

**Building plans passed and buildings completed
P5041.3**

1997

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BUILDING PLANS TO THE VALUE OF R18 252,7 MILLION WERE PASSED DURING 1997

During 1997 building plans to the value of R18 252,7 million were passed for the private sector. Of this amount, 45,0% (R8 214,8 million) was for residential buildings, 31,0% (R5 663,3 million) for non-residential buildings and 24,0% (R4 374,6 million) for additions and alterations .

The largest provincial contributors to the total value of building plans passed during 1997 (R18 252,7 million) were Gauteng (43,6% or R7 960,9 million), the Western Cape (23,9% or R4 368,4 million) and KwaZulu-Natal (13,8% or R2 519,9 million). The major areas contributing to the planned building activities in Gauteng were Sandton (R1 055,6 million), Pretoria (R914,7 million), Johannesburg (R896,8 million), Centurion (R614,6 million) and Midrand (R550,1 million). In KwaZulu-Natal and the Western Cape, the largest value of building plans passed were reported by Durban (R959,8 million) and Cape Town (R1 019,7 million) respectively.

Two-thirds or R5 466,7 million of the total value of residential building plans passed was for dwelling-houses. Of the 43 247 dwelling-house plans passed, 16 508 were passed in Gauteng, 9 869 in the Western Cape and 4 593 in KwaZulu-Natal. Regarding townhouses, 8 393 units (60,5% of the 13 879 units) were passed in Gauteng. Large numbers of plans for townhouse units were passed by Centurion

(1 575 units), Roodepoort (1 020 units), Edenvale-Modderfontein (839 units), Pretoria (827 units) and Johannesburg (819 units).

During 1997 the total value of buildings completed amounted to R10 883,5 million. The largest provincial contributor was Gauteng (40,9% or R4 452,8 million), followed by the Western Cape (22,3% or R2 431,0 million) and KwaZulu-Natal (18,7 % or R2 034,3 million). Only 18,1% (R1 965,3 million) was completed in the other six provinces, ranging from 0,8% in the Northern Cape to 4,9% in the Eastern Cape.

EXPLANATORY NOTES

1. GENERAL

- 1.1 The information contained in this statistical release refers to building activities financed by the private sector, including public corporations but does not include building activities financed by public authorities (central, provincial and local governments) and semi-public institutions (such as CSIR, SABS, universities and technikons).
- 1.2 The data are collected monthly from a sample of local authorities in the Republic of South Africa. Detailed information is shown for the year 1997 for each of the local authorities which took part in the sample survey. The data represent approximately 85 per cent of the building activities in all local authority areas in the Republic of South Africa.
- 1.3 The figures for "buildings completed" should not be compared with those for "building plans passed" because the extent of cancellations subsequent to the passing of the building plans, as well as that of the resubmission of plans for approval, is unknown. Furthermore, there is a time lag between the date on which a plan is passed and the date on which the building is completed.
- 1.4 Summarised monthly data are published monthly in Statistical release P5041.1. The data on buildings completed in respect of all local authorities not included in the sample, will be published in due course in Report No. 50-11-01 (1997), together with the information contained in this statistical release.

2. CONCEPTS USED

- 2.1 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.
- 2.2 Townhouses are multiple, medium-density housing 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.

1 BUILDING PLANS PASSED

1.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS			
				DWELLING-HOUSES	TOTAL 2/		
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
RSA - TOTAL	18 252 749	8 214 775	5 663 348	2 685 925	2 684 549	3 928 767	4 374 626
WESTERN CAPE - TOTAL	4 368 379	2 224 540	916 558	808 957	779 564	1 135 017	1 227 281
BELLVILLE	357 327	96 807	197 825	27 664	30 649	41 675	62 695
BRACKENFELL	93 718	48 231	28 401	8 724	7 777	21 687	17 086
BREDERIVER DISTRICT COUNCIL	52 249	15 198	24 951	2 978	3 015	13 922	12 100
CAPE TOWN	1 019 663	426 641	139 474	205 320	203 306	325 865	453 549
DURBANVILLE	95 946	74 211	3 654	14 693	14 693	18 081	18 081
FISH HOEK	17 036	12 083	47	4 979	3 756	5 772	4 906
GEORGE	119 571	64 831	16 388	17 619	17 491	37 137	38 352
GOODWOOD	76 881	17 675	33 244	26 190	18 975	33 701	25 961
GORDON'S BAY	37 837	24 615	5 358	6 779	6 616	7 676	7 864
HANGKLIP-KLEINMOND	54 955	38 865	3 787	11 615	11 937	11 852	12 302
HERMANUS	114 752	70 847	23 644	16 539	19 961	17 870	20 261
IKAPA	80 067	38 852	19 090	17 490	22 125	17 490	22 125
KLEIN-KAROO DISTRICT COUNCIL	2 441	1 961	27	751	453	751	453
KNYSNA	106 283	76 204	12 987	10 513	13 250	13 062	17 092
KRAAIFONTEIN	40 741	19 575	9 286	11 007	11 333	11 582	11 881
KUILS RIVER	38 867	26 402	737	14 696	11 328	15 204	11 728
LINGELETHU WEST	22 455	15 365	3 112	3 137	3 734	3 340	3 977
MALMESBURY	40 673	16 866	9 105	4 153	4 773	12 389	14 702
MILNERTON	382 260	227 825	95 369	55 856	44 207	78 325	59 066
MOSSEL BAY	72 196	48 773	4 058	13 873	17 573	15 153	19 366

UDTSHOORN	19 891	11 164	2 539	6 005	4 689	6 859	6
OVERBERG DISTRICT COUNCIL	47 104	27 271	10 508	7 456	7 982	8 975	9 325
PAARL	90 377	35 548	19 452	20 033	21 589	31 868	35 377
PAROW	157 342	94 479	31 161	29 057	26 490	32 024	31 702
PINELANDS	34 074	25 471	1 700	6 999	6 903	6 999	6 903
PLETTENBERG BAY	80 307	61 051	1 690	9 193	13 432	11 304	17 566
SEDFIELD	29 167	23 923	1 912	2 699	3 215	2 818	3 332
SIMON'S TOWN	21 084	17 341	-	3 787	3 743	3 787	3 743
SOMERSET WEST	129 672	99 066	9 684	17 388	17 388	20 912	20 922
STELLENBOSCH	85 252	57 738	10 594	11 876	14 931	13 862	16 921
STRAND	105 015	57 488	32 259	15 671	12 173	17 429	15 268

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

1 BUILDING PLANS PASSED

1.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS		TOTAL 2/
				DWELLING-HOUSES		
	R1 000	R1 000	R1 000	2 M	R1 000	2 M R1 000
WELLINGTON WEST COAST DISTRICT COUNCIL	27 178	14 725	3 731	7 914	6 598	9 077 8 723
WESTERN CAPE REGIONAL SERVICES COUNCIL-CAPE DIVISION (SOUTH PENINSULA)	48 697	21 830	22 014	3 499	3 062	6 020 4 852
WESTERN CAPE REGIONAL SERVICES COUNCIL-PAARL DIVISION (WYNLAND DISTRICT COUNCIL)	317 043	178 969	25 378	121 508	99 251	142 338 112 696
WESTERN CAPE REGIONAL SERVICES COUNCIL-STELLENBOSCH DIVISION (OOSTENBERG)	88 787	29 213	34 850	10 448	10 667	35 822 24 724
WESTERN COAST PENINSULA (PREVIOUSLY VREDENBURG/SALDANHA)	92 586	29 636	25 827	34 948	32 253	44 151 37 123
	101 077	50 863	40 229	10 595	8 723	11 504 9 985

WORCESTER	67 810	26 939	12 486	15 305	19 525	26 734	28
EASTERN CAPE - TOTAL	880 234	416 645	153 899	198 281	182 385	325 898	309 691
ALI WAL-MALET SWAI	12 463	7 669	3 014	1 698	1 586	1 698	1 780
BUTTERWORTH	13 718	7 059	5 887	420	422	698	772
DESPATCH	8 481	1 383	2 696	4 316	3 547	6 348	4 402
EAST LONDON	224 494	109 909	31 602	39 421	40 420	88 475	82 983
GRAHAMSTOWN	10 975	4 910	3 819	1 974	1 137	2 784	2 246
JEFFREY'S BAY	64 750	50 693	2 211	10 798	11 846	10 798	11 846
KING WILLIAM'S TOWN	57 492	32 028	5 108	11 239	12 477	17 096	20 356
PORT ALFRED	25 765	17 063	5 170	4 313	2 611	5 623	3 531
PORT ELIZABETH	355 787	138 911	68 613	86 345	82 766	144 693	148 262
UITENHAGE	26 453	5 295	3 023	15 209	11 312	24 198	18 135
UMTATA	39 614	15 104	19 697	4 111	3 697	5 050	4 813
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	40 244	26 620	3 059	18 437	10 565	18 437	10 565

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1997

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				DWELLING-HOUSES			
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
NORTHERN CAPE - TOTAL	120 821	41 824	32 143	31 492	29 095	47 152	46 854
BENEDE-ORANJE DISTRICT COUNCIL	6 279	1 750	4 529	-	-	-	-
KEIMOES	2 573	1 516	369	1 420	603	1 490	688
KIMBERLEY	61 666	18 721	12 711	19 110	17 957	28 117	30 234
KURUMAN	9 344	2 564	4 872	1 987	1 643	2 352	1 908
NAMAQUALAND DISTRICT							

COUNCIL	6 540	5 124	814	150	135	669	
UPINGTON	33 518	11 994	8 598	8 508	8 485	13 802	12 926
WARRENTON	903	157	250	317	272	722	496

FREE STATE - TOTAL 463 687 228 360 107 387 99 928 84 769 131 480 127 940

BETHLEHEM	31 962	9 123	15 668	5 963	3 847	9 999	7 171
BLOEMFONTEIN	245 546	108 021	66 493	46 374	45 912	63 377	71 032
BOTSHABELO	15 590	14 089	1 501	-	-	-	-
DENEYSVILLE	6 846	5 660	363	812	756	812	823
HARRISMITH	18 132	7 488	4 759	3 199	1 876	3 807	5 884
KROONSTAD	14 560	8 061	356	4 483	3 572	6 479	6 143
LADYBRAND	7 358	6 421	367	235	199	805	570
ODENDAALSRSUS	5 596	3 564	577	2 611	1 278	2 964	1 455
PARYS	12 856	10 250	921	1 588	1 127	2 339	1 685
PHUTHADITJHABA	18 778	14 291	-	3 384	3 998	3 907	4 487
SASOLBURG	37 779	13 856	11 523	13 687	10 546	14 506	12 400
VIRGINIA	9 163	6 626	981	1 622	1 273	1 921	1 555
WELKOM	39 522	20 909	3 878	15 970	10 383	20 564	14 735

KWAZULU-NATAL - TOTAL 2 519 896 1 121 255 640 891 361 194 401 245 599 132 757 749

DEVELOPMENT AND SERVICES BOARD - INLAND	19 908	7 452	8 644	2 121	2 111	4 893	3 812
DEVELOPMENT AND SERVICES BOARD - NORTH COAST	8 081	3 672	3 676	512	447	830	733
DEVELOPMENT AND SERVICES BOARD - SHALLCROSS	4 617	430	-	4 785	3 967	5 116	4 187
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	126 461	107 483	1 570	6 318	10 161	10 901	17 407

