

Construction P5041.1

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SUMMARY OF FINDINGS

Building plans passed

The total value of building plans passed during the first nine months of 1997 amounted to R13 547,2 million (at current prices) - a decrease of 2,6% or R363,3 million compared with the same period of 1996. This can mainly be attributed to a considerable decrease of R452,8 million reported by Gauteng, mainly in respect of dwelling-houses (-R156,2 million), townhouses (-R163,5 million) and additions and alterations (-R127,8 million). However, increases in the total value of building plans passed were reported by the Northern Province (+R116,1 million), Mpumalanga (+R40,1 million) and the Western Cape (+R31,7 million).

The total value of residential building plans passed during the first nine months of 1997 was R6 274,9 million, which is R290,7 million less than the same period in 1996. Large decreases were reported for

dwelling-houses (-R102,4 million) and townhouses (-R274,2 million). Despite the decrease in the value of dwelling-houses, the number of dwelling-house plans passed increased by 4 213. This is mainly due to a large increase in plans for low-cost housing. Large increases were reported by Gauteng (+3 524 more dwelling-house plans passed), the Northern Province (+1 694) and the Western Cape (+1 652). 61,1% or 25 676 of the 42 056 dwelling-house plans passed during the first nine months of 1997 were for dwelling-houses smaller than 81 square metres.

The value of non-residential building plans passed during the first nine months of 1997 increased by 3,8% (+R145,0 million) to R4 001,8 million compared with the same period of 1996. Increases were reported in respect of office space (+R180,0 million) and other non-residential buildings (+R121,4 million), whereas shopping space and industrial space decreased by R97,2 million and R59,3 million respectively.

Regarding additions and alterations, the total value of building plans passed during the first nine months of 1997 decreased by 6,2% (-R217,6 million) compared with the same period in 1996. Large decreases were reported by Gauteng (-R127,8 million) and KwaZulu-Natal (-R119,9 million).

Buildings completed

The total value of buildings completed during the first nine months of 1997 amounted to R7 703,0 million (at current prices), resulting in an increase of 8,6% (+R611,7 million) compared with the same period in 1996. The largest provincial contributors to this increase were the Western Cape (+R407,8 million) and KwaZulu-Natal (+R319,9 million), whereas Gauteng reported a substantial decrease in the total value of buildings completed (-R325,3 million). Large increases occurred in respect of non-residential buildings (+35,6% or R547,6 million) and additions and alterations (+18,6% or R281,9 million), whereas the value of residential buildings completed decreased by 5,4% (-R217,8 million).

The total value of residential buildings completed during the first nine months of 1997 decreased by R217,8 million to R3 821,9 million compared with the same period in 1996. The largest decrease occurred in respect of townhouses (-R268,4 million). Although the value of dwelling-houses completed increased by only R8,8 million, 10 311 more dwelling-houses were completed during the above-mentioned period. This is due to a considerable increase in respect of low-cost housing. Large increases were reported by Gauteng (+2 597), the Western Cape (+2 035), the Northern Cape (+1 925), Mpumalanga (+1 463), the North West (+1 260) and the Northern Province (+1 172).

The substantial increase of 35,6% (+R547,6 million) in the value of non-residential buildings completed during the above-mentioned period can mainly be attributed to increases in respect of office space (+R224,1 million) and industrial space (+R217,3 million). The largest provincial contributors to the increase of the total value of non-residential buildings completed were Gauteng (+R163,8 million), the Western Cape (+R145,7 million) and KwaZulu-Natal (+R140,5 million).

The value of additions and alterations completed during the first nine months of 1997 amounted to R1 793,9 million. This is R281,9 million more than the value for the corresponding period of 1996. Large increases were recorded by KwaZulu-Natal (+R196,9 million) and the Western Cape (+R100,0 million).

1. GENERAL 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 each 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 the report series 5011, 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

m5 = 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-Sep	13 910 538	3 063 155	702 795	134 600	381 599	2 050 139	477 721	6 385 697	465 772	249 059
		1997-Jan-Sep	13 547 231	3 094 849	688 509	92 200	357 352	2 034 439	475 965	5 932 889	505 868	365 161
		1996-Sep*	1 450 662	349 662	68 983	10 921	33 320	211 077	43 939	662 275	41 090	29 395

RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1997-Aug	1 551 459	357 585	85 628	9 736	58 892	241 101	37 955	644 859	62 444	53 260
		1997-Sep	1 839 725	321 347	84 021	10 870	47 122	184 175	40 765	1 049 760	66 948	34 718
	Number	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-Sep	6 565 662	1 525 271	339 441	70 951	170 548	842 530	284 905	2 961 829	247 422	122 765
		1997-Jan-Sep	6 274 926	1 607 592	330 865	32 018	177 517	899 050	227 438	2 575 019	245 086	180 342
		1996-Sep*	670 920	140 231	40 015	3 470	20 625	84 984	31 611	313 494	22 133	14 356
		1997-Aug	747 110	201 688	43 203	1 475	26 305	102 026	26 989	289 724	31 649	24 051
		1997-Sep	743 256	159 341	38 169	3 029	24 310	101 348	21 734	347 049	27 563	20 713
	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-Sep	4 252 026	983 567	266 479	56 347	117 999	510 211	240 548	1 781 075	195 084	100 716
		1997-Jan-Sep	4 149 578	1 100 760	254 099	25 768	129 067	458 524	211 016	1 624 905	197 958	147 481
		1996-Sep*	466 943	108 572	30 721	2 158	11 500	59 047	23 543	203 174	18 718	9 510
		1997-Aug	505 800	138 182	35 281	1 228	15 566	58 121	25 828	183 757	28 892	18 945
		1997-Sep	506 439	126 831	31 748	3 029	15 367	52 023	21 734	217 329	21 594	16 785

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	Mpuma-langa	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-Sep	19 715	2 977	1 853	2 061	1 248	2 006	1 813	5 958	1 173	626
		1997-Jan-Sep	25 676	4 658	1 805	175	1 184	1 702	1 484	10 568	1 892	2 208
		1996-Sep*	1 801	322	152	8	65	234	194	638	79	109
		1997-Aug	3 922	975	316	13	209	176	334	1 257	392	250
		1997-Sep	4 133	673	248	7	196	192	165	2 060	218	374
	Value	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-Sep	827 738	150 082	83 119	29 738	44 905	121 235	96 746	232 469	40 902	28 542
		1997-Jan-Sep	907 726	151 962	83 738	5 952	49 254	106 704	77 910	330 191	47 129	54 886
		1996-Sep*	88 061	17 503	8 805	320	3 534	13 359	9 441	29 325	2 897	2 878

