

# Building Statistics P5041.1

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#### **SHARP INCREASE IN THE VALUE OF BUILDINGS COMPLETED IN 1996**

*In 1996 the total value of buildings completed increased by 17,6% (+R1 484,2 million) at current prices. In contrast to this the total value of building plans passed increased by only 2,9% (+R520,3 million).*

The largest increase in value of buildings completed occurred in Gauteng where an increase of 31,2% (+R989,4 million) were reported in buildings completed in 1996 compared with 1995. Furthermore, large increases occurred in residential buildings (+15,8% or R757,0 million), non-residential buildings (+36,1% or R607,4 million) and additions and alterations (+6,1% or R119,8 million). The largest contributors to the increase in the value of residential buildings completed are Gauteng (+29,4% or R591,1 million), KwaZulu/Natal (+10,0% or +R75,7 million), North-West (+42,9% or R61,0 million) and Eastern Cape (+24,6% or R51,2 million). Large increases occurred in respect of dwelling-houses (+17,4% or R212,1 million) and flats (+46,0% or R171,7 million), while the value of dwelling-houses smaller than 81 square metres increased by 26,8% (+R136,1 million).

The total value of building plans passed in 1996 amounted to R18 694,9 million (at current prices). This represents a modest increase of 2,9% (+R520,3 million) compared with 1995. The largest contributors to this increase are Western Cape (+R589,1

million), Gauteng (+R188,7 million) and Mpumalanga (+R128,7 million). However, a decrease of 16,5% (-R551,3 million) in the value of building plans passed was reported by local authorities in KwaZulu/Natal.

Furthermore, the value of plans passed for residential buildings decreased by 2,3%, whereas the value of plans passed for additions and alterations increased marginally by 0,1%. In contrast, the total value of plans passed for non-residential buildings increased substantially by 15,4% (+R718,2 million) to R5 374,0 million in the aforementioned period. The most significant increases regarding non-residential buildings were reported by local authorities in Gauteng (+R568,8 million) and Western Cape (+R288,1 million). The increase of R568,8 million in Gauteng can mainly be attributed to an increase in plans passed for office space in Sandton (+R170,8 million), Midrand (+R50,7 million) and Johannesburg (+R42,3 million). The noticeable increase in the value of non-residential plans passed in the Western Cape is mainly the result of increases in the value of plans passed for designated industrial (+R133,1 million) and shopping space (+R79,3 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. In the case of building activities financed by the private sector, the monthly survey represents approximately 80 percent of total building activities financed by the private sector, which also includes public corporations. The various areas, as well as the method of computation of values at constant 1990 prices, are described in the Bulletin of Statistics.

Statistics on dwelling-houses smaller than 81m<sup>2</sup> are shown in Table 9.

The figures for the latest month are subject to revision.

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.

## 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

m<sup>2</sup> = 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	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	18 694 869	4 075 977	927 824	159 861	529 276	2 786 769	623 314	8 650 212	626 821	314 816
	1995-Dec	1 308 556	320 087	68 718	7 968	33 346	229 730	18 749	584 831	27 128	17 998
	1996-Nov	1 698 741	388 598	67 164	9 478	54 943	281 614	34 593	772 031	58 660	31 658
	1996-Dec	1 117 484	235 237	70 313	13 158	47 290	186 785	25 354	475 658	39 007	24 682

Residential buildings 1/	Value (R1 000)	1995	8 934 306	1 889 664	445 711	62 367	229 637	1 333 003	300 756	4 171 793	305 285	196 089
		1996	8 731 190	1 987 622	443 273	70 336	237 041	1 128 584	362 774	4 013 857	316 747	170 955
		1995-Dec	605 018	206 775	27 633	5 019	16 170	63 880	15 279	245 167	17 429	7 666
		1996-Nov	694 296	176 304	31 894	3 444	21 549	90 036	21 413	305 686	19 838	24 133
		1996-Dec	507 967	88 669	27 353	2 071	18 748	81 692	16 345	240 677	18 768	13 644
Dwelling-houses	Number	1995	46 192	11 188	3 438	191	1 459	5 830	3 456	15 132	1 481	4 017
		1996	53 392	10 124	3 917	1 573	2 520	5 599	3 778	21 634	2 639	1 608
		1995-Dec	2 395	574	202	15	91	428	134	848	65	38
		1996-Nov	4 490	750	316	29	233	434	234	2 123	194	177
		1996-Dec	3 063	652	229	18	152	385	147	1 067	194	219
	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	5 648 514	1 298 587	354 466	53 168	166 619	673 055	311 750	2 399 852	249 019	141 998
		1995-Dec	319 170	75 668	19 398	2 537	9 091	52 194	12 279	130 135	11 929	5 939
		1996-Nov	486 974	116 641	26 788	3 444	19 166	52 179	19 581	214 050	14 765	20 360
		1996-Dec	342 732	74 342	22 390	1 680	11 591	45 829	15 794	145 809	12 992	12 306

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

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**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	
Non-residential	Number	1995	3 797	1 009	234	40	91	568	118	1 457	115	165
		1996	4 342	1 193	267	61	124	604	177	1 593	161	162
		1995-Dec	261	60	14	2	7	42	4	109	9	14
		1996-Nov	375	102	18	4	9	70	18	129	13	12
		1996-Dec	285	85	23	4	6	36	9	100	9	13
	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	5 373 976	894 613	189 722	38 000	125 671	764 154	160 945	2 933 079	171 100	96 692
		1995-Dec	400 434	36 219	17 709	669	2 782	96 358	1 325	236 244	4 968	4 160
		1996-Nov	608 518	115 026	9 701	2 257	20 701	102 676	5 134	321 811	27 020	4 193
		1996-Dec	317 059	47 200	16 573	8 074	18 207	61 187	2 563	147 104	8 749	7 402
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	4 589 703	1 193 742	294 829	51 525	166 563	894 031	99 595	1 703 276	138 973	47 170
		1995-Dec	303 104	77 093	23 376	2 280	14 395	69 492	2 145	103 421	4 732	6 172
		1996-Nov	395 926	97 269	25 569	3 777	12 694	88 903	8 046	144 535	11 802	3 332
		1996-Dec	292 459	99 368	26 388	3 013	10 335	43 906	6 447	87 877	11 489	3 636