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

1 BUILDING PLANS PASSED

1.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS DWELLING-HOUSES	TOTAL 2/
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	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
DURBAN	959 839	337 812	283 031	151 218	180 632	244 839	338 996
EDENDALE	12 917	6 917	795	4 757	3 762	6 585	5 204
EMPANGENI	23 265	9 612	6 505	4 860	4 149	7 624	7 147
HAMBANATI	645	645	-	-	-	-	-
HILLCREST	26 487	23 566	-	2 882	2 921	2 882	2 921
HILTON	17 756	7 188	5 726	3 328	2 988	4 729	4 842
HOWICK	16 495	9 148	4 898	1 673	1 641	2 424	2 450
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURG)	63 112	37 312	11 030	8 640	8 131	12 258	14 770
KLOOF	44 099	30 387	2 514	7 607	9 006	8 823	11 198
KOKSTAD	11 774	8 341	1 660	847	892	963	1 773
KWA-DUKUZA/STANGER	28 867	16 364	4 513	2 147	2 033	7 142	7 990
KWAMASHU	6 873	6 873	-	-	-	-	-
LADYSMITH	33 025	10 082	11 491	5 599	5 628	10 900	11 452
MARGATE	79 650	54 895	16 741	7 605	6 612	8 525	8 013
MPENJATI/SOUTHBROOM	32 204	30 037	-	2 254	2 102	2 269	2 167
NEW GERMANY	23 201	10 845	2 510	1 662	1 748	5 725	9 846
NEWCASTLE	66 710	27 159	17 466	10 075	10 075	21 251	22 085
NINGIZIMU	4 280	1 669	52	2 093	2 559	2 093	2 559
PENNINGTON	43 013	32 899	435	2 088	2 495	2 677	9 680
PIETERMARITZBURG/MSUNDUZI	217 642	86 715	57 481	23 639	26 423	68 936	73 446
PINETOWN	96 595	20 927	40 935	12 595	11 046	28 623	34 732
PORT SHEPSTONE	51 667	14 762	25 709	10 165	9 857	10 921	11 197
QUEENSBURGH	27 974	17 071	1 350	6 604	8 082	7 629	9 554
RICHARDS BAY	85 656	16 127	15 782	17 962	16 064	42 149	53 747
TONGAAT	39 942	17 707	6 900	8 022	12 211	10 500	15 335
UMHLANGA	210 856	103 075	87 034	8 297	12 344	12 284	20 747
UMLAZI	25 042	16 417	1 916	10 736	6 709	10 736	6 709
UMTAMVUWA/PORT EDWARD	14 017	9 907	-	2 294	2 423	3 737	4 110
VERULAM	42 483	13 045	17 147	10 449	12 291	10 449	12 291
WATERFALL	11 770	8 794	-	2 738	2 501	2 898	2 976
WESTVILLE	42 434	15 922	3 380	14 212	16 929	16 411	23 132
YELLOWWOOD PARK	541	-	-	410	306	410	541

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

1 BUILDING PLANS PASSED

1.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATION

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS			
				DWELLING-HOUSES	TOTAL 2/		
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
NORTH WEST - TOTAL	697 437	299 524	285 882	79 507	74 534	111 269	112 032
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)							
	950	472	228	-	-	76	250
BRITS	31 159	17 070	9 924	3 233	2 904	4 587	4 166
GA-RANKUWA	33 023	25 636	4 556	3 855	2 773	3 994	2 831
KLERKSDORP	128 829	34 667	76 531	17 649	12 949	22 753	17 631
LICHTENBURG	46 164	19 587	14 246	2 654	2 039	10 627	12 331
MMABATHO	80 958	48 806	22 003	6 803	7 794	6 965	10 148
ORKNEY	19 379	13 303	2 245	4 656	3 280	5 384	3 831
POTCHEFSTROOM	83 279	35 900	16 370	19 969	23 346	28 184	31 009
RUSTENBURG	229 522	80 482	125 500	15 989	14 777	22 941	23 540
VRYBURG	22 920	10 445	10 451	2 168	1 594	2 504	2 025
ZEERUST	21 254	13 155	3 828	2 531	3 079	3 254	4 270
GAUTENG - TOTAL	7 960 920	3 274 739	3 093 344	959 376	1 003 554	1 379 985	1 592 837
AKASIA							
	187 839	107 293	23 133	33 536	33 536	57 413	57 413
ALBERTON	171 964	78 096	32 718	36 151	37 356	55 124	61 149
ALEXANDRA	664	-	-	668	644	689	664
BENONI	248 051	115 111	53 214	41 148	62 345	52 599	79 726
BOKSBURG	390 795	166 983	129 103	56 423	45 015	96 526	94 709
BRAKPAN	54 322	19 001	15 191	20 594	19 104	21 508	20 131
BRONKHORSTSPRUIT	25 646	18 696	2 660	3 197	3 068	4 160	4 289
CARLETONVILLE	19 125	7 598	5 369	5 178	5 209	5 658	6 158
CENTURION	614 598	359 790	170 429	64 763	71 111	75 167	84 380
DIEPMEADOW	7 466	7 318	148	-	-	-	-
DOBSONVILLE	3 326	2 245	-	1 638	1 081	1 638	1 081
DUDUZA	6 993	5 308	-	2 688	1 685	2 688	1 685
EASTERN SERVICES COUNCIL - PRETORIA							
	105 558	93 696	9 013	2 859	2 566	3 143	2 850
EASTERN SERVICES COUNCIL - SPRINGS							
	7 524	5 972	1 400	152	152	152	152

EDENVALE-MODDERFONTEIN	161 413	77 546	50 228	19 046	18 968	27 429	33
ENNERDALE	28 587	27 600	-	1 174	987	1 174	987
GERMISTON	371 066	119 777	152 593	50 233	51 094	93 938	98 697

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

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1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS		TOTAL 2/	
				DWELLING-HOUSES			
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
HEIDELBERG	46 504	24 044	15 965	6 905	5 700	7 533	6 495
JOHANNESBURG	896 775	213 204	519 217	81 408	84 228	107 841	164 354
KEMPTON PARK	445 440	127 221	221 960	39 934	53 462	65 803	96 259
KRUGERSDORP	174 310	101 384	27 840	33 578	35 763	41 063	45 086
LOCAL GOVERNMENT COUNCIL - LENASIA	6 981	4 099	-	2 757	2 365	3 155	2 882
MEYERTON	43 099	28 370	2 370	4 377	4 972	10 375	12 359
MIDRAND	550 065	127 963	373 021	21 373	28 232	32 842	49 081
NIGEL	27 077	14 676	4 480	5 723	5 094	8 479	7 921
PRETORIA	914 734	368 671	411 282	83 194	85 586	126 111	134 781
RANDBURG	419 095	216 936	97 701	63 665	65 559	82 001	104 458
RANDFONTEIN	70 556	38 422	18 801	14 009	12 923	14 228	13 333
ROODEPOORT	488 671	264 712	128 902	63 770	66 585	82 166	95 058
SANDTON	1 055 617	336 169	545 672	85 303	110 704	130 693	173 776
SEBOKENG	15 369	9 385	1 939	6 099	3 981	6 135	4 045
SOWETO	47 545	8 332	10 808	46 095	28 243	46 297	28 405
SPRINGS	92 742	32 692	15 913	25 283	23 163	51 766	44 137
VANDERBIJLPARK	91 202	55 289	13 877	10 074	10 693	20 702	22 037
VEREENIGING	110 010	66 192	9 496	21 074	19 102	34 710	34 322
WESTERN SERVICES COUNCIL	48 148	17 630	26 820	1 228	1 276	3 694	3 698
WESTONARIA	12 044	7 320	2 083	4 079	2 000	5 385	2 642
MPUMALANGA - TOTAL	731 799	401 623	192 601	115 119	96 881	147 379	137 575

DELMAS	10 608	5 738	2 207	1 914	1 851	2 610	2 664
EASTVAAL DISTRICT COUNCIL	3 417	2 233	1 060	144	124	144	124
EKANGALA	8 661	5 970	-	2 212	2 691	2 212	2 691
ERMELO	22 503	10 790	7 299	4 504	4 096	4 929	4 415
HIGHVELD DISTRICT COUNCIL	6 716	6 396	320	-	-	-	-
KOMATIPOORT	2 232	1 091	991	-	-	176	150
KWAGUQA	26 731	17 821	1 894	7 418	6 926	7 465	7 016
KWAMHLANGA	10 417	6 597	1 046	2 521	2 773	2 521	2 773
LOWVELD AND ESCARPMENT DISTRICT COUNCIL	22 013	8 646	12 230	1 055	1 137	1 055	1 137
MALELANE	38 128	30 088	6 565	793	660	1 157	1 475
MIDDELBURG	101 758	44 946	30 504	27 481	21 013	31 556	26 308
NELSPRUIT	176 128	78 051	57 965	18 291	20 928	30 528	40 112
SECUNDA	140 490	88 979	31 790	17 387	13 960	21 491	19 721
WHITE RIVER	76 224	57 861	13 821	3 842	3 206	5 399	4 541
WITBANK	85 774	36 416	24 910	27 557	17 516	36 136	24 449

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

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				DWELLING-HOUSES			
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
NORTHERN PROVINCE - TOTAL	509 576	206 266	240 644	32 071	32 522	51 455	62 666
BOSVELD DISTRICT COUNCIL	28 196	10 032	17 609	541	542	575	555
GIYANI	22 214	22 214	-	-	-	-	-
LETABA (PREVIOUSLY TZANEEN)	15 804	4 203	6 237	2 397	3 089	4 989	5 363
MESSINA	5 959	3 099	2 645	416	215	416	215
NABOOMSPRUIT	11 070	9 295	1 607	190	139	247	168
NKOWAKOWA	14 141	7 410	3 150	1 830	2 580	2 905	3 580
NORTHERN DISTRICT COUNCIL	2 980	2 512	-	544	412	649	468
NYLSTROOM	28 468	20 732	4 050	3 017	2 996	3 663	3 686

PIETERSBURG	338 981	107 995	193 901	15 910	15 917	27 190	37
POTGIETERSRUS	34 294	12 781	10 469	6 996	6 439	10 338	11 044
THABAZIMBI	7 469	5 992	976	230	192	483	501

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'
2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

1 BUILDING PLANS PASSED
1.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	² M	R1 000	NUMBER OF UNITS	² M	R1 000	NUMBER OF UNITS	² M	R1 000
RSA - TOTAL	43 247	5 081 221	5 466 723	5 506	497 775	639 265	13 879	1 394 401	1 667 739
WESTERN CAPE - TOTAL	9 869	1 368 408	1 488 864	2 979	267 683	319 639	2 003	220 607	244 675
BELLVILLE	214	41 064	56 441	231	13 776	16 896	157	18 826	22 810
BRACKENFELL	113	20 584	22 008	-	-	-	320	23 683	26 223
BREDERIVER DISTRICT COUNCIL	124	13 945	14 486	-	-	-	-	-	-
CAPE TOWN	1 146	146 111	174 220	503	69 029	100 447	196	21 937	28 769
DURBANVILLE	167	37 558	37 555	74	4 868	4 868	268	31 788	31 788
FISH HOEK	40	6 381	6 774	-	-	-	47	5 588	5 309
GEORGE	228	38 401	42 197	37	2 519	2 771	98	14 832	18 119
GOODWOOD	106	8 658	9 200	8	571	619	89	8 391	7 856
GORDON'S BAY	62	12 256	17 749	-	-	-	47	5 626	6 866
HANGKLIP-KLEINMOND	180	32 207	38 865	-	-	-	-	-	-
HERMANUS	281	54 218	65 566	-	-	-	30	3 876	4 651
IKAPA	434	32 901	38 852	-	-	-	-	-	-
KLEIN-KAROO DISTRICT COUNCIL	4	629	465	-	-	-	-	-	-
KNYSNA	133	24 934	39 431	77	11 221	20 300	67	11 020	16 383
KRAAIFONTEIN	139	13 928	16 680	30	2 412	2 894	-	-	-
KUILS RIVER	192	26 630	22 691	-	-	-	33	4 168	3 507
LINGELETHU WEST	293	14 064	15 365	-	-	-	-	-	-
MALMESBURY	122	14 668	16 866	-	-	-	-	-	-
MILNERTON	1 725	188 720	153 357	1 112	88 308	71 992	11	1 024	915

MOSSEL BAY	154	29 449	39 219	40	5 694	9 110	2	277	
OUDTSHOORN	70	11 082	10 949	-	-	-	3	215	215
OVERBERG DISTRICT COUNCIL	159	22 072	26 394	-	-	-	-	-	-
PAARL	209	23 250	27 701	31	2 780	5 150	25	2 313	2 697
PAROW	195	42 040	59 848	262	17 882	20 216	106	9 724	12 985
PINELANDS	64	9 235	11 971	60	6 600	10 000	40	2 828	3 500
PLETTENBERG BAY	142	30 755	46 500	-	-	-	-	-	-
SEDGEFIELD	86	17 596	20 206	24	2 419	3 718	-	-	-
SIMON'S TOWN	79	17 024	17 081	-	-	-	1	275	260
SOMERSET WEST	263	65 627	65 627	83	7 132	7 132	184	26 307	26 307
STELLENBOSCH	217	26 251	34 775	140	12 134	21 200	-	-	-
STRAND	94	18 208	20 720	157	12 192	14 096	74	7 164	6 672
WELLINGTON	145	16 310	14 725	-	-	-	-	-	-
WEST COAST DISTRICT COUNCIL	244	24 569	21 412	-	-	-	-	-	-
WESTERN CAPE REGIONAL SERVICES COUNCIL-CAPE DIVISION (SOUTH PENINSULA)	1 071	160 477	151 226	98	7 321	7 079	166	17 523	15 870
WESTERN CAPE REGIONAL SERVICES COUNCIL-PAARL DIVISION (WYNLAND DISTRICT COUNCIL)	156	26 270	26 428	-	-	-	30	2 313	1 559
WESTERN CAPE REGIONAL SERVICES COUNCIL-STELLENBOSCH DIVISION (OOSTENBERG)	258	28 329	29 636	-	-	-	-	-	-
WESTERN COAST PENINSULA (PREVIOUSLY VREDENBURG/SALDANHA)	353	50 630	48 742	12	825	1 150	9	909	971
WORCESTER	207	21 377	26 939	-	-	-	-	-	-

