	205	13 963	42 012	8 893	7 883	37 410	57 268	21 483	58 826	158 106
1997-Jan.-Oct.	362	33 553	221	19 576	55 189	16 847	19 637	10 643	51 720	31 769	59 621	166 528
1996-Oct.	43	3 240	0	0	3 240	0	0	300	1 170	2 351	4 446	8 856
1997-Sept.	36	2 617	0	0	2 685	960	0	1 200	2 612	1 714	4 144	9 441
-Oct.	36	2 405	0	0	2 405	0	800	0	2 810	2 273	3 730	8 945
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.-Oct.	23	1 751	0	0	1 927	0	0	4 462	5 229	5 656	15 545	22 700
1997-Jan.-Oct.	58	4 822	0	0	4 822	354	1 061	0	3 387	12 393	16 136	24 345
1996-Oct.	0	0	0	0	0	0	0	0	0	421	931	931
1997-Sept.	3	449	0	0	449	0	0	0	470	1 463	1 524	2 442
-Oct.	12	432	0	0	432	99	0	0	99	1 359	1 864	2 395

1/ Including "Other"

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