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**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	9 929 605	2 091 444	496 316	127 631	339 347	1 843 959	335 551	4 159 480	326 222	209 656
		1995-Dec	732 691	228 802	44 382	8 772	49 564	89 443	17 839	269 023	9 541	15 325
		1996-Nov	1 098 845	224 057	56 132	8 025	28 753	288 090	37 435	383 143	48 843	24 367
		1996-Dec	790 491	173 755	44 341	9 125	53 875	112 575	11 494	363 139	10 689	11 498
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	5 553 629	1 178 018	259 104	51 704	108 421	833 436	203 211	2 602 722	188 535	128 478
		1995-Dec	456 730	111 578	23 084	2 561	27 287	54 644	16 276	204 498	5 687	11 114
		1996-Nov	585 887	121 042	23 370	2 133	8 430	97 497	22 995	276 521	16 285	17 614
		1996-Dec	390 575	107 900	25 206	8 179	19 439	57 003	10 157	147 306	8 430	6 956
Dwelling-houses	Number	1995	26 865	7 909	2 072	162	1 099	3 587	1 621	8 936	881	598
		1996	31 600	8 289	2 665	820	1 101	3 852	2 297	9 453	1 100	2 023
		1995-Dec	2 454	631	229	10	199	270	282	759	35	39
		1996-Nov	2 982	408	170	124	121	422	259	1 047	144	287
		1996-Dec	2 568	563	194	267	129	233	134	768	59	221
	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	3 498 776	877 909	208 529	31 049	63 291	448 190	173 567	1 478 049	132 273	85 919
		1995-Dec	263 817	75 811	22 479	1 073	13 837	31 171	14 386	96 017	5 077	3 967
		1996-Nov	338 658	55 743	14 321	1 592	6 328	47 718	18 157	172 644	14 528	7 627
		1996-Dec	264 225	76 930	16 728	6 049	8 653	28 469	9 213	110 027	4 176	3 980

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

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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	
Non-residential	Number	1995	1 740	636	136	28	80	295	62	372	87	44
		1996	1 980	671	142	38	93	308	85	500	85	58
		1995-Dec	168	74	16	9	17	17	4	26	1	4
		1996-Nov	192	63	11	6	2	49	3	45	7	6
		1996-Dec	119	31	13	-	9	20	1	42	1	2
	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	2 291 311	362 509	75 787	43 442	101 714	525 063	84 711	984 392	80 111	33 582
		1995-Dec	151 902	76 952	10 746	2 161	5 309	8 813	836	41 806	2 839	2 440
		1996-Nov	272 811	41 006	13 418	2 584	605	128 752	8 800	51 157	24 409	2 079
		1996-Dec	262 115	30 051	7 653	-	24 733	25 581	785	172 797	55	460
Additions and alterations	Value (R1 0000)	1995	1 964 842	535 718	125 708	22 727	133 382	509 619	31 519	552 148	43 034	10 986
		1996	2 084 665	550 918	161 425	32 485	129 212	485 460	47 629	572 365	57 577	47 596
		1995-Dec	124 059	40 272	10 552	4 050	16 968	25 986	728	22 719	1 015	1 770
		1996-Nov	240 146	62 009	19 345	3 307	19 718	61 841	5 640	55 465	8 149	4 673
		1996-Dec	137 801	35 804	11 482	946	9 703	29 991	552	43 036	2 205	4 082

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	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
	(R1 000)	1996	18 507 886	4 027 105	915 316	144 163	520 444	2 773 710	620 432	8 579 888	620 091	306 737
		1995-Dec	1 181 481	211 559	63 452	7 437	32 596	225 730	18 749	576 831	27 128	17 998
		1996-Nov	1 692 463	386 239	66 327	9 478	54 902	281 614	34 472	770 091	58 063	31 276
		1996-Dec	1 099 065	233 837	70 281	13 158	46 953	182 816	25 354	466 195	37 800	22 672
Residential buildings 1/	Value	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
	(R1 000)	1996	8 632 733	1 982 269	439 422	54 668	229 198	1 128 164	360 862	3 963 518	310 018	164 612
		1995-Dec	514 490	116 247	27 633	5 019	16 170	63 880	15 279	245 167	17 429	7 666
		1996-Nov	691 637	176 304	31 894	3 444	21 549	90 036	21 292	303 745	19 241	24 133
		1996-Dec	501 955	87 969	27 353	2 071	18 411	81 273	16 345	239 339	17 561	11 634
Dwelling-houses	Number	1995	41 182	10 687	3 200	191	1 259	5 818	2 852	14 677	1 481	1 017
		1996	44 160	9 856	3 624	315	1 935	5 575	3 659	16 029	2 002	1 165
		1995-Dec	2 387	566	202	15	91	428	134	848	65	38
		1996-Nov	4 275	750	316	29	233	434	224	1 975	137	177
		1996-Dec	2 647	652	229	18	124	361	147	946	85	85
	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	5 553 277	1 296 454	350 615	37 500	158 776	672 636	309 838	2 349 513	242 290	135 655	
	1995-Dec	318 642	75 140	19 398	2 537	9 091	52 194	12 279	130 135	11 929	5 939	
	1996-Nov	484 315	116 641	26 788	3 444	19 166	52 179	19 460	212 109	14 167	20 360	
	1996-Dec	337 420	74 342	22 390	1 680	11 254	45 409	15 794	144 471	11 785	10 296	

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu/Natal	North-West	Gauteng	Mpumalanga	Northern Province	
Non-residential	Number	1995	3 706	981	195	37	89	561	115	1 452	111	165
		1996	4 265	1 173	234	61	124	600	175	1 586	161	151
		1995-Dec	256	60	13	1	6	41	4	108	9	14
		1996-Nov	362	99	12	4	9	70	18	129	13	8
		1996-Dec	278	84	21	4	6	34	9	98	9	13
	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
(R1 000)	1996	5 298 741	860 777	182 729	38 000	125 671	751 745	159 975	2 913 789	171 100	94 955	
	1995-Dec	385 653	36 219	12 709	138	2 032	92 358	1 325	231 744	4 968	4 160	
	1996-Nov	604 940	112 666	8 864	2 257	20 701	102 676	5 134	321 811	27 020	3 811	
	1996-Dec	304 672	46 500	16 561	8 074	18 207	57 637	2 563	138 979	8 749	7 402	
Additions and	Value	1995	4 527 695	967 697	327 454	46 356	201 302	856 278	69 451	1 919 736	98 541	40 878
		1996	4 576 412	1 184 058	293 165	51 495	165 574	893 801	99 595	1 702 581	138 973	47 170

alterations	(R1 000)	1995-Dec	281 338	59 093	23 110	2 280	14 395	69 492	2 145	99 921	4 732	6 172
		1996-Nov	395 885	97 269	25 569	3 777	12 653	88 903	8 046	144 535	11 802	3 332
		1996-Dec	292 439	99 368	26 368	3 013	10 335	43 906	6 447	87 877	11 489	3 636

