

Construction: Building Statistics P5041.1

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SUMMARY OF FINDINGS

BUILDING PLANS PASSED

The downward trend in the value of building plans passed which started around the middle 1996 is continuing

Building plans to the value of R10 227,3 million (at current prices) were passed during the first seven months of 1997. This represents a decrease of 4,6% (R496,5 million) compared with the same period in 1996. The total value of plans passed for residential buildings and for additions and alterations decreased by 9,4% (R494,4 million) and 7,9% (R211,8 million) respectively, whereas the total value of plans passed for non-residential buildings increased by 7,5% (R209,7 million).

The total value of plans passed for residential buildings during the first seven months of 1997 was R4 755,6 million. The largest provincial contributors were Gauteng (R1 909,3 million or 40,1%), the Western Cape (R1 246,6 million or 26,2%) and KwaZulu-Natal (R695,7 million or 14,6%). R3 122,3 million or almost two thirds of the total value of plans passed for residential buildings was for dwelling-houses, whereas R1 002,2 million (21,1%) was for townhouses, R398,4 million (8,4%) for flats and R232,7 million (4,9%) for other residential buildings. Regarding dwelling-houses, a total of 30 079 plans were passed during the above mentioned period. A large portion (58,3% or 17 536 plans) of the 30 079 dwelling-house plans passed was for dwelling-houses smaller than 81 square meters.

The total value of non-residential buildings plans passed during the first seven months of 1997 was R3 015,7 million. The largest provincial contributors were Gauteng (51,5%), KwaZulu-Natal (15,6%) and the Western Cape (15,2%) while the other six provinces contributed only 17,7%, ranging from 5,0% for the North West to 0,6% for the Northern Cape.

Regarding additions and alterations, the total value of plans passed during the first seven months of 1997 amounted to R2 456,0 million.

The total value of buildings completed during the first seven months of 1997 was R6 056,2 million (at current prices), resulting in an increase of 11,7% (R636,1 million) compared with the same period in 1996. The total value of non-residential buildings and of additions and alterations increased by 41,1% and 24,4% respectively, whereas residential buildings decreased by 4,2%.

Non-residential buildings to the value of R1 667,2 million were completed during the first seven months of 1997. This is R488,5 million higher than the value for the corresponding period of 1996. Of the R488,5 million, R338,1 million (69,2%) was for office space, followed by industrial space (R92,1 million or 18,9%), shopping space (R35,5 million or 7,2%), and other non-residential buildings (R22,8 million or 4,7%). Furthermore, the largest provincial contributors were Gauteng (R280,9 million or 57,5%), the Western Cape (R100,1 million or 20,5%) and KwaZulu-Natal (R74,4 million or 15,2%).

The total value of residential buildings and of additions and alterations completed during the first seven months of 1997 was R2 978,4 million and R1 410,6 million, respectively.

1. GENERAL NOTES

The data in the tables relate to building activities financed by the public and private sectors (Tables 1.1 and 1.2) according to provinces as well as those financed only by the private sector (Tables 2 to 11.3). The data for activities financed by the private sector are given according to provinces (Tables 2.1 and 2.2) and according to the 22 principal municipalities, their surrounding areas and smaller urban areas.

The monthly survey covers roughly 181 local authorities in South Africa. The sample for the monthly series is drawn using the rand value of buildings completed as measure of size. The largest local authorities in South Africa, i.e. those that account for approximately 80% of the total value of buildings completed are included in the monthly survey. The various areas, as well as the method of computation of values at constant 1990 prices, are described in the Bulletin of Statistics.

A survey of buildings completed is undertaken each year and covers all those areas not included in this monthly survey (including those in the former self-governing territories and trust areas). The data are published in the report series 5011, building plans passed and buildings completed, which covers roughly 673 local authorities in South Africa.

Statistics on dwelling-houses smaller than 81m² on provincial basis are shown in Tables 1.1, 1.2 (private and public sector) and Tables 2.1, 2.2 (private sector). More detailed information on dwelling-houses smaller than 81m² for the private sector is shown in Table 9.

The figures for the latest month are subject to revision.

2. INCLUSION OF FORMER TBVC STATES

As from January 1995 selected local authorities of the former TBVC states are included. Comparisons with the previous years must thus be handled with circumspection. The contribution of selected local authorities in the former TBVC states to the total value of building plans passed amounted to 0,8% (R144,5 million) during 1995. Contributors to this increase are local authorities in North West (R83,7 million), Eastern Cape (R47,7 million) and the Northern Province (R13,1 million).

3. DEFINITIONS

3.1 Blocks of flats are high-density housing consisting of a number of self-contained dwelling-units (including at least one living-room together with a kitchen and bathroom), conjoined to similar units in one building.

3.2 Townhouses are multiple, medium-density dwelling-units and include cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling-units which are usually grouped together, with one level of each unit on ground level.

4. SYMBOLS USED

* = revised

m² = construction areas in square metre

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	18 174 616	3 486 851	952 225	142 260	519 431	3 338 062	443 498	8 461 491	498 113	332 687
		1996	18 674 911	4 060 380	920 551	171 817	527 459	2 774 388	613 018	8 657 322	615 131	334 844
		1996-Jan-Jul	10 723 846	2 413 794	533 610	112 517	303 405	1 566 165	382 060	4 841 315	371 208	199 772
		1997-Jan-Jul	10 227 331	2 415 917	518 860	71 595	251 338	1 609 163	397 245	4 309 553	376 476	277 183
		1996-Jul *	1 773 493	359 761	82 690	10 848	36 198	283 680	60 256	833 288	55 215	51 557
		1997-Jun	1 586 007	377 929	74 575	8 680	26 405	253 049	59 095	681 914	52 810	51 549
		1997-Jul	1 412 388	331 467	61 739	12 118	38 829	283 766	62 384	528 332	53 232	40 521
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	8 934 306	1 889 664	445 711	62 367	229 637	1 333 003	300 756	4 171 793	305 285	196 089
		1996	8 694 186	1 970 500	438 961	82 276	235 818	1 129 030	352 810	3 999 988	305 577	179 225
		1996-Jan-Jul	5 250 021	1 239 951	262 016	62 555	133 133	662 632	223 437	2 368 895	200 917	96 486
		1997-Jan-Jul	4 755 579	1 246 563	249 493	27 514	126 901	695 676	178 716	1 909 265	185 873	135 578
		1996-Jul *	881 583	204 471	40 414	5 700	16 479	107 503	38 585	429 992	25 379	13 060
		1997-Jun	718 014	198 799	28 873	4 993	17 396	109 757	20 219	289 268	21 371	27 336
		1997-Jul	738 386	181 684	34 647	2 177	20 272	128 183	30 496	296 335	28 561	16 032
Dwelling-houses	Number	1995	46 192	11 188	3 438	191	1 459	5 830	3 456	15 132	1 481	4 017
		1996	53 685	9 968	3 888	2 326	2 506	5 604	3 585	21 439	2 619	1 750
		1996-Jan-Jul	30 420	6 209	2 091	2 169	1 606	3 221	2 304	10 253	1 707	860
		1997-Jan-Jul	30 079	6 523	1 958	271	1 304	2 660	1 746	11 633	1 937	2 047
		1996-Jul *	4 595	778	414	40	263	511	394	1 859	203	133
		1997-Jun	4 542	1 099	281	23	173	492	200	1 774	244	256
		1997-Jul	5 418	1 618	425	18	219	397	253	1 774	364	350
	Value (R1 000)	1995	5 537 275	1 291 959	336 394	27 681	128 760	773 774	236 449	2 407 880	194 319	140 058
		1996	5 625 123	1 295 517	349 899	65 108	165 396	674 502	301 672	2 384 912	237 849	150 268
		1996-Jan-Jul	3 297 683	759 334	202 274	50 734	96 813	389 590	191 700	1 367 616	158 846	80 776
		1997-Jan-Jul	3 122 305	835 747	187 070	21 511	98 135	348 380	163 455	1 208 785	147 472	111 751
		1996-Jul *	515 212	115 266	30 926	5 403	15 949	70 712	33 287	209 066	21 995	12 609
		1997-Jun	514 739	145 485	26 198	2 131	13 336	68 363	17 493	206 701	19 201	15 829
		1997-Jul	484 954	141 544	30 152	2 177	17 487	49 097	27 400	179 561	22 883	14 653

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Dwelling-houses smaller than 81 square metre	Number	1995	20 912	4 843	1 763	35	737	1 902	2 355	5 446	484	3 347
		1996	30 070	3 989	2 465	2 088	1 663	2 616	2 255	12 406	1 553	1 035
		1996-Jan-Jul	16 122	2 496	1 237	2 013	1 135	1 476	1 429	4 879	1 000	457
		1997-Jan-Jul	17 536	3 010	1 241	155	779	1 334	985	7 166	1 282	1 584
		1996-Jul	2 308	191	316	6	192	230	268	945	90	70
		1997-Jun	2 553	389	191	10	110	272	118	1 123	144	196
		1997-Jul	3 263	914	316	8	98	205	89	1 083	274	276
	Value (R1 000)	1995	861 854	209 626	78 557	1 843	30 817	115 454	91 262	265 956	23 261	45 076
		1996	1 162 016	199 818	117 330	31 301	61 299	158 712	120 460	378 424	52 069	42 601
		1996-Jan-Jul	658 185	123 692	62 028	28 747	38 909	89 385	76 100	181 036	34 790	23 498
		1997-Jan-Jul	663 699	120 265	59 705	4 800	36 123	84 670	58 812	220 821	36 269	42 234
		1996-Jul	93 821	10 797	15 687	262	6 314	14 873	14 400	23 965	4 641	2 882
		1997-Jun	104 110	14 629	9 881	476	6 397	18 816	6 519	36 518	3 936	6 938
		1997-Jul	96 387	16 296	12 420	483	4 598	12 668	4 731	34 312	7 071	3 808
NON-RESIDENTIAL	Number	1995	3 797	1 009	234	40	91	568	118	1 457	115	165
		1996	4 338	1 193	261	62	124	601	175	1 591	161	170
		1996-Jan-Jul	2 594	719	165	37	78	303	110	979	103	100
		1997-Jan-Jul	2 243	683	127	41	81	303	102	710	92	104
		1996-Jul *	470	115	22	3	15	47	18	204	12	34
		1997-Jun	320	99	26	2	9	35	17	98	16	18
		1997-Jul	341	87	14	7	14	61	19	111	10	18
	Value (R1 000)	1995	4 655 791	606 508	176 860	31 501	73 504	1 141 782	71 361	2 364 278	94 276	95 720
		1996	5 387 094	896 168	188 350	38 035	125 671	750 647	161 762	2 947 652	170 804	108 005
		1996-Jan-Jul	2 806 038	506 705	101 966	17 416	60 965	374 989	99 176	1 475 041	92 050	77 730
		1997-Jan-Jul	3 015 720	458 945	103 202	18 809	50 898	471 246	150 181	1 552 453	103 859	106 126
		1996-Jul *	425 820	55 998	10 336	556	5 331	51 973	8 838	241 328	18 225	33 233
		1997-Jun	476 607	66 933	23 899	435	2 201	63 539	26 448	255 970	19 662	17 519
		1997-Jul	325 145	44 483	4 163	6 962	6 754	96 360	22 460	120 893	7 048	16 021
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	4 584 520	990 679	329 653	48 391	216 290	863 276	71 381	1 925 419	98 552	40 878
		1996	4 593 631	1 193 711	293 241	51 506	165 970	894 711	98 446	1 709 682	138 749	47 614
		1996-Jan-Jul	2 667 788	667 139	169 627	32 546	109 308	528 544	59 446	997 379	78 242	25 556
		1997-Jan-Jul	2 456 033	710 409	166 164	25 272	73 538	442 241	68 348	847 836	86 744	35 479
		1996-Jul *	466 091	99 292	31 940	4 592	14 387	124 204	12 833	161 967	11 611	5 264
		1997-Jun	391 387	112 197	21 802	3 252	6 808	79 753	12 429	136 675	11 777	6 694
		1997-Jul	348 858	105 300	22 929	2 980	11 804	59 224	9 427	111 103	17 623	8 468