NON-RESIDENTIAL	Number	1997-Aug	116 955	16 219	12 725	682	6 711	10 351	9 570	45 843	7 786	7 069
		1997-Sep	122 869	15 478	11 309	470	6 420	11 683	9 528	59 324	3 075	5 583
		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-Sep	3 291	905	201	46	101	429	133	1 224	121	131
		1997-Jan-Sep	2 843	867	178	59	100	379	115	879	123	143
		1996-Sep*	335	90	19	2	8	63	7	117	7	22
		1997-Aug	330	98	23	9	9	49	5	94	15	28
		1997-Sep	281	86	28	9	10	27	8	86	16	11
	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-Sep	3 856 814	655 376	145 829	23 649	80 636	509 582	116 391	2 115 675	118 640	91 033
		1997-Jan-Sep	4 001 832	575 360	127 565	28 999	86 656	557 289	158 618	2 177 428	146 967	142 949
		1996-Sep*	371 451	72 414	8 338	3 722	3 287	57 986	4 161	205 721	6 363	9 459
		1997-Aug	401 473	51 859	9 901	5 475	22 600	60 391	1 607	208 083	15 043	26 512
		1997-Sep	701 281	64 556	14 462	4 715	13 157	25 651	6 830	533 535	28 065	10 311
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-Sep	3 488 062	882 508	217 524	39 999	130 415	698 027	76 425	1 308 193	99 710	35 261
		1997-Jan-Sep	3 270 473	911 897	230 079	31 183	93 179	578 100	89 908	1 180 441	113 815	41 870
		1996-Sep*	408 291	137 016	20 629	3 729	9 408	68 107	8 167	143 060	12 594	5 580
		1997-Aug	402 876	104 038	32 524	2 785	9 987	78 683	9 359	147 052	15 751	2 697
		1997-Sep	395 188	97 450	31 391	3 126	9 654	57 176	12 201	169 177	11 320	3 694

**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-Sep	7 091 277	1 520 976	359 833	97 214	239 263	1 259 492	241 407	2 978 338	237 715	157 040
		1997-Jan-Sep	7 702 981	1 928 793	427 517	90 929	255 869	1 579 378	268 162	2 653 031	292 485	206 817
		1996-Sep*	908 314	185 209	42 429	12 956	25 703	178 982	26 843	384 191	28 886	23 112
		1997-Aug	913 791	230 326	74 159	13 614	32 679	216 806	41 119	202 927	37 435	64 727
		1997-Sep	848 577	154 905	47 763	7 910	14 566	240 198	23 566	311 565	32 392	15 711
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-Sep	4 039 754	846 368	189 752	41 969	78 152	611 647	147 837	1 881 812	140 545	101 673
		1997-Jan-Sep	3 821 913	1 008 465	232 647	56 468	77 008	594 124	171 313	1 412 484	156 541	112 861
		1996-Sep*	504 494	118 949	19 782	7 429	5 460	78 698	21 239	225 178	17 904	9 854
		1997-Aug	454 385	114 816	36 230	5 806	13 271	90 985	27 063	124 783	30 210	11 221

Dwelling-houses	Number	1997-Sep	423 676	83 854	27 858	5 270	3 906	77 493	15 541	182 030	15 559	12 165
		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-Sep	23 143	6 547	2 069	432	819	2 962	1 586	6 528	780	1 420
		1997-Jan-Sep	33 454	8 582	1 945	2 357	792	2 972	2 846	9 125	2 243	2 592
		1996-Sep*	2 893	673	240	19	183	458	208	866	116	130
		1997-Aug	5 734	1 766	257	104	68	510	797	1 023	713	496
	Value (R1 000)	1997-Sep	3 243	521	204	57	106	365	304	1 307	133	246
		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-Sep	2 537 443	669 652	163 540	24 017	48 270	340 317	124 204	988 231	101 433	77 780
		1997-Jan-Sep	2 546 263	653 703	158 158	46 524	52 021	346 656	156 590	914 046	124 415	94 151
		1996-Sep*	311 610	73 533	14 928	3 035	4 319	54 996	15 849	127 816	11 961	5 172
		1997-Aug	303 661	78 945	15 650	3 818	8 724	48 574	23 183	84 972	28 669	11 126
		1997-Sep	285 612	64 186	17 197	1 911	3 838	48 400	15 089	113 570	9 713	11 708

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-Sep	11 234	2 938	1 266	311	571	1 299	1 134	2 435	213	1 067
		1997-Jan-Sep	24 097	5 852	1 354	2 286	568	1 507	2 526	5 933	1 842	2 229
		1996-Sep*	1 344	168	153	-	171	204	158	327	55	108
		1997-Aug	4 895	1 532	199	94	24	366	759	777	685	459
		1997-Sep	1 992	154	136	51	99	204	261	822	70	195
	Value	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-Sep	480 790	115 635	57 656	5 652	18 062	79 171	59 002	111 452	10 361	23 798
		1997-Jan-Sep	753 853	139 561	67 308	33 793	18 998	91 769	97 478	213 519	54 832	36 594
		1996-Sep*	53 324	7 457	4 544	-	2 928	12 636	8 067	14 056	1 795	1 840
		1997-Aug	133 399	27 295	7 559	1 727	1 200	21 338	17 656	28 343	22 918	5 362
		1997-Sep	68 308	4 186	6 552	970	2 317	12 890	7 174	30 248	1 460	2 512
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-Sep	1 499	529	110	28	72	213	70	371	74	32
		1997-Jan-Sep	1 771	625	136	20	65	477	68	267	58	55
		1996-Sep*	166	68	7	3	13	23	3	28	12	9
		1997-Aug	234	88	29	6	4	53	16	17	4	17

		1997-Sep	196	66	12	-	9	59	7	31	8	4
	Value	1995	1 683 916	373 565	75 175	9 146	55 383	408 376	57 965	606 234	77 589	20 483
	(R1 000)	1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1996-Jan-Sep	1 539 539	261 548	50 657	32 048	72 413	305 257	57 759	685 780	55 186	18 889
		1997-Jan-Sep	2 087 180	407 253	68 237	19 069	68 854	445 753	61 040	849 577	83 600	83 796
		1996-Sep*	212 386	30 348	3 605	2 471	4 953	36 093	2 884	119 213	5 679	7 140
		1997-Aug	261 575	63 807	20 107	5 580	8 131	53 694	8 118	46 557	2 513	53 067
		1997-Sep	234 757	35 477	8 271	-	3 871	76 559	2 135	98 893	7 803	1 748
ADDITIONS AND ALTERATIONS	Value	1995	1 964 842	535 718	125 708	22 727	133 382	509 619	31 519	552 148	43 034	10 986
	(R1 000)	1996	2 087 327	550 050	162 899	32 825	129 280	487 655	46 345	571 851	57 647	48 777
		1996-Jan-Sep	1 511 985	413 059	119 423	23 197	88 697	342 588	35 811	410 746	41 984	36 479
		1997-Jan-Sep	1 793 888	513 076	126 632	15 391	110 006	539 501	35 810	390 970	52 343	10 159
		1996-Sep*	191 433	35 911	19 042	3 056	15 291	64 191	2 721	39 799	5 303	6 119
		1997-Aug	197 830	51 703	17 821	2 228	11 277	72 127	5 937	31 587	4 712	438
		1997-Sep	190 144	35 574	11 635	2 640	6 788	86 146	5 890	30 642	9 030	1 798