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	9 817 254	2 071 878	480 152	114 595	331 646	1 810 318	330 764	4 156 131	325 400	196 368
		1995-Dec	723 245	223 046	44 382	8 772	49 564	89 443	14 149	269 023	9 541	15 325
		1996-Nov	1 092 860	223 877	55 934	7 007	27 672	288 090	36 906	383 086	48 512	21 776
		1996-Dec	786 819	173 755	44 129	9 125	52 949	112 575	11 233	363 050	10 463	9 540
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	5 474 377	1 169 472	251 607	46 256	101 374	803 694	198 726	2 600 345	187 713	115 190
		1995-Dec	453 040	111 578	23 084	2 561	27 287	54 644	12 586	204 498	5 687	11 114
		1996-Nov	580 281	121 042	23 370	1 116	7 349	97 497	22 466	276 464	15 953	15 023
		1996-Dec	387 115	107 900	25 206	8 179	18 513	57 003	9 896	147 217	8 203	4 998
Dwelling-houses	Number	1995	25 961	7 791	1 946	162	1 099	3 452	1 096	8 936	881	598
		1996	27 536	7 609	2 243	416	594	3 808	2 050	9 129	1 011	676
		1995-Dec	2 334	631	229	10	199	270	162	759	35	39
		1996-Nov	2 473	408	170	4	50	422	231	1 039	109	40
		1996-Dec	2 263	563	194	267	66	233	120	761	34	25
	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	3 446 962	869 364	201 032	25 601	56 244	445 448	169 081	1 475 672	131 451	73 069
		1995-Dec	262 017	75 811	22 479	1 073	13 837	31 171	12 586	96 017	5 077	3 967
		1996-Nov	333 489	55 743	14 321	575	5 247	47 718	17 628	172 588	14 197	5 474
		1996-Dec	260 765	76 930	16 728	6 049	7 728	28 469	8 952	109 938	3 949	2 023

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

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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	
Non-residential	Number	1995	1 690	623	119	28	75	288	60	369	84	44
		1996	1 942	666	115	37	93	307	83	498	85	58
		1995-Dec	166	72	16	9	17	17	4	26	1	4
		1996-Nov	191	63	10	6	2	49	3	45	7	6



	1996-Dec	116	31	10	-	9	20	1	42	1	2
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	2 267 155	353 147	68 089	39 042	101 714	523 563	84 486	983 421	80 111	33 582
	1995-Dec	146 146	71 196	10 746	2 161	5 309	8 813	836	41 806	2 839	2 440
	1996-Nov	272 776	41 006	13 383	2 584	605	128 752	8 800	51 157	24 409	2 079
	1996-Dec	262 103	30 051	7 641	-	24 733	25 581	785	172 797	55	460
Additions and alterations	1995	1 955 142	532 178	125 198	22 727	131 891	507 121	30 118	551 888	43 034	10 986
	1996	2 075 721	549 259	160 457	29 297	128 558	483 061	47 553	572 365	57 577	47 596
	1995-Dec	124 059	40 272	10 552	4 050	16 968	25 986	728	22 719	1 015	1 770
	1996-Nov	239 803	61 829	19 181	3 307	19 718	61 841	5 640	55 465	8 149	4 673
	1996-Dec	137 601	35 804	11 282	946	9 703	29 991	552	43 036	2 205	4 082

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Dec.			Jan. - Dec.		
	1996	1995	Percentage change	1996	1995	Percentage change
	R million			R million		

Value at current prices

Residential buildings:						
Dwelling-houses	5 553,3	5 464,3	+1,6	3 447,0	3 114,4	+10,7
Flats and townhouses	2 717,1	3 181,7	-14,6	1 978,4	1 594,6	+24,1
Total 1/	8 632,7	8 754,4	-1,4	5 474,4	4 770,5	+14,8
Non-residential buildings	5 298,8	4 577,3	+15,8	2 267,2	1 636,6	+38,5
Additions and alterations	4 576,4	4 527,7	+1,1	2 075,7	1 955,1	+6,2
Total	18 507,9	17 859,3	+3,6	9 817,3	8 362,2	+17,4

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	3 393,5	3 542,3	-4,2	2 166,1	2 110,0	+2,7
Flats and townhouses	1 661,8	2 064,1	-19,5	1 281,1	1 128,7	+13,5
Total 1/	5 276,3	5 677,6	-7,1	3 478,7	3 282,0	+6,0
Non-residential buildings	3 000,0	2 866,2	+4,7	1 474,6	1 228,8	+20,0
Additions and alterations	2 690,1	2 881,9	-6,7	1 321,6	1 376,0	-4,0
Total	10 966,5	11 425,7	-4,0	6 275,0	5 886,8	+6,6

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.
<b>4.1 - VALUES AT CURRENT PRICES</b>															
4.1.1 Total	R million	1994	13 577	792	950	1 114	825	987	1 196	1 141	1 312	1 324	1 434	1 416	1 086
		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	18 508	1 128	1 515	1 459	1 506	1 594	1 670	1 768	1 742	1 442	1 893	1 692	1 099
4.1.2 Residential buildings	R million	1994	6 597	336	452	538	390	427	621	595	674	705	643	685	531
		1995	8 754	652	779	739	620	865	779	773	773	701	738	821	514
		1996	8 633	563	756	674	722	751	861	877	650	670	916	692	502
4.1.3 Non-residential buildings	R million	1994	3 041	223	230	228	182	239	220	188	264	268	444	328	227
		1995	4 577	181	249	752	309	335	399	448	459	335	379	347	386
		1996	5 299	312	397	441	397	434	374	426	678	363	567	605	305
4.1.4 Additions and alterations	R million	1994	3 939	232	268	348	253	321	355	357	374	352	347	404	328
		1995	4 528	271	365	372	276	393	420	443	413	401	431	461	281
		1996	4 576	253	362	343	387	409	435	466	414	409	410	396	292