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	8 445 385	2 056 975	408 815	75 983	390 326	1 675 710	231 745	3 170 046	307 598	128 188
		1996	9 970 358	2 098 086	513 307	130 920	344 492	1 856 904	322 947	4 160 917	323 545	219 240
		1996-Jan-Jul	5 420 096	1 163 101	273 233	78 206	190 021	933 516	193 167	2 302 375	172 787	113 690
		1997-Jan-Jul	6 056 161	1 543 562	305 594	69 404	208 624	1 122 375	203 478	2 254 087	222 658	126 379
		1996-Jul *	860 580	177 200	39 890	12 440	30 015	194 981	27 336	322 176	25 016	31 526
		1997-Jun	811 976	286 376	46 736	5 859	41 462	182 901	24 609	195 332	16 549	12 152
		1997-Jul	877 576	238 907	49 343	7 935	34 217	130 587	59 983	238 710	70 451	47 443
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	4 796 627	1 147 692	207 933	44 110	201 561	757 714	142 260	2 011 664	186 975	96 718
		1996	5 588 568	1 182 132	269 790	54 654	114 421	842 456	199 180	2 604 207	184 848	136 882
		1996-Jan-Jul	3 107 410	633 955	145 925	31 262	65 145	461 880	111 489	1 477 959	101 446	78 349
		1997-Jan-Jul	2 978 379	809 795	168 560	45 392	59 831	425 647	128 709	1 140 197	110 772	89 476
		1996-Jul *	448 793	99 629	20 365	3 733	6 688	99 036	16 934	170 380	15 573	16 456
		1997-Jun	394 939	119 911	23 610	3 465	10 827	64 460	19 892	135 638	7 930	9 206
		1997-Jul	454 282	132 640	26 712	5 126	17 933	45 223	17 788	131 952	35 970	40 939
Dwelling-houses	Number	1995	26 865	7 909	2 072	162	1 099	3 587	1 621	8 936	881	598
		1996	31 879	8 237	2 772	841	1 188	3 948	2 225	9 454	1 077	2 137
		1996-Jan-Jul	17 563	5 208	1 591	406	513	2 137	1 247	4 946	528	987
		1997-Jan-Jul	24 663	6 295	1 484	2 196	618	2 097	1 745	6 981	1 397	1 850
		1996-Jul *	2 718	720	329	16	146	308	181	732	111	175
		1997-Jun	3 166	593	257	231	99	340	348	1 020	79	199
		1997-Jul	5 742	2 958	170	143	58	317	207	1 032	497	360
	Value (R1 000)	1995	3 136 180	859 737	177 537	22 047	106 280	430 392	108 693	1 246 027	120 376	65 090
		1996	3 531 298	883 356	219 215	33 740	68 719	457 255	167 418	1 478 733	128 538	94 322
		1996-Jan-Jul	1 919 886	519 879	128 815	19 369	38 124	238 083	96 981	748 904	70 593	59 138
		1997-Jan-Jul	1 990 332	510 571	125 311	40 795	39 459	249 682	118 318	748 844	86 034	71 317
		1996-Jul *	292 842	76 261	19 197	2 300	5 808	37 442	16 185	111 282	12 578	11 789
		1997-Jun	280 737	78 103	20 619	3 073	7 651	38 884	19 233	98 084	7 583	7 506
		1997-Jul	318 120	87 985	14 769	4 753	4 315	36 740	17 602	99 803	22 855	29 299

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE								
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province

			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu- Natal	North West	Gauteng	Mpuma- langa	Northern Province	
Dwelling-houses smaller than 81 square metre	Number	1995	10 961	3 232	1 055	30	576	1 280	1 132	3 220	225	211
		1996	15 702	3 529	1 736	692	893	1 683	1 652	3 434	348	1 735
		1996-Jan-Jul	8 774	2 603	969	310	312	956	906	1 869	126	723
		1997-Jan-Jul	17 256	4 166	1 019	2 141	445	937	1 506	4 380	1 087	1 575
		1996-Jul	1 538	401	265	1	127	159	132	285	41	127
		1997-Jun	2 090	206	196	225	69	183	317	681	48	165
		1997-Jul	4 690	2 694	129	137	38	200	172	668	435	217
	Value (R1 000)	1995	508 344	138 111	49 996	1 402	27 827	77 070	40 810	147 819	12 081	13 228
		1996	654 366	147 539	78 354	10 901	29 307	104 268	84 833	152 623	13 987	32 554
		1996-Jan-Jul	381 615	100 316	46 149	5 609	13 181	57 818	47 416	87 532	6 552	17 041
		1997-Jan-Jul	554 336	108 080	53 198	31 096	15 481	57 541	72 648	157 118	30 454	28 720
		1996-Jul	68 174	18 061	10 973	46	3 452	10 809	8 224	12 787	1 963	1 861
		1997-Jun	78 409	9 971	9 844	2 152	2 704	10 877	12 948	23 804	2 608	3 500
		1997-Jul	103 182	34 012	6 565	3 052	1 892	12 680	8 073	19 652	12 047	5 210
NON-RESIDENTIAL	Number	1995	1 740	636	136	28	80	295	62	372	87	44
		1996	1 986	669	150	38	93	309	82	500	87	58
		1996-Jan-Jul	1 166	395	86	25	49	165	63	317	48	18
		1997-Jan-Jul	1 361	471	95	14	52	365	45	239	46	34
		1996-Jul	216	74	19	1	6	21	10	73	6	6
		1997-Jun	289	71	25	4	9	146	5	22	5	2
		1997-Jul	182	70	13	2	7	33	12	27	11	7
	Value (R1 000)	1995	1 683 916	373 565	75 175	9 146	55 383	408 376	57 965	606 234	77 589	20 483
		1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1996-Jan-Jul	1 178 702	207 881	41 091	29 577	59 401	241 096	52 333	499 600	40 910	6 812
		1997-Jan-Jul	1 667 197	307 969	39 858	13 490	56 852	315 500	50 786	780 477	73 284	28 981
		1996-Jul	223 735	22 783	7 427	4 400	17 111	63 358	4 678	96 580	5 222	2 177
		1997-Jun	213 814	91 198	5 501	1 613	21 345	58 964	1 143	26 872	4 408	2 771
		1997-Jul	216 929	42 447	9 103	1 597	1 303	35 371	34 303	61 839	26 308	4 657
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	1 964 842	535 718	125 708	22 727	133 382	509 619	31 519	552 148	43 034	10 986
		1996	2 087 327	550 050	162 899	32 825	129 280	487 655	46 345	571 851	57 647	48 777
		1996-Jan-Jul	1 133 983	321 265	86 217	17 367	65 476	230 540	29 345	324 816	30 431	28 528
		1997-Jan-Jul	1 410 585	425 798	97 177	10 523	91 941	381 227	23 983	333 413	38 601	7 922
		1996-Jul *	188 051	54 788	12 098	4 307	6 217	32 587	5 724	55 216	4 221	12 894
		1997-Jun	203 223	75 267	17 624	781	9 290	59 477	3 574	32 822	4 211	175
		1997-Jul	206 364	63 821	13 528	1 212	14 981	49 993	7 892	44 919	8 172	1 847

