

Construction: Building Statistics P5041.1

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PROSPECTS FOR BUILDING INDUSTRY NOT VERY PROMISING

The value of building plans passed is showing a slightly downward trend since May 1996. This is mainly due to a decline in the value of residential building plans passed.

The total value of building plans passed in January 1997 amounted to R1 192,2 million. Although this is 4,5% (+R51,5 million) higher than for January 1996, the value of building plans passed shows a downward trend (cf. figure 1, p.3). The 4,5% increase can mainly be attributed to increases recorded in the value of plans passed for non-residential buildings (+8,5% or R27,2 million) and for additions and alterations (+24,1% or R61,1 million).

Since the beginning of 1996 the value of buildings completed is showing an upward trend (cf. figure 2, p.3). The total value of buildings completed in January 1997 increased by R276,0 million (+48,3%) compared with January 1996. The value of residential buildings completed increased by 36,1% (+R111,5 million), non-residential buildings completed increased by 98,0% (+R116,9 million) and additions and alterations increased by 33,3% (R47,5 million). The largest contributor, Gauteng, showed significant increases of R121,2 million and R114,0 million for residential and non-residential buildings respectively.

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Head: Central Statistical Service

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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 81m² 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

m² = construction areas in square metre

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Total	Value	1995	18 174 616	3 486 851	952 225	142 260	519 431	3 338 062	443 498	8 461 491	498 113	332 687
	(R1 000)	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
		1996-Jan	1 140 678	188 800	33 748	9 062	40 510	222 602	74 734	513 707	39 586	17 929
		1996-Dec	1 117 484	235 237	70 313	13 158	47 290	186 785	25 354	475 658	39 007	24 682
		1997-Jan	1 192 171	247 579	42 496	7 901	28 645	161 962	47 275	561 579	67 932	26 799
		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

Residential buildings 1/	Value (R1 000)	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
		1996-Jan	565 966	89 734	18 050	3 591	16 513	102 615	38 031	264 914	22 339	10 180
		1996-Dec	507 967	88 669	27 353	2 071	18 748	81 692	16 345	240 677	18 768	13 644
		1997-Jan	529 139	118 924	15 366	3 234	15 352	58 246	22 703	253 363	27 365	14 587
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
		1996-Jan	3 334	692	141	25	121	426	477	1 191	149	112
		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
		1996-Jan	388 354	77 163	14 743	2 671	9 644	46 416	36 531	173 618	18 939	8 630
		1996-Dec	342 732	74 342	22 390	1 680	11 591	45 829	15 794	145 809	12 992	12 306
		1997-Jan	364 198	92 611	12 501	2 434	11 783	42 384	21 233	146 138	20 621	14 493

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

**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	
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
		1996-Jan	278	64	9	7	5	48	20	106	13	6
		1996-Dec	285	85	23	4	6	36	9	100	9	13
		1997-Jan	265	64	12	6	9	33	16	99	12	14
	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
		1996-Jan	320 624	45 118	7 958	2 249	13 776	70 851	27 018	139 403	9 619	4 631
		1996-Dec	317 059	47 200	16 573	8 074	18 207	61 187	2 563	147 104	8 749	7 402
		1997-Jan	347 820	45 263	12 272	1 191	3 413	46 759	18 296	186 157	25 407	9 064
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
		1996-Jan	254 088	53 948	7 740	3 222	10 220	49 137	9 685	109 389	7 629	3 118
		1996-Dec	292 459	99 368	26 388	3 013	10 335	43 906	6 447	87 877	11 489	3 636
		1997-Jan	315 212	83 393	14 859	3 477	9 881	56 958	6 276	122 060	15 160	3 149