**4.2 - VALUES AT CONSTANT 1990 PRICES**

4.2.1 Total	R million	1994	9 547	595	704	816	598	703	846	801	907	913	978	957	727
		1995	11 426	737	916	1 217	785	1 032	1 023	1 054	1 029	903	973	1 024	731
		1996	10 966	689	911	875	906	954	1 001	1 057	1 028	843	1 099	972	632
4.2.2 Residential buildings	R million	1994	4 669	248	327	389	281	304	443	423	475	495	451	472	360
		1995	5 678	440	516	488	407	564	505	499	497	449	470	519	324
		1996	5 276	354	471	419	448	462	528	536	393	404	550	414	299
4.2.3 Non-residential buildings	R million	1994	2 113	172	177	171	133	170	153	128	176	178	292	214	148
		1995	2 866	117	161	486	199	215	251	276	276	204	233	216	233
		1996	3 000	182	225	251	227	249	215	245	391	202	313	332	166
4.2.4 Additions and alterations	R million	1994	2 764	175	199	256	184	229	250	249	256	240	235	271	219
		1995	2 882	179	239	243	179	254	268	279	257	251	270	289	174
		1996	2 690	153	215	204	230	243	258	276	244	237	236	226	166

**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.
<b>4.1 - VALUES AT CURRENT PRICES</b>															
4.1.1 Total	R million	1994	7 660	485	608	770	477	563	714	601	729	598	655	750	709
		1995	8 362	558	662	734	545	697	738	661	804	762	683	796	723
		1996	9 817	564	772	753	904	813	649	850	756	898	979	1 093	787
4.1.2 Residential buildings	R million	1994	4 093	258	286	317	270	294	369	335	413	360	366	357	468
		1995	4 771	299	388	403	325	403	430	413	443	425	372	415	453
		1996	5 474	305	435	478	473	488	402	443	423	496	565	580	387
4.1.3 Non-residential buildings	R million	1994	1 471	84	121	255	74	118	146	111	123	64	109	156	110
		1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
		1996	2 267	119	156	100	266	186	107	219	148	211	220	273	262
4.1.4 Additions and alterations	R million	1994	2 097	144	201	198	133	152	199	156	193	174	180	237	132
		1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
		1996	2 076	140	181	176	165	139	139	187	186	190	194	240	138

4.2 - VALUES AT CONSTANT 1990 PRICES

Item	Unit	Year	1994	1995	1996	1994	1995	1996	1994	1995	1996	1994	1995	1996	1994	1995	1996														
4.2.1 Total	R million	1994	5 941	5 887	6 275	391	412	373	489	480	505	631	535	491	376	393	588	445	498	524	559	464	553	449	494	564	527				
		1995	5 887	412	480	535	393	498	525	464	561	529	467	539	484																
		1996	6 275	373	505	491	588	524	415	542	477	567	617	687	489																
4.2.2 Residential buildings	R million	1994	3 032	3 282	3 479	197	215	199	216	275	282	240	230	310	203	281	305	219	276	256	249	281	303	263	312	267	258	340			
		1995	3 282	215	275	287	230	281	298	284	300	287	249	276	300																
		1996	3 479	199	282	310	305	313	256	281	266	312	354	361	239																
4.2.3 Non-residential buildings	R million	1994	1 278	1 229	1 475	75	101	81	110	75	104	232	130	66	67	87	121	107	130	176	107	97	105	53	90	126	87				
		1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102																
		1996	1 475	81	104	66	176	121	70	143	96	137	141	175	165																
4.2.4 Additions and alterations	R million	1994	1 631	1 376	1 322	119	96	93	163	131	118	159	106	107	119	130	90	119	153	107	89	118	145	132	137	180	100				
		1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83																
		1996	1 322	93	118	115	107	90	89	118	115	119	122	150	85																

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.
4.1 - VALUES AT CURRENT PRICES															
4.1.1 Total	R million	1994	7 660	485	608	770	477	563	714	601	729	598	655	750	709
		1995	8 362	558	662	734	545	697	738	661	804	762	683	796	723
		1996	9 817	564	772	753	904	813	649	850	756	898	979	1 093	787
4.1.2 Residential buildings	R million	1994	4 093	258	286	317	270	294	369	335	413	360	366	357	468
		1995	4 771	299	388	403	325	403	430	413	443	425	372	415	453
		1996	5 474	305	435	478	473	488	402	443	423	496	565	580	387
4.1.3 Non-residential buildings	R million	1994	1 471	84	121	255	74	118	146	111	123	64	109	156	110
		1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
		1996	2 267	119	156	100	266	186	107	219	148	211	220	273	262
4.1.4 Additions and alterations	R million	1994	2 097	144	201	198	133	152	199	156	193	174	180	237	132
		1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
		1996	2 076	140	181	176	165	139	139	187	186	190	194	240	138
4.2 - VALUES AT CONSTANT 1990 PRICES															
4.2.1 Total	R million	1994	5 941	5 887	6 275	391	412	373	489	480	505	631	535	491	376
		1995	5 887	412	480	535	393	498	525	464	561	529	467	539	484
		1996	6 275	373	505	491	588	524	415	542	477	567	617	687	489
4.2.2 Residential buildings	R million	1994	3 032	3 282	3 479	197	215	199	216	275	282	240	230	310	203
		1995	3 282	215	275	287	230	281	298	284	300	287	249	276	300
		1996	3 479	199	282	310	305	313	256	281	266	312	354	361	239
4.2.3 Non-residential buildings	R million	1994	1 278	1 229	1 475	75	101	81	110	75	104	232	130	66	67
		1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102
		1996	1 475	81	104	66	176	121	70	143	96	137	141	175	165
4.2.4 Additions and alterations	R million	1994	1 631	1 376	119	96	131	118	100	130	119	106	130	115	118
		1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83