1 BUILDING PLANS PASSED
1.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
EASTERN CAPE	3 110	318 509	322 952	188	20 911	23 887	438	43 077	43 892
ALIWAL-MALETSWAI	53	5 518	5 212	-	-	-	34	2 180	2 162
BUTTERWORTH	96	7 060	7 059	-	-	-	-	-	-
DESPATCH	12	1 432	1 072	-	-	-	8	389	311

EAST LONDON	948	71 708	79 649	95	7 815	11 096	22	2 892	2
GRAHAMSTOWN	80	6 447	4 809	-	-	-	-	-	-
JEFFREY'S BAY	204	44 830	50 693	-	-	-	-	-	-
KING WILLIAM'S TOWN	341	25 732	28 553	-	-	-	50	3 131	3 475
PORT ALFRED	76	15 057	14 217	-	-	-	17	1 970	1 887
PORT ELIZABETH	898	84 298	84 927	93	13 096	12 791	307	32 515	33 193
UITENHAGE	54	6 447	5 295	-	-	-	-	-	-
UMTATA	191	16 595	14 847	-	-	-	-	-	-
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	157	33 385	26 620	-	-	-	-	-	-
NORTHERN CAPE	299	34 313	33 388	7	885	420	43	4 837	5 260
BENEDE-ORANJE DISTRICT									
COUNCIL	7	1 525	1 600	-	-	-	-	-	-
KEIMOES	22	2 177	1 516	-	-	-	-	-	-
KIMBERLEY	113	12 560	13 838	-	-	-	17	1 815	2 277
KURUMAN	23	3 122	2 143	7	885	420	-	-	-
NAMAQUALAND DISTRICT									
COUNCIL	43	5 305	4 774	-	-	-	3	388	349
UPINGTON	89	9 370	9 360	-	-	-	23	2 634	2 634
WARRENTON	2	254	157	-	-	-	-	-	-
FREE STATE	2 215	200 292	174 922	27	2 034	2 011	460	44 328	48 273
BETHLEHEM	59	6 205	6 118	-	-	-	27	3 005	3 005
BLOEMFONTEIN	799	73 058	74 429	14	1 338	1 338	299	25 497	29 260
BOTSHABELO	245	17 752	14 089	-	-	-	-	-	-
DENEYSVILLE	52	5 989	5 660	-	-	-	-	-	-
HARRISMITH	81	8 354	6 938	-	-	-	5	590	550
KROONSTAD	113	11 701	8 061	-	-	-	-	-	-
LADYBRAND	94	8 406	6 421	-	-	-	-	-	-
ODENDAALSRUS	58	5 204	2 772	-	-	-	14	1 540	792
PARYS	75	8 840	5 260	3	285	243	37	4 445	4 589
PHUTHADITJHABA	208	13 740	14 291	-	-	-	-	-	-
SASOLBURG	49	6 198	6 690	-	-	-	59	6 824	7 166
VIRGINIA	40	4 499	4 471	-	-	-	13	1 657	2 155
WELKOM	342	30 346	19 722	10	411	430	6	770	757

1 BUILDING PLANS PASSED
1.2 RESIDENTIAL BUILDINGS

AREA	DWELLING-HOUSES			FLATS			TOWNHOU		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
KWAZULU-NATAL	4 593	526 735	618 974	1 258	109 285	169 879	1 673	205 762	274 044
DEVELOPMENT AND SERVICES BOARD - INLAND	46	6 025	6 884	-	-	-	4	578	568
DEVELOPMENT AND SERVICES BOARD - NORTH COAST	22	4 045	3 672	-	-	-	-	-	-
DEVELOPMENT AND SERVICES BOARD - SHALLCROSS	3	535	430	-	-	-	-	-	-
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	52	15 169	23 344	208	35 522	60 211	64	12 287	17 728
DURBAN	1 553	159 881	196 371	667	23 360	31 621	466	54 835	74 820
EDENDALE	68	8 439	6 917	-	-	-	-	-	-
EMPANGENI	102	8 551	9 012	-	-	-	-	-	-
HAMBANATI	6	427	645	-	-	-	-	-	-
HILLCREST	21	3 598	4 229	18	4 050	10 000	49	9 054	9 337
HILTON	14	3 201	3 100	-	-	-	6	1 573	1 500
HOWICK	79	6 647	6 475	-	-	-	23	2 753	2 673
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURG)	88	9 590	9 642	49	12 400	20 000	62	5 518	6 670
KLOOF	193	24 316	26 388	-	-	-	32	3 420	3 999
KOKSTAD	73	7 480	8 341	-	-	-	-	-	-
KWA-DUKUZA/STANGER	90	12 249	11 256	60	4 679	5 108	-	-	-
KWAMASHU	164	7 811	6 873	-	-	-	-	-	-
LADYSMITH	45	6 385	7 501	-	-	-	9	2 260	2 581
MARGATE	203	21 627	23 283	109	16 270	24 166	32	6 192	7 446
MPENJATI/SOUTHBROOM	46	11 754	21 357	-	-	-	47	5 604	8 680
NEW GERMANY	-	-	-	-	-	-	115	8 757	10 845
NEWCASTLE	77	14 416	14 416	-	-	-	89	12 743	12 743
NINGIZIMU	18	1 354	1 669	-	-	-	-	-	-
PENNINGTON	49	7 840	9 069	20	2 005	3 795	68	11 642	20 034
PIETERMARITZBURG/MSUNDUZI	432	43 257	49 098	65	5 315	5 441	273	25 955	32 177
PINETOWN	153	18 534	16 927	-	-	-	53	2 305	4 000
PORT SHEPSTONE	57	8 235	8 539	-	-	-	38	5 441	6 143
QUEENSBURGH	137	12 600	15 361	4	380	350	13	1 382	1 360
RICHARDS BAY	186	15 700	15 958	-	-	-	-	-	-
TONGAAT	66	7 941	11 538	34	2 247	4 587	9	1 055	1 583
UMHLANGA	92	27 347	43 011	24	3 057	4 600	185	27 826	43 064
UMLAZI	238	18 433	16 417	-	-	-	-	-	-
UMTAMVUWA/PORT EDWARD	55	8 693	9 088	-	-	-	4	455	497
VERULAM	78	9 445	13 045	-	-	-	-	-	-
WATERFALL	39	4 548	6 033	-	-	-	18	1 971	2 761
WESTVILLE	48	10 662	13 087	-	-	-	14	2 156	2 835

1 BUILDING PLANS PASSED
1.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
NORTH WEST	3 101	271 682	273 825	43	3 404	3 365	221	21 395	21 944
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)									
	3	539	472	-	-	-	-	-	-
BRITS	141	17 145	17 070	-	-	-	-	-	-
GA-RANKUWA	311	26 921	25 636	-	-	-	-	-	-
KLERKSDORP	286	34 111	29 596	10	1 093	895	33	5 006	4 177
LICHTENBURG	137	14 923	15 247	15	1 835	1 471	20	2 302	2 480
MMABATHO	619	43 075	47 707	-	-	-	9	923	1 099
ORKNEY	143	15 915	13 118	-	-	-	4	351	185
POTCHEFSTROOM	225	27 202	32 359	-	-	-	16	2 951	3 541
RUSTENBURG	988	67 564	69 021	18	476	1 000	139	9 862	10 461
VRYBURG	123	13 447	10 445	-	-	-	-	-	-
ZEERUST	125	10 840	13 155	-	-	-	-	-	-
GAUTENG	16 508	1 973 682	2 153 267	894	83 834	109 325	8 393	787 559	960 956
AKASIA									
	1 469	107 293	107 293	-	-	-	-	-	-
ALBERTON	214	35 815	41 826	336	24 999	28 723	59	5 827	7 547
BENONI	447	68 503	104 577	-	-	-	109	7 423	10 534
BOKSBURG	794	67 890	81 195	-	-	-	626	51 346	74 530
BRAKPAN	193	18 151	16 898	21	1 923	1 923	-	-	-
BRONKHORSTSPRUIT	316	24 405	18 378	-	-	-	-	-	-
CARLETONVILLE	76	5 916	5 909	-	-	-	3	282	289
CENTURION	806	178 716	190 841	87	13 363	17 372	1 575	122 698	151 578
DIEPMEADOW	137	8 804	7 318	-	-	-	-	-	-
DOBSONVILLE	74	3 402	2 245	-	-	-	-	-	-
DUDUZA	77	8 017	5 308	-	-	-	-	-	-
EASTERN SERVICES COUNCIL - PRETORIA									
	337	83 060	89 086	-	-	-	14	826	826
EASTERN SERVICES									

COUNCIL - SPRINGS	48	5 517	5 972	-	-	-	-	-	-
EDENVALE-MODDERFONTEIN	86	15 814	15 918	-	-	-	839	57 203	61 628
ENNERDALE	147	19 169	27 600	-	-	-	-	-	-
GERMISTON	723	72 516	74 973	8	1 594	1 500	101	34 551	35 139
HEIDELBERG	120	15 395	14 968	70	4 734	5 010	26	3 742	4 066
JOHANNESBURG	1 116	109 508	103 782	24	2 136	3 097	819	69 753	91 475
KEMPTON PARK	806	55 775	72 375	-	-	-	502	32 594	48 891
KRUGERSDORP	984	86 450	74 720	-	-	-	221	28 812	26 664
LOCAL GOVERNMENT									
COUNCIL - LENASIA	54	4 359	4 099	-	-	-	-	-	-
MEYERTON	154	22 572	27 335	-	-	-	8	877	1 035
MIDRAND	621	85 547	107 367	-	-	-	169	18 552	19 916
NIGEL	56	13 128	13 955	-	-	-	5	656	721
PRETORIA	1 517	213 402	231 652	40	4 098	5 539	827	114 725	126 049
RANDBURG	690	148 011	153 428	7	803	1 205	586	54 337	57 568
RANDFONTEIN	293	30 649	31 866	4	222	210	43	6 577	6 346
ROODEPOORT	1 650	129 143	127 986	123	8 443	12 665	1 020	86 666	124 061
SANDTON	797	186 521	242 446	42	5 633	7 323	695	66 462	86 400
SEBOKENG	199	13 390	8 414	10	466	267	3	537	704
SOWETO	166	9 647	8 332	-	-	-	-	-	-
SPRINGS	298	29 894	30 564	-	-	-	11	2 064	2 128
VAN DER BIJLPARK	784	50 876	47 602	-	-	-	40	8 253	7 687
VEREENIGING	112	22 193	26 861	122	15 420	24 493	88	12 460	14 838
WESTERN SERVICES COUNCIL	57	10 594	10 860	-	-	-	4	336	336
WESTONARIA	90	13 640	7 320	-	-	-	-	-	-

1 BUILDING PLANS PASSED
1.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
MPUMALANGA	1 981	232 999	242 681	92	8 258	8 813	218	26 704	25 622
DELMAS	68	6 623	5 738	-	-	-	-	-	-
EASTVAAL DISTRICT COUNCIL	29	2 100	2 183	-	-	-	-	-	-
EKANGALA	82	4 924	5 970	-	-	-	-	-	-
ERMELO	63	7 964	7 695	-	-	-	23	2 840	2 894
HIGHVELD DISTRICT COUNCIL	30	5 036	4 138	-	-	-	-	-	-
KOMATIPOORT	5	1 089	1 091	-	-	-	-	-	-
KWAGUQA	345	19 723	17 821	-	-	-	-	-	-