**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-Sep	13 781 207	3 039 725	691 159	107 233	373 847	2 041 044	475 912	6 358 363	460 344	233 582
		1997-Jan-Sep	13 334 317	3 046 752	673 563	90 810	332 593	2 028 557	462 506	5 877 185	490 592	331 758
		1996-Sep*	1 438 954	341 344	68 976	10 892	33 304	211 077	43 770	661 672	40 730	27 191
		1997-Aug	1 501 143	350 041	83 851	9 580	37 588	240 811	35 889	634 713	59 492	49 178
		1997-Sep	1 811 090	310 033	82 941	10 839	45 591	183 655	40 765	1 040 293	64 770	32 205
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-Sep	6 499 595	1 522 684	335 590	43 614	163 743	842 530	283 235	2 946 354	241 994	119 850
		1997-Jan-Sep	6 152 206	1 581 993	320 652	31 366	173 844	898 945	225 216	2 519 757	232 857	167 576
		1996-Sep*	668 937	139 831	40 015	3 470	20 609	84 984	31 442	313 313	21 773	13 499
		1997-Aug	720 768	194 934	41 504	1 475	25 201	102 026	24 923	279 578	28 698	22 428
		1997-Sep	721 920	153 965	37 089	3 029	22 856	101 348	21 734	337 715	25 985	18 201
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-Sep	32 698	7 517	2 655	237	1 346	4 257	2 782	11 443	1 538	923
		1997-Jan-Sep	31 355	6 905	2 267	228	1 612	3 458	2 259	11 747	1 586	1 293
		1996-Sep*	3 457	735	277	17	131	479	273	1 341	137	67
		1997-Aug	3 482	748	310	17	198	412	269	1 177	188	163
		1997-Sep	4 136	726	306	24	202	390	257	1 967	152	112

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-Sep	4 187 479	982 500	262 628	29 009	111 194	510 211	238 879	1 765 600	189 656	97 801
	1997-Jan-Sep	4 027 519	1 075 162	243 887	25 115	126 056	458 419	208 793	1 569 643	185 729	134 715
	1996-Sep*	465 360	108 572	30 721	2 158	11 484	59 047	23 374	202 993	18 358	8 653
	1997-Aug	479 457	131 429	33 582	1 228	14 462	58 121	23 762	173 611	25 940	17 322
	1997-Sep	485 765	121 455	30 668	3 029	14 573	52 023	21 734	207 995	20 015	14 273

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-Sep	14 574	2 843	1 560	52	747	2 006	1 714	4 554	661	437
		1997-Jan-Sep	14 976	2 260	1 335	91	927	1 698	1 282	5 940	748	695
		1996-Sep*	1 651	322	152	8	64	234	180	619	43	29
		1997-Aug	1 626	178	210	13	113	176	145	605	96	90
		1997-Sep	2 210	164	191	7	127	192	165	1 253	61	50
	Value	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-Sep	763 564	149 016	79 268	2 400	38 100	121 235	95 076	217 368	35 474	25 627
		1997-Jan-Sep	785 682	126 364	73 541	5 299	46 243	106 599	75 687	274 929	34 900	42 120
		1996-Sep*	86 478	17 503	8 805	320	3 518	13 359	9 271	29 144	2 537	2 021
		1997-Aug	90 612	9 465	11 025	682	5 607	10 351	7 505	35 697	4 834	5 446
		1997-Sep	102 209	10 101	10 244	470	5 627	11 683	9 528	49 990	1 496	3 070
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-Sep	3 228	891	177	46	101	426	132	1 219	121	115
		1997-Jan-Sep	2 768	845	170	56	97	373	109	878	121	119
		1996-Sep*	323	87	18	2	8	63	7	115	7	16
		1997-Aug	312	95	21	8	7	48	5	94	15	19
		1997-Sep	275	83	28	8	10	26	8	86	15	11
	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-Sep	3 806 700	644 216	139 688	23 649	80 636	500 637	116 251	2 104 510	118 640	78 471
		1997-Jan-Sep	3 924 104	560 049	125 912	28 273	66 156	552 379	147 382	2 177 343	143 967	122 642
		1996-Sep*	361 775	64 514	8 331	3 722	3 287	57 986	4 161	205 299	6 363	8 111
		1997-Aug	377 749	51 069	9 823	5 319	2 400	60 351	1 607	208 083	15 043	24 053
		1997-Sep	699 055	63 481	14 462	4 684	13 157	25 131	6 830	533 535	27 465	10 311

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-Sep	3 474 912	872 824	215 880	39 970	129 467	697 877	76 425	1 307 498	99 710	35 261
		1997-Jan-Sep	3 258 007	904 710	226 999	31 171	92 593	577 233	89 908	1 180 085	113 769	41 540
		1996-Sep*	408 243	136 998	20 629	3 700	9 408	68 107	8 167	143 060	12 594	5 580
		1997-Aug	402 626	104 038	32 524	2 785	9 987	78 433	9 359	147 052	15 751	2 697
		1997-Sep	390 116	92 588	31 391	3 126	9 578	57 176	12 201	169 043	11 320	3 694

