

Construction: Building Statistics P5041.1

June 1997

Embargo: 13:00

Date: 20 August 1997

Read the following [notice](#) with regard to the eleven official languages

Contents

Table 1.1	- Building plans passed - public and private sector
Table 1.2	- Buildings completed - public and private sector
Table 2.1	- Building plans passed - private sector
Table 2.2	- Buildings completed - private sector
Table 3	- Building statistics - private sector
Table 4	- Building plans passed: private sector - actual values
Table 5	- Buildings completed: private sector - actual values
Table 6	- Seasonally adjusted values: private sector
Table 7.1	- Building plans passed: private sector - residential buildings
Table 7.2	- Building plans passed: private sector - non-residential buildings
Table 7.3	- Building plans passed: private sector - Additions and total according to selected urban areas
Table 8	- Dwelling-houses - data according to population group - Private sector
Table 9	- Dwelling-houses smaller than 81m: private sector
Table 10	- Building plans in respect of which buildings operations have commenced
Table 11.1	- Buildings completed: private sector - residential buildings
Table 11.2	- Buildings completed: private sector - non-residential buildings
Table 11.3	- Buildings completed: private sector - residential buildings

The CSS has copyright on this information. You are, however, free to apply it as you wish provided that you acknowledge the CSS as the source of the basic data wherever you process, apply, utilize, publish or distribute the data; and also that you specify that the relevant application and analyses (where

applicable) result from your own processing of the data.

Dr F M Orkin
Head: Central Statistical Service

A complete set of Stats SA publications is available in the Stats SA Library, and in the following public libraries:	
State Library, Pretoria	Library of Parliament, Cape Town
South African Library, Cape Town	Bloemfontein Public Library
Natal Society Library, Pietermaritzburg	Johannesburg Public Library
Central Reference Library, Mmabatho	Central Regional Library, Pietersburg
Central Reference Library, Nelspruit	Central Reference Collection, Kimberley
Eastern Cape Library Services, King William's Town	

SUMMARY OF FINDINGS

BUILDING PLANS PASSED

Although the value of building plans passed reflects large monthly fluctuations, a continuous downward trend is evident since the middle of 1996 (see fig. 1). This downward trend is mainly due to a decline in the value of residential building plans passed.

The total value of building plans passed during the first half of 1997 was R8 814,9 million, resulting in a decrease of 1,5% (-R135,4 million) compared with the same period in 1996. An increase of 13,0% (+R310,4 million) is reflected in respect of non-residential buildings, whereas the total value of plans passed for residential buildings and for additions and alterations decreased by 8,0% (-R351,2 million) and 4,3% (-R94,5 million), respectively.

The total value of non-residential building plans passed during the first six months of 1997 was R2 690,6 million. The largest category was office space (R877,2 million), followed by industrial space (R760,7 million) and shopping space (R543,8 million). Furthermore, the total number of plans passed for non-residential buildings during the above-mentioned period

were 1 902. Most plans were for industrial space (594 plans), followed by shopping space (386 plans) and office space (316 plans).

The total value of plans passed for residential buildings during the first six months of 1997 was R4 017,2 million. 65,7% (R2 637,4 million) of the total value of plans passed for residential buildings was for dwelling-houses, 20,8% (R835,6 million) for townhouses, 8,3% (R332,4 million) for flats and 5,3% (R211,8 million) for other residential buildings.

Regarding additions and alterations, the total value of plans passed during the first six months of 1997 was R2 107,2 million.

The total value of buildings completed during the first half of 1997 was R5 178,6 million. Although this is R619,1 million higher than the value for the corresponding period of 1996, the total value of buildings completed is currently showing a slight downward trend.

The total value of non-residential buildings completed during the first six months of 1997 was R1 450,3 million. This is R495,3 million more than for the same period in 1996. The largest provincial contributors to the increase were Gauteng (+R315,6 million), KwaZulu-Natal (+R102,4 million) and the Western Cape (+R80,4 million). The increase of R315,6 million in Gauteng can mainly be attributed to increases in the value of office space (+R250,7 million) and shopping space (+R48,8 million).

The total value of residential buildings and of additions and alterations completed during the first six months of 1997 amounted to R2 524,1 million and R1 204,2 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

m5 = construction areas in square metre

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	18 174 616	3 486 851	952 225	142 260	519 431	3 338 062	443 498	8 461 491	498 113	332 687
		1996	18 674 911	4 060 380	920 551	171 817	527 459	2 774 388	613 018	8 657 322	615 131	334 844
		1996-Jan-Jun	8 950 353	2 054 034	450 919	101 669	267 207	1 282 485	321 804	4 008 028	315 993	148 215
		1997-Jan-Jun	8 814 943	2 084 450	457 121	59 477	212 509	1 325 397	334 861	3 781 221	323 244	236 663
		1996-Jun *	1 685 617	425 182	85 564	13 798	69 465	231 434	42 993	743 399	44 670	29 113
		1997-May	1 531 900	419 267	104 860	7 949	48 940	217 495	49 314	576 689	64 234	43 152
		1997-Jun	1 586 007	377 929	74 575	8 680	26 405	253 049	59 095	681 914	52 810	51 549
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-Jun	4 368 438	1 035 480	221 602	56 855	116 653	555 129	184 852	1 938 903	175 538	83 426
		1997-Jan-Jun	4 017 193	1 064 879	214 846	25 337	106 629	567 493	148 220	1 612 930	157 312	119 546
		1996-Jun *	864 269	186 240	41 251	4 720	31 343	133 920	24 778	406 387	22 736	12 895
		1997-May	752 384	204 282	57 723	3 053	16 892	109 262	21 606	279 478	35 567	24 521
		1997-Jun	718 014	198 799	28 873	4 993	17 396	109 757	20 219	289 268	21 371	27 336
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-Jun	25 825	5 431	1 677	2 129	1 343	2 710	1 910	8 394	1 504	727
		1997-Jan-Jun	24 661	4 905	1 533	253	1 085	2 263	1 493	9 859	1 573	1 697
		1996-Jun *	4 099	959	310	27	347	543	221	1 467	130	95
		1997-May	4 255	1 000	293	24	167	363	224	1 670	204	310
		1997-Jun	4 542	1 099	281	23	173	492	200	1 774	244	256
	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-Jun	2 782 472	644 069	171 348	45 331	80 864	318 878	158 414	1 158 551	136 851	68 167
		1997-Jan-Jun	2 637 351	694 203	156 919	19 334	80 648	299 282	136 054	1 029 224	124 589	97 098
		1996-Jun *	452 012	96 825	31 757	3 056	16 099	62 327	20 613	191 549	18 586	11 198
		1997-May	450 241	126 744	28 481	2 873	14 238	46 193	20 706	170 327	20 875	19 803
		1997-Jun	514 739	145 485	26 198	2 131	13 336	68 363	17 493	206 701	19 201	15 829

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-Jun	13 814	2 305	921	2 007	943	1 246	1 161	3 934	910	387
		1997-Jan-Jun	14 273	2 096	925	147	681	1 129	896	6 083	1 008	1 308
		1996-Jun	2 266	550	183	7	275	273	135	758	38	47
		1997-May	2 559	528	187	9	92	197	128	1 062	121	235
		1997-Jun	2 553	389	191	10	110	272	118	1 123	144	196
	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-Jun	564 364	112 895	46 341	28 485	32 594	74 512	61 699	157 071	30 150	20 616
		1997-Jan-Jun	567 312	103 969	47 285	4 317	31 525	72 003	54 081	186 508	29 197	38 426
		1996-Jun	99 431	23 412	7 566	310	5 636	16 665	7 784	31 477	2 641	3 939
		1997-May	97 133	24 262	8 216	547	3 876	11 138	7 942	30 297	4 313	6 543
		1997-Jun	104 110	14 629	9 881	476	6 397	18 816	6 519	36 518	3 936	6 938
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-Jun	2 124	604	143	34	63	256	92	775	91	66
		1997-Jan-Jun	1 902	596	113	34	67	242	83	599	82	86
		1996-Jun *	347	115	23	5	20	39	11	104	12	18
		1997-May	328	129	21	5	24	23	15	84	18	9
		1997-Jun	320	99	26	2	9	35	17	98	16	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-Jun	2 380 218	450 707	91 630	16 860	55 633	323 016	90 338	1 233 713	73 825	44 496
		1997-Jan-Jun	2 690 575	414 462	99 039	11 847	44 144	374 887	127 720	1 431 559	96 811	90 106
		1996-Jun *	386 728	82 176	12 836	2 826	14 769	43 434	11 012	196 151	11 089	12 435
		1997-May	383 537	85 181	14 490	3 013	19 199	45 504	14 096	168 965	17 911	15 178
		1997-Jun	476 607	66 933	23 899	435	2 201	63 539	26 448	255 970	19 662	17 519
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-Jun	2 201 697	567 847	137 687	27 954	94 920	404 340	46 613	835 412	66 631	20 292
		1997-Jan-Jun	2 107 175	605 109	143 236	22 292	61 735	383 017	58 921	736 732	69 121	27 011
		1996-Jun *	434 620	156 766	31 477	6 253	23 354	54 080	7 203	140 860	10 845	3 783
		1997-May	395 979	129 804	32 647	1 883	12 849	62 729	13 611	128 246	10 756	3 453
		1997-Jun	391 387	112 197	21 802	3 252	6 808	79 753	12 429	136 675	11 777	6 694