COUNCIL	280	238	284	312	3 920	3 332	26 538	21
CAPE TOWN	76 307	101 103	7 869	10 602	12 826	8 601	17 709	19 168
DURBANVILLE	1 984	1 984	-	-	-	-	1 670	1 670
FISH HOEK	-	-	-	-	-	-	53	47
GEORGE	1 228	1 328	3 235	3 867	12 623	10 998	178	196
GOODWOOD	6 410	10 084	14 938	17 410	7 178	4 570	1 073	1 180
GORDON'S BAY	33	12	2 434	3 060	2 531	2 236	142	50
HANGKLIP-KLEINMOND	410	505	2 467	3 282	-	-	-	-
HERMANUS	3 456	4 148	9 037	13 072	5 222	6 266	132	158
IKAPA	-	-	3 500	5 250	10 819	9 105	4 875	4 735
KLEIN-KAROO DISTRICT COUNCIL	-	-	45	27	-	-	-	-
KNYSNA	1 282	2 600	4 880	8 150	1 250	1 457	539	780
KRAAIFONTEIN	-	-	104	125	8 390	8 529	527	632
KUILS RIVER	-	-	557	706	-	-	41	31
LINGELETHU WEST	110	132	269	462	-	-	2 114	2 518
MALMESBURY	766	728	677	643	5 095	4 799	3 376	2 936
MILNERTON	11 575	9 967	4 274	3 151	115 222	80 369	2 345	1 882
MOSSEL BAY	-	-	646	840	2 870	3 064	235	154
OUDTSHOORN	344	344	1 335	1 335	930	860	-	-
OVERBERG DISTRICT COUNCIL	509	310	480	690	6 528	4 199	14 391	5 309
PAARL	1 833	2 974	8 876	9 666	7 154	6 040	812	772
PAROW	2 583	3 372	1 509	1 006	36 875	24 008	2 485	2 775
PINELANDS	-	-	-	-	-	-	1 350	1 700
PLETTENBERG BAY	-	-	443	664	792	1 026	-	-
SEDFIELD	13	12	928	1 485	-	-	451	415
SOMERSET WEST	3 011	3 011	1 630	1 630	3 655	3 655	1 388	1 388
STELLENBOSCH	1 263	2 060	2 223	1 805	4 868	4 900	1 908	1 829
STRAND	1 125	950	2 580	2 362	33 432	24 895	5 032	4 053
WELLINGTON	2 957	2 101	943	950	-	-	934	680
WEST COAST DISTRICT COUNCIL	388	518	386	425	4 610	4 161	30 110	16 911
WESTERN CAPE REGIONAL SERVICES COUNCIL- CAPE DIVISION (SOUTH PENINSULA)	2 089	1 998	15 496	10 426	11 717	5 869	10 655	7 085
WESTERN CAPE REGIONAL SERVICES COUNCIL- PAARL DIVISION (WYNLAND DISTRICT COUNCIL)	2 669	1 943	188	194	17 587	10 019	33 803	22 694
WESTERN CAPE REGIONAL SERVICES COUNCIL- STELLENBOSCH DIVISION (OOSTENBERG)	515	544	3 924	3 585	19 990	13 281	9 324	8 417
WESTERN COAST PENINSULA (PRE- VIOUSLY VREDENBURG/SALDANHA)	445	547	-	-	27 941	31 655	9 132	8 027
WORCESTER	-	-	520	500	2 192	1 720	6 323	10 266

1 BUILDING PLANS PASSED
1.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	2 M	R1 000	2 M	R1 000	2 M	R1 000	2 M	R1 000
EASTERN CAPE	13 526	16 144	67 011	67 852	42 016	35 104	35 692	34 799
ALIWAL-MALETSWAI	1 158	1 047	1 674	1 654	-	-	322	313
BUTTERWORTH	-	-	5 829	5 831	-	-	56	56
DESPATCH	-	-	3 722	2 673	-	-	54	22
EAST LONDON	6 073	7 994	9 347	10 751	12 219	11 933	811	924
GRAHAMSTOWN	-	-	2 132	2 801	1 118	942	102	76
JEFFREY'S BAY	-	-	2 009	2 211	-	-	-	-
KING WILLIAM'S TOWN	2 195	2 842	44	49	848	785	1 290	1 432
PORT ALFRED	-	-	4 411	3 989	429	351	1 140	831
PORT ELIZABETH	3 787	4 071	32 060	30 770	23 269	18 168	12 773	15 603
UITENHAGE	96	81	495	421	2 470	1 429	1 283	1 092
UMTATA	73	80	5 288	6 702	1 663	1 496	5 148	11 419
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	144	29	-	-	-	-	12 713	3 030
NORTHERN CAPE	2 507	3 424	8 413	8 075	12 973	14 062	6 832	6 582
BENEDE-ORANJE DISTRICT COUNCIL	-	-	953	855	2 395	2 887	1 057	787
KEIMOES	-	-	732	235	197	70	136	64
KIMBERLEY	2 334	3 268	1 496	2 334	4 581	3 597	3 198	3 512
KURUMAN	-	-	3 913	3 365	1 519	1 075	580	432
NAMAQUALAND DISTRICT COUNCIL	173	156	-	-	-	-	732	658
UPINGTON	-	-	1 036	1 036	4 281	6 433	1 129	1 129
WARRENTON	-	-	283	250	-	-	-	-
FREE STATE	15 454	25 934	30 759	34 525	34 372	28 802	20 997	18 126
BETHLEHEM	695	700	4 308	4 268	10 129	10 000	730	700
BLOEMFONTEIN	8 707	16 069	23 174	27 814	19 910	14 650	10 491	7 960
BOTSHABELO	700	210	353	265	-	-	1 442	1 026
DENEYSVILLE	68	66	176	167	35	30	117	100
HARRISMITH	738	1 038	519	381	543	250	2 214	3 090

KROONSTAD	-	-	323	194	296	162	-	
LADYBRAND	-	-	-	-	108	108	399	259
ODENDAALSRUS	-	-	385	213	-	-	722	364
PARYS	382	440	400	273	69	48	335	160
SASOLBURG	3 621	7 042	-	-	2 198	2 750	2 836	1 730
VIRGINIA	-	-	789	678	111	89	195	215
WELKOM	543	368	332	273	973	716	1 516	2 522

1 BUILDING PLANS PASSED
1.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	2 M	R1 000	2 M	R1 000	2 M	R1 000	2 M	R1 000
KWAZULU-NATAL	99 898	146 448	112 094	130 632	228 063	239 687	93 437	124 124
DEVELOPMENT AND SERVICES BOARD - INLAND	-	-	-	-	5 476	7 160	1 557	1 484
DEVELOPMENT AND SERVICES BOARD - NORTH COAST	-	-	3 813	3 432	-	-	271	244
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	-	-	379	540	644	1 030	-	-
DURBAN	45 829	59 106	38 123	45 356	79 851	111 463	50 010	67 106
EDENDALE	-	-	830	599	-	-	281	197
EMPANGENI	3 034	2 575	-	-	3 076	3 700	318	230
HILTON	912	1 200	994	1 545	2 947	2 200	743	781
HOWICK	-	-	2 540	3 700	598	660	537	538
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURGH)	1 931	2 400	240	240	6 824	6 190	1 374	2 200
KLOOF	322	387	240	150	93	90	1 780	1 887
KOKSTAD	1 671	1 580	-	-	-	-	89	80
KWA-DUKUZA/STANGER	1 845	3 140	1 007	900	504	473	-	-
LADYSMITH	217	320	4 308	5 819	1 340	872	3 511	4 480
MARGATE	421	550	10 422	12 681	2 089	460	2 388	3 050
NEW GERMANY	-	-	-	-	2 763	2 510	-	-
NEWCASTLE	2 754	2 116	10 097	6 571	12 840	8 294	565	485
NINGIZIMU	-	-	-	-	-	-	43	52
PENNINGTON	-	-	234	150	-	-	263	285
PIETERMARITZBURG/MSUNDUZI	6 215	7 586	21 462	27 759	26 134	20 541	1 598	1 595
PINETOWN	2 146	3 788	2 827	2 600	42 078	30 943	1 401	3 604
PORT SHEPSTONE	983	1 000	13 214	16 675	6 141	6 647	1 862	1 387

QUEENSBURGH	-	-	-	-	1 680	1 350	-	-
RICHARDS BAY	954	2 300	270	280	6 322	5 540	8 630	7 662
TONGAAT	-	-	-	-	2 724	4 088	1 875	2 813
UMHLANGA	29 302	55 200	-	-	9 088	9 564	11 421	22 270
UMLAZI	-	-	258	516	-	-	2 680	1 400
VERULAM	-	-	836	1 121	14 851	15 912	88	114
WESTVILLE	1 362	3 200	-	-	-	-	152	180
NORTH WEST	6 268	8 477	116 023	201 958	33 435	40 925	26 280	34 521
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)	-	-	108	59	-	-	130	169
BRITS	2 024	1 935	99	100	6 764	6 765	1 064	1 124
GA-RANKUWA	-	-	-	-	-	-	1 983	4 556
KLERKSDORP	341	375	40 067	62 494	9 346	7 959	3 557	5 702
LICHTENBURG	342	240	2 868	2 588	3 458	6 938	4 117	4 480
MMABATHO	1 077	1 746	11 140	17 031	676	787	2 173	2 439
ORKNEY	-	-	1 020	590	1 300	765	1 367	890
POTCHEFSTROOM	271	325	736	701	8 210	15 000	191	344
RUSTENBURG	1 753	3 440	47 577	108 290	1 476	980	9 315	12 790
VRYBURG	343	269	10 600	7 935	1 665	1 164	1 618	1 082
ZEERUST	117	146	1 808	2 170	540	567	765	945

1 BUILDING PLANS PASSED
1.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	2 M	R1 000	2 M	R1 000	2 M	R1 000	2 M	R1 000
GAUTENG	833 064	1 338 996	340 213	510 863	638 470	869 173	303 504	374 312
AKASIA	-	-	10 286	10 286	11 601	11 601	1 246	1 246
ALBERTON	3 721	5 191	13 679	16 493	4 515	4 515	5 705	6 520
BENONI	9 932	13 478	8 697	13 047	13 705	20 174	4 344	6 516
BOKSBURG	13 569	24 424	22 142	39 856	25 201	43 963	12 091	20 860
BRAKPAN	-	-	3 649	3 644	9 072	8 948	2 639	2 599

BRONKHORSTSPRUIT	498	350	2 653	2 180	-	-	129	
CARLETONVILLE	-	-	2 928	2 931	-	-	2 485	2 438
CENTURION	45 785	55 862	4 657	5 979	91 617	94 008	12 165	14 580
DIEPMEADOW	-	-	-	-	80	76	76	72
EASTERN SERVICES COUNCIL - PRETORIA	-	-	1 281	1 458	-	-	7 629	7 555
EASTERN SERVICES COUNCIL - SPRINGS	-	-	-	-	2 700	1 400	-	-
EDENVALE-MODDERFONTEIN	9 179	8 228	5 248	7 900	21 804	19 844	15 741	14 256
GERMISTON	13 486	24 894	21 015	25 340	94 474	97 326	2 646	5 033
HEIDELBERG	1 058	1 100	4 732	4 750	1 995	1 750	4 071	8 365
JOHANNESBURG	143 330	354 337	55 291	99 154	36 054	41 991	18 370	23 735
KEMPTON PARK	11 313	29 182	16 135	30 555	78 890	156 549	3 220	5 674
KRUGERSDORP	4 504	4 108	13 794	13 519	2 124	2 263	6 626	7 950
MEYERTON	57	95	820	1 173	1 198	1 102	-	-
MIDRAND	80 682	161 518	654	654	110 712	192 061	14 411	18 788
NIGEL	-	-	-	-	1 408	1 150	3 905	3 330
PRETORIA	110 354	138 144	114 214	190 585	14 177	14 775	59 305	67 778
RANDBURG	36 240	54 365	2 104	3 157	19 438	28 987	7 410	11 192
RANDFONTEIN	94	89	5 846	5 547	10 674	9 921	3 325	3 244
ROODEPOORT	41 396	62 094	2 709	4 064	40 054	60 082	1 775	2 663
SANDTON	299 907	391 213	2 579	3 353	29 633	38 523	85 795	112 584
SEBOKENG	-	-	2 492	1 273	-	-	1 057	667
SOWETO	-	-	3 082	6 027	430	430	4 471	4 351
SPRINGS	6 256	8 500	5 811	4 613	1 349	1 375	1 339	1 425
VAN DER BIJLPARK	242	315	2 383	3 161	9 073	9 981	527	420
VEREENIGING	459	464	1 474	1 773	3 242	3 270	2 891	3 990
WESTERN SERVICES COUNCIL	1 002	1 047	6 797	6 894	3 250	3 110	16 921	15 769
WESTONARIA	-	-	3 061	1 500	-	-	1 189	583