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

YEAR AND	PROVINCE
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ITEM	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	18 466 180	4 012 451	908 044	144 450	518 627	2 761 663	610 258	8 587 712	607 418	315 558
		1996-Jan-Jul	10 611 374	2 399 682	524 550	85 490	295 716	1 557 069	380 419	4 815 013	366 718	186 715
		1997-Jan-Jul	10 093 368	2 386 678	506 771	70 392	249 414	1 604 091	385 852	4 273 464	366 331	250 376
		1996-Jul *	1 762 723	359 761	82 443	10 832	34 298	283 530	60 147	827 366	55 215	49 130
		1997-Jun	1 563 653	374 289	70 539	8 665	26 405	253 049	49 415	678 586	51 872	50 831
		1997-Jul	1 389 971	323 927	59 314	12 106	38 807	283 766	61 772	521 800	50 619	37 860
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	8 585 397	1 966 214	435 109	54 938	227 975	1 129 030	351 020	3 950 363	297 865	172 882
		1996-Jan-Jul	5 189 354	1 237 765	260 073	35 527	126 360	662 632	221 937	2 353 991	196 426	94 643
		1997-Jan-Jul	4 680 537	1 233 095	242 059	26 861	125 788	695 570	178 559	1 873 483	178 174	126 948
		1996-Jul *	873 283	204 471	40 379	5 684	14 832	107 503	38 476	424 071	25 379	12 488
		1997-Jun	707 839	195 159	27 337	4 978	17 396	109 757	20 219	285 940	20 433	26 618
		1997-Jul	717 279	174 144	32 222	2 177	20 249	128 183	30 484	289 803	25 947	14 069
Dwelling-houses	Number	1995	41 182	10 687	3 200	191	1 259	5 818	2 852	14 677	1 481	1 017
		1996	43 865	9 834	3 595	317	1 921	5 604	3 476	15 902	1 909	1 307
		1996-Jan-Jul	25 773	6 075	2 033	189	1 107	3 221	2 219	8 880	1 286	763
		1997-Jan-Jul	23 598	5 431	1 651	187	1 212	2 656	1 733	8 464	1 246	1 018
		1996-Jul *	3 854	778	413	39	150	511	385	1 276	203	99
		1997-Jun	3 835	908	220	22	173	492	200	1 508	156	156
		1997-Jul	3 590	872	286	18	218	397	252	1 266	176	105
	Value	1995	5 464 302	1 276 641	328 724	27 681	123 760	772 814	228 822	2 393 982	194 319	117 558
(R1 000)	1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926	
	1996-Jan-Jul	3 238 136	758 268	200 331	23 706	90 040	389 590	190 200	1 352 712	154 356	78 933	
	1997-Jan-Jul	3 047 263	822 279	179 637	20 858	97 021	348 274	163 297	1 173 003	139 773	103 121	
	1996-Jul *	506 911	115 266	30 891	5 387	14 301	70 712	33 178	203 144	21 995	12 038	
	1997-Jun	504 564	141 845	24 662	2 116	13 336	68 363	17 493	203 373	18 263	15 112	
	1997-Jul	463 846	134 004	27 727	2 177	17 464	49 097	27 388	173 029	20 270	12 690	

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Dwelling-houses smaller than	Number	1995	15 934	4 344	1 525	35	537	1 894	1 751	5 017	484	347
		1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592

81 square metre		1996-Jan-Jul	11 478	2 362	1 179	33	636	1 476	1 344	3 509	579	360	
		1997-Jan-Jul	11 055	1 918	934	71	687	1 330	972	3 997	591	555	
		1996-Jul	1 567	191	315	5	79	230	259	362	90	36	
		1997-Jun	1 846	198	130	9	110	272	118	857	56	96	
		1997-Jul	1 435	168	177	8	97	205	88	575	86	31	
	Value	1995	793 205	194 519	70 886	1 843	25 817	114 987	83 635	255 679	23 261	22 576	
	(R1 000)	1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	44 356	36 258	
		1996-Jan-Jul	598 869	122 626	60 084	1 720	32 136	89 385	74 599	166 363	30 300	21 656	
		1997-Jan-Jul	588 658	106 797	52 271	4 148	35 009	84 565	58 654	185 039	28 570	33 604	
		1996-Jul	85 521	10 797	15 652	246	4 667	14 873	14 291	18 043	4 641	2 311	
		1997-Jun	93 935	10 989	8 344	461	6 397	18 816	6 519	33 190	2 998	6 221	
		1997-Jul	75 280	8 756	9 995	483	4 575	12 668	4 719	27 780	4 458	1 846	
	NON-RESIDENTIAL	Number	1995	3 706	981	195	37	89	561	115	1 452	111	165
			1996	4 251	1 173	228	62	124	596	173	1 584	161	150
1996-Jan-Jul			2 546	710	143	37	78	300	109	976	103	90	
1997-Jan-Jul			2 192	667	121	40	80	299	96	709	91	89	
1996-Jul *			464	115	20	3	15	47	18	204	12	30	
1997-Jun			318	99	26	2	9	35	15	98	16	18	
1997-Jul			337	87	14	7	14	61	18	111	10	15	
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	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1996-Jan-Jul	2 767 263	504 445	96 494	17 416	60 965	366 043	99 036	1 464 298	92 050	66 516	
		1997-Jan-Jul	2 963 942	445 499	101 628	18 270	50 598	466 896	138 945	1 552 368	101 459	88 279	
		1996-Jul *	423 952	55 998	10 324	556	5 331	51 973	8 838	241 328	18 225	31 378	
		1997-Jun	466 927	66 933	23 899	435	2 201	63 539	16 768	255 970	19 662	17 519	
		1997-Jul	323 846	44 483	4 163	6 962	6 754	96 360	21 860	120 893	7 048	15 323	
ADDITIONS AND ALTERATIONS	Value	1995	4 527 695	967 697	327 454	46 356	201 302	856 278	69 451	1 919 736	98 541	40 878	
		(R1 000)	1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1996-Jan-Jul	2 654 757	657 473	167 983	32 546	108 391	528 394	59 446	996 724	78 242	25 556	
		1997-Jan-Jul	2 448 889	708 084	163 084	25 260	73 028	441 624	68 348	847 613	86 698	35 149	
		1996-Jul *	465 489	99 292	31 740	4 592	14 135	124 054	12 833	161 967	11 611	5 264	
		1997-Jun	388 887	112 197	19 303	3 252	6 808	79 753	12 429	136 675	11 777	6 694	
		1997-Jul	348 846	105 300	22 929	2 968	11 804	59 224	9 427	111 103	17 623	8 468	

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	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

	(R1 000)	1996	9 853 354	2 079 913	497 143	114 105	336 791	1 823 263	318 015	4 157 862	322 723	203 539
		1996-Jan-Jul	5 334 220	1 145 726	261 619	69 376	188 604	899 875	189 431	2 300 056	172 787	106 748
		1997-Jan-Jul	5 913 632	1 508 320	291 432	41 019	204 723	1 117 294	184 035	2 236 839	216 503	113 466
		1996-Jul *	849 801	176 556	36 965	8 040	28 908	194 921	27 151	321 785	25 016	30 459
		1997-Jun	795 035	286 376	43 315	3 707	41 105	181 501	19 985	191 694	16 549	10 803
		1997-Jul	830 760	214 911	45 984	6 180	34 120	129 656	49 983	236 291	67 545	46 090
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	4 770 503	1 144 404	204 339	44 110	199 961	748 602	133 730	2 011 664	186 975	96 718
		1996	5 504 339	1 174 653	262 293	45 426	107 374	812 714	194 550	2 602 123	184 025	121 180
		1996-Jan-Jul	3 047 269	626 476	140 382	26 832	63 923	432 138	108 053	1 476 611	101 446	71 407
		1997-Jan-Jul	2 877 500	785 799	165 776	17 016	56 695	424 247	119 267	1 122 987	107 060	78 654
		1996-Jul *	442 688	98 985	17 440	3 733	5 597	99 036	16 825	170 110	15 573	15 389
		1997-Jun	380 059	119 911	22 235	1 313	10 485	63 060	15 268	132 000	7 930	7 857
		1997-Jul	423 872	108 643	26 428	3 371	17 836	45 223	17 788	129 533	35 465	39 585
Dwelling-houses	Number	1995	25 961	7 791	1 946	162	1 099	3 452	1 096	8 936	881	598
		1996	27 701	7 691	2 350	185	681	3 904	1 966	9 158	988	778
		1996-Jan-Jul	15 527	4 662	1 364	122	420	2 093	1 065	4 753	528	520
		1997-Jan-Jul	16 179	3 827	1 389	98	400	2 054	1 253	5 578	1 003	577
		1996-Jul *	2 240	638	180	16	64	308	172	691	111	60
		1997-Jun	2 267	593	222	6	76	297	180	744	79	70
		1997-Jul	2 668	490	150	26	52	317	207	778	441	207
	Value (R1 000)	1995	3 114 436	856 800	173 944	22 047	106 280	421 730	102 142	1 246 027	120 376	65 090
		1996	3 474 505	875 877	211 718	24 513	61 672	454 513	162 787	1 476 650	127 716	79 059
		1996-Jan-Jul	1 886 745	512 401	123 272	14 938	36 901	235 341	93 546	747 556	70 593	52 196
		1997-Jan-Jul	1 889 778	486 575	122 527	12 419	36 648	248 282	108 876	731 635	82 321	60 496
		1996-Jul *	286 736	75 617	16 272	2 300	4 716	37 442	16 076	111 012	12 578	10 721
		1997-Jun	265 856	78 103	19 244	921	7 309	37 484	14 609	94 447	7 583	6 157
		1997-Jul	287 710	63 988	14 485	2 998	4 218	36 740	17 602	97 384	22 349	27 945

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Dwelling-houses smaller than 81 square metre	Number	1995	10 078	3 115	929	30	576	1 165	607	3 220	225	211
		1996	11 536	2 983	1 314	36	386	1 639	1 393	3 138	259	388
		1996-Jan-Jul	6 750	2 057	742	26	219	912	724	1 676	126	268
		1997-Jan-Jul	8 774	1 698	925	43	227	894	1 014	2 978	693	302
		1996-Jul	1 060	319	116	1	45	159	123	244	41	12
		1997-Jun	1 191	206	161	-	46	140	149	405	48	36
		1997-Jul	1 616	226	109	20	32	200	172	414	379	64

	Value (R1 000)	1995	489 421	135 184	46 402	1 402	27 827	71 219	34 259	147 819	12 081	13 228
		1996	599 988	140 060	70 857	1 674	22 260	101 526	80 202	150 540	13 165	19 704
		1996-Jan-Jul	350 888	92 838	40 606	1 179	11 959	55 076	43 981	86 184	6 552	12 512
		1997-Jan-Jul	453 893	84 083	50 450	2 720	12 670	56 141	63 206	139 983	26 741	17 898
		1996-Jul	62 069	17 417	8 048	46	2 361	10 809	8 115	12 517	1 963	794
		1997-Jun	63 528	9 971	8 468	-	2 362	9 477	8 324	20 166	2 608	2 151
		1997-Jul	72 773	10 016	6 282	1 297	1 795	12 680	8 073	17 234	11 541	3 856
		NON-RESIDENTIAL	Number	1995	1 690	623	119	28	75	288	60	369
		1996	1 949	665	123	37	93	308	80	498	87	58
		1996-Jan-Jul	1 141	393	69	24	49	164	61	315	48	18
		1997-Jan-Jul	1 332	467	78	13	51	362	44	239	45	33
		1996-Jul	214	74	19	-	6	21	10	72	6	6
		1997-Jun	280	71	16	4	9	146	5	22	5	2
		1997-Jul	178	70	12	2	7	32	11	27	10	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	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
		1996-Jan-Jul	1 157 408	199 446	35 328	25 177	59 401	239 596	52 108	498 629	40 910	6 812
		1997-Jan-Jul	1 628 839	296 723	29 274	13 481	56 102	314 222	40 786	780 477	70 884	26 890
		1996-Jul	219 213	22 783	7 427	-	17 111	63 358	4 678	96 458	5 222	2 177
		1997-Jun	211 837	91 198	3 524	1 613	21 345	58 964	1 143	26 872	4 408	2 771
		1997-Jul	201 276	42 447	6 028	1 597	1 303	35 193	24 303	61 839	23 908	4 657
		ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	1 955 142	532 178	125 198	22 727	131 891	507 121	30 118	551 888
		1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777
		1996-Jan-Jul	1 129 543	319 804	85 908	17 367	65 280	228 141	29 269	324 816	30 431	28 528
		1997-Jan-Jul	1 407 293	425 798	96 383	10 523	91 926	378 825	23 983	333 374	38 560	7 922
		1996-Jul *	187 900	54 788	12 098	4 307	6 201	32 527	5 648	55 216	4 221	12 894
		1997-Jun	203 140	75 267	17 556	781	9 275	59 477	3 574	32 822	4 211	175
		1997-Jul	205 612	63 821	13 528	1 212	14 981	49 241	7 892	44 919	8 172	1 847