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	8 445 385	2 056 975	408 815	75 983	390 326	1 675 710	231 745	3 170 046	307 598	128 188
		1996	9 970 358	2 098 086	513 307	130 920	344 492	1 856 904	322 947	4 160 917	323 545	219 240
		1996-Jan-Jun	4 559 516	985 901	233 342	65 766	160 006	738 535	165 831	1 980 198	147 771	82 164
		1997-Jan-Jun	5 178 586	1 304 655	256 252	61 469	174 407	991 788	143 494	2 015 378	152 207	78 936
		1996-Jun *	657 883	134 764	45 358	4 289	21 232	116 535	18 245	243 863	53 850	19 748
		1997-May	847 550	245 186	36 586	7 924	27 622	167 072	27 588	280 580	42 491	12 501
		1997-Jun	811 976	286 376	46 736	5 859	41 462	182 901	24 609	195 332	16 549	12 152
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-Jun	2 658 617	534 326	125 560	27 529	58 457	362 844	94 555	1 307 579	85 873	61 894
		1997-Jan-Jun	2 524 097	677 155	141 848	40 266	41 898	380 424	110 921	1 008 246	74 802	48 537
		1996-Jun *	408 662	81 249	26 190	2 127	13 048	51 289	10 965	183 836	29 377	10 581
		1997-May	500 840	142 435	21 541	6 722	3 721	74 499	15 457	215 482	11 368	9 615
		1997-Jun	394 939	119 911	23 610	3 465	10 827	64 460	19 892	135 638	7 930	9 206
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-Jun	14 845	4 488	1 262	390	367	1 829	1 066	4 214	417	812
		1997-Jan-Jun	18 921	3 337	1 314	2 053	560	1 780	1 538	5 949	900	1 490
		1996-Jun *	2 447	706	256	5	62	296	123	711	90	198
		1997-May	3 478	658	236	458	61	324	194	1 165	95	287
		1997-Jun	3 166	593	257	231	99	340	348	1 020	79	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	3 531 298	883 356	219 215	33 740	68 719	457 255	167 418	1 478 733	128 538	94 322
		1996-Jan-Jun	1 627 044	443 618	109 618	17 068	32 316	200 641	80 796	637 622	58 015	47 350
		1997-Jan-Jun	1 672 212	422 587	110 542	36 042	35 144	212 942	100 716	649 042	63 179	42 018
		1996-Jun *	261 391	70 541	25 324	464	4 961	30 401	10 610	96 653	13 600	8 836
		1997-May	288 925	94 321	17 926	5 574	2 798	40 723	15 457	93 569	9 400	9 156
		1997-Jun	280 737	78 103	20 619	3 073	7 651	38 884	19 233	98 084	7 583	7 506

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

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
Dwelling-houses smaller than 81 square metre	Number	1995	10 961	3 232	1 055	30	576	1 280	1 132	3 220	225	211
		1996	15 702	3 529	1 736	692	893	1 683	1 652	3 434	348	1 735
		1996-Jan-Jun	7 236	2 202	704	309	185	797	774	1 584	85	596
		1997-Jan-Jun	12 566	1 472	890	2 004	407	737	1 334	3 712	652	1 358
		1996-Jun	1 332	372	151	-	38	139	85	367	19	161
		1997-May	2 431	256	168	450	53	128	156	908	54	258
		1997-Jun	2 090	206	196	225	69	183	317	681	48	165
	Value (R1 000)	1995	508 344	138 111	49 996	1 402	27 827	77 070	40 810	147 819	12 081	13 228
		1996	654 366	147 539	78 354	10 901	29 307	104 268	84 833	152 623	13 987	32 554
		1996-Jan-Jun	313 441	82 256	35 176	5 563	9 729	47 010	39 193	74 745	4 590	15 180
		1997-Jan-Jun	451 154	74 068	46 633	28 044	13 589	44 861	64 575	137 466	18 408	23 510
		1996-Jun	54 740	12 108	7 975	-	1 976	8 259	4 834	14 704	1 203	3 680
		1997-May	83 650	12 224	8 266	4 364	2 003	8 061	8 028	34 812	1 254	4 638
		1997-Jun	78 409	9 971	9 844	2 152	2 704	10 877	12 948	23 804	2 608	3 500
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-Jun	950	321	67	24	43	144	53	244	42	12
		1997-Jan-Jun	1 179	401	82	12	45	332	33	212	35	27
		1996-Jun *	140	41	10	4	3	28	7	30	14	3
		1997-May	195	95	11	-	3	45	14	17	6	4
		1997-Jun	289	71	25	4	9	146	5	22	5	2
	Value (R1 000)	1995	1 683 916	373 565	75 175	9 146	55 383	408 376	57 965	606 234	77 589	20 483
		1996	2 294 462	365 904	80 618	43 442	100 791	526 793	77 422	984 859	81 051	33 582
		1996-Jan-Jun	954 967	185 099	33 663	25 177	42 291	177 739	47 655	403 019	35 688	4 636
		1997-Jan-Jun	1 450 268	265 522	30 755	11 892	55 549	280 130	16 483	718 638	46 976	24 323
		1996-Jun *	107 871	15 316	3 677	955	1 646	35 521	4 132	25 303	18 290	3 031
		1997-May	166 714	48 860	2 597	-	1 557	40 000	9 782	38 762	22 321	2 835
		1997-Jun	213 814	91 198	5 501	1 613	21 345	58 964	1 143	26 872	4 408	2 771
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-Jun	945 932	266 477	74 119	13 060	59 259	197 953	23 621	269 600	26 210	15 634
		1997-Jan-Jun	1 204 221	361 978	83 649	9 311	76 960	331 234	16 090	288 494	30 429	6 075
		1996-Jun *	141 350	38 199	15 491	1 207	6 538	29 725	3 148	34 724	6 182	6 135
		1997-May	179 996	53 891	12 449	1 203	22 343	52 573	2 349	26 336	8 802	51
		1997-Jun	203 223	75 267	17 624	781	9 290	59 477	3 574	32 822	4 211	175