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

PROVINCE

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
		1996-Jan	570 849	169 185	31 310	10 123	23 120	98 647	33 136	179 559	14 326	11 441
		1996-Dec	790 491	173 755	44 341	9 125	53 875	112 575	11 494	363 139	10 689	11 498
		1997-Jan	846 816	133 092	33 818	5 257	35 446	156 735	23 165	423 997	20 250	15 056
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
		1996-Jan	309 145	99 683	20 278	3 782	7 968	48 869	10 096	101 747	7 457	9 264
		1996-Dec	390 575	107 900	25 206	8 179	19 439	57 003	10 157	147 306	8 430	6 956
		1997-Jan	420 679	71 478	20 970	3 541	6 906	55 110	19 749	222 960	11 895	8 069
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
		1996-Jan	2 134	835	204	24	31	267	116	520	44	93
		1996-Dec	2 568	563	194	267	129	233	134	768	59	221
		1997-Jan	2 641	562	160	67	107	219	219	926	182	199
	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
		1996-Jan	234 163	74 415	18 450	2 694	3 663	30 429	8 992	82 694	4 938	7 887
		1996-Dec	264 225	76 930	16 728	6 049	8 653	28 469	9 213	110 027	4 176	3 980
		1997-Jan	294 857	54 331	14 240	2 731	6 526	27 534	18 948	156 386	9 557	4 606

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

**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	
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
		1996-Jan	150	59	6	1	10	13	15	33	10	3
		1996-Dec	119	31	13	-	9	20	1	42	1	2
		1997-Jan	158	37	7	-	9	37	2	55	3	8
	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
		1996-Jan	119 328	42 112	4 261	5 000	6 663	14 125	17 746	23 394	5 243	784
		1996-Dec	262 115	30 051	7 653	-	24 733	25 581	785	172 797	55	460
		1997-Jan	236 243	18 446	2 058	-	11 574	56 727	350	137 405	4 676	5 008

Additions and alterations	Value (R1 000)	1995	1 964 842	535 718	125 708	22 727	133 382	509 619	31 519	552 148	43 034	10 986
		1996	2 084 665	550 918	161 425	32 485	129 212	485 460	47 629	572 365	57 577	47 596
		1996-Jan	142 377	27 391	6 771	1 341	8 489	35 653	5 294	54 419	1 626	1 393
		1996-Dec	137 801	35 804	11 482	946	9 703	29 991	552	43 036	2 205	4 082
		1997-Jan	189 893	43 168	10 789	1 717	16 966	44 897	3 065	63 632	3 679	1 979

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpuma-langa	Northern Province	
Total	Value (R1 000)	1995	17 859 325	3 313 946	912 405	138 959	498 007	3 321 531	433 264	8 433 355	497 671	310 187
		1996	18 507 886	4 027 105	915 316	144 163	520 444	2 773 710	620 432	8 579 888	620 091	306 737
		1996-Jan	1 127 774	187 578	33 748	9 062	40 510	213 794	73 360	513 478	39 586	16 658
		1996-Dec	1 099 065	233 837	70 281	13 158	46 953	182 816	25 354	466 195	37 800	22 672
		1997-Jan	1 178 879	246 706	42 135	7 057	28 645	160 262	46 638	554 090	66 969	26 377
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	8 632 733	1 982 269	439 422	54 668	229 198	1 128 164	360 862	3 963 518	310 018	164 612
		1996-Jan	562 798	89 198	18 050	3 591	16 513	102 615	36 797	264 787	22 339	8 909
		1996-Dec	501 955	87 969	27 353	2 071	18 411	81 273	16 345	239 339	17 561	11 634
		1997-Jan	520 289	118 924	15 366	2 928	15 352	58 246	22 703	245 873	26 402	14 495
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
		1996-Jan	3 191	692	141	25	121	426	414	1 174	149	49
		1996-Dec	2 647	652	229	18	124	361	147	946	85	85
		1997-Jan	2 935	652	145	23	153	359	228	995	202	178
	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	5 553 277	1 296 454	350 615	37 500	158 776	672 636	309 838	2 349 513	242 290	135 655
		1996-Jan	385 722	77 163	14 743	2 671	9 644	46 416	35 297	173 491	18 939	7 359
		1996-Dec	337 420	74 342	22 390	1 680	11 254	45 409	15 794	144 471	11 785	10 296
		1997-Jan	355 349	92 611	12 501	2 128	11 783	42 384	21 233	138 648	19 658	14 401