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

Item	Building plans passed			Buildings completed		
	Jan. - Jul.			Jan. - Jul.		
	1997	1996	Percentage change	1997	1996	Percentage change
	R million			R million		
Value at current prices						
Residential buildings:						
Dwelling-houses	3 047,3	3 242,0	-6,0	1 889,8	1 887,8	+0,1
Flats and townhouses	1 400,6	1 675,6	-16,4	950,3	1 149,0	-17,3

Total 1/	4 680,5	5 193,2	-9,9	2 877,5	3 048,3	-5,6
Non-residential buildings	2 963,9	2 767,3	+7,1	1 628,8	1 157,4	+40,7
Additions and alterations	2 450,0	2 654,8	-7,7	1 407,3	1 129,5	+24,6
Total	10 094,5	10 615,3	-4,9	5 913,6	5 335,3	+10,8

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	1 766,0	2 003,5	-11,9	1 135,7	1 201,5	-5,5
Flats and townhouses	811,7	1 035,2	-21,6	587,5	753,4	-22,0
Total 1/	2 712,1	3 207,4	-15,4	1 746,2	1 962,5	-11,0
Non-residential buildings	1 474,7	1 580,9	-6,7	990,0	763,7	+29,6
Additions and alterations	1 311,5	1 575,0	-16,7	835,9	731,5	+14,3
Total	5 498,3	6 363,3	-13,6	3 572,1	3 457,7	+3,3

1/ Including "Other"

TABLE 4 - BUILDING PLANS PASSED : PRIVATE SECTOR
ACTUAL VALUES

Item	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
4.1 - VALUES AT CURRENT PRICES															
4.1.1 Total	R million	1995	17 859	1 103	1 393	1 863	1 205	1 593	1 598	1 665	1 645	1 437	1 547	1 629	1 181
		1996	18 478	1 133	1 511	1 457	1 485	1 590	1 674	1 765	1 733	1 441	1 892	1 706	1 091
		1997		1 179	1 580	1 212	1 666	1 504	1 564	1 390					
4.1.2 Residential buildings	R million	1995	8 754	652	779	739	620	865	779	773	773	701	738	821	514
		1996	8 597	569	752	673	715	747	862	875	643	671	911	680	498
		1997		520	688	562	745	740	708	717					
4.1.3 Non-residential buildings	R million	1995	4 577	181	249	752	309	335	399	448	459	335	379	347	386
		1996	5 301	311	397	441	383	434	378	424	678	362	567	623	304
		1997		344	540	355	566	368	467	324					
4.1.4 Additions and alterations	R million	1995	4 528	271	365	372	276	393	420	443	413	401	431	461	281
		1996	4 580	254	362	343	387	409	435	466	412	408	414	403	289
		1997		315	352	295	355	395	389	349					

4.2 - VALUES AT CONSTANT 1990 PRICES

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
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	10 891	693	908	874	893	951	1 000	1 046	1 007	839	1 094	971	617
		1997		655	856	668	908	819	841	751					
4.2.2 Residential buildings	R million	1995	5 678	440	516	488	407	564	505	499	497	449	470	519	324
		1996	5 253	357	469	419	444	458	528	533	387	404	548	408	298
		1997		309	402	328	432	425	405	410					
4.2.3 Non-residential buildings	R million	1995	2 866	117	161	486	199	215	251	276	276	204	233	216	233
		1996	2 962	181	224	251	219	249	215	240	380	200	309	334	159
		1997		174	265	180	284	183	230	158					
4.2.4 Additions and alterations	R million	1995	2 882	179	239	243	179	254	268	279	257	251	270	289	174
		1996	2 675	154	215	204	230	243	257	273	239	235	237	228	161
		1997		172	188	160	191	211	206	183					

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.
5.1.1 Total	R million	1995	8 362	558	662	734	545	697	738	661	804	762	683	796	723
		1996	9 857	566	774	761	910	819	654	850	760	904	979	1 103	776
		1997		839	861	851	899	839	795	831					
5.1.2 Residential buildings	R million	1995	4 771	299	388	403	325	403	430	413	443	425	372	415	453
		1996	5 508	307	439	483	478	492	407	443	426	500	565	591	378
		1997		417	401	374	389	493	380	424					
5.1.3 Non-residential buildings	R million	1995	1 637	132	99	171	82	111	138	95	171	170	136	184	146
		1996	2 271	119	155	101	267	187	108	219	148	212	220	272	261
		1997		232	206	290	321	166	212	201					
5.1.4 Additions and alterations	R million	1995	1 955	127	175	160	138	182	169	152	190	168	174	196	124
		1996	2 078	140	180	176	165	140	140	188	186	191	195	240	137
		1997		190	254	186	188	180	203	206					

5.2 - VALUES AT CONSTANT 1990 PRICES

5.2.1 Total	R million	1995	5 887	412	480	535	393	498	525	464	561	529	467	539	484
		1996	6 299	375	507	497	591	528	419	542	479	571	617	692	482
		1997		514	519	515	547	509	476	492					
5.2.2 Residential buildings	R million	1995	3 282	215	275	287	230	281	298	284	300	287	249	276	300

		1996	3 499	200	285	314	308	315	259	281	268	315	353	367	233	
		1997		256	244	228	237	298	229	254						
5.2.3	Non-residential buildings	R million	1995	1 229	101	75	130	64	87	108	74	131	127	99	131	102
			1996	1 477	81	104	67	176	122	70	143	96	137	141	174	164
			1997		143	124	177	198	104	128	118					
5.2.4	Additions and alterations	R million	1995	1 376	96	131	118	100	130	119	106	130	115	118	131	83
			1996	1 323	93	118	115	107	91	89	118	116	119	122	150	84
			1997		115	151	111	112	107	120	121					

TABLE 6 - SEASONALLY ADJUSTED VALUES : PRIVATE SECTOR

Item	Unit	Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
6.1 - BUILDING PLANS PASSED														
6.1.1 Total	R million	1995	1 420	1 389	1 826	1 343	1 582	1 464	1 540	1 441	1 413	1 373	1 500	1 576
5.1.1.1 At current prices		1996	1 457	1 505	1 427	1 657	1 552	1 534	1 645	1 528	1 432	1 686	1 558	1 449
		1997	1 514	1 579	1 185	1 857	1 457	1 437	1 295					
6.1.1.2 At constant 1990 prices	R million	1995	943	919	1 198	876	1 026	938	975	909	887	859	937	970
		1996	888	912	859	996	927	916	973	895	833	970	881	816
		1997	840	864	656	1 013	792	772	698					
6.1.2 Residential buildings	R million	1995	804	760	760	679	868	689	695	676	665	704	763	713
6.1.2.1 At current prices		1996	700	725	710	790	734	764	785	562	641	877	633	686
		1997	636	659	602	824	720	630	639					
6.1.2.2 At constant 1990 prices	R million	1995	541	506	502	446	570	447	447	435	425	446	482	449
		1996	439	455	442	490	454	468	478	339	385	525	378	409
		1997	377	388	352	479	416	361	365					
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1995	678	659	682	614	717	694	671	723	734	684	718	756
6.2.1.1 At current prices		1996	681	775	725	1 009	838	632	870	682	882	972	978	800
		1997	1 002	867	819	999	852	780	853					
6.2.1.2 At constant 1990 prices	R million	1995	502	480	499	439	510	492	472	509	510	467	486	505
		1996	452	511	476	647	538	404	555	433	558	611	612	497
		1997	615	527	499	598	515	467	506					
6.2.2 Residential buildings	R million	1995	378	404	394	365	394	405	411	389	403	387	383	449
6.2.2.1 At current prices		1996	387	455	474	537	467	398	441	373	477	587	545	370
		1997	526	415	367	437	463	380	423					
6.2.2.2 At constant 1990 prices	R million	1995	271	286	278	261	275	278	282	263	271	259	258	298

	1996	251	297	304	352	301	252	279	234	298	366	343	229
	1997	322	254	220	270	282	227	252					