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	17 859 325	3 313 946	912 405	138 959	498 007	3 321 531	433 264	8 433 355	497 671	310 187
		1996	18 466 180	4 012 451	908 044	144 450	518 627	2 761 663	610 258	8 587 712	607 418	315 558
		1996-Jan-Jun	8 848 650	2 039 921	442 107	74 658	261 418	1 273 539	320 272	3 987 647	311 503	137 585
		1997-Jan-Jun	8 703 397	2 062 751	447 457	58 285	210 608	1 320 325	324 080	3 751 663	315 712	212 515
		1996-Jun *	1 672 467	424 116	83 264	13 798	67 713	231 434	42 835	742 142	44 670	22 496
		1997-May	1 503 724	412 637	102 614	7 949	48 046	217 495	49 314	570 421	64 030	31 218
		1997-Jun	1 563 653	374 289	70 539	8 665	26 405	253 049	49 415	678 586	51 872	50 831
RESIDENTIAL BUILDINGS 1/	Value (R1 000)	1995	8 754 367	1 767 860	438 041	62 367	224 637	1 332 018	292 909	4 157 660	305 285	173 589
		1996	8 585 397	1 966 214	435 109	54 938	227 975	1 129 030	351 020	3 950 363	297 865	172 882
		1996-Jan-Jun	4 316 071	1 033 294	219 694	29 843	111 529	555 129	183 461	1 929 920	171 047	82 155
		1997-Jan-Jun	3 963 259	1 058 951	209 837	24 685	105 538	567 388	148 075	1 583 680	152 227	112 878
		1996-Jun *	860 036	185 173	41 251	4 720	29 591	133 920	24 620	405 130	22 736	12 895
		1997-May	740 377	201 993	55 626	3 053	16 808	109 262	21 606	273 214	35 363	23 451
		1997-Jun	707 839	195 159	27 337	4 978	17 396	109 757	20 219	285 940	20 433	26 618
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-Jun	21 919	5 297	1 620	150	957	2 710	1 834	7 604	1 083	664
		1997-Jan-Jun	20 008	4 559	1 365	169	994	2 259	1 481	7 198	1 070	913
		1996-Jun *	3 700	825	310	27	175	543	208	1 387	130	95
		1997-May	3 335	845	243	24	160	363	224	1 129	184	163
		1997-Jun	3 835	908	220	22	173	492	200	1 508	156	156
	Value (R1 000)	1995	5 464 302	1 276 641	328 724	27 681	123 760	772 814	228 822	2 393 982	194 319	117 558
		1996	5 519 554	1 294 451	346 048	37 770	157 553	674 502	299 882	2 335 287	230 136	143 926
		1996-Jan-Jun	2 731 225	643 002	169 440	18 319	75 739	318 878	157 023	1 149 567	132 361	66 896
		1997-Jan-Jun	2 583 417	688 275	151 910	18 681	79 557	299 177	135 909	999 974	119 504	90 430
		1996-Jun *	447 779	95 759	31 757	3 056	14 347	62 327	20 456	190 292	18 586	11 198
		1997-May	438 234	124 455	26 384	2 873	14 154	46 193	20 706	164 063	20 671	18 733
		1997-Jun	504 564	141 845	24 662	2 116	13 336	68 363	17 493	203 373	18 263	15 112

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)

PROVINCE

ITEM	YEAR AND MONTH	TOTAL	Western	Eastern	Northern	Free	KwaZulu-	North	Gauteng	Mpuma-	Northern	
			Cape	Cape	Cape	State	Natal	West		langa	Province	
Dwelling-houses smaller than 81 square metre	Number	1995	15 934	4 344	1 525	35	537	1 894	1 751	5 017	484	347
		1996	20 261	3 855	2 172	79	1 078	2 616	2 146	6 880	843	592
		1996-Jan-Jun	9 911	2 171	864	28	557	1 246	1 085	3 147	489	324
		1997-Jan-Jun	9 620	1 750	757	63	590	1 125	884	3 422	505	524
		1996-Jun	1 867	416	183	7	103	273	122	678	38	47
		1997-May	1 639	373	137	9	85	197	128	521	101	88
		1997-Jun	1 846	198	130	9	110	272	118	857	56	96
	Value (R1 000)	1995	793 205	194 519	70 886	1 843	25 817	114 987	83 635	255 679	23 261	22 576
		1996	1 057 842	198 752	113 479	3 963	53 456	158 712	118 669	330 196	43 356	36 258
		1996-Jan-Jun	513 349	111 829	44 432	1 474	27 470	74 512	60 308	148 319	25 659	19 345
		1997-Jan-Jun	513 378	98 041	42 276	3 665	30 434	71 897	53 936	157 259	24 112	31 758
		1996-Jun	95 198	22 346	7 566	310	3 884	16 665	7 626	30 220	2 641	3 939
		1997-May	85 126	21 973	6 119	547	3 792	11 138	7 942	24 034	4 109	5 472
		1997-Jun	93 935	10 989	8 344	461	6 397	18 816	6 519	33 190	2 998	6 221
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-Jun	2 082	595	123	34	63	253	91	772	91	60
		1997-Jan-Jun	1 855	580	107	33	66	238	78	598	81	74
		1996-Jun *	344	115	21	5	20	39	11	104	12	17
		1997-May	320	125	20	5	23	23	15	84	18	7
		1997-Jun	318	99	26	2	9	35	15	98	16	18
	Value (R1 000)	1995	4 577 263	578 389	146 910	30 235	72 068	1 133 235	70 904	2 355 959	93 845	95 720
		1996	5 300 566	862 333	181 357	38 035	125 671	738 151	160 792	2 928 362	170 804	95 061
		1996-Jan-Jun	2 343 311	448 446	86 170	16 860	55 633	314 070	90 198	1 222 970	73 825	35 138
		1997-Jan-Jun	2 640 095	401 016	97 464	11 308	43 844	370 537	117 084	1 431 474	94 411	72 956
		1996-Jun *	377 811	82 176	10 536	2 826	14 769	43 434	11 012	196 151	11 089	5 818
		1997-May	368 026	80 840	14 484	3 013	18 899	45 504	14 096	168 965	17 911	4 314
		1997-Jun	466 927	66 933	23 899	435	2 201	63 539	16 768	255 970	19 662	17 519
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	4 527 695	967 697	327 454	46 356	201 302	856 278	69 451	1 919 736	98 541	40 878
		1996	4 580 217	1 183 905	291 577	51 477	164 981	894 481	98 446	1 708 987	138 749	47 614
		1996-Jan-Jun	2 189 268	558 181	136 243	27 954	94 256	404 340	46 613	834 757	66 631	20 292
		1997-Jan-Jun	2 100 043	602 784	140 155	22 292	61 225	382 400	58 921	736 509	69 075	26 681
		1996-Jun *	434 620	156 766	31 477	6 253	23 354	54 080	7 203	140 860	10 845	3 783
		1997-May	395 322	129 804	32 504	1 883	12 339	62 729	13 611	128 242	10 756	3 453
		1997-Jun	388 887	112 197	19 303	3 252	6 808	79 753	12 429	136 675	11 777	6 694

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

ITEM	YEAR AND MONTH	TOTAL	PROVINCE									
			Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Northern Province	
TOTAL	Value (R1 000)	1995	8 362 239	2 027 017	401 957	75 983	385 868	1 657 387	219 767	3 162 186	303 886	128 188
		1996	9 853 354	2 079 913	497 143	114 105	336 791	1 823 263	318 015	4 157 862	322 723	203 539
		1996-Jan-Jun	4 484 420	969 170	224 653	61 336	159 695	704 954	162 280	1 978 271	147 771	76 289
		1997-Jan-Jun	5 082 872	1 293 409	245 448	34 839	170 603	987 638	134 052	2 000 547	148 958	67 377
		1996-Jun *	653 791	132 064	45 352	4 289	21 232	116 491	17 930	243 668	53 850	18 915
		1997-May	839 026	244 920	35 497	3 928	27 282	167 072	27 528	279 626	42 173	11 000
		1997-Jun	795 035	286 376	43 315	3 707	41 105	181 501	19 985	191 694	16 549	10 803
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-Jun	2 604 581	527 491	122 943	23 099	58 326	333 102	91 228	1 306 501	85 873	56 019
		1997-Jan-Jun	2 453 628	677 155	139 348	13 645	38 859	379 024	101 479	993 454	71 595	39 069
		1996-Jun *	405 994	79 948	26 190	2 127	13 048	51 264	10 650	183 641	29 377	9 749
		1997-May	492 587	142 435	20 451	2 726	3 381	74 499	15 397	214 533	11 050	8 114
		1997-Jun	380 059	119 911	22 235	1 313	10 485	63 060	15 268	132 000	7 930	7 857
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-Jun	13 287	4 024	1 184	106	356	1 785	893	4 062	417	460
		1997-Jan-Jun	13 511	3 337	1 239	72	348	1 737	1 046	4 800	562	370
		1996-Jun *	2 149	567	256	5	62	295	101	686	90	87
		1997-May	2 630	658	197	14	36	324	190	1 069	61	81
		1997-Jun	2 267	593	222	6	76	297	180	744	79	70
	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-Jun	1 600 009	436 783	107 001	12 638	32 185	197 899	77 470	636 544	58 015	41 474
		1997-Jan-Jun	1 602 068	422 587	108 041	9 421	32 430	211 542	91 274	634 250	59 972	32 550
		1996-Jun *	258 723	69 240	25 324	464	4 961	30 376	10 295	96 459	13 600	8 003
		1997-May	280 671	94 321	16 836	1 578	2 458	40 723	15 397	92 619	9 083	7 655
		1997-Jun	265 856	78 103	19 244	921	7 309	37 484	14 609	94 447	7 583	6 157