1 BUILDING PLANS PASSED

1.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	M	R1 000	M	R1 000	M	R1 000	M	R1 000
MPUMALANGA	20 761	26 518	45 594	54 398	36 791	34 801	66 416	76 884
DELMAS	221	225	793	700	730	238	822	1 044
EASTVAAL DISTRICT COUNCIL	-	-	1 014	700	200	360	-	-
ERMELO	1 990	2 340	5 114	4 394	296	240	1 223	325

HIGHVELD DISTRICT COUNCIL	-	-	-	-	-	-	352	-
KOMATIPOORT	-	-	991	991	-	-	-	-
KWAGUQA	-	-	-	-	-	-	1 682	1 894
KWAMHLANGA	114	125	104	114	-	-	734	807
LOWVELD AND ESCARPMENT DISTRICT COUNCIL	7 965	12 000	-	-	-	-	231	230
MALELANE	1 376	2 500	4 181	4 050	-	-	40	15
MIDDELBURG	584	579	2 334	2 296	3 041	2 176	33 341	25 453
NELSPRUIT	6 181	6 463	3 846	8 000	7 747	9 676	20 558	33 826
SECUNDA	-	-	22 004	26 996	3 569	3 682	1 024	1 112
WHITE RIVER	-	-	1 468	1 820	13 729	11 710	341	291
WITBANK	2 330	2 286	3 745	4 337	7 479	6 719	6 068	11 567
 NORTHERN PROVINCE	 27 373	 47 597	 60 094	 134 078	 33 010	 43 266	 9 646	 15 704
 BOSVELD DISTRICT COUNCIL	 -	 -	 7 624	 9 239	 -	 -	 2 968	 8 370
LETABA (PREVIOUSLY TZANEEN)	1 118	1 067	2 425	3 220	2 165	1 950	-	-
MESSINA	1 274	865	148	60	842	589	1 617	1 132
NABOOMSPRUIT	93	74	1 294	1 035	-	-	732	498
NKOWAKOWA	-	-	1 653	2 500	680	650	-	-
NYLSTROOM	205	220	1 501	1 610	600	600	1 567	1 620
PIETERSBURG	24 683	45 370	41 955	113 122	21 217	32 299	1 835	3 109
POTGIETERSRUS	-	-	3 183	3 183	6 893	6 613	673	673
THABAZIMBI	-	-	311	110	613	565	254	301

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS			
				DWELLING-HOUSES		TOTAL 2/	
	R1 000	R1 000	R1 000	² M	R1 000	² M	R1 000
RSA - TOTAL	10 883 471	5 182 345	3 280 310	1 416 741	1 376 631	2 164 098	2 420 816
WESTERN CAPE - TOTAL	2 431 049	1 294 408	497 198	428 921	374 524	603 570	639 443

BELLVILLE	238 642	101 504	72 865	28 476	28 117	53 265	64 272
BRACKENFELL	31 493	18 195	10 695	1 821	1 272	4 042	2 603
BREDERIVER DISTRICT COUNCIL	31 204	9 679	9 915	4 645	4 565	12 625	11 610
CAPE TOWN	403 191	128 314	89 621	59 423	55 722	93 833	185 256
DURBANVILLE	75 814	66 078	-	7 831	7 831	9 736	9 736
FISH HOEK	9 034	6 322	-	3 478	2 204	4 109	2 712
GEORGE	98 313	58 422	20 379	7 841	7 300	18 860	19 512
GOODWOOD	28 281	16 637	4 609	9 055	5 844	10 411	7 036
GORDON'S BAY	57 951	49 428	5 145	3 916	3 083	4 415	3 379
HANGKLIP-KLEINMOND	22 690	13 987	2 116	6 114	6 124	6 390	6 587
HERMANUS	47 764	36 450	700	9 360	10 003	10 038	10 614
IKAPA	7 266	3 518	1 500	1 999	2 248	1 999	2 248
KLEIN-KAROO DISTRICT COUNCIL	515	282	40	101	80	240	193
KNYSNA	59 778	24 595	21 093	8 741	10 694	11 483	14 090
KRAAIFONTEIN	29 262	16 036	5 004	8 474	7 214	9 293	8 221
KUILS RIVER	6 536	5 244	785	747	506	747	506
LINGELETHU WEST	11 464	7 704	1 624	1 573	1 892	1 776	2 136
MALMESBURY	18 391	11 202	1 879	4 429	4 982	4 770	5 310
MILNERTON	220 584	112 330	75 218	31 204	22 081	48 147	33 035
MOSSEL BAY	43 361	32 667	1 573	7 100	8 038	8 000	9 121
OUDTSHOORN	22 083	7 122	7 113	6 444	5 614	7 861	7 848
OVERBERG DISTRICT COUNCIL	26 676	15 929	3 464	6 157	6 370	7 448	7 283
PAARL	49 247	27 254	5 643	6 734	6 520	14 501	16 350
PAROW	108 202	73 491	18 620	17 711	14 105	21 055	16 091
PINELANDS	16 184	9 807	-	6 016	5 876	6 016	6 377
PLETTENBERG BAY	20 074	17 490	150	1 689	2 434	1 689	2 434
SEDGEFIELD	11 630	9 201	335	1 999	2 031	2 045	2 094
SIMON'S TOWN	9 788	8 451	-	1 497	1 338	1 497	1 338
SOMERSET WEST	72 478	64 071	1 305	6 698	6 698	6 902	7 102
STELLENBOSCH	63 298	30 640	12 545	12 497	15 774	16 449	20 114
STRAND	120 528	89 936	7 727	21 579	17 134	24 716	22 865

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS	
				DWELLING-HOUSES	TOTAL 2/

	R1 000	R1 000	R1 000	² M	R1 000	² M	R1 000
WELLINGTON	8 937	7 802	-	1 773	1 136	1 773	1 136
WEST COAST DISTRICT COUNCIL	40 954	13 276	22 791	3 961	3 591	5 270	4 887
WESTERN CAPE REGIONAL SERVICES COUNCIL- CAPE DIVISION (SOUTH PEN- INSULA)	203 500	109 486	27 973	81 383	56 811	95 414	66 042
WESTERN CAPE REGIONAL SERVICES COUNCIL- PAARL DIVISION (WYNLAND DISTRICT COUNCIL)	68 691	21 449	30 626	8 614	7 936	26 557	16 616
WESTERN CAPE REGIONAL SERVICES COUNCIL- STELLENBOSCH DIVISION (OOSTENBERG)	45 296	12 248	15 252	21 820	15 812	23 343	17 795
WESTERN COAST PENINSULA (PRE- VIOUSLY VREDENBURG/SALDANHA)	53 939	39 345	8 134	6 738	5 415	8 112	6 460
WORCESTER	48 011	18 817	10 760	9 283	10 130	18 743	18 435
EASTERN CAPE - TOTAL	535 386	279 657	99 774	95 190	73 868	187 844	155 955
ALIWAL-MALETSWAI	3 883	1 416	1 707	222	197	222	760
BUTTERWORTH	7 009	3 586	3 030	214	215	356	394
DESPATCH	1 318	181	124	1 088	870	1 347	1 012
EAST LONDON	146 117	76 483	21 840	20 974	19 248	39 923	47 794
GRAHAMSTOWN	602	-	182	314	293	314	420
JEFFREY'S BAY	35 992	29 157	661	4 685	4 913	5 978	6 174
KING WILLIAM'S TOWN	13 312	11 732	-	754	841	2 360	1 580
PORT ALFRED	23 763	13 711	7 639	3 500	1 978	4 147	2 413
PORT ELIZABETH	250 035	123 034	47 319	49 165	36 519	109 294	79 682
UITENHAGE	20 725	4 322	4 075	9 923	6 079	19 067	12 328
UMTATA	23 775	9 962	12 934	207	196	692	879
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	8 854	6 073	262	4 144	2 518	4 144	2 518

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL

BUILDINGS AND ADDITIONS AND ALTERATION

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS			
				DWELLING-HOUSES	TOTAL 2/		
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
NORTHERN CAPE - TOTAL	90 233	37 286	30 860	13 683	12 813	20 470	22 087
BENEDE-ORANJE DISTRICT							
COUNCIL	3 986	1 084	2 852	-	-	49	49
KEIMOES	1 178	690	270	420	218	420	218
KIMBERLEY	52 197	25 014	14 934	7 548	7 374	10 336	12 249
KURUMAN	3 581	908	1 757	953	789	1 156	916
UPINGTON	25 592	9 590	7 347	4 762	4 433	8 509	8 656
WARRENTON	3 700	-	3 700	-	-	-	-
FREE STATE - TOTAL	340 475	111 444	98 837	67 476	60 426	111 175	130 194
BETHLEHEM	28 026	3 647	15 598	5 984	4 148	13 260	8 781
BLOEMFONTEIN	190 569	62 994	61 394	34 987	35 779	53 555	66 182
BOTSHABELO	9 190	7 949	1 241	-	-	-	-
DENEYSVILLE	2 495	1 599	310	598	548	642	586
HARRISMITH	29 366	2 906	1 496	886	585	12 277	24 964
KROONSTAD	9 711	877	1 130	2 194	1 635	5 172	7 704
LADYBRAND	4 848	4 068	145	907	635	907	635
ODENDAALSRUS	783	496	229	132	59	132	59
PARYS	9 495	2 676	6 288	533	428	646	532
PHUTHADITJHABA	16 641	16 641	-	-	-	-	-
SASOLBURG	14 333	2 757	7 851	4 165	3 642	4 165	3 726
VIRGINIA	3 287	326	877	2 296	1 989	2 314	2 083
WELKOM	21 729	4 508	2 280	14 794	10 978	18 105	14 942
KWAZULU-NATAL - TOTAL	2 034 331	791 261	579 946	310 671	358 665	495 137	663 124
DEVELOPMENT AND SERVICES BOARD - INLAND	12 421	4 908	5 826	1 248	1 434	1 248	1 687

DEVELOPMENT AND SERVICES BOARD - NORTH COAST	6 855	2 706	2 984	929	756	1 402	1 165
DEVELOPMENT AND SERVICES BOARD - SHALLCROSS	10 652	4 460	615	6 811	5 354	7 203	5 577
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	35 413	27 494	1 692	2 941	4 455	4 105	6 228
DURBAN	965 635	306 749	202 674	204 595	245 929	316 164	456 212
EDENDALE	743	173	186	410	344	467	384

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS		TOTAL 2/	
				DWELLING-HOUSES			
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
EMPANGENI	13 926	7 295	1 196	4 362	5 279	4 492	5 435
HAMBANATI	243	243	-	-	-	-	-
HILLCREST	13 281	11 816	-	1 445	1 465	1 445	1 465
HILTON	8 149	4 213	362	2 176	1 843	3 098	3 574
HOWICK	14 365	8 968	4 616	381	340	995	782
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURG)	22 516	8 222	9 645	4 719	4 578	4 827	4 649
KLOOF	18 668	13 035	-	3 937	4 504	4 045	5 633
KOKSTAD	5 348	2 729	2 104	378	350	537	515
KWA-DUKUZA/STANGER	25 886	12 437	9 188	1 442	1 335	4 017	4 261
KWAMASHU	3 505	3 505	-	-	-	-	-
LADYSMITH	41 832	13 362	7 041	7 681	7 964	25 629	21 428
MARGATE	47 193	39 998	4 758	2 661	2 075	2 928	2 437
MPENJATI/SOUTHBROOM	4 478	4 050	-	406	428	406	428
NEW GERMANY	71 921	4 585	57 524	1 179	1 215	7 403	9 812
NEWCASTLE	28 304	16 205	7 449	3 175	3 175	5 124	4 650
NINGIZIMU	2 242	727	-	1 383	1 515	1 383	1 515
PENNINGTON	12 462	8 061	647	840	975	1 094	3 755
PIETERMARITZBURG/MSUNDUZI	76 830	51 398	4 470	10 766	11 556	21 143	20 962
PINETOWN	166 111	21 541	97 431	12 565	11 240	33 023	47 140
PORT SHEPSTONE	19 873	10 161	6 479	3 592	3 213	3 609	3 233