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

Year and month	A. Residential buildings											
	Dwelling-houses			Flats			Townhouses			Total 1/		
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000		
7.1.1 - 22 PRINCIPAL MUNICIPALITIES												
1995	12 741	1 835 273	1 862 535	3 335	255 150	302 967	10 284	1 092 913	1 162 156	3 366 064		
1996	14 411	1 671 655	1 793 483	1 499	133 381	156 548	8 784	873 229	982 903	3 075 017		
1996-Jan.-Jul.	7 988	961 892	1 010 468	921	94 902	107 243	5 080	523 498	551 476	1 770 988		
1997-Jan.-Jul.	7 480	808 428	893 654	1 196	76 316	94 389	3 528	368 278	465 811	1 600 613		
1996-Jul. *	1 368	155 380	165 524	88	10 400	13 637	1 192	96 342	101 764	319 431		
1997-Jun.	1 518	155 341	160 920	70	12 640	16 578	518	58 042	64 649	249 989		
-Jul.	1 174	133 175	140 394	68	4 480	6 564	689	58 769	70 397	233 113		
7.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
1995	14 065	1 856 965	1 846 889	3 297	258 564	277 547	6 369	721 876	790 228	2 955 469		
1996	14 424	1 871 937	1 890 058	3 248	211 668	221 354	6 304	651 736	761 841	3 010 629		
1996-Jan.-Jul.	8 526	1 111 567	1 109 023	2 109	130 221	128 564	4 049	448 802	514 828	1 861 904		
1997-Jan.-Jul.	7 370	978 547	1 034 532	1 490	113 726	131 599	3 204	283 835	330 270	1 518 852		
1996-Jul. *	1 126	162 830	162 304	218	12 336	13 027	525	55 624	65 782	320 617		
1997-Jun.	1 012	155 045	166 300	447	28 627	29 395	209	18 095	23 383	224 541		
-Jul.	1 165	151 688	155 165	202	21 900	27 696	433	38 125	45 949	229 200		
7.1.3 - OTHER URBAN AREAS												
1995	14 376	1 829 460	1 754 877	1 685	168 062	204 755	3 641	427 951	444 069	2 432 835		
1996	15 114	1 851 347	1 847 531	1 516	128 254	169 615	3 312	361 373	412 263	2 511 270		
1996-Jan.-Jul.	9 287	1 142 183	1 122 484	961	83 890	113 831	2 087	227 683	259 666	1 560 302		
1997-Jan.-Jul.	8 748	1 060 378	1 119 075	987	111 619	172 402	1 497	180 829	206 139	1 561 074		
1996-Jul. *	1 374	175 933	181 003	156	10 977	16 135	263	30 750	32 409	235 155		
1997-Jun.	1 305	162 992	177 343	175	18 690	27 096	217	24 786	27 627	233 309		
-Jul.	1 251	160 165	168 287	136	20 161	31 715	342	45 383	50 247	254 966		
7.1.4 - TOTAL												
1995	41 182	5 521 698	5 464 301	8 317	681 776	785 269	20 294	2 242 740	2 396 453	8 754 368		
1996	43 949	5 394 939	5 531 072	6 263	473 303	547 517	18 400	1 886 338	2 157 007	8 596 916		
1996-Jan.-Jul.	25 801	3 215 642	3 241 975	3 991	309 013	349 638	11 216	1 199 983	1 325 970	5 193 194		
1997-Jan.-Jul.	23 598	2 847 353	3 047 261	3 673	301 661	398 390	8 229	832 942	1 002 220	4 680 539		
1996-Jul. *	3 868	494 143	508 831	462	33 713	42 799	1 980	182 716	199 955	875 203		

1997-Jun.	3 835	473 378	504 563	692	59 957	73 069	944	100 923	115 659	707 839
-Jul.	3 590	445 028	463 846	406	46 541	65 975	1 464	142 277	166 593	717 279

1/ Including "Other"

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C
	Office space		Shopping space		Industrial and warehouse space		Total 1/ R1 000	Dwelling-houses		Total 1/		
	2 m	R1 000	2 m	R1 000	2 m	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	454 073	585 598	391 608	481 215	630 079	681 073	2 054 350	1 304 407	1 258 816	2 078 526	2 516 681	7 646 047
1996-Jan.-Jul.	284 735	352 285	153 795	179 224	345 941	354 128	1 056 880	771 133	732 537	1 247 569	1 537 651	4 365 518
1997-Jan.-Jul.	364 115	478 575	189 110	244 157	268 729	319 244	1 179 328	613 963	623 408	997 561	1 180 249	3 960 190
1996-Jul. *	44 299	52 163	20 262	23 832	41 269	47 881	143 822	118 190	111 263	230 323	284 568	747 821
1997-Jun.	12 975	17 279	13 501	13 628	69 184	70 671	114 986	85 259	85 380	166 930	199 636	564 612
-Jul.	26 337	35 425	14 802	25 032	43 918	59 021	127 102	95 447	96 593	153 264	170 475	530 690
7.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
1995	478 652	627 317	193 232	247 489	738 743	688 523	1 682 958	865 591	779 599	1 209 119	1 163 447	5 801 875
1996	717 906	877 863	198 365	234 886	932 847	848 476	2 148 779	877 667	798 039	1 151 280	1 088 565	6 247 974
1996-Jan.-Jul.	364 748	399 610	131 230	159 421	517 425	464 501	1 078 144	481 873	428 026	626 348	588 828	3 528 877
1997-Jan.-Jul.	281 560	369 487	91 536	105 697	376 298	380 282	1 039 967	496 664	478 318	638 168	670 529	3 229 345
1996-Jul. *	47 327	61 440	35 314	41 509	82 150	81 018	188 874	78 507	73 571	105 993	101 752	611 243
1997-Jun.	78 951	106 866	27 795	31 876	71 298	75 477	227 096	74 696	72 313	98 117	100 822	552 459
-Jul.	32 502	38 781	8 578	11 127	22 348	21 134	81 918	73 555	72 396	87 052	87 180	398 298
7.2.3 - OTHER URBAN AREAS												
1995	107 322	104 381	229 594	233 362	524 572	647 746	1 169 368	651 614	553 576	991 831	936 157	4 538 362
1996	159 500	212 672	323 338	347 725	281 992	235 712	1 097 438	670 841	623 118	977 272	975 175	4 583 884
1996-Jan.-Jul.	96 441	131 592	194 670	203 898	165 455	134 247	632 239	385 963	351 695	545 148	528 346	2 720 886
1997-Jan.-Jul.	91 189	124 083	212 070	254 223	194 254	179 029	744 648	402 398	384 263	587 360	599 209	2 904 931
1996-Jul. *	28 658	36 222	16 760	13 153	31 139	26 254	91 256	61 971	58 157	81 631	79 204	405 614
1997-Jun.	25 027	32 941	20 794	28 496	20 488	18 190	124 845	60 218	59 035	93 115	88 428	446 582
-Jul.	12 750	22 043	25 520	24 124	39 304	42 154	114 826	61 023	55 409	93 212	91 191	460 983
7.2.4 - TOTAL												
1995	1 001 967	1 259 852	639 001	740 772	1 945 557	1 991 940	4 577 264	2 870 368	2 582 149	4 319 519	4 527 693	17 859 325
1996	1 331 479	1 676 133	913 311	1 063 826	1 844 918	1 765 261	5 300 567	2 852 915	2 679 973	4 207 078	4 580 421	18 477 905
1996-Jan.-Jul.	745 924	883 487	479 695	542 543	1 028 821	952 876	2 767 263	1 638 969	1 512 258	2 419 065	2 654 825	10 615 281

1997-Jan.-Jul.	736 864	972 145	492 716	604 077	839 281	878 555	2 963 943	1 513 025	1 485 989	2 223 089	2 449 987	10 094 466
1996-Jul. *	120 284	149 825	72 336	78 494	154 558	155 153	423 952	258 668	242 991	417 947	465 524	1 764 678
1997-Jun.	116 953	157 086	62 090	74 000	160 970	164 338	466 927	220 173	216 728	358 162	388 886	1 563 653
-Jul.	71 589	96 249	48 900	60 283	105 570	122 309	323 846	230 025	224 398	333 528	348 846	1 389 971

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

	A. Residential buildings				B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		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	28 835	3 683 544	19 835	2 122 648	6 085 650	1 463 464	716 105	1 529 556	4 203 133	2 056 857	3 605 244	13 894 018
1996-Jan.-Jul.	16 514	2 119 490	12 159	1 302 113	3 632 891	751 897	338 647	818 630	2 135 027	1 160 564	2 126 477	7 894 395
1997-Jan.-Jul.	14 850	1 928 188	9 418	1 022 070	3 119 462	848 063	349 855	699 528	2 219 297	1 101 727	1 850 780	7 189 539
1996-Jul. *	2 494	327 829	2 023	194 210	640 048	113 603	65 342	128 899	332 696	184 835	386 321	1 359 066
1997-Jun.	2 530	327 221	1 244	134 007	474 530	124 145	45 505	146 147	342 083	157 694	300 459	1 117 070
-Jul.	2 339	295 559	1 392	150 606	462 313	74 206	36 158	80 155	209 021	168 989	257 655	928 989

7.3.2 - CAPE TOWN

1995	6 012	663 217	3 519	277 703	960 202	89 648	72 636	181 232	388 205	390 139	640 346	1 988 751
1996	6 040	695 122	3 901	297 658	1 090 586	114 093	115 217	285 107	549 894	453 831	841 785	2 482 261
1996-Jan.-Jul.	3 779	403 847	2 999	225 344	695 497	60 021	67 902	164 550	310 877	242 277	479 366	1 485 739
1997-Jan.-Jul.	3 186	412 899	1 885	167 900	667 659	93 782	38 706	111 440	264 594	286 465	480 230	1 412 484
1996-Jul.	492	61 999	310	25 802	126 307	2 348	8 215	25 242	37 930	37 251	73 995	238 233
1997-Jun.	502	67 609	461	42 750	110 359	19 074	5 700	13 958	41 481	40 889	79 091	230 931
-Jul.	528	71 326	243	20 447	91 773	7 558	903	9 284	19 374	40 669	73 916	185 062

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.-Jul.	795	53 811	414	36 040	89 945	3 059	18 134	20 692	54 399	54 074	96 780	241 124
1997-Jan.-Jul.	540	48 028	291	32 392	83 287	1 976	24 797	12 556	52 662	50 746	92 476	228 424
1996-Jul.	181	8 512	52	5 132	13 644	0	278	5 623	6 710	8 479	16 189	36 543
1997-Jun.	54	4 936	18	2 068	7 003	0	2 797	2 224	5 029	6 171	10 408	22 440
-Jul.	106	9 133	31	3 569	12 703	0	0	294	356	6 723	13 596	26 655