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	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

81 square metre		1996-Jan-Jun	5 690	1 738	626	25	174	753	601	1 432	85	256	
		1997-Jan-Jun	7 158	1 472	816	23	195	694	842	2 564	314	238	
		1996-Jun	1 034	233	151	-	38	138	63	342	19	50	
		1997-May	1 583	256	129	6	28	128	152	812	20	52	
		1997-Jun	1 191	206	161	-	46	140	149	405	48	36	
	Value	1995	489 421	135 184	46 402	1 402	27 827	71 219	34 259	147 819	12 081	13 228	
	(R1 000)	1996	599 988	140 060	70 857	1 674	22 260	101 526	80 202	150 540	13 165	19 704	
		1996-Jan-Jun	288 819	75 421	32 558	1 133	9 598	44 268	35 867	73 667	4 590	11 719	
		1997-Jan-Jun	381 120	74 068	44 168	1 424	10 875	43 461	55 133	122 749	15 200	14 042	
		1996-Jun	52 072	10 808	7 975	-	1 976	8 234	4 519	14 509	1 203	2 847	
NON-RESIDENTIAL	Number	1995	1 690	623	119	28	75	288	60	369	84	44	
		1996	1 949	665	123	37	93	308	80	498	87	58	
		1996-Jan-Jun	927	319	50	24	43	143	51	243	42	12	
		1997-Jan-Jun	1 154	397	66	11	44	330	33	212	35	26	
		1996-Jun *	139	41	9	4	3	28	7	30	14	3	
		1997-May	193	93	11	-	3	45	14	17	6	4	
		1997-Jun	280	71	16	4	9	146	5	22	5	2	
		Value	1995	1 636 594	350 435	72 420	9 146	54 015	401 664	55 920	598 634	73 878	20 483
		(R1 000)	1996	2 270 633	356 869	72 920	39 042	100 791	525 293	77 197	983 888	81 051	33 582
			1996-Jan-Jun	938 195	176 663	27 900	25 177	42 291	176 239	47 430	402 170	35 688	4 636
	1997-Jan-Jun	1 427 562	254 276	23 246	11 883	54 799	279 030	16 483	718 638	46 976	22 232		
	1996-Jun *	107 865	15 316	3 672	955	1 646	35 521	4 132	25 303	18 290	3 031		
	1997-May	166 448	48 594	2 597	-	1 557	40 000	9 782	38 762	22 321	2 835		
	1997-Jun	211 837	91 198	3 524	1 613	21 345	58 964	1 143	26 872	4 408	2 771		
ADDITIONS AND ALTERATIONS	Value (R1 000)	1995	1 955 142	532 178	125 198	22 727	131 891	507 121	30 118	551 888	43 034	10 986	
		1996	2 078 383	548 391	161 931	29 637	128 626	485 256	46 269	571 851	57 647	48 777	
		1996-Jan-Jun	941 644	265 016	73 810	13 060	59 079	195 614	23 621	269 600	26 210	15 634	
		1997-Jan-Jun	1 201 681	361 978	82 855	9 311	76 945	329 584	16 090	288 455	30 387	6 075	
		1996-Jun *	139 931	36 799	15 491	1 207	6 538	29 706	3 148	34 724	6 182	6 135	
		1997-May	179 992	53 891	12 449	1 203	22 343	52 573	2 349	26 332	8 802	51	
		1997-Jun	203 140	75 267	17 556	781	9 275	59 477	3 574	32 822	4 211	175	

TABLE 3 - BUILDING STATISTICS : PRIVATE SECTOR - SUMMARY

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

Value at current prices

Residential buildings:						
Dwelling-houses	2 583,4	2 733,1	-5,5	1 602,1	1 600,5	+0,1
Flats and townhouses	1 168,0	1 432,9	-18,5	833,1	996,9	-16,4
Total 1/	3 963,3	4 318,0	-8,2	2 453,6	2 605,1	-5,8
Non-residential buildings	2 640,1	2 343,3	+12,7	1 427,6	938,2	+52,2
Additions and alterations	2 101,1	2 189,3	-4,0	1 201,7	941,6	+27,6
Total	8 704,5	8 850,6	-1,7	5 082,9	4 485,0	+13,3

Value at constant 1990 prices

Residential buildings:						
Dwelling-houses	1 504,7	1 694,7	-11,2	966,9	1 021,1	-5,3
Flats and townhouses	680,5	887,9	-23,4	516,4	655,3	-21,2
Total 1/	2 308,1	2 676,2	-13,8	1 494,8	1 681,4	-11,1
Non-residential buildings	1 316,9	1 341,2	-1,8	872,4	621,2	+40,4
Additions and alterations	1 129,4	1 302,5	-13,3	715,5	613,1	+16,7
Total	4 754,4	5 319,8	-10,6	3 082,6	2 915,7	+5,7

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						
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						
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						
4.1.4 Additions and	R million	1995	4 528	271	365	372	276	393	420	443	413	401	431	461	281

alterations	1996	4 580	254	362	343	387	409	435	466	412	408	414	403	289
	1997		315	352	295	355	395	389						

4.2 - VALUES AT CONSTANT 1990 PRICES

4.2.1 Total	R million	1995	11 426	737	916	1 217	785	1 032	1 023	1 054	1 029	903	973	1 024	731
		1996	10 900	693	908	874	894	952	1 000	1 048	1 007	840	1 095	972	617
		1997		655	857	669	909	820	844						
4.2.2 Residential buildings	R million	1995	5 678	440	516	488	407	564	505	499	497	449	470	519	324
		1996	5 260	357	469	419	444	459	528	535	388	405	549	409	298
		1997		309	403	328	433	426	408						
4.2.3 Non-residential buildings	R million	1995	2 866	117	161	486	199	215	251	276	276	204	233	216	233
		1996	2 962	181	224	251	219	249	215	240	380	200	309	334	159
		1997		174	265	180	284	183	230						
4.2.4 Additions and alterations	R million	1995	2 882	179	239	243	179	254	268	279	257	251	270	289	174
		1996	2 677	154	215	204	230	243	257	273	239	236	237	229	161
		1997		172	188	160	191	211	206						

**TABLE 5 - BUILDINGS COMPLETED : PRIVATE SECTOR
ACTUAL VALUES**

Item.	Unit	Year	Annual data	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
5.1 - VALUES AT CURRENT PRICES															
5.1.1 Total	R million	1995	8 362	558	662	734	545	697	738	661	804	762	683	796	723
		1996	9 857	566	774	761	910	819	654	850	760	904	979	1 103	776
		1997		839	861	851	899	839	795						
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						
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						
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						

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	6 300	375	507	497	591	528	419	542	479	571	617	693	482

		1997	514	519	516	547	510	477							
5.2.2 Residential buildings	R million	1995	3 282	215	275	287	230	281	298	284	300	287	249	276	300
		1996	3 500	200	285	314	308	315	259	281	268	315	353	368	234
		1997		257	244	228	237	299	229						
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						
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						