	1996	1 322	93	118	115	107	90	89	118	115	119	122	150	8
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TABLE 6 - SEASONALLY ADJUSTED VALUES : PRIVATE SECTOR

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
<b>6.1 - BUILDING PLANS PASSED</b>														
6.1.1 Total	R million	1994	1 024	944	1 091	927	996	1 104	1 036	1 141	1 264	1 276	1 319	1 452
5.1.1.1 At current prices		1995	1 421	1 398	1 821	1 361	1 593	1 467	1 519	1 436	1 410	1 368	1 498	1 570
		1996	1 450	1 525	1 419	1 714	1 580	1 531	1 616	1 530	1 429	1 680	1 543	1 453
6.1.1.2 At constant 1990 prices	R million	1994	769	701	801	673	712	783	728	794	871	867	886	967
		1995	946	922	1 191	888	1 035	940	962	904	886	858	937	966
		1996	884	919	851	1 032	948	918	967	908	835	973	882	832
6.1.2 Residential buildings	R million	1994	415	447	528	422	457	553	536	589	654	607	629	743
6.1.2.1 At current prices		1995	803	766	734	686	929	686	695	673	660	699	751	707
		1996	691	739	674	811	806	753	787	565	634	874	633	685
6.1.2.2 At constant 1990 prices	R million	1994	306	326	381	305	327	394	380	415	458	423	435	506
		1995	542	511	483	450	608	445	448	433	422	443	475	446
		1996	434	464	418	503	498	462	480	341	381	523	379	408
<b>6.2 - BUILDINGS COMPLETED</b>														
6.2.1 Total	R million	1994	591	597	696	577	569	642	606	650	571	673	699	755
6.2.1.1 At current prices		1995	687	651	665	666	707	664	669	714	742	693	731	763
		1996	694	761	686	1 106	826	584	864	670	887	989	993	824
6.2.1.2 At constant 1990 prices	R million	1994	477	483	569	436	454	502	468	502	428	506	526	562
		1995	510	475	483	465	509	471	469	511	513	471	492	511
		1996	461	501	446	701	536	373	551	434	559	618	618	512
6.2.2 Residential buildings	R million	1994	326	299	310	307	299	321	328	362	338	381	338	478
6.2.2.1 At current prices		1995	385	401	391	375	403	378	406	390	402	390	393	454
		1996	397	446	461	549	484	356	435	372	472	591	550	384
6.2.2.2 At constant 1990 prices	R million	1994	249	225	234	230	223	238	245	266	248	279	245	347
		1995	276	284	277	264	281	260	282	264	273	261	261	300
		1996	257	290	298	354	311	226	279	234	299	370	342	237

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
<b>7.1.1 - 22 PRINCIPAL MUNICIPALITIES</b>										
995	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
996	14 229	1 658 343	1 787 458	1 499	133 381	156 548	8 784	873 229	982 903	3 068 992

995-Dec.	831	106 180	110 608	334	23 485	22 916	480	47 779	56 239	189 76
996-Nov.	1 735	158 741	172 144	291	15 638	19 795	694	41 701	49 523	263 826
-Dec.	913	114 587	127 248	18	1 093	1 172	482	51 481	64 288	199 848

7.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

995	14 065	1 856 965	1 846 889	3 297	258 564	277 547	6 369	721 876	790 228	2 955 469
996	14 737	1 895 660	1 910 781	3 231	209 884	220 283	6 304	651 736	761 841	3 030 284
995-Dec.	763	101 652	101 186	311	18 685	21 342	395	51 768	59 619	182 348
996-Nov.	1 334	160 678	166 740	267	13 966	16 570	454	43 030	57 905	244 477
-Dec.	892	103 643	105 763	314	27 476	35 321	136	13 414	15 928	171 125

7.1.3 - OTHER URBAN AREAS

995	14 376	1 829 460	1 754 877	1 685	168 062	204 755	3 641	427 951	444 069	2 432 835
996	15 194	1 859 259	1 855 036	1 712	138 449	180 115	3 348	364 674	415 446	2 533 457
995-Dec.	793	110 147	106 848	67	6 997	8 593	177	19 936	22 942	142 379
996-Nov.	1 206	144 304	145 430	122	10 919	11 890	164	18 699	20 952	183 334
-Dec.	842	103 260	104 409	30	2 636	2 720	218	19 879	22 308	130 982

7.1.4 - TOTAL

995	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
996	44 160	5 413 262	5 553 275	6 442	481 714	556 946	18 436	1 889 639	2 160 190	8 632 733
995-Dec.	2 387	317 979	318 642	712	49 167	52 851	1 052	119 483	138 800	514 490
996-Nov.	4 275	463 723	484 314	680	40 523	48 255	1 312	103 430	128 380	691 637
-Dec.	2 647	321 490	337 420	362	31 205	39 213	836	84 774	102 524	501 955

/ 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		

7.2.1 - 22 PRINCIPAL MUNICIPALITIES

995	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
996	452 357	583 998	389 833	478 020	623 517	669 500	2 037 601	1 294 383	1 254 186	2 064 152	2 506 232	7 612 824
995-Dec.	72 788	84 851	8 126	8 447	72 246	56 168	210 668	88 294	83 194	144 789	163 293	563 723
996-Nov.	17 147	23 011	85 346	106 934	74 102	86 780	239 719	114 777	111 337	169 657	183 678	687 222
-Dec.	26 491	36 379	12 013	19 545	39 917	51 564	134 225	82 632	85 297	136 379	147 982	482 055

7.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES

995	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
996	717 906	877 863	198 999	235 654	932 847	848 476	2 150 665	885 752	801 595	1 159 219	1 091 992	6 272 942
995-Dec.	26 856	37 114	7 242	9 406	80 062	70 064	126 497	54 658	48 139	63 652	58 013	366 859
996-Nov.	66 594	109 722	12 547	13 757	146 779	129 592	256 982	89 068	81 015	105 613	98 346	599 805
-Dec.	17 017	20 986	10 772	14 623	36 694	32 824	102 068	54 574	50 793	74 650	68 759	341 952