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

**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	Mpuma-langa	Northern Province	

			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	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
		1996-Jan	276	64	9	7	5	47	19	106	13	6
		1996-Dec	278	84	21	4	6	34	9	98	9	13
		1997-Jan	254	59	11	5	9	31	14	99	12	14
	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	5 298 741	860 777	182 729	38 000	125 671	751 745	159 975	2 913 789	171 100	94 955
		1996-Jan	311 675	45 118	7 958	2 249	13 776	62 042	26 878	139 403	9 619	4 631
		1996-Dec	304 672	46 500	16 561	8 074	18 207	57 637	2 563	138 979	8 749	7 402
		1997-Jan	344 065	44 389	12 266	652	3 413	45 059	17 659	186 157	25 407	9 064
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	4 576 412	1 184 058	293 165	51 495	165 574	893 801	99 595	1 702 581	138 973	47 170
		1996-Jan	253 301	53 262	7 740	3 222	10 220	49 137	9 685	109 287	7 629	3 118
		1996-Dec	292 439	99 368	26 368	3 013	10 335	43 906	6 447	87 877	11 489	3 636
		1997-Jan	314 526	83 393	14 503	3 477	9 881	56 958	6 276	122 060	15 160	2 819

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	Northern Province	
Total	Value (R1 000)	1995	8 362 239	2 027 017	401 957	75 983	385 868	1 657 387	219 767	3 162 186	303 886	128 188
		1996	9 817 254	2 071 878	480 152	114 595	331 646	1 810 318	330 764	4 156 131	325 400	196 368
		1996-Jan	564 244	165 256	31 310	10 123	22 940	96 587	33 136	179 559	14 326	11 005
		1996-Dec	786 819	173 755	44 129	9 125	52 949	112 575	11 233	363 050	10 463	9 540
		1997-Jan	838 826	133 092	33 306	4 492	34 131	156 035	22 977	423 325	19 614	11 855
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
		1996-Jan	304 741	95 775	20 278	3 782	7 968	48 809	10 096	101 747	7 457	8 828
		1996-Dec	387 115	107 900	25 206	8 179	18 513	57 003	9 896	147 217	8 203	4 998
		1997-Jan	416 742	71 478	20 970	2 776	6 341	55 110	19 561	222 288	11 259	6 959
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
		1996-Jan	1 864	608	204	24	31	265	116	520	44	52
		1996-Dec	2 263	563	194	267	66	233	120	761	34	25
		1997-Jan	2 246	562	160	16	60	219	204	862	112	51
	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
		1996-Jan	229 759	70 507	18 450	2 694	3 663	30 369	8 992	82 694	4 938	7 450

	1996-Dec	260 765	76 930	16 728	6 049	7 728	28 469	8 952	109 938	3 949	2 023
	1997-Jan	290 921	54 331	14 240	1 966	5 961	27 534	18 760	155 714	8 920	3 496

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

**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
		1996-Jan	150	59	6	1	10	13	15	33	10	3
		1996-Dec	116	31	10	-	9	20	1	42	1	2
		1997-Jan	152	37	4	-	8	36	2	55	3	7
	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
		1996-Jan	119 328	42 112	4 261	5 000	6 663	14 125	17 746	23 394	5 243	784
		1996-Dec	262 103	30 051	7 641	-	24 733	25 581	785	172 797	55	460
		1997-Jan	232 190	18 446	1 546	-	10 824	56 027	350	137 405	4 676	2 917
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	2 075 721	549 259	160 457	29 297	128 558	483 061	47 553	572 365	57 577	47 596
		1996-Jan	140 176	27 370	6 771	1 341	8 309	33 653	5 294	54 419	1 626	1 393
		1996-Dec	137 601	35 804	11 282	946	9 703	29 991	552	43 036	2 205	4 082
		1997-Jan	189 893	43 168	10 789	1 717	16 966	44 897	3 065	63 632	3 679	1 979

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Jan.			Jan. - Jan.		
	1997	1996	Percentage change	1997	1996	Percentage change
	R million			R million		

Value at current prices

Residential buildings:	1997	1996	Percentage change	1997	1996	Percentage change
Dwelling-houses	355,3	385,7	-7,9	290,9	229,8	+26,6
Flats and	161,1	175,0	-7,9	124,0	71,6	+73,2