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	1 430	1 395	1 830	1 290	1 595	1 477	1 526	1 447	1 418	1 377	1 505	1 581
		1996	1 465	1 513	1 431	1 583	1 570	1 554	1 624	1 534	1 437	1 691	1 563	1 454
		1997	1 521	1 588	1 190	1 771	1 475	1 459						
6.1.1.1 At current prices	R million	1995	943	920	1 201	878	1 030	943	965	909	886	858	936	969
		1996	887	913	861	999	934	923	962	896	833	970	881	816
		1997	839	865	659	1 016	798	781						
6.1.1.2 At constant 1990 prices	R million	1995	800	757	756	679	893	691	694	674	664	702	759	709
		1996	696	722	707	790	753	768	786	560	639	874	628	682
		1997	633	656	599	825	739	634						
6.1.2 Residential buildings	R million	1995	539	505	499	445	584	448	447	434	424	445	480	447
		1996	437	453	439	488	465	471	479	338	385	525	378	407
		1997	376	387	350	478	428	366						
6.2 - BUILDINGS COMPLETED														
6.2.1 Total	R million	1995	679	660	684	617	717	694	667	722	734	684	719	757
		1996	683	777	728	1 013	839	632	862	681	881	972	979	802
		1997	1 005	870	823	1 004	853	780						
6.2.1.1 At current prices	R million	1995	502	481	500	439	510	493	469	508	509	467	486	506
		1996	452	511	477	648	538	405	550	433	557	611	613	497
		1997	618	529	501	600	516	469						
6.2.1.2 At constant 1990 prices	R million	1995	378	405	395	360	399	398	412	389	403	388	384	451
		1996	388	457	476	527	478	388	442	374	477	588	547	372
		1997	528	417	368	428	475	369						
6.2.2 Residential buildings	R million	1995	378	405	395	360	399	398	412	389	403	388	384	451
		1996	388	457	476	527	478	388	442	374	477	588	547	372
		1997	528	417	368	428	475	369						

6.2.2.2 At constant 1990 prices	R million	1995	273	287	279	258	277	276	283	263	271	260	255	298
		1996	253	297	306	347	305	249	280	235	299	367	338	229
		1997	325	255	222	267	287	225						

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.-Jun.	6 620	806 512	844 944	833	84 502	93 606	3 888	427 156	449 712	1 451 557		
1997-Jan.-Jun.	6 306	675 253	753 260	1 128	71 836	87 825	2 839	309 509	395 414	1 367 500		
1996-Jun. *	1 284	139 725	146 122	312	36 453	43 725	1 122	146 841	149 217	382 455		
1997-May	1 087	112 524	121 477	76	9 799	9 670	712	80 164	102 510	262 660		
-Jun.	1 518	155 341	160 920	70	12 640	16 578	518	58 042	64 649	249 989		
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.-Jun.	7 400	948 737	946 719	1 891	117 885	115 537	3 524	393 178	449 046	1 541 287		
1997-Jan.-Jun.	6 205	826 859	879 367	1 288	91 826	103 903	2 771	245 710	284 321	1 289 652		
1996-Jun. *	1 303	155 198	154 976	442	26 062	26 215	515	47 507	58 003	239 194		
1997-May	970	137 927	150 616	21	813	761	429	39 012	45 634	199 325		
-Jun.	1 012	155 045	166 300	447	28 627	29 395	209	18 095	23 383	224 541		
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.-Jun.	7 913	966 250	941 481	805	72 913	97 696	1 824	196 933	227 257	1 325 147		
1997-Jan.-Jun.	7 497	900 213	950 788	851	91 458	140 687	1 155	135 446	155 892	1 306 108		
1996-Jun. *	1 127	149 252	148 601	171	11 088	16 286	194	25 634	28 917	240 307		
1997-May	1 278	157 778	166 141	193	22 152	40 472	278	30 321	37 631	278 392		
-Jun.	1 305	162 992	177 343	175	18 690	27 096	217	24 786	27 627	233 309		
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.-Jun.	21 933	2 721 499	2 733 144	3 529	275 300	306 839	9 236	1 017 267	1 126 015	4 317 991		
1997-Jan.-Jun.	20 008	2 402 325	2 583 415	3 267	255 120	332 415	6 765	690 665	835 627	3 963 260		
1996-Jun. *	3 714	444 175	449 699	925	73 603	86 226	1 831	219 982	236 137	861 956		

1997-May	3 335	408 229	438 234	290	32 764	50 903	1 419	149 497	185 775	740 377
-Jun.	3 835	473 378	504 563	692	59 957	73 069	944	100 923	115 659	707 839

1/ Including "Other"

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

P5041.1

Year and month	B. Non-Residential buildings						C. Additions and alterations				Total A, B and C	
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		
	2 m	R1 000	2 m	R1 000	2 m	R1 000		R1 000	2 m	R1 000		2 m

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.-Jun.	240 436	300 122	133 533	155 392	304 672	306 247	913 058	652 943	621 274	1 017 246	1 253 083	3 617 697
1997-Jan.-Jun.	337 778	443 150	174 308	219 125	224 811	260 223	1 052 226	518 516	526 815	844 297	1 009 774	3 429 500
1996-Jun. *	25 964	30 839	29 794	37 136	47 052	47 557	122 572	100 807	96 801	188 650	244 438	749 464
1997-May	23 345	45 061	34 716	62 144	38 900	56 197	192 306	89 196	95 025	153 472	200 128	655 094
-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

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.-Jun.	317 421	338 170	95 916	117 912	435 275	383 483	889 270	403 366	354 455	520 355	487 076	2 917 634
1997-Jan.-Jun.	249 058	330 706	82 958	94 570	353 950	359 148	958 049	423 109	405 922	551 116	583 349	2 831 047
1996-Jun. *	24 032	27 778	45 797	63 449	66 366	64 353	167 998	67 201	59 975	115 022	110 347	517 539
1997-May	34 419	39 682	1 648	1 834	24 012	23 762	76 153	73 202	71 979	92 063	103 911	379 388
-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

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.-Jun.	67 783	95 370	177 910	190 745	134 316	107 993	540 983	323 992	293 538	463 517	449 142	2 315 272
1997-Jan.-Jun.	78 439	102 040	186 550	230 099	154 950	136 875	629 822	341 375	328 854	494 148	508 018	2 443 948
1996-Jun. *	10 348	10 216	32 100	34 546	21 982	18 476	87 241	55 005	49 771	83 796	79 870	407 418
1997-May	11 761	15 246	29 149	27 831	33 688	30 067	99 567	60 201	60 044	84 433	91 283	469 242
-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

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.-Jun.	625 640	733 662	407 359	464 049	874 263	797 723	2 343 311	1 380 301	1 269 267	2 001 118	2 189 301	8 850 603
1997-Jan.-Jun.	665 275	875 896	443 816	543 794	733 711	756 246	2 640 097	1 283 000	1 261 591	1 889 561	2 101 141	8 704 495
1996-Jun. *	60 344	68 833	107 691	135 131	135 400	130 386	377 811	223 013	206 547	387 468	434 655	1 674 421

1997-May	69 525	99 989	65 513	91 809	96 600	110 026	368 026	222 599	227 048	329 968	395 322	1 503 724
-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

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.-Jun.	14 020	1 791 661	10 136	1 107 903	2 992 843	638 294	273 305	689 731	1 802 331	975 729	1 740 156	6 535 329
1997-Jan.-Jun.	12 511	1 632 629	8 026	871 464	2 657 149	773 857	313 697	619 373	2 010 276	932 738	1 593 125	6 260 550
1996-Jun.	2 587	301 097	2 391	277 159	621 647	58 618	100 584	111 910	290 571	156 777	354 783	1 267 003
1997-May	2 057	272 093	1 238	158 574	461 985	84 743	63 978	79 960	268 459	167 004	304 039	1 034 482
-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

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.-Jun.	3 287	341 848	2 689	199 542	569 190	57 673	59 687	139 308	272 947	205 026	405 371	1 247 506
1997-Jan.-Jun.	2 658	341 573	1 642	147 453	575 886	86 224	37 803	102 156	245 220	245 796	406 314	1 227 422
1996-Jun.	516	49 926	466	27 312	77 238	15 497	9 748	17 032	47 276	33 152	128 387	252 901
1997-May	506	61 069	117	12 586	86 453	22 608	1 772	11 884	40 082	48 713	92 749	219 285
-Jun.	502	67 609	461	42 750	110 359	19 074	5 700	13 958	41 481	40 889	79 091	230 931

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.-Jun.	614	45 299	362	30 908	76 301	3 059	17 856	15 069	47 689	45 595	80 591	204 581
1997-Jan.-Jun.	434	38 895	260	28 823	70 584	1 976	24 797	12 262	52 306	44 023	78 880	201 769
1996-Jun.	136	7 553	71	6 717	14 269	1 567	2 549	2 642	7 108	7 204	23 696	45 074
1997-May	85	7 169	86	10 481	17 650	0	0	1 171	3 167	8 619	16 552	37 368
-Jun.	54	4 936	18	2 068	7 003	0	2 797	2 224	5 029	6 171	10 408	22 440