QUEENSBURGH	19 009	16 082	-	2 066	2 927	2 066	2
RICHARDS BAY	62 386	13 893	41 790	2 735	2 503	5 298	6 703
TONGAAT	28 906	22 197	1 982	2 840	2 714	4 066	4 728
UMHLANGA	203 304	104 427	93 466	3 182	5 220	3 290	5 412
UMLAZI	10 981	10 311	-	958	670	958	670
UMTAMVUWA/PORT EDWARD	7 347	4 106	234	1 945	2 339	2 607	3 007
VERULAM	41 087	22 013	6 038	10 444	13 036	10 444	13 036
WATERFALL	3 233	420	2 550	133	223	164	263
WESTVILLE	28 959	8 772	7 000	6 153	7 486	10 235	13 187
YELLOWWOOD PARK	267	-	-	193	224	222	267

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS		TOTAL 2/	
				DWELLING-HOUSES			
	R1 000	R1 000	R1 000	2 M	R1 000	2 M	R1 000
NORTH WEST - TOTAL	368 986	210 354	111 422	30 839	26 068	60 049	47 210
BRITS	7 642	7 238	165	228	221	246	239
GA-RANKUWA	3 620	3 072	450	80	98	80	98
KLERKSDORP	58 851	5 085	47 079	5 157	3 464	9 012	6 686
LICHTENBURG	14 564	8 679	1 385	1 337	1 279	3 592	4 500
MMABATHO	66 714	63 650	413	2 224	2 631	2 224	2 651
ORKNEY	4 058	2 390	50	1 585	1 618	1 585	1 618
POTCHEFSTROOM	74 104	37 726	25 946	7 328	7 620	10 011	10 432
RUSTENBURG	123 714	73 626	30 912	12 089	8 261	32 321	19 176
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)	891	472	169	-	-	76	250
VRYBURG	7 321	4 024	3 233	152	61	152	63
ZEERUST	7 507	4 391	1 620	659	815	750	1 496

GAUTENG - TOTAL	4 452 809	2 133 394	1 646 365	399 247	413 007	589 813	673 050
AKASIA	90 744	73 785	2 088	11 265	11 265	14 871	14 871
ALBERTON	95 633	52 035	16 985	11 985	10 663	24 410	26 613
ALEXANDRA	266	-	113	-	-	172	153
BENONI	119 073	60 602	16 630	25 417	29 307	35 678	41 841
BOKSBURG	195 161	82 933	64 737	28 293	22 572	48 402	47 491
BRAKPAN	27 240	9 528	7 617	10 327	9 580	10 785	10 095
BRONKHORSTSPRUIT	25 824	15 317	7 900	2 066	2 240	2 144	2 607
CARLETONVILLE	3 850	2 444	491	686	687	812	915
CENTURION	282 743	224 107	43 253	9 287	9 452	14 192	15 384
DIEPMEADOW	3 825	3 825	-	-	-	-	-
DOBSONVILLE	2 043	2 043	-	-	-	-	-
DUDUZA	2 095	1 365	-	1 203	731	1 203	731
EASTERN SERVICES							
COUNCIL - PRETORIA	52 760	52 760	-	-	-	-	-
EDENVALE-MODDERFONTEIN	170 726	106 303	49 308	9 018	9 035	12 430	15 115
ENNERDALE	14 862	12 072	-	3 347	2 790	3 347	2 790
GERMISTON	186 067	60 061	76 516	29 771	29 530	47 104	49 491
HEIDELBERG	23 319	12 057	8 005	3 462	2 858	3 772	3 257
JOHANNESBURG	649 945	151 916	438 056	27 388	28 164	33 904	59 974

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL BUILDINGS 1/	NON-RESIDENTIAL BUILDINGS	ADDITIONS AND ALTERATIONS		
				DWELLING-HOUSES	TOTAL 2/	
	R1 000	R1 000	R1 000	2 M	2 M	R1 000
KEMPTON PARK	224 194	63 791	112 137	20 025	26 807	48 266
KRUGERSDORP	87 695	57 947	9 421	16 062	14 917	20 328
LOCAL GOVERNMENT COUNCIL - LENASIA	2 046	1 634	-	495	412	412

MEYERTON	27 308	14 226	1 194	2 195	2 493	9 025	11
MIDRAND	456 067	144 265	279 922	17 464	26 993	19 093	31 880
NIGEL	4 862	1 749	750	1 482	1 211	2 370	2 363
PRETORIA	497 369	191 677	237 676	41 717	42 916	63 236	68 016
RANDBURG	227 361	154 853	54 140	7 977	8 160	13 408	18 369
RANDFONTEIN	35 911	21 269	6 144	7 538	7 427	8 281	8 498
ROODEPOORT	223 736	174 528	28 136	15 697	15 877	19 098	21 072
SANDTON	555 643	317 944	145 200	49 999	62 739	71 876	92 499
SEBOKENG	7 573	4 589	1 073	2 993	1 910	2 993	1 910
SOWETO	15 613	2 184	6 100	11 064	7 269	11 104	7 329
SPRINGS	51 574	15 953	8 042	13 868	10 021	37 062	27 579
VANDEBIJLPARK	38 189	18 284	8 391	8 657	8 282	11 952	11 513
VEREENIGING	24 156	15 960	1 038	6 291	5 290	7 851	7 157
WESTERN SERVICES COUNCIL	25 713	8 722	15 107	656	647	1 851	1 884
WESTONARIA	1 623	666	196	1 552	761	1 552	761

MPUMALANGA - TOTAL 404 170 204 252 123 859 62 652 49 621 82 612 76 059

DELMAS	4 921	1 914	1 860	537	450	1 105	1 147
EASTVAAL DISTRICT COUNCIL	988	594	360	40	34	40	34
EKANGALA	6 700	5 970	-	608	730	608	730
ERMELO	24 032	9 553	8 808	4 212	3 297	6 522	5 671
HIGHVELD DISTRICT COUNCIL	3 041	3 041	-	-	-	-	-
KOMATIPOORT	1 150	437	713	-	-	-	-
KWAGUQA	31 597	31 494	-	111	104	111	104
KWAMHLANGA	3 079	3 057	-	20	22	20	22
LOWVELD AND ESCARPMENT DISTRICT COUNCIL	14 617	1 911	12 000	683	706	683	706
MALELANE	30 770	14 705	15 445	85	45	658	620
MIDDELBURG	40 998	17 411	18 322	4 848	3 345	5 781	5 266
NELSPRUIT	128 969	55 386	45 176	15 102	13 610	25 644	28 407
EASTVAAL DISTRICT COUNCIL	945	525	420	-	-	-	-
SECUNDA	19 685	3 174	821	14 546	13 824	15 711	15 690
WHITE RIVER	28 940	24 595	4 015	369	310	397	330
WITBANK	63 738	30 485	15 920	21 491	13 144	25 332	17 333

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.1 TOTAL, RESIDENTIAL BUILDINGS, NON-RESIDENTIAL BUILDINGS AND ADDITIONS AND ALTERATIONS

1997

AREA	TOTAL	RESIDENTIAL	NON-RESIDENTIAL	ADDITIONS AND ALTERATIONS
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	BUILDINGS 1/		BUILDINGS		DWELLING-HOUSES		TOTAL	
	R1 000	R1 000	R1 000		2 M	R1 000	2 M	R1 000
NORTHERN PROVINCE - TOTAL	226 032	120 290	92 049		8 062	7 639	13 428	13 693
BOSVELD DISTRICT COUNCIL	22 259	6 600	15 266		365	390	377	393
GIYANI	5 917	5 917	-		-	-	-	-
LETABA (PREVIOUSLY TZANEEN)	7 325	4 720	1 880		111	125	751	725
MESSINA	3 420	441	2 765		163	97	422	214
NABOOMSPRUIT	3 758	3 394	343		22	22	22	22
NKOWAKOWA	2 505	945	895		52	65	692	665
NORTHERN DISTRICT COUNCIL	1 214	1 012	-		192	173	232	202
NYLSTROOM	13 016	12 306	480		47	50	227	230
PIETERSBURG	138 547	67 965	64 239		5 133	5 133	5 929	6 343
POTGIETERSRUS	22 854	13 100	5 124		1 977	1 584	4 546	4 630
THABAZIMBI	3 892	2 564	1 058		-	-	230	270
THOHOYANDOU	1 326	1 326	-		-	-	-	-

1/ INCLUDING 'OTHER RESIDENTIAL BUILDINGS'

2/ INCLUDING 'OTHER ADDITIONS AND ALTERATIONS'

2 BUILDINGS COMPLETED

2.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
RSA - TOTAL	30 223	3 250 220	3 434 491	5 002	390 146	497 556	10 037	999 023	1 163 306
WESTERN CAPE - TOTAL	6 687	841 810	856 848	2 325	183 680	225 891	1 902	184 500	192 477
BELLVILLE	270	52 360	60 226	148	14 298	19 795	169	18 716	21 484
BRACKENFELL	66	8 515	8 797	-	-	-	118	8 765	9 398

BREDERIVER DISTRICT									
COUNCIL	82	8 668	8 987	-	-	-	-	-	-
CAPE TOWN	510	54 991	59 551	353	34 992	48 690	170	14 446	15 016
DURBANVILLE	95	20 735	20 735	198	12 213	12 213	374	33 130	33 130
FISH HOEK	26	4 318	4 641	-	-	-	15	1 644	1 681
GEORGE	205	35 626	39 189	41	3 280	4 376	80	12 553	13 919
GOODWOOD	113	13 018	14 609	-	-	-	24	2 048	2 028
GORDON'S BAY	116	22 321	30 815	56	8 029	9 000	74	9 377	9 175
HANGKLIP-KLEINMOND	59	11 128	12 726	-	-	-	7	1 147	1 261
HERMANUS	123	25 863	29 948	70	5 291	6 503	-	-	-
IKAPA	38	2 698	3 518	-	-	-	-	-	-
KLEIN-KAROO DISTRICT									
COUNCIL	2	310	282	-	-	-	-	-	-
KNYSNA	88	14 804	19 695	13	740	1 200	16	2 548	3 700
KRAAIFONTEIN	124	9 252	11 106	-	-	-	1	51	61
KUILS RIVER	42	6 234	5 010	-	-	-	3	438	234
LINGELETHU WEST	147	7 052	7 704	-	-	-	-	-	-
MALMESBURY	76	10 096	11 202	-	-	-	-	-	-
MILNERTON	1 363	105 505	86 578	334	19 455	17 165	225	10 221	7 926
MOSSEL BAY	122	23 834	26 641	16	2 293	3 470	13	1 967	2 557
ODTSHOORN	49	7 261	7 122	-	-	-	-	-	-
OVERBERG DISTRICT COUNCIL									
PAARL	141	17 460	18 495	104	4 696	6 072	20	2 560	2 540
PAROW	189	30 644	37 949	301	14 489	15 712	146	14 447	18 400
PINELANDS	44	6 606	8 507	-	-	-	20	1 328	1 300
PLETTENBERG BAY	24	9 048	12 331	50	3 242	3 557	3	576	882
SIMON'S TOWN	34	6 151	6 045	-	-	-	44	2 235	2 406
SOMERSET WEST	186	42 528	42 528	27	2 773	2 773	127	18 770	18 770
SEDFIELD	50	8 761	9 201	-	-	-	-	-	-
STELLENBOSCH	95	16 106	18 570	84	9 486	11 670	6	395	400
STRAND	114	20 560	22 382	463	43 964	59 820	83	8 527	7 734
WELLINGTON	100	9 239	7 802	-	-	-	-	-	-
WEST COAST DISTRICT									
COUNCIL	179	15 644	12 858	-	-	-	1	47	52
WESTERN CAPE									
REGIONAL SERVICES COUNCIL- CAPE DIVISION (SOUTH PEN- INSULA)									
WESTERN CAPE	854	112 297	92 029	67	4 439	3 877	107	14 604	12 523
REGIONAL SERVICES COUNCIL- PAARL DIVISION (WYNLAND DISTRICT COUNCIL)									
WESTERN CAPE	183	23 094	20 366	-	-	-	-	-	-
REGIONAL SERVICES COUNCIL- STELLENBOSCH DIVISION (OOSTENBERG)									
WESTERN COAST PENINSULA (PRE- VIOUSLY VREDENBURG/SALDANHA)	207	14 709	12 248	-	-	-	-	-	-
WORCESTER	246	35 372	33 716	-	-	-	51	3 620	5 629
	241	16 863	18 817	-	-	-	-	-	-