7.2.3 - OTHER URBAN AREAS

995	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
996	159 554	212 954	320 939	345 299	283 501	237 534	1 110 487	670 793	621 763	981 218	978 177	4 622 122
995-Dec.	2 472	2 786	27 555	27 035	5 484	5 957	48 488	41 582	36 016	71 088	60 032	250 899
996-Nov.	22 285	22 766	30 458	37 426	22 040	18 938	108 239	62 738	62 343	95 296	113 862	405 436
-Dec.	13 686	25 237	15 194	13 304	18 192	16 795	68 379	45 960	42 386	83 149	75 697	275 058

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	1 329 817	1 674 815	909 771	1 058 973	1 839 865	1 755 510	5 298 753	2 850 928	2 677 544	4 204 589	4 576 401	18 507 888
1995-Dec.	102 116	124 751	42 923	44 888	157 792	132 189	385 653	184 534	167 349	279 529	281 338	1 181 481
1996-Nov.	106 026	155 499	128 351	158 117	242 921	235 310	604 940	266 583	254 695	370 566	395 886	1 692 463
-Dec.	57 194	82 602	37 979	47 472	94 803	101 183	304 672	183 166	178 476	294 178	292 438	1 099 065

/ 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		Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	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	28 966	3 698 242	19 818	2 121 577	6 099 277	1 461 864	713 677	1 517 983	4 188 271	2 055 783	3 598 221	13 885 764
1995-Dec.	1 594	211 794	1 520	160 117	372 111	121 965	17 854	126 231	337 164	131 334	221 305	930 583
1996-Nov.	3 069	338 885	1 706	143 793	508 303	132 734	120 690	216 372	496 701	192 353	282 022	1 287 027
-Dec.	1 805	233 012	950	116 711	370 973	57 366	34 167	84 391	236 294	136 089	216 740	824 007

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	6 038	695 152	3 901	297 658	1 090 616	114 093	115 217	285 107	549 593	453 319	841 295	2 481 501
1995-Dec.	301	32 245	358	25 822	58 267	2 511	0	23 403	29 119	25 752	36 047	123 433
1996-Nov.	438	66 937	281	23 260	111 363	3 272	16 007	54 137	74 691	48 741	63 615	249 668
-Dec.	407	37 182	123	11 124	48 515	12 039	1 178	13 632	36 204	32 607	62 904	147 622

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
1995-Dec.	79	5 924	91	7 558	13 482	4 947	2 827	966	12 148	7 284	13 100	38 731
1996-Nov.	106	8 770	52	2 803	12 441	0	678	3 334	4 012	8 111	15 844	32 298
-Dec.	55	5 873	28	2 943	8 816	0	217	3 684	4 490	9 008	20 985	34 291

/ Including "Other"



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
1995-Dec.	46	7 425	4	650	8 075	0	0	6 362	11 000	3 646	5 910	24 985
1996-Nov.	69	7 173	46	6 588	13 762	2 500	0	2 800	5 300	3 293	6 338	25 399
-Dec.	53	5 998	49	17 024	25 521	1 800	0	3 705	20 205	2 818	5 546	51 272

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	10 145	1 501 830	9 047	1 001 493	2 609 230	1 046 066	331 736	703 617	2 309 659	810 943	1 296 345	6 215 234
1995-Dec.	496	84 163	841	92 189	176 351	114 480	10 818	81 843	218 317	47 249	78 070	472 739
1996-Nov.	1 467	152 218	869	69 854	223 749	100 620	52 818	100 145	263 817	73 086	104 530	592 096
-Dec.	608	86 956	216	24 680	111 914	28 003	29 351	26 288	98 201	53 310	67 416	277 531

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	874	110 687	385	46 553	157 238	12 858	27 896	21 550	83 820	59 371	97 542	338 601
1995-Dec.	83	7 806	81	10 032	17 838	0	0	0	140	3 752	5 340	23 318
1996-Nov.	61	9 837	9	1 427	11 263	0	1 511	1 798	4 581	6 497	8 873	24 718
-Dec.	86	11 204	2	362	11 566	0	586	2 720	3 755	2 902	4 582	19 903

/ 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		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
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	4 967	728 626	3 326	436 572	1 185 888	170 837	135 417	108 504	497 610	235 785	314 749	1 998 249
1995-Dec.	272	38 631	81	15 411	54 042	27	0	4 277	8 871	13 641	16 803	79 717
1996-Nov.	441	49 112	114	18 204	67 316	8 266	29 671	8 474	47 522	26 339	31 437	146 275
-Dec.	226	46 817	473	53 621	114 064	8 648	673	7 282	35 528	13 552	15 946	165 538

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	4 967	728 626	3 326	436 572	1 185 888	170 837	135 417	108 504	497 610	235 785	314 749	1 998 249
1995-Dec.	272	38 631	81	15 411	54 042	27	0	4 277	8 871	13 641	16 803	79 717
1996-Nov.	441	49 112	114	18 204	67 316	8 266	29 671	8 474	47 522	26 339	31 437	146 275
-Dec.	226	46 817	473	53 621	114 064	8 648	673	7 282	35 528	13 552	15 946	165 538

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
1995-Dec.	51	5 616	9	1 379	6 995	0	459	0	909	4 873	11 668	19 572
1996-Nov.	131	10 575	12	665	11 240	0	15 270	3 408	18 678	4 811	6 860	36 779
-Dec.	43	4 919	33	2 518	12 076	376	1 660	670	2 705	3 451	6 676	21 457

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
1995-Dec.	9	1 144	0	0	1 144	0	0	0	0	1 101	1 378	2 522
1996-Nov.	14	1 340	40	1 297	2 637	0	0	0	0	1 118	1 987	4 624
-Dec.	10	1 280	0	0	1 280	0	502	15 000	15 502	527	894	17 676

/ 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
<b>8.1 - TOTAL</b>						
1995	41 182	5 521 698	5 464 301	25 961	3 294 719	3 114 438
1996	44 160	5 413 262	5 553 275	27 536	3 446 751	3 446 961
1995-Dec.	2 387	317 979	318 642	2 334	277 514	262 018
1996-Nov.	4 275	463 723	484 314	2 473	318 368	333 489
-Dec.	2 647	321 490	337 420	2 263	257 792	260 766
<b>8.2 - AFRICAN/BLACK</b>						
1995	11 276	874 980	765 957	5 159	368 213	318 122
1996	15 158	1 110 193	1 023 040	6 021	391 250	356 880
1995-Dec.	727	60 344	53 293	692	49 278	42 556
1996-Nov.	1 407	100 467	96 403	624	36 883	34 498
-Dec.	865	69 495	65 892	596	29 815	24 689
<b>8.3 - COLOURED</b>						
1995	3 595	266 157	216 402	2 786	202 090	154 985
1996	2 753	227 674	202 374	2 589	159 350	133 464
1995-Dec.	160	12 939	10 771	196	15 642	12 068
1996-Nov.	270	21 290	19 633	146	10 545	9 489
-Dec.	193	16 320	15 337	233	12 296	9 658