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. -Jun.	427	40 922	162	14 142	56 123	3 799	530	5 635	10 907	14 536	29 599	96 630
1997-Jan. -Jun.	344	35 048	34	4 972	55 520	1 689	6 126	2 925	11 252	13 173	34 418	101 189
1996-Jun.	78	7 386	7	813	8 199	0	0	0	300	2 675	3 807	12 306
1997-May	64	5 113	13	1 872	22 485	0	3 130	0	3 214	2 024	11 199	36 897
-Jun.	65	6 483	0	0	6 483	729	700	1 509	2 938	2 974	4 497	13 917
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. -Jun.	39	5 985	58	8 931	14 916	5 208	1 262	2 426	9 442	12 220	13 376	37 732
1997-Jan. -Jun.	68	8 019	15	1 929	12 554	1 347	671	1 547	4 834	8 888	14 871	32 260
1996-Jun.	10	1 316	13	1 663	2 979	0	642	444	1 086	1 678	2 376	6 441
1997-May	12	1 318	0	0	1 318	0	0	0	0	1 135	1 211	2 529
-Jun.	6	561	2	256	3 423	0	0	0	0	1 205	1 716	5 139
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. -Jun.	1 359	141 537	546	56 669	241 658	38 395	11 267	102 127	183 959	126 122	273 166	698 783
1997-Jan. -Jun.	1 196	151 807	844	81 716	255 738	24 903	38 000	101 196	224 924	131 032	245 392	726 053
1996-Jun.	274	27 495	111	15 200	86 087	9 200	1 200	7 850	19 680	19 971	34 558	140 325
1997-May	165	22 597	168	24 150	46 747	387	600	30 900	39 553	26 489	41 244	127 544
-Jun.	275	33 103	20	3 360	41 463	1 200	0	25 753	33 203	22 511	57 690	132 356

1/ Including "Other"

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

ADDITIONS AND TOTAL ACCORDING TO SELECTED URBAN AREAS
(CONTINUED)

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
7.3.7 - PIETERMARITZBURG												
1995	533	70 917	690	60 791	135 208	26 453	1 500	26 442	62 543	33 066	81 874	279 623
1996	536	65 775	374	59 263	127 536	10 174	1 818	28 958	61 633	32 179	111 479	300 646
1996-Jan.-Jun.	218	30 696	144	16 715	47 411	4 074	1 133	15 394	22 918	14 341	29 751	100 078
1997-Jan.-Jun.	223	22 864	217	24 020	49 471	2 250	6 303	9 597	18 931	12 391	33 710	102 111
1996-Jun.	68	7 631	25	2 000	9 631	1 385	0	7 460	8 845	2 601	5 103	23 578
1997-May	41	3 628	22	1 480	5 108	0	0	636	636	2 098	3 370	9 114
-Jun.	49	4 977	69	5 800	10 944	0	0	1 770	2 246	2 799	6 066	19 255
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.-Jun.	4 584	737 643	4 060	511 604	1 270 122	424 683	136 997	325 090	978 728	386 246	639 663	2 888 514
1997-Jan.-Jun.	5 126	673 452	4 039	456 279	1 146 496	453 581	176 504	292 492	1 099 197	345 946	601 901	2 847 594
1996-Jun.	853	126 593	1 211	155 884	282 477	28 783	78 978	59 526	175 626	60 432	110 145	568 248
1997-May	740	95 389	552	66 420	164 659	58 376	58 016	21 156	151 073	52 265	99 283	415 015
-Jun.	1 122	135 244	436	53 447	193 986	99 734	27 550	79 801	221 798	59 865	115 630	531 414
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.-Jun.	481	53 419	262	32 339	85 758	11 383	2 503	12 927	32 097	29 068	50 395	168 251
1997-Jan.-Jun.	307	39 824	80	9 681	49 505	6 995	4 567	10 044	24 006	23 768	36 953	110 467
1996-Jun.	105	13 496	125	13 954	27 450	186	962	84	2 928	4 790	8 435	38 814
1997-May	53	5 848	0	0	5 848	2 253	0	5 131	7 384	3 563	5 324	18 556
-Jun.	42	6 754	2	222	6 976	413	2 222	725	3 476	4 198	4 420	14 873

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	
--	--------------------------	--	--	------------------------------	--	--	--	------------------------------	--

Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	Total A,B en C
No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

7.3.10 - 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.-Jun.	2 534	353 674	1 660	214 446	568 119	85 673	31 282	62 143	203 743	109 844	148 773	920 638
1997-Jan.-Jun.	1 692	277 888	789	104 796	384 548	193 905	9 681	76 792	301 667	80 538	98 835	785 049
1996-Jun.	432	49 713	304	43 872	93 585	2 000	786	14 754	17 641	17 235	22 736	133 962
1997-May	324	62 249	253	39 111	101 530	1 119	0	4 480	12 647	16 506	23 583	137 760
-Jun.	338	60 938	208	23 604	84 542	2 995	6 226	19 957	30 334	13 692	16 820	131 696

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.-Jun.	374	34 246	193	22 607	56 853	4 347	10 788	9 612	27 368	28 192	55 913	140 133
1997-Jan.-Jun.	350	34 794	79	8 904	45 492	922	8 930	10 096	24 551	21 232	32 834	102 877
1996-Jun.	99	8 869	58	9 744	18 613	0	5 719	2 118	9 864	5 560	8 984	37 462
1997-May	50	6 465	27	2 474	8 939	0	460	4 336	8 137	4 381	6 926	24 002
-Jun.	61	5 351	28	2 500	8 086	0	265	450	1 525	2 507	3 085	12 696

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.-Jun.	103	6 392	0	0	6 392	0	0	0	12 533	4 539	13 558	32 483
1997-Jan.-Jun.	113	8 465	27	2 891	11 355	65	315	266	3 388	5 951	9 017	23 759
1996-Jun.	16	1 119	0	0	1 119	0	0	0	217	1 479	6 556	7 892
1997-May	17	1 248	0	0	1 248	0	0	266	2 566	1 211	2 598	6 412
-Jun.	16	1 265	0	0	1 265	0	45	0	53	883	1 036	2 353

1/ Including "Other"

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

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

8.1 - TOTAL

1995	41 182	5 521 698	5 464 301	25 961	3 294 719	3 114 438
------	--------	-----------	-----------	--------	-----------	-----------

1996	43 949	5 394 939	5 531 072	27 725	3 478 122	3 477 745
1996-Jan. -Jun.	21 933	2 721 499	2 733 144	13 291	1 631 527	1 600 548
1997-Jan. -Jun.	20 008	2 402 325	2 583 415	13 511	1 522 943	1 602 068
1996-Jun. *	3 714	444 175	449 699	2 153	262 515	259 262
1997-May	3 335	408 229	438 234	2 630	265 913	280 672
-Jun.	3 835	473 378	504 563	2 267	250 600	265 857

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. -Jun.	7 583	559 676	498 312	2 838	199 920	178 087
1997-Jan. -Jun.	7 715	554 161	530 265	3 963	242 436	239 939
1996-Jun. *	1 285	87 782	82 215	576	41 623	36 400
1997-May	1 219	85 662	79 180	773	43 890	41 056
-Jun.	1 436	96 023	84 892	792	46 893	46 694

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. -Jun.	1 515	123 490	102 906	1 495	90 270	74 855
1997-Jan. -Jun.	1 063	101 124	109 750	817	54 519	52 650
1996-Jun.	273	19 715	15 681	202	11 389	9 669
1997-May	165	21 174	25 724	134	9 807	9 847
-Jun.	155	13 343	13 378	96	6 445	5 304

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. -Jun.	1 349	156 721	157 116	827	93 965	90 915
1997-Jan. -Jun.	1 377	147 326	173 741	810	101 208	105 685
1996-Jun.	284	31 272	31 655	159	16 159	15 734
1997-May	198	23 382	29 557	169	20 587	21 376
-Jun.	367	34 363	40 517	128	16 721	18 153

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. -Jun.	11 486	1 881 612	1 974 813	8 131	1 247 372	1 256 690
1997-Jan. -Jun.	9 853	1 599 714	1 769 661	7 921	1 124 780	1 203 795
1996-Jun. *	1 872	305 406	320 148	1 216	193 344	197 459