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.3.4 - EAST LONDON												
1995	805	71 279	94	6 881	78 162	20 358	6 884	7 074	39 615	26 302	59 348	177 122
1996	1 180	97 835	202	18 004	118 321	29 239	3 290	8 483	43 249	28 911	61 152	222 723
1996-Jan.-Jul.	565	50 648	186	16 004	67 711	3 799	3 290	5 795	13 827	17 487	39 633	121 172
1997-Jan.-Jul.	422	41 927	34	4 972	62 399	1 907	6 126	4 337	12 882	18 084	41 642	116 922
1996-Jul.	138	9 726	24	1 862	11 588	0	2 760	160	2 920	2 951	10 034	24 542
1997-Jun.	65	6 483	0	0	6 483	729	700	1 509	2 938	2 974	4 497	13 917
-Jul.	78	6 879	0	0	6 879	218	0	1 412	1 630	4 911	7 224	15 733
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.-Jul.	54	8 768	59	9 055	17 823	5 208	1 262	2 426	9 442	13 503	16 610	43 873
1997-Jan.-Jul.	75	8 984	15	1 929	13 519	1 347	671	3 147	6 885	11 045	17 133	37 538
1996-Jul.	15	2 783	1	124	2 907	0	0	0	0	1 283	3 234	6 141
1997-Jun.	6	561	2	256	3 423	0	0	0	0	1 205	1 716	5 139
-Jul.	7	965	0	0	965	0	0	1 600	2 051	2 157	2 262	5 278
7.3.6 - DURBAN												
1995	2 711	333 869	2 652	277 935	611 806	49 996	60 199	231 256	430 498	313 565	563 094	1 605 397
1996	2 905	304 812	1 334	146 136	495 424	55 966	30 962	274 238	426 970	245 724	547 680	1 470 075
1996-Jan.-Jul.	1 644	173 677	665	73 496	290 626	38 395	11 727	135 878	223 637	151 285	376 662	890 924
1997-Jan.-Jul.	1 385	173 830	1 036	104 056	300 101	40 903	39 320	126 863	270 457	152 535	277 323	847 880
1996-Jul.	285	32 140	119	16 827	48 968	0	460	33 751	39 678	25 163	103 496	192 141
1997-Jun.	275	33 103	20	3 360	41 463	1 200	0	25 753	33 203	22 511	57 690	132 356
-Jul.	189	22 023	192	22 340	44 363	16 000	1 320	25 667	45 533	21 503	31 931	121 827

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONTINUED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	A. Residential buildings					B. Non-residential buildings					C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware- house space	Total 1/	Dwelling- houses	Total 1/		
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.3.7 - PIETERMARITZBURG													
1995	533	70 917	690	60 791	135 208	26 453	1 500	26 442	62 543	33 066	81 874	279 623	
1996	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646	
1996-Jan.-Jul.	267	35 723	161	19 225	54 947	4 074	1 133	15 394	23 418	16 113	35 221	113 585	
1997-Jan.-Jul.	255	26 457	232	25 548	54 592	2 586	21 803	10 435	35 605	14 258	42 050	132 246	
1996-Jul.	49	5 027	17	2 510	7 536	0	0	0	500	1 772	5 470	13 507	
1997-Jun.	49	4 977	69	5 800	10 944	0	0	1 770	2 246	2 799	6 066	19 255	
-Jul.	32	3 593	15	1 528	5 121	336	15 500	838	16 674	1 867	8 340	30 135	
7.3.8 - WITWATERSRAND													
1995	8 343	1 488 571	10 694	1 217 926	2 750 957	732 610	245 834	744 782	1 856 191	796 601	1 524 546	6 131 695	
1996	10 104	1 494 776	9 047	1 001 493	2 602 176	1 047 666	334 931	715 202	2 326 088	811 918	1 303 128	6 231 391	
1996-Jan.-Jul.	5 317	862 474	5 348	613 336	1 576 189	516 169	172 385	382 253	1 173 229	461 697	765 089	3 514 508	
1997-Jan.-Jul.	5 959	786 326	4 575	502 446	1 316 915	491 584	192 258	331 047	1 198 365	411 388	685 338	3 200 618	
1996-Jul. *	733	124 831	1 288	101 732	306 067	91 486	35 388	57 163	194 501	75 451	125 426	625 994	
1997-Jun.	1 122	135 244	436	53 447	193 986	99 734	27 550	79 801	221 798	59 865	115 630	531 414	
-Jul.	833	112 874	536	46 167	170 419	38 003	15 754	38 555	99 168	65 442	83 437	353 024	
7.3.9 - VAAL TRIANGLE													
1995	787	94 820	729	94 025	188 842	4 698	4 195	25 068	37 734	60 977	104 678	331 253	
1996	876	111 016	402	47 624	158 638	12 858	27 779	21 538	83 692	58 844	97 178	339 506	
1996-Jan.-Jul.	570	65 226	292	33 968	99 193	11 383	2 503	15 248	35 343	34 946	59 375	193 912	
1997-Jan.-Jul.	405	50 676	138	21 233	71 909	7 287	4 594	10 223	24 689	27 239	46 012	142 614	
1996-Jul.	89	11 807	30	1 629	13 435	0	0	2 321	3 246	5 878	8 980	25 661	
1997-Jun.	42	6 754	2	222	6 976	413	2 222	725	3 476	4 198	4 420	14 873	
-Jul.	98	10 852	58	11 552	22 404	292	27	179	683	3 471	9 059	32 147	

1/ Including "Other"

TABLE 7 - BUILDING PLANS PASSED : PRIVATE SECTOR (CONCLUDED)
7.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

(CONCLUDED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.3.10 - PRETORIA												
1995	5 513	803 130	3 020	433 741	1 242 926	187 460	71 017	89 365	433 584	225 017	294 999	1 971 513
1996	4 879	721 126	3 326	436 572	1 178 388	170 837	134 767	108 504	495 870	235 785	314 749	1 989 010
1996-Jan.-Jul.	2 983	418 275	1 833	252 508	670 782	105 442	48 296	65 082	247 849	130 355	176 840	1 095 474
1997-Jan.-Jul.	2 021	325 739	1 086	147 704	480 076	202 217	10 701	79 118	319 327	97 686	117 802	917 204
1996-Jul.	449	64 601	173	38 062	102 663	19 769	17 014	2 939	44 106	20 511	28 067	174 836
1997-Jun.	338	60 938	208	23 604	84 542	2 995	6 226	19 957	30 334	13 692	16 820	131 696
-Jul.	329	47 851	297	42 908	95 528	8 312	1 020	2 326	17 660	17 148	18 967	132 155
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.-Jul.	421	39 194	202	23 137	62 331	4 347	12 015	11 312	30 313	33 242	65 797	158 440
1997-Jan.-Jul.	439	41 688	93	10 242	53 724	4 409	10 180	10 096	29 915	24 993	40 146	123 785
1996-Jul.	47	4 948	9	530	5 478	0	1 227	1 700	2 945	5 050	9 884	18 307
1997-Jun.	61	5 351	28	2 500	8 086	0	265	450	1 525	2 507	3 085	12 696
-Jul.	89	6 894	14	1 338	8 232	3 487	1 250	0	5 364	3 761	7 312	20 908
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.-Jul.	119	7 847	0	0	7 847	0	0	0	12 693	5 585	15 104	35 644
1997-Jan.-Jul.	163	11 634	33	3 648	15 281	65	699	266	3 916	7 288	10 628	29 824
1996-Jul.	16	1 455	0	0	1 455	0	0	0	160	1 046	1 546	3 161
1997-Jun.	16	1 265	0	0	1 265	0	45	0	53	883	1 036	2 353
-Jul.	50	3 169	6	757	3 926	0	384	0	528	1 337	1 611	6 065

1/ Including "Other"

**TABLE 8 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP
OF OCCUPANT : PRIVATE SECTOR**

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

8.1 - TOTAL

1995	41 182	5 521 698	5 464 301	25 961	3 294 719	3 114 438
1996	43 949	5 394 939	5 531 072	27 725	3 478 122	3 477 745
1996-Jan.-Jul.	25 801	3 215 642	3 241 975	15 535	1 918 021	1 887 824
1997-Jan.-Jul.	23 598	2 847 353	3 047 261	16 179	1 802 317	1 889 779
1996-Jul. *	3 868	494 143	508 831	2 244	286 494	287 276
1997-Jun.-Jul.	3 835	473 378	504 563	2 267	250 600	265 857
-Jul.	3 590	445 028	463 846	2 668	279 374	287 711

8.2 - AFRICAN/BLACK

1995	11 276	874 980	765 957	5 159	368 213	318 122
1996	14 976	1 095 832	1 004 928	6 107	401 735	366 457
1996-Jan.-Jul.	8 895	655 986	588 289	3 330	231 157	208 078
1997-Jan.-Jul.	9 059	658 992	628 640	5 125	302 745	298 355
1996-Jul. *	1 312	96 310	89 977	492	31 237	29 991
1997-Jun.-Jul.	1 436	96 023	84 892	792	46 893	46 694
-Jul.	1 344	104 831	98 375	1 162	60 309	58 416

8.3 - COLOURED

1995	3 595	266 157	216 402	2 786	202 090	154 985
1996	2 744	226 524	201 149	2 490	158 646	133 497
1996-Jan.-Jul.	1 690	139 145	118 619	1 715	104 668	87 050
1997-Jan.-Jul.	1 223	114 289	123 291	927	62 918	60 196
1996-Jul. *	175	15 655	15 713	220	14 398	12 195
1997-Jun.-Jul.	155	13 343	13 378	96	6 445	5 304
-Jul.	160	13 165	13 541	110	8 399	7 546

TABLE 8 - DWELLING-HOUSES - DATA ACCORDING TO POPULATION GROUP OF OCCUPANT : PRIVATE SECTOR (CONCLUDED)

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

8.4 - INDIAN/ASIAN

1995	2 948	375 650	370 971	1 838	217 791	205 537
1996	2 717	316 538	323 607	1 968	229 681	226 426
1996-Jan.-Jul.	1 620	187 922	189 226	971	113 294	109 986
1997-Jan.-Jul.	1 643	174 746	204 449	1 001	119 757	125 352
1996-Jul.	271	31 201	32 110	144	19 329	19 071
1997-Jun.-Jul.	367	34 363	40 517	128	16 721	18 153
-Jul.	266	27 420	30 708	191	18 549	19 667

8.5 - WHITE

1995	23 363	4 004 911	4 110 970	16 178	2 506 625	2 435 794
1996	23 512	3 756 045	4 001 390	17 160	2 688 060	2 751 363
1996-Jan.-Jul.	13 596	2 232 589	2 345 844	9 519	1 468 902	1 482 710
1997-Jan.-Jul.	11 673	1 899 326	2 090 882	9 126	1 316 897	1 405 876
1996-Jul. *	2 110	350 977	371 031	1 388	221 530	226 020
1997-Jun.	1 877	329 649	365 776	1 251	180 541	195 705
-Jul.	1 820	299 612	321 221	1 205	192 117	202 081

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

1995	15 934	877 637	793 205	10 078	556 667	489 422
1996	20 261	1 101 816	1 057 842	11 548	639 580	600 890
1996-Jan.-Jul.	11 478	631 950	598 869	6 754	379 109	351 189
1997-Jan.-Jul.	11 055	596 218	588 657	8 777	454 410	454 391
1996-Jul. *	1 567	84 652	85 521	1 062	64 695	62 219
1997-Jun.	1 846	99 440	93 935	1 191	62 660	63 528
-Jul.	1 435	73 839	75 280	1 616	72 797	72 773