2 BUILDINGS COMPLETED

2.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
EASTERN CAPE	2 281	204 711	198 588	218	19 043	16 128	753	70 274	62 796
ALIWAL-MALETSWAI	25	1 549	1 416	-	-	-	-	-	-
BUTTERWORTH	48	3 585	3 586	-	-	-	-	-	-
DESPATCH	3	260	181	-	-	-	-	-	-
EAST LONDON	896	68 647	69 804	24	1 532	2 950	28	2 906	2 709
JEFFREY'S BAY	136	29 121	29 157	-	-	-	-	-	-
KING WILLIAM'S TOWN	129	8 602	9 553	-	-	-	28	1 963	2 179
PORT ALFRED	49	9 815	8 960	-	-	-	40	4 237	3 626
PORT ELIZABETH	779	57 911	55 574	194	17 511	13 178	657	61 168	54 281
UITENHAGE	53	6 137	4 322	-	-	-	-	-	-
UMTATA	129	11 233	9 962	-	-	-	-	-	-
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	34	7 851	6 073	-	-	-	-	-	-
NORTHERN CAPE	195	23 284	23 864	-	-	-	69	9 399	10 540
BENEDE-ORANJE DISTRICT COUNCIL	5	776	808	-	-	-	-	-	-
KEIMOES	10	1 052	690	-	-	-	-	-	-
KIMBERLEY	109	12 232	13 772	-	-	-	52	7 401	8 636
KURUMAN	10	1 363	908	-	-	-	-	-	-
UPINGTON	61	7 861	7 686	-	-	-	17	1 998	1 904
FREE STATE	1 043	87 749	84 477	-	-	-	251	20 410	23 707
BETHLEHEM	36	3 194	3 173	-	-	-	3	474	474
BLOEMFONTEIN	469	39 199	39 958	-	-	-	222	16 476	19 777
BOTSHABELO	114	8 429	7 949	-	-	-	-	-	-
DENEYSVILLE	15	1 822	1 599	-	-	-	-	-	-
HARRISMITH	22	2 576	2 416	-	-	-	4	809	490
KROONSTAD	7	608	877	-	-	-	-	-	-
LADYBRAND	90	7 851	4 068	-	-	-	-	-	-
ODENDAALSRUS	9	960	496	-	-	-	-	-	-

PARYS	6	991	910	-	-	-	15	1 800	1	-
PHUTHADITJHABA	213	14 615	16 641	-	-	-	-	-	-	-
SASOLBURG	9	1 581	1 557	-	-	-	7	851	1 200	-
VIRGINIA	1	326	326	-	-	-	-	-	-	-
WELKOM	52	5 597	4 508	-	-	-	-	-	-	-

2 BUILDINGS COMPLETED
2.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
KWAZULU-NATAL	3 829	410 461	450 330	1 729	125 823	163 022	1 074	132 066	172 843
DEVELOPMENT AND SERVICES BOARD - INLAND	33	3 613	4 908	-	-	-	-	-	-
DEVELOPMENT AND SERVICES BOARD - NORTH COAST	15	2 684	2 706	-	-	-	-	-	-
DEVELOPMENT AND SERVICES BOARD - SHALLCROSS	24	5 386	4 460	-	-	-	-	-	-
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	20	5 021	8 106	68	8 500	13 600	33	3 617	5 788
DURBAN	1 760	167 121	181 917	1 099	70 190	89 632	246	23 875	30 200
EDENDALE	3	212	173	-	-	-	-	-	-
EMPANGENI	86	8 080	7 295	-	-	-	-	-	-
HAMBANATI	3	165	243	-	-	-	-	-	-
HILLCREST	11	1 804	2 121	19	2 930	5 014	25	4 540	4 681
HILTON	23	4 579	4 148	-	-	-	-	-	-
HOWICK	69	6 706	6 442	-	-	-	20	2 513	2 526
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURG)	29	3 588	3 536	-	-	-	38	4 340	4 686
KLOOF	62	9 822	10 194	-	-	-	17	2 383	2 841
KOKSTAD	33	2 795	2 729	-	-	-	-	-	-
KWA-DUKUZA/STANGER	46	6 485	5 797	66	5 747	5 740	6	834	900
KWAMASHU	85	3 983	3 505	-	-	-	-	-	-
LADYSMITH	71	9 618	11 596	-	-	-	8	1 657	1 766
MARGATE	216	24 451	24 346	91	9 835	12 056	12	2 823	3 596
MPENJATI/SOUTHBROOM	7	1 910	4 050	-	-	-	-	-	-
NEW GERMANY	2	321	305	12	695	800	37	2 935	3 480
NEWCASTLE	70	14 116	14 116	-	-	-	11	2 089	2 089
NINGIZIMU	15	716	727	-	-	-	-	-	-
PENNINGTON	13	1 766	2 013	-	-	-	27	3 651	6 047
PIETERMARITZBURG/MSUNDUZI	275	25 322	28 138	70	5 618	6 249	150	17 876	17 011

PINETOWN	91	9 771	9 444	84	4 012	6 166	59	5 417	5
PORT SHEPSTONE	67	7 715	7 286	-	-	-	17	2 271	2 875
QUEENSBURGH	142	10 720	14 222	-	-	-	17	1 430	1 860
RICHARDS BAY	149	13 996	13 893	-	-	-	-	-	-
TONGAAT	55	6 879	7 295	131	9 711	11 134	30	3 679	3 767
UMHLANGA	81	21 932	32 784	57	7 497	11 700	221	37 340	59 943
UMLAZI	144	12 181	9 381	32	1 088	930	-	-	-
UMTAMVUWA/PORT EDWARD	21	3 562	4 106	-	-	-	-	-	-
VERULAM	80	8 118	11 762	-	-	-	81	6 836	10 251
WATERFALL	1	49	65	-	-	-	4	320	355
WESTVILLE	27	5 274	6 522	-	-	-	15	1 640	2 250

2 BUILDINGS COMPLETED

2.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
NORTH WEST	2 158	174 862	182 915	105	6 534	9 221	116	14 089	17 874
BRITS	87	6 190	6 800	-	-	-	3	342	438
GA-RANKUWA	48	2 677	3 072	-	-	-	-	-	-
KLERKSDORP	42	5 767	4 386	-	-	-	3	758	700
LICHTENBURG	48	6 217	6 636	-	-	-	18	1 850	2 043
MMABATHO	770	56 830	63 650	-	-	-	-	-	-
ORKNEY	27	2 147	1 845	-	-	-	8	737	545
POTCHEFSTROOM	179	19 679	22 333	105	6 534	9 221	33	5 210	6 172
RUSTENBURG	871	66 736	65 930	-	-	-	45	4 916	7 696
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)	3	539	472	-	-	-	-	-	-
VRYBURG	39	4 605	3 579	-	-	-	3	127	102
ZEERUST	44	3 475	4 212	-	-	-	3	149	179
GAUTENG	11 149	1 252 248	1 388 760	625	55 066	83 293	5 394	521 155	637 256
AKASIA	1 120	73 785	73 785	-	-	-	-	-	-
ALBERTON	98	22 460	24 642	201	12 573	16 572	90	7 333	10 821
BENONI	151	32 505	44 078	-	-	-	157	10 998	14 850
BOKSBURG	466	35 592	41 765	-	-	-	295	24 655	41 168

BRAKPAN	97	9 102	8 473	10	964	964	-	-	-
BRONKHORSTSPRUIT	305	21 080	14 998	-	-	-	-	-	-
CARLETONVILLE	42	2 455	2 444	-	-	-	-	-	-
CENTURION	565	111 987	117 675	-	-	-	826	81 977	105 522
DIEPMEADOW	68	3 825	3 825	-	-	-	-	-	-
DOBSONVILLE	70	3 096	2 043	-	-	-	-	-	-
DUDUZA	19	2 017	1 365	-	-	-	-	-	-
EASTERN SERVICES COUNCIL - PRETORIA	215	49 742	52 760	-	-	-	-	-	-
EDENVALE-MODDERFONTEIN	80	20 716	23 685	-	-	-	994	74 082	82 617
ENNERDALE	187	9 082	12 072	-	-	-	-	-	-
GERMISTON	638	36 362	37 594	4	799	752	51	17 325	17 620
HEIDELBERG	60	7 720	7 506	35	2 374	2 512	13	1 876	2 039
JOHANNESBURG	746	67 945	70 997	-	-	-	740	71 597	79 669
KEMPTON PARK	489	29 042	36 290	-	-	-	252	16 343	24 515
KRUGERSDORP	523	43 561	39 462	-	-	-	184	17 624	18 485
LOCAL GOVERNMENT COUNCIL - LENASIA	27	1 672	1 634	-	-	-	-	-	-
MEYERTON	77	11 318	13 707	-	-	-	4	440	519
MIDRAND	545	75 618	106 201	94	9 370	28 110	87	9 954	9 954
NIGEL	13	1 781	1 749	-	-	-	-	-	-
PRETORIA	751	107 008	116 159	20	2 054	2 777	415	57 527	63 206
RANDBURG	589	102 034	106 850	-	-	-	533	45 416	48 003
RANDFONTEIN	186	20 336	18 265	-	-	-	26	3 181	3 004
ROODEPOORT	1 732	106 388	105 375	-	-	-	462	46 102	69 153
SANDTON	771	189 101	247 787	261	26 932	31 606	209	27 471	38 552
SEBOKENG	134	6 507	4 589	-	-	-	-	-	-
SOWETO	47	2 263	2 184	-	-	-	-	-	-
SPRINGS	136	15 466	15 503	-	-	-	3	448	450
VANDEBIJLPARK	101	15 891	18 001	-	-	-	1	236	283
VEREENIGING	64	8 485	9 341	-	-	-	48	6 282	6 619
WESTERN SERVICES COUNCIL	29	4 950	5 287	-	-	-	4	288	208
WESTONARIA	8	1 356	666	-	-	-	-	-	-

2 BUILDINGS COMPLETED

2.2 RESIDENTIAL BUILDINGS

1997

AREA	DWELLING-HOUSES			FLATS			TOWNHOUSES		
	NUMBER	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000	NUMBER OF UNITS	2 M	R1 000
MPUMALANGA	1 983	162 166	154 277	-	-	-	249	26 261	24 555
DELMAS	21	2 249	1 914	-	-	-	-	-	-

EASTVAAL DISTRICT COUNCIL	13	610	594	-	-	-	-	-	-
EKANGALA	82	4 924	5 970	-	-	-	-	-	-
ERMELO	39	5 978	6 254	-	-	-	28	3 013	3 299
HIGHVELD DISTRICT COUNCIL	15	2 425	1 973	-	-	-	-	-	-
KOMATIPOORT	3	436	437	-	-	-	-	-	-
KWAGUQA	1 051	35 905	31 494	-	-	-	-	-	-
KWAMHLANGA	31	2 779	3 057	-	-	-	-	-	-
LOWVELD AND ESCARPMENT DISTRICT COUNCIL	7	1 578	1 911	-	-	-	-	-	-
MALELANE	9	1 993	2 353	-	-	-	-	-	-
MIDDELBURG	165	20 565	17 411	-	-	-	-	-	-
NELSPRUIT	304	41 281	44 186	-	-	-	52	4 313	5 200
EASTVAAL DISTRICT COUNCIL	4	438	525	-	-	-	-	-	-
SECUNDA	18	2 367	1 910	-	-	-	17	1 276	1 265
WHITE RIVER	77	15 512	16 305	-	-	-	12	2 018	2 290
WITBANK	144	23 126	17 984	-	-	-	140	15 641	12 501