1997-May	1 753	278 011	303 773	1 554	191 629	208 392
-Jun.	1 877	329 649	365 776	1 251	180 541	195 705

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.-Jun.	9 911	547 298	513 348	5 692	314 414	288 970
1997-Jan.-Jun.	9 620	522 379	513 377	7 161	381 613	381 618
1996-Jun. *	1 867	99 781	95 198	1 036	57 439	52 222
1997-May	1 639	91 433	85 126	1 583	79 823	75 396
-Jun.	1 846	99 440	93 935	1 191	62 660	63 528

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 -Apr.	2 196	303 345	334 995	370	29 483	30 490	613	60 474	69 142	444 895
-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

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 -Apr.	246	190 641	193 371	2 390	169 566	178 476	816 742
-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

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.-Jun.	3 736	481 805	484 974	781	66 958	77 568	2 908	297 090	320 609	885 371
1997-Jan.-Jun.	4 632	448 438	472 309	876	83 853	102 974	1 769	175 885	208 675	790 825
1996-Jun.	576	67 917	69 621	36	4 365	5 121	325	36 714	39 197	113 939
1997-May	964	72 007	71 629	330	19 617	25 152	270	22 794	28 326	125 107
-Jun.	819	73 552	78 633	0	0	0	356	26 696	31 859	114 200
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.-Jun.	4 588	568 069	563 504	942	74 978	78 142	2 685	307 637	345 608	991 117
1997-Jan.-Jun.	4 562	572 917	612 759	812	62 489	75 513	2 527	224 857	260 881	954 296
1996-Jun.	764	90 312	89 242	113	8 671	9 288	487	57 648	62 858	161 389
1997-May	893	100 132	104 308	10	937	1 218	988	97 274	114 070	219 870
-Jun.	652	82 069	87 447	71	4 369	6 460	232	19 140	21 313	115 219
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.-Jun.	4 967	581 653	552 070	502	44 875	56 811	1 080	112 199	118 209	728 632
1997-Jan.-Jun.	4 317	501 588	517 000	807	71 969	93 780	671	82 817	91 229	708 508
1996-Jun. *	813	104 286	100 399	8	690	1 035	315	28 937	29 772	131 206
1997-May	773	93 774	104 735	160	20 167	24 123	149	17 799	18 577	147 610
-Jun.	796	94 979	99 777	263	22 551	30 364	121	16 679	18 744	150 640
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.-Jun.	13 291	1 631 527	1 600 548	2 225	186 811	212 521	6 673	716 926	784 426	2 605 120
1997-Jan.-Jun.	13 511	1 522 943	1 602 068	2 495	218 311	272 267	4 967	483 559	560 785	2 453 629
1996-Jun. *	2 153	262 515	259 262	157	13 726	15 444	1 127	123 299	131 827	406 534
1997-May	2 630	265 913	280 672	500	40 721	50 493	1 407	137 867	160 973	492 587
-Jun.	2 267	250 600	265 857	334	26 920	36 824	709	62 515	71 916	380 059

1/ Including "Other"

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

B. Non-Residential buildings

C. Additions and alterations

Year and month											Total			
	Office space		Shopping space		Industrial and warehouse space		Total 1/	Dwelling-houses		Total 1/		A, B and C		
	2 m	R1 000	2 m	R1 000	2 m	R1 000	R1 000	2 m	R1 000	2 m	R1 000	R1 000		
11.2.1 - 22 PRINCIPAL MUNICIPALITIES														
1995	190 758	262 450	125 802	143 486	346 139	309 809	782 918	602 361	529 390	902 528	1 086 261	3 537 379		
1996	243 827	346 851	203 815	225 349	313 762	273 732	1 009 754	575 133	533 758	911 764	1 082 948	3 927 734		
1996-Jan.-Jun.	121 788	179 138	40 237	41 019	142 645	128 365	412 056	266 106	236 576	411 643	480 465	1 777 891		
1997-Jan.-Jun.	267 205	413 136	72 175	88 138	108 385	108 268	635 748	313 909	322 411	479 053	619 459	2 046 032		
1996-Jun.	7 774	11 291	4 453	4 552	11 818	12 690	30 371	42 699	37 117	64 088	69 130	213 439		
1997-May	1 356	1 697	1 183	1 443	14 333	15 325	19 189	47 668	44 520	67 521	79 350	223 646		
-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		
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.-Jun.	71 347	85 210	33 568	42 965	131 833	118 633	271 681	229 419	196 534	277 504	253 848	1 516 647		
1997-Jan.-Jun.	106 617	139 050	49 821	52 530	291 231	282 121	506 815	230 137	211 684	327 030	328 746	1 789 859		
1996-Jun.	8 509	10 230	1 726	1 250	13 095	11 090	23 513	29 168	25 398	34 426	31 245	216 147		
1997-May	779	1 180	18 246	17 098	59 048	64 075	83 998	36 646	32 227	46 006	42 718	346 586		
-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		
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.-Jun.	40 584	47 221	79 429	92 208	59 337	46 557	254 458	163 909	138 580	241 669	207 331	1 190 421		
1997-Jan.-Jun.	53 280	71 396	80 610	79 160	48 860	43 656	284 999	155 426	140 895	250 789	253 474	1 246 980		
1996-Jun. *	16 261	17 058	9 464	13 167	12 495	11 913	53 982	27 453	23 004	42 619	39 556	224 744		
1997-May	24 186	28 501	17 714	15 307	9 880	8 761	63 261	29 892	26 760	50 472	57 923	268 794		
-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		
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.-Jun.	233 719	311 569	153 234	176 192	333 815	293 555	938 195	659 434	571 690	930 816	941 644	4 484 959		
1997-Jan.-Jun.	427 102	623 582	202 606	219 828	448 476	434 045	1 427 562	699 472	674 990	1 056 872	1 201 679	5 082 871		
1996-Jun. *	32 544	38 579	15 643	18 969	37 408	35 693	107 866	99 320	85 519	141 133	139 931	654 330		
1997-May	26 321	31 378	37 143	33 848	83 261	88 161	166 448	114 206	103 507	163 999	179 991	839 026		
-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		

1/ Including "Other"

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

	A. Residential buildings					B. Non-residential buildings				C. Additions and alterations		Total A,B en C
	Dwelling-houses		Flats and Townhouses		Total 1/	Office space	Shopping space	Industrial and ware-house space	Total 1/	Dwelling-houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	
11.3.1 - TOTAL: 22 PRINCIPAL MUNICIPALITIES AND SURROUNDING AREAS												
1995	17 345	2 084 500	12 663	1 185 623	3 313 280	361 877	179 416	510 188	1 194 896	866 952	1 547 601	6 055 773
1996	18 023	2 372 487	14 465	1 543 335	3 958 546	616 602	333 398	596 153	1 780 706	950 100	1 610 914	7 350 148
1996-Jan.-Jun.	8 324	1 048 479	7 316	821 928	1 876 486	264 348	83 983	246 999	683 740	433 112	734 318	3 294 534
1997-Jan.-Jun.	9 194	1 085 069	5 984	648 046	1 745 123	552 188	140 667	390 388	1 142 565	534 097	948 204	3 835 893
1996-Jun.	1 340	158 864	961	116 463	275 327	21 521	5 802	23 780	53 885	62 515	100 377	429 585
1997-May	1 857	175 937	1 598	168 766	344 977	2 877	18 541	79 399	103 187	76 748	122 068	570 232
-Jun.	1 471	166 079	659	59 632	229 419	58 475	22 185	41 345	133 260	77 457	154 575	517 253
11.3.2 - CAPE TOWN												
1995	4 278	426 754	1 559	126 280	568 140	73 802	23 200	41 562	179 626	185 296	334 868	1 082 633
1996	4 359	442 210	2 539	174 504	622 821	52 741	42 478	94 774	225 264	194 137	359 856	1 207 940
1996-Jan.-Jun.	2 265	222 359	580	44 100	267 053	16 146	27 359	44 655	116 613	101 623	182 569	566 235
1997-Jan.-Jun.	2 006	208 429	1 610	143 050	361 613	65 997	27 461	69 110	171 809	118 417	252 996	786 418
1996-Jun.	293	30 471	87	6 035	36 506	4 200	0	3 150	7 350	12 620	23 193	67 049
1997-May	383	39 805	111	13 180	53 195	1 505	16 553	15 961	35 258	21 384	34 366	122 819
-Jun.	306	30 020	207	11 805	45 101	45 298	2 356	10 864	63 761	19 371	44 287	153 149
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.-Jun.	469	32 128	246	14 773	46 899	4 939	5 912	2 420	16 189	30 263	36 457	99 546
1997-Jan.-Jun.	498	35 836	379	27 537	63 373	1 442	3 069	1 510	8 045	20 863	45 239	116 658
1996-Jun.	87	5 849	11	865	6 714	1 026	250	307	1 620	5 591	7 892	16 226
1997-May	81	6 065	41	3 437	9 502	0	545	191	1 043	3 630	5 462	16 007
-Jun.	97	6 649	51	2 991	9 640	1 088	1 235	0	2 894	2 682	7 076	19 610