TABLE 10 - BUILDING PLANS IN RESPECT OF WHICH BUILDING OPERATIONS HAVE COMMENCED - TOTAL : PRIVATE SECTOR

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	Number	2 m	R1 000	Number of units	2 m	R1 000	Number of units	2 m	R1 000	R1 000 1/
1995	27 083	3 715 510	3 675 585	4 707	422 372	464 795	11 055	1 198 932	1 264 494	5 495 201
1996	26 352	3 406 418	3 514 125	4 082	343 866	357 472	10 539	1 043 889	1 200 318	5 235 662
1997 -May	2 057	258 973	284 909	101	8 548	9 462	1 003	109 620	134 395	462 226
-Jun.	1 824	243 670	260 901	169	13 216	15 794	566	53 427	64 926	353 134
-Jul.	2 217	284 688	297 249	359	26 371	34 100	610	62 700	78 056	413 715

Year and month	B. Non-residential buildings			C. Additions and alterations			Total A, B and C
	Number	2 m	R1 000	Number	2 m	R1 000	R1 000
1995	2 276	2 127 809	2 109 825	32 705	2 211 488	2 089 284	9 694 310
1996	2 441	2 297 959	2 432 974	30 883	2 201 234	2 276 467	9 945 103

1997 -May	212	148 267	176 785	2 422	147 310	145 339	784 350
-Jun.	203	172 140	198 210	2 079	156 272	148 343	699 687
-Jul.	204	181 292	201 392	2 405	149 931	171 437	786 544

1/ Including "Other"

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

Year and month	A. Residential buildings									
	Dwelling-houses			Flats			Townhouses			Total 1/
	No.	2 m	R1 000	No. of units	2 m	R1 000	No. of units	2 m	R1 000	R1 000
11.1.1 - 22 PRINCIPAL MUNICIPALITIES										
1995	8 185	1 069 186	1 023 912	1 549	111 921	106 744	5 468	525 101	510 041	1 668 202
1996	7 989	999 357	1 020 125	1 481	125 995	150 171	5 690	578 844	640 704	1 835 032
1996-Jan.-Jul.	4 381	564 289	569 276	987	79 802	92 215	3 214	333 569	362 911	1 026 798
1997-Jan.-Jul.	5 386	519 247	548 309	906	85 581	104 174	2 230	222 348	251 170	913 753
1996-Jul.	645	82 484	84 302	206	12 844	14 647	306	36 479	42 302	141 427
1997-Jun.	819	73 552	78 633	0	0	0	356	26 696	31 859	114 200
-Jul.	754	70 809	76 000	30	1 728	1 200	461	46 463	42 495	122 928
11.1.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES										
1995	9 160	1 113 017	1 060 586	1 726	138 263	142 455	3 920	419 936	426 381	1 645 077
1996	10 034	1 324 275	1 352 359	3 054	212 907	222 819	4 240	470 841	529 637	2 123 516
1996-Jan.-Jul.	5 358	666 807	664 117	1 087	81 512	85 767	2 967	338 570	375 287	1 132 112
1997-Jan.-Jul.	5 294	657 281	699 724	812	62 489	75 513	2 750	242 084	278 418	1 058 798
1996-Jul. *	770	98 738	100 613	145	6 534	7 625	282	30 933	29 679	140 995
1997-Jun.	652	82 069	87 447	71	4 369	6 460	232	19 140	21 313	115 219
-Jul.	732	84 364	86 965	0	0	0	223	17 227	17 537	104 502
11.1.3 - OTHER URBAN AREAS										
1995	8 616	1 112 516	1 029 940	1 235	118 903	124 260	2 622	284 180	284 684	1 457 225
1996	9 702	1 154 490	1 105 261	1 208	129 886	167 291	2 339	251 920	266 456	1 549 030
1996-Jan.-Jul.	5 796	686 925	654 431	628	68 822	92 620	1 271	135 571	140 164	889 438
1997-Jan.-Jul.	5 499	625 789	641 746	1 026	95 849	126 647	918	104 098	114 412	904 950
1996-Jul. *	829	105 272	102 361	126	23 947	35 809	191	23 372	21 955	160 806
1997-Jun.	796	94 979	99 777	263	22 551	30 364	121	16 679	18 744	150 640
-Jul.	1 182	124 201	124 746	219	23 880	32 867	247	21 281	23 183	196 442
11.1.4 - TOTAL										
1995	25 961	3 294 719	3 114 438	4 510	369 087	373 459	12 010	1 229 217	1 221 106	4 770 504
1996	27 725	3 478 122	3 477 745	5 743	468 788	540 281	12 269	1 301 605	1 436 797	5 507 578
1996-Jan.-Jul.	15 535	1 918 021	1 887 824	2 702	230 136	270 602	7 452	807 710	878 362	3 048 348

1997-Jan.-Jul.	16 179	1 802 317	1 889 779	2 744	243 919	306 334	5 898	568 530	644 000	2 877 501
1996-Jul. *	2 244	286 494	287 276	477	43 325	58 081	779	90 784	93 936	443 228
1997-Jun.	2 267	250 600	265 857	334	26 920	36 824	709	62 515	71 916	380 059
-Jul.	2 668	279 374	287 711	249	25 608	34 067	931	84 971	83 215	423 872

1/ Including "Other"

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

Year and month	B. Non-Residential buildings							C. Additions and alterations				Total A, B and C R1 000
	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	
11.2.1 - 22 PRINCIPAL MUNICIPALITIES												
1995	190 758	262 450	125 802	143 486	346 139	309 809	782 918	602 361	529 390	902 528	1 086 261	3 537 379
1996	243 827	346 851	203 815	225 349	313 762	273 732	1 009 754	575 133	533 758	911 764	1 082 948	3 927 734
1996-Jan.-Jul.	137 874	199 902	47 050	46 435	204 235	188 369	519 304	314 654	282 357	484 758	580 161	2 126 262
1997-Jan.-Jul.	283 979	432 949	82 493	96 983	143 021	138 366	708 155	374 524	381 609	576 872	723 671	2 345 579
1996-Jul.	16 086	20 764	6 813	5 416	61 590	60 004	107 248	48 548	45 781	73 115	99 696	348 371
1997-Jun.	23 207	52 526	16 366	19 268	10 772	9 593	84 075	55 581	53 229	80 237	86 823	285 098
-Jul.	16 774	19 813	10 318	8 845	34 636	30 098	72 407	60 615	59 198	97 819	104 212	299 547
11.2.2 - AREAS SURROUNDING THE 22 PRINCIPAL MUNICIPALITIES												
1995	84 781	99 426	39 334	35 928	248 391	200 376	411 973	419 075	337 563	541 659	461 338	2 518 390
1996	217 984	269 748	91 758	108 046	356 785	322 419	770 944	460 478	416 338	555 297	527 957	3 422 419
1996-Jan.-Jul.	78 254	95 721	70 102	80 804	176 668	157 979	360 726	260 674	224 170	321 469	293 917	1 786 757
1997-Jan.-Jul.	134 049	166 487	55 136	58 176	313 281	301 476	561 264	269 930	249 579	373 192	376 103	1 996 167
1996-Jul. *	6 907	10 511	36 534	37 839	44 835	39 346	89 045	31 255	27 636	43 965	40 069	270 110
1997-Jun.	5 283	5 949	2 679	2 917	35 141	31 751	49 184	28 230	24 228	62 036	67 751	232 154
-Jul.	27 432	27 437	5 315	5 646	22 050	19 355	54 449	39 793	37 895	46 162	47 357	206 308
11.2.3 - OTHER URBAN AREAS												
1995	55 388	67 205	185 086	183 705	122 241	76 769	441 701	349 747	269 278	494 002	407 543	2 306 468
1996	65 404	74 993	166 715	174 831	129 196	93 461	489 934	342 932	294 504	530 863	467 476	2 506 439
1996-Jan.-Jul.	44 872	51 671	84 988	97 587	68 031	52 687	277 378	205 698	174 122	300 996	255 465	1 422 281
1997-Jan.-Jul.	67 120	87 326	98 034	105 186	57 761	51 300	359 420	188 335	174 192	306 948	307 517	1 571 886
1996-Jul. *	4 288	4 450	5 559	5 379	8 694	6 130	22 920	41 789	35 542	59 327	48 134	231 860
1997-Jun.	11 032	21 286	19 158	18 044	5 131	3 943	78 578	25 935	23 620	46 005	48 565	277 783
-Jul.	13 840	15 930	17 424	26 026	8 901	7 644	74 421	32 909	33 297	56 159	54 043	324 906
11.2.4 - TOTAL												
1995	330 927	429 081	350 222	363 119	716 771	586 954	1 636 592	1 371 183	1 136 231	1 938 189	1 955 142	8 362 237

1996	527 215	691 592	462 288	508 226	799 743	689 612	2 270 632	1 378 543	1 244 600	1 997 924	2 078 381	9 856 592
1996-Jan.-Jul.	261 000	347 294	202 140	224 826	448 934	399 035	1 157 408	781 026	680 649	1 107 223	1 129 543	5 335 300
1997-Jan.-Jul.	485 148	686 762	235 663	260 345	514 063	491 142	1 628 839	832 789	805 380	1 257 012	1 407 291	5 913 632
1996-Jul. *	27 281	35 725	48 906	48 634	115 119	105 480	219 213	121 592	108 959	176 407	187 899	850 341
1997-Jun.	39 522	79 761	38 203	40 229	51 044	45 287	211 837	109 746	101 077	188 278	203 139	795 035
-Jul.	58 046	63 180	33 057	40 517	65 587	57 097	201 277	133 317	130 390	200 140	205 612	830 761

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations	
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES AND SURROUNDING AREAS

1995	17 345	2 084 500	12 663	1 185 623	3 313 280	361 877	179 416	510 188	1 194 896	866 952	1 547 600
1996	18 023	2 372 487	14 465	1 543 335	3 958 546	616 602	333 398	596 153	1 780 706	950 100	1 610 910
1996-Jan.-Jul.	9 739	1 233 394	8 255	916 182	2 158 908	295 623	127 238	346 348	880 034	506 528	874 080
1997-Jan.-Jul.	10 680	1 248 032	6 698	709 279	1 972 553	599 438	155 158	439 842	1 269 421	631 190	1 099 770
1996-Jul. *	1 415	184 915	939	94 254	282 422	31 275	43 255	99 349	196 294	73 416	139 760
1997-Jun.	1 471	166 079	659	59 632	229 419	58 475	22 185	41 345	133 260	77 457	154 550
-Jul.	1 486	162 963	714	61 233	227 430	47 250	14 491	49 454	126 856	97 093	151 550