4.2 - VALUES AT CONSTANT 1990 PRICES

Item	Unit	Year	1995	1996	1997	1995	1996	1997	1995	1996	1997	1995	1996	1997	1995	1996	1997	
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	10 966	689	911	875	906	954	1 001	1 057	1 028	843	1 099	972	632			
		1997		670														
4.2.2 Residential buildings	R million	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			
		1997		307														
4.2.3 Non-residential buildings	R million	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			
		1997		186														
4.2.4 Additions and alterations	R million	1995	2 882	179	239	243	179	254	268	279	257	251	270	289	174			
		1996	2 690	153	215	204	230	243	258	276	244	237	236	226	166			
		1997		177														

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	9 817	564	772	753	904	813	649	850	756	898	979	1 093	787
		1997		839											
5.1.2 Residential buildings	R million	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
		1997		417											
5.1.3 Non-residential buildings	R million	1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
		1996	2 267	119	156	100	266	186	107	219	148	211	220	273	262
		1997		232											
5.1.4 Additions and alterations	R million	1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
		1996	2 076	140	181	176	165	139	139	187	186	190	194	240	138
		1997		190											

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	6 275	373	505	491	588	524	415	542	477	567	617	687	489
		1997		514											
5.2.2 Residential buildings	R million	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

		1997	257												
5.2.3 Non-residential buildings	R million	1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102
		1996	1 475	81	104	66	176	121	70	143	96	137	141	175	165
		1997		143											
5.2.4 Additions and alterations	R million	1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83
		1996	1 322	93	118	115	107	90	89	118	115	119	122	150	85
		1997		115											

**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	9 817	564	772	753	904	813	649	850	756	898	979	1 093	787
		1997		839											
5.1.2 Residential buildings	R million	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
		1997		417											
5.1.3 Non-residential buildings	R million	1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
		1996	2 267	119	156	100	266	186	107	219	148	211	220	273	262
		1997		232											
5.1.4 Additions and alterations	R million	1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
		1996	2 076	140	181	176	165	139	139	187	186	190	194	240	138
		1997		190											
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	6 275	373	505	491	588	524	415	542	477	567	617	687	489
		1997		514											
5.2.2 Residential buildings	R million	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
		1997		257											
5.2.3 Non-residential buildings	R million	1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102
		1996	1 475	81	104	66	176	121	70	143	96	137	141	175	165
		1997		143											
5.2.4 Additions and alterations	R million	1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83
		1996	1 322	93	118	115	107	90	89	118	115	119	122	150	85
		1997		115											

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	14 229	1 658 343	1 787 458	1 499	133 381	156 548	8 784	873 229	982 903	3 068 992
1996-Jan.	753	102 149	108 039	103	9 121	8 736	343	36 485	37 706	154 481
-Dec.	913	114 587	127 248	18	1 093	1 172	482	51 481	64 288	199 848
1997-Jan.	784	89 706	106 199	92	5 653	7 357	425	52 613	76 628	191 743

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	14 737	1 895 660	1 910 781	3 231	209 884	220 283	6 304	651 736	761 841	3 030 284
1996-Jan.	1 196	148 223	145 348	81	5 525	6 857	544	55 375	63 410	216 010
-Dec.	892	103 643	105 763	314	27 476	35 321	136	13 414	15 928	171 125
1997-Jan.	1 029	118 095	121 180	43	2 650	2 199	409	39 573	43 723	167 659

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	15 194	1 859 259	1 855 036	1 712	138 449	180 115	3 348	364 674	415 446	2 533 457
1996-Jan.	1 242	137 710	132 335	78	11 341	10 000	349	36 956	48 259	192 308
-Dec.	842	103 260	104 409	30	2 636	2 720	218	19 879	22 308	130 982
1997-Jan.	1 122	125 726	127 969	118	13 842	16 770	83	12 914	14 386	160 887

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	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
1996-Jan.	3 191	388 082	385 722	262	25 987	25 593	1 236	128 816	149 375	562 799
-Dec.	2 647	321 490	337 420	362	31 205	39 213	836	84 774	102 524	501 955
1997-Jan.	2 935	333 527	355 348	253	22 145	26 326	917	105 100	134 737	520 289

/ Including "Other"