1/ Including "Other"

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

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

	Dwelling-houses		Townhouses		Total 1/	space	space	house space	Total 1/	houses	Total 1/	
	No.	R1 000	No. of units	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000	R1 000

11.3.4 - EAST LONDON

1995	502	36 757	22	1 494	38 251	420	7 053	7 068	16 441	13 249	30 416	85 109
1996	894	71 311	61	3 249	74 560	2 034	3 983	4 520	13 340	21 097	53 007	140 906
1996-Jan.-Jun.	384	30 691	8	301	30 992	249	0	2 110	5 162	9 307	26 955	63 108
1997-Jan.-Jun.	458	37 134	6	1 143	38 407	1 324	1 915	3 434	7 606	10 279	28 911	74 922
1996-Jun.	79	6 029	0	0	6 029	0	0	1 350	1 350	1 453	3 102	10 481
1997-May	66	5 691	1	178	5 869	0	401	0	401	1 925	5 632	11 901
-Jun.	81	6 241	0	0	6 241	0	0	630	630	1 921	8 554	15 424

11.3.5 - KIMBERLEY

1995	72	10 600	89	16 201	26 799	0	3 202	657	5 870	6 066	14 224	46 892
1996	68	11 110	125	17 915	29 025	12 810	8 234	2 802	26 904	9 716	14 258	70 183
1996-Jan.-Jun.	32	4 302	65	9 799	14 101	4 106	7 886	2 353	17 404	4 332	6 619	38 121
1997-Jan.-Jun.	46	6 244	16	2 616	8 860	2 300	504	2 161	4 965	2 980	4 472	18 297
1996-Jun.	1	104	10	1 663	1 767	0	0	326	628	602	829	3 223
1997-May	10	1 197	5	817	2 014	0	0	0	0	376	677	2 692
-Jun.	4	693	3	392	1 085	0	504	444	948	152	152	2 185

11.3.6 - DURBAN

1995	1 793	216 177	1 797	182 068	402 458	58 305	84 787	153 127	332 424	217 931	418 504	1 153 385
1996	1 947	229 837	1 372	165 621	404 627	33 261	139 789	166 762	371 900	228 479	382 316	1 158 842
1996-Jan.-Jun.	768	86 721	582	63 224	151 445	21 300	10 869	43 880	79 471	82 061	141 274	372 189
1997-Jan.-Jun.	1 079	128 654	810	94 578	223 234	7 509	20 786	148 581	191 316	174 892	275 277	689 827
1996-Jun.	120	13 117	110	11 286	24 403	0	1 829	9 195	12 719	16 117	24 512	61 634
1997-May	180	24 377	309	26 887	51 264	975	751	25 273	27 596	27 152	46 822	125 682
-Jun.	180	19 553	22	1 620	21 173	1 060	1 466	15 160	17 686	27 586	51 108	89 968

1/ Including "Other"

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

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

11.3.7 - 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. -Jun.	156	19 152	88	10 341	29 493	7 434	0	5 120	12 752	8 495	22 048	64 292
1997-Jan. -Jun.	125	14 835	167	16 458	31 357	0	0	1 470	1 640	5 926	12 174	45 171
1996-Jun.	34	3 681	24	6 545	10 226	1 744	0	2 345	4 089	643	1 118	15 432
1997-May	49	4 964	5	1 530	6 559	0	0	0	0	1 412	2 293	8 851
-Jun.	16	3 361	22	2 526	5 887	0	0	0	0	616	2 025	7 912

11.3.8 - WITWATERSRAND

1995	4 465	610 163	4 979	454 832	1 081 058	180 975	25 115	241 980	478 105	281 028	458 399	2 017 558
1996	5 491	944 005	7 250	825 018	1 784 988	428 922	80 610	189 597	819 257	332 391	472 494	3 076 737
1996-Jan. -Jun.	2 190	350 840	4 468	511 728	862 698	194 150	18 254	82 644	336 514	145 033	208 790	1 408 001
1997-Jan. -Jun.	3 445	451 927	2 511	304 288	757 464	379 799	33 159	131 646	562 810	152 391	246 785	1 567 062
1996-Jun.	360	52 789	629	73 453	126 242	6 057	700	6 490	13 995	16 447	22 173	162 409
1997-May	873	67 858	969	101 951	169 809	154	200	36 888	37 342	16 573	22 017	229 168
-Jun.	489	65 763	236	28 926	94 689	7 316	0	10 236	22 578	15 654	29 276	146 543

11.3.9 - VAAL TRIANGLE

1995	572	45 005	375	40 568	86 322	3 726	4 169	8 859	18 336	18 287	32 735	137 394
1996	401	50 893	271	35 434	86 617	563	687	15 510	20 190	22 207	46 298	153 102
1996-Jan. -Jun.	271	33 046	152	18 276	51 324	320	481	13 254	15 637	12 475	30 221	97 180
1997-Jan. -Jun.	139	20 502	28	4 150	24 652	591	3 047	445	5 477	11 090	19 818	49 947
1996-Jun.	103	6 721	32	3 623	10 344	0	0	0	0	2 522	2 663	13 007
1997-May	19	2 297	0	0	2 297	243	91	0	461	1 014	1 211	3 969
-Jun.	26	4 334	0	0	4 334	0	1 601	0	2 016	2 635	2 703	9 053

1/ Including "Other"

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

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

11.3.10 - 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. -Jun.	1 591	250 208	957	137 143	390 538	13 681	5 755	27 151	48 949	24 191	32 415	471 900
1997-Jan. -Jun.	1 141	157 476	411	50 401	207 874	78 884	30 828	23 847	143 863	17 507	20 795	372 531
1996-Jun.	220	36 697	25	10 106	46 803	8 391	1 520	617	10 528	3 476	10 066	67 397

1997-May	174	22 294	145	19 963	42 256	0	0	1 086	1 086	2 675	2 981	46 324
-Jun.	211	23 450	86	8 628	32 078	0	0	2 088	2 088	1 110	1 110	35 275

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.-Jun.	185	18 191	170	12 243	31 102	2 023	7 467	18 950	30 140	12 118	37 816	99 058
1997-Jan.-Jun.	226	21 811	46	3 825	26 068	14 087	18 837	8 184	42 848	12 949	32 695	101 610
1996-Jun.	43	3 406	33	2 887	6 293	103	1 503	0	1 606	2 387	4 139	12 037
1997-May	22	1 389	12	823	2 212	0	0	0	0	0	0	2 212
-Jun.	58	5 933	32	2 744	9 109	3 458	14 274	1 923	19 655	4 700	6 473	35 237

11.3.12 - FREE STATE GOLDFIELDS

1995	5	857	0	0	857	1 500	0	0	3 691	7 787	17 082	21 630
1996	26	1 999	0	0	2 175	0	0	5 316	6 083	5 873	33 650	41 907
1996-Jan.-Jun.	13	841	0	0	841	0	0	4 462	4 909	3 214	9 154	14 904
1997-Jan.-Jun.	31	2 221	0	0	2 221	255	1 061	0	2 186	6 803	9 042	13 450
1996-Jun.	0	0	0	0	0	0	0	0	0	657	690	690
1997-May	0	0	0	0	0	0	0	0	0	607	607	607
-Jun.	3	82	0	0	82	255	749	0	1 004	1 030	1 811	2 897

1/ Including "Other"