**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-Sep	6 996 893	1 502 983	347 045	88 384	234 323	1 225 851	237 429	2 975 516	237 526	147 836
		1997-Jan-Sep	7 487 298	1 864 272	411 351	61 014	251 443	1 563 738	234 813	2 626 988	285 178	188 501
		1996-Sep*	903 118	185 041	41 353	12 956	23 132	178 982	26 650	383 977	28 721	22 304
		1997-Aug	859 249	201 962	72 647	12 603	32 645	214 496	28 868	198 364	36 722	60 942
		1997-Sep	829 966	153 990	47 271	7 392	14 076	231 948	21 910	307 333	31 952	14 093
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-Sep	3 972 285	838 890	183 140	37 538	73 867	581 905	144 160	1 879 961	140 356	92 469
		1997-Jan-Sep	3 673 615	971 135	228 070	26 563	73 389	591 702	147 964	1 386 479	151 676	96 637
		1996-Sep*	499 931	118 949	18 713	7 429	3 347	78 698	21 045	224 965	17 739	9 045
		1997-Aug	417 174	102 286	34 929	4 795	13 236	89 962	14 812	120 221	29 497	7 436
		1997-Sep	413 467	83 050	27 366	4 752	3 458	77 493	13 885	177 798	15 119	10 546
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-Sep	20 409	6 001	1 756	148	501	2 918	1 384	6 260	756	685
		1997-Jan-Sep	21 095	4 801	1 740	132	533	2 895	1 524	7 038	1 728	704
		1996-Sep*	2 489	673	154	19	27	458	192	833	94	39
		1997-Aug	2 789	531	172	21	66	476	126	696	638	63
		1997-Sep	2 313	443	179	13	67	365	145	950	87	64
	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-Sep	2 496 973	662 173	156 928	19 587	43 985	337 575	120 527	986 380	101 244	68 576
		1997-Jan-Sep	2 398 289	616 373	153 580	16 619	48 726	344 234	133 241	888 041	119 550	77 926
		1996-Sep*	307 047	73 533	13 859	3 035	2 206	54 996	15 655	127 602	11 796	4 364
		1997-Aug	266 450	66 416	14 348	2 807	8 689	47 552	10 932	80 410	27 956	7 341
		1997-Sep	275 403	63 382	16 705	1 393	3 389	48 400	13 433	109 338	9 273	10 089

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-Sep	8 512	2 392	953	27	253	1 255	932	2 167	189	344
		1997-Jan-Sep	11 741	2 071	1 150	61	309	1 431	1 204	3 847	1 327	341
		1996-Sep*	940	168	67	-	15	204	142	294	33	17
		1997-Aug	1 951	297	114	11	22	333	88	450	610	26
		1997-Sep	1 062	76	111	7	60	204	102	465	24	13
	Value	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-Sep	442 734	108 157	51 044	1 221	13 777	76 429	55 325	109 601	10 172	17 008
		1997-Jan-Sep	606 034	102 231	62 766	3 888	15 704	89 391	74 129	187 589	49 967	20 369
		1996-Sep*	48 761	7 457	3 475	-	816	12 636	7 873	13 843	1 630	1 032
		1997-Aug	96 233	14 766	6 257	715	1 165	20 360	5 406	23 781	22 206	1 578
		1997-Sep	58 098	3 382	6 059	452	1 869	12 890	5 518	26 015	1 020	893
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-Sep	1 469	525	90	27	72	212	68	369	74	32
		1997-Jan-Sep	1 735	617	117	19	64	473	67	267	57	54
		1996-Sep*	164	67	6	3	13	23	3	28	12	9
		1997-Aug	229	85	27	6	4	53	16	17	4	17
		1997-Sep	194	65	12	-	9	58	7	31	8	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-Sep	1 517 626	252 513	44 876	27 648	72 413	303 757	57 534	684 809	55 186	18 889
		1997-Jan-Sep	2 030 846	380 062	57 623	19 060	68 104	442 475	51 040	849 577	81 200	81 705
		1996-Sep*	212 230	30 198	3 599	2 471	4 953	36 093	2 884	119 213	5 679	7 140
		1997-Aug	245 711	47 973	20 077	5 580	8 131	53 694	8 118	46 557	2 513	53 067
		1997-Sep	232 646	35 366	8 271	-	3 871	74 559	2 135	98 893	7 803	1 748
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-Sep	1 506 982	411 580	119 029	23 197	88 043	340 189	35 735	410 746	41 984	36 479
		1997-Jan-Sep	1 782 838	513 076	125 658	15 391	109 950	529 561	35 810	390 931	52 302	10 159
		1996-Sep*	190 957	35 893	19 042	3 056	14 833	64 191	2 721	39 799	5 303	6 119
		1997-Aug	196 363	51 703	17 641	2 228	11 277	70 840	5 937	31 587	4 712	438
		1997-Sep	183 853	35 574	11 635	2 640	6 747	79 896	5 890	30 642	9 030	1 798

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TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Sept.			Jan. - Sept.		
	1997	1996	Per- centage change	1997	1996	Per- centage change
	R million			R million		
Value at current prices						
Residential buildings:						
Dwelling-houses	4 027,5	4 195,2	-4,0	2 398,3	2 499,1	-4,0
Flats and townhouses	1 861,6	2 019,1	-7,8	1 226,1	1 446,6	-15,2
Total 1/	6 152,2	6 507,3	-5,5	3 673,6	3 974,4	-7,6
Non-residential buildings	3 924,1	3 806,7	+3,1	2 030,8	1 517,6	+33,8
Additions and alterations	3 258,0	3 475,0	-6,2	1 782,8	1 507,0	+18,3
Total	13 334,3	13 789,0	-3,3	7 487,3	6 999,1	+7,0
Value at constant 1990 prices						
Residential buildings:						
Dwelling-houses	2 320,1	2 577,7	-10,0	1 432,2	1 582,2	-9,5
Flats and townhouses	1 072,4	1 242,1	-13,7	753,6	944,3	-20,2
Total 1/	3 544,1	3 999,1	-11,4	2 215,9	2 545,0	-12,9
Non-residential buildings	1 976,8	2 160,6	-8,5	1 215,0	996,7	+21,9
Additions and alterations	1 751,9	2 049,5	-14,5	1 053,1	966,5	+9,0
Total	7 272,9	8 209,2	-11,4	4 484,0	4 508,3	-0,5

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.
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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			
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			
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			
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			

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	952			
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			
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			
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			

**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			
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			
5.1.3 Non-residential	R million	1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146

5.1.4	Additions and alterations	R million	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			
			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			

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			
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			
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			
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			

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	1 387	1 828	1 350	1 584	1 468	1 533	1 458	1 390	1 373	1 499	1 574
			1996	1 456	1 503	1 428	1 666	1 555	1 539	1 631	1 559	1 406	1 685	1 556	1 447
			1997	1 511	1 575	1 186	1 786	1 458	1 441	1 281	1 364	1 781			
6.1.1.2	At constant 1990 prices	R million	1995	942	915	1 197	880	1 028	940	978	918	870	860	938	970
			1996	885	907	858	1 001	929	918	977	909	815	971	882	821
			1997	849	880	658	979	795	779	703	736	931			
6.1.2	Residential buildings	R million	1995	805	758	755	674	893	689	693	682	658	702	759	713
			1996	703	723	705	779	753	765	783	571	636	873	628	685
			1997	639	687	597	806	739	631	638	643	691			
6.1.2.2	At constant 1990 prices	R million	1995	542	505	502	442	572	447	447	440	422	446	481	450
			1996	441	453	442	482	455	468	477	345	384	524	377	409
			1997	379	404	352	468	417	362	363	366	391			