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

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000

7.1.1 - 22 PRINCIPAL MUNICIPALITIES

1995	12 741	1 835 273	1 862 535	3 335	255 150	302 967	10 284	1 092 913	1 162 156	3 366 064
1996	14 229	1 658 343	1 787 458	1 499	133 381	156 548	8 784	873 229	982 903	3 068 992
1996-Jan.	753	102 149	108 039	103	9 121	8 736	343	36 485	37 706	154 481
-Dec.	913	114 587	127 248	18	1 093	1 172	482	51 481	64 288	199 848
1997-Jan.	784	89 706	106 199	92	5 653	7 357	425	52 613	76 628	191 743

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	14 737	1 895 660	1 910 781	3 231	209 884	220 283	6 304	651 736	761 841	3 030 284
1996-Jan.	1 196	148 223	145 348	81	5 525	6 857	544	55 375	63 410	216 010
-Dec.	892	103 643	105 763	314	27 476	35 321	136	13 414	15 928	171 125
1997-Jan.	1 029	118 095	121 180	43	2 650	2 199	409	39 573	43 723	167 659

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	15 194	1 859 259	1 855 036	1 712	138 449	180 115	3 348	364 674	415 446	2 533 457
1996-Jan.	1 242	137 710	132 335	78	11 341	10 000	349	36 956	48 259	192 308
-Dec.	842	103 260	104 409	30	2 636	2 720	218	19 879	22 308	130 982
1997-Jan.	1 122	125 726	127 969	118	13 842	16 770	83	12 914	14 386	160 887

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	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
1996-Jan.	3 191	388 082	385 722	262	25 987	25 593	1 236	128 816	149 375	562 799
-Dec.	2 647	321 490	337 420	362	31 205	39 213	836	84 774	102 524	501 955
1997-Jan.	2 935	333 527	355 348	253	22 145	26 326	917	105 100	134 737	520 289

/ 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	

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	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
1996-Jan.	11 640	13 679	13 413	18 433	51 951	47 317	109 831	89 732	87 061	130 172	142 721	407 032
-Dec.	26 491	36 379	12 013	19 545	39 917	51 564	134 225	82 632	85 297	136 379	147 982	482 055
1997-Jan.	53 704	76 118	15 266	18 986	28 998	34 482	149 116	73 477	74 561	104 881	147 604	488 463

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	198 999	235 654	932 847	848 476	2 150 665	885 752	801 595	1 159 219	1 091 992	6 272 942
1996-Jan.	24 761	27 911	4 032	6 256	84 519	73 634	109 879	48 420	43 256	58 915	56 892	382 781
-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

1997-Jan. | 23 256 31 850 9 079 12 913 48 276 46 364 99 008 68 191 65 322 83 258 88 706 355 373

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 4 538 624
 1996 | 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
 1996-Jan. | 13 766 31 280 33 458 39 609 18 844 12 600 91 965 42 531 38 645 55 653 53 688 337 961
 -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
 1997-Jan. | 7 001 7 096 38 134 45 943 21 703 20 911 95 941 46 003 43 638 74 620 78 215 335 043

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 17 859 528
 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
 1996-Jan. | 50 167 72 870 50 903 64 298 155 314 133 551 311 675 180 683 168 962 244 740 253 301 1 127 774
 -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
 1997-Jan. | 83 961 115 064 62 479 77 842 98 977 101 757 344 065 187 671 183 521 262 759 314 525 1 178 879

/ Including "Other"

TABEL 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
 1996-Jan. | 1 949 253 388 1 071 116 708 370 492 41 590 24 689 120 953 219 710 130 317 199 612 789 814
 -Dec. | 1 805 233 012 950 116 711 370 973 57 366 34 167 84 391 236 294 136 089 216 740 824 007
 1997-Jan. | 1 813 227 379 969 129 907 359 403 107 968 31 899 80 847 248 125 139 882 236 309 843 837

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
 1996-Jan. | 429 43 844 97 8 041 52 221 175 376 33 470 35 349 25 287 37 544 125 113
 -Dec. | 407 37 182 123 11 124 48 515 12 039 1 178 13 632 36 204 32 607 62 904 147 622
 1997-Jan. | 410 46 421 104 10 244 56 666 4 140 3 527 14 703 25 662 32 701 48 458 130 786