**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
<b>8.4 - INDIAN/ASIAN</b>						
1995	2 948	375 650	370 971	1 838	217 791	205 537
1996	2 736	319 296	326 365	1 977	228 869	225 728

1995-Dec.	211	26 991	26 966	106	13 425	12 321
1996-Nov.	232	26 619	27 554	233	23 593	24 659
-Dec.	208	26 678	28 151	162	16 278	16 141

8.5 - WHITE

1995	23 363	4 004 911	4 110 970	16 178	2 506 625	2 435 794
1996	23 513	3 756 099	4 001 497	16 949	2 667 282	2 730 891
1995-Dec.	1 289	217 705	227 612	1 340	199 169	195 068
1996-Nov.	2 366	315 347	340 725	1 470	247 347	264 843
-Dec.	1 381	208 997	228 040	1 272	199 403	210 277

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

1995	15 934	877 637	793 205	10 078	556 667	489 422
1996	20 488	1 111 014	1 075 895	11 572	633 272	592 577
1995-Dec.	947	53 815	49 840	945	51 212	47 061
1996-Nov.	2 210	116 135	114 716	1 034	55 394	55 044
-Dec.	1 388	75 870	73 328	1 150	55 660	48 575

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	26 112	3 389 537	3 501 355	4 093	345 712	360 875	10 528	1 041 637	1 196 576	5 222 503
1996 -Oct.	2 711	320 660	338 905	163	14 173	17 490	917	102 543	109 327	469 888
-Nov.	2 430	291 555	298 557	135	10 237	12 932	627	57 296	72 915	389 118
-Dec.	1 403	177 377	187 247	124	8 732	9 860	365	37 502	41 508	252 117

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	2 445	2 296 825	2 434 707	30 911	2 203 511	2 277 723	9 934 933
1996 -Oct.	180	175 707	207 104	2 982	188 516	186 179	863 171
-Nov.	195	203 027	239 447	2 598	247 001	245 025	873 590
-Dec.	126	180 970	211 477	1 613	124 615	124 730	588 324

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
<b>11.1.1 - 22 PRINCIPAL MUNICIPALITIES</b>										
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	7 869	989 426	1 010 634	1 481	125 995	150 171	5 675	577 783	639 904	1 824 741
1995-Dec.	598	67 878	68 006	146	8 750	7 853	849	83 992	82 854	170 413
1996-Nov.	730	90 470	93 545	160	19 084	23 062	470	51 758	57 645	178 421
-Dec.	549	58 895	60 949	24	1 571	1 192	416	45 626	45 298	107 439
<b>11.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES</b>										
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	10 040	1 324 019	1 352 142	3 054	212 907	222 819	4 243	471 841	530 637	2 121 299
1995-Dec.	711	84 545	80 775	220	16 057	20 180	124	15 006	16 379	117 333
1996-Nov.	992	141 855	153 749	905	60 214	63 061	436	40 639	50 514	267 324
-Dec.	799	106 168	109 563	370	23 056	24 928	84	8 055	10 425	144 916
<b>11.1.3 - OTHER URBAN AREAS</b>										
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	9 627	1 133 306	1 084 185	1 240	133 479	172 146	2 323	248 424	262 689	1 528 336
1995-Dec.	1 025	125 091	113 237	265	17 316	16 176	291	32 087	34 078	165 294
1996-Nov.	751	86 043	86 195	87	12 875	16 163	241	25 745	26 258	134 536
-Dec.	915	92 729	90 254	243	22 480	26 254	145	17 149	18 252	134 760
<b>11.1.4 - TOTAL</b>										
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	27 536	3 446 751	3 446 961	5 775	472 381	545 136	12 241	1 298 048	1 433 230	5 474 376
1995-Dec.	2 334	277 514	262 018	631	42 123	44 209	1 264	131 085	133 311	453 040
1996-Nov.	2 473	318 368	333 489	1 152	92 173	102 286	1 147	118 142	134 417	580 281
-Dec.	2 263	257 792	260 766	637	47 107	52 374	645	70 830	73 975	387 115

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	
<b>11.2.1 - 22 PRINCIPAL MUNICIPALITIES</b>												
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	245 329	348 441	203 724	225 392	313 762	273 732	1 010 787	574 056	532 500	911 229	1 081 965	3 917 492
1995-Dec.	13 720	19 579	1 508	1 331	19 749	14 310	44 287	27 853	25 646	47 512	61 401	276 100
1996-Nov.	3 621	4 641	67 651	93 111	19 812	12 441	118 321	62 879	55 607	103 389	124 737	421 479
-Dec.	24 499	39 050	11 746	16 962	19 335	17 074	109 918	37 965	35 122	65 941	74 001	291 358

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	214 091	264 748	91 758	108 046	356 785	322 419	766 294	461 341	417 295	556 121	528 897	3 416 492
1995-Dec.	4 612	6 988	6 079	6 605	18 011	14 219	34 679	21 368	17 378	33 682	26 137	178 150
1996-Nov.	44 570	52 579	2 492	2 200	48 860	39 026	96 866	45 873	46 475	52 265	57 486	421 677
-Dec.	17 880	28 872	5 300	6 296	48 737	53 140	119 577	34 403	32 152	38 850	36 047	300 540

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	64 391	73 466	165 529	178 451	130 313	93 761	490 073	339 420	290 527	527 627	464 858	2 483 269
1995-Dec.	8 093	8 675	15 427	16 013	41 445	23 509	67 180	32 187	25 345	42 996	36 521	268 995
1996-Nov.	5 872	5 625	10 580	17 685	13 603	7 620	57 589	33 232	30 510	61 254	57 580	249 705
-Dec.	682	729	20 748	14 214	4 784	3 431	32 608	16 350	15 423	28 263	27 552	194 920