6.2 - BUILDINGS COMPLETED

6.2.1 Total	R million	1995	676	664	678	631	712	689	665	740	730	680	714	753
6.2.1.1 At current prices		1996	678	784	720	1 037	830	625	859	707	872	965	973	797
		1997	996	819	813	959	842	770	840	806	798			
6.2.1.2 At constant 1990 prices	R million	1995	500	483	496	453	506	487	467	521	507	464	482	503
		1996	449	516	471	670	533	399	547	449	552	607	608	494
		1997	612	498	495	579	508	460	497	472	464			
6.2.2 Residential buildings	R million	1995	383	405	398	366	398	400	407	395	400	385	375	447
6.2.2.1 At current prices		1996	395	458	480	539	475	390	434	384	473	582	531	368
		1997	538	400	372	419	471	371	414	378	390			
6.2.2.2 At constant 1990 prices	R million	1995	273	288	281	262	276	275	280	267	269	259	254	297
		1996	254	298	309	353	303	247	275	240	295	366	337	228
		1997	324	245	224	259	284	223	248	222	228			

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	R1 000	No. of	2	R1 000	No. of	2	R1 000	R1 000
		m		units	m		units	m		

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.-Sept.	10 347	1 243 873	1 323 037	1 046	107 064	123 638	6 053	623 373	663 070	2 219 725
1997-Jan.-Sept.	10 504	1 085 992	1 190 220	1 499	111 380	155 885	4 648	477 314	593 850	2 088 893
1996-Sept.	1 184	137 761	156 743	67	5 237	8 806	462	54 167	59 998	226 224
1997-Aug.	1 138	119 581	131 486	139	15 149	31 798	610	46 727	54 774	219 258
-Sept.	1 747	144 213	150 046	164	19 915	29 698	435	49 256	59 317	240 041

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.-Sept.	10 810	1 428 907	1 436 671	2 519	159 107	159 471	5 064	534 300	615 228	2 322 930
1997-Jan.-Sept.	9 405	1 280 478	1 364 244	1 820	155 158	175 495	4 289	389 774	462 175	2 027 423
1996-Sept.*	1 131	147 586	150 715	219	15 303	16 504	603	55 954	65 186	233 330
1997-Aug.	977	156 665	168 296	284	35 625	37 663	458	43 280	56 668	262 626
-Sept.	1 058	145 266	161 416	46	5 807	6 233	627	62 659	75 237	245 945

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.-Sept.	11 597	1 444 893	1 435 449	1 241	101 574	135 336	2 587	286 488	322 345	1 964 620
1997-Jan.-Sept.	11 446	1 392 254	1 473 053	1 150	133 052	203 788	1 989	233 413	270 366	2 035 891
1996-Sept.*	1 156	152 735	159 821	150	10 684	11 754	290	33 802	36 025	211 303
1997-Aug.	1 367	170 004	179 676	42	3 708	5 883	273	27 682	32 998	238 883
-Sept.	1 331	161 872	174 302	121	17 725	25 503	219	24 902	31 229	235 934

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.-Sept.	32 754	4 117 673	4 195 157	4 806	367 745	418 445	13 704	1 444 161	1 600 643	6 507 275
1997-Jan.-Sept.	31 355	3 758 724	4 027 517	4 469	399 590	535 168	10 926	1 100 501	1 326 391	6 152 207
1996-Sept.*	3 471	438 082	467 279	436	31 224	37 064	1 355	143 923	161 209	670 857
1997-Aug.	3 482	446 250	479 458	465	54 482	75 344	1 341	117 689	144 440	720 767
-Sept.	4 136	451 351	485 764	331	43 447	61 434	1 281	136 817	165 783	721 920

1/ Including "Other"

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2 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.-Sept.	382 069	488 991	266 311	326 757	447 526	467 090	1 504 872	982 727	936 592	1 604 488	1 970 863	5 695 458
1997-Jan.-Sept.	434 895	727 462	213 432	272 245	339 334	390 651	1 564 653	807 224	822 468	1 290 442	1 537 135	5 190 680
1996-Sept.*	26 710	48 767	14 586	22 448	32 061	34 795	131 611	105 611	101 146	188 091	219 682	577 517
1997-Aug.	26 793	38 720	13 534	15 274	51 216	48 892	111 756	94 505	98 780	142 574	164 571	495 585
-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

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.-Sept.	525 936	607 281	153 580	184 941	656 356	596 178	1 481 062	638 971	578 414	837 381	797 079	4 601 072
1997-Jan.-Sept.	396 618	533 924	98 325	114 946	508 269	562 658	1 435 000	659 486	650 373	863 486	928 687	4 391 106
1996-Sept.*	61 230	77 786	9 918	12 720	46 859	50 432	147 377	84 269	80 829	106 828	104 009	484 716
1997-Aug.	55 567	73 625	3 882	5 362	66 019	66 009	166 468	86 746	87 632	115 122	133 114	562 208
-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

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.-Sept.	108 361	145 974	263 617	285 231	213 755	174 647	820 767	504 920	464 635	719 747	707 107	3 492 493
1997-Jan.-Sept.	110 662	162 574	260 134	312 583	239 524	220 840	924 453	529 109	507 221	766 483	792 185	3 752 530
1996-Sept.*	6 233	7 236	24 229	27 602	24 430	23 404	82 787	59 833	57 184	83 424	84 586	378 676
1997-Aug.	16 712	34 476	29 024	31 002	22 944	22 838	99 525	69 742	66 633	99 875	104 940	443 349
-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

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.-Sept.	1 016 366	1 242 246	683 508	796 929	1 317 637	1 237 915	3 806 701	2 126 618	1 979 641	3 161 616	3 475 049	13 789 023
1997-Jan.-Sept.	942 175	1 423 960	571 891	699 774	1 087 127	1 174 149	3 924 106	1 995 819	1 980 062	2 920 411	3 258 007	13 334 316
1996-Sept.*	94 173	133 789	48 733	62 770	103 350	108 631	361 775	249 713	239 159	378 343	408 277	1 440 909
1997-Aug.	99 072	146 821	46 440	51 638	140 179	137 739	377 749	250 993	253 045	357 571	402 625	1 501 142
-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

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.-Sept.	21 157	2 759 708	14 682	1 561 407	4 542 656	1 096 273	511 701	1 063 271	2 985 937	1 515 007	2 767 942	10 296 530
1997-Jan.-Sept.	19 909	2 554 462	12 256	1 387 407	4 116 311	1 261 383	387 193	953 312	2 999 656	1 472 844	2 465 823	9 581 794
1996-Sept.*	2 315	307 459	1 351	150 493	459 554	126 553	35 168	85 228	278 988	181 974	323 692	1 062 234
1997-Aug.	2 115	299 780	1 491	180 904	481 882	112 343	20 636	114 901	278 225	186 414	297 685	1 057 794
-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