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.	53	5 114	19	1 935	7 049	0	489	774	6 239	3 465	4 357	17 645
-Dec.	55	5 873	28	2 943	8 816	0	217	3 684	4 490	9 008	20 985	34 291
1997-Jan.	49	3 656	6	265	3 921	0	0	1 932	7 624	4 972	7 670	19 215

/ 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		Office space		Shopping space		Industrial and ware-house space		
	No.	R1 000	No. of units	R1 000	Total 1/	R1 000	R1 000	Total 1/	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.	32	2 964	7	623	3 587	85	310	321	716	966	1 710	6 013
-Dec.	134	11 030	0	0	11 030	3 500	0	891	5 685	1 584	2 416	19 131
1997-Jan.	21	1 830	11	2 600	4 430	960	0	580	1 540	1 398	4 823	10 793

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.	6	666	2	211	877	0	0	762	762	2 266	2 572	4 211
-Dec.	8	778	2	235	1 013	0	0	3 178	3 178	1 319	1 419	5 610
1997-Jan.	9	913	6	799	1 712	0	0	0	0	1 799	2 401	4 113

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	2 911	305 255	1 334	146 136	495 867	55 966	30 962	274 238	426 970	245 610	547 566	1 470 404
1996-Jan.	189	20 132	129	8 065	28 258	2 000	509	15 670	19 655	17 087	32 906	80 819
-Dec.	175	20 975	24	4 204	25 178	3 000	0	7 341	10 841	15 011	27 956	63 976
1997-Jan.	232	26 376	83	5 612	31 988	660	0	18 211	21 571	16 235	39 388	92 947

/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,

	R1 000	units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
7.3.10 - PRETORIA													
1995	5 513	803 130	3 020	433 741	1 242 926	187 460	71 017	89 365	433 584	225 017	294 999	1 971 513	
1996	4 967	728 626	3 326	436 572	1 185 888	170 837	135 417	108 504	497 610	235 785	314 749	1 998 249	
1996-Jan.	474	67 322	100	18 878	86 199	4 643	11 711	2 674	22 556	15 868	20 139	128 895	
-Dec.	226	46 817	473	53 621	114 064	8 648	673	7 282	35 528	13 552	15 946	165 538	
1997-Jan.	229	34 496	91	13 003	48 055	62 510	0	5 212	69 944	18 137	19 703	137 702	
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.	32	2 616	82	5 891	8 507	0	0	1 164	1 460	3 456	4 939	14 906	
-Dec.	43	4 919	33	2 518	12 076	376	1 660	670	2 705	3 451	6 676	21 457	
1997-Jan.	53	5 696	0	0	7 255	0	0	2 531	2 531	3 264	6 772	16 558	
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.	9	764	0	0	764	0	0	0	12 316	574	923	14 003	
-Dec.	10	1 280	0	0	1 280	0	502	15 000	15 502	527	894	17 676	
1997-Jan.	32	2 219	10	430	2 649	65	0	0	360	1 010	1 225	4 234	

/ 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	44 160	5 413 262	5 553 275	27 536	3 446 751	3 446 961
1996-Jan.	3 191	388 082	385 722	1 864	239 584	229 759
-Dec.	2 647	321 490	337 420	2 263	257 792	260 766
1997-Jan.	2 935	333 527	355 348	2 246	270 940	290 920
8.2 - AFRICAN/BLACK						
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
1996-Jan.	1 237	94 394	82 643	304	23 417	19 911
-Dec.	865	69 495	65 892	596	29 815	24 689
1997-Jan.	1 173	84 325	82 107	493	32 246	32 189

8.3 - COLOURED

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
1996-Jan.	235	18 685	14 588	221	12 992	11 622
-Dec.	193	16 320	15 337	233	12 296	9 658
1997-Jan.	180	16 780	15 333	224	12 727	12 173

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	2 736	319 296	326 365	1 977	228 869	225 728
1996-Jan.	188	25 283	25 223	147	17 977	15 799
-Dec.	208	26 678	28 151	162	16 278	16 141
1997-Jan.	195	22 261	23 842	119	16 472	16 493

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
1996-Jan.	1 531	249 720	263 269	1 192	185 198	182 426
-Dec.	1 381	208 997	228 040	1 272	199 403	210 277
1997-Jan.	1 387	210 161	234 067	1 410	209 495	230 066