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	523 811	686 655	461 011	511 889	800 860	689 912	2 267 154	1 374 817	1 240 322	1 994 977	2 075 720	9 817 253
1995-Dec.	26 425	35 242	23 014	23 949	79 205	52 038	146 146	81 408	68 369	124 190	124 059	723 245
1996-Nov.	54 063	62 845	80 723	112 996	82 275	59 087	272 776	141 984	132 592	216 908	239 803	1 092 861
-Dec.	43 061	68 651	37 794	37 472	72 856	73 645	262 103	88 718	82 697	133 054	137 600	786 818

/ 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		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							

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	17 909	2 362 779	14 453	1 543 535	3 946 038	613 192	333 441	596 153	1 777 089	949 802	1 610 871	7 333 981
1995-Dec.	1 309	148 781	1 339	127 265	287 747	26 567	7 937	28 529	78 965	43 022	87 539	454 248
1996-Nov.	1 722	247 294	1 971	194 282	445 746	57 220	95 312	51 467	215 189	102 084	182 224	843 156
-Dec.	1 348	170 513	894	81 844	252 354	67 922	23 259	70 214	229 494	67 275	110 051	591 898

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	4 270	433 845	2 539	174 504	611 456	47 741	42 478	94 774	220 264	193 812	359 511	1 191 231
1995-Dec.	265	24 515	117	5 826	35 342	5 387	6 107	7 637	23 945	10 367	20 472	79 759
1996-Nov.	206	26 430	785	47 035	73 465	9 406	1 254	15 736	27 114	15 895	34 443	135 021
-Dec.	249	24 511	328	21 098	45 609	5 925	0	6 983	13 500	14 761	24 468	83 577

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

1995-Dec.	40	3 237	0	0	3 237	0	125	113	1 905	1 376	2 623	7 76
1996-Nov.	90	7 760	98	8 484	16 244	0	10 038	1 706	12 588	6 429	12 363	41 195
-Dec.	30	2 840	73	6 287	9 126	0	0	3 044	3 521	1 673	9 606	22 253

/ 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		Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	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
1995-Dec.	58	4 553	0	0	4 553	0	0	1 883	1 883	1 283	1 779	8 215
1996-Nov.	63	4 427	0	0	4 427	0	795	0	795	1 030	6 138	11 360
-Dec.	125	8 946	0	0	8 946	0	2 820	1 300	4 120	1 127	1 297	14 363

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
1995-Dec.	6	618	9	1 488	2 106	0	108	0	108	208	3 740	5 953
1996-Nov.	2	289	5	541	830	0	0	0	0	491	777	1 607
-Dec.	9	1 550	5	562	2 112	0	0	0	0	582	582	2 694

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	1 953	229 547	1 375	166 621	405 337	33 261	139 789	166 762	372 250	228 267	382 104	1 159 690
1995-Dec.	79	10 421	41	4 900	15 321	1 515	380	2 015	4 310	8 928	19 723	39 353
1996-Nov.	260	28 357	145	29 579	62 106	5 865	81 893	29 839	122 477	24 777	51 882	236 465
-Dec.	121	15 573	63	7 337	22 909	456	775	11 098	12 704	15 197	21 854	57 467

/ 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	
<b>11.3.7 - PIETERMARITZBURG</b>												
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
1995-Dec.	35	3 315	2	333	3 648	0	0	0	958	875	1 902	6 508
1996-Nov.	44	4 147	44	3 504	7 651	100	0	362	752	2 302	2 800	11 203
-Dec.	32	2 964	4	160	3 124	2 300	0	0	2 300	896	2 269	7 692
<b>11.3.8 - WITWATERSRAND</b>												
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	5 426	941 829	7 235	824 218	1 782 012	429 012	80 653	189 597	818 790	332 630	473 008	3 073 808
1995-Dec.	383	42 249	796	76 855	125 804	10 473	0	10 966	23 218	11 714	18 133	167 154
1996-Nov.	687	128 116	588	62 166	190 282	40 578	1 332	3 188	47 901	45 361	51 145	289 327
-Dec.	515	81 617	270	34 328	115 945	44 751	7 410	38 370	155 934	29 767	37 410	309 289
<b>11.3.9 - VAAL TRIANGLE</b>												
1995	572	45 005	375	40 568	86 322	3 726	4 169	8 859	18 336	18 287	32 735	137 394
1996	437	52 091	271	35 434	87 815	563	687	15 510	20 190	22 207	46 298	154 300
1995-Dec.	50	3 630	100	12 140	15 770	0	563	0	1 333	252	853	17 956
1996-Nov.	27	2 517	76	9 110	11 627	243	0	36	584	1 683	1 992	14 203
-Dec.	33	2 939	1	248	3 187	0	0	554	1 547	1 471	1 604	6 338

/ 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	
<b>11.3.10 - PRETORIA</b>												
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
1995-Dec.	335	51 083	259	24 926	76 009	8 712	654	2 652	17 562	3 616	3 709	97 280
1996-Nov.	312	41 292	218	32 601	73 893	1 028	0	600	2 978	2 266	2 490	79 361
-Dec.	197	25 742	37	2 951	28 693	5 928	1 042	8 011	15 240	739	4 378	48 311

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**11.3.11 - BLOEMFONTEIN**

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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
1995-Dec.	56	4 856	15	797	5 653	480	0	3 263	3 743	3 282	13 137	22 533
1996-Nov.	28	3 711	12	1 262	4 973	0	0	0	0	1 769	5 086	10 058
-Dec.	37	3 831	113	8 873	12 703	8 562	11 212	0	19 774	926	1 586	34 063

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**11.3.12 - FREE STATE GOLDFIELDS**

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1995	5	857	0	0	857	1 500	0	0	3 691	7 787	17 082	21 630
1996	24	1 924	0	0	2 100	1 500	0	5 316	7 583	5 873	33 650	43 332
1995-Dec.	2	304	0	0	304	0	0	0	0	1 121	1 468	1 772
1996-Nov.	3	248	0	0	248	0	0	0	0	81	13 108	13 356
-Dec.	0	0	0	0	0	0	0	854	854	136	4 997	5 851

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/ Including "Other"

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