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.-Sept.	4 599	516 673	3 321	249 714	834 376	83 308	92 319	200 182	397 975	324 460	626 914	1 859 264
1997-Jan.-Sept.	3 930	530 825	2 294	230 849	851 593	123 671	39 513	134 361	331 317	352 637	607 341	1 790 251
1996-Sept.	441	53 762	157	11 933	66 372	19 807	3 775	9 822	35 135	44 198	103 089	204 596
1997-Aug.	406	65 347	276	48 105	113 452	10 849	562	11 528	28 403	35 056	68 061	209 915
-Sept.	338	52 579	133	14 844	70 482	19 040	245	11 393	38 320	31 116	59 050	167 852

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.-Sept.	996	68 655	496	43 091	111 840	3 059	19 385	35 009	71 216	72 154	126 920	309 975
1997-Jan.-Sept.	747	68 418	329	36 822	108 107	2 294	28 234	13 509	59 225	70 487	128 755	296 087
1996-Sept.	65	5 479	34	3 730	9 209	0	116	2 116	3 261	8 729	11 971	24 441
1997-Aug.	129	12 593	27	3 541	16 134	190	965	953	2 991	12 722	17 736	36 861
-Sept.	78	7 797	11	889	8 686	128	2 472	0	3 572	7 019	18 543	30 802

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.-Sept.	798	68 511	202	18 004	88 107	22 439	3 290	6 652	33 324	22 938	48 135	169 567
1997-Jan.-Sept.	581	54 897	100	12 638	83 835	6 907	8 688	8 600	24 707	27 894	58 516	167 056
1996-Sept.	93	7 809	16	2 000	9 809	560	0	320	880	2 672	3 880	14 569
1997-Aug.	62	5 520	30	3 411	8 931	1 300	2 562	1 100	4 962	5 201	10 086	23 979
-Sept.	97	7 450	36	4 255	12 505	3 700	0	3 163	6 863	4 609	6 788	26 155

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.-Sept.	65	10 916	70	10 695	21 611	8 655	2 388	2 426	14 015	17 430	22 116	57 738
1997-Jan.-Sept.	88	10 805	16	2 082	15 493	2 870	1 635	3 597	10 985	13 330	20 086	46 565
1996-Sept.	6	1 382	5	745	2 127	3 447	0	0	3 447	1 582	3 064	8 637
1997-Aug.	7	409	1	153	562	0	964	0	1 407	1 411	1 643	3 612
-Sept.	6	1 412	0	0	1 412	1 523	0	450	2 693	874	1 310	5 415

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.-Sept.	2 268	232 833	965	103 127	379 413	39 680	21 227	183 229	291 872	192 588	445 031	1 116 315

1997-Jan.-Sept.	1 782	225 736	1 207	130 658	378 609	46 481	46 388	147 987	308 267	192 319	349 446	1 036 321
1996-Sept.	258	24 260	113	11 880	36 140	385	5 000	18 395	32 337	20 907	34 852	103 329
1997-Aug.	217	30 441	133	13 607	44 048	2 250	2 000	13 990	20 630	20 316	38 660	103 338
-Sept.	180	21 465	38	12 995	34 460	3 328	5 068	7 134	17 180	19 468	34 561	86 201

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.-Sept.	354	45 420	208	28 482	73 901	5 874	1 133	19 160	29 438	22 066	90 939	194 277
1997-Jan.-Sept.	334	37 733	252	28 426	68 745	7 586	27 803	16 067	52 237	20 204	55 455	176 438
1996-Sept.	51	6 092	17	2 257	8 349	1 800	0	1 795	3 604	3 587	16 983	28 937
1997-Aug.	35	5 705	19	2 378	8 082	0	6 000	4 900	10 900	3 029	8 174	27 157
-Sept.	44	5 571	1	500	6 071	5 000	0	732	5 732	2 917	5 231	17 035

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.-Sept.	6 967	1 125 299	6 392	725 293	1 953 044	779 395	224 992	503 416	1 654 725	598 636	1 004 973	4 612 742
1997-Jan.-Sept.	7 578	1 016 163	5 712	626 373	1 670 859	936 268	202 051	514 764	1 871 629	573 820	928 816	4 471 305
1996-Sept.*	864	125 648	626	74 942	201 515	98 106	9 133	46 553	160 487	71 387	114 295	476 297
1997-Aug.	763	111 717	659	60 350	172 067	94 774	6 077	77 445	195 578	82 394	114 657	482 303
-Sept.	856	118 120	478	63 577	181 877	349 910	3 716	106 272	477 686	80 038	128 821	788 384

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.-Sept.	678	83 184	335	39 749	122 932	12 471	25 740	16 813	74 322	44 119	72 383	269 636
1997-Jan.-Sept.	1 152	92 436	293	50 970	143 405	7 602	6 240	13 308	32 418	37 397	65 776	241 605
1996-Sept.*	62	10 708	37	4 893	15 601	1 088	0	930	2 471	3 146	4 335	22 406
1997-Aug.	60	7 253	15	1 765	9 017	0	1 506	823	2 514	3 671	8 717	20 249
-Sept.	687	34 507	140	27 972	62 479	315	140	2 262	5 215	6 487	11 047	78 742

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. -Sept.	3 797	551 585	2 322	306 237	863 785	137 045	104 171	76 044	360 996	169 775	235 156	1 459 940
1997-Jan. -Sept.	2 893	447 557	1 728	238 595	692 785	115 630	13 558	89 558	261 092	142 786	188 593	1 142 470
1996-Sept.	424	67 808	237	29 709	97 517	1 360	17 144	4 202	35 848	20 411	25 081	158 446
1997-Aug.	342	53 536	244	38 952	92 488	2 980	0	3 752	9 555	18 405	24 093	126 136
-Sept.	391	53 248	323	37 992	91 240	29 607	2 857	12 826	48 852	23 283	30 321	170 413
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. -Sept.	491	46 705	371	37 015	83 720	4 347	17 056	20 340	44 805	42 375	77 183	205 707
1997-Jan. -Sept.	556	52 807	282	25 860	81 661	12 009	12 384	11 206	43 559	32 685	49 859	175 079
1996-Sept.	39	3 571	109	8 404	11 975	0	0	1 095	1 518	3 664	4 394	17 887
1997-Aug.	54	5 066	87	8 642	14 908	0	0	410	1 070	3 556	4 891	20 869
-Sept.	63	6 053	102	6 976	13 029	7 600	2 204	700	12 574	4 136	4 822	30 425
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. -Sept.	144	9 927	0	0	9 927	0	0	0	13 249	8 466	18 192	41 369
1997-Jan. -Sept.	268	17 085	43	4 134	21 219	65	699	355	4 220	9 285	13 180	38 617
1996-Sept.	12	940	0	0	940	0	0	0	0	1 691	1 748	2 689
1997-Aug.	40	2 193	0	0	2 193	0	0	0	215	653	967	3 375
-Sept.	65	3 258	10	486	3 745	0	0	89	89	1 344	1 585	5 418

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.-Sept.	32 754	4 117 673	4 195 157	20 425	2 538 318	2 499 132
1997-Jan.-Sept.	31 355	3 758 724	4 027 517	21 095	2 287 937	2 398 291
1996-Sept.*	3 471	438 082	467 279	2 493	305 694	307 586
1997-Aug.	3 482	446 250	479 458	2 789	256 317	266 451
-Sept.	4 136	451 351	485 764	2 313	260 826	275 402
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.-Sept.	11 166	822 346	745 239	4 398	302 497	275 831
1997-Jan.-Sept.	12 468	885 337	841 542	7 059	410 189	403 488
1996-Sept.*	1 144	85 369	81 318	532	31 544	30 929
1997-Aug.	1 345	100 420	96 782	1 245	59 929	58 700
-Sept.	2 026	123 367	113 681	709	48 381	47 306
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.-Sept.	2 011	166 856	144 970	2 036	126 369	104 529
1997-Jan.-Sept.	1 642	152 728	163 124	1 252	88 666	84 608
1996-Sept.	159	14 180	13 218	167	10 825	8 577
1997-Aug.	189	18 814	18 988	142	11 189	11 221
-Sept.	228	19 521	20 749	187	14 827	13 420

**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.-Sept.	2 003	230 579	232 585	1 367	163 855	159 968
1997-Jan.-Sept.	2 111	229 416	266 036	1 398	159 820	168 302
1996-Sept.	253	25 436	26 304	254	30 018	30 630
1997-Aug.	225	30 019	33 760	205	20 560	22 082

-Sept.	225	23 855	27 034	192	19 503	20 868
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.-Sept.	17 574	2 897 892	3 072 365	12 624	1 945 597	1 958 804
1997-Jan.-Sept.	15 134	2 491 243	2 756 814	11 386	1 629 262	1 741 892
1996-Sept.*	1 915	313 097	346 439	1 540	233 307	237 451
1997-Aug.	1 723	296 997	329 927	1 197	164 639	174 447
-Sept.	1 657	284 608	324 300	1 225	178 115	193 808

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.-Sept.	14 574	797 599	763 564	8 520	475 290	443 335
1997-Jan.-Sept.	14 976	800 772	785 682	11 741	606 602	606 033
1996-Sept.*	1 651	86 605	86 478	942	50 800	48 911
1997-Aug.	1 626	91 660	90 612	1 951	98 129	96 233
-Sept.	2 210	108 598	102 209	1 062	56 460	58 098

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 m	R1 000	Number of units	2 m	R1 000	Number of units	2 m	R1 000	R1 000 1/	
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 -Jul.	2 217	284 688	297 249	359	26 371	34 100	610	62 700	78 056	413 715	
-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	

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 -Jul.	204	181 292	201 392	2 405	149 931	171 437	786 544
-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

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	R1 000	No. of units	2	R1 000	No. of units	2	R1 000	R1 000
		m			m			m		

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.-Sept.	5 876	747 110	760 219	1 173	95 319	113 718	4 199	432 904	476 570	1 369 168
1997-Jan.-Sept.	6 854	635 517	676 242	1 481	114 530	143 965	2 991	289 381	332 081	1 172 880
1996-Sept.	801	99 663	106 217	147	8 616	13 307	462	57 612	69 049	194 538
1997-Aug.	895	74 959	84 055	361	17 907	25 240	426	38 712	49 870	160 055
-Sept.	759	73 325	77 219	214	11 042	14 551	343	29 507	32 227	133 600

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.-Sept.	7 003	890 987	884 966	1 518	109 277	114 951	3 514	401 967	445 852	1 453 324
1997-Jan.-Sept.	6 819	838 962	889 325	1 118	80 460	91 894	3 355	296 548	345 377	1 332 648
1996-Sept.*	871	113 132	112 226	328	20 610	22 008	256	33 351	37 625	172 473
1997-Aug.	699	89 167	89 175	146	7 751	7 261	175	16 333	18 530	114 965
-Sept.	826	92 514	100 426	160	10 220	9 120	430	38 131	48 429	158 885

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.-Sept.	7 546	900 221	853 947	801	83 409	111 539	1 629	175 500	183 995	1 151 953
1997-Jan.-Sept.	7 422	813 458	832 724	1 230	116 528	152 585	1 254	143 274	160 194	1 168 086
1996-Sept.*	821	92 899	89 143	143	11 906	15 500	240	24 879	28 568	133 460
1997-Aug.	1 195	92 191	93 221	204	20 679	25 938	186	20 997	22 558	142 154
-Sept.	728	94 987	97 757	0	0	0	150	18 179	23 224	120 982

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.-Sept.	20 425	2 538 318	2 499 132	3 492	288 005	340 208	9 342	1 010 371	1 106 417	3 974 445
1997-Jan.-Sept.	21 095	2 287 937	2 398 291	3 829	311 518	388 444	7 600	729 203	837 652	3 673 614

1996-Sept.*	2 493	305 694	307 586	618	41 132	50 815	958	115 842	135 242	500 471
1997-Aug.	2 789	256 317	266 451	711	46 337	58 439	787	76 042	90 958	417 174
-Sept.	2 313	260 826	275 402	374	21 262	23 671	923	85 817	103 880	413 467

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.-Sept.	204 233	289 576	78 992	68 278	248 456	228 205	699 816	413 831	386 049	660 203	792 023	2 861 005
1997-Jan.-Sept.	257 689	399 071	93 396	112 230	197 674	186 870	745 245	470 657	481 052	734 001	928 563	2 846 690
1996-Sept.	39 061	56 890	22 805	12 845	35 203	32 753	129 637	52 903	57 381	96 948	114 777	438 951
1997-Aug.	11 498	14 019	11 494	19 049	36 708	31 537	70 255	51 049	51 019	83 911	108 116	338 426
-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

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.-Sept.	112 653	138 592	83 411	99 182	213 744	187 404	457 381	327 535	284 405	404 924	375 278	2 285 985
1997-Jan.-Sept.	157 903	204 467	64 912	72 922	451 744	446 668	777 103	333 312	306 611	456 080	455 650	2 565 403
1996-Sept.	25 207	30 502	283	178	20 116	14 028	48 651	31 066	27 535	38 625	37 307	258 430
1997-Aug.	8 608	10 816	4 576	5 615	52 529	42 804	70 131	33 978	29 335	43 839	39 323	224 419
-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