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
1996-Jan.	1 486	84 447	75 050	734	41 705	38 312
-Dec.	1 388	75 870	73 328	1 150	55 660	48 575
1997-Jan.	1 472	79 707	77 223	1 136	65 751	64 867

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	2 m	R1 000	Number of	2 m	R1 000	R1 000 1/

	units				units							
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 -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		
1997 -Jan.	2 088	238 194	250 418	109	10 773	14 422	241	27 513	32 358	301 759		

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 -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
1997 -Jan.	162	135 256	156 460	2 144	137 278	171 787	630 006

/ Including "Other"

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

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000

11.1.1 - 22 PRINCIPAL MUNICIPALITIES

1995	8 185	1 069 186	1 023 912	1 549	111 921	106 744	5 468	525 101	510 041	1 668 202
1996	7 869	989 426	1 010 634	1 481	125 995	150 171	5 675	577 783	639 904	1 824 741
1996-Jan.	552	71 672	69 539	130	7 233	9 454	186	24 968	20 171	99 832
-Dec.	549	58 895	60 949	24	1 571	1 192	416	45 626	45 298	107 439
1997-Jan.	569	73 906	78 329	190	23 446	24 683	333	35 386	47 487	151 749

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	10 040	1 324 019	1 352 142	3 054	212 907	222 819	4 243	471 841	530 637	2 121 299
1996-Jan.	611	80 939	78 972	146	10 240	8 752	78	8 525	9 277	99 363
-Dec.	799	106 168	109 563	370	23 056	24 928	84	8 055	10 425	144 916
1997-Jan.	1 018	127 848	144 307	115	12 438	12 103	157	17 599	26 464	182 874

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	9 627	1 133 306	1 084 185	1 240	133 479	172 146	2 323	248 424	262 689	1 528 336
1996-Jan.	701	86 973	81 248	127	10 762	14 271	80	9 744	9 693	105 545
-Dec.	915	92 729	90 254	243	22 480	26 254	145	17 149	18 252	134 760
1997-Jan.	659	69 186	68 284	39	3 601	4 008	82	10 019	9 212	82 119

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	27 536	3 446 751	3 446 961	5 775	472 381	545 136	12 241	1 298 048	1 433 230	5 474 376
1996-Jan.	1 864	239 584	229 759	403	28 235	32 477	344	43 237	39 141	304 740
-Dec.	2 263	257 792	260 766	637	47 107	52 374	645	70 830	73 975	387 115
1997-Jan.	2 246	270 940	290 920	344	39 485	40 794	572	63 004	83 163	416 742

/ Including "Other"

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

Year and month	B. Non-Residential buildings						C. Additions and alterations				Total A, B and C	
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2 m	R1 000	2 m	R1 000	2 m	R1 000		2 m	R1 000	2 m		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	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
1996-Jan.	6 501	6 364	9 845	9 176	29 169	19 110	43 002	40 769	35 196	69 596	79 253	222 087
-Dec.	24 499	39 050	11 746	16 962	19 335	17 074	109 918	37 965	35 122	65 941	74 001	291 358
1997-Jan.	50 670	55 074	12 642	16 178	21 929	21 445	98 839	46 970	54 793	74 873	111 104	361 691

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
1996-Jan.	4 291	4 980	10 075	13 034	11 020	9 424	32 420	38 388	32 100	42 098	36 207	167 990
-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
1997-Jan.	33 454	47 933	11 392	14 144	40 998	38 411	104 865	47 235	46 197	52 949	51 818	339 558

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
1996-Jan.	8 002	8 582	12 140	18 556	6 879	4 691	43 906	20 812	18 510	27 114	24 716	174 167
-Dec.	682	729	20 748	14 214	4 784	3 431	32 608	16 350	15 423	28 263	27 552	194 920
1997-Jan.	4 275	6 280	5 213	3 772	6 423	7 202	28 486	20 885	17 277	30 402	26 971	137 576

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
1996-Jan.	18 794	19 926	32 060	40 766	47 068	33 225	119 328	99 969	85 806	138 808	140 176	564 244
-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
1997-Jan.	88 399	109 287	29 247	34 094	69 350	67 058	232 190	115 090	118 267	158 224	189 893	838 825

/ Including "Other"