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	334 860
1996	4 359	442 210	2 539	174 504	622 821	52 741	42 478	94 774	225 264	194 137	359 850
1996-Jan.-Jul.	2 628	260 527	776	55 879	317 000	18 675	29 604	54 413	132 138	117 093	221 550
1997-Jan.-Jul.	2 303	239 321	1 671	148 829	398 284	86 539	28 232	75 823	199 984	143 922	293 050
1996-Jul.	363	38 168	196	11 779	49 947	2 529	2 245	9 758	15 525	15 470	39 020
1997-Jun.	306	30 020	207	11 805	45 101	45 298	2 356	10 864	63 761	19 371	44 280
-Jul.	297	30 892	61	5 779	36 671	20 542	771	6 713	28 175	25 505	40 060

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 47
1996	907	69 329	672	42 821	112 148	6 951	18 389	13 479	49 612	55 796	92 78
1996-Jan.-Jul.	523	38 317	258	15 681	53 996	4 939	7 833	4 406	21 672	35 068	45 24
1997-Jan.-Jul.	549	39 162	463	37 301	76 463	1 442	3 069	4 353	10 894	26 404	55 22
1996-Jul.	54	6 189	12	908	7 097	0	1 921	1 986	5 483	4 805	8 78
1997-Jun.	97	6 649	51	2 991	9 640	1 088	1 235	0	2 894	2 682	7 07
-Jul.	51	3 326	84	9 764	13 090	0	0	2 843	2 849	5 541	9 98

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)

**11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS (CONTINUED)**

	A. Residential buildings				B. Non-residential buildings				C. Additions and alterations		
	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
1995	502	36 757	22	1 494	38 251	420	7 053	7 068	16 441	13 249	30 41
1996	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 00
1996-Jan.-Jul.	484	37 917	8	301	38 218	1 949	0	2 110	6 862	10 899	29 12
1997-Jan.-Jul.	532	42 713	6	1 143	43 986	1 324	1 915	5 017	9 189	11 531	30 91
1996-Jul.	100	7 226	0	0	7 226	1 700	0	0	1 700	1 592	2 17
1997-Jun.	81	6 241	0	0	6 241	0	0	630	630	1 921	8 55
-Jul.	74	5 579	0	0	5 579	0	0	1 583	1 583	1 252	2 00

11.3.4 - EAST LONDON

1995	72	10 600	89	16 201	26 799	0	3 202	657	5 870	6 066	14 22
1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 25
1996-Jan.-Jul.	37	5 378	74	11 066	16 444	4 106	7 886	2 353	17 404	4 700	8 54
1997-Jan.-Jul.	63	7 976	19	2 989	10 965	2 300	504	2 161	5 672	3 657	5 14
1996-Jul.	5	1 076	9	1 267	2 343	0	0	0	0	368	1 92
1997-Jun.	4	693	3	392	1 085	0	504	444	948	152	15
-Jul.	17	1 732	3	373	2 105	0	0	0	707	677	67

11.3.5 - KIMBERLEY

1995	72	10 600	89	16 201	26 799	0	3 202	657	5 870	6 066	14 22
1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 25
1996-Jan.-Jul.	37	5 378	74	11 066	16 444	4 106	7 886	2 353	17 404	4 700	8 54
1997-Jan.-Jul.	63	7 976	19	2 989	10 965	2 300	504	2 161	5 672	3 657	5 14
1996-Jul.	5	1 076	9	1 267	2 343	0	0	0	0	368	1 92
1997-Jun.	4	693	3	392	1 085	0	504	444	948	152	15
-Jul.	17	1 732	3	373	2 105	0	0	0	707	677	67

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 50
1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 31
1996-Jan.-Jul.	912	103 251	858	87 503	192 254	21 300	10 869	83 558	131 649	99 625	168 69
1997-Jan.-Jul.	1 304	150 002	832	97 811	247 815	7 699	22 670	175 161	221 770	193 996	313 96
1996-Jul.	144	16 530	276	24 279	40 809	0	0	39 678	52 178	17 564	27 41
1997-Jun.	180	19 553	22	1 620	21 173	1 060	1 466	15 160	17 686	27 586	51 10
-Jul.	225	21 348	22	3 233	24 581	190	1 884	26 580	30 454	19 104	38 69

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONTINUED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS (CONTINUED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations	
	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
1995	282	29 071	151	17 949	47 018	3 010	800	745	5 533	10 898	20 31
1996	338	38 916	158	15 505	54 421	19 114	0	7 465	27 097	15 862	35 06
1996-Jan.-Jul.	167	21 120	88	10 341	31 461	16 434	0	5 120	21 752	9 387	23 59
1997-Jan.-Jul.	139	16 259	167	16 458	32 781	0	0	1 470	1 795	7 133	13 48
1996-Jul.	11	1 968	0	0	1 968	9 000	0	0	9 000	892	1 55
1997-Jun.	16	3 361	22	2 526	5 887	0	0	0	0	616	2 02
-Jul.	14	1 424	0	0	1 424	0	0	0	155	1 207	1 31

11.3.7 - PIETERMARITZBURG

1995	4 465	610 163	4 979	454 832	1 081 058	180 975	25 115	241 980	478 105	281 028	458 39
1996	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 49
1996-Jan.-Jul.	2 583	421 847	4 852	556 168	980 934	210 898	54 165	101 876	412 537	168 534	251 64
1997-Jan.-Jul.	3 927	514 441	2 872	330 075	847 439	406 317	36 754	141 237	613 254	180 561	286 02
1996-Jul. *	393	71 007	384	44 440	118 236	16 748	35 911	19 232	76 023	23 501	42 85

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 39
1996	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 49
1996-Jan.-Jul.	2 583	421 847	4 852	556 168	980 934	210 898	54 165	101 876	412 537	168 534	251 64
1997-Jan.-Jul.	3 927	514 441	2 872	330 075	847 439	406 317	36 754	141 237	613 254	180 561	286 02
1996-Jul. *	393	71 007	384	44 440	118 236	16 748	35 911	19 232	76 023	23 501	42 85

1997-Jun.	489	65 763	236	28 926	94 689	7 316	0	10 236	22 578	15 654	29 27
-Jul.	482	62 514	361	25 787	89 975	26 518	3 595	9 591	50 444	28 170	39 23

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 73
1996	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 29
1996-Jan.-Jul.	286	35 642	181	24 016	59 948	320	548	14 519	17 228	15 371	38 04
1997-Jan.-Jul.	214	26 478	30	4 829	31 308	591	3 206	918	6 109	14 458	23 18
1996-Jul.	15	2 596	29	5 740	8 624	0	67	1 265	1 591	2 896	7 82
1997-Jun.	26	4 334	0	0	4 334	0	1 601	0	2 016	2 635	2 70
-Jul.	75	5 976	2	679	6 656	0	159	473	632	3 368	3 36

1/ Including "Other"

TABLE 11 - BUILDINGS COMPLETED : PRIVATE SECTOR (CONCLUDED)
11.3 - RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS,
ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS (CONCLUDED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations	
	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
1995	3 893	591 696	2 438	263 789	856 672	31 198	25 997	26 465	102 067	51 612	62 92
1996	3 218	477 954	1 687	239 170	727 476	42 751	20 133	58 518	144 017	40 364	55 69
1996-Jan.-Jul.	1 870	287 021	990	142 984	433 192	14 979	8 866	39 151	67 917	27 761	36 77
1997-Jan.-Jul.	1 359	185 412	445	54 410	239 819	78 884	38 910	25 447	154 626	19 669	23 71
1996-Jul.	279	36 813	33	5 841	42 654	1 298	3 111	12 000	18 968	3 570	4 36
1997-Jun.	211	23 450	86	8 628	32 078	0	0	2 088	2 088	1 110	1 11
-Jul.	218	27 936	34	4 009	31 945	0	8 082	1 600	10 763	2 162	2 91

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 92
1996	3 218	477 954	1 687	239 170	727 476	42 751	20 133	58 518	144 017	40 364	55 69
1996-Jan.-Jul.	1 870	287 021	990	142 984	433 192	14 979	8 866	39 151	67 917	27 761	36 77
1997-Jan.-Jul.	1 359	185 412	445	54 410	239 819	78 884	38 910	25 447	154 626	19 669	23 71
1996-Jul.	279	36 813	33	5 841	42 654	1 298	3 111	12 000	18 968	3 570	4 36
1997-Jun.	211	23 450	86	8 628	32 078	0	0	2 088	2 088	1 110	1 11
-Jul.	218	27 936	34	4 009	31 945	0	8 082	1 600	10 763	2 162	2 91

11.3.11 - BLOEMFONTEIN

1995	817	75 216	886	59 759	140 547	3 153	2 510	8 953	15 951	34 575	86 65
1996	374	34 923	330	24 098	59 688	17 455	19 095	37 410	77 042	24 178	65 49
1996-Jan.-Jul.	235	21 449	170	12 243	34 360	2 023	7 467	34 380	45 966	14 179	40 39

1997-Jan.-Jul.	254	23 694	193	15 434	41 119	14 087	18 837	8 255	43 310	21 832	44 52
1996-Jul.	50	3 258	0	0	3 258	0	0	15 430	15 826	2 061	2 57
1997-Jun.	58	5 933	32	2 744	9 109	3 458	14 274	1 923	19 655	4 700	6 47
-Jul.	28	1 883	147	11 609	15 051	0	0	71	462	8 883	11 83

11.3.12 - FREE STATE GOLDFIELDS

1995	5	857	0	0	857	1 500	0	0	3 691	7 787	17 08
1996	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 65
1996-Jan.-Jul.	14	925	0	0	1 101	0	0	4 462	4 909	3 911	10 43
1997-Jan.-Jul.	36	2 574	0	0	2 574	255	1 061	0	2 818	8 027	10 52
1996-Jul.	1	84	0	0	260	0	0	0	0	697	1 27
1997-Jun.	3	82	0	0	82	255	749	0	1 004	1 030	1 81
-Jul.	5	353	0	0	353	0	0	0	632	1 224	1 48

1/ Including "Other"

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