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.-Sept.	55 444	64 866	113 653	125 513	94 130	72 341	360 429	263 799	224 003	391 277	339 681	1 852 062
1997-Jan.-Sept.	83 224	113 150	143 629	178 968	78 658	70 136	508 497	261 015	236 726	410 694	398 622	2 075 205
1996-Sept.*	2 222	2 100	7 713	6 546	16 308	12 029	33 943	25 966	23 066	41 658	38 873	206 276
1997-Aug.	5 412	6 758	38 298	65 860	12 947	12 683	105 325	41 636	34 496	57 082	48 924	296 404
-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

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.-Sept.	372 330	493 034	276 056	292 973	556 330	487 950	1 517 626	1 005 165	894 457	1 456 404	1 506 982	6 999 052
1997-Jan.-Sept.	498 816	716 688	301 937	364 120	728 076	703 674	2 030 845	1 064 984	1 024 389	1 600 775	1 782 835	7 487 298

1996-Sept.*	66 490	89 492	30 801	19 569	71 627	58 810	212 231	109 935	107 982	177 231	190 957	903 657
1997-Aug.	25 518	31 593	54 368	90 524	102 184	87 024	245 711	126 663	114 850	184 832	196 363	859 249
-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

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.-Sept.	12 879	1 645 187	10 404	1 151 093	2 822 490	428 170	167 460	415 610	1 157 203	670 454	1 167 306	5 146 985
1997-Jan.-Sept.	13 673	1 565 565	8 945	913 320	2 505 532	603 540	185 151	633 539	1 522 351	787 665	1 384 214	5 412 096
1996-Sept.*	1 672	218 443	1 193	141 988	367 011	87 393	13 024	46 782	178 289	84 915	152 084	697 380
1997-Aug.	1 594	173 229	1 108	100 900	275 021	24 835	24 664	74 341	140 386	80 352	147 438	562 846
-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

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.-Sept.	3 396	339 851	1 195	90 539	430 984	21 764	40 981	67 277	160 185	148 772	275 180	866 349
1997-Jan.-Sept.	2 883	309 767	2 076	182 769	502 671	91 253	29 933	121 440	253 929	177 786	341 794	1 098 394
1996-Sept.	436	45 311	322	26 833	72 145	0	10 077	7 056	17 170	13 674	21 508	110 823
1997-Aug.	344	40 197	203	19 385	59 583	3 900	1 701	23 608	29 421	18 847	30 603	119 607
-Sept.	236	30 249	202	14 555	44 804	814	0	22 009	24 524	15 017	18 132	87 460

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.-Sept.	674	48 248	395	21 215	69 462	5 689	8 226	6 185	29 066	42 776	62 919	161 447
1997-Jan.-Sept.	666	48 354	830	64 702	113 056	2 182	3 787	16 937	25 768	35 615	73 481	212 306
1996-Sept.	32	3 127	103	4 395	7 523	0	0	0	2 923	3 880	11 034	21 479
1997-Aug.	52	3 224	207	17 090	20 314	740	283	9 451	11 145	5 284	10 323	41 782
-Sept.	65	5 968	160	10 311	16 279	0	435	3 133	3 729	3 927	7 933	27 941

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. -Sept.	626	49 634	61	3 249	52 883	2 034	368	2 900	8 105	15 932	41 203	102 189
1997-Jan. -Sept.	675	54 748	30	4 093	59 861	8 904	1 915	5 457	17 209	14 357	39 799	116 866
1996-Sept.	66	4 832	0	0	4 832	85	0	0	85	2 816	6 103	11 020
1997-Aug.	77	6 475	18	2 600	9 965	5 580	0	440	6 020	1 194	6 118	22 103
-Sept.	66	5 560	6	350	5 910	2 000	0	0	2 000	1 632	2 766	10 675
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. -Sept.	50	8 199	114	16 695	24 894	4 106	8 128	2 802	18 094	7 103	11 193	54 178
1997-Jan. -Sept.	87	10 847	50	8 336	19 183	2 839	504	2 161	10 111	5 570	8 462	37 756
1996-Sept.	10	1 698	30	4 135	5 833	0	242	449	690	1 415	1 665	8 188
1997-Aug.	16	2 051	14	1 988	4 039	539	0	0	4 439	1 379	1 379	9 857
-Sept.	8	820	17	3 359	4 179	0	0	0	0	534	1 934	6 113
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. -Sept.	1 382	162 386	1 062	119 275	286 661	25 660	13 989	107 846	172 477	159 190	268 291	727 428
1997-Jan. -Sept.	1 869	204 142	1 333	130 496	334 640	11 599	48 966	239 106	318 618	252 330	442 334	1 095 591
1996-Sept. *	275	33 937	89	14 941	48 878	0	2 350	22 538	33 638	37 222	58 536	141 052
1997-Aug.	382	34 128	270	14 948	49 076	0	18 407	21 071	40 557	25 971	56 265	145 898
-Sept.	183	20 012	231	17 737	37 749	3 900	7 889	42 874	56 291	32 363	72 101	166 140

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		
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11.3.7 - PIETERMARITZBURG

11.3.8 - WITWATERSRAND

11.3.9 - VAAL TRIANGLE

1/ Including "Other"

[illegible]

		R1 000	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
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.-Sept.		2 421	371 071	1 366	196 391	576 612	34 155	16 004	42 804	113 660	34 722	45 734	736 004
1997-Jan.-Sept.		1 638	207 962	723	90 127	308 531	27 935	21 969	24 651	85 188	17 344	23 128	416 847
1996-Sept.		287	41 562	248	33 656	81 182	9 515	0	1 734	26 650	3 000	4 717	112 548
1997-Aug.		161	19 241	4	1 996	21 237	0	3 611	1 600	5 211	1 625	1 625	28 073
-Sept.		304	36 651	282	34 907	82 002	709	0	0	1 701	2 421	2 461	86 164
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.-Sept.		266	24 141	205	13 963	38 772	8 893	7 883	37 110	56 098	19 132	54 380	149 250
1997-Jan.-Sept.		326	31 148	221	19 576	52 784	16 847	18 837	10 643	48 910	29 496	55 891	157 583
1996-Sept.		0	0	0	0	0	1 048	0	2 730	3 894	3 205	10 858	14 752
1997-Aug.		36	4 837	28	4 142	8 980	1 800	0	1 188	2 988	5 950	7 220	19 188
-Sept.		36	2 617	0	0	2 685	960	0	1 200	2 612	1 714	4 144	9 441
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.-Sept.		23	1 751	0	0	1 927	0	0	4 462	5 229	5 235	14 614	21 769
1997-Jan.-Sept.		46	4 390	0	0	4 390	255	1 061	0	3 288	11 034	14 272	21 950
1996-Sept.		3	175	0	0	175	0	0	0	0	623	655	829
1997-Aug.		7	1 367	0	0	1 367	0	0	0	0	1 544	2 225	3 592
-Sept.		3	449	0	0	449	0	0	0	470	1 463	1 524	2 442

1/ Including "Other"