NORTHERN PROVINCE	898	92 929	94 432	-	-	-	229	20 869	21 257
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BOSVELD DISTRICT COUNCIL	50	4 848	4 675	-	-	-	-	-	-
GIYANI	47	4 931	5 917	-	-	-	-	-	-
LETABA (PREVIOUSLY TZANEEN)	37	3 643	3 812	-	-	-	7	956	908
MESSINA	3	630	441	-	-	-	-	-	-
NABOOMSPRUIT	19	3 401	3 286	-	-	-	1	108	108
NKOWAKOWA	9	797	945	-	-	-	-	-	-
NORTHERN DISTRICT COUNCIL	8	1 160	1 012	-	-	-	-	-	-
NYLSTROOM	32	4 881	5 386	-	-	-	35	6 499	6 919
PIETERSBURG	541	53 077	53 077	-	-	-	177	12 212	12 212
POTGIETERSSRUS	111	12 107	12 110	-	-	-	7	980	990
THABAZIMBI	32	2 562	2 444	-	-	-	2	114	120
THOHOYANDOU	9	892	1 326	-	-	-	-	-	-

2 BUILDINGS COMPLETED

2.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	2 M	R1 000	2 M	R1 000	2 M	R1 000	2 M	R1 000
RSA - TOTAL	655 944	1 021 406	571 196	764 629	1 029 729	1 060 769	410 028	433 505

WESTERN CAPE - TOTAL	76 734	113 872	70 205	74 174	267 068	197 457	160 815	111 695
BELLVILLE	8 124	8 987	20 464	23 312	33 681	33 984	3 932	6 583
BRACKENFELL	-	-	7 567	7 710	5 496	2 985	-	-
BREDERIVER DISTRICT COUNCIL	500	478	840	714	-	-	10 760	8 723
CAPE TOWN	47 907	82 247	1 263	1 757	9 542	5 587	95	30
GEORGE	2 816	3 094	4 079	4 895	13 541	11 954	409	437
GOODWOOD	1 217	1 415	-	-	3 138	3 138	56	56
GORDON'S BAY	862	1 040	219	400	4 544	3 485	262	220
HANGKLIP-KLEINMOND	-	-	1 191	1 572	624	544	-	-
HERMANUS	-	-	-	-	-	-	1 618	700
IKAPA	-	-	-	-	1 492	1 500	-	-
KLEIN-KAROO DISTRICT COUNCIL	-	-	-	-	-	-	50	40
KNYSNA	5 889	5 860	3 803	6 458	1 754	1 250	4 473	7 525
KRAAIFONTEIN	-	-	-	-	4 307	5 004	-	-
KUILS RIVER	-	-	981	785	-	-	-	-
LINGELETHU WEST	110	132	135	231	-	-	1 059	1 261
MALMESBURY	1 437	1 365	-	-	103	88	509	427
MILNERTON	668	494	4 848	4 372	101 183	70 092	725	260
MOSSEL BAY	-	-	665	863	606	400	310	310
OUDTSHOORN	-	-	3 829	3 829	-	-	3 288	3 284
OVERBERG DISTRICT COUNCIL	237	290	-	-	102	123	7 755	3 051
PAARL	1 737	2 850	967	905	1 589	1 888	-	-
PAROW	972	514	3 835	3 778	23 614	13 902	394	426
PLETTENBERG BAY	-	-	-	-	-	-	216	150
SOMERSET WEST	171	171	-	-	-	-	1 134	1 134
SEDGEFIELD	13	16	-	-	-	-	355	320
STELLENBOSCH	2 432	3 350	540	560	4 401	4 222	5 411	4 413
STRAND	-	-	2 616	2 460	2 720	1 975	2 871	3 292
WEST COAST DISTRICT COUNCIL	216	238	386	425	5 269	5 840	29 461	16 289
WESTERN CAPE REGIONAL SERVICES COUNCIL- CAPE DIVISION (SOUTH PEN- INSULA)	205	205	7 920	5 753	26 322	13 257	11 126	8 757
WESTERN CAPE REGIONAL SERVICES COUNCIL- PAARL DIVISION (WYNLAND DISTRICT COUNCIL)	282	275	-	-	-	-	60 010	30 351
WESTERN CAPE REGIONAL SERVICES COUNCIL- STELLENBOSCH DIVISION (OOSTENBERG)	-	-	1 629	1 214	15 231	10 926	4 323	3 113
WESTERN COAST PENINSULA (PRE- VIOUSLY VREDENBURG/SALDANHA)	939	852	717	681	3 347	1 655	6 584	4 946
WORCESTER	-	-	1 711	1 500	4 462	3 660	3 629	5 600

2 BUILDINGS COMPLETE
 2.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	2 M	R1 000	2 M	R1 000	2 M	R1 000	2 M	R1 000
EASTERN CAPE	17 132	17 551	39 294	37 529	41 961	31 125	16 741	13 569
ALIWAL-MALETSWAI	918	907	720	715	-	-	91	85
BUTTERWORTH	-	-	2 972	2 974	-	-	56	56
DESPATCH	-	-	-	-	-	-	150	124
EAST LONDON	10 782	12 404	1 676	1 915	7 612	6 423	1 100	1 098
GRAHAMSTOWN	-	-	-	-	405	182	-	-
JEFFREY'S BAY	-	-	695	661	-	-	-	-
PORT ALFRED	346	300	6 597	6 324	-	-	1 705	1 015
PORT ELIZABETH	4 926	3 764	18 545	17 686	27 606	18 926	7 823	6 943
UITENHAGE	-	-	3 029	1 718	341	191	3 084	2 166
UMTATA	160	176	5 060	5 536	5 997	5 403	1 972	1 819
WESTERN DISTRICT COUNCIL (PREVIOUSLY ALGOA R.S.C)	-	-	-	-	-	-	760	262
NORTHERN CAPE	3 071	3 729	5 635	6 106	12 503	12 055	7 409	8 969
BENEDE-ORANJE DISTRICT COUNCIL	-	-	159	65	1 953	2 187	332	600
KEIMOES	-	-	624	200	197	70	-	-
KIMBERLEY	2 182	2 839	3 092	4 327	3 823	3 161	4 051	4 607
KURUMAN	-	-	1 760	1 514	403	180	132	63
UPINGTON	889	890	-	-	6 127	6 457	-	-
WARRENTON	-	-	-	-	-	-	2 894	3 700
FREE STATE	23 785	28 642	34 606	44 074	16 188	15 484	13 783	10 638
BETHLEHEM	700	700	8 505	14 483	-	-	521	415
BLOEMFONTEIN	16 649	20 859	18 007	21 848	13 649	12 514	7 556	6 173
BOTSHABELO	700	210	275	165	-	-	1 218	866

DENEYSVILLE	-	-	433	280	-	-	35	
HARRISMITH	1 738	1 250	155	66	-	-	200	180
KROONSTAD	901	931	-	-	-	-	234	199
LADYBRAND	-	-	-	-	223	145	-	-
ODENDAALSRUS	-	-	398	167	-	-	123	62
PARYS	-	-	5 816	5 920	68	43	391	325
SASOLBURG	2 600	4 339	249	250	2 248	2 783	862	480
VIRGINIA	-	-	-	-	-	-	963	877
WELKOM	497	354	768	894	-	-	1 680	1 032

2 BUILDINGS COMPLETED

2.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
	M	R1 000	M	R1 000	M	R1 000	M	R1 000
KWAZULU-NATAL	52 596	87 786	83 556	93 667	338 851	318 936	54 269	79 558
DEVELOPMENT AND SERVICES BOARD - INLAND	-	-	312	365	2 931	4 766	362	695
DEVELOPMENT AND SERVICES BOARD - NORTH COAST	-	-	3 260	2 934	-	-	55	50
DEVELOPMENT AND SERVICES BOARD - SHALLCROSS	21	15	775	600	-	-	-	-
DOLPHIN COAST BOROUGH (PREVIOUSLY BALLITO)	-	-	570	912	556	780	-	-
DURBAN	3 244	3 349	35 627	49 991	124 629	120 387	18 224	28 947
EDENDALE	-	-	-	-	-	-	265	186
EMPANGENI	1 020	866	-	-	311	100	318	230
HILTON	-	-	-	-	-	-	477	362
HOWICK	1 786	3 220	843	500	364	370	568	526
ISIPINGO (INCLUDES AMAN- ZIMTOTI AND KINGSBURG)	4 944	3 900	-	-	2 998	4 455	1 409	1 290
KOKSTAD	18	10	1 093	1 658	533	248	700	188
KWA-DUKUZA/STANGER	2 982	2 892	5 169	5 446	1 212	850	-	-
LADYSMITH	469	587	2 680	2 082	3 063	2 009	1 755	2 363
MARGATE	743	737	2 547	2 254	600	300	2 693	1 467
NEW GERMANY	-	-	-	-	62 547	57 524	-	-
NEWCASTLE	-	-	8 757	5 700	1 749	1 144	597	605
PENNINGTON	-	-	234	351	-	-	264	297
PIETERMARITZBURG/MSUNDUZI	-	-	-	-	1 692	1 470	2 239	3 000

PINETOWN	2 892	3 725	2 069	1 014	104 622	88 977	2 096	3
PORT SHEPSTONE	-	-	1 348	1 300	480	350	3 357	4 829
RICHARDS BAY	4 027	6 700	17 921	18 000	8 462	13 050	4 547	4 040
TONGAAT	-	-	-	-	1 702	1 702	186	280
UMHLANGA	25 271	53 810	-	-	11 883	13 656	13 802	26 000
UMTAMVUWA/PORT EDWARD	-	-	-	-	107	107	76	127
VERULAM	574	975	351	561	3 992	4 140	279	362
WATERFALL	-	-	-	-	4 418	2 550	-	-
WESTVILLE	4 605	7 000	-	-	-	-	-	-
NORTH WEST	6 948	9 262	52 620	76 278	11 882	7 238	14 752	18 644
BRITS	-	-	-	-	171	155	21	10
GA-RANKUWA	-	-	-	-	-	-	520	450
KLERKSDORP	342	268	29 325	45 834	-	-	934	977
LICHTENBURG	150	120	304	240	160	80	2 011	945
MMABATHO	-	-	413	413	-	-	-	-
ORKNEY	-	-	-	-	40	50	-	-
POTCHEFSTROOM	1 099	1 319	14 499	22 314	2 993	748	1 752	1 565
RUSTENBURG	4 991	7 268	3 667	3 505	8 432	6 140	8 288	13 999
BOPHIRIMA DISTRICT COUNCIL (PREVIOUSLY STELLALAND REGIONAL SERVICES COUNCIL)	-	-	-	-	-	-	130	169
VRYBURG	366	287	3 062	2 353	86	65	1 096	529
ZEERUST	-	-	1 350	1 620	-	-	-	-

2 BUILDINGS COMPLETED

2.3 NON-RESIDENTIAL BUILDINGS

1997

AREA	OFFICE SPACE		SHOPPING SPACE		INDUSTRIAL AND WAREHOUSE SPACE		OTHER	
		R1 000		R1 000		R1 000		R1 000
	2		2		2		2	
	M		M		M		M	
GAUTENG	427 837	706 544	225 839	342 517	306 085	446 649	108 683	150 656
AKASIA	-	-	-	-	2 088	2 088	-	-
ALBERTON	6 853	6 953	2 517	3 272	1 129	1 207	4 903	5 553
ALEXANDRA	-	-	-	-	-	-	129	113

DISTRICT COUNCIL	7 965	12 000	-	-	-	-	-	-
MALELANE	-	-	4 672	4 000	-	-	5 269	11 445
MIDDELBURG	1 733	1 700	7 900	7 506	-	-	12 528	9 116
NELSPRUIT	21 114	23 286	164	222	10 262	9 718	8 740	11 950
EASTVAAL DISTRICT COUNCIL	-	-	608	420	-	-	-	-
SECUNDA	-	-	569	285	1 356	536	-	-
WHITE RIVER	-	-	555	500	4 184	3 515	-	-
WITBANK	10 474	9 386	-	-	7 358	6 413	269	121
NORTHERN PROVINCE	4 608	5 349	38 394	71 443	9 262	8 876	5 709	6 382
BOSVELD DISTRICT COUNCIL	-	-	8 798	15 196	-	-	58	70
LETABA (PREVIOUSLY TZANEEN)	-	-	1 137	1 250	522	600	71	30
MESSINA	1 963	1 374	149	104	430	301	1 409	986
NABOOMSPRUIT	-	-	278	222	-	-	152	120
NKOWAKOWA	200	230	600	665	-	-	-	-
NYLSTROOM	-	-	410	480	-	-	-	-
PIETERSBURG	2 445	3 745	27 022	53 526	3 012	3 991	1 822	2 977
POTGIETERSRUS	-	-	-	-	4 225	2 984	2 140	2 141
THABAZIMBI	-	-	-	-	1 073	1 000	57	58

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