TABEL 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								

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
1996-Jan.	1 163	148 513	540	47 654	199 197	11 344	22 209	28 535	75 422	67 296	115 460	390 076
-Dec.	1 348	170 513	894	81 844	252 354	67 922	23 259	70 214	229 494	67 275	110 051	591 898
1997-Jan.	1 587	222 637	795	110 738	334 624	103 008	30 321	59 855	203 703	100 990	162 922	701 250

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
1996-Jan.	325	37 043	155	11 414	48 457	7 527	13 939	5 838	32 281	15 034	16 823	97 562
-Dec.	249	24 511	328	21 098	45 609	5 925	0	6 983	13 500	14 761	24 468	83 577
1997-Jan.	403	33 909	94	16 075	49 984	2 237	1 047	11 264	14 634	16 390	32 847	97 466

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.	116	6 770	22	1 508	8 278	0	3 018	170	3 910	2 320	2 607	14 795
-Dec.	30	2 840	73	6 287	9 126	0	0	3 044	3 521	1 673	9 606	22 253
1997-Jan.	74	5 831	108	5 939	11 769	0	729	403	1 222	2 559	3 858	16 849

/ Including "Other"

TABEL 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)

	R1 000	units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000
11.3.7 - PIETERMARITZBURG												
1995	282	29 071	151	17 949	47 018	3 010	800	745	5 533	10 898	20 314	72 867
1996	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 063	116 579
1996-Jan.	17	1 808	28	1 855	3 663	0	0	2 400	2 400	1 667	7 472	13 535
-Dec.	32	2 964	4	160	3 124	2 300	0	0	2 300	896	2 269	7 692
1997-Jan.	15	1 854	10	535	2 389	0	0	500	500	1 222	1 929	4 818

11.3.8 - WITWATERSRAND

1995	4 465	610 163	4 979	454 832	1 081 058	180 975	25 115	241 980	478 105	281 028	458 399	2 017 558
1996	5 426	941 829	7 235	824 218	1 782 012	429 012	80 653	189 597	818 790	332 630	473 008	3 073 808
1996-Jan.	290	47 286	54	4 897	52 313	2 483	4 452	1 316	10 441	24 853	34 601	97 355
-Dec.	515	81 617	270	34 328	115 945	44 751	7 410	38 370	155 934	29 767	37 410	309 289
1997-Jan.	634	122 409	372	58 313	181 972	66 154	15 472	10 319	97 900	42 464	54 705	334 578

11.3.9 - VAAL TRIANGLE

1995	572	45 005	375	40 568	86 322	3 726	4 169	8 859	18 336	18 287	32 735	137 394
1996	437	52 091	271	35 434	87 815	563	687	15 510	20 190	22 207	46 298	154 300
1996-Jan.	28	2 498	33	3 476	5 974	0	0	7 952	9 373	4 079	16 929	32 276
-Dec.	33	2 939	1	248	3 187	0	0	554	1 547	1 471	1 604	6 338
1997-Jan.	21	4 011	8	924	4 935	0	1 228	238	1 466	1 969	5 012	11 413

/ 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		Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000							

11.3.10 - 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.	207	33 013	39	8 827	44 072	838	0	2 375	3 580	2 745	2 745	50 396
-Dec.	197	25 742	37	2 951	28 693	5 928	1 042	8 011	15 240	739	4 378	48 311
1997-Jan.	199	28 912	51	6 088	35 000	25 829	10 276	1 198	38 175	3 166	3 967	77 142

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.	12	1 894	50	2 727	5 289	496	800	885	3 881	1 495	6 749	15 919
-Dec.	37	3 831	113	8 873	12 703	8 562	11 212	0	19 774	926	1 586	34 063
1997-Jan.	43	4 404	2	258	4 662	6 413	0	2 335	10 488	2 513	13 025	28 174

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	24	1 924	0	0	2 100	1 500	0	5 316	7 583	5 873	33 650	43 332
1996-Jan.	2	273	0	0	273	0	0	2 000	2 447	482	565	3 285
-Dec.	0	0	0	0	0	0	0	854	854	136	4 997	5 851
1997-Jan.	4	321	0	0	321	0	0	0	0	568	1 007	1 328

/ Including